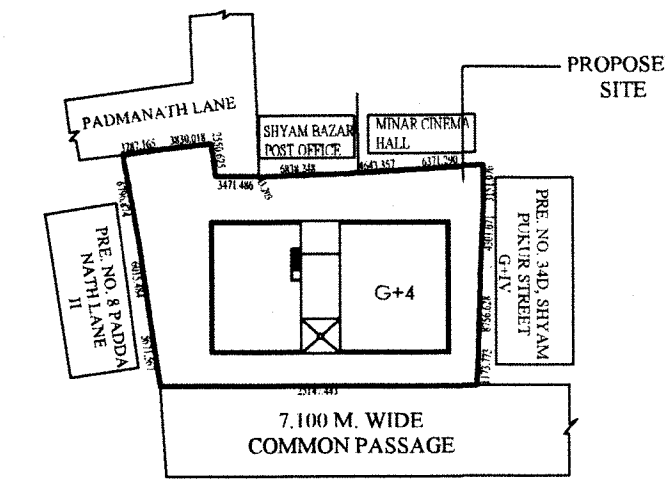
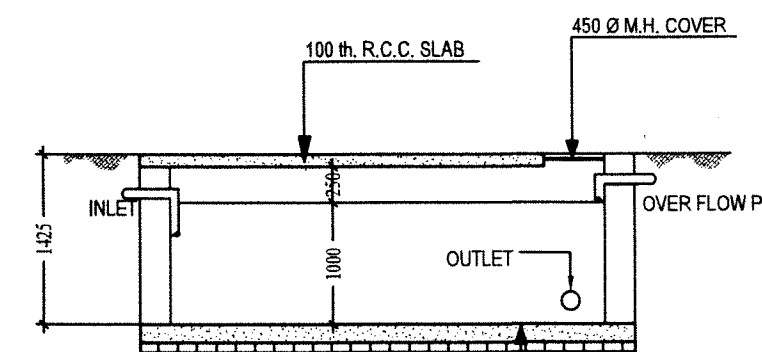


KEY PLAN
SCALE - 1:600

GROUND FLOOR PLAN



SITE PLAN
SCALE - 1:600



DETAILS OF U.G.W.R. PLAN
(CAPACITY 800 GALLON)

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS 84		SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE	
A	22° 35' (52.5°) N	88° 22' (17.9°) E	4
B	22° 35' (51.8°) N	88° 22' (17.6°) E	4
C	22° 35' (51.7°) N	88° 22' (18.2°) E	4
D	22° 35' (52.4°) N	88° 22' (18.4°) E	4

STATEMENT OF PLAN PROPOSAL:-

ASSESSEE NO.: 110104201878

1. a) AREA OF LAND = 497.492 SQ.M. (AS PER DEED)
b) AREA OF LAND = 464.073 SQ.M. (AS PER BOUNDARY DECLARATION)
c) FRONTAGE OF THE LAND = 25.147 M.

2. NO. OF TENEMENTS : 7 NOS.

3. SIZE OF TENEMENTS :
a) 100 Sq.M. TO 200 Sq.M. : 7 NOS.

4. a) PERMISSIBLE GROUND COVERAGE = 237.805 SQ.M. (51.197%)
b) PROPOSED GROUND COVERAGE = 222.584 SQ.M. (47.963%)

5. ROAD WIDTH = 7.10 M.

6. a) PERMISSIBLE HEIGHT = 20.00 M
b) PROPOSED HEIGHT : 15.500 M.

7. PERMISSIBLE F.A.R. AS PER K.M.C. BUILDING RULE 2009 = 2.00

- a) PERMISSIBLE BUILT-UP AREA = 928.146 SQ.M.
b) PROPOSED BUILT UP AREA (INCLUDING EXEMPTION) = 1066.538 SQ.M.
c) PROPOSED EFFECTIVE FLOOR AREA FOR F.A.R. = 833.188 SQ.M.
d) PROPOSED F.A.R. = 1.795 < 2.00
e) PROPOSED TREE PLANTATION AREA = 15.303 (3.298%)

DETAILS OF REGISTERED DOCUMENTS :

1. DEED OF CONVEYANCE : BOOK NO - I, DEED NO - 01016, VOLUME NO - 4, PAGE NO - 3449 TO 3473 YEAR - 2012

DETAILS OF POWER OF ATTORNEY:

BOOK NO - I, DEED NO - 190107107, VOLUME NO - 1901-2023, PAGE NO - 273982 TO 274012 YEAR - 2023

DETAILS OF BOUNDARY DECLARATION:

BOOK NO - I, DEED NO - 190215227, VOLUME NO - 1902-2023, PAGE NO - 539585 TO 539600 YEAR - 2023

NOTE :

- ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE STATED
- ALL EXTERNAL WALLS ARE 200 THK & ALL INTERNAL WALLS ARE 100 THK.
- THE DEPTH OF S.U.G.W.R. & SEPTIC TANK SHALL NEVER EXCEED THE DEPTH OF FOUNDATION.
- BRICK WORK 200 THK. MORTAR 1:6 & BRICK WORK 100 THK. MORTAR 1:4
- ALL R.C.C. GRADE AS SPECIFIED BY STRUCTURAL ENGINEER.
- GRADE OF STEEL FE 415 I.S. CODE 1786-1979.
- ALL SORTS OF PRECAUTIONARY MEASURE WILL BE TAKEN AT THE TIME OF CONSTRUCTION.
- OTHER ITEMS ARE AS PER I.S. SPECIFICATION.

FLOORS	USE GROUP	COVERED AREA	CUTOUT	STAIR WELL	LIFT WELL	EXEMPTED AREA		GROSS FLOOR AREA	NET FLOOR AREA
						STAIR & STAIR LOBBY	LIFT LOBBY		
GROUND	RESSI.	191.838	0.000	0.000	0.000	13.365	3.000	191.838	175.473
	MERC.	15.070	0.000	0.000	0.000	0.000	0.000	15.070	15.070
1ST	RESSI.	119.630	0.870	0.000	3.230	13.365	3.000	115.530	99.165
	MERC.	102.955	14.310	0.000	0.000	0.000	0.000	88.645	88.645
2ND	RESSI.	222.585	0.870	0.000	3.230	13.365	3.000	218.485	202.120
3RD	RESSI.	222.585	0.870	0.000	3.230	13.365	3.000	218.485	202.120
4TH	RESSI.	222.585	0.870	0.000	3.230	13.365	3.000	218.485	202.120
TOTAL		1097.250	17.790	0.000	12.920	66.825	15.000	1066.538	984.713

TENEMENT MARKED	TENEMENT SIZE	PROP. AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
A	100.045 SQ.M	16.380 SQ.M	116.425 SQ.M	3 NOS.	3 NOS.
B	99.982 SQ.M	16.370 SQ.M	116.352 SQ.M	3 NOS.	3 NOS.
C	97.072 SQ.M	15.893 SQ.M	112.965 SQ.M	1 NO.	1 NO.
TOTAL	697.153 SQ.M	114.143 SQ.M	811.296 SQ.M	7 NOS.	7 NOS.

TOTAL COMMON AREA = 114.143 SQ.M

CARPET AREA OF MERCANTILE (RETAIL)		REQUIRED CAR PARKING	
1ST FLOOR	76.662 SQ.M	2 NOS.	
TOTAL NO. OF REQUIRED CAR PARKING = 09 NOS.			
TOTAL NO. OF PROPOSED CAR PARKING = 10 NOS.			
TOTAL CAR PARKING AREA = 151.525 SQ.M			
TOTAL FLOOR AREA AFTER CAR PARKING RELAXATION = (984.713 - 151.525) = 833.188 SQ.M			
PROPOSED F.A.R. = (833.188 + 464.073) = 1.795 < 2.00			
TOTAL CB AREA = 10.650 SQ.M			
STAIR HEAD ROOM AREA = 16.120 SQ.M			
LIFT MACHINE ROOM AREA = 10.540 SQ.M			
LIFT MACHINE ROOM STAIR AREA = 3.413 SQ.M			
OVER HEAD WATER RESERVOIR AREA = 11.935 SQ.M			
AREA OF LOFT = (4.320 X 3) = 12.960 SQ.M			
TERRACE AREA = 222.585 SQ.M			
EXEMPTED AREA = 81.825 SQ.M			
OTHER AREA ONLY FOR FEES (EXEMPTED AREA + CB + STAIR HEAD ROOM + LIFT MACHINE ROOM + LIFT MACHINE ROOM STAIR + LOFT) = (81.825 + 10.650 + 16.120 + 10.540 + 3.413 + 12.960) = 135.508 SQ.M			
NOTE:- TOTAL CONSTRUCTION AREA FOR FEES (NET FLOOR AREA + OTHER AREA ONLY FOR FEES :- (984.713+ 135.508) = 1120.221 SQ.M			

PLAN CASE NO. 2023020076

PROJECT TITLE :

PROPOSED (G+IV) STORIED (15.50 M.) RESIDENTIAL BUILDING AT PREMISES NO. 34B/1, SHAMPUR STREET, WARD NO. - 10, KOLKATA - 700 004, BOROUGH - II. U/S 393A OF KMC ACT 1980 & COMPLYING KMC B/R 2009.

DOORS AND WINDOW SCHEDULE:

S.NO.	LEGEND	SIZE	LEGEND	SIZE
1	W	1500X1850	S/D	2000X1850
2	W1	1200X1850	D	1200X2100
3	W2	900X1850	D1	900X2100
4	W3	600X800	D2	750X2100

NOTES :

- ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE STATED.
- ALL EXTERNAL WALLS ARE 250/200 DIA & ALL INTERNAL WALLS ARE 125 DIA & 75 DIA.
- THE DEPTH OF U.G.W.R. & SEPTIC TANK SHALL NEVER EXCEED THE DEPTH OF FOUNDATION.
- BRICK WORK 250/200 DIA. WITH MORTAR 1:6 & BRICK WORK 100 DIA & 75 DIA. WITH MORTAR 1:4 MIX.
- ALL CONCRETE OF R.C.C. WORKS AS SPECIFIED BY STRUCTURAL ENGINEER.
- GRADE OF STEEL AS SPECIFIED BY THE STRUCTURAL ENGINEER.
- ALL SORTS OF PRECAUTIONARY MEASURES WILL BE TAKEN AT THE TIME OF CONSTRUCTION.
- OTHER ITEMS ARE AS PER I.S. SPECIFICATION.
- THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS.

THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION & SUPERSTRUCTURE OF THE BUILDING AT PREMISES NO. - 34B/1, SHYAMPUR STREET, WARD NO. - 10, KOLKATA - 700 004, BOROUGH - II, HAVE BEEN MADE BY ME CONSIDERING ALL THE POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA & CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECT. SOIL TESTING REPORT HAS BEEN DONE BY MR. JISHNU PAL (G.T/1/32) THE RECOMMENDATION OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATION.

NAME OF STRUCTURAL ENGINEER
DEBDA BISWAS (ESE/1/27)

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.

NAME OF GEO-TECHNICAL ENGG.
JISHNU PAL (G.T/1/32)

I / WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT, I / WE SHALL ENGAGE ARCHITECT & E.S.E DURING CONSTRUCTION. I / WE SHALL FOLLOW THE INSTRUCTIONS OF ARCHITECT AND E.S.E DURING CONSTRUCTION OF THE BUILDING (AS PER B.S. PLAN). K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING AND ADJOINING STRUCTURES. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CHARACTER OF LAND IS BASTU. THE CONSTRUCTION OF WATER RESERVOIR WILL BE UNDERTAKEN UNDER THE GUIDANCE OF E.S.E / ARCHITECT. BEFORE STARTING OF BUILDING FOUNDATION WORK. DURING DEPARTMENTAL INSPECTION OF THE SITE THE PLOT IS IDENTIFIED BY ME.

NAME OF APPLICANT
SAMEER VIKRAM AGARWAL C.A. OF M/S ORCHID VATIKA (P) LTD., M/S. JAYDITYA INFRASTRUCTURE (P) LTD., M/S HOLLYHOCK MERCANTILE (P) LTD., AMAL BUILDERS (P) LTD.

I CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN AS PER PROVISION OF K.M.C BUILDING RULES 2009 AS AMENDED FROM TIME TO TIME AND THE SITE CONDITION INCLUDING WIDTH TO THE ABUTTING ROAD (7.10 M.) CONFORMS WITH THE PLAN, WHICH HAS BEEN MEASURED & VERIFIED BY ME. IT IS A BUILD-ABLE SITE NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARCATED BOUNDARY WALL. THE CONSTRUCTION OF U.G. WATER TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

NAME OF ARCHITECT
SUBIR KUMAR BASU (CA/78/4375)

SHEET TITLE :
FLOOR PLANS, ROOF PLAN, ELEVATION & SECTIONS

ARCHITECT :

M/s. Subir Kumar Basu
Consulting Architects & Engineers
4, Broad Street, Kolkata - 700 019
website : www.subirkumarbasu.com

DRAWN BY : S.PAL

DEALT BY : SUBHASISH

CHECKED BY : RAJA BASU

APPROVED BY : SKB

SCALE - 1:100

SHEET NO - 02

DATE - 10.10.2023

DATE - 10.10.2023

DATE - 10.10.2023

DATE - 10.10.2023

DATE - 10.10.2023

B.P. NO. : 2024020004

DATE : 30/04/2024

VALID UP TO : 29/04/2029

LAKSHMAN
CHANDRA
BERA

DIGITAL SIGNATURE
OF A.E. (C) BLDG/BR-II

SOMNATH
BHADURY

DIGITAL SIGNATURE
OF E.E. (C) BLDG/BR-II