

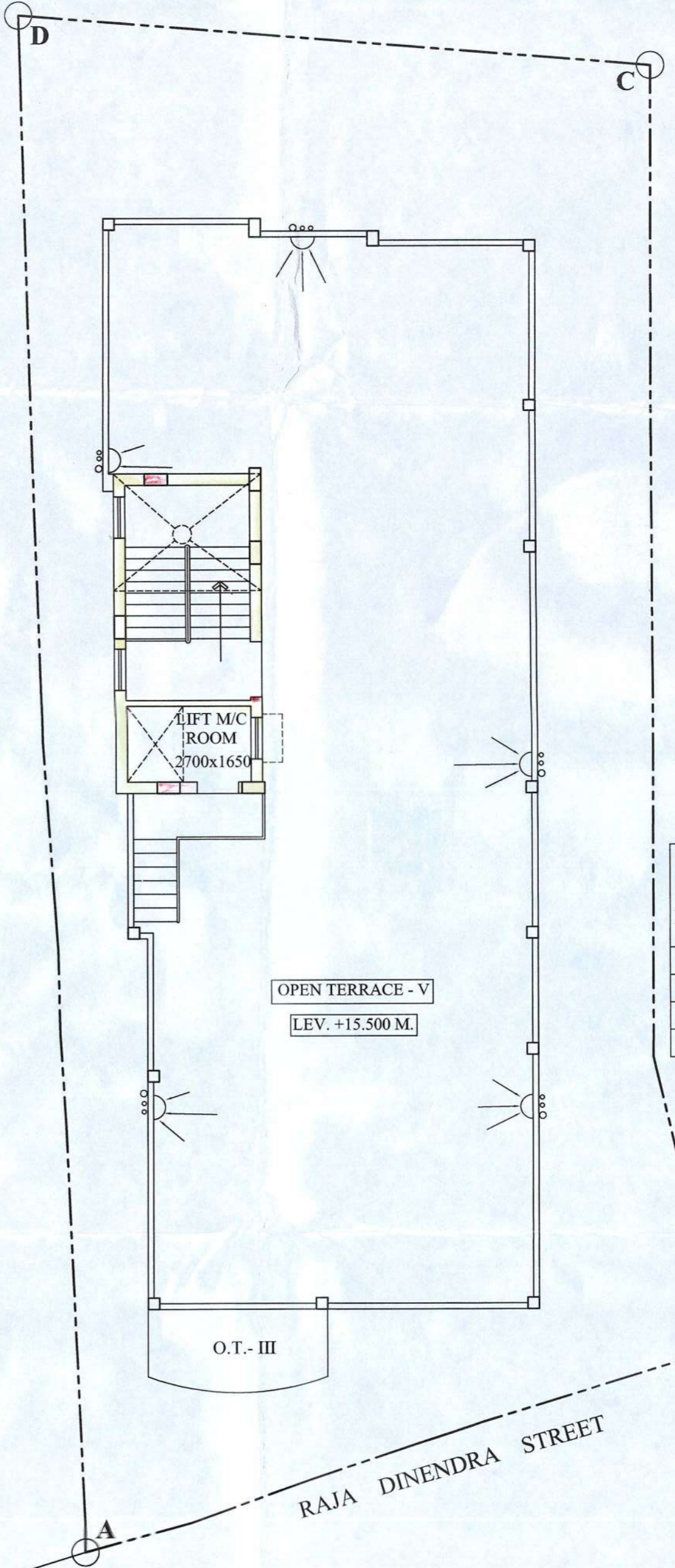
STATEMENT OF THE PLAN PROPOSAL

PART A:-

- ASSEESSEE NO: 11-015-16-0035-9
- DETAIL OF REGISTERED DEED (I):
 - i) BOOK NO: I VOL. NO: 38 PAGE NO: 121 TO 128 BEING NO: 1688 DATE: 01.09.1945
 - ii) BOOK NO: I VOL. NO: 1901-2016 PAGE NO: 25688 TO 25661 BEING NO: 1901780 DATE: 31.10.2016
- DETAIL OF POWER OF ATTORNEY:
 - i) BOOK NO: IV VOL. NO: 1903-2016 PAGE NO: 110319 TO 110359 BEING NO: 190304593 DATE: 01.08.2016
 - ii) BOOK NO: IV VOL. NO: 1903-2017 PAGE NO: 60376 TO 60403 BEING NO: 190302373 DATE: 12.05.2017
- DETAIL OF BOUNDARY DECLARATION:
 - BOOK NO: I VOL. NO: 1903-2020 PAGE NO: 172216 TO 172235 BEING NO: 190303585 DATE: 22.09.2020
- AREA OF LAND: 414.757 sqm.
- NO OF STOREY: G+IV
- NO OF TENEMENTS: 5 NOS.
- SIZE OF TENEMENTS:
 - i) 75 SQM TO 100 SQM 2 NOS.
 - ii) 100 SQM TO 200 SQM 3 NOS.

PART B:-

- AREA OF LAND:
 - i) AS PER TITLE DEED (6 K - 07 CH - 08 SFT) = 431.340 SQM.
 - ii) AS PER BOUNDARY DECLARATION = 414.757 SQM.
- CONSUMED GROUND COVERAGE (52.825 %) = 219.097 SQM.
- CONSUMED F.A.R. = 1.987
- CONSUMED TOTAL FLOOR AREA = 962.484 SQM.
- CONSUMED CAR PARKING AREA = 138.169 SQM.



POINT MARK	LATITUDE (N)	LONGITUDE (E)	SITE ELEVATION (AMSL) (MTR)
A	22° 30' 28.7" N	88° 20' 05.2" E	6.0
B	22° 30' 28.9" N	88° 20' 05.0" E	6.0
C	22° 30' 28.1" N	88° 20' 04.6" E	6.0
D	22° 30' 27.7" N	88° 20' 04.8" E	6.0

F.A.R. STATEMENTS

AREA OF PLOT (AS PER BOUNDARY DECLARATION) = 414.757 SQM.

1. GROUND COVERAGE :-

- PERMISSIBLE ((52.84 %) = 219.164 SQM.
- CONSUMED (52.825 % OF PLOT AREA) = 219.097 SQM.

2. F.A.R. :-

- PERMISSIBLE = 2.50
- CONSUMED = 1.987

3. COVERED AREA:-

- PERMISSIBLE COVERED AREA = 1036.892 SQM.
- CONSUMED FLOOR AREA (AS PER CALCULATING F.A.R.) = 962.484 SQM.

PROPOSED AREA:-

GR. FL.	TOTAL FLOOR AREA	DEDUCTION FOR DUCT (LIFT & STAIR WELL)	GROSS FLOOR AREA	STAIR WAY	LIFT LOBBY	TOTAL EXEMPTED AREA	EFFECTIVE COVER AREA
GR. FL.	195.697 SQM.		195.697 SQM.	12.690 SQM.	2.734 SQM.	15.424 SQM.	180.273 SQM.
1ST FL.	219.097 SQM.	(2.021 + 1.000) = 3.021 SQM.	216.076 SQM.	12.690 SQM.	2.565 SQM.	15.255 SQM.	200.821 SQM.
2ND FL.	219.097 SQM.	(2.021+10.651) =12.672 SQM.	206.425 SQM.	12.690 SQM.	2.565 SQM.	15.255 SQM.	191.170 SQM.
3RD FL.	212.386 SQM.	2.021 SQM.	210.365 SQM.	12.690 SQM.	2.565 SQM.	15.255 SQM.	195.110 SQM.
4TH FL.	212.386 SQM.	2.021 SQM.	210.365 SQM.	12.690 SQM.	2.565 SQM.	15.255 SQM.	195.110 SQM.
TOTAL	1058.663 SQM.	19.735 SQM.	1038.928 SQM.	63.450 SQM.	12.994 SQM.	76.444 SQM.	962.484 SQM.

CONSUMED AREA OF OFFICE :-

- COVERED AREA AT OFFICE FLOOR = 14.397 SQM.
- COVERED AREA AT 1ST FLOOR = (197.977 - 1.000) = 196.977 SQM.
- COVERED AREA AT 2ND FLOOR = (105.565 - 10.651) = 94.914 SQM.
- TOTAL COVERED AREA = 306.288 SQM.

iv) CARPET AREA AT GROUND FLOOR = 7.258 SQM. **CARPET AREA:-**
 AREA OF ROUGHENT = 0.922 SQM.
 v) CARPET AREA AT 1ST FLOOR = 170.949 SQM. 9.25 x 1.52 = 5.986 SQM.
 vi) CARPET AREA AT 2ND FLOOR = 86.879 SQM. 1.20 x 0.200 = 0.240 SQM.
 TOTAL CARPET AREA = 265.086 SQM. TOTAL = 7.258 SQM.

TENEMENTS & PARKING CALCULATION:-

RESIDENTIAL:

MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT	TENEMENT REQUIRED	PROVIDED PARKING
A	93.693 SQM.	24.866 SQM.	118.559 SQM.	1 NOS.	9
B	110.535 SQM.	29.336 SQM.	139.871 SQM.	2 NOS.	2
C	77.507 SQM.	20.570 SQM.	98.077 SQM.	2 NOS.	1

TOTAL CARPET AREA OF OFFICE = 265.086 SQM. 5

- REQUIRED NOS OF PARKING = 9
 - PROVIDED NOS OF PARKING = 9
 - PERMISSIBLE AREA FOR PARKING = 225.00 SQM.
 - CONSUMED AREA OF PARKING = 138.169 SQM.
 - PERMISSIBLE F.A.R. = 2.50
 - PROPOSED F.A.R. = (962.484 - 138.169) / 414.757 = 1.987
- CONSUMED AREA OF STAIR COVER - (3.200 x 4.950) = 15.840 SQM.
 - CONSUMED AREA OF OVER HEAD TANK - (3.200 x 2.550) = 8.160 SQM.
 - CONSUMED AREA OF LIFT MACHINE ROOM (3.200 x 2.025) = 6.48 SQM.
 - CONSUMED AREA OF LIFT MACHINE ROOM STAIR- (1.000 x 1.800) + (1.875 x 1.000) = 3.675 SQM.
 - CONSUMED AREA OF CUP BOARD - ((1.800x0.300) + (1.800x0.475) + (1.500x0.300)) x 3 + (1.800x0.425)x2 = 7.065 SQM.
 - CONSUMED AREA OF LOFT - (2.175 x 1.350) = 2.936 SQM.
 - AREA OF PERGOLA = (9.250 x 0.650) + (5.975 x 0.650) = 9.896 SQM.
 - BUILDING HEIGHT = 15.475 M.

CERTIFICATE OF L.B.S.

THIS IS TO CERTIFY THAT THE EXTERNAL AND INTERNAL ALTERATION OF BUILDING PLAN HAS BEEN DRAWN UP AS PER BUILDING RULE 26 (2a) & (2b) OF K.M.C. BUILDING RULE 2009 FROM SANCTIONED BUILDING PERMIT NO. - 2020003 DATED 05.01.2021 COMPLYING K.M.C. BUILDING RULE 2009 UNDER SECTION 39A OF K.M.C. ACT 1980 AND THAT THE SITE CONDITIONS INCLUDING THE WIDTH OF THE ABUTTING ROAD CONFORM WITH THE PLAN. THAT IT IS A BUILDABLE SITE.

SPECIFICATIONS:-

- ALL DIMENSIONS ARE IN MM. UNLESS OTHERWISE MENTIONED.
- FOR ALL EXTERNAL WALL CEMENT MOTER WILL BE IN RATIO OF 1:6 & 1:4 FOR PARTITION WALLS.
- ALL EXTERNAL WALLS ARE 200 THK. & ALL PARTITION WALLS ARE 75 THK. & 125 THK.
- GRADE OF CONCRETE WILL BE - M20.
- GRADE OF STEEL WILL BE - Fe415.

DOOR SCHEDULE

MARK	SIZE	MARK	SIZE
D	1500x2100	D3	750x2100
D1	1200x2100	S/D	2400x2100
D2	900x2100		

WINDOW SCHEDULE

MARK	SIZE	MARK	SIZE
W1	1800x1800	W4	600x1200
W2	1500x1200	W5	900x1000
W3	1200x1200	W6	600x600

CERTIFICATE OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN AND DRAWING OF BOTH THE FOUNDATION AND SUPER STRUCTURE OF EXTERNAL AND INTERNAL ALTERATION OF BUILDING PLAN HAS BEEN DRAWN UP AS PER BUILDING RULE 26 (2a) & (2b) OF K.M.C. BUILDING RULE 2009. FROM SANCTIONED BUILDING PERMIT NO. - 2020003 DATED 05.01.2021 COMPLYING K.M.C. BUILDING RULE 2009 UNDER SECTION 39A OF K.M.C. ACT 1980. THE BUILDING DRAWING AND DESIGN HAVE BEEN CHECKED BY ME CONSIDERING ALL POSSIBLE LOADS SEISMIC LOADS AS PER THE NATIONAL BUILDING CODE OF INDIA AND SATISFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.

CERTIFICATE OF GEO TECHNICAL ENGINEER

I INSPECTED THE SITE DURING THE FOUNDATION OF THE BUILDING AND THE SOIL CONDITION IS AS PER CARRIED OUT SOIL INVESTIGATION THEREON. IT IS CERTIFY THAT THE EXISTING SOIL OF THE SITE IS ABLE TO CARRY THE LOADS COMING FROM THE CONSTRUCTION AND THE FOUNDATION SYSTEM HERE IN IS SAFE AND STABLE IN ALL RESPECT FROM GEO TECHNICAL POINT OF VIEW.

SIGNATURE OF STRUCTURAL ENGINEER
BABUL CHAUDHURY, ESE 1103

SIGNATURE OF GEO TECHNICAL ENGINEER
RUPAK K. BANERJEE - G.T.I.13 (K.M.C.)

CERTIFICATE OF OWNERS

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 BUILDING (AS PER PLAN). K.M.C AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE IF ANY SUBMITTED DOCUMENT ARE TAKE. THE K.M.C AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF U.G.W.R WILL BE TAKEN UNDER THE GUIDANCE OF L.B.A & E.S.E BEFORE STARTING OF BUILDING FOUNDATION.

SIGNATURE OF APPLICANT
SRI BRIJESH KUMAR AGARWAL
DIRECTOR OF NEELKANTH NIRMANN PVT. LTD.
AS CONSTITUTED POWER OF ATTORNEY OF

- AMAR NATH JAISWAL
 - RAJ KUMAR JAISWAL
 - RAJENDRA JAISWAL
 - UMESH JAISWAL
 - DAYANAND JAISWAL
 - RAJ JAISWAL
 - MANISH JAISWAL
 - PRADIP KUMAR JAISWAL
 - SANJAY KUMAR JAISWAL
- EXTERNAL AND INTERNAL ALTERATION PLAN OF G+IV STORIED RESIDENTIAL BUILDING AT PREMISES NO. 77, RAJA DINENDRA STREET, WARD NO. - 15, BOROUGH - II, P.O. BEADON STREET, P.S. - MANICKTALA, KOLKATA - 700 006 COMPLYING BUILDING RULE 26 (2a) & (2b) OF K.M.C BUILDING RULE 2009 READ WITH SANCTIONED B.P. NO. 2020020035, DATED - 05.01.2021 COMPLYING BUILDING RULE 2009 U/S-39A OF K.M.C ACT 1980.**

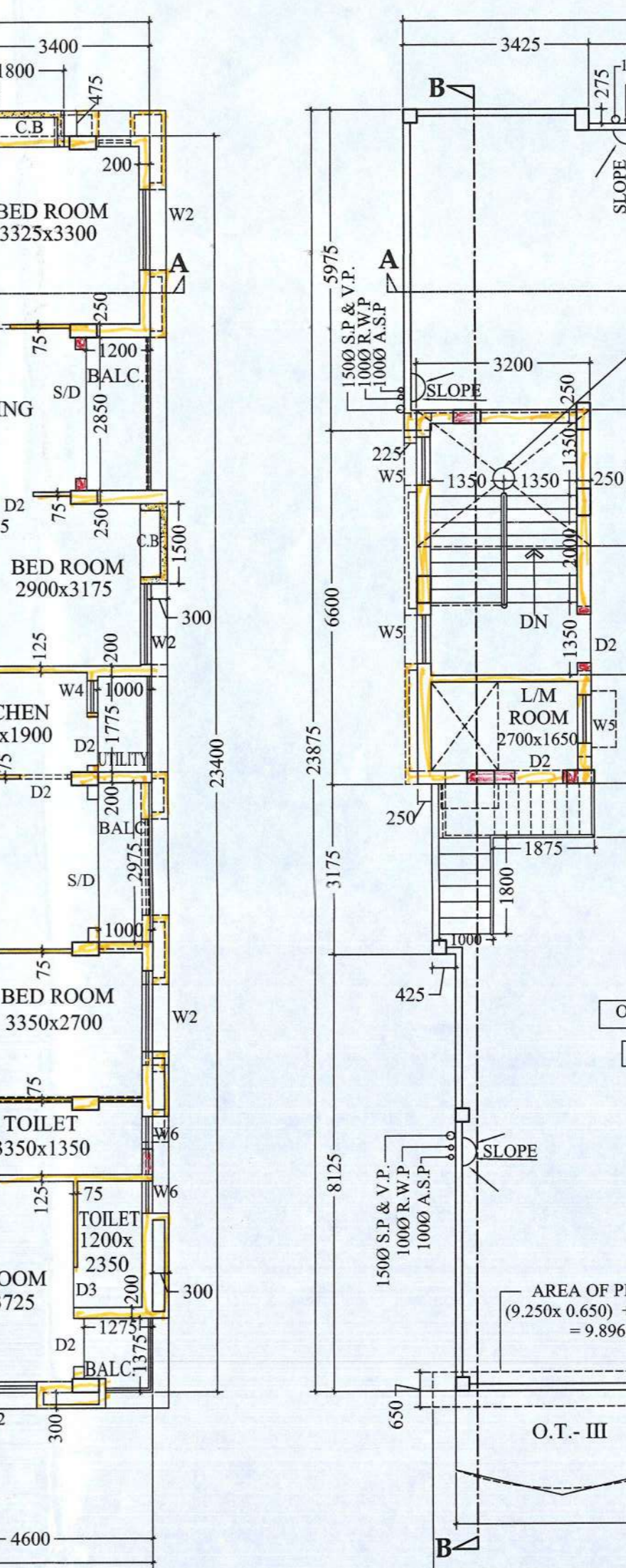
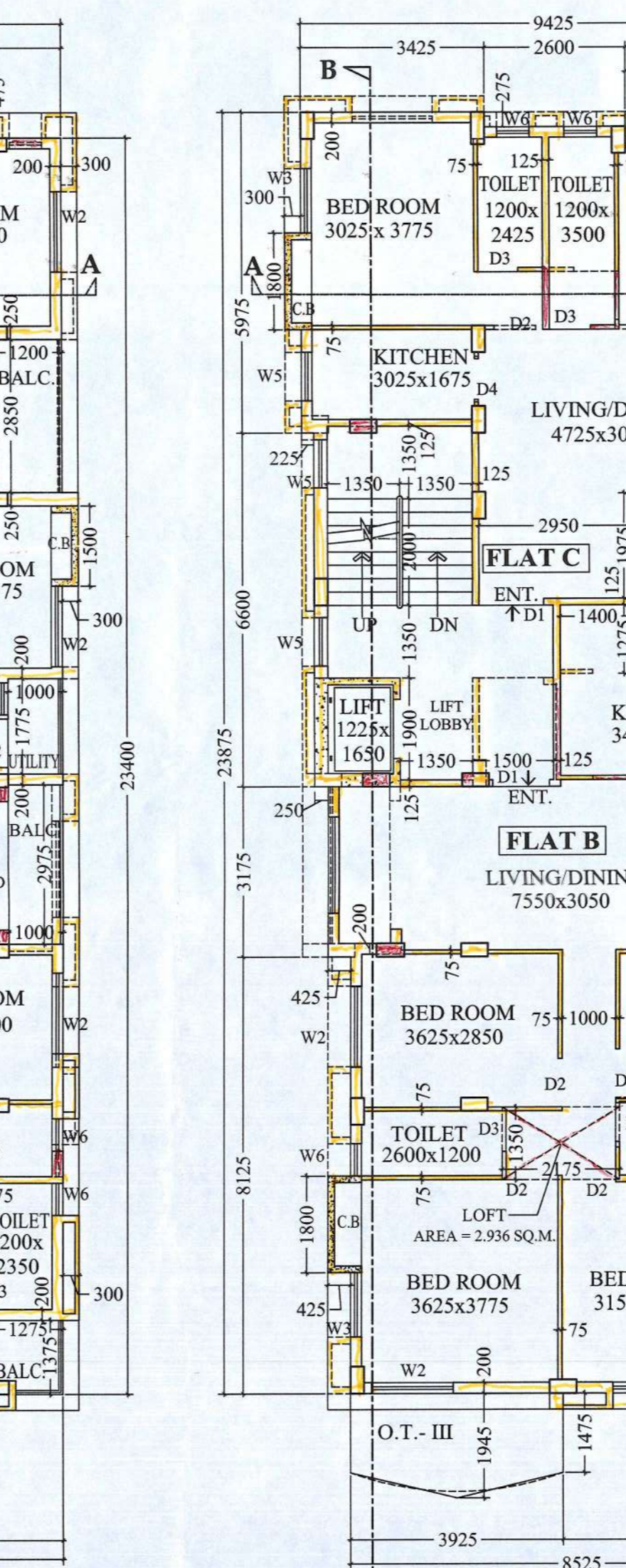
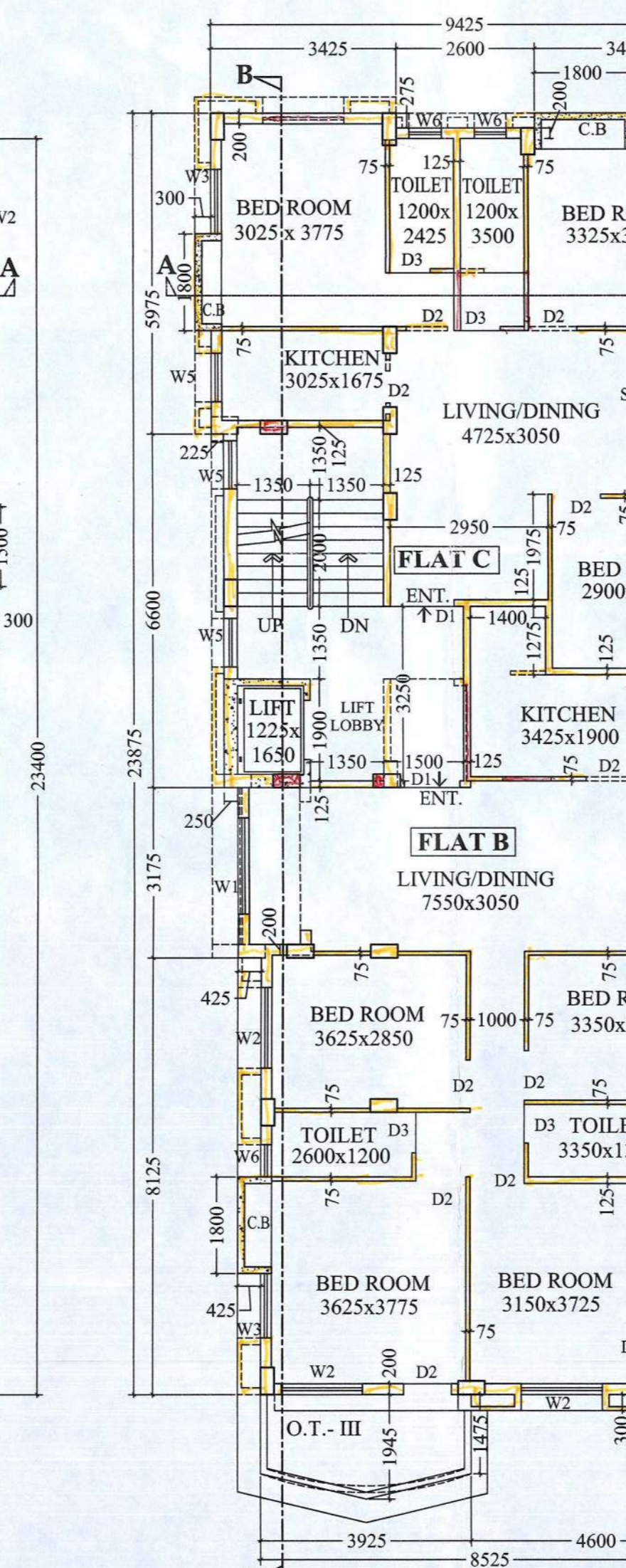
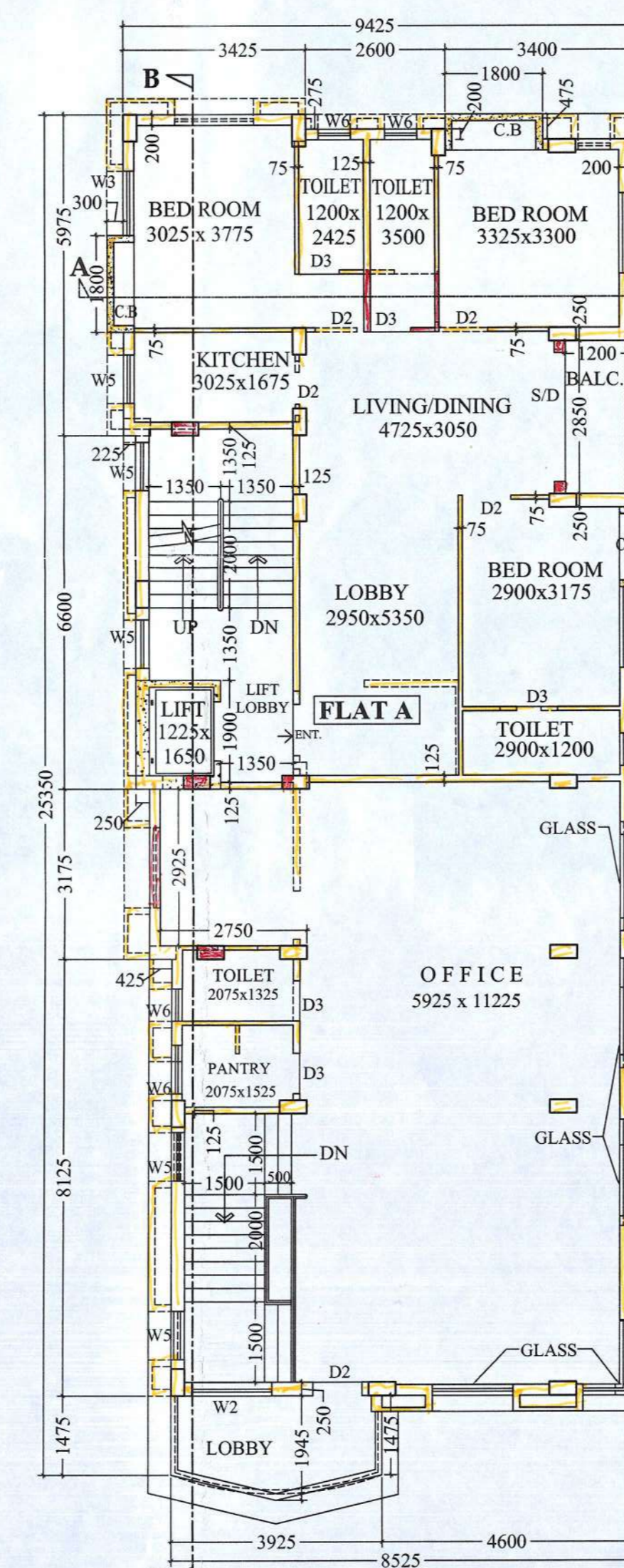
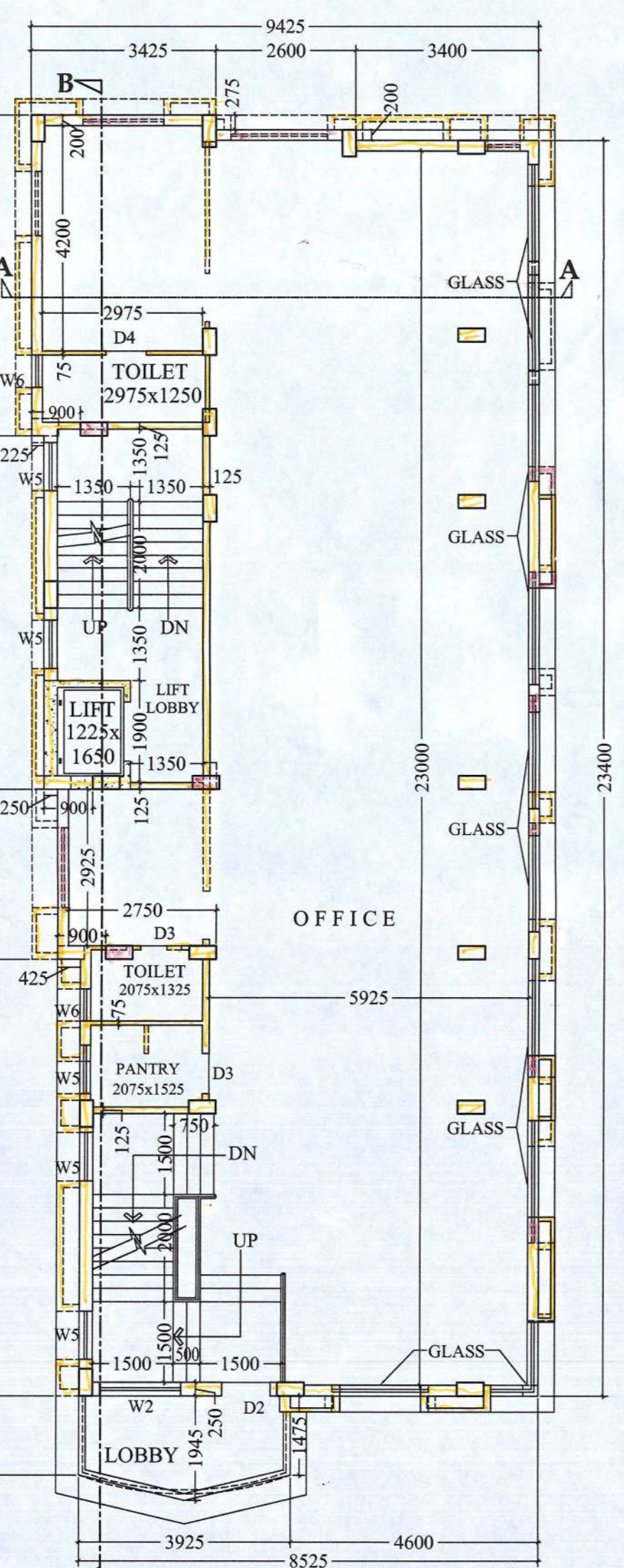
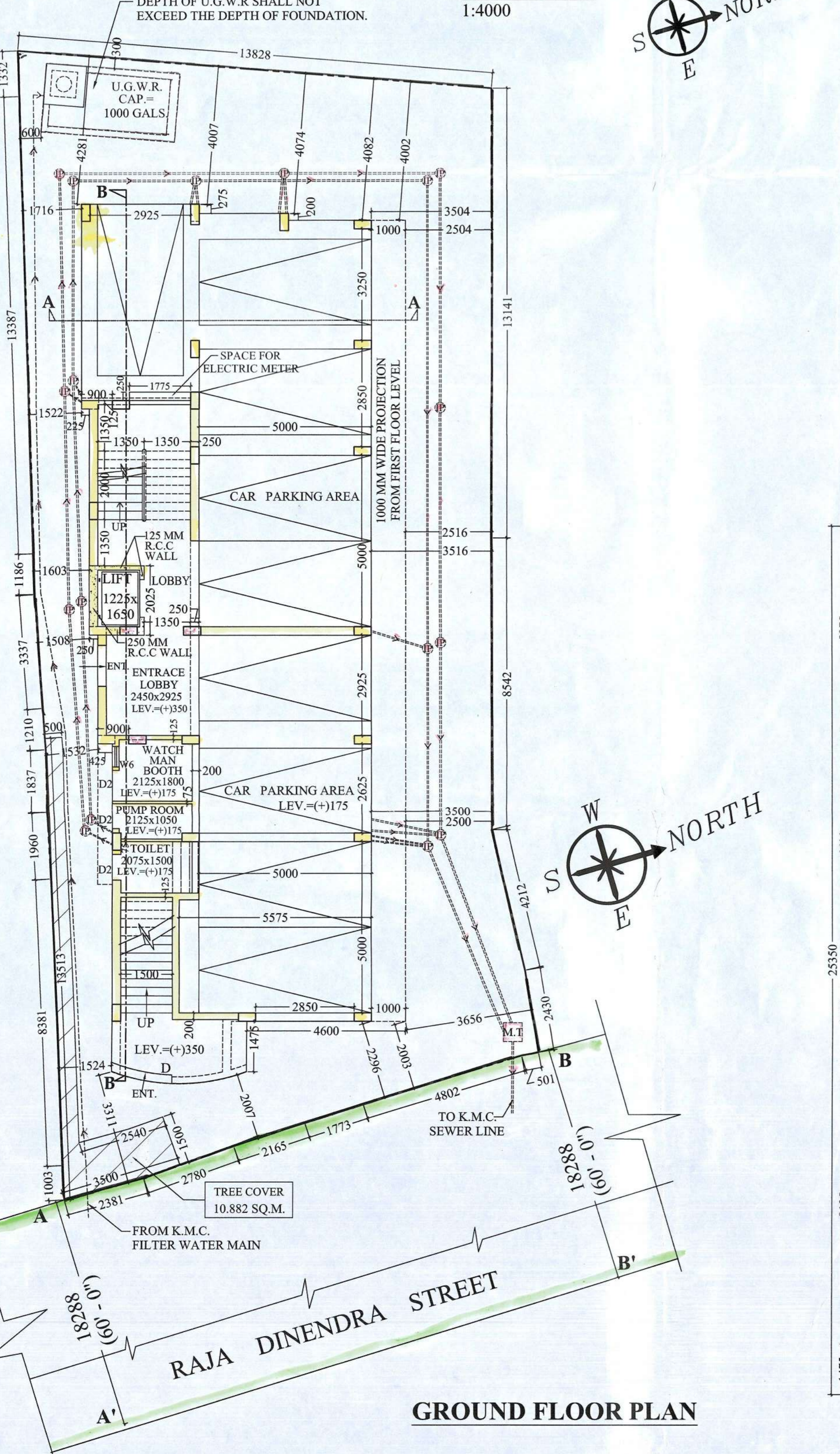
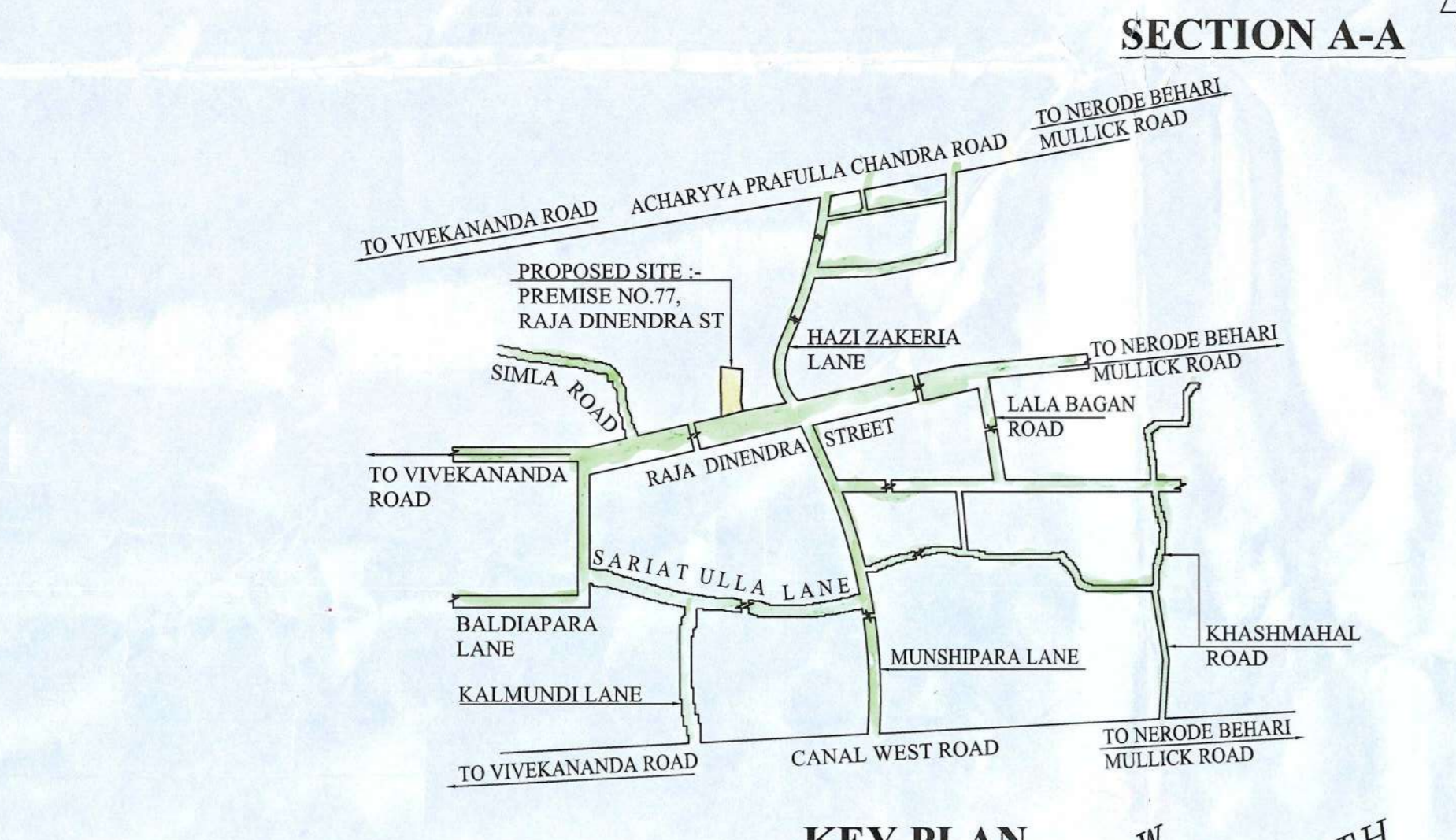
Drawn by: Pampa Sinha, Planning by: Rafique, Checked by: B.Chaudhury, Approved by: -date: 20/06/23, File name: B.Chaudhury-20/06/23/77-R-D-ST-A-0, Date: 11:10, Scale: 50,600,4000

Crown Consulting Engineers
10/28, Meghad Saha Sarani
Kolkata 700 029.

FLOOR PLANS, SECTIONS, ELEVATIONS, DETAILS & SCHEDULES

77-RAJA DINENDRA STREET

Revision: 0, Sheet: 1



PARTY'S COPY

SL No:- 019 | E.E(C) | Bldg | B-II | 2023-2024 dt 07.09.2023

Approved by DY.CE(B)/N dt 10.08.2023

KOLKATA MUNICIPAL CORPORATION
BUILDING DEPTT.
PLANS APPROVED U/R 26(2a) & (2b) of
C.M.C. BUILDING RULES 2009
2020020035 II dt 05.01.2021
P. No. Br. No. Dt.

Chitra 07/09/23
Assistant Engineer
Br. No.-II

Shyam 07/09/23
Ex.Engr. (Civil)
Br. No.-II

OFFICE OF THE E.E. (C)
BOROUGH-II
07 SEP 23
Building Department
K.M.C.