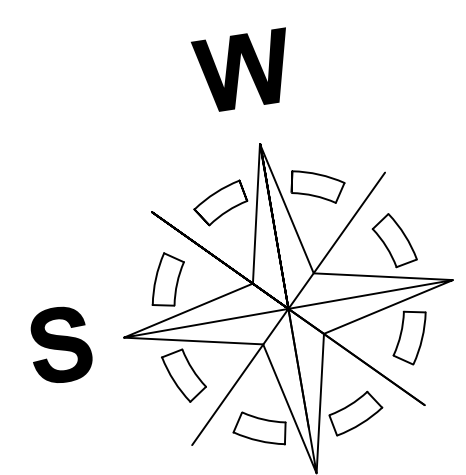
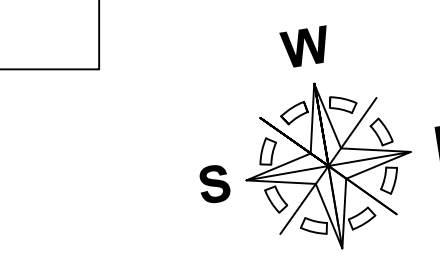
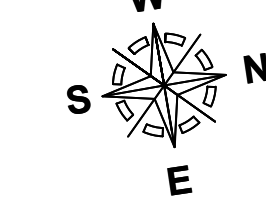


SPECIFICATION	
1.	ALL DIMENSIONS ARE IN MM.
2.	THE HEIGHT OF THE BUILDING IS 38.850 m.
3.	THE BUILDING IS R.C.C. FRAME STRUCTURE.
4.	ALL OUTER WALL ARE 250 / 200 mm THICK.
5.	ALL INTERNAL WALL ARE 75 / 125 mm THICK.
6.	GRADE OF CONCRETE IS M20.
7.	GRADE OF STEEL IS Fe 415.
8.	100 THICK LIME TERRACING OVER 125 THICK R.C.C. ROOF SLAB.
9.	12 MM THICK PLASTER TO ALL INTERNAL WALL WITH (1 : 3) CEMENT SAND MORTAR.
10.	HEIGHT OF PARAPET WALL IS 1200 mm.



LOCATION PLAN. (SCALE = 1:4000)



SITE PLAN. (SCALE = 1:1000)

DETAIL OF U.G.W. TANK FOR DOMESTIC & FIRE TANK. (SCALE = 1:50)

SECTION - TT (SCALE = 1:50)

SECTION - B-B (SCALE = 1:50)

SECTION - A-A (SCALE = 1:50)

SEWAGE TREATMENT PLANT

SCHEDULE OF DOORS AND WINDOWS					
D1	1200 x 2100	W1	1800 x 1800		
D2	1000 x 2100	W2	1500 x 1800		
D3	900 x 2100	W3	1200 x 1800		
D4	850 x 2100	W4	1000 x 1200		
D5	700 x 2100	W5	900 x 1050		
		W6	600 x 900		

GROUND FLOOR PLAN. (SCALE = 1:100)

SITE PLAN (SCALE = 1:100)

PART - A

1. ASSESSEE NO. : 11-069-38-0009-2

2. NAME OF THE OWNERS : MS EKRAM HOTELS PVT LTD.

3. NAME OF APPLICANT : ABDUL SAMAD AZAD
Authorized Representative/Authorized Signatory of KZAR DEVELOPERS LLP & Lawfully CONSTITUTED ATTORNEY OF EKRAM HOTELS PVT. LTD.

4. DETAILS OF REGD. TITLE DEEDS
Book No.-I VOL. No.-1602-2020, Pages- 763449 To 763466, Being NO - 190413510, Date = 29/06/2020.
Office D.S.R.-II SOUTH 24 PGS.

5. DETAILS OF POWER OF ATTORNEY
Book No.-I VOL. No.-1602-2020, Pages- 763449 To 763466, Being NO - 190413510, Date = 31/05/2022, Office: A.R.A.-II KOLKATA.

6. DETAILS OF BOUNDARY DECLARATION
Book No.-I VOL. No.-1902-2022, Pages- 216988 To 217003, Being NO - 190205188, Date = 31/05/2022, Office: A.R.A.-II KOLKATA.

7. DETAILS OF REGD. TENANTS UNDERTAKING
Book No.-I VOL. No.-1902-2022, Pages- 216988 To 216995, Being NO - 190205187, Date = 31/05/2022, Office: A.R.A.-II KOLKATA.

PART - B

1. AREA OF LAND : (After free gnt / splayed corner etc.) Strip of land relinquished, strip of land gifted to K.M.C.

2. NET AREA OF LAND : 1131.400 Sqm.

3. PERMISSIBLE GROUND COVERAGE : 50.000 % = 565.700 Sqm.

4. PROPOSED GROUND COVERAGE : 25.207 % = 285.193 Sqm.

5. PROPOSED AREA :

	Covered Area	CUTOUT AREA	Total Area	Exempted Area	Area
	(Excluding Stair, Lift, Duct & Lobby)	(Excluding Stair, Lift, Duct & Lobby)	(Excluding Stair, Lift, Duct & Lobby)	(Excluding Stair, Lift, Duct & Lobby)	(Excluding Stair, Lift, Duct & Lobby)
Ground Floor	264.855	251.140	264.855	22.500	238.355
1st Floor	271.482	8.3166	271.482	22.500	238.682
2nd Floor	271.482	8.3166	271.482	22.500	238.682
3rd Floor	271.482	8.3166	271.482	22.500	238.682
4th Floor	271.482	8.3166	271.482	22.500	238.682
5th Floor	271.482	8.3166	271.482	22.500	238.682
6th Floor	271.482	8.3166	271.482	22.500	238.682
7th Floor	271.482	8.3166	271.482	22.500	238.682
8th Floor	271.482	8.3166	271.482	22.500	238.682
9th Floor	271.482	8.3166	271.482	22.500	238.682
10th Floor	271.482	8.3166	271.482	22.500	238.682
11th Floor	271.482	8.3166	271.482	22.500	238.682
12th Floor	271.482	8.3166	271.482	22.500	238.682
Total	3516.614	88.322	19.800	3407.165	292.200

6. PARKING CALCULATION :

	Prop. Share	Tenement Size	Tenement No	Required Parking
A) Above 100 Sqm				
1 - 122.700 Sqm	36.091	158.791 Sqm.	7 Nos.	
2 - 122.700 Sqm	36.091	158.791 Sqm.	5 Nos.	
3 - 94.543 Sqm	27.869	122.352 Sqm.	1 No.	23 NOS.
4 - 189.096 Sqm	55.618	244.704 Sqm.	5 Nos.	

Total Required Parking = 23 NOS.

B) NOS. OF PARKING PROVIDED = 8 Nos. (Covered Parking)
NOS. OF PARKING PROVIDED = 17 Nos. (Open Parking)
25 NOS.

C) Permissible area for parking : (a) GROUND FLOOR = 8 Nos. x 25 = 200.00 Sqm.
D) Actual area of parking provided : (a) GROUND FLOOR PARKING = 155.84 Sqm.

7. PERMISSIBLE F.A.R. = 2.50 + 10% of 2.50 for Green Building = 2.75
8. PROPOSED F.A.R. = (3036.685 - 155.814) / 1131.400 = 2.546

9. OTHER AREAS FOR FEES :

A) CURBBOARD AREA	= 57.465 Sqm.
B) FIRE REFUGE AREA	= 34.85 Sqm.
C) AREA OF TRIPLE BALCONY	= 46.636 Sqm.
D) AREA OF LIFT MACHINE ROOM STAIR	= 0.3700 Sqm.
E) LIFT MACHINE ROOM AREA	= 18.888 Sqm.
F) STAIR HEAD ROOM AREA	= 36.583 Sqm.
	201.122 Sqm.

10. LIFT MACHINE ROOM AREA = 18.888 Sqm.
11. STAIR HEAD ROOM AREA = 36.583 Sqm.
12. TREE COVER AREA REQUIRED = 6000
= 99.460 Sqm.
= 114.747 Sqm.
13. OVER HEAD TANK AREA = 31.592 Sqm.
Area of Over Head Tank = 15.796 Sqm.
Area of 0.4 M Fire Fighting Tank = 15.796 Sqm.
14. HEIGHT OF THE BUILDING = 38.850 m.
15. TERRACE AREA = 270.056 Sqm.

DECLARATION OF OWNER:
I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE ARCHITECT & E.S.E DURING CONSTRUCTION I SHALL FOLLOW THE INSTRUCTIONS OF ARCHITECT & E.S.E DURING CONSTRUCTION OF THE BUILDING (AS PER B. 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 MAY REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF WATER RESERVOIR WILL BE UNDERTAKEN UNDER THE GUIDANCE OF E.S.E / ARCHITECT BEFORE STARTING OF BUILDING FOUNDATION WORK.

ABDUL SAMAD AZAD
Authorized Representative/Authorized Signatory of KZAR DEVELOPERS LLP & Lawfully CONSTITUTED ATTORNEY OF EKRAM HOTELS PVT. LTD.
NAME OF OWNERS

CERTIFICATE OF ARCHITECT :-
I HAVE CERTIFIED 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 ADJOINING ROAD CONFORMS WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE AND NOT A TANK FILLED UP TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL. THE CONSTRUCTION OF S. U. G. WATER TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

SUJOY MUKHERJEE
M. Arch. (Urban Design)
Architect And Urban Designer
Regn. No. - CA58502395
NAME OF ARCHITECT

DECLARATION OF E.S.E.
THE STRUCTURAL DESIGNS OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING WILL BE MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE BEING LOAD AS PER B.C. OF INDIA ON THE BASIS OF SOIL INVESTIGATION REPORT TO BE DONE AFTER DEMOLITION OF EXISTING STRUCTURE BY ALOK ROY (G.T.E. IN A.C. NO. - 11/11). GEOTECH ENGINEERS PVT. LTD. (ADDRESS: 6A, MILAN PARK, KOLKATA - 700048) CERTIFY THAT IT WILL BE SAFE AND STABLE IN ALL RESPECT PRESENTLY THE SITE IS ENTIRELY COVERED BY EXISTING STRUCTURE AND SOIL TESTING IS NOT POSSIBLE.

SANJIV J. PAREKH
E.S.E. NO. - 96111
NAME OF STRUCTURAL REVIEWER

ASHIM KUMAR DAS
E.S.E. NO. - 96111
NAME OF E.S.E.

DECLARATION OF S.T.E.
UNDERGOING HAS INSPECTED THE SITE FOR CARRYING OUT THE SOIL INVESTIGATION THEREIN. AT PRESENT, AS THE SITE IS MOSTLY COVERED BY THE EXISTING STRUCTURE, SOIL EXPLORATION IS NOT POSSIBLE BUT STRUCTURAL DESIGN PROPOSAL WILL BE CARRIED OUT ON THE BASIS OF SOIL STRATUM CHARACTERISTICS, CONSIDERING THE SAFETY AND STABILITY OF THE PROPOSED BUILDING. IT IS FURTHER CERTIFIED THAT THE EXISTING BUILDING WILL BE STRENGTHENED, IF REQUIRED DURING STRUCTURAL DESIGN OF THE PROPOSED BUILDING.

ALOK ROY
G.T.E. NO. - 11
NAME OF GEO TECH ENGINEER

PROPOSED (G + XII) STORIED RESIDENTIAL BUILDING OF HEIGHT 38.850 m (PRECERTIFIED GOLD GREEN BUILDING) FOLLOWING UNDER SECTION 393A OF K.M.C. ACT 1980 & K.M.C. Building Rules 2009, AT PRE. NO. - 7, PRAMATHES BARUA SARANI, P. S. - BALLYGUNGE, KOLKATA - 700 019, WARD NO. - 69, BOROUGH NO. - VII UNDER THE KOLKATA MUNICIPAL CORPORATION.

***** DETAILS OF ARCHITECTURAL DRAWING *****

SCALE	W-69	B-VII
1:50		
1:100		
1:500		
1:1000		
1:4000		

PLAN CASE NO: 2023080107
B.P. NO : 2024080081 **DATE: 29-11-2024** **VALID UPTO : 28-11-2029**

SIGNATURE OF A.E/C/ BR-VII **SIGNATURE OF E.E/C/ BR-VII**