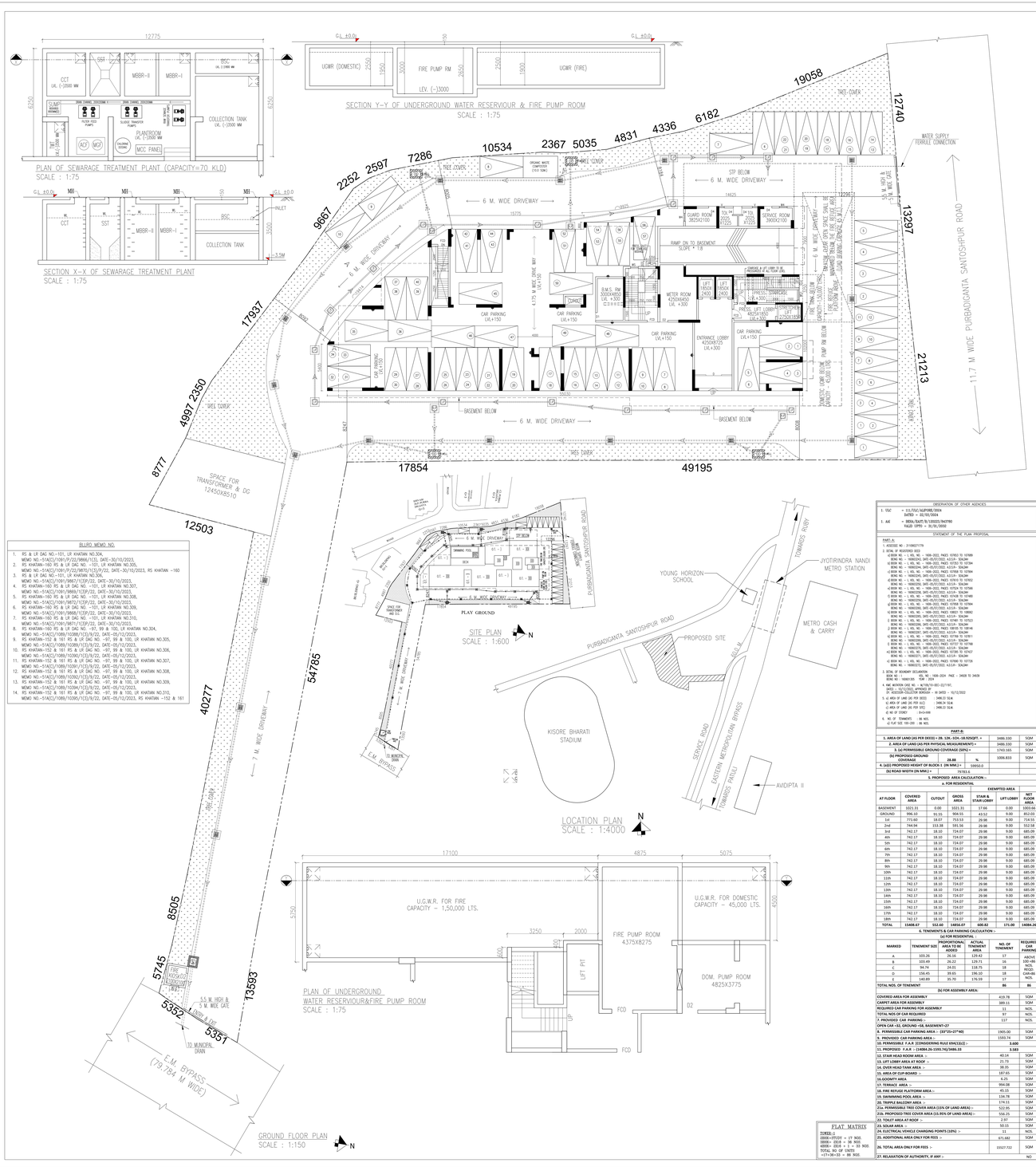

SCHEDULE OF DOORS & WINDOWS							
TYPE	SILL	LINTEL	SIZE	TYPE	SILL	LINTEL	SIZE
D	-	2270	1000X2700	W	675	2270	2500X1575
D	-	2270	1000X2700	W1	900	2270	1500X1350
D1	-	2270	900X2700	W2	900	2270	1500X1350
D2	-	2270	900X2700	W3	450	2270	750X1350
D4	-	2270	750X2700	W4	1050	2270	900X1350
D5	-	2270	2100X2700	W5	900	2270	1500X1350
D6	-	2270	1800X2700	W6	900	2270	1500X1350
D7	-	2270	1500X2700	W7	900	2270	1500X1350
				V	1500	2270	1000X1350
				W1	900	2270	1500X1350
				W2	900	2270	1500X1350

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 MORTAR.
5.ALL CONC. GRADE IS M20 (1:1.5:3).
6.ALL WARDROBES ARE 500 MM. WIDE.

DISCLAIMER

1.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.

CERTIFICATE OF GEO-TECHNICAL ENGINEER

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 GEOTECH ENGINEER
JISHNU PAL
B.TECH (CIVIL), M.E.(GEO-TECH)
EMPANELLED NO. – G7/1/32
ADDRESS:
JP GEOTECH CONSULTANTS
66, ANDUL ROAD, P.S-SANKARIL
HOWRAH-711109

DECLARATION BY OWNER

1. I SHALL ENGAGE ARCHITECT AND E.S.E DURING : CONSTRUCTION
2. I SHALL FOLLOW THE INSTRUCTIONS OF ARCHITECT AND E.S.E DURING CONSTRUCTION OF THE BUILDING
3. THE 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 CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK EXECUTED UNDER THE GUIDENCE OF ARCHITECT & E.S.E

6. DURING DEPARTMENTAL INSPECTION PLOT IS IDENTIFIED BY
a) EXISTING STRUCTURE TO BE DEMOLISHED BEFORE NEW CONSTRUCTION AND FULLY OCCUPIED BY OWNER AND NOT TENANTED.

NAME OF OWNER
MR. ASHANT M AGARWAL
AUTHORIZED SIGNATORY
FOR CAMPAIGN PROPERTIES LLP & 6 OTHERS
ADDRESS:
11A/1C BATT TOPSIA ROAD, KOLKATA – 700046

CERTIFICATE OF ARCHITECT

THE L.B.A. HAS CERTIFIED ON THE PLAN ITSELF WITH FULL RESPONSIBILITY THAT THE PROPOSED BUILDING IS ADJUSTED TO BE ERECTED ON THE PROPERTY SHOWN IN THE 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.

THE PLOT IS LOCATED WITHIN 500 M. FROM C/S. OF E.M. BYPASS.

THE PLOT IS LOCATED WITHIN 1000 M. FROM METRO CORRIDOR.

NAME OF ARCHITECT
RAJ KUMAR AGARWAL
COUNCIL REGISTRATION NO. CA/94/17940
ADDRESS:
RAJ AGRAWAL & ASSOCIATES
88, ROYD STREET (2ND FLOOR), KOLKATA-16.

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 TEST REPORT HAS BEEN CONSIDERED FOR THE PROPOSED BUILDING. (REFERENCE NO:- E-1/2/22 NORTH BARUIPUR PAUTAKHALI, P.O. + BARUIPUR HOWRAH). THE RECOMMENDATION OF SOIL REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATION.

NAME OF STRUCTURAL ENGINEER
SHIBAJI BISWAS
B-TECH(CIVIL)
ENROLLMENT NO. – E.S.E./1/272 OF KMC
ADDRESS:
BALIAPUKHURIPUR,SOUTH 24 PARGANA KOL-700144

NAME OF STRUCTURAL REVIEWER
RAJNAK MAJUMDAR
ENROLLMENT NO. – E.S.R/1/152/4
ADDRESS:
93/2 GARIA MAIN ROAD, KOLKATA-75

B. P. NO:- 2024/LB/185 DATED-06-JAN-25
VALID UP TO-05-JAN-30

KAJAL ROY — Digitally signed by KAJAL ROY, Date: 2025.01.06 09:45:01 +05'30' — DIGITAL OF DESIGN OF S.E

TUSHAR JATI — Digitally signed by TUSHAR JATI, Date: 2025.01.06 09:45:21 +05'30' — DIGITAL OF DESIGN OF E.E

TITLE

OVERALL GROUND FLOOR PLAN, LOCATION PLAN, SITE PLAN, DETAILS OF UNDERGROUND WATER RESERVOIR, SEWERAGE TREATMENT PLANT AND RECHARGE PIT DETAILS

PROJECT

PROPOSED B+G+XVIII STORIED RESIDENTIAL BUILDING OF HEIGHT 59.95 M. AT PREC. NO: 596, BARAKHOLA, P.S. :- SURVEY PARK, KOLKATA-700-099, WARD NO: 109, BOROUGH NO :- 12, R.S AND L.R DAG NO. :- 97,99,100,101. R.S KHATIAN NO. :- 152,160,161 L.R KHATIAN NO. :- 304, 305, 306, 307, 308, 309 & 310.I.L. NO. :- 021, MOUZA :- BARAKHOLA, UNDER SECTION 393A OF K.M.C. ACT 1980 READ WITH K.M.C. BUILDING RULES 2009 AND RULE 69A(1)(c) OF WITH K.M.C. BUILDING RULES 2009.

DATE	DRG.NO	SCALE	CHECKED	SHET NO
16.02.24		POLULAR	NIRMAL	1 OF 5
SCALE :				
1:150				

ARCHITECT

RAJ AGRAWAL & ASSOCIATES
88, ROYD STREET, CALCUTTA-16

BUILDING MEMO NO.
1. RS & LR DAG NO.-101, LR KHATIAN NO.304, MEMO NO.-5140(1)/1091/PI/22/9866/(13), DATE-30/10/2023.
2. RS KHATIAN -160 RS & LR DAG NO. -101, LR KHATIAN NO.305, MEMO NO.-5140(1)/1091/PI/22/9870/(13)/PI/22, DATE-30/10/2023. RS KHATIAN -160
3. RS & LR DAG NO.-101, LR KHATIAN NO.306, MEMO NO.-5140(1)/1091/PI/22/9867/(13)PI/22, DATE-30/10/2023.
4. RS KHATIAN-160 RS & LR DAG NO. -101, LR KHATIAN NO.307, MEMO NO.-5140(1)/1091/9869/(13)PI/22, DATE-30/10/2023.
5. RS KHATIAN-160 RS & LR DAG NO. -101, LR KHATIAN NO.308, MEMO NO.-5140(1)/1091/9871/(13)PI/22, DATE-30/10/2023.
6. RS KHATIAN-160 RS & LR DAG NO. -101, LR KHATIAN NO.309, MEMO NO.-5140(1)/1091/9868/(13)PI/22, DATE-30/10/2023.
7. RS KHATIAN-160 RS & LR DAG NO. -101, LR KHATIAN NO.310, MEMO NO.-5140(1)/1091/9872/(13)PI/22, DATE-30/10/2023.
8. RS KHATIAN-152 & 161 RS & LR DAG NO. -97, 99 & 100, LR KHATIAN NO.304, MEMO NO.-5140(1)/1089/1087/(13)/PI/22, DATE-05/12/2023.
9. RS KHATIAN-152 & 161 RS & LR DAG NO. -97, 99 & 100, LR KHATIAN NO.305, MEMO NO.-5140(1)/1089/1088/(13)/PI/22, DATE-05/12/2023.
10. RS KHATIAN-152 & 161 RS & LR DAG NO. -97, 99 & 100, LR KHATIAN NO.306, MEMO NO.-5140(1)/1089/1030/(13)/PI/22, DATE-05/12/2023.
11. RS KHATIAN-152 & 161 RS & LR DAG NO. -97, 99 & 100, LR KHATIAN NO.307, MEMO NO.-5140(1)/1089/1031/(13)/PI/22, DATE-05/12/2023.
12. RS KHATIAN-152 & 161 RS & LR DAG NO. -97, 99 & 100, LR KHATIAN NO.308, MEMO NO.-5140(1)/1089/1032/(13)/PI/22, DATE-05/12/2023.
13. RS KHATIAN-152 & 161 RS & LR DAG NO. -97, 99 & 100, LR KHATIAN NO.309, MEMO NO.-5140(1)/1089/1034/(13)/PI/22, DATE-05/12/2023.
14. RS KHATIAN-152 & 161 RS & LR DAG NO. -97, 99 & 100, LR KHATIAN NO.310, MEMO NO.-5140(1)/1089/1035/(13)/PI/22, DATE-05/12/2023. RS KHATIAN -152 & 161

OBSERVATION OF OTHER AGENCIES	
1. ULC	= 111/ULC/ALIPORE/2024 DATED = 02/03/2024
1. AAI	= NOCA/BATT/B/130103/944390 VALID UPTO = 16/06/2030

STATEMENT OF THE PLAN PROPOSAL

PART-A

1. ASSESSEE NO :- 211060217179
2. DETAIL OF REGISTERED DEED
a) BOOK NO. - I, VOL NO. - 1604-2023, PAGES 107923 TO 107988
BENK NO. - 160402303, DATE-05/07/2023, A.D.R.- SEALDAH
b) BOOK NO. - I, VOL NO. - 1604-2023, PAGES 107383 TO 107394
BENK NO. - 160402303, DATE-05/07/2023, A.D.R.- SEALDAH
c) BOOK NO. - I, VOL NO. - 1604-2023, PAGES 107395 TO 107444
BENK NO. - 160402303, DATE-05/07/2023, A.D.R.- SEALDAH
d) BOOK NO. - I, VOL NO. - 1604-2023, PAGES 107445 TO 107479
BENK NO. - 160402303, DATE-05/07/2023, A.D.R.- SEALDAH
e) BOOK NO. - I, VOL NO. - 1604-2023, PAGES 107480 TO 107504
BENK NO. - 160402303, DATE-05/07/2023, A.D.R.- SEALDAH
f) BOOK NO. - I, VOL NO. - 1604-2023, PAGES 107505 TO 107540
BENK NO. - 160402303, DATE-05/07/2023, A.D.R.- SEALDAH
g) BOOK NO. - I, VOL NO. - 1604-2023, PAGES 107541 TO 107572
BENK NO. - 160402303, DATE-05/07/2023, A.D.R.- SEALDAH
h) BOOK NO. - I, VOL NO. - 1604-2023, PAGES 107573 TO 107588
BENK NO. - 160402303, DATE-05/07/2023, A.D.R.- SEALDAH
i) BOOK NO. - I, VOL NO. - 1604-2023, PAGES 108015 TO 108148
BENK NO. - 160402303, DATE-05/07/2023, A.D.R.- SEALDAH
j) BOOK NO. - I, VOL NO. - 1604-2023, PAGES 108149 TO 108180
BENK NO. - 160402303, DATE-05/07/2023, A.D.R.- SEALDAH
k) BOOK NO. - I, VOL NO. - 1604-2023, PAGES 107589 TO 107718
BENK NO. - 160402303, DATE-05/07/2023, A.D.R.- SEALDAH
l) BOOK NO. - I, VOL NO. - 1604-2023, PAGES 108181 TO 108214
BENK NO. - 160402303, DATE-05/07/2023, A.D.R.- SEALDAH
3. DETAIL OF BONABFIT DECLARATION
BOOK NO. I VOL NO. 1608-2024 PAGE - 34828 TO 34839
BENK NO. - 160801305
4. AREA ADDITION DEED NO. - 160702500-2021-2021/001, DATED - 10/12/2021, APPROVED BY - ADDITIONAL DISTRICT SUB REGISTRAR OF SEALDAH
5. a) AREA OF LAND (AS PER DEED) : 3488.33 SQM.
b) AREA OF LAND (AS PER DCR) : 3488.34 SQM.
c) AREA OF LAND (AS PER SPE) : 3488.33 SQM.
d) AREA OF LAND (AS PER MEASURED) :
6. NO. OF TENAMENTS : 88 NOS.
a) FLAT SIZE 100-200 : 88 NOS.

PART-B.

1. AREA OF LAND (AS PER DEED) = 2B. 12K.-10K.-18.92SQFT. =		3488.330	SQM
2. AREA OF LAND (AS PER PHYSICAL MEASUREMENT) =		3488.330	SQM
3. (a) PERMISSIBLE GROUND COVERAGE (50%) =		1743.165	SQM
(b) PROPOSED GROUND COVERAGE	28.88 %	1006.833	SQM
4. (a)(i) PROPOSED HEIGHT OF BLOCK-1 (IN MMLL) =	59950.0		
(b) ROAD WIDTH (IN MMLL) =	79789.5		

5. PROPOSED AREA CALCULATION :-
a. FOR RESIDENTIAL :

AT FLOOR	COVERED AREA	CUTOUT	GROSS AREA	STAIR & STAIR LOBBY	LIFT LOBBY	NET FLOOR AREA
				EXEMPTED AREA		
BASEMENT	1021.33	0.00	1021.33	17.66	0.00	1003.66
GROUND	996.03	91.51	904.53	43.52	0.00	861.01
1st	771.60	18.07	753.53	29.98	9.00	714.55
2nd	564.94	153.58	591.56	29.98	9.00	552.58
3rd	742.17	18.10	724.07	29.98	9.00	685.09
4th	742.17	18.10	724.07	29.98	9.00	685.09
5th	742.17	18.10	724.07	29.98	9.00	685.09
6th	742.17	18.10	724.07	29.98	9.00	685.09
7th	742.17	18.10	724.07	29.98	9.00	685.09
8th	742.17	18.10	724.07	29.98	9.00	685.09
9th	742.17	18.10	724.07	29.98	9.00	685.09
10th	742.17	18.10	724.07	29.98	9.00	685.09
11th	742.17	18.10	724.07	29.98	9.00	685.09
12th	742.17	18.10	724.07	29.98	9.00	685.09
13th	742.17	18.10	724.07	29.98	9.00	685.09
14th	742.17	18.10	724.07	29.98	9.00	685.09
15th	742.17	18.10	724.07	29.98	9.00	685.09
16th	742.17	18.10	724.07	29.98	9.00	685.09
17th	742.17	18.10	724.07	29.98	9.00	685.09
18th	742.17	18.10	724.07	29.98	9.00	685.09
TOTAL	15408.67	552.60	14856.07	600.82	171.00	14084.26

6. TENEMENTS & CAR PARKING CALCULATION :-
(a) FOR RESIDENTIAL :

MARKED	TENEMENT SIZE	PROPORTIONALLY AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
A	103.26	26.36	129.42	17	ABOVE 100 =46 NOS.
B	103.49	26.22	129.71	16	
C	94.74	24.01	118.75	18	
D	156.45	39.65	196.10	18	CARHAB NOS.
E	140.89	35.70	176.59	17	
TOTAL NOS. OF TENEMENT				86	86

(b) FOR ASSEMBLY AREA:

COVERED AREA FOR ASSEMBLY	419.78	SQM
CARPET AREA FOR ASSEMBLY	389.11	SQM
REQUIRED CAR PARKING FOR ASSEMBLY	15	NOS.
TOTAL NOS OF CAR REQUIRED	97	NOS.
7. PROVIDED CAR PARKING :- OPEN CAR =32, GROUND =56, BASEMENT=27	117	NOS.
8. PERMISSIBLE CAR PARKING AREA :- (35*25+27*40)	1905.00	SQM
9. PROVIDED CAR PARKING AREA :-	1555.74	SQM
10. PERMISSIBLE F.A.R. (CONSIDERING RULE 69A(1)(E)) :-	**3.600**	
11. PROPOSED F.A.R :- (14084.26-1555.74)/3488.33	**3.583**	
12. STAIR HEAD ROOM AREA :-	40.14	SQM
13. LIFT LOBBY AREA AT ROOF :-	21.75	SQM
14. OVER HEAD TANK AREA :-	38.35	SQM
15. AREA OF CUP-BOARD :-	187.65	SQM
16.GOOMTY AREA.	6.25	SQM
17. TERRACE AREA :-	594.08	SQM
18. FIRE REFUGE PLATFORM AREA :-	45.15	SQM
19. SWIMMING POOL AREA :-	134.78	SQM
20. TRIPPLE BALCONY AREA :-	174.11	SQM
21a. PERMISSIBLE TREE COVER AREA (15% OF LAND AREA) :-	522.95	SQM
21b. PROPOSED TREE COVER AREA (15.95% OF LAND AREA) :-	556.25	SQM
22. TOILET AREA AT ROOF :-	2.97	SQM
23. SOLAR AREA :-	50.15	SQM
24. ELECTRICAL VEHICLE CHARGING POINTS (10%) :-	11	NOS.
25. ADDITIONAL AREA ONLY FOR FEES :-	871.682	SQM
26. TOTAL AREA ONLY FOR FEES :-	13527.722	SQM
27. RELAXATION OF AUTHORITY, IF ANY :-		NO

FLAT MATRIX

TOWER:-1
GROUND = 17 NOS.
1000+ 2010 = 36 NOS.
4000+ 2010 = 3 33 NOS.
TOTAL NO. OF UNITS
=17+36+33 = 86 NOS.