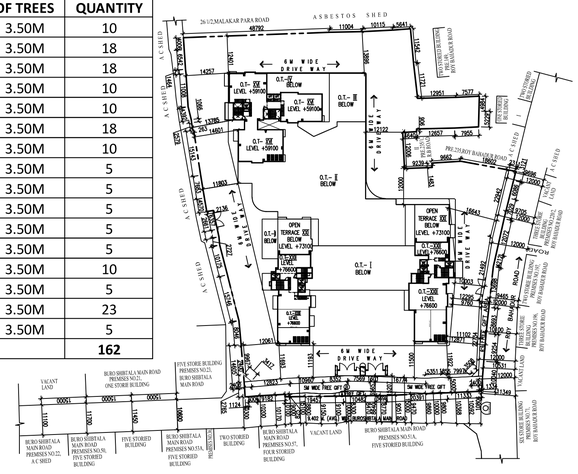
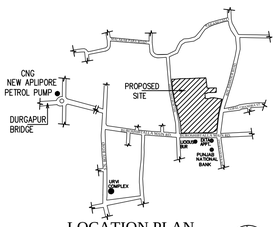
LIST OF TREES PROPOSED FOR PLANTATION

SL. NO.	BOTANICAL NAME OF TREES	COMMON NAME OF TREES	SPACING OF TREES	QUANTITY
1	*Lagerstroemia speciosa*	Jarul	3.50M	10
2	*Bauhinia variegate*	Kanchan	3.50M	18
3	*Polyalthia longifolia*	Debdaru	3.50M	18
4	*Mimusops elengi*	Bakul	3.50M	10
5	*Syzyzium cumini*	Jaam	3.50M	10
6	*Tecoma goudichoudi*	Tecoma	3.50M	18
7	*Artocarpus heterophyllus*	Jackfruit	3.50M	10
8	*Albizia lebbeck*	Shirish	3.50M	5
9	*Bombax ceiba*	Simul	3.50M	5
10	*Ficus elastica*	Rubber	3.50M	5
11	*Cassia fistula*	Amaltash	3.50M	5
12	*Jacaranda mimosifolia*	Blue gulmohor	3.50M	5
13	*Azadirachta indica*	Neem	3.50M	10
14	*Alsthonia scholaris*	Chatim	3.50M	5
15	*Plumeria alba*	Kathchapa	3.50M	23
16	*Mangifera indica*	Mango	3.50M	5
	Total			**162**

OVERALL GROUND FLOOR PLAN



SITE PLAN
SCALE - 1:600



LOCATION PLAN
SCALE - 1:4000

LEGEND SCALE - 1:100

PROPOSED TREES TO BE PLANTED - 162 NOS

SCHEDULE OF DOORS & WINDOWS

SCHEDULE OF WINDOWS:-

NO	SILL	LINTEL	SIZE
W1	350	2450	1800X2100
W2	350	2450	1500X2100
W3	1050	2450	2100X1400
W3a	1050	2450	1200X1400
W4	350	2450	1050X2100
W5	1050	2450	1000X1400
W6	1400	2450	750X1050
W6a	1400	2450	600X1050
SW	750	2450	1500X1700
SW1	750	2450	850X1700
SW2	750	2450	1200X1700
CG	AS PER ELEV.		
W1A	350	2200	1800X1850
W5A	1050	2200	1000X1150
W6A	1400	2200	750X800
W6A'	1400	2200	750X800
SWA	750	2200	1500X1450
SW1A	750	2200	850X1450
SW2A	750	2200	1200X1450

SCHEDULE OF DOORS:-

NO	SILL	LINTEL	SIZE
D1	–	2450	1800X2450
D1a	–	2450	1500X2450
D2	–	2450	1200X2450
D3	–	2450	900X2450
D4	–	2450	750X2450
D5	–	2450	1200X2450
SD	–	2450	2400X2450
SD1	–	2450	2850X2450
SD2	–	2450	3000X2450
SD3	–	2450	3600X2450
DW	–	2200	6125X2200
DW1	–	2200	4625X2200
DW2	–	2200	4600X2200
DW3	–	2200	4200X2200
FCD	–	2450	1100X2450
D2A	–	2200	1100X2200
D3A	–	2200	900X2200
D4A	–	2200	750X2200
D5A	–	2200	1200X2200
FCD1	–	2200	1100X2200
FCD	–	2200	1200X2200

CERTIFICATE OF OWNER.

CERTIFIED THAT I HAVE GONE THROUGH THE BUILDING RULES FOR KOLKATA MUNICIPALITY AND ALSO UNDER TAKE TO ABIDE BY THOSE RULES DURING AND AFTER CONSTRUCTION OF THE BUILDING.

NAME OF OWNER/APPLICANT

SUSHIL KUMAR AGARWAL (C.A.) OF

1.PRAMOD KUMAR CHOUDHARY
2.USHA CHOUDHARY
3.PRABHAT KUMAR CHOWDHARY
4.AMIT KUMAR CHOUDHARY
5.VINAY KUMAR CHOUDHARY
6. VIKASH CHOUDHARY
7.ANIL KUMAR CHOWDHARY
8.SKKDJ SKY HEIGHT LLP.

CERTIFICATE OF STRUCTURAL ENGINEER

THIS IS TO CERTIFY THAT THE STRUCTURAL DESIGN AND DRAWINGS OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECTS.
SOIL TEST REPORT HAS BEEN DONE BY JP GEO CONSULTANT AT 66,ANDUL ROAD, HOWRAH-711109.

NAME OF STRUCTURAL ENGG:
DEBDAS BISWAS
ESI: I/ 272

NAME OF STRUCTURAL REVIEWER
MAINAK MAJUMDER
ESR - (I) 152/4

CERTIFICATE OF GEO-TECHNICAL ENGG.

THE UNDERSIGNED HAS INSPECTED THE SITE AND CERTIFIED OUT SOIL INVESTIGATION THERE ON. IT IS CERTIFIED THAT EXISTING SOIL OF THE SITE IS ABLE TO CARRY THE LOAD COMING FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM PROPOSED HEREIN IS SAFE AND STABLE IN ALL RESPECT FROM THE GEOTECHNICAL POINT OF VIEW.

NAME OF GEO TECHNICAL ENGG:
JISHNU PAL
REGN. NO. - G.T./I/32

CERTIFICATE OF ARCHITECT

I DO HERE BY CERTIFY WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER K.M.C. BUILDING RULE - 2009 AS AMENDED FROM TIME TO TIME THAT THE WIDTH OF THE ABUTTING ROAD CONFORM WITH THE PLAN AND IT ISA BUILDABLE SITE NOT A TANK OR A FILLED UP TANK. THE SITE PLAN, LOCATION PLAN AGREES WITH THE SITE. THE PLOT IS DEMARCATED BY BOUNDARY WALLS & MEASUREMENTS TALLY WITH THE REGD. DEED PLAN. THE EXISTING STRUCTURE AS SHOWN FULLY OCCUPIED BY OWNERS AS PER OWNERS UNDERTAKING.

NAME OF ARCHITECT
JAY PRAKASH BHARAT KUMAR AGRAWAL
REGN. NO. - CA/86/10098

TITLE -
OVERALL GROUND FLOOR PLAN

PROJECT -

PROPOSED RESIDENTIAL BUILDING (B+G+XXI STORIED) OF HT. 76.60 M. U/S 393A OF KMC ACT 1980 AND KMC BUILDING RULES-2009 AT PREMISES NO. 125, BUROSHIBTALA MAIN ROAD, IN KMC WARD NO.-117 , BOROUGH NO.- XIII , KOLKATA - 700038.

M.B.C MEETING NO. 631 MEETING DATE.-22.01.2024
M.B.C ITEM NO.- 312/23-24

APPROVED VIDE MIC ITEM NO. M-42.40 DATED 07/06/2024

B.P NO....2024130052...DATE...14.06.2024...
VALID UPTO....13.06.2029.....

CHANCHAL MOJUMDER Digitally signed by CHANCHAL MOJUMDER Date: 2024.06.14 9:43:04 +05'30'

DIGITAL SIGNATURE OF A.E

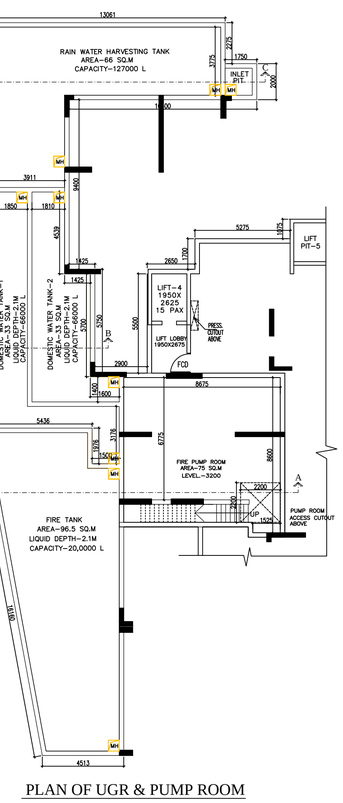
DEBOJIT DAS Digitally signed by DEBOJIT DAS Date: 2024.06.14 15:01:16 +05'30'

DIGITAL SIGNATURE OF E.E

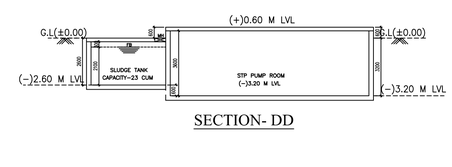
SHEET NO. - 01

ARCHITECTS
AGRAWAL & AGRAWAL
BARODA KOLKATA

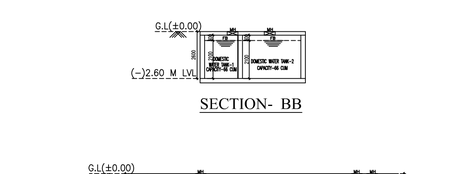
SCALE	DATE	DRAWN	CHECKED
1:100	23.9.23	SUDIPTA/MBHIKA	SUDIPTA



PLAN OF UGR & PUMP ROOM



SECTION- EE



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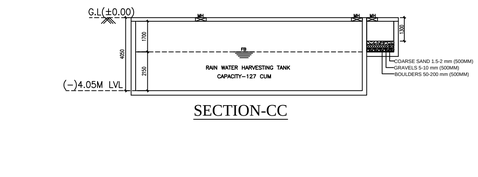
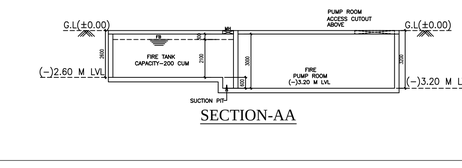
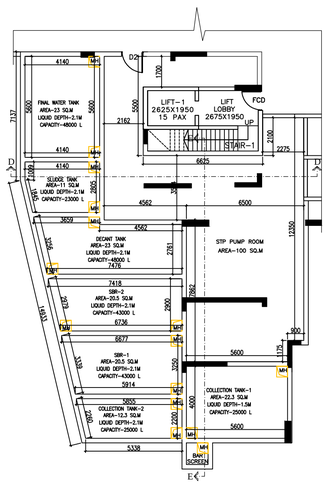


SECTION- BB

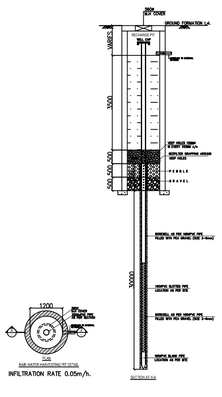


SECTION-CC

SECTION-AA



PLAN OF STP PUMP ROOM



INFILTRATION RATE 0.05m/h.

ASSESSEE NO.- 411170201259

NOC/ OBSERVATION OF OTHER DEPARTMENTS

SL.NO.	DEPT.	NOC NO:-	DATE
1	ULC	MEMO NO- 1416/ULC/Alipore/2023	08/05/2023
2	AAI NOCID: BEHA/EAST/B/100320/501080 PERMISSIBLE TOP ELEVATION = 92.18 M. SITE ELEVATION (AMSL) = 6.71 M.		18/07/2022
3	GREEN BLDG.	IGBC REG. NO:- GRI230200	AUGUST-2023
4	SOIL TEST	JOB NO:-20682 BY G.T.I/32	17/06/2023
5	WBFES	MEMO NO:- FSR/022312312007542	29/11/2023

DETAILS OF REGD. DEEDS

BK. NO	VOL. NO	BN. NO.	PAGE	DATE	REMARKS
1	1602-2017	160202103	60241-60312	22/3/2017	DECREE
1	1603-2021	160302669	5146-5166	8/1/2021	GIFT1
1	1603-2021	160302868	4359-4376	8/1/2021	GIFT2
1	1602-2017	160202306	63692-63712	27/3/2017	GIFT3
1	1603-2023	160301373	62028-62049	9/2/2023	POWER
1	1602-2024	160203881	115327-115339	13/3/2024	BOUNDARY
1	1602-2024	160203882	115356-115372	13/3/2024	STRIP
1	1602-2024	160203880	115340-115355	13/3/2024	CORNER

RESIDENTIAL POPULATION

BLOCK	TENEMENT	TYPE OF FLAT	POPULATION CONSIDERED	NO. OF FLAT	NO. OF POPULATION
1	A	4 BHK	7	20	140
	B	4 BHK	7	19	133
	A	4 BHK	7	13	91
2	B	3 BHK	6	12	72
	C	3 BHK	6	12	72
3	A	5 BHK	8	20	160
	B	4 BHK	7	19	133
	FIXED POPULATION			115 FLAT	801
	FLOATING POPULATION(10%)				81
	TOTAL POPULATION				882

WATER DEMAND CALCULATION

NAME OF TOWER	DOM -90 LPD	FLU =45 LPD
TOWER - 1	24570	12285
TOWER - 2	21150	10575
TOWER - 3	26370	13185
FLOATING POP.	810	405
CLUB HOUSE	1780	2225
POOL LOSS	8500	
TOTAL	83178	38674
GRAND TOTAL	126852	

1.Total Domestic requirement / day - 88 KLD
2.Total Domestic requirement for 1.5 days storage-132 KLD
3.Total raw water required-66 KLD
4.Total treated water required-66KLD
5.Rain water required 1 day storage -127KLD
6.Fire UG sump-200 KLD
7.Fire OHT at each tower -10 KLD

TOTAL BUILT-UP AREA	36414.711 SQ.M. (INCL. EXEMPTED AREAS)
	33833.263 SQ.M. (EXCL. EXEMPTED AREAS)

LAND USE STATEMENT

1.	LAND AREA	10270.02 Sq.m	
2.	PROPOSED GROUND COVERAGE (D.G., Transformer space, Garbage composter, Gate Goomty)	4060.984 Sq.m.	39.542 %
3.	SERVICE AREA (FIRE TENDER MOVEMENT PATH AREA)	186.39 Sq.m.	1.815 %
4.	PAVED AREA	2270.633 sq.m	22.109 %
5.	OPEN PARKING AREA	639.01 Sq.m.	6.222 %
6.	GREEN AREA	2168.197 sq.m	21.112 %
7.	OTHER LANDSCAPE AREA	337.78 sq.m	3.29 %
8.	FREE GIFT AREA	(51.22+403.80+146.28) 601.30 Sq.m.	5.854 %
9.	CORNER SPLAY AREA	(2.90 + 2.83) Sq.m. 5.73 Sq.m.	0.056 %
			100 %

CONSIDERING SOLAR POWER 1% OF TOTAL CONNECTED LOAD = 35 (KW)

TENEMENT BREAKUPS

TOWER 1

TENEMENT	TENEMENT SIZE AREA (SQ.M)	PROPOSED AREA TO BE ADDED (SQ.M)	TENEMENT AREA INCL. SERVICES (SQ.M)	NOS. OF CARS PER TENEMENT	NOS. OF TENEMENTS	NOS. OF PARKING REQUIRED
A	173.778	61.242	235.020	02	(01X19)+1 = 20	2X20=40
B	180.818	63.723	244.541	02	(01X19) = 19	2X19=38
TOTAL					39	78

TOWER 2

TENEMENT	TENEMENT SIZE AREA (SQ.M)	PROPOSED AREA TO BE ADDED (SQ.M)	TENEMENT AREA INCL. SERVICES (SQ.M)	NOS. OF CARS PER TENEMENT	NOS. OF TENEMENTS	NOS. OF PARKING REQUIRED
A	163.498	57.619	221.117	02	(011X12)+1 = 13	2X13=26
B	127.361	44.884	172.245	01	(01X12) = 12	12
C	135.204	47.648	182.852	01	(01X12) = 12	12
TOTAL					37	50

TOWER 3

TENEMENT	TENEMENT SIZE AREA (SQ.M)	PROPOSED AREA TO BE ADDED (SQ.M)	TENEMENT AREA INCL. SERVICES (SQ.M)	NOS. OF CARS PER TENEMENT	NOS. OF TENEMENTS	NOS. OF PARKING REQUIRED
A	229.567	80.903	310.470	03	(01X19)+1 = 20	3X20=60
B	195.919	69.045	264.964	02	(01X19) = 19	2X19=38
TOTAL					39	98
TOTAL OVERALL					115	226

TOTAL PROPOSAL :

AT FLOOR	COVERED AREA	CUTOUT	EXEMPTED AREA: STAIR & STAIR LOBBY	EXEMPTED AREA: LIFT LOBBY	EXEMPTED AREA: NET FLOOR AREA
BASEMENT	**3925.757**	**31.605**	**28.48**	**9.00**	3856.672
GROUND	**3990.917**	**157.537**	**111.535**	**30.00**	3691.845
1ST	**3396.532**	**1311.077**	**113.430**	**30.00**	1942.025
2ND	**1877.240**	**65.601**	**98.250**	**30.00**	1683.389
3RD	**1684.689**	**83.155**	**98.250**	**30.00**	1473.284
4TH	**1528.436**	**49.811**	**98.250**	**27.00**	1353.375
5TH	**1528.436**	**49.811**	**98.250**	**27.00**	1353.375
6TH	**1528.436**	**49.811**	**98.250**	**27.00**	1353.375
7th	**1528.436**	**49.811**	**98.250**	**27.00**	1353.375
8th	**1528.436**	**49.811**	**98.250**	**27.00**	1353.375
9th	**1528.436**	**49.811**	**98.250**	**27.00**	1353.375
10th	**1528.436**	**49.811**	**98.250**	**27.00**	1353.375
11th	**1528.436**	**49.811**	**98.250**	**27.00**	1353.375
12th	**1528.436**	**49.811**	**98.250**	**27.00**	1353.375
13th	**1528.436**	**49.811**	**98.250**	**27.00**	1353.375
14th	**1528.436**	**49.811**	**98.250**	**27.00**	1353.375
15th	**1528.436**	**49.811**	**98.250**	**27.00**	1353.375
16th	**987.113**	**33.951**	**65.250**	**18.00**	869.912
17th	**987.113**	**33.951**	**65.250**	**18.00**	869.912
18th	**987.113**	**33.951**	**65.250**	**18.00**	869.912
19th	**987.113**	**33.951**	**65.250**	**18.00**	869.912
20th	**987.113**	**33.951**	**65.250**	**18.00**	869.912
21st	**713.189**	**33.951**	**65.250**	**18.00**	595.988
TOTAL =	**38865.121**	**2450.410**	**2020.445**	**561.00**	**33833.263**

STAIR HEAD ROOM AREA :-	241.15	SQM
LIFT MACHINE ROOM AREA :-	263.362	SQM
OVER HEAD TANK AREA :-	226.060	SQM
AREA OF CUP-BOARD =	336.630	SQM
AREA OF FIRE REFUSE PLATFORM =	179.605	SQM
LIFT MACHINE ROOM STAIR AREA =	45.518	SQM
SWIMMING POOL AREA =	203.860	SQM
TRIPPLE HEIGHT BALCONY AREA =	647.812	SQM
TERRACE AREA :-	3990.202	SQM
GATE GOOMTY =	5.060	SQM
STP PUMP ROOM AREA =	126.267	SQM
TREE COVER AREA (REQ. 15% AS PER KMC BLDG. RULE) =	1540.503	SQM
TREE COVER AREA (PRO. 21.112 %) =	2168.197	SQM

DETAILS OF PLAN PROPOSAL :-

1. a) LAND AREA (AS PER DEED) - 10304.00 SQ.M.
   b) LAND AREA (AS PER ULC) - 10315.78 SQ.M.
   c) LAND AREA (AS PER B.L.&L.R.O MUTATION/CONVERSION) - 10323.41 SQ.M.
   d) LAND AREA (AS PER BOUNDARY DECLARATION) - 10270.02 SQ.M.

2.a) PERMISSIBLE GROUND COVERAGE - (45.00 %) = 4621.509 SQ.M.
2.b) PROPOSED GROUND COVERAGE - (39.542 %) = 4060.984 SQ.M.
3.a) PERMISSIBLE F.A.R = 2.25 + (10% ADDITIONAL FOR GREEN BLDG.) = 2.475
3.b) PROPOSED F.A.R = (33833.263 - 8415.381) / 10270.02 = 2.4749 ≈ 2.475

4.a) PERMISSIBLE TOTAL BUILT-UP AREA (EXCLUDING EXEMPTED AREA) = 25418.300 SQ.M.
4.b) PROPOSED TOTAL BUILT-UP AREA (EXCL. EXEMPTED AREA BUT INCL. CARPARKING) = 33833.263 SQ.M.
PROPOSED TOTAL BUILT-UP AREA (EXCL. EXEMPTED AREA & CARPARKING) = 25417.882 SQ.M.

5. CAR PARKING CALCULATIONS:
TOTAL NOS. OF TENEMENTS (TOWER 1 + 2 + 3) = 39+37+39 = 115 NOS.
(A)TOTAL CAR PARKING REQUIRED (TOWER 1 + 2 + 3) = 78+50+98 = 226 NOS.
(B) CAR PARKING PROVIDED = 307 NOS
i) GR. FLOOR
OPEN PARKING (SINGLE LAYER) - 11 NOS
COVERED PARKING -119 NOS
ii) BASEMENT
DIRECT PARKING - 118 NOS.
iii) FIRST FLOOR
DIRECT PARKING - 59 NOS.
(C) TOTAL CAR PARKING AREA
(PARKING AREA IN BASEMENT) = 3707.596 SQ.M.
(PARKING AREA IN GR. FLOOR) = 3248.144 SQ.M. (MAX. EXEMPTED AS PROVIDED =119x25=2975)
(PARKING AREA IN 1ST FLOOR) = 1732.785 SQ.M.
TOTAL PARKING AREA = 8688.525 SQ.M.
TOTAL PARKING AREA EXEMPTED FOR F.A.R CALCULATION (3707.596+1732.785+2975)= 8415.381 SQ.M.

6. REQUIRED GREEN AREA (20%) = 2054.004 SQ.M (AS PER WBPCB)
PROPOSED GREEN AREA = 2168.197 SQ.M (21.112 %)

7. OVERHEAD TANK AREA (TOWER 1 , 2 & 3) = 226.060 SQ.M
8. STAIR HEAD ROOM AREA (TOWER 1 , 2 & 3) = 241.150 SQ.M
9. TOTAL TERRACE AREA = 3990.202 SQ.M.
O.T.-I (TOWER-1, 2 AND 3) = 519.063 SQ.M
O.T.-II (TOWER-1, 2 AND 3) = 1548.374 SQ.M
O.T.-III (TOWER-2) = 236.052 SQ.M
O.T.-IV (TOWER-2) = 158.307 SQ.M
O.T.-XVI (TOWER-1,2AND 3)= 541.299 SQ.M
O.T.-XXI (TOWER-2 AND 3) = 273.923 SQ.M
O.T.-XXII (TOWER-1, 2 AND 3) = 713.184 SQ.M
10. FIRE REFUGE PLATFORM AREA = 179.605 SQ.M
11. SWIMING POOL AREA = 203.860 SQ.M
12. GOOMTY AREA = 5.06 SQ.M
13. LMR AREA (TOWER-1+TOWER-2+TOWER-3)= 263.362 SQ.M
14. LMR STAIR AREA (TOWER-1+TOWER-2+TOWER-3) = 45.518 SQ.M
15. TRIPPLE HT. BAL. (TOWER-1+TOWER-2+TOWER-3)= 230.06+149.04+268.80 = 647.812 SQ.M
16. C.B. AREA (TOWER-1+TOWER-2+TOWER-3)= 336.630 SQ.M
17. OTHER AREA FOR FEES (TOWER-1+TOWER-2+TOWER-3)= 2029.22 SQ.M
18. TOTAL AREA FOR FEES (TOWER-1+TOWER-2+TOWER-3)= (36414.725 + 2029.22) SQ.M = 38443.945 SQ.M

APPROVED VIDE MIC ITEM NO. M-42.40 DATED 07/06/2024

APPROVED VIDE MBC RESOLUTION MEETING NO. 631 DATED 22/01/2024, ITEM NO. 312/23-24.