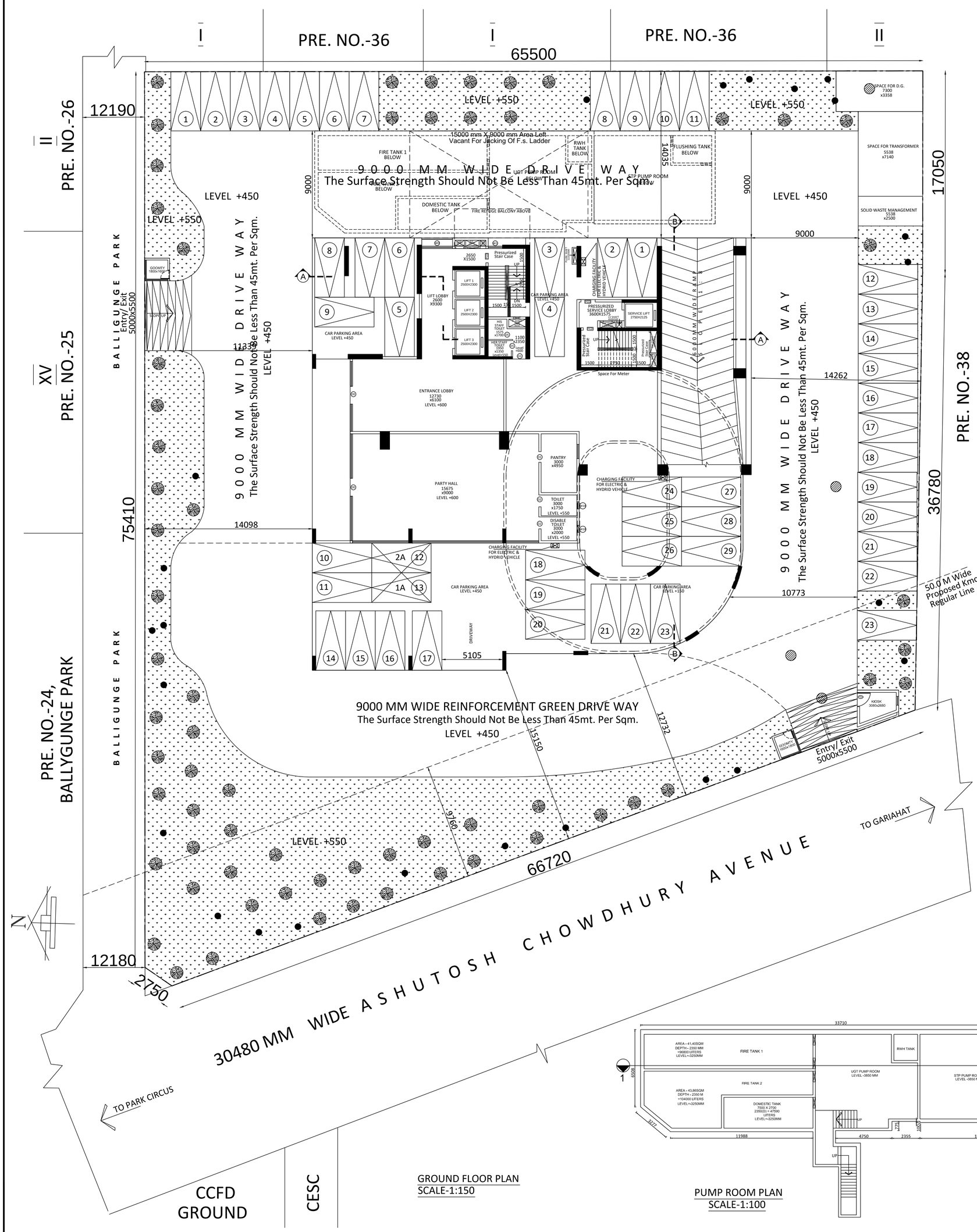
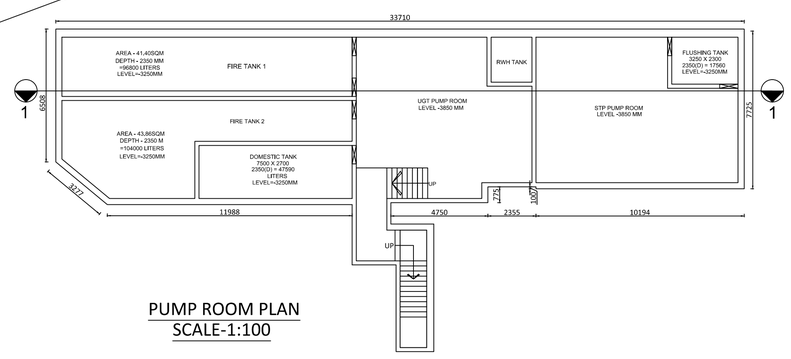


GROUND FLOOR PLAN
SCALE-1:150



PUMP ROOM PLAN
SCALE-1:100

ASSESSEE NO		110650200512					
DEED	VOLUME NO.	BEING NO.	YEAR	DATE	REGISTERED IN	PAGE	REG OFFICE
CONVEYANCE DEED	CD-6	03019	2010	20th Oct 2010	Book – 1	9789 TO 9812	ADSR SEALDAH
CONVEYANCE DEED	CD-2	00548	2011	7th March 2011	Book – 1	1373 TO 1395	ADSR SEALDAH
CONVEYANCE DEED	CD-15	07395	2011	20th Sept 2011	Book – 1	7506 TO 7527	DSR-III
POWER OF ATTORNEY	CD-3	00957	2010	12th April 2010	Book – IV	1354 TO 1366	ADSR ALIPORE
POWER OF ATTORNEY	1603-2016	160304210	2016	2nd Seept 2016	Book – 1	127033 TO 127154	DSR-III
BOUNDARY DECLARATION	1904-2022	190409585	2022	17th June 2022	Book – 1	652470 TO 652488	ARA-IV
REVISED BOUNDARY DECLARATION	1904-2023	190403755	2023	15th March 2023	Book – 1	189639 TO 189652	ARA-IV

NOTE:

ULC :- 841/ULC/Kolkata/2022, Dated:- 15.06.2022
AAI:- BEHA/EAST/B/051122/671289, Dated:-24.05.22
BSNL:- G/MWC/1-150/BT/2017-18/Vol-II/249/12, Dated:-16.02.18
COURT ORDER:- O.S.SUIT NO. 878 OF1956,JUDGEMENT DELIVERED BY Hon'ble Mr. Justice Mullick on 15.09.1958
FIRE NOC:- FSR/012518621870094S, Dated:- 07.12.21
IGBC:- Registration No.GH 17 2132, Dated:- June' 2017.
KIT:- 2E/V-1857, Dated:- 29.03.2004
SOR:-chvs/Br-VIII/265/2003-4, Dated:- 07.04.2004

AREA STATEMENT

AREA STATEMENT (ALL AREA ARE IN SQMT.)						HEIGHT OF THE BULDING		143.70 MT
LAND AREA	AS PER DEED	4287.0000 SQM		AS PER PHYSICAL MEASUREMENT		4287.0000	SQM	
	RESIDENTIAL	STAIRWAY	LIFT LOBBY	LIFT WELL	VOIDS	STAIR WELL	NET COVER AREA	GROSS FLOOR	ALT TERRACE
GROUND FLOOR	907.1288	35.1750	12.0000	0.0000	0.0000	0.0000	859.9538	907.1288	
LOWER 1st FLOOR (Mezzanine)	560.3361	35.1750	0.0000	0.0000	77.8564	0.6188	446.6859	481.8609	
1ST FLOOR	1272.8744	35.1750	12.0000	23.0938	253.8409	0.6188	948.1459	995.3209	
2nd FLOOR	1272.8744	35.1750	12.0000	23.0938	253.8409	0.6188	948.1459	995.3209	
3rd FLOOR	1272.8744	35.1750	12.0000	23.0938	253.8409	0.6188	948.1459	995.3209	
4th FLOOR	1272.8744	35.1750	12.0000	23.0938	242.6511	0.6188	959.3357	1006.5107	
5th FLOOR	600.8211	35.1750	12.0000	23.0938	8.9858	0.6188	520.9477	568.1227	
6th FLOOR	600.8211	35.1750	12.0000	23.0938	77.1027	0.6188	452.8308	500.0058	
7th FLOOR	579.3583	35.1750	12.0000	23.0938	17.3518	0.6188	491.1189	538.2939	
8th FLOOR	579.3583	35.1750	12.0000	23.0938	17.3518	0.6188	491.1189	538.2939	13.4070
9th FLOOR	579.3583	35.1750	12.0000	23.0938	17.3518	0.6188	491.1189	538.2939	13.6256
10th FLOOR	579.3583	35.1750	12.0000	23.0938	17.3518	0.6188	491.1189	538.2939	10.3250
11th FLOOR	579.3583	35.1750	12.0000	23.0938	17.3518	0.6188	491.1189	538.2939	13.4070
12th SERVICE	579.3583	0.0000	0.0000	23.0938	17.3518	0.6188	0.0000	538.2939	0.0000
12th FLOOR	579.3583	35.1750	12.0000	23.0938	17.3518	0.6188	491.1189	538.2939	10.3250
13th FLOOR	579.3583	35.1750	12.0000	23.0938	8.6021	0.6188	499.8686	547.0436	13.4070
14th FLOOR	579.3583	35.1750	12.0000	23.0938	40.9196	0.6188	467.5511	514.7261	13.6256
15th FLOOR	579.3583	35.1750	12.0000	23.0938	17.3518	0.6188	491.1189	538.2939	10.3250
16th FLOOR	579.3583	35.1750	12.0000	23.0938	17.3518	0.6188	491.1189	538.2939	13.4070
17th FLOOR	579.3583	35.1750	12.0000	23.0938	17.3518	0.6188	491.1189	538.2939	13.6256
18th FLOOR	579.3583	35.1750	12.0000	23.0938	17.3518	0.6188	491.1189	538.2939	10.3250
19th FLOOR	579.3583	35.1750	12.0000	23.0938	17.3518	0.6188	491.1189	538.2939	13.4070
20th FLOOR	579.3583	35.1750	12.0000	23.0938	17.3518	0.6188	491.1189	538.2939	13.6256
21st FLOOR	579.3583	35.1750	12.0000	23.0938	17.3518	0.6188	491.1189	538.2939	10.3250
22nd FLOOR	579.3583	35.1750	12.0000	23.0938	17.3518	0.6188	491.1189	538.2939	13.4070
23rd FLOOR	579.3583	35.1750	12.0000	23.0938	17.3518	0.6188	491.1189	538.2939	13.6256
24th FLOOR	579.3583	35.1750	12.0000	23.0938	17.3518	0.6188	491.1189	538.2939	10.3250
25th FLOOR	579.3583	35.1750	12.0000	23.0938	17.3518	0.6188	491.1189	538.2939	13.4070
26th FLOOR	579.3583	35.1750	12.0000	23.0938	17.3518	0.6188	491.1189	538.2939	13.6256
27th FLOOR	579.3583	35.1750	12.0000	23.0938	17.3518	0.6188	491.1189	538.2939	10.3250
28th FLOOR	579.3583	35.1750	12.0000	23.0938	17.3518	0.6188	491.1189	538.2939	13.4070
29th FLOOR	579.3583	35.1750	12.0000	23.0938	17.3518	0.6188	491.1189	538.2939	13.6256
30th FLOOR	579.3583	35.1750	12.0000	23.0938	17.3518	0.6188	491.1189	538.2939	10.3250
31st SERVICE	579.3583	0.0000	0.0000	23.0938	17.3518	0.6188	0.0000	538.2939	
31st FLOOR	108.7800	34.5825	15.0000	23.0938	2.5113	0.5813	33.0111	82.5936	
32nd FLOOR	64.0950	34.5825	3.0000	5.8438	2.5113	0.5813	17.5761	55.1586	
PUMP ROOM	86.8549	7.4750	0.0000	0.0000	0.0000	0.0000	79.3799	86.8549	
RESIDENTIAL AREA	**23083.6504**	**1202.2400**	**390.0000**	**767.9392**	**1639.1062**	**21.5830**	**17986.1942**	**20655.0220**	**285.2352**
	ASSEMBLY	**STAIRWAY**	**LIFT LOBBY**	**LIFT WELL**	**VOIDS**	**STAIR WELL**	**NET COVER AREA**	**GROSS FLOOR**	**ALT TERRACE**
GROUND FLOOR	181.1850	0.0000	0.0000	0	0.0000	0	181.1850	181.1850	0.0000
31st FLOOR	245.1240	0.0000	0.0000	0.0000	0.0000	0.0000	245.1240	245.1240	0.0000
32nd FLOOR	192.3165	0.0000	3.0000	6.1425	0.0000	0.0000	183.1740	186.1740	0.0000
33rd FLOOR	80.7590	17.4750	6.0000	11.9863	2.5113	0.2063	42.5801	66.0551	
ASSEMBLY AREA	**699.3845**	**17.4750**	**9.0000**	**18.1288**	**2.5113**	**0.2063**	**652.0631**	**678.5381**	**0.0000**
TOTAL AREA	**23783.0349**	**1219.7150**	**399.0000**	**786.0680**	**1641.6175**	**21.7893**	**18638.2573**	**21333.5601**	**285.2352**

TENEMENT AREA CALCULATION RSIDENTIAL USE

FLOOR	NAME OF TENEMENT	TENEMENT BUA	AREA TO BE ADDED	TENEMENT AREA	NO OF TENEMENT	TOTALTENEMENT AREA		
7th TO 12th & 15th TO 30th	FLAT A	457.7927	115.7600	573.5527	22.00	12618.15866	TOTAL TENEMENT AREA	14884.2777
5th & 6th (DUPLEX)	FLAT B	907.4112	229.4530	1136.8642	1.00	1136.86416	TOTAL ASSEMBLY BUILTUP AREA	678.5381
13th & 14th (DUPLEX)	FLAT C	901.3377	227.9172	1129.2549	1.00	1129.254881	TOTAL PARKING AREA	4694.2065
TOTAL					**24.00**	**14884.2777**	SERVICE FLOOR AREA	1076.5878
ASSEMBLY CARPET AREA		**=**	**564.87**				**ALT TERRACE AREA**	**285.2352**

CAR PARKING CALCULATION

REQUIRED NO OF CAR PARKING RESIDENTIAL USE	=	132	NOS
REQUIRED NO OF CAR PARKING ASSEMBLY USE	=	16	NOS
TOTAL REQUIRED CAR PARKING FOR THE PROJECT		**148**	**NOS**
PROPOSED NO OF CAR PARKING	=	**149**	**NOS**
GROUND FLOOR PARKING	=	29	NOS
GROUND FLOOR MLCP	=	2	NOS
1st FLOOR PARKING	=	23	NOS
2nd FLOOR PARKING	=	23	NOS
3rd FLOOR PARKING	=	23	NOS
4th FLOOR PARKING	=	26	NOS
OPEN PARKING AT GROUND	=	23	NOS

CAR PARKING	NO	GROUND FLOOR CAR NO	EFFECTIVE CAR PARKING AREA AT GROUND FLOOR		1st, 2nd, 3rd, 4th FLOOR CAR NO	EFFECTIVE CAR PARKING AREA AT 1st, 2nd, 3rd, 4th FLOOR		OPEN CAR NO	
REQUIRED	148								
PROPOSED	149	29	693.3083		95	4000.8982		23	
TREE PLANTATION AREA		=	907.5250	SQM	21.17%	OF LAND AREA		4287.00	SQM
PROPOSED F.A.R		=	(18638.2573-693.3083-3800) / 4287.0000					=	3.2995
PERMISSIBLE F.A.R			3.0000	+	10% ADDITIONAL F.A.R FOR GREEN BUILDING			=	3.3000
PERMISSIBLE GROUND COVERAGE		=	2143.5000	50%	PROPSED GROUND COVERAGE		=	1304.8495	30.44%
EXEMPTED AREA		=	1618.7150						

OTHER AREA FOR FEES

ABOVE ROOF AREA	STAIR HEAD ROOM AREA	OVER HEAD WATER RESERVOIR	LMR	FIRE REFUGE AREA	PERGOLA AREA	GATE GOOMTY	SWIMMING POOL AREA	A.C LEDGE/LOFT AREA	STP AREA
WING	47.2325	72.2479	113.3925	108.3750	2.9675	7.980	127.3549	174.5900	79.7739

LIST OF EXISTING TREES	
NO.	COMMON NAME
1	MOHUYA TREE
2	FLOWER TREE
3	FLOWER TREE
4	FLOWER TREE
5	FLOWER TREE
6	COCONAT TREE
7	COCONAT TREE
8	MANGO TREE
9	FLOWER TREE
10	KADAM TREE
11	ARJUN TREE
12	FLOWER TREE
13	BANYAN TREE
14	JACK TREE
15	FLOWER TREE
16	NEEM TREE
17	MANGO TREE
18	FLOWER TREE
19	JUM TREE
20	MANGO TREE
21	MANGO TREE
22	JUM TREE
23	MEHAGNI TREE
24	MEHAGNI TREE
25	DEBDARU TREE
26	MEHAGNI TREE
27	MEHAGNI TREE
28	MANGO TREE

LIST OF TREES PROPOSED FOR PLANTATION

SL NO.	BOTANICAL NAME	COMMON NAME	SPACING OF TREES	QUANTITY
1	*Polyalthia longifolia*	Debdaru (A)	3.5 meter	15
2	*Mimusops elengi*	Bakul (B)	3.5 meter	5
3	*Psidium guajava*	Guava (C)	3.5 meter	10
4	*Cassiafistula*	Bandarlathi(D)	3.5 meter	10
5	*Azadiracha india*	Neem (E)	3.5 meter	5
6	*Mangifera indica*	Mango (F)	3.5 meter	10
7	*Aegele Marmelos(V.Limiled)*	Bel (G)	3.5 meter	10
	TOTAL			**65**

PROPOSED TREE PLANTATION AREA	
SL. NOS.	AREA (SQM.)
1	653.41
2	23.42
3	31.61
4	56.91
5	89.21
6	52.96
TOTAL	907.52

LEGEND
- EXISTING TREE
- EXISTING TREES TO BE FELL
- EXCLUSIVE TREE PLANTATION AREA
- PROPOSED EXCLUSIVE TREE PLANTATION

B.P. NO : 2023070219

DATE : 21/02/2024

VALID UPTO : 20/02/2029

I Do Here By Declare With Full Responsibility That, I Shall Engage Architect And E.s.e And I Shall Follow The Instruction Of Architect And 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 And Adjoining Structure.if Any Submitted Documents Are Fake, The K.m.c Authority May Revoke The Sanction Plan At Any Stage. The Construction Of U.g.w.r Will Be Taken Under The Guidance Of Architect And E.s.e Before Starting Of The Building Foundation. Existing Structure Will Be Demolished Before Commencement Of Work. It Is Fully Occupied By The Owner.there Is No Tenent.during Inspection Plot Was Identified By Me.

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.

The Structural Design & Drawing Of Both Foundation And Super Structure Of The Building Has Been Made By Me Considering All Possible Loads Including Seismic Load As Per National Building Code Of India And Certified That It Is Safe And Stable In All Respect.
Soil Testing Has Been Signed By Mr. Alok Roy GTE (kmc) No. I/11 And Made By Geotest Engineers Pvt. Ltd. (6a, Milan Park , Kolkata - 700084.)The Recommendations Of Soil Test Report Has Been Considered During Structural Calculations.

The Building Has Been Drawn Up As Per The Provision Of The K.m.c. Building Rules 2009 And That The Site Conditions Including The Width Of The Abutting K.m.c. Road Confirm With The Plan And That It Is A Build able Site And Not A Tank Or Filled Up Tank. The Plot Is Lying Vacant In Major Portion And Demarcated By Brick Built Boundary Wall.

MUKTI PRAKASH TOONG
Digitally signed by MUKTI PRAKASH TOONG
Date: 2024.02.21 13:51:45 +05'30'

DIBYENDU PAL
Digitally signed by DIBYENDU PAL
Date: 2024.02.21 13:51:13 +05'30'

ARVIND KUMAR NEOTIA
DIRECTOR OF
ORBIT NIKETAN PVT. LTD.
CONSTITUTED ATTORNEY OF
1. SARAT KUMAR LAHA
2. BISWANATH LAW
3. SMT. GOURI LAW
4. SMT. SUDAKSHINA CHOWDHURY

ALOK ROY
CLASS-I, NO- G.T /1/11
SIGNATURE OF
GEO-TECHNICAL ENGG.

SANJIB GUHA
BSC, BCE, FIE-(F-115654-5)
CHARTERED ENGINEER
E.S.E. NO. 88 (I) K. M. C.
SIGNATURE OF
STRUCTURAL ENGG. REVIEWER

SANJIV J. PAREKH
ESE. NO - 1/104
SIGNATURE OF
STRUCTURAL ENGG.

HARSH SANON
COUNCIL OF ARCHITECTURE
REGISTRATION NO. CA/90/13556

DIGITAL SIGNATURE OF A.E. :

DIGITAL SIGNATURE OF E.E. :

Signature Of Owner :

Signature Of Geo-Technical Engineer :

Signature Of Structural Engineer/reviewer :

Signature Of Architect :

PROJECT :
PROPOSED G+33 STORIED + 2NOS. SERVICE FLOORS, ONE IN BETWEEN 11TH & 12TH FLOOR AND ANOTHER IN BETWEEN 30TH & 31ST FLOOR (143.70 MT.) RESIDENTIAL BUILDING AT PREMISES NO.- 37, BALLYGUNGE PARK, KOLKATA-19. WARD NO.-65, BOROUGH-VII, UNDER KOLKATA MUNICIPAL CORPORATION.

JOB NO :

DRG. NO : CA/02 /06

REVISION NO :

TITLE : GROUND FLOOR PLAN

SCALE : As mentioned | DEALT BY : Moumita | CHECKED: Suvadip | DATE : 14.07.2022

S&S
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