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.

SPECIFICATION OF CONSTRUCTION :-
1. 200 THK. 1ST CLASS CEMENT BRICK WORK FOR EXTERNAL WALL IN SUPER STRUCTURE IN 1 : 6
2. 125 & 75 THK. 1ST CLASS CEMENT BRICK WORK FOR INTERNAL WALL IN 1 : 4
3. LEAN CONCRETE, 1: 3 : 6 WITH 19 MM DOWN GRADED STONE CHIPS (M -15)
4. R.C.C. 1 : 1.5 : 3 FOR ROOF SLAB, BEAM, LINTEL, CHAJJA ETC.
5. CEMENT SAND PLASTER 18 MM. ON OUTSIDE & 12 MM. ON INSIDE WALL IN 1 : 6 & CEILING & CHAJJA IN 1:4.
6. D.P.C. SHALL BE 50MM. THICK IN 1 : 1.5 : 3 TONE WITH WATER PROOFING ADMIXTURE
7. 25 MM. THK. I.P.S. FLOORING WITH NEAT CEMENT FINISH AT TOP
8. 75 MM. THK. SINGLE BRICK FLAT SOLING ON FOUNDATION
9. " + 150 LVL. " TO THE FINISHED GROUND FLOOR LVL.
10. TREAD WIDTH 250 EACH & RISER HEIGHT IS 169.440 EACH
11. FLOOR TO SLAB HEIGHT SHALL BE 3050 MM. & THICKNESS OF THE SLAB SHALL BE 100 MM.
THEREFORE, CLEAR HEIGHT OF EACH FLOOR SHALL BE 3000 MM.

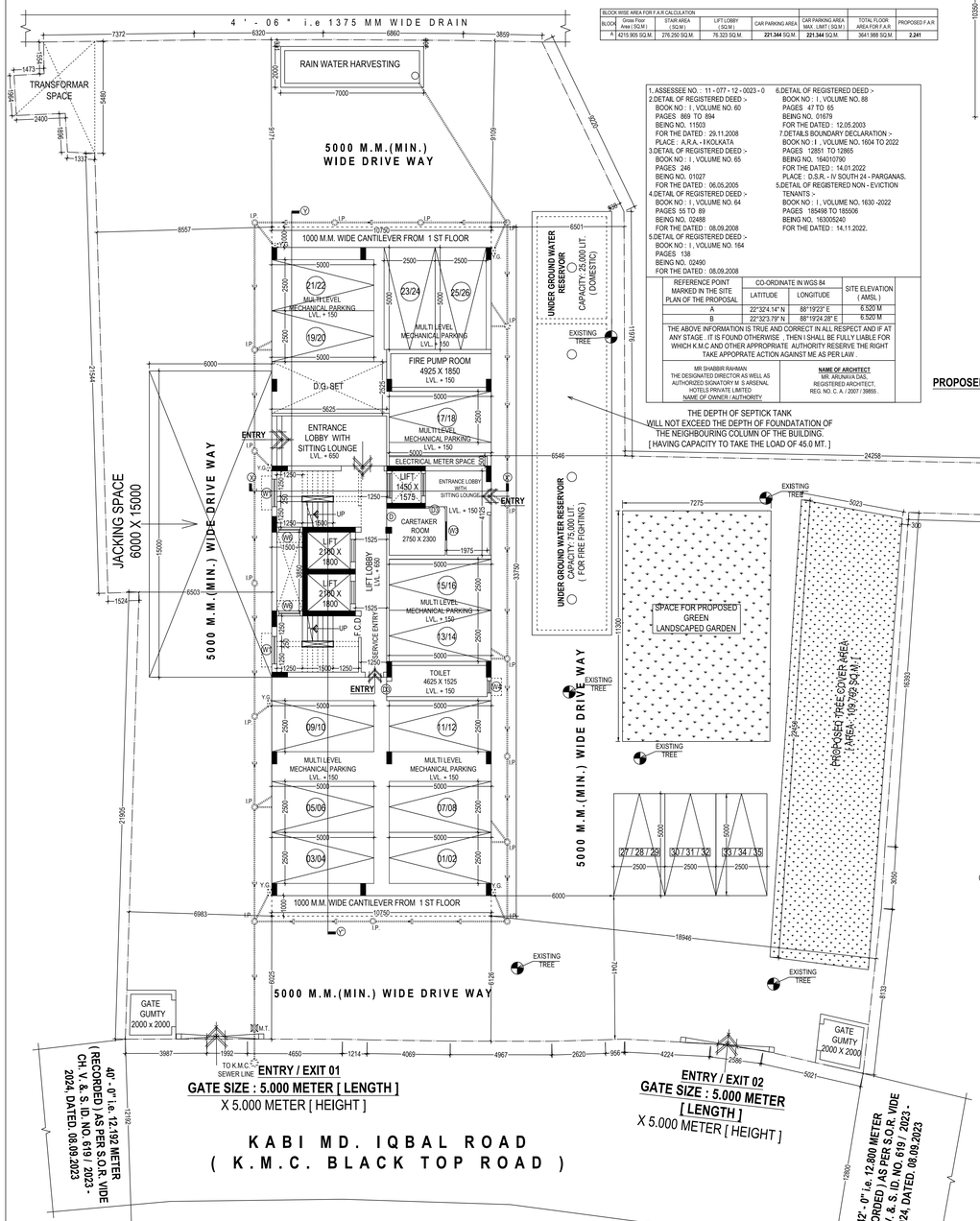
MATERIALS :-
STEEL MUST CONFIRMED WITH IS 1786
GRADE OF CONCRETE :- M 20 (C : S : ST : : 1 : 1.5 : 3) & GRADE OF STEEL :- Fe500
CEMENT :- ORDINARY PORTLAND &, SAND :- MEDIUM COARSE
STONE CHIPS :- 20 MM. DOWN GRADED
OTHER DETAILS AS PER ARCHITECT OR ENGINEER - IN - CHARGE

TOTAL COVERED AREA IN ALL FLOORS INCLUDING EXEMPTED AREAS (S.QM.) [EXEMPTED AREA CONSISTS OF ALL AREA ALLOWED FOR EXEMPTION FOR STAIR LOBBY, LIFT LOBBY, LMR, SHR , CUPBOARDS & LOFT)

BLOCK	FLOOR AREA (SQ.M)	STAIR LOBBY (SQ.M)	LIFT LOBBY (SQ.M)	L.M.R. AREA (SQ.M)	S. H. R. AREA (SQ.M)	CUPBOARD AREA (SQ.M)	GOOMTY AREA (SQ.M)	RWH AREA (SQ.M)	TOTAL AREA (SQ.M)
A	3863.332 SQ.M.	276.250 SQ.M.	76.323 SQ.M.	27.729 SQ.M.	37.373 SQ.M.	35.250 SQ.M.	11.557 SQ.M.	14.001 SQ.M.	4341.815 SQ.M.

BLOCK WISE AREA FOR F.A.R CALCULATION

BLOCK	Gross Floor Area (SQ.M)	STAIR AREA (SQ.M)	LIFT LOBBY (SQ.M)	CAR PARKING AREA	CAR PARKING AREA MIN . LIMIT (SQ.M)	TOTAL FLOOR AREA FOR F.A.R	PROPOSED F.A.R
A	4215.905 SQ.M.	276.250 SQ.M.	76.323 SQ.M.	**221.344** SQ.M.	**221.344** SQ.M.	3641.988 SQ.M.	**2.241**



PROPOSED GROUND FLOOR PLAN. (SCALE: 1: 100)

1. ASSESSEE NO. : 11 - 077 - 12 - 0023 - 0
2. DETAIL OF REGISTERED DEED :-
BOOK NO : I , VOLUME NO. 60
PAGES 869 TO 894
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.
5. DETAIL OF REGIRTERED 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 LATITUDE	LONGITUDE	SITE ELEVATION (AMSL)
A	22°32'4.14" N	88°19'22" 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 APPROPRATE ACTION AGAINST ME AS PER LAW .

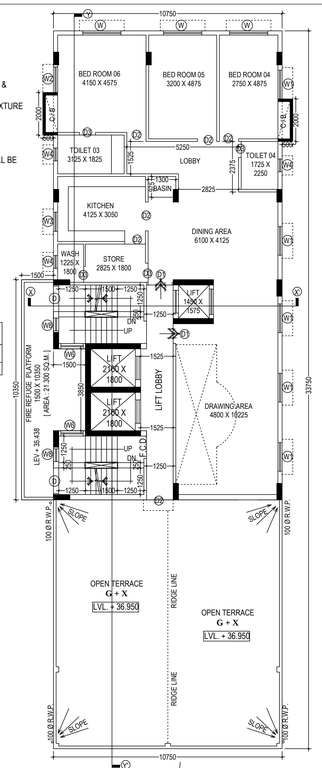
MR SHABBIR RAHMAN
THE DESIGNATED DIRECTOR AS WELL AS AUTHORIZED SIGNATORY M .S ARSENAL HOTELS PRIVATE LIMITED
NAME OF OWNER / AUTHORITY

NAME OF ARCHITECT
MR. ARUNAVA DAS,
REGISTERED ARCHITECT,
REG. NO. C. A. / 2007 / 39855.

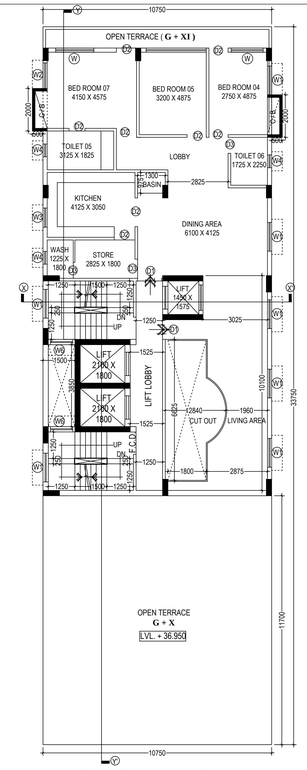
THE DEPTH OF SEPTICK TANK WILL NOT EXCEED THE DEPTH OF FOUNDATATION OF THE NEIGHBOURING COLUMN OF THE BUILDING. [HAVING CAPACITY TO TAKE THE LOAD OF 45.0 MT.]

DOOR & WINDOW SCHEDULE :-

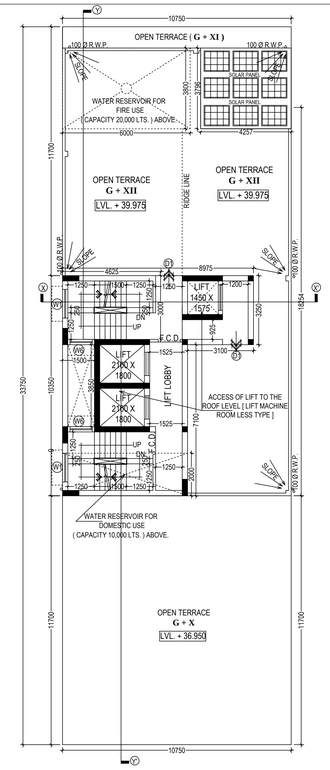
MARKED	TYPE	SILL HEIGHT FROM FLOOR	UNTIL HEIGHT FROM FL.	SIZE
D1	SOLID FLUSH	- - - - -	2100	1050 X 2100
D2	SOLID FLUSH	- - - - -	2100	900 X 2100
D3	SOLID FLUSH	- - - - -	2100	750 X 2100
DW	SOLID FLUSH	- - - - -	2100	AS PER DESIGN
W	GLAZED	750	2100	1500 X 1350
W1	GLAZED	750	2100	1350 X 1350
W2	GLAZED	750	2100	3200 X 1350
W3	GLAZED	1100	2100	1000 X 1000
W4	GLAZED	1350	2100	600 X 750



PROPOSED 11TH. FLOOR PLAN SCALE: 1: 100



PROPOSED 12TH. FLOOR PLAN SCALE: 1: 100



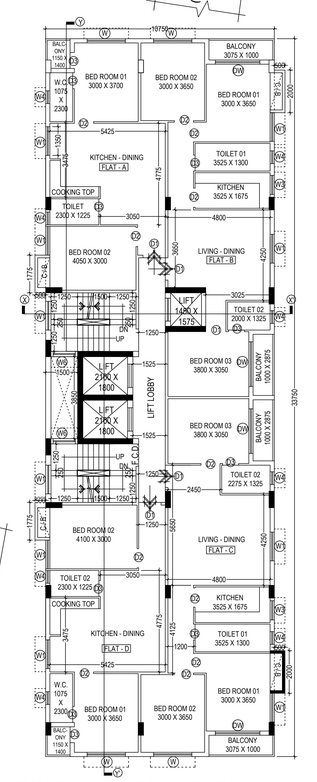
PROPOSED ROOF PLAN SCALE: 1: 100

2. TENAMENT CALCULATION :-

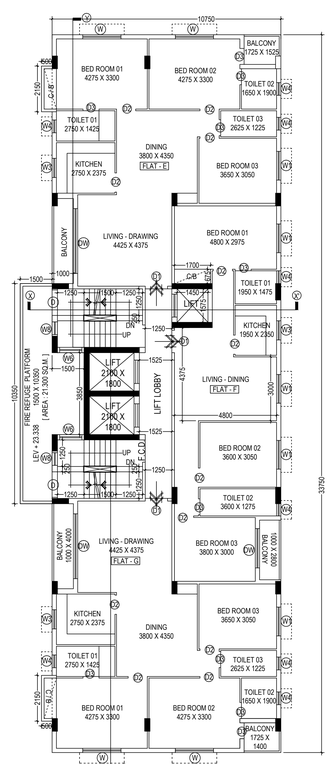
Type	Tenament size	Service Area	Tenament Area	Tenament No	Required Parking
A	60.811 SQ.M.	11.220 SQ.M.	72.031 SQ.M.	06 NOS.	03 NOS.
D	62.964 SQ.M.	11.617 SQ.M.	74.581 SQ.M.	06 NOS.	
B	88.545 SQ.M.	16.321 SQ.M.	104.866 SQ.M.	06 NOS.	06 NOS.
C	90.739 SQ.M.	16.758 SQ.M.	107.497 SQ.M.	06 NOS.	06 NOS.
E	108.402 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.

3. STATEMENT OF OTHER AREAS FOR FEES :

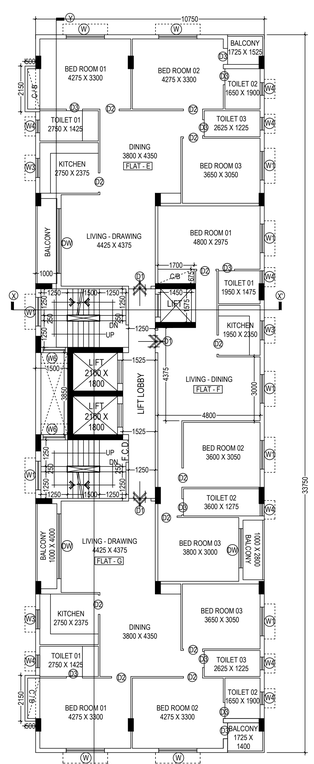
Floor	Loft	Cupboard	Ledge / Tend
Ground floor	NA	NA	NA
1st floor	NA	3.775 SQ.M.	NA
2nd floor	NA	3.775 SQ.M.	NA
3rd floor	NA	3.775 SQ.M.	NA
4th floor	NA	3.775 SQ.M.	NA
5th floor	NA	3.775 SQ.M.	NA
6th floor	NA	3.775 SQ.M.	NA
7th floor	NA	2.150 SQ.M.	NA
8th floor	NA	2.150 SQ.M.	NA
9th floor	NA	2.150 SQ.M.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



PROPOSED TYPICAL (1ST. TO 6TH.) FLOOR PLAN SCALE: 1: 100



PROPOSED 7TH. FLOOR PLAN SCALE: 1: 100



PROPOSED TYPICAL (8TH. TO 10TH.) FLOOR PLAN SCALE: 1: 100

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

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.

NAME OF ARCHITECT
MR. ARUNAVA DAS,
REGISTERED ARCHITECT,
REG. NO. C. A. / 2007 / 39855 .

CERTIFICATE OF STRUCTURAL ENGINEER :-
THE STRUCTURAL DESIGN & DRAWINGS OF BOTH FOUNDATION & SUPERSTUCTURE 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.

NAME OF STRUCTURAL ENGINEER
MR. SUBHANKAR ROY ,
STRUCTURAL ENGINEER (E. S. E. / I / 201) .

CERTIFICATE OF STRUCTURAL REVIEWER :-
THE STRUCTURAL DESIGN & DRAWINGS OF BOTH FOUNDATION & SUPERSTUCTURE 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 REVIEWER
MR. RUPAK KUMAR BANERJEE (ESR / II / 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.

NAME OF THE GEO - TECHNICAL ENGINEER
.....
MR. RUPAK KUMAR BANERJEE
GEO - TECHNICAL CONSULTANT [G.T. / I / 3 . K. M. C.]

PROJECT : PLAN CASE NO.

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 :
PLANS, ELEVATION, SECTIONS,
SITE PLAN & LOCATION PLAN

N

DRAWING SHEET NO.
DEALT : A.DAS
DATE : 09.09.2024
SCALE 1 : 100
(UNLESS OTHERWISE MENTIONED)

ALL DIMENSIONS ARE IN M.M. (UNLESS OTHERWISE MENTIONED)

Architectural Consultants :
archisn work
ARCHITECTURE . TOWN PLANNING . INTERIOR . LANDSCAPE . GRAPHIC DESIGN
02, LAKE ROAD [BESIDE LAKE MARKET], FIRST FLOOR, KOLKATA 700 029
phone : (0) 62914 22243 . e - mail : archisn_work@yahoo.com

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BUILDING PERMIT NUMBER :-2024090077

DATE:-17/03/2025 VALID UPTO:- 16/03/2030

NIRMALENDU SARDAR Digitally signed by NIRMALENDU SARDAR Date: 2025.03.17 18:05:13 +05'30'
DIGITAL SIGNATURE OF A.E. (C) BR. IX

RANJAN DAS Digitally signed by RANJAN DAS Date: 2025.03.17 18:07:42 +05'30'
DIGITAL SIGNATURE OF S.E. (C) BR. IX