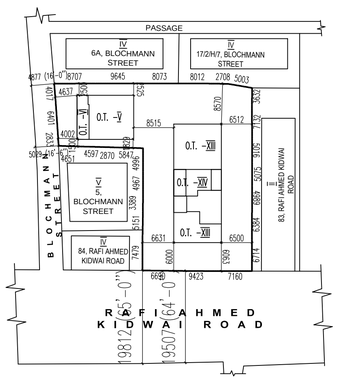
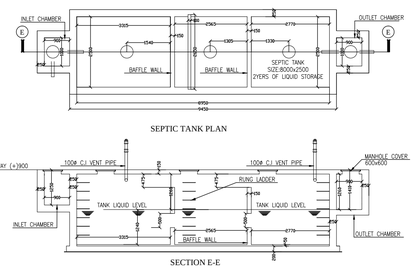
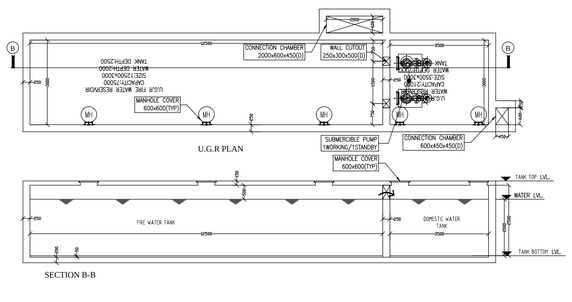


SITE PLAN
SCALE- 1:600



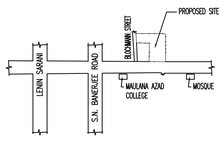
SEPTIC TANK PLAN

SECTION E-E

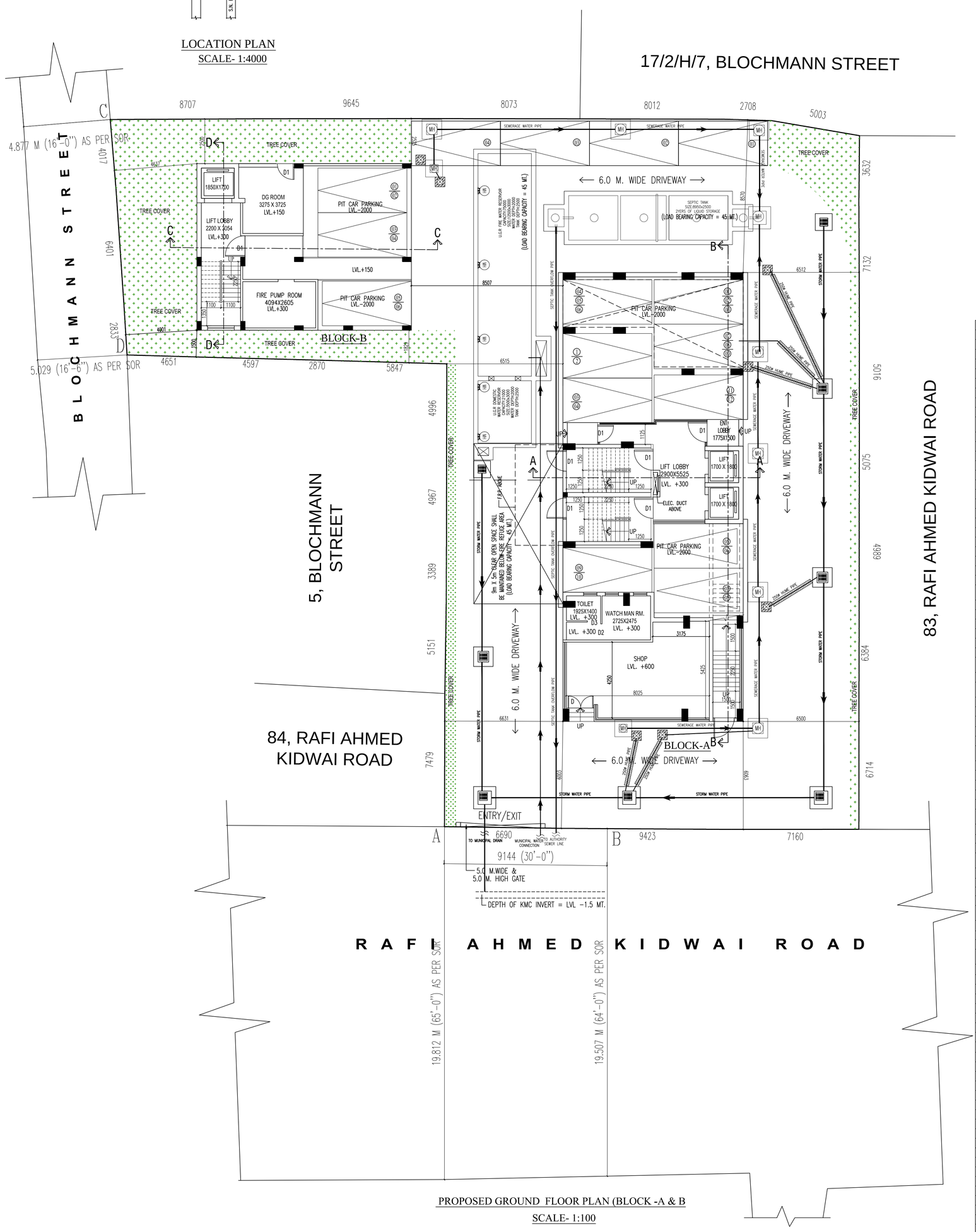


U.G.R PLAN

SECTION B-B



LOCATION PLAN
SCALE- 1:4000



PROPOSED GROUND FLOOR PLAN (BLOCK -A & B
SCALE- 1:100

SCHEDULE OF DOORS & WINDOWS

TYPE	SILL	LINTEL	SIZE	TYPE	SILL	LINTEL	SIZE
D	–	2100	2000X2100	W1	450	2100	2100X1650
D1	–	2100	1100X2100	W2	450	2100	1500X1650
D2	–	2100	900X2100	WK	1050	2100	900X1050
D3	–	2100	750X2100	WS	900	2100	1250X1650
DW	–	2100	2100X2100	V	1200	2100	600X900
FCD	–	2100	1100X2100				

GENERAL NOTES

1.ALL DIMENSIONS ARE IN MM.
2.ALL EXTERNAL WALLS 200 THK. & INTERNAL WALLS 125 THK. UNLESS OTHERWISE MENTIONED.
3.ALL MASONRY WORKS ARE BOUNDED BY CEMENT MORTAR (1:6) & (1:4).
4.EXTERNAL PLASTER IS 25 THK. & INTERNAL PLASTER IS 12MM. THK. WITH 1:4 MORATAR.
5.ALL CONC. GRADE IS M200 (1:1.5:3).
6.ALL WARDROBES ARE 500 MM. WIDE.

DISCLAIMER
THE DIMENSIONS WHICH ARE SHOWN IN THE SANCTION PLAN (OR SALE DRAWING) APPROVED BY THE AUTHORITIES ARE BARE ARCHITECTURAL DIMENSIONS. PHYSICAL DIMENSION POST FINISHING WILL REDUCE DUE TO FINISHES SUCH AS PLASTER, POP, FLOORING ETC, RESULTING SOME REDUCTION IN CARPET AREA.

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

ALOK ROY
G.T/I. NO. – 11
NAME OF GEOTECH ENGINEER

OBSERVATION OF OTHER AGENCIES

1) NOC OF ULC – NO. 1053/ULC/KOLKATA/2024 , DATED-17/05/2024
2) AAI NOC – NO. BEHA/EAST/B/032524/957816, DATED-01/05/2024

STATEMENT OF THE PLAN PROPOSAL

PART- A:
1. ASSESSEE NO. – 110531400380
2. DETAIL OF REGISTERED DEED :–
REGISTERED IN BOOK NO.– I , VOLUME NO. – 1904–2023
PAGE FROM – 672146 TO 672188.
BEING NO. 190412801 A.R.A. – IV.
DATE – 25/09/2023
REGISTERED IN BOOK NO.– I , VOLUME NO. – 1904–2022
PAGE FROM – 720317 TO 720348.
BEING NO. 190410750 A.R.A. – IV.
DATE – 08/07/2022
3. DETAIL OF BOUNDARY DECLARATION:–
REGISTERED IN BOOK NO.– I , VOLUME NO. – 1902–2024
PAGE FROM – 100240 TO 100251.
BEING NO. 190202138 A.R.A. – II.
DATE – 29/02/2024
4. DETAIL OF UNDERTAKING FOR TENANTS:–
REGISTERED IN BOOK NO.– I , VOLUME NO. – 1902–2024
PAGE FROM – 100270 TO 100277.
BEING NO. 190202139 A.R.A. – II.
DATE – 29/02/2024
5.a) AREA OF LAND (17 K.–07 CH.–35.726 SQFT.) – 1169.71 sq.m (AS PER DEED)
b) AREA OF LAND – 1169.71 sq.m (AS PER SITE)
c) NO. OF STOREY – G+XII, G+IV
6. NO. OF TENEMENTS – 24 NOS.
7. SIZE OF TENAMENTS : 100 TO 200 SQM. = 24 NOS.

DIVYA INFRAREALITY PRIVATE LIMITED,
DIR: SANTOSH KUMAR PRASAD
82A, RAFI AHMED KIDWAI ROAD, KOLKATA–700013
NAME OF OWNER

CERTIFICATE OF ARCHITECT
THE L.B.A. HAS CERTIFIED ON THE PLAN ITSELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BLDG. RULES 2009, AS AMENDED FROM TIME TO TIME AND THAT THE SITE CONDITION INCLUDING THE WIDTH OF THE ABUTTING ROAD CONFIRM WITH THE PLAN AND IT IS A BUILD ABLE SITE AND NOT A TANK OR A FILLED UP TANK.

1. I ENGAGED ARCHITECT AND E.S.E DURING CONSTRUCTION
2. I FOLLOWDED THE INSTUCTIONS OF ARCHITECT AND E.S.E DURING CONSTRUCTION OF THE BUILDING.
3. K.M.C AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURE STABILITYOF BUILDING AND ADJOINING STRUCTURE.
4. IF ANY SUBMITED DOCUMENT IS FOUND TO BE FAKE THE K.M.C AUTHORITY MAY REVOKE THE SANCTION PLAN.
5. THE CONSTUCTION OF WATER RESERVOIR AND SEPTIC TANK EXECUTED UNDER THE GUIDENCE OF ARCHITECT & E.S.E

SUJOY MUKHERJEE.
M. Arch. (Urban Design) Architect And Urban Designer
Regn. No. – CA/98/23761
NAME OF ARCHITECT

CERTIFICATE OF STRUCTURAL ENGINEER
THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAVE BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER N.B.C OF INDIA AND CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT. SOIL INVESTIGATION REPORT HAS BEEN DONE BY BOSE ENGINEERS (MR. SUJIT KUMAR BOSE) (ENROLLMENT NO. :– G.T./I/12) 53, PURNA CHANDRA MITRA LANE,(GROUND FLOOR), KOLKATA–700033. THE RECOMMENDATION OF SOIL REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATION.

ASHIM KUMAR DAS
ENROLLMENT NO. :–E.S.E–I/90 (KMC)
ADDRESS:
60/40/1 H.P. DUTTA LANE(GOLF GARDENS)
KOLKATA–700033.
NAME OF STRUCTURAL ENGINEER

SANJIV PAREKH
ENROLLMENT NO. :–ESR/I/104/13 (KMC)
ADDRESS:
34,RAMMOHAN DUTTA RD, KOLKATA
KOLKATA–700020.
NAME OF STRUCTURAL REVIEWER

KAUSHIK MOHARI Digitally signed by KAUSHIK MOHARI Date: 2025.11.10 11:20:54 +05'30'
DIGITAL OF SIGNATURE OF E.E

DILWAR HOSSAIN Digitally signed by DILWAR HOSSAIN Date: 2025.11.10 11:16:24 +05'30'
DIGITAL OF SIGNATURE OF A.E

BUILDING PERMIT NO:2025060034
DATE:08.11.2025 VALID UP TO:07.11.2030

TITLE BLOCK A & B
GROUND FLOOR PLAN, SEPTIC TANK DETAIL, U.G.W.R. DETAIL, SITE PLAN, LOCATION PLAN

PROJECT
PROPOSED TWO NO. OF BLOCK G+XII (39.95 M. HT.) AND G+IV (15.475 M. HT.) STORIED BUILDING AT PREMISES NO.–82A RAFI AHMED KIDWAY ROAD KOLKATA – 700 016. P. S. – TALTALA. WARD NO. – 53, BOROUGH – VI.

SCALE 1:100
N

PART-B:

1. AREA OF LAND (AS PER DEED)				=	**1169.71**	**SQM**
2. a) AREA OF LAND (AS/SITE)				=	**1169.71**	**SQM.**
3. a) PERMISSIBLE GROUND COVERAGE (50.00%)				=	**584.854**	**SQM.**
b) PROPOSED GROUND COVERAGE		**33.635%**		=	**393.437**	**SQM.**
4. a) PROPOSED HEIGHT (IN MM.) FOR BLOCK A	=	**39.950 MT.**				
b) PROPOSED HEIGHT (IN MM.) FOR BLOCK B	=	**15.475 MT.**				
b) ROAD WIDTH (IN MM) (AS PER PHYSICAL)	=	**ABOVE 15.0**				
5. PROPOSED AREA CALCULATION :-						
FOR RESIDENTIAL (BLOCK A) :				**EXEMPTED AREA**		
AT FLOOR	**COVERED AREA**	**CUTOUT**	**GROSS AREA**	**STAIR & STAIR LOBBY**	**LIFT LOBBY**	**NET FLOOR AREA**
GROUND FLOOR	**255.162**	**0.00**	**255.16**	**23.75**	**6.00**	**225.41**
1ST FLOOR	**255.162**	**57.21**	**197.96**	**23.75**	**6.00**	**168.20**
2ND FLOOR	**255.162**	**6.43**	**248.73**	**23.75**	**6.00**	**218.98**
3RD FLOOR	**255.162**	**6.43**	**248.73**	**23.75**	**6.00**	**218.98**
4TH FLOOR	**255.162**	**6.43**	**248.73**	**23.75**	**6.00**	**218.98**
5TH FLOOR	**255.162**	**6.43**	**248.73**	**23.75**	**6.00**	**218.98**
6TH FLOOR	**255.162**	**6.43**	**248.73**	**23.75**	**6.00**	**218.98**
7TH FLOOR	**255.162**	**6.43**	**248.73**	**23.75**	**6.00**	**218.98**
8TH FLOOR	**255.162**	**6.43**	**248.73**	**23.75**	**6.00**	**218.98**
9TH FLOOR	**255.162**	**6.43**	**248.73**	**23.75**	**6.00**	**218.98**
10TH FLOOR	**255.162**	**6.43**	**248.73**	**23.75**	**6.00**	**218.98**
11TH FLOOR	**255.162**	**6.43**	**248.73**	**23.75**	**6.00**	**218.98**
12TH FLOOR	**255.162**	**6.43**	**248.73**	**23.75**	**6.00**	**218.98**
TOTAL =	**3317.106**	**127.950**	**3189.156**	**308.782**	**78.00**	**2802.37**
FOR RESIDENTIAL (BLOCK B) :				**EXEMPTED AREA**		
AT FLOOR	**COVERED AREA**	**CUTOUT**	**GROSS AREA**	**STAIR & STAIR LOBBY**	**LIFT LOBBY**	**NET FLOOR AREA**
GROUND FLOOR	**112.67**	**0.00**	**112.67**	**10.89**	**3.00**	**98.78**
1ST FLOOR	**112.67**	**3.15**	**109.53**	**10.89**	**3.00**	**95.64**
2ND FLOOR	**112.67**	**3.15**	**109.53**	**10.89**	**3.00**	**95.64**
3RD FLOOR	**112.67**	**3.15**	**109.53**	**10.89**	**3.00**	**95.64**
4TH FLOOR	**112.67**	**3.15**	**109.53**	**10.89**	**3.00**	**95.64**
TOTAL =	**563.357**	**12.58**	**550.777**	**54.45**	**15.00**	**481.33**

6. TENEMENTS & CAR PARKING CALCULATION :-

a) RESIDENTIAL (BLOCK A):

MARKED	**TENEMENT SIZE**	**PROPORTIONAL AREA TO BE ADDED**	**ACTUAL TENEMENT AREA**	**NO. OF TENEMENT**	**REQUIRED CAR PARKING**
A	**108.737**	**26.490**	**135.227**	**11**	**200><100=21 REQ. CAR=21NOS.**
B	**100.060**	**24.376**	**124.435**	**10**	
TOTAL NO OF FLAT				**21**	**REQ. CAR=21 NO.**

b) RESIDENTIAL (BLOCK B):

MARKED	**TENEMENT SIZE**	**PROPORTIONAL AREA TO BE ADDED**	**ACTUAL TENEMENT AREA**	**NO. OF TENEMENT**	**REQUIRED CAR PARKING**
A	**90.519**	**42.236**	**132.756**	**3**	**200><100=3 REQ. CAR=3NOS.**
TOTAL NO OF FLAT				**3**	**REQ. CAR=3 NO.**

b) MERCANTILE (BLOCK A):

FLOOR MARKED	**COVERED AREA**	**CARPET AREA**	**REQUIRED CAR PARKING**
GROUND FLOOR	**42.132**	**37.559**	**1 NOS.**

C) BUSINESS (BLOCK A):

FLOOR MARKED	**COVERED AREA**	**CARPET AREA**	**REQUIRED CAR PARKING**
GROUND FLOOR	**9.903**		
1ST FLOOR	**171.967**	**146.663**	**2 NOS.**

C) ASSEMBLY (BLOCK A):

FLOOR MARKED	**COVERED AREA**	**CARPET AREA**	**REQUIRED CAR PARKING**
2ND FLOOR	**83.073**	**75.086**	**2 NOS.**

b) ASSEMBLY (BLOCK B):

FLOOR MARKED	**COVERED AREA**	**CARPET AREA**	**REQUIRED CAR PARKING**
2ND FLOOR	**89.947**	**74.003**	**2 NOS.**

REQUIRED CAR PARKING(BLOCK A) :-			**29NOS.**
REQUIRED CAR PARKING(BLOCK B) :-			**3NOS.**
TOTAL REQUIRED CAR PARKING (BLOCK A&B) :-	(24+2+2+2+1)		**31NOS.**
7. TOTAL PROVIDED CAR PARKING (BLOCK A&B) :-	(21+6+4)		**31 NOS.**
a). TOTAL PROVIDED COVERED CAR PARKING (BLOCK A) :-	**GR. COVERED MLC (6X2=12)+(3X3=9)=21 NOS.**		**18 NOS.**
b). TOTAL PROVIDED COVERED CAR PARKING (BLOCK B) :-	**GR. COVERED MLC (3X2=6 NOS.)**		**6 NOS.**
c). TOTAL PROVIDED OPEN CAR PARKING :-			**4 NOS.**
8. PERMISSIBLE AREA FOR PARKING (BLOCK A&B):-	**(9*25)+(3*25)**	**300.0**	**SQM**
9. PROVIDED AREA OF PARKING (BLOCK A&B) :-	**(124.243+62.555)**	**186.798**	**SQM**
a). PROVIDED AREA OF PARKING (BLOCK A) :-		**124.243**	**SQM**
b). PROVIDED AREA OF PARKING (BLOCK B) :-		**62.555**	**SQM**
10. PERMISSIBLE F.A.R :-	**ADVANTANTAGE OF METRO CORRIDOR 15% I.E 0.375**	**2.5 +0.375=2.875**	
11. PROPOSED F.A.R:-		**2.648**	
12.FIRE REFUGE AREA (BLOCK A) :-		**15.114**	**SQM**
13. STAIR HEAD ROOM AREA (BLOCK A&B) :-	**(28.68+18.756)**	**47.436**	**SQM**
a). STAIR HEAD ROOM AREA (BLOCK A) :-		**28.68**	**SQM**
b). STAIR HEAD ROOM AREA (BLOCK B) :-		**18.756**	**SQM**
14. LIFT M/R (LESS) AREA (BLOCK A&B) :-	**(21.95+5.17)**	**27.12**	**SQM**
a). LIFT M/R (LESS) AREA (BLOCK A) :-		**21.95**	**SQM**
b). LIFT M/R (LESS) AREA (BLOCK B) :-		**5.17**	**SQM**
15. OVER HEAD TANK AREA (BLOCK A&B):-	**(14.69+4.505)**	**19.195**	**SQM**
a). OVER HEAD TANK AREA (BLOCK A) :-		**14.69**	**SQM**
b). OVER HEAD TANK AREA (BLOCK B) :-		**4.505**	**SQM**
16. TERRACE AREA (BLOCK A&B) :-	**(255.16+112.67)**	**367.83**	**SQM**
a). TERRACE AREA (BLOCK A) :-		**255.16**	**SQM**
b). TERRACE AREA (BLOCK B) :-		**112.67**	**SQM**
17. REQUIRED TREE COVER AREA:-	**9.16%**	**107.145**	**SQM**
18. PROVIDED TREE COVER AREA :-	**14.09%**	**164.83**	**SQM**
19. SOLAR AREA :-		**32.00**	**SQM**
20. W.C AT ROOF AREA :-		**2.88**	**SQM**
21. OTHER AREA ONLY FOR FEES :-	**(BLOCK A: 208.865+ BLOCK B: 32.072)**	**240.937**	**SQM**