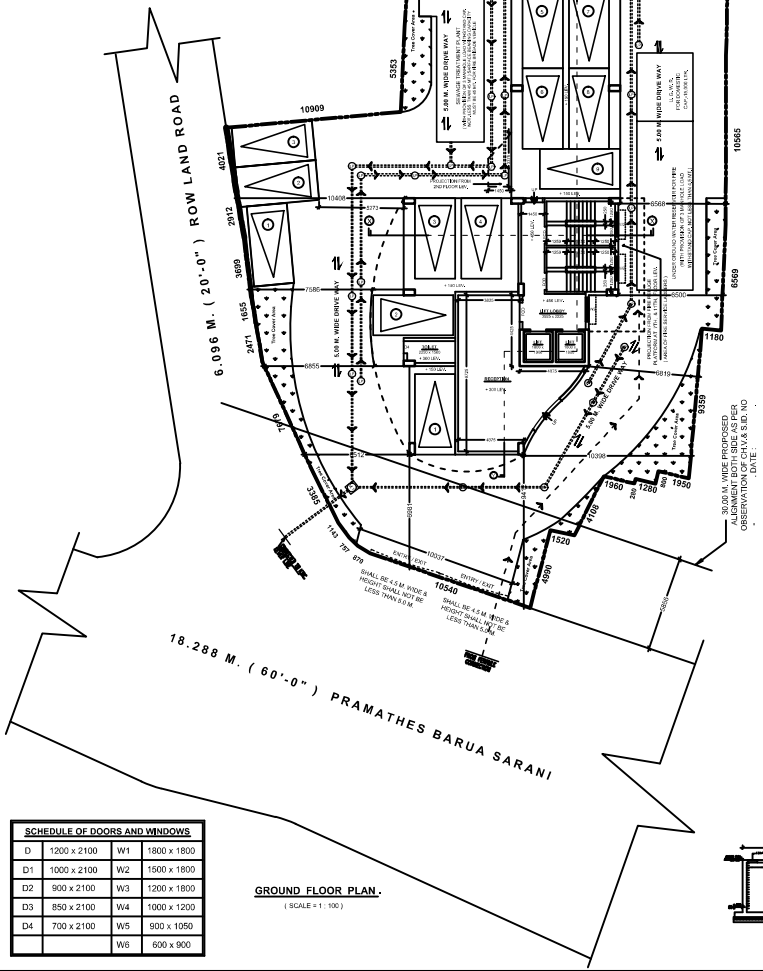
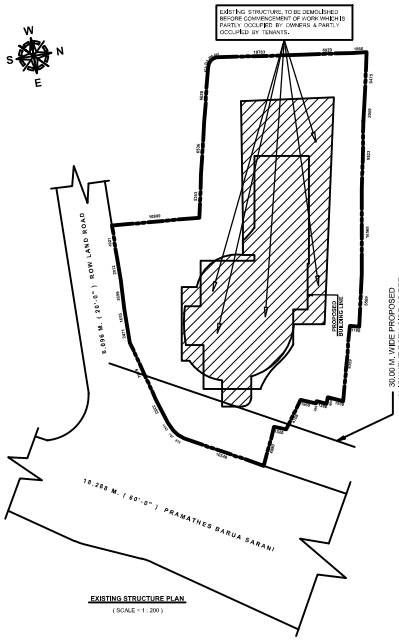
SPECIFICATION

1. ALL DIMENSIONS ARE IN MM.
2. THE HEIGHT OF THE BUILDING IS 39,850 m.
3. THE BUILDING IS R.C.C. FRAME STRUCTURE.
4. ALL OUTER WALL ARE 250 / 200 mm. THICK.
5. ALL INTERNAL WALL ARE 75 / 125 mm. THICK.
6. GRADE OF CONCRETE IS M20.
7. GRADE OF STEEL IS Fe - 415.
8. 100 THICK LIME TERRACING OVER 100 THICK R.C.C. ROOF SLAB.
9. 12 MM. THICK PLASTER TO ALL INTERNAL WALL WITH (1 : 5) CEMENT SAND MORTER.
10. HEIGHT OF PARAPET WALL IS 1200 mm.

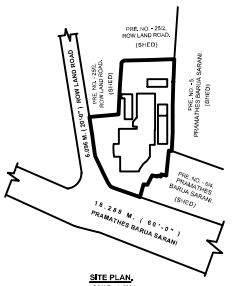


GROUND FLOOR PLAN.
(SCALE = 1 : 100)

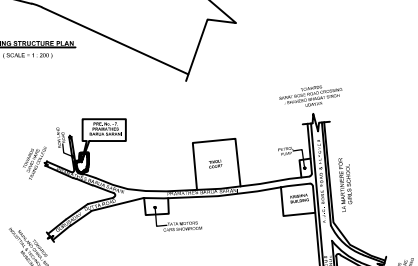
SCHEDULE OF DOORS AND WINDOWS			
D	1200 x 2100	W1	1800 x 1800
D1	1000 x 2100	W2	1500 x 1800
D2	900 x 2100	W3	1200 x 1800
D3	850 x 2100	W4	1000 x 1200
D4	700 x 2100	W5	900 x 1050
		W6	600 x 900



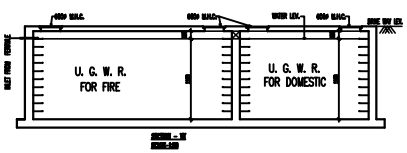
EXISTING STRUCTURE PLAN
(SCALE = 1 : 200)

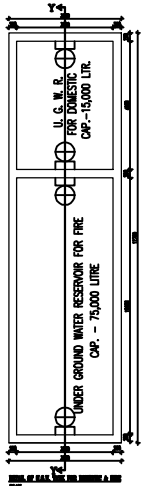


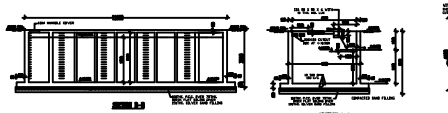
SITE PLAN.
(SCALE = 1 : 600)

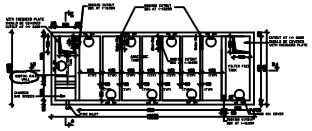


LOCATION PLAN. (SCALE = 1 : 4000)









STATEMENT OF PROPOSAL

PART - A

1. ASSESSEE NO. : **11-069-38-0000-2**
2. **NAME OF THE OWNER/S :** M/S EKRAM HOTELS PVT LTD..
4. DETAILS OF REGD. TITLE DEEDS
   Book No.- I, VOL. No.- 1602-2020, Pages.- 131481 To 131542, Being No.- 160203367, Date = 28/08/2020.
   Book No.- I, VOL. No.- 1602-2020, Pages.- 131481 To 131542, Being No.- 160203367, Date = 28/08/2020.
5. DETAILS OF POWER OF ATTORNEY
   Book No.- I, VOL. No.- 1902-2022, Pages.- 83980 To 84038, Being NO.- 190201165, Date = 08/03/2022.
6. DETAILS OF BOUNDARY DEED
   Book No.- I, VOL. No.- 1902-2022, Pages.- 216986 To 217003, Being NO.- 190205188, Date = 31/05/2022.
7. DETAILS OF REGD. TENANTS UNDERTAKING
   Book No.- I, VOL. NO.- 1902-2022, Pages.- 216969 To 216985, Being NO.- 190205187, Date = 31/05/2022.

PART - B

1. AREA OF LAND :
   As per Title deed :
   As per Boundary deed : 1131.457 Sqm.
   As per U. L. C : 1131.400 Sqm.
2. NET AREA OF LAND : *1131.400 Sqm.*
   (After free gift / splayed corner etc.) Strip of land relinquished, strip of land gifted to K.M.C.
3. PERMISSIBLE GROUND COVERAGE = 50.000 % = 565.700 Sqm.
4. PROPOSED GROUND COVERAGE = 26.378 % = 298.452 Sqm.
5. PROPOSED AREA :

	Covered Area (Including Stair, Lift Duct & Lobby)	CUTOUT AREA Lift Duct Area	CUTOUT AREA Stair / Void Area	Total Area (Including Stair, Lift Duct & Lobby)	EXEMPTED AREA Stair Way Area (Including Stair Void)	EXEMPTED AREA Lift Lobby	Floor Area (Including Stair, Lift Duct & Lobby)
Ground Floor	275.322	—	—	275.322	23.234	8.003	251.088
1st. Floor	275.322	6.840	0.878	275.166	23.234	8.003	243.153
2nd. Floor	282.910	6.840	0.878	275.154	23.234	8.003	243.281
3rd. Floor	282.910	6.840	0.878	275.154	23.234	8.003	243.281
4th. Floor	282.910	6.840	0.878	275.154	23.234	8.003	243.281
5th. Floor	282.910	6.840	0.878	275.154	23.234	8.003	243.281
6th. Floor	282.910	6.840	0.878	275.154	23.234	8.003	243.281
7th. Floor	282.910	6.840	0.878	275.154	23.234	8.003	243.281
8th. Floor	282.910	6.840	0.878	275.154	23.234	8.003	243.281
9th. Floor	282.910	6.840	0.878	275.154	23.234	8.003	243.281
10th. Floor	282.910	6.840	0.878	275.154	23.234	8.003	243.281
11th. Floor	282.910	6.840	0.878	275.154	23.234	8.003	243.281
12th. Floor	282.910	6.840	0.878	275.154	23.234	8.003	243.281
Total :	3676.114	82.080	10.512	3574.002	302.047	104.039	3167.897

EXEMPTED AREA = 370.500 Sqm. (Total Stair Way + Lift Lobby Area)

6. PARKING CALCUTATION :

A)	Prop. Share	Tenement Size	Tenement No	Required Parking
Above 100 Sqm.				
1 - 137.616 Sqm.	37.537	175.153 Sqm.	12 Nos.	23 NOS.
2 - 93.548 Sqm.	25.284	118.132 Sqm.	3 No.	
3 - 167.280 Sqm.	51.180	230.460 Sqm.	5 Nos.	

Total Required Parking = **23 NOS.**

B) NOS. OF PARKING PROVIDED = 0 Nos. (Covered Parking)
NOS. OF PARKING PROVIDED = 27 Nos. (Open Parking)
27 NOS.

C) Permissible area for parking (a) GROUND FLOOR = 23 Nos. x 25
D) Actual area of parking provided (a) GROUND FLOOR PARKING = 164.567 Sqm.

7. PERMISSIBLE F. A. R. = 2.75 (2.50 + 0.25 (Green))
8. PROPOSED F. A. R. = 3210.987 - (164.567) / 1131.400 = 2.696
9. OTHER AREAS FOR FEES :
   A) CUPBOARD AREA = 57.465 Sqm.
   B) FIRE REFUGE AREA = 34.772 Sqm.
   C) AREA OF TRIPLE BALCONY = 49.883 Sqm.
   D) AREA OF LIFT MACHINE ROOM STAIR = 33.700 Sqm.
   E) EXEMPTED AREA = 370.500 Sqm.
   = 502.004 Sqm.
10. LIFT MACHINE ROOM AREA = 19.888 Sqm.
11. STAIR HEAD ROOM AREA = 36.626 Sqm.
12. TREE COVER AREA REQUIRED = (3670.614 - 60.592)x10% = 1131.400 / 1000
    = 101.204 Sqm.
    TREE COVER AREA PROVIDED = 115.520 Sqm.
13. OVER HEAD TANK AREA = 31.592 Sqm.
    Area of Over Head Tank = 15.796 Sqm.
    Area of G. W. Fire Fighting Tank = 15.796 Sqm.
15. HEIGHT OF THE BUILDING = 39.850 m.

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENHANCE L.S.S. & S.U.E DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTIONS OF L.S.S. & S.U.E DURING CONSTRUCTION OF THE BUILDING (AS PER S. S. PLAN), K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURES. IF ANY SUBMITTED DOCUMENTS AREA FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF E.S.E / L.S.S. BEFORE STARTING OF BUILDING FOUNDATION WORK.

SIGNATURE OF OWNERS .

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

SUJOY MUKHERJEE
M. Arch., (Urban Design)
Architect And Urban Designer
Regn. No. - CA/2003/31091
SIGNATURE OF ARCHITECT

THE STRUCTURAL DESIGNS AND DRAWINGS OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.

DECLARATION OF S.I.E.

SOIL TESTING HAS BEEN DONE BY ALOK ROY (G.T.E. NO. - 11) OF GEOTEST ENGINEERS PVT. LTD. OF (ADDRESS) 6A, MILAN PARK, KOLKATA - 700084. THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS .

ALOK ROY	SANJIV. J. PAREKH	ASHIM KUMAR DAS
(C.E. NO. - 11)	(F.I.A.N.D. - 1461)	(L.S.E. NO. - 0614)
SIG. OF GEOTECH ENGINEER	SIG. OF STRUCTURAL REVIEWER	SIGNATURE OF E.S.E

PROPOSED THIRTEEN (G + XII) STORIED (Height of the Building is 39.850 m.) RESIDENTIAL BUILDING FOLLOWING SECTION 393A OF K.M.C. Building ACT 1980 & K.M.C. Building Rules, 2009, AT PRE. No. - 7, PRAMATHES BARUA SARANI, P. S. - BALLYGUNGE, KOLKATA - 700 019, WARD NO. - 69, BROUGH - VII, UNDER THE KOLKATA MUNICIPAL CORPORATION.

*** DETAILS OF ARCHITECTURAL DRAWING ***

SCALE	W - 69 B - (VII)	SHEET NO.	DRAWING NO.	DATE
1 : 50 1 : 100 1 : 500 1 : 4000		1		

SIGNATURE OF A.E

SIGNATURE OF E.E