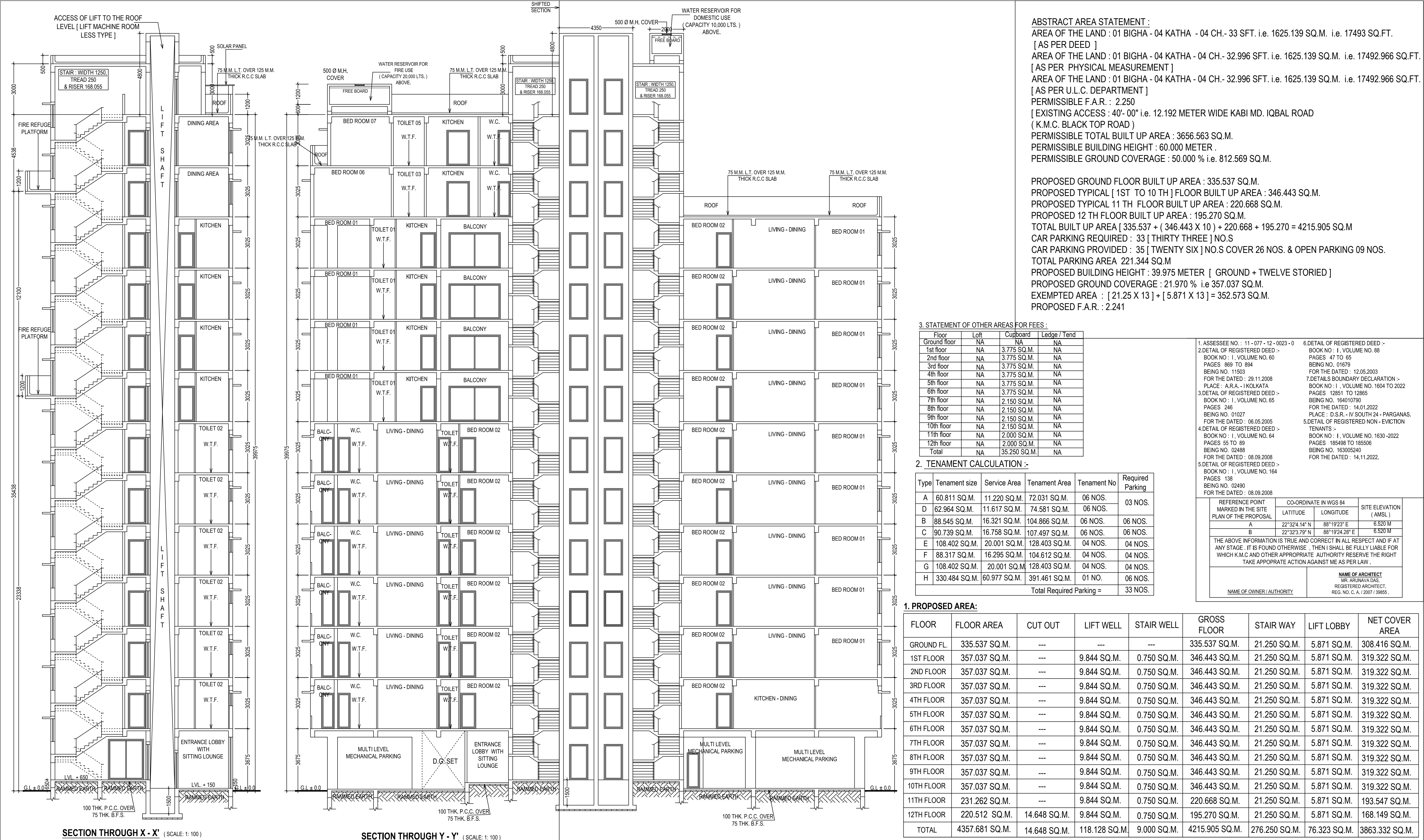




ABSTRACT AREA STATEMENT :
AREA OF THE LAND : 01 BIGHA - 04 KATHA - 04 CH- 33 SFT. i.e. 1625.139 SQ.M. i.e. 17493 SQ.FT.
[AS PER DEED]
AREA OF THE LAND : 01 BIGHA - 04 KATHA - 04 CH- 32.996 SFT. i.e. 1625.139 SQ.M. i.e. 17492.966 SQ.FT.
[AS PER PHYSICAL MEASUREMENT]
AREA OF THE LAND : 01 BIGHA - 04 KATHA - 04 CH- 32.996 SFT. i.e. 1625.139 SQ.M. i.e. 17492.966 SQ.FT.
[AS PER U.L.C. DEPARTMENT]
PERMISSIBLE F.A.R. : 2.250
[EXISTING ACCESS : 40'- 00" i.e. 12.192 METER WIDE KABI MD. IQBAL ROAD
(K.M.C. BLACK TOP ROAD)
PERMISSIBLE TOTAL BUILT UP AREA : 3656.563 SQ.M.
PERMISSIBLE BUILDING HEIGHT : 60.000 METER .
PERMISSIBLE GROUND COVERAGE : 50.000 % i.e. 812.569 SQ.M.

PROPOSED GROUND FLOOR BUILT UP AREA : 335.537 SQ.M.
PROPOSED TYPICAL [1ST TO 10 TH] FLOOR BUILT UP AREA : 346.443 SQ.M.
PROPOSED TYPICAL 11 TH FLOOR BUILT UP AREA : 220.668 SQ.M.
PROPOSED 12 TH FLOOR BUILT UP AREA : 195.270 SQ.M.
TOTAL BUILT UP AREA [335.537 + (346.443 X 10) + 220.668 + 195.270 = 4215.905 SQ.M
CAR PARKING REQUIRED : 33 [THIRTY THREE] NO.S
CAR PARKING PROVIDED : 35 [TWENTY SIX] NO.S COVER 26 NOS. & OPEN PARKING 09 NOS.
TOTAL PARKING AREA 221.344 SQ.M
PROPOSED BUILDING HEIGHT : 39.975 METER [GROUND + TWELVE STORIED]
PROPOSED GROUND COVERAGE : 21.970 % i.e 357.037 SQ.M.
EXEMPTED AREA : [21.25 X 13] + [5.871 X 13] = 352.573 SQ.M.
PROPOSED F.A.R. : 2.241

3. STATEMENT OF OTHER AREAS FOR FEES :

Floor	Loft	Cupboard	Ledge / Tend
Ground floor	NA	NA	NA
1st floor	NA	3.775 SQ.M.	NA
2nd floor	NA	3.775 SQ.M.	NA
3rd floor	NA	3.775 SQ.M.	NA
4th floor	NA	3.775 SQ.M.	NA
5th floor	NA	3.775 SQ.M.	NA
6th floor	NA	3.775 SQ.M.	NA
7th floor	NA	2.150 SQ.M.	NA
8th floor	NA	2.150 SQ.M.	NA
9th floor	NA	2.150 SQ.M.	NA
10th floor	NA	2.150 SQ.M.	NA
11th floor	NA	2.000 SQ.M.	NA
12th floor	NA	2.000 SQ.M.	NA
Total	NA	35.250 SQ.M.	NA

2. TENAMENT CALCULATION :-

Type	Tenament size	Service Area	Tenament Area	Tenament No	Required Parking
A	60.811 SQ.M.	11.220 SQ.M.	72.031 SQ.M.	06 NOS.	03 NOS.
D	62.964 SQ.M.	11.617 SQ.M.	74.581 SQ.M.	06 NOS.	
B	88.545 SQ.M.	16.321 SQ.M.	104.866 SQ.M.	06 NOS.	06 NOS.
C	90.739 SQ.M.	16.758 SQ.M.	107.497 SQ.M.	06 NOS.	06 NOS.
E	108.402 SQ.M.	20.001 SQ.M.	128.403 SQ.M.	04 NOS.	04 NOS.
F	88.317 SQ.M.	16.295 SQ.M.	104.612 SQ.M.	04 NOS.	04 NOS.
G	108.402 SQ.M.	20.001 SQ.M.	128.403 SQ.M.	04 NOS.	04 NOS.
H	330.484 SQ.M.	60.977 SQ.M.	391.461 SQ.M.	01 NO.	06 NOS.
Total Required Parking =					33 NOS.

1. ASSESSEE NO. : 11-077-12-0023-0
2.DETAIL OF REGISTERED DEED :-
BOOK NO : I, VOLUME NO. 60
PAGES 869 TO 884
BEING NO. 11503
FOR THE DATED : 29.11.2008
PLACE : A.R.A. - I KOLKATA
3.DETAIL OF REGISTERED DEED :-
BOOK NO : I, VOLUME NO. 65
PAGES 246
BEING NO. 01027
FOR THE DATED : 06.05.2005
4.DETAIL OF REGISTERED DEED :-
BOOK NO : I, VOLUME NO. 64
PAGES 55 TO 89
BEING NO. 02488
FOR THE DATED : 08.09.2008
5.DETAIL OF REGISTERED DEED :-
BOOK NO : I, VOLUME NO. 164
PAGES 138
BEING NO. 02490
FOR THE DATED : 08.09.2008
6.DETAIL OF REGISTERED DEED :-
BOOK NO : I, VOLUME NO. 88
PAGES 47 TO 65
BEING NO. 01679
FOR THE DATED : 12.05.2003
7.DETAILS BOUNDARY DECLARATION :-
BOOK NO : I, VOLUME NO. 1604 TO 2022
PAGES 12851 TO 12865
BEING NO. 164010790
FOR THE DATED : 14.01.2022
PLACE : D.S.R. - IV SOUTH 24 - PARGANAS.
8.DETAIL OF REGISTERED NON - EVICTION
TENANTS :-
BOOK NO : I, VOLUME NO. 1630 -2022
PAGES 185498 TO 185506
BEING NO. 163005240
FOR THE DATED : 14.11.2022.

REFERENCE POINT MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS 84		SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE	
A	22°32'4.14" N	88°19'23" E	6.520 M
B	22°32'3.79" N	88°19'24.28" E	6.520 M
THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF AT ANY STAGE , IT IS FOUND OTHERWISE , THEN I SHALL BE FULLY LIABLE FOR WHICH K.M.C AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TAKE APPROPRIATE ACTION AGAINST ME AS PER LAW .			
NAME OF ARCHITECT MR. ARUNAVA DAS REGISTERED ARCHITECT, REG. NO. C. A / 2007 / 39855 .		NAME OF OWNER / AUTHORITY	

1. PROPOSED AREA:

FLOOR	FLOOR AREA	CUT OUT	LIFT WELL	STAIR WELL	GROSS FLOOR	STAIR WAY	LIFT LOBBY	NET COVER AREA
GROUND FL.	335.537 SQ.M.	---	---	---	335.537 SQ.M.	21.250 SQ.M.	5.871 SQ.M.	308.416 SQ.M.
1ST FLOOR	357.037 SQ.M.	---	9.844 SQ.M.	0.750 SQ.M.	346.443 SQ.M.	21.250 SQ.M.	5.871 SQ.M.	319.322 SQ.M.
2ND FLOOR	357.037 SQ.M.	---	9.844 SQ.M.	0.750 SQ.M.	346.443 SQ.M.	21.250 SQ.M.	5.871 SQ.M.	319.322 SQ.M.
3RD FLOOR	357.037 SQ.M.	---	9.844 SQ.M.	0.750 SQ.M.	346.443 SQ.M.	21.250 SQ.M.	5.871 SQ.M.	319.322 SQ.M.
4TH FLOOR	357.037 SQ.M.	---	9.844 SQ.M.	0.750 SQ.M.	346.443 SQ.M.	21.250 SQ.M.	5.871 SQ.M.	319.322 SQ.M.
5TH FLOOR	357.037 SQ.M.	---	9.844 SQ.M.	0.750 SQ.M.	346.443 SQ.M.	21.250 SQ.M.	5.871 SQ.M.	319.322 SQ.M.
6TH FLOOR	357.037 SQ.M.	---	9.844 SQ.M.	0.750 SQ.M.	346.443 SQ.M.	21.250 SQ.M.	5.871 SQ.M.	319.322 SQ.M.
7TH FLOOR	357.037 SQ.M.	---	9.844 SQ.M.	0.750 SQ.M.	346.443 SQ.M.	21.250 SQ.M.	5.871 SQ.M.	319.322 SQ.M.
8TH FLOOR	357.037 SQ.M.	---	9.844 SQ.M.	0.750 SQ.M.	346.443 SQ.M.	21.250 SQ.M.	5.871 SQ.M.	319.322 SQ.M.
9TH FLOOR	357.037 SQ.M.	---	9.844 SQ.M.	0.750 SQ.M.	346.443 SQ.M.	21.250 SQ.M.	5.871 SQ.M.	319.322 SQ.M.
10TH FLOOR	357.037 SQ.M.	---	9.844 SQ.M.	0.750 SQ.M.	346.443 SQ.M.	21.250 SQ.M.	5.871 SQ.M.	319.322 SQ.M.
11TH FLOOR	231.262 SQ.M.	---	9.844 SQ.M.	0.750 SQ.M.	220.668 SQ.M.	21.250 SQ.M.	5.871 SQ.M.	193.547 SQ.M.
12TH FLOOR	220.512 SQ.M.	14.648 SQ.M.	9.844 SQ.M.	0.750 SQ.M.	195.270 SQ.M.	21.250 SQ.M.	5.871 SQ.M.	168.149 SQ.M.
TOTAL	4357.681 SQ.M.	14.648 SQ.M.	118.128 SQ.M.	9.000 SQ.M.	4215.905 SQ.M.	276.250 SQ.M.	76.323 SQ.M.	3863.332 SQ.M.

OWNERS DECLARATION:-
WE DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, WE SHALL
ENGAGE L.B.A. & ESE DURING CONSTRUCTION. WE 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 & ADJOINING
STRUCTURE IF ANY SUBMITTED DOCUMENT ARE FAKE. THE K.M.C
AUTHORITY MAY REVOKE THE SANCTION PLAN. THE CONSTRUCTION
OF S.U.G.W.R TAKEN UNDER THE GUIDANCE OF LBS/ESE BEFORE
STARTING OF BUILDING FOUNDATION.

MR SHABBIR RAHMAN
THE DESIGNATED DIRECTOR AS WELL AS AUTHORIZED
SIGNATORY M S ARSENAL HOTELS PRIVATE LIMITED
SIGNATURE OF OWNER / AUTHORITY

CERTIFICATE OF ARCHITECT :-
CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN
DRAWN UP AS PER PROVISION OF KOLKATA MUNICIPAL CORPORATION
BUILDING RULES, 2009, AS AMENDED FROM TIME TO TIME & THAT THE SITE
CONDITION INCLUDING THE WIDTH OF THE ABUTTING ROAD CONFORM
WITH THE PLAN AND THAT IT IS A BUILDABLE SITE & NOT A FILLED UP TANK.

SIGNATURE OF ARCHITECT
.....
MR. ARUNAVA DAS
REGISTERED ARCHITECT
REG. NO. CA / 2007 / 39855

CERTIFICATE OF STRUCTURAL ENGINEER :-
THE STRUCTURAL DESIGN & DRAWINGS OF BOTH FOUNDATION & SUPERSTRUCTURE OF THE
BUILDING HAS BEEN PREPARED BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC
LOAD AS PER NATIONAL BUILDING CODE OF INDIA & THE FOUNDATION IS CAPABLE OF TAKING THE
LOAD. CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECTS.

SIGNATURE OF STRUCTURAL ENGINEER
.....
MR. SUBHANKAR ROY
STRUCTURAL ENGINEER (ESE / I / 201)
SIGNATURE OF STRUCTURAL REVIEWER
.....
MR. SUBHANKAR ROY
STRUCTURAL ENGINEER (ESR / I / 144 / 2)

CERTIFICATE OF GEO-TECHNICAL ENGINEER:-
UDNERSINGED HAS INSPECTED THE SITE CARRIED OUT THE SOIL
INVESTIGATION THEREIN. 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 THEREIN IS SAFE AND STABLE IN ALL RESPECT FROM
GEO - TECHNICAL POINT OF VIEW.

SIGNATURE OF GEO-TECHNICAL ENGINEER
MR. RUPAK KUMAR BANERJEE
(GT / I / 03)

PROJECT :-
**PROPOSED GROUND + TWELVE STORIED [39.975 METER HEIGHT] RESIDENTIAL
BUILDING AT PREMISES NO 21, KAVI MD. IQBAL ROAD , P.S. EKBALPUR, WARD NO.
077, KOLKATA 700023 UNDER BOROUGH IX [K.M.C.] AS PER U / S 393 A OF THE K. M. C.
ACT 1980 & THE K. M. C. BUILDING RULES 2009 [AMENDED]**

TITLE :-

SECTION

DRAWING SHEET NO. 03

DEALT :
DATE : 09.09.2024

SCALE 1 : 100
(UNLESS OTHERWISE MENTIONED)

ALL DIMENSIONS ARE IN M.M. (UNLESS OTHERWISE MENTIONED)
Architectural Consultants : **archishn work**
ARCHITECTURE , TOWN PLANNING , INTERIOR , LANDSCAPE , GRAPHIC DESIGN
02, LAKE ROAD [BESIDE LAKE MARKET] , 1ST FLOOR, KOLKATA 700 029
phone : (0) 62914 - 22243 . e - mail : archishn_work@yahoo.com

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SPACE FOR DIGITAL SIGNATURE

BUILDING PERMIT NUMBER :-2024090077
DATED :-17/03/2025 VALID UP TO :-16/03/2030

DIGITAL SIGNATURE OF A.E (C) BR. IX
DIGITAL SIGNATURE OF E.E (C) BR. IX