

STATEMENT OF PROPOSAL

PART-A:
 1. ASSESSEE NO: 110572101368
 NAME OF OWNERS : A. TALUKDAR & CO. FERTILISERS PVT.LTD
 2. DETAIL OF REGISTERED DEED
 BOOK NO : I, VOL. NO : 56, PAGE NO : 74 to 82,
 BEING NO : 1838, YEAR : 1974, PLACE : D. S. R., ALIPORE
 2A. DETAIL OF REGISTERED BOUNDARY DECLARATION
 BOOK NO : I, VOL. NO : 1906-2021, PAGE NO : 148225 to 148240,
 BEING NO : 190603618, YEAR : 2021, PLACE : A.D.S.R. SEALDAH, WEST BENGAL
 2B. DETAIL OF REGISTERED DEED OF GIFT
 BOOK NO : I, VOL. NO : 1906-2021, PAGE NO : 148191 to 148207,
 BEING NO : 190603621, YEAR : 2021, PLACE : A.D.S.R. SEALDAH, WEST BENGAL
 AREA OF STRIP OF LAND = 34.12 SQ.M.

NOTES :
 1. ALL DIMENSIONS ARE IN MM. UNLESS OTHERWISE MENTIONED.
 2. ALL EXTERNAL WALLS ARE 200 THK & INTERNAL WALLS ARE 125 THK.
 IF NOT STATED IN 1:4 CEMENT SAND MORTAR.
 3. ALL ELEVATION PROJECTIONS ARE 600 MM. PROJECTED.
 4. DEPTH OF UNDERGROUND WATER RESERVOIR SHOULD NOT EXCEED THE DEPTH OF FOUNDATION.
 5. GRADE OF CONCRETE & GRADE OF STEEL USED ARE M20 & Fe500 RESPECTIVELY.
 6. R.C.C. FRAMED STRUCTURE.
 7. ANY DISCREPANCY IN SCALE, THE WRITTEN DIMENSION SHALL GOVERN.
 8. FOR SPECIFICATION OF MATERIALS & WORKMANSHIP N.B.C. 2016 TO BE FOLLOWED.
 9. OPEN TERRACE WITH LIME TERRACING OF RATIO 2:2:7.
 10. DAMP PROOF COURSE TO BE PROVIDED WITH P.C.C. (1:2:4).

SCHEDULE OF DOORS & WINDOWS

DOORS	MKD.	WIDTH	HEIGHT	REMARKS	MKD.	WIDTH	HEIGHT	SILL
D1	1200	2400	SINGLE PANEL	W1	1500	2100	300	
D2	900	2400	SINGLE PANEL	W1	1475	2100	300	
D3	750	2400	SINGLE PANEL	W1	1100	2100	300	
D4	650	2400	SINGLE PANEL	W2	1200	1400	1000	
D5	1200	2400	SINGLE PANEL	W3	900	2100	300	
D6	2900	2400	SLIDING DOOR	W4	600	1200	1200	
D7	1975	2400	SLIDING DOOR	SW	1200	1800	600	
D8	2400	2400	SLIDING DOOR					
D9	2975	2400	SLIDING DOOR					
D10	2750	2400	SLIDING DOOR					
D11	3500	2400	SLIDING DOOR					
D12	2975	2400	SLIDING DOOR					
D13	3050	2400	SLIDING DOOR					
D14	1600	2400	SLIDING DOOR					
D15	1425	2400	SLIDING DOOR					
D16	1225	2400	SLIDING DOOR					
D17	1200	2400	SINGLE PANEL					

PART - B

1. AREA OF LAND :
 AS PER TITLE DEED, ASSESSMENT BOOK RECORD, BOUNDARY DECLARATION & U.L.C.
 = 2675.77 (34.12 + 57.02 + 5.58) = 2579.05 SQ.M.
 2. NET AREA OF LAND (AREA OF LAND - AREA OF LAND GIFTED)
 = 2579.05 SQ.M.
 3. PERMISSIBLE GROUND COVERAGE = 50.000 % = 1337.8850 Sgm.
 4. PROPOSED GROUND COVERAGE = 42.822 % = 1124.4037 Sgm.

5. PROPOSED AREA:

COVERED AREA (A)	STAIR VOID (B)	LIFT VOID (C)	OTHER CUTOUTS (D)	STAIR VOID EXCL. LOBBY (E)	LIFT LOBBY (F)	Net Floor Area (A+B+C+D+E-F)	
Basement	61	5288		8	8	5288	
Gr. Floor	1100.7018			48.6875	12.0000	1040.0143	
1st Floor	641.9358	1.7625	12.9200	5.2780	45.8750	12.0000	564.1003
2nd Floor	599.7758	1.7625	12.9200	92.8868	45.8750	12.0000	434.3315
3rd Floor	750.2712	1.7625	12.9200	9.3636	45.8750	12.0000	668.3501
4th Floor	750.2712	1.7625	12.9200	9.3636	45.8750	12.0000	668.3501
5th Floor	750.2712	1.7625	12.9200	9.3636	45.8750	12.0000	668.3501
6th Floor	750.2712	1.7625	12.9200	9.3636	45.8750	12.0000	668.3501
7th Floor	750.2712	1.7625	12.9200	9.3636	45.8750	12.0000	668.3501
8th Floor	750.2712	1.7625	12.9200	9.3636	45.8750	12.0000	668.3501
9th Floor	750.2712	1.7625	12.9200	9.3636	45.8750	12.0000	668.3501
10th Floor	689.4987	1.7625	12.9200	9.3636	45.8750	12.0000	607.5776
11th Floor	222.5504	1.7625	12.9200	0.2400	45.8750	12.0000	149.7529
Total	8567.8667	19.3875	142.1200	173.3136	562.1875	144.0000	7526.8581

DECLARATION OF OWNERS
 I/WE HEREBY DECLARE WITH FULL RESPONSIBILITY THAT, I SHALL ENGAGE ARCHITECT & E.S.E DURING CONSTRUCTION.
 I SHALL FOLLOW THE INSTRUCTION OF ARCHITECT & E.S.E DURING CONSTRUCTION OF THE BUILDING (AS PER PLAN).
 IF ANY SUBMITTED DOCUMENT ARE FAKE, THE K.M.C AUTHORITY MAY REVOKE THE SANCTION PLAN.
 THE CONSTRUCTION OF U.G.W.R. W/V.H. TANK W/ RECHARGE PIT, SEPTIC TANK WILL BE TAKEN UNDER THE GUIDANCE OF ARCHITECT / E.S.E BEFORE STARTING OF BUILDING FOUNDATION.

TOTAL COVERED AREA EXCLUDING VOIDS = 8233.0456 Sgm.
 TOTAL EXEMPTED AREA = (562.1875 + 144.0000) = 706.1875 Sgm.

6. PARKING CALCULATION :

A)	Prop. Share	Tenement Size	Tenement No	Reqd. Parking
Between 75 - 100 Sgm.				
C - 62.6175 Sgm.	19.1855	81.8030 Sgm.	7 Nos.	7 Nos.
F - 66.0728 Sgm.	20.2442	86.3170 Sgm.	8 Nos.	
Above 100 Sgm.				
A - 117.0650 Sgm.	35.6879	152.9329 Sgm.	8 Nos.	48 Nos.
B - 95.2538 Sgm.	29.1942	124.4780 Sgm.	7 Nos.	
B1 - 95.2538 Sgm.	29.2616	124.7854 Sgm.	3 Nos.	
D - 90.0494 Sgm.	27.5994	117.6398 Sgm.	10 Nos.	
E - 88.4656 Sgm.	27.1052	115.5708 Sgm.	10 Nos.	
G - 96.2378 Sgm.	29.4866	125.7244 Sgm.	8 Nos.	
G1 - 97.0525 Sgm.	29.7382	126.7887 Sgm.	2 Nos.	Total Required Parking = 55 Nos.

B) NOS. OF PARKING PROVIDED
 GROUND FLOOR COVERED PARKING = 44 Nos. (+ 6 Nos Mechanical Parking)
 GROUND FLOOR OPEN PARKING = 12 Nos. (+ 6 Nos Mechanical Parking)
 C) Permissible area for parking : GROUND FLOOR = 44 Nos. x 25
 Actual area of parking provided : GROUND FLOOR PARKING = 909.1336 Sgm.

7. PERMISSIBLE F. A. R. = 2.25 + 0.225 + 2.475 (+10% FOR GREEN BUILDING)
 8. PROPOSED F. A. R. = (7526.8581 - 909.1336) / 2675.77 = 2.473

- STAIR HEAD ROOM AREA = 84.8151 SQ.M.
- MRL TOP COVER AREA = 15.8472 SQ.M.
- OVER HEAD WATER RESERVOIR AREA = 25.8050 SQ.M.
- ROOF-TOP SWIMMING POOL AREA = 81.3950 SQ.M.
- SOLAR PANEL AREA = 90.7050 SQ.M.
- FIRE REFUGE PLATFORM AREA = 62.7072 SQ.M.
- TRIPLE HEIGHT TERRACE AREA = 138.0975 SQ.M.
- CUPBOARD AREA = 162.1150 SQ.M.
- GATE GOOMTY AREA = 5.1451 SQ.M.
- TREE COVER AREA = 403.3217 SQ.M. (15.0731 %)
- ADDITIONAL FLOOR AREA FOR FEES = 544.9770 SQ.M.
- HEIGHT OF THE BUILDING = 38.650 M.
- RELAXATION OF AUTHORITY : UIR 76(i) of K.M.C. Building Rules, 2009

ANKIT AGARWALA
 E.S.E. NO. - 1/172
 NAME OF E.S.E.

DECLARATION OF G.T.E.
 UNDERSIGNED HAS INSPECTED THE SITE & CARRIED OUT THE SOIL INVESTIGATION THEREIN. IT IS CERTIFIED THAT EXISTING SOIL OF THE SITE IS ABLE TO CARRY OUT THE LOAD FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM THEREIN IS SAFE & STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

JISHNU PAUL
 K.M.C G.T.E. NO. - 1/32
 NAME OF G.T.E.

DECLARATION OF ARCHITECT
 CERTIFIED THAT THE PLAN ITSELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009, AS AMENDED FROM TIME TO TIME AND THE SITE CONDITION INCLUDING THE ABUTTING ROAD IS CONFORM WITH THE PLAN. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK.

KAMAL KUMAR PERIWAL
 K.A.S. 16/19
 NAME OF ARCHITECT

PROJECT :
 PROPOSED B + G + XI STORED (Height = 38.650 m.) RESIDENTIAL BUILDING U/S 393A OF K.M.C. ACT 1980, & K.M.C. Building Rules, 2009, AT PRE. No.- 17, PAGLADANGA ROAD, KOLKATA - 700 105. P.S. - PRAGATI MAIDAN (FORMERLY - TILJALA). WARD NO.- 57, BR. - VII

CONTENTS :
 PROPOSED GROUND FLOOR PLAN, AVERAGE ROAD WIDTH CALCULATION, SITE PLAN, LOCATION PLAN

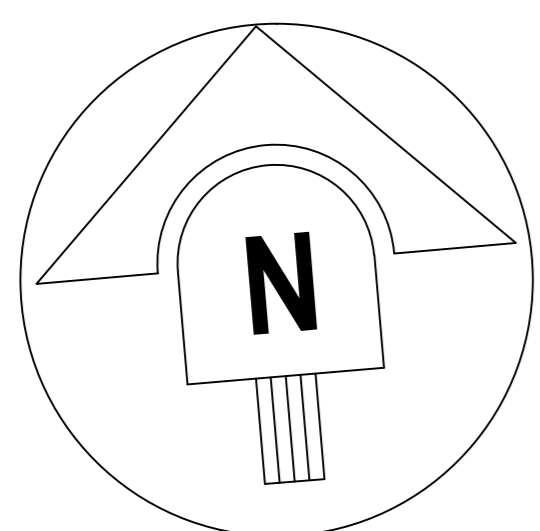
REVISION	DRG. NO.	REV. DATE	REV. NO.

ARCHITECT :
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'RAJ BABA'
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B.P. NO. - 2022070148 DATE - 28.11.2022
 VALID UPTO - 27.11.2027

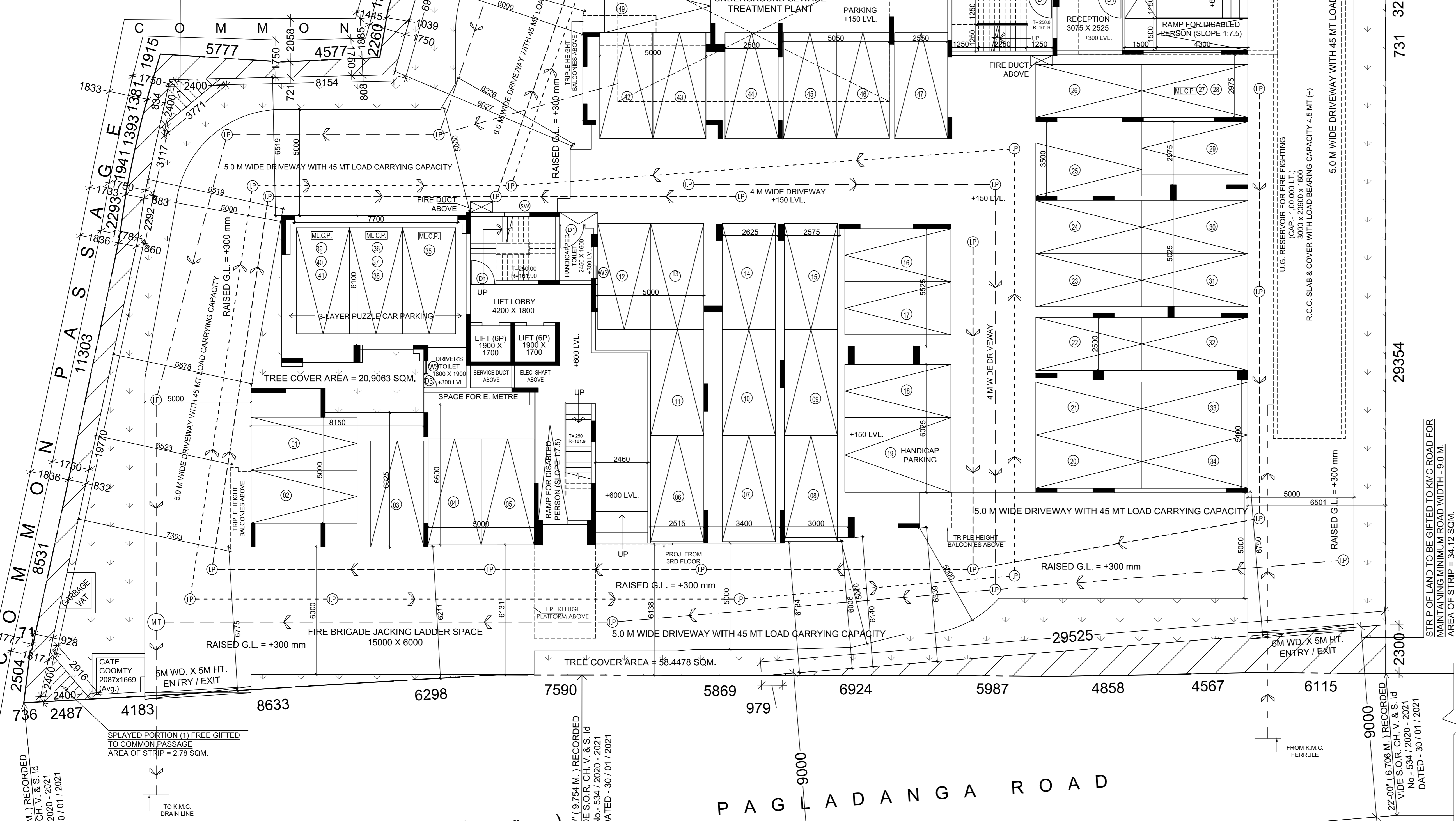
DIGITAL SIGNATURE OF A.E. DIGITAL SIGNATURE OF E.E.

NOTE:
 ALL SORTS OF PRECAUTIONS SHALL BE TAKEN WHILE CONSTRUCTION OF SEPTIC TANK AND UNDERGROUND WATER RESERVOIRS FOR DOMESTIC USE. FIRE FIGHTING & RAIN WATER HARVESTING. THE STRUCTURES SHALL HAVE THE SURFACE BEARING CAPACITY OF 45 MT. TO CARRY FIRE BRIGADE VEHICLES.



SPLAYED PORTION (I) FREE GIFTED TO COMMON PASSAGE AREA OF STRIP = 2.80 SQ.M.

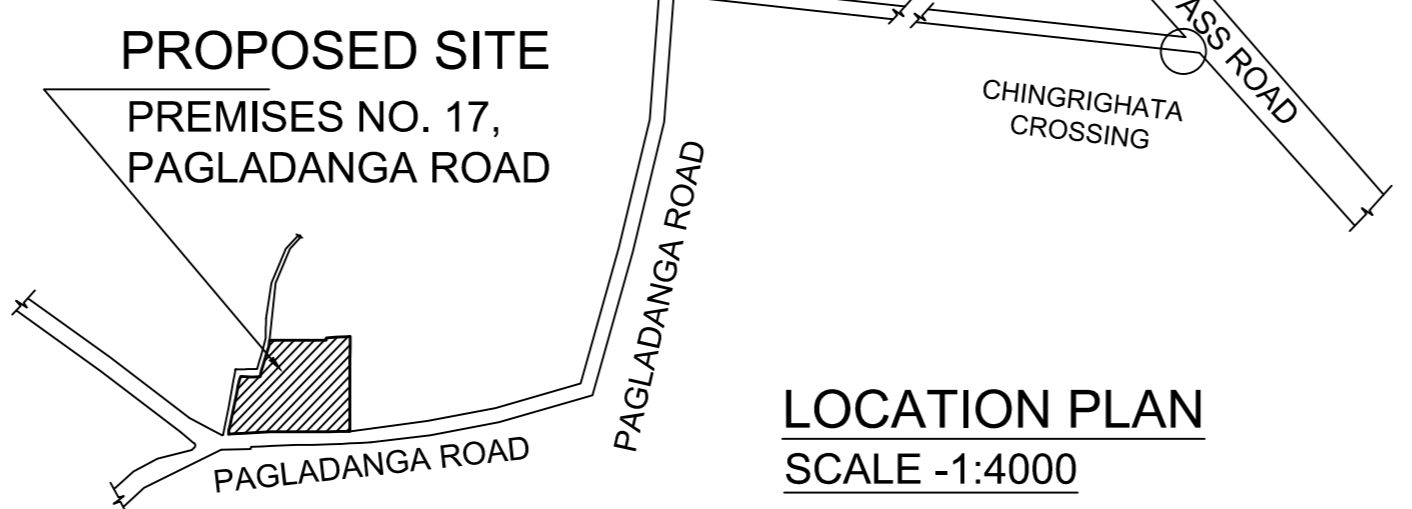
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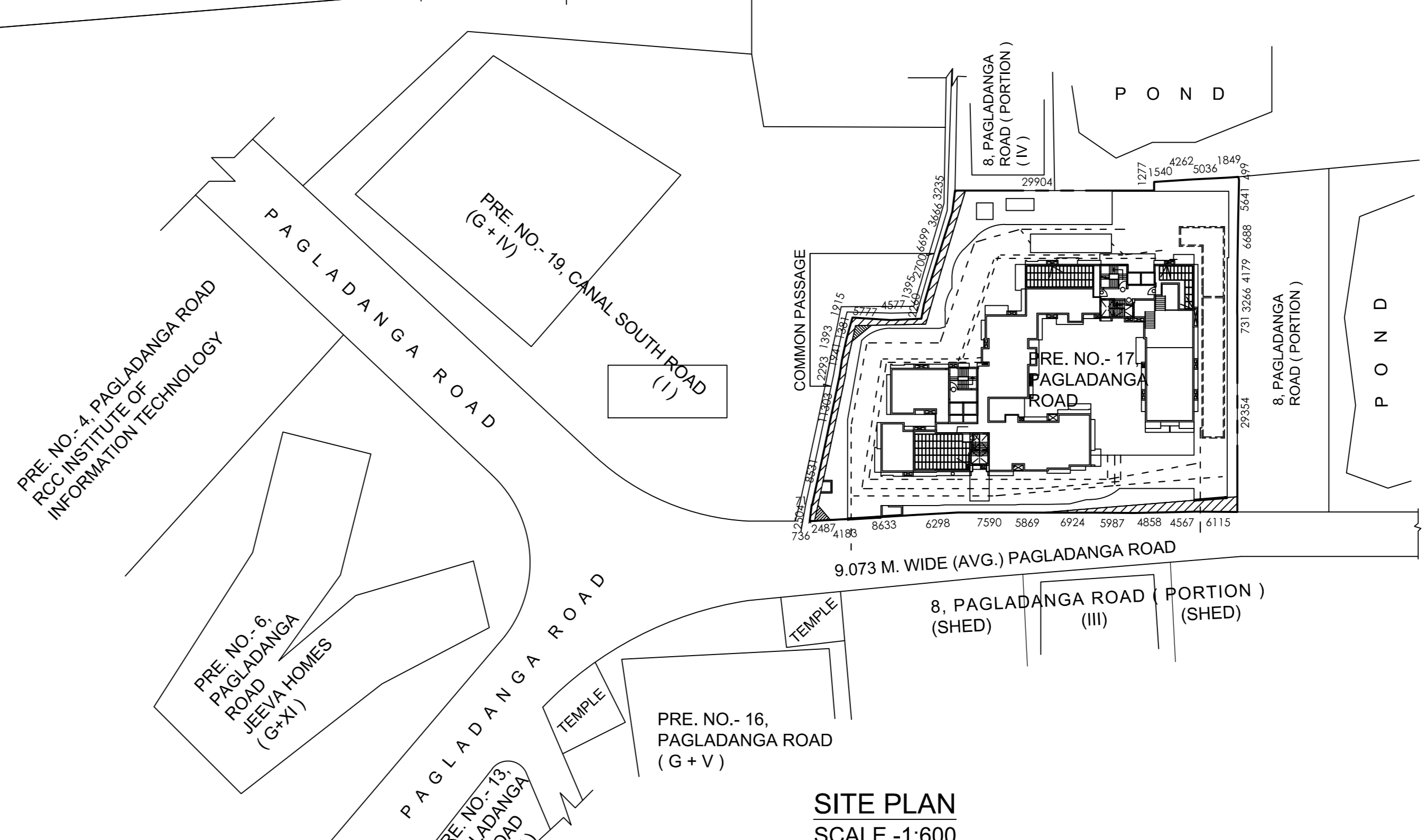
PAGLADANGA ROAD

GROUND FLOOR PLAN SCALE = 1 : 100

AVERAGE ROAD WIDTH CALCULATION
 U/R 74 (I), Note (3), K.M.C. Building Rule, 2009
 AREA OF MEANS OF ACCESS ABUTTING THE PREMISES = 582.894 SQ.M.
 LENGTH OF FRONTAGE OF PLOT = 64.246 M.
 AVERAGE ROAD WIDTH OF PLOT = (582.894 / 64.246) = 9.073 M.



LOCATION PLAN SCALE - 1:4000



SITE PLAN SCALE - 1:600