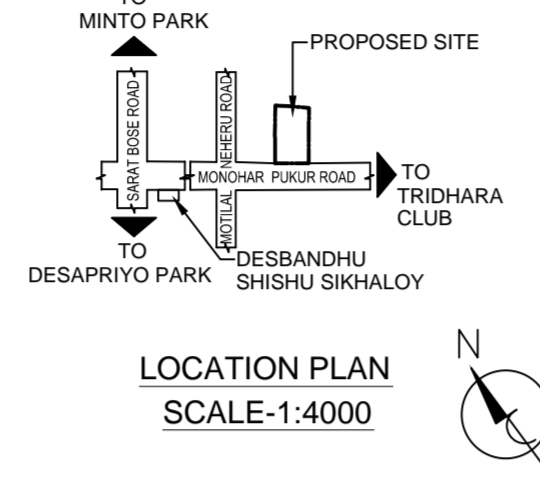
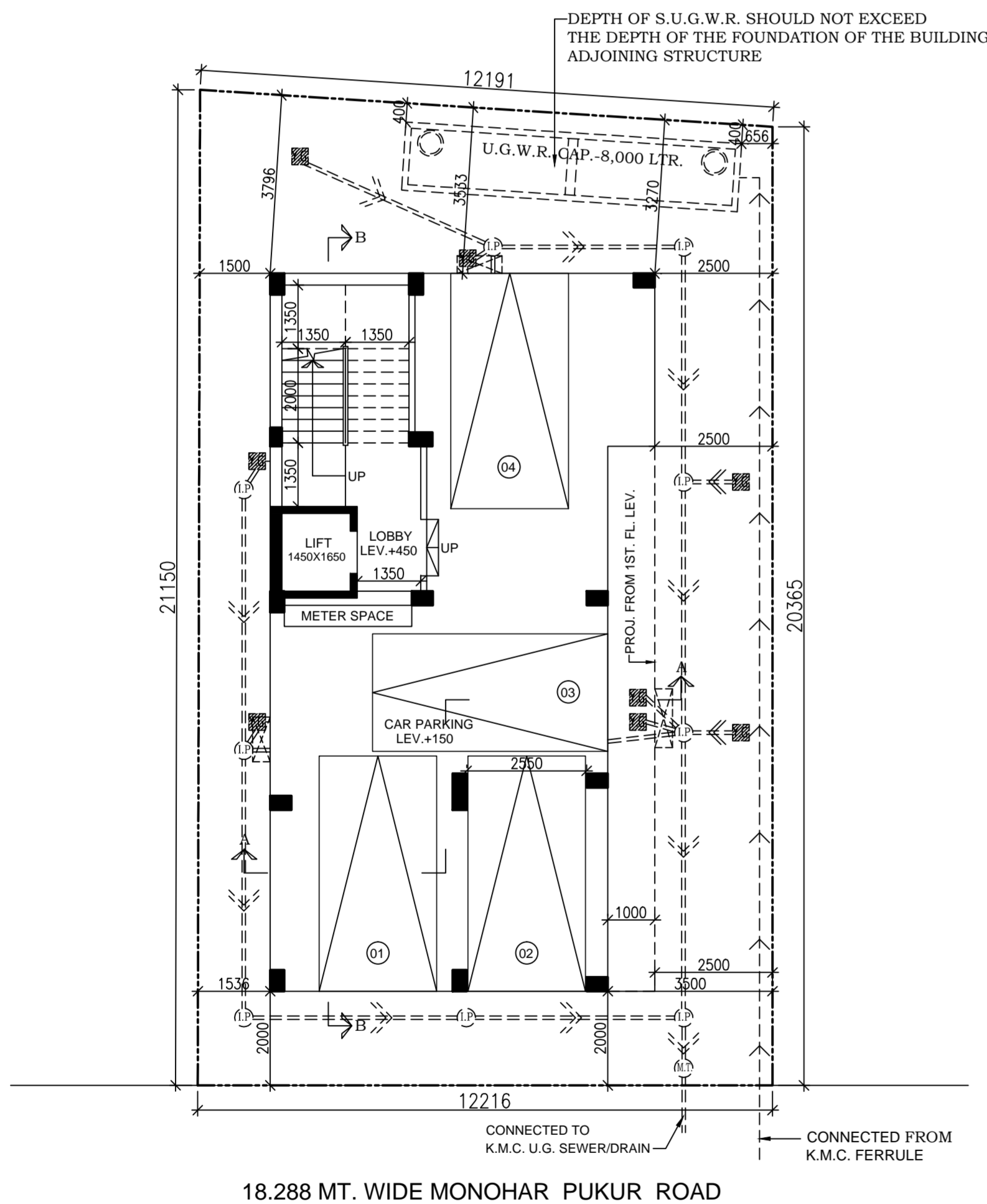


SITE PLAN
SCALE-1:600

NOTE:-
AVERAGE BACK AREA = 28.819 SQM.
TOTAL BUILDING LENGTH = 8.175 MT.
REQ. REAR OPEN SAPCE = 28.819 / 8.175 = 3.525 MT.

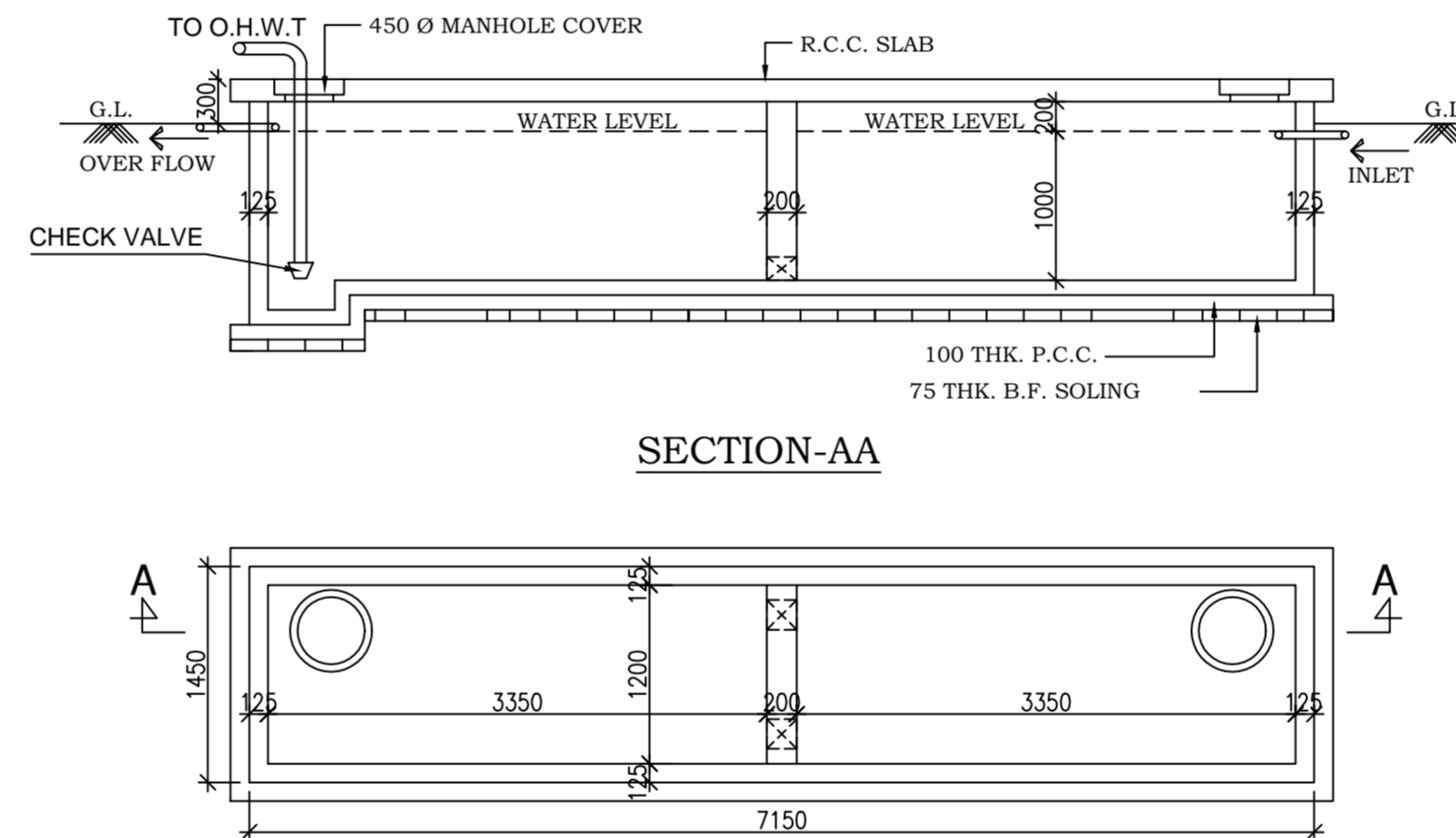


LOCATION PLAN
SCALE-1:4000



18.288 MT. WIDE MONOHAR PUKUR ROAD

GROUND FLOOR PLAN
(SCALE= 1:100)



DETAIL OF U.G.W. RESERVOIR
CAP. : 8,000 LTR. (SCALE -1:50)

STATEMENT OF THE PLAN PROPOSAL		PROPOSED AREA :-					
		COVERED AREA	LIFT WELL	EFFECTIVE AREA	STAIR WAY	LIFT LOBBY	NET FLOOR AREA
PART-A:							
1. ASSESSE NO: 110851400412							
2. DETAIL OF REGISTERED DEED.							
BOOK NO : 1 VOL NO : 145 PAGE NO : 284 TO 298							
BEING NO : 5772 YEAR : 1960 PLACE : R.A.CALCUTTA DATE : 02.12.1960							
3. DETAIL OF REGISTERED GIFT DEED.							
BOOK NO : 1 VOL NO : 10 PAGE NO : 6972 TO 6981							
BEING NO : 03993 YEAR : 2010 PLACE : A.R.A-1 DATE : 23.04.2010							
4. DETAIL OF REGISTERED POWER OF ATTORNEY.							
BOOK NO : 1 VOL NO : 1903-2021 PAGE NO : 450581 TO 450601							
BEING NO : 190310171 YEAR : 2021 PLACE : A.R.A-III DATE : 12.11.2021							
5. DETAIL OF REGISTERED BOUNDARY DECLARATION.							
BOOK NO : 1 VOL NO : 1630-2022 PAGE NO : 10333 TO 10350							
BEING NO : 163000059 YEAR : 2022 PLACE : D.S.R.-V ALIPORE DATE : 10.01.2022							
PART-B:		RESIDENTIAL AREA = 602.183 SQM.					
1. PROPOSED GROUND COVERAGE		: 124.666 SQM.					
2. PROPOSED F.A.R.		: 1.729					
3. TOTAL COVERED AREA		: 602.183 SQM.					
4. TOTAL CAR PARKING AREA		: 88.975 SQM.					
5. NO. OF REQUIRED CAR PARKING SPACE		: 04 NOS.					
6. NO. OF PROVIDED CAR PARKING SPACE		: 04 NOS.					
STATEMENT OF AREA:-		RESIDENTIAL AREA = 602.183 SQM.					
AREA OF LAND:- (03K.-12CH.-24SQFT.)		= 253.066 SQM.(AS PER DEED)					
PERMISSIBLE F.A.R.= 2.5		PERMISSIBLE GROUND COVERAGE (58.23%) = 147.360 SQM.					
PROPOSED GROUND COVERAGE (49.26%)		= 124.666 SQM.					
PROPOSED HEIGHT=		15.475 SQM.					
TOTAL AREA		= 526.583 SQM.					
BONUS FOR CAR PARKING		= 88.975 SQM.(PROVIDED PARKING AREA)					
NET AREA (526.583-88.975)		= 437.608 SQM.					
PROPOSED F.A.R. (437.908/253.066)		= 1.729					
TENEMENTS & CAR PARKING CALCULATION :-		RESIDENTIAL:					
MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ACQD	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING		
A	103.985 SQ.M	24.317 SQ.M	128.302 SQ.M	4	4 NOS.		
RESIDENTIAL AREA		= 602.183 SQM.					
CAR PARKING REQUIRED		= 04 NOS.					
CAR PARKING PROVIDED		= 04 NOS.					
PERMISSIBLE AREA OF PARKING		= (25X4)= 100 SQM.					
PROVIDED AREA OF PARKING		= 88.975 SQM.					
COMMON AREA		= 97.268 SQM.					
TOTAL ADDITIONAL FLOOR AREA FOR FEES		= 35.636 SQM.					
STAIR HEAD ROOM AREA		= 16.751 SQM.					
LIFT ROOM AREA		= 7.073 SQM.					
OVER HEAD TANK AREA		= 9.120 SQM.					
AREA OF CUP-BOARD		= 8.852 SQM.					
W.C. AREA AT ROOF		= 2.960 SQM.					
TOTAL AREA OF FEES		= 637.819 SQM.					
OPEN TERRACE AREA		= 124.666 SQM.					
ROOF STRUCTURE AREA		= 26.784 SQM.					

CERTIFICATE OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER N.B.C OF INDIA ON THE BASIS OF SOIL INVESTIGATION REPORT TO BE DONE BY ALOK ROY G.T.E. (KMC) NO.1/11 GEOTEST ENGINEERS PVT. LTD. 6A, MILAN PARK, KOLKATA-700084. CERTIFY THAT IT WILL BE SAFE AND STABLE IN ALL RESPECT.

(ALOK ROY G.T.E.- I/11) (TAMAL KANTI BANDOYPADHYAY)
NAME OF GEOTECHNICAL ENGINEER NAME OF STRUCTURAL ENGINEER

DECLARATION OF ARCHITECT.

THE BUILDING PLAN HAS DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009, AS AMMENDED FROM TIME TO TIME AND THE SITE CONDITION INCLUDING THE ABUTTING ROAD IS CONFORM WITH THE PLAN. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK.

ANJAN UKIL
CA/94/16721
NAME OF ARCHITECT

I DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, I SHALL ENGAGE L.B.A & E.S.E DURING CONSTRUCTION. I 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 WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF U.G.W.R UNDER THE GUIDENCE OF LBA/EBE BEFORE STARTING OF BUILDING FOUNDATION.

MR. RAJIB GHOSE
(C.A. OF JAYANTI GOPTU & MEENAKSHI DUTTA)
NAME OF OWNER/APPLICANT

GROUND FLOOR PLAN, SITE PLAN & LOCATION PLAN, UNDER GROUND WATER RESERVOIR.

PROJECT.
PROPOSED G+IV STORIED (HT.-15.475MT.) RESIDENTIAL BUILDING U/S 393 A OF K.M.C. ACT 1980 AND BUILDING RULE 2009 AT- 26/2, MONOHARPUKUR ROAD, KOLKATA- 700029. WARD NO.-85, BOROUGH NO.-VIII, P.S.- RABINDRA SAROBAR.

JOB NO.	DRG. NO.	DATE	DEALT
1151	ARCH/CORP-01	20.10.22	AVIK

PLAN CASE NO.: 2022080041 B.P. NO.: 2022080108

DATE: 22-11-2022 VALID UP TO: 21-11-2027

SIGNATURE OF A.E.(C)/BR-VIII SIGNATURE OF E.E. (C)/BR-VIII