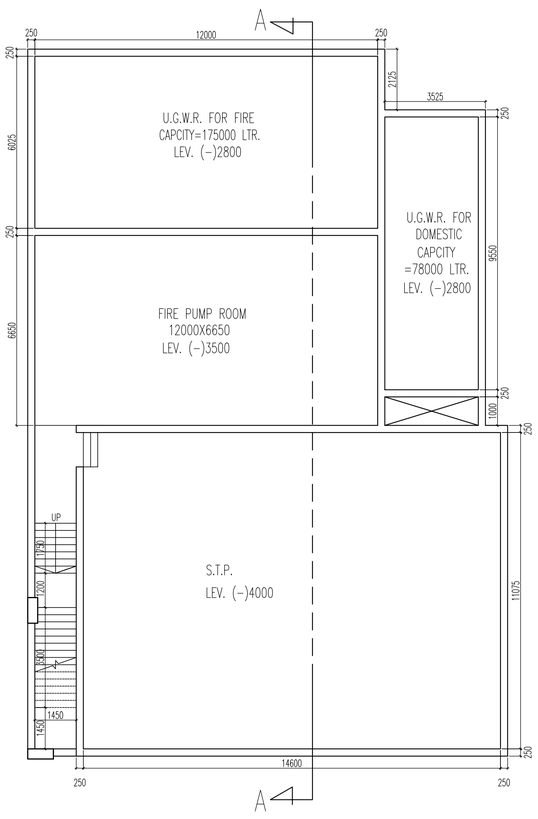
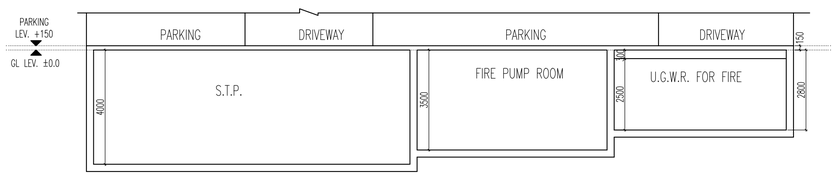


PLAN OF S.T.P. & U.G.W.R.
SCALE– 1:100



SECTION : A–A
SCALE– 1:100

OBSERVATION OF OTHER AGENCIES

1) NOC OF ULC – NO. 986/ULC/Kolkata/2023, DATED–15/12/2023

STATEMENT OF THE PLAN PROPOSAL

PART– A:
1. ASSESSEE NO. – 110561201043
2. DETAL OF POWER :–
QUAID JOHAR MANDSAURWALA
DESIGNATED PARTNER OF K3 HOUSING PROJECTS LLP.
REGISTERED BOOK NO:– I , VOLUME NO. – 1606–2017
PAGE FROM – 52162–52197,
BEING NO. 160601785, DATE – 24/7/2017. A.D.S.R.
3. DETAL OF REGISTERED DEED :–
ACME DYEKNIT PVT LTD
REGISTERED BOOK NO:– I , VOLUME NO. – 1901–2018
PAGE FROM – 37215Ε–37218,
BEING NO. 190108853, DATE – 1/12/2018. A.R.A.–I
4. DETAL OF BOUNDARY DECLARATION:–
REGISTERED IN BOOK NO.:– I , VOLUME NO. – 1902–2023
PAGE FROM – 276286–276296,
BEING NO. 190208649, DATE – 3/7/2023. A.R.A.
5. a) AREA OF LAND – 6086.96 SQM. (AS PER DEED)
b) AREA OF LAND – 6086.96 SQM. (AS PER SITE)
c) POND – 794.31 SQM.
d) NET LAND AREA EXCLUDING POND (6086.96–794.31) – 5292.65 SQM.
e) NO. OF STOREY – G+XVII
6. NO. OF TENEMENTS – 144 NOS.
7. SIZE OF TENAMENTS : ABOVE 75 SQM = 24 NOS.,
& ABOVE 100 SQM. = 120 NOS.

PART-B:			
1.a) AREA OF LAND (AS PER DEED) (4B-11K)	=	6086.96	SQM
b) AREA OF LAND (AS PER SITE)	=	6086.96	SQM.
c) POND AREA	=	794.31	SQM.
d) NET LAND AREA EXCLUDING POND (6086.96-794.31)	=	5292.65	SQM.
2. a) PERMISSIBLE GROUND COVERAGE (45%)	=	2739.13	SQM.
b) PROPOSED GROUND COVERAGE (31.79%)	=	1938.39	SQM.
3. a) PROPOSED HEIGHT	=	55.5	M.
b) ROAD WIDTH (AS PER S.O.R.)	=	15.24	M.

4. PROPOSED AREA CALCULATION :-

FOR RESIDENTIAL :

AT FLOOR	COVERED AREA	CUTOUT	GROSS AREA	EXEMPTED AREA STAIR & STAIR LOBBY	LIFT LOBBY	NET FLOOR AREA
U.G. PUMP ROOM	111.361	0.000	111.361	0.000	0.000	111.361
GROUND FLOOR	1895.190	5.655	1889.535	60.000	18.000	1811.535
1ST FLOOR	1304.531	147.689	1156.843	60.000	18.000	1078.843
2ND FLOOR	955.566	34.885	921.681	60.000	18.000	843.681
3RD FLOOR	773.757	34.885	738.872	60.000	18.000	658.072
4TH FLOOR	956.431	34.885	921.546	60.000	18.000	843.187
5TH FLOOR	1079.698	34.885	1044.812	60.000	18.000	966.812
6TH FLOOR	1079.698	34.885	1044.812	60.000	18.000	966.812
7TH FLOOR	1079.698	34.885	1044.812	60.000	18.000	966.812
8TH FLOOR	1079.698	34.885	1044.812	60.000	18.000	966.812
9TH FLOOR	1079.698	34.885	1044.812	60.000	18.000	966.812
10TH FLOOR	1079.698	34.885	1044.812	60.000	18.000	966.812
11TH FLOOR	1079.698	34.885	1044.812	60.000	18.000	966.812
12TH FLOOR	1079.698	34.885	1044.812	60.000	18.000	966.812
13TH FLOOR	1079.698	34.885	1044.812	60.000	18.000	966.812
14TH FLOOR	1079.698	34.885	1044.812	60.000	18.000	966.812
15TH FLOOR	1079.698	34.885	1044.812	60.000	18.000	966.812
16TH FLOOR	1079.698	34.885	1044.812	60.000	18.000	966.812
17TH FLOOR	478.036	17.443	460.593	30.000	9.000	421.593
TOTAL =	19429.735	694.06	18735.675	1050.00	315.00	17370.675

5. TENEMENTS & CAR PARKING CALCULATION :-

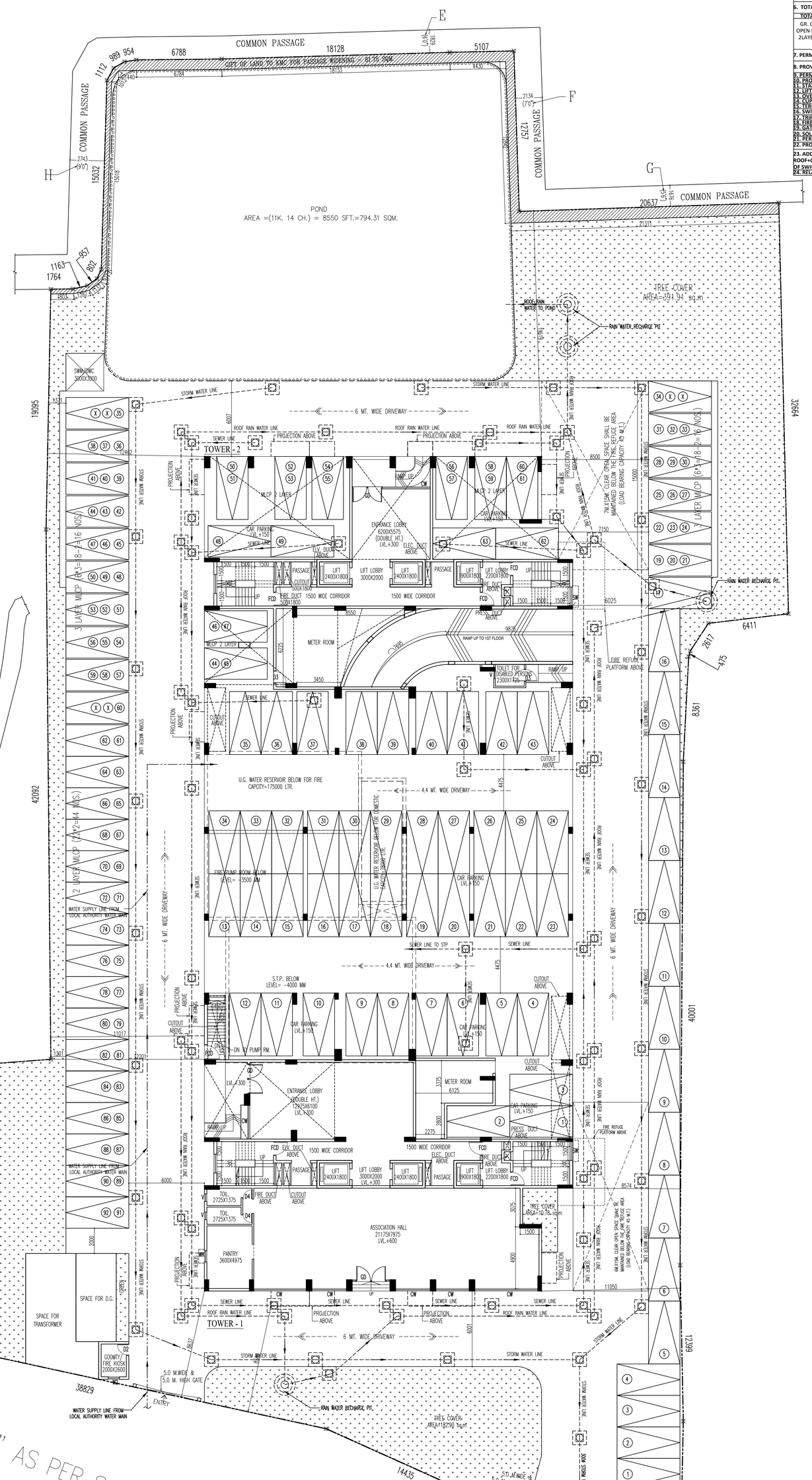
(A) RESIDENTIAL:

MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
1A	97.58	25.276	122.856	15	
1B	94.75	24.535	119.285	15	
1C	94.12	24.372	118.492	12	75><100 = 24 NOS. = REQ. PARK. 12 NOS. AND 100><200 = 120 NOS. = REQ. PARKING 120 NOS.
1D	64.69	16.777	81.467	12	
1E	86.63	22.463	109.193	15	
2A	97.58	25.276	122.856	16	
2B	94.75	24.535	119.285	15	
2C	94.12	24.372	118.492	13	
2D	64.69	16.758	81.448	12	
2E	86.73	22.463	109.193	16	
1C1	94.56	24.489	119.049	2	
2C1	94.56	24.489	119.049	1	

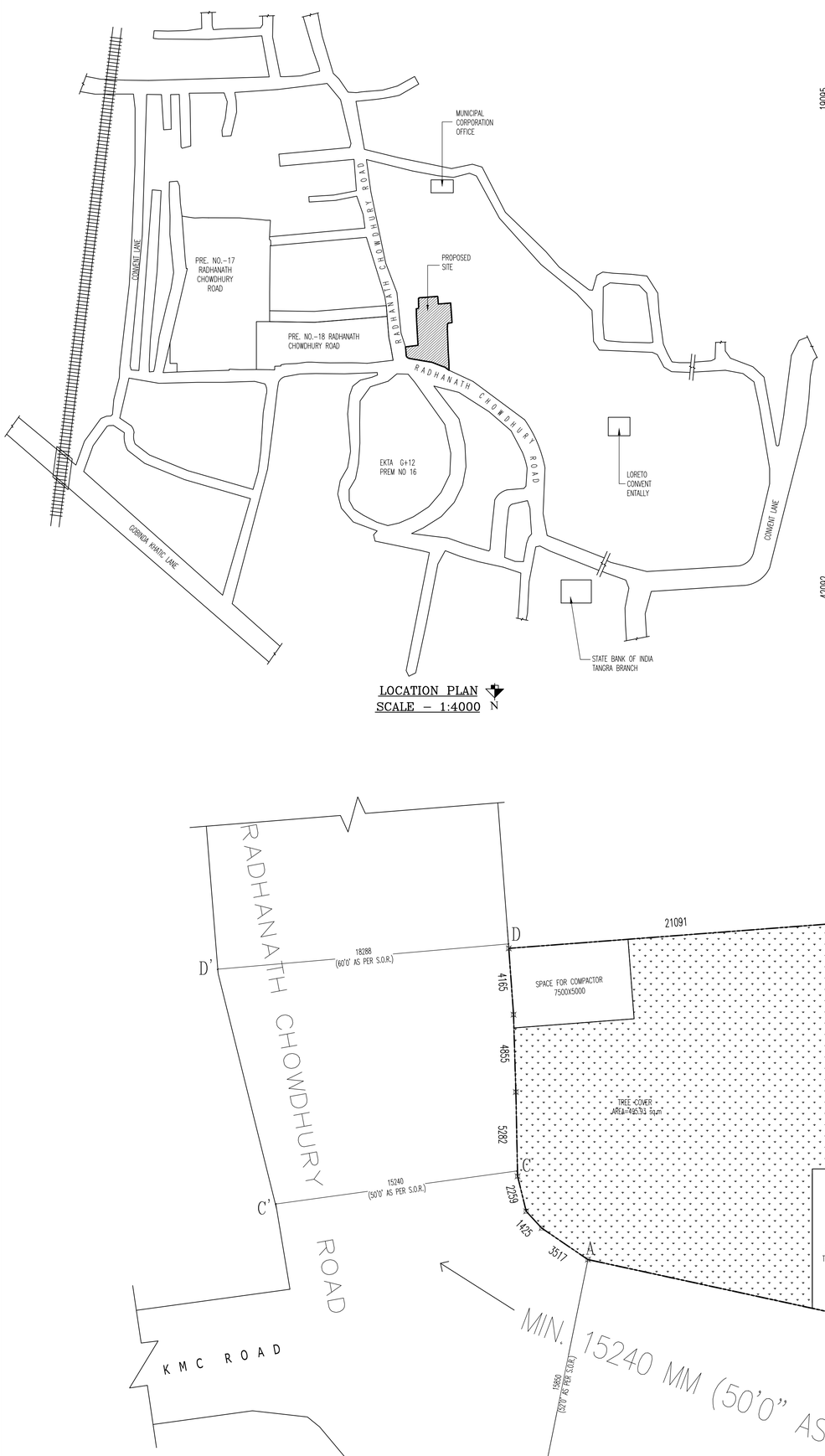
(B) ASSEMBLY:

FLOOR MARKED	COVERED AREA	CARPET AREA	REQUIRED CAR PARKING
GROUND FLOOR	219.84	203.048	10 NOS.
2ND FLOOR	189.61	171.509	
TOTAL =			132 NOS.

6. TOTAL REQUIRED CAR PARKING :-	(132+10)	142	NOS.
TOTAL NOS. OF CAR PROVIDED :- GR. OPEN SINGLE=18 NOS., GR. OPEN MLCP 2LAYER=16*2=32 NOS. GR. OPEN MLCP 3LAYER=(6*3-2)+(5*3-2)=42 NOS. GR. COVERED MLCP 2LAYER(8*2)=16 NOS. GR. COVERED SINGLE=47 NOS., 1ST. FL. SINGLE=34 NOS.		189	NOS.
7. PERMISSIBLE AREA FOR PARKING :-	GR. COV. =55*25 + 1ST FL.=34*40	2735.000	SQM
8. PROVIDED AREA OF PARKING :-		2164.994	SQM
9. PERMISSIBLE FAR		2.500	
10. PROPOSED FAR	(17370.675-2164.99)/6086.96	2.498	
11. STAIR HEAD ROOM AREA :-		78.706	SQM
12. LIFT LOBBY AREA AT ROOF		64.653	SQM
13. OVER HEAD TANK AREA :-		50.559	SQM
14. CUPBOARD AREA :-		363.630	SQM
15. TERRACE AREA :-		1784.490	SQM
16. SWIMMING POOL-(O.T.)-II :-		109.880	SQM
17. TRIPLE HEIGHT BALCONY :-		366.540	SQM
18. FIRE REFUGE PLATFORM :-		60.542	SQM
19. GATE GOOMTY :-		16.201	SQM
20. SOLAR AREA :-		62.33	SQM
21. PERMISSIBLE TREE COVER AREA (15%):-		793.898	SQM
22. PROPOSED TREE COVER AREA (20.59%):-		1089.637	SQM
23. ADDITIONAL AREA ONLY FOR FEES (STAIR HEADROOM+LIFT LOBBY AT ROOF+CUPBOARD+TRIPLE HEIGHT BALCONY+FIRE REFUGE PLATFORM+10% OF SWIMMING POOL+GOOMTI)		1122.482	SQM
24. RELAXATION OF AUTHORITY, IF ANY :-			



GROUND FLOOR PLAN
N



LOCATION PLAN
SCALE – 1:4000
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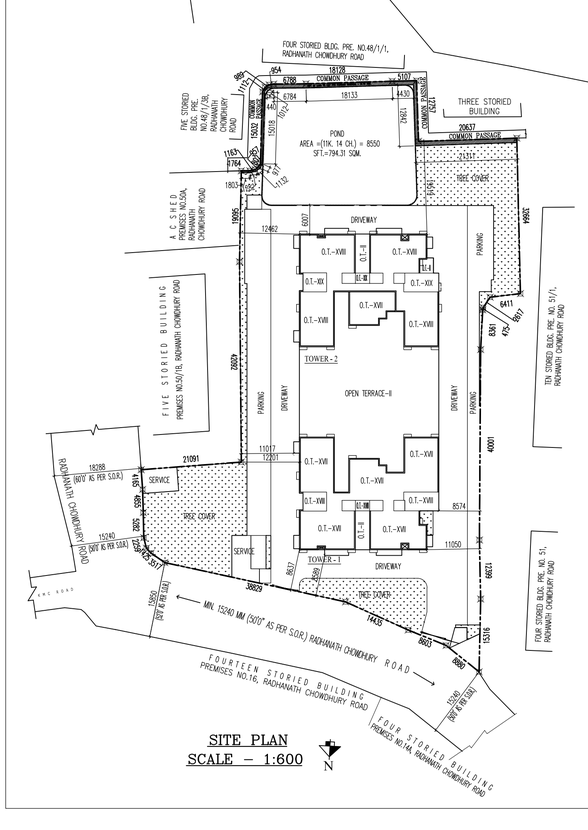

SITE PLAN
SCALE – 1:600
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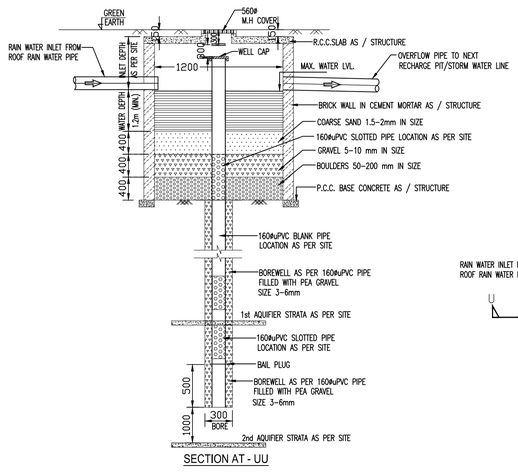
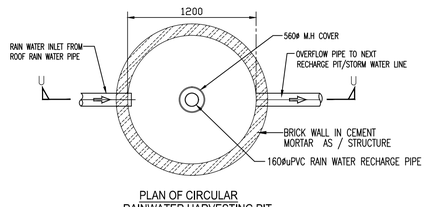


SECTION AT - UU



PLAN OF CIRCULAR
RAINWATER HARVESTING PIT
SCALE = NTS

SCHEDULE OF DOORS & WINDOWS

TYPE	SILL	LINTEL	SIZE	TYPE	SILL	LINTEL	SIZE
GD	–	2250	2400X2250	W1	450	2250	1500X1800
GD1	–	2250	1500X2250	W2	450	2250	900X1800
GD2	–	2250	1100X2250	WK	1050	2250	900X1200
D	–	2250	1500X2250	SW	900	2250	1500X1350
D1	–	2250	1100X2250	SW1	900	2250	900X1350
D2	–	2250	900X2250	WL	900	2250	1500X1350
D3	–	2250	1000X2250	V	1250	2250	600X1000
D4	–	2250	750X2250				
SD1	–	2250	2100X2250				
SD1	–	2250	1500X2250				
F.C.D.	–	2250	1100X2250				

GENERAL NOTES
1.ALL DIMENSIONS ARE IN MM.
2.ALL EXTERNAL WALLS 200 THK. & INTERNAL WALLS 125 THK. UNLESS OTHERWISE MENTIONED.
3.ALL MASONRY WORKS ARE BOUNDED BY CEMENT MORTAR (1:6) & (1:4).
4.EXTERNAL PLASTER IS 25 THK. & INTERNAL PLASTER IS 12MM. THK. WITH 1:4 MORATAR.
5.ALL CONC. GRADE IS M200 (1:1.5:3).
6.ALL WARDROBES ARE 500 MM. WIDE.

DISCLAIMER
THE DIMENSIONS WHICH ARE SHOWN IN THE SANCTION PLAN (OR SALE DRAWING) APPROVED BY THE AUTHORITIES ARE BARE ARCHITECTURAL DIMENSIONS. PHYSICAL DIMENSION POST FINISHING WILL REDUCE DUE TO FINISHES SUCH AS PLASTER, POP, FLOORING ETC, RESULTING SOME REDUCTION IN CARPET AREA.

GEO TECHNICALENGINEER DECLARATION:
UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT 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 HEREIN IS SAFE & STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

ALOK ROY
EMPANELLED NO:–I/11
NAME OF GEO TECHNICAL ENGINEER

1. I ENGAGED ARCHITECT AND E.S.E DURING CONSTRUCTION
2. I FOLLOWDED THE INSTUCTIONS OF ARCHITECT AND E.S.E DURING CONSTRUCTION OF THE BUILDING.
3. K.M.C AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURE STABILITYOF BUILDING AND ADJOINING STRUCTURE.
4. IF ANY SUBMITED DOCUMENT IS FOUND TO BE FAKE THE K.M.C AUTHORITY MAY REVOKE THE SANCTION PLAN.
5. THE CONSTUCTION OF WATER RESERVOIR AND SEPTIC TANK EXECUTED UNDER THE GUIDENCE OF ARCHITECT & E.S.E

QUAID JOHAR MANDSAURWALA
DESIGNATED PARTNER OF K3 HOUSING PROJECTS LLP.
ADDRESS:
P–15 C.I.T. ROAD SCHEME LV, 1ST. FLOOR,
P.O. & P.S.– ENTALLY, KOLKATA–700014
ACME DYEKNIT PVT LTD
DERECTORS :
CONSTITUTE ATTORNEY OF
1. SMT. CHANDRANI CHAKRABARTY
2. SMT. SHAMPA BHOUMIK
3. SMT. BARNALI NAGCHOWDHURY
4. SMT. TAPATI TARAFDAR
NAME OF OWNER

CERTIFICATE OF ARCHITECT
THE L.B.A. HAS CERTIFIED ON THE PLAN ITSELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BLDG. RULES 2009, AS AMENDED FROM TIME TO TIME AND THAT THE SITE CONDITION INCLUDING THE WIDTH OF THE ABUTTING ROAD CONFIRM WITH THE PLAN AND IT IS A BUILD ABLE SITE AND NOT A TANK OR A FILLED UP TANK.

RAJ KUMAR AGARWAL
COUNCIL REGISTRATION NO. CA/94/17940
ADDRESS:
RAJ AGRAWAL & ASSOCIATES
8B, ROYD STREET (2ND FLOOR), KOLKATA–16.
NAME OF ARCHITECT

CERTIFICATE OF STRUCTURAL ENGINEER
THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAVE BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER N.B.C OF INDIA AND CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT. SOIL INVESTIGATION REPORT HAS BEEN DONE BY ALOK ROY (EMPANELLED NO:–11/ I) 6A, MILAN PARK, KOLKATA – 700084. THE RECOMMENDATION OF SOIL REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATION.

ASHIM KUMAR DAS
ENROLLMENT NO. :–E.S.E–I/90 (KMC)
ADDRESS:
60/40/1 H.P. DUTTA LANE(GOLF GARDENS)
KOLKATA–700033.
NAME OF STRUCTURAL ENGINEER

SANJIV. J. PAREKH,
E.S.R.–104/13 K.M.C.
ADDRESS:
34 RAMMOHAN DUTTA ROAD,
KOLKATA–20.
NAME OF STRUCTURAL REVIEWER

DIBAKAR CHOWDHURY — Digitally signed by DIBAKAR CHOWDHURY Date: 2025.12.17 15:34:29 +05'30'
DIGITAL OF SIGN. OF A.E.

BROJO KISHORE DHAR — Digitally signed by BROJO KISHORE DHAR Date: 2025.12.17 15:34:46 +05'30'
DIGITAL OF SIGN. OF E.E.

BUILDING PERMIT NO: 2025070134

DATE: 17/12/2025 VALID UP TO: 16/12/2030

TITLE
GROUND FLOOR PLAN. SITE PLAN, LOCATION PLAN, DETAILS OF U.G. RESERVOIR & PUMP ROOM.

PROJECT
PROPOSED G+XVII (55.5 M. HT.) RESIDENTIAL BUILDING AT PREMISES NO. –50, RADHANATH CHOWDHURY ROAD, KOLKATA–700015, WARD NO. – 56, BOROUGH – VII, P.S–ENTALLY, UNDER SECTION 393A OF K.M.C. BUILDING RULE 2009 & K.M.C. ACT 1980.

DATE	DRG.NO	DEALT	CHECKED	SHEET.NO
02.08.24	ARCH/691/2019	RMPY	MITHUN	1 OF 9

SCALE 1:150

ARCHITECT
RAJ AGRAWAL & ASSOCIATES
8B, ROYD STREET, CALCUTTA – 16