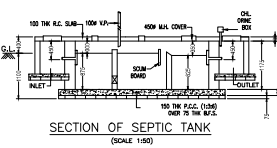
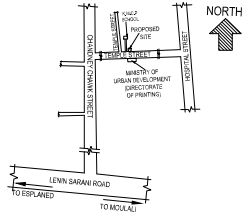


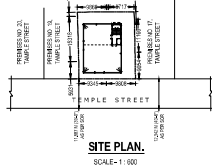
PLAN OF UNDERGROUND WATER RESERVOIR
CAPACITY = 17000 LTRS.
SCALE = 1:50



PLAN OF SEPTIC TANK
CAPACITY = 50 NOS.
SCALE = 1:50



LOCATION PLAN
SCALE = 1:1000



SITE PLAN
SCALE = 1:100

PROPOSED PLAN OF BASEMENT + GROUND + FOUR STORED [15.425 METER HEIGHT]
RESIDENTIAL BUILDING UNDER SECTION 393A OF K.M.C. ACT, 1980
(AMENDED) AND AS PER K.M.C. BLDG. REGS. 2009, AT PREMISES NO. 18A, TEMPLE STREET, WARD NO. 47, P. S. BOWBAZAR, KOLKATA 700 072 UNDER BOROUGH VI (K.M.C.)

CERTIFICATE

PREMISES NO. : 18A, TEMPLE STREET
ADDRESS NO. : 18A/400000
NAME OF THE OWNER : FEROUJ BEG @FEROZ BEG

AREA OF LAND : 6K - 08 CH - 44 SQ.FT. (i.e. 4724 SQ.FT. (i.e. 430.870 SQ.M.) [AS PER DEED]
NAME OF ARCHITECT : ASHOK BARHAN BARCH, AIA
REGD. ARCHITECT
REGR. NO. CA/87/11057

PERMISSIBLE HEIGHT IN REFERENCE TO CGDM ISSUED BY AAI :
CO-ORDINATE IN WIDTH AND SITE ELEVATION (AMSL)

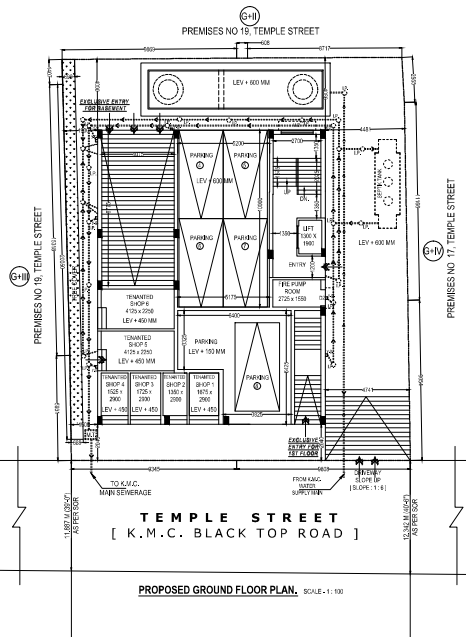
REFERENCE POINTS
WOUND IN THE SITE PLAN OF THE PROPOSAL

Co-ordinate in WGS84	Site Elevation (FMSL)
Latitude	Longitude
22° 58' 50" N	88° 25' 50" E
SITE ELEVATION FROM AMSL: 12.2 M.	

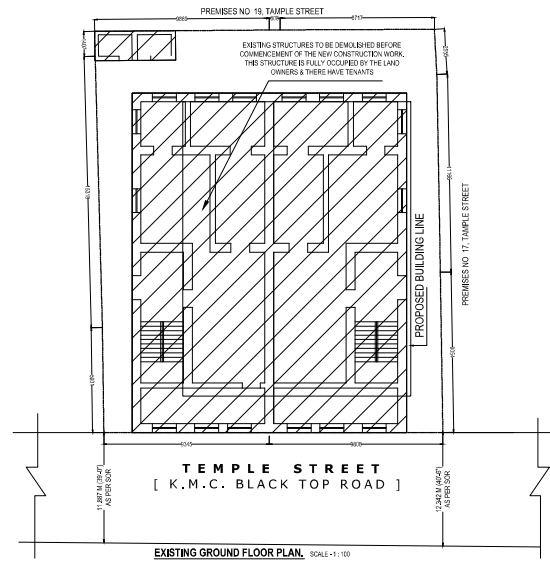
The above information is true and correct to the best of my knowledge and belief. I have not been aware of any other person or authority having the right to take appropriate action against me as per law.

FEROUJ BEG @FEROZ BEG
Owner / Applicant

ASHOK BARHAN BARCH, AIA
REGD. ARCHITECT
REGR. NO. CA/87/11057
Signature of Architect



PROPOSED GROUND FLOOR PLAN, SCALE = 1:100



EXISTING GROUND FLOOR PLAN, SCALE = 1:100

TITLE
PLANS, ELEVATION, SECTIONS, SITE PLAN & LOCATION PLAN

DRAWING SHEET NO.

DEALT :

DATE : 20.11.2024

SCALE 1 : 100
(UNLESS OTHERWISE MENTIONED)

design consultancy
21, MAHAM HALDER STREET, BEHIND KALSHAT FIRE STATION, GROUND FL, KOLKATA - 26
e-mail : designus15@gmail.com / e-mail : designus15@yahoo.co.in

B.P.NO. -2024060033
VALID UP TO : -15.12.2029

DATED : -16.12.2024

SEKHAR ROY CHAUDHURI
Digitally signed by SEKHAR ROY CHAUDHURI
Date: 2024.12.16 12:06:52 +05'30'

DIGITAL SIGNATURE OF A.E.

KAUSHIK MOHARI
Digitally signed by KAUSHIK MOHARI
Date: 2024.12.16 12:02:41 +05'30'

DIGITAL SIGNATURE OF E.E.

PROJECT :-

PROPOSED PLAN OF BASEMENT + GROUND + FOUR STORED [15.425 METER HEIGHT] RESIDENTIAL BUILDING UNDER SECTION 393A OF K.M.C. ACT, 1980, [AMENDED] AND AS PER K.M.C. BLDG. REGS. 2009, AT PREMISES NO. 18A, TEMPLE STREET, WARD NO. 47, P. S. BOWBAZAR, KOLKATA 700 072 UNDER BOROUGH VI (K.M.C.)

PART-A: STATEMENT OF THE PLAN PROPOSAL

1. ASSESSE NO. : 11-047-42-0050-4
2. DETAIL OF REGISTERED DEED OF CONVEYANCE(1): PAGE NO. : 251040 TO 251086
BOOK NO. : I VOL. NO. : 1903-2019 PLACE : A.R.A.-III KOLKATA
DATE : 11/12/2019
BEING NO. : 190306051 YEAR : 2019

3. DETAIL OF REGISTERED DEED OF CONVEYANCE(2): PAGE NO. : 503257 TO 503301
BOOK NO. : I VOL. NO. : 1903-2021 PLACE : A.R.A.-III KOLKATA
BEING NO. : 190311593 YEAR : 2021 DATE : 29/11/2019

4. DETAIL OF REGISTERED BOUNDARY DECLARATION: PAGE NO. : 661507 TO 661518
BOOK NO. : I VOL. NO. : 1904-2023 PLACE : A.R.A.-IV KOLKATA
BEING NO. : 190412489 YEAR : 2023 DATE : 22/09/2023

5. DETAIL OF REGISTERED TENANT DECLARATION: PAGE NO. : 661496 TO 661506
BOOK NO. : I VOL. NO. : 1904-2023 PLACE : A.R.A.-IV KOLKATA
BEING NO. : 190412488 YEAR : 2023 DATE : 22/09/2023

11. a) AREA OF LAND : 436.074 SQ.M. (6 K - 08 CH - 14 S.F.T.)
b) NO OF STOREY : BASEMENT + GROUND + FOUR
c) NO OF TENANTS : 09 NOS.
13. SIZE OF TENANTS : A) ABOVE 100 SQ.M. - 3 NOS.
B) 75 Sqm. TO 100 SQ.M. - 6 NOS.

PART-B:

1. AREA OF LAND : 6K - 08 CH - 44 SQ.FT. (i.e. 4724 SQ.FT. (i.e. 436.870 SQ.M.) [AS PER DEED]
2. LAND AREA (AS PER BOUNDARY DECLARATION) : 436.074 SQ.M. (i.e. 4884 SQ.FT.)
3. (i) PERMISSIBLE GROUND COVERAGE : 52.131 % (i.e. 227.330 SQ.M.)
(ii) PROPOSED GROUND COVERAGE : 49.086 % (i.e. 214.051 SQ.M.)
4. PROPOSED HEIGHT : 15.425 METER (BASEMENT + GROUND + FOUR STORED)

A. AREA STATEMENT -

	TOTAL COVERED AREA	NET FLOOR AREA	GROUND FLOOR AREA	1ST FLOOR AREA	2ND FLOOR AREA	3RD FLOOR AREA	4TH FLOOR AREA	TOTAL
BASEMENT	214.051 SQ.M.	214.051 SQ.M.	12.757 SQ.M.	NIL	201.284 SQ.M.			
GROUND FLOOR	214.051 SQ.M.	214.051 SQ.M.	214.051 SQ.M.	214.051 SQ.M.	214.051 SQ.M.	214.051 SQ.M.	214.051 SQ.M.	856.255 SQ.M.
1ST FLOOR	214.051 SQ.M.	214.051 SQ.M.	214.051 SQ.M.	214.051 SQ.M.	214.051 SQ.M.	214.051 SQ.M.	214.051 SQ.M.	856.255 SQ.M.
2ND FLOOR	214.051 SQ.M.	214.051 SQ.M.	214.051 SQ.M.	214.051 SQ.M.	214.051 SQ.M.	214.051 SQ.M.	214.051 SQ.M.	856.255 SQ.M.
3RD FLOOR	214.051 SQ.M.	214.051 SQ.M.	214.051 SQ.M.	214.051 SQ.M.	214.051 SQ.M.	214.051 SQ.M.	214.051 SQ.M.	856.255 SQ.M.
4TH FLOOR	214.051 SQ.M.	214.051 SQ.M.	214.051 SQ.M.	214.051 SQ.M.	214.051 SQ.M.	214.051 SQ.M.	214.051 SQ.M.	856.255 SQ.M.
TOTAL	1284.306 SQ.M.	1284.306 SQ.M.	1284.306 SQ.M.	1284.306 SQ.M.	1284.306 SQ.M.	1284.306 SQ.M.	1284.306 SQ.M.	5136.778 SQ.M.

TENANTS & CAR PARKING CALCULATION -

	TOTAL TENANT AREA	TOTAL CAR PARKING AREA	TOTAL CAR PARKING REQUIRED
BASEMENT	214.051 SQ.M.	214.051 SQ.M.	214.051 SQ.M.
GROUND FLOOR	214.051 SQ.M.	214.051 SQ.M.	214.051 SQ.M.
1ST FLOOR	214.051 SQ.M.	214.051 SQ.M.	214.051 SQ.M.
2ND FLOOR	214.051 SQ.M.	214.051 SQ.M.	214.051 SQ.M.
3RD FLOOR	214.051 SQ.M.	214.051 SQ.M.	214.051 SQ.M.
4TH FLOOR	214.051 SQ.M.	214.051 SQ.M.	214.051 SQ.M.
TOTAL	1284.306 SQ.M.	1284.306 SQ.M.	1284.306 SQ.M.

9(A) MARCANILE RETAIL :
(i) SHOP BUILT-UP AREA = 43.584 SQ.M.
(ii) SHOP CARPET AREA = 37.524 SQ.M. - REQUIRED CAR PARKING = 1 NO
(iii) BUSINESS CARPET AREA = 178.413 SQ.M.
(iv) BUSINESS CARPET AREA = 178.413 SQ.M. - REQUIRED CAR PARKING = 3 NOS.

9(B) BUSINESS :
(i) BUSINESS BUILT-UP AREA = 197.180 SQ.M.
(ii) BUSINESS CARPET AREA = 178.413 SQ.M. - REQUIRED CAR PARKING = 3 NOS.

10. PROPOSED F.A.R. = (1139.078 + 204.978) / 436.074 = 934.102 / 436.074 = 2.142 < 2.225

11. TOTAL REQUIRED CAR PARKING = 8 NOS.
12. TOTAL PROVIDED CAR PARKING = 8 NOS.
13. ACTUAL AREA FOR PARKING = 192.141 SQ.M. (BASEMENT)
14. ACTUAL AREA FOR PARKING ALLOWED = 3 x 40 = 120 SQ.M. (BASEMENT)
15. ACTUAL AREA FOR PARKING = 84.976 SQ.M. (GROUND FLOOR) FOR 5 NOS.
16. TOTAL PARKING AREA BASEMENT AND GROUND FLOOR = 192.141 + 84.976 = 277.116 SQ.M.
17. TOTAL PARKING AREA EXEMPTED FROM F.A.R. = 120 + 84.976 = 204.976 SQ.M.
18. PERMISSIBLE F.A.R. = 2.225
19. STAIR HEAD ROOM AREA = 15.030 SQ.M.
20. LIFT MACHINE ROOM AREA = 6.934 SQ.M.
21. TERRACE AREA = 21.051 SQ.M.
22. RELAXATION OF AUTHORITY, IF ANY - N.A.
23. OVER-HEAD TANK AREA = 11.000 SQ.M.
24. ADDITIONAL AREA ONLY FOR FEES = 2.000 SQ.M.
25. TREE COVER AREA = 14.000 SQ.M. (REQUIRED = 14.001 SQ.M.)

CERTIFICATE OF OWNER -
I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE L.B.A & E.S.E DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF L.B.A & E.S.E DURING CONSTRUCTION OF THE BUILDING (AS PER PLAN) K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & COLLAPSE STRUCTURE IF ANY SUBMITTED DOCUMENT ARE FAKE. THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN, THE CONSTRUCTION OF U.G.W.R & SEPTIC TANK UNDER THE GUIDANCE OF L.B.S.E BEFORE STARTING OF BUILDING FOUNDATION.

FEROUJ BEG @FEROZ BEG
NAME OF OWNER / AUTHORITY

ASHOK BARHAN BARCH, AIA
REGD. ARCHITECT
REGR. NO. CA/87/11057
NAME OF ARCHITECT

CERTIFICATE OF ARCHITECT -
CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009, AS AMENDED FROM TIME TO TIME AND THE SITE CONDITION INCLUDING THE ADJUTING ROAD IS CONFORMING WITH THE PLAN. IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK. THERE IS AN EX. STRUC. TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK. IT IS OCCUPIED BY THE OWNER AND TENANTS.

MOHAMMED ZAKI HAIDER ESE /111/ 689
NAME OF STRUCTURAL ENGINEER

CERTIFICATE OF GEO-TECH -
I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I HAVE CONDUCTED SOIL INVESTIGATION OF THE BUILDING SITE AND HAVE BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER K.M.C. OF INDIA AND BASIS OF SOIL INVESTIGATION REPORT CONDUCTED IN "GEO-STAR", 50, CHIT KALKAPUR, KOLKATA-700099.

DR. S. K. Chakraborty
G.T / 1 / 16
NAME OF GEO-TECH