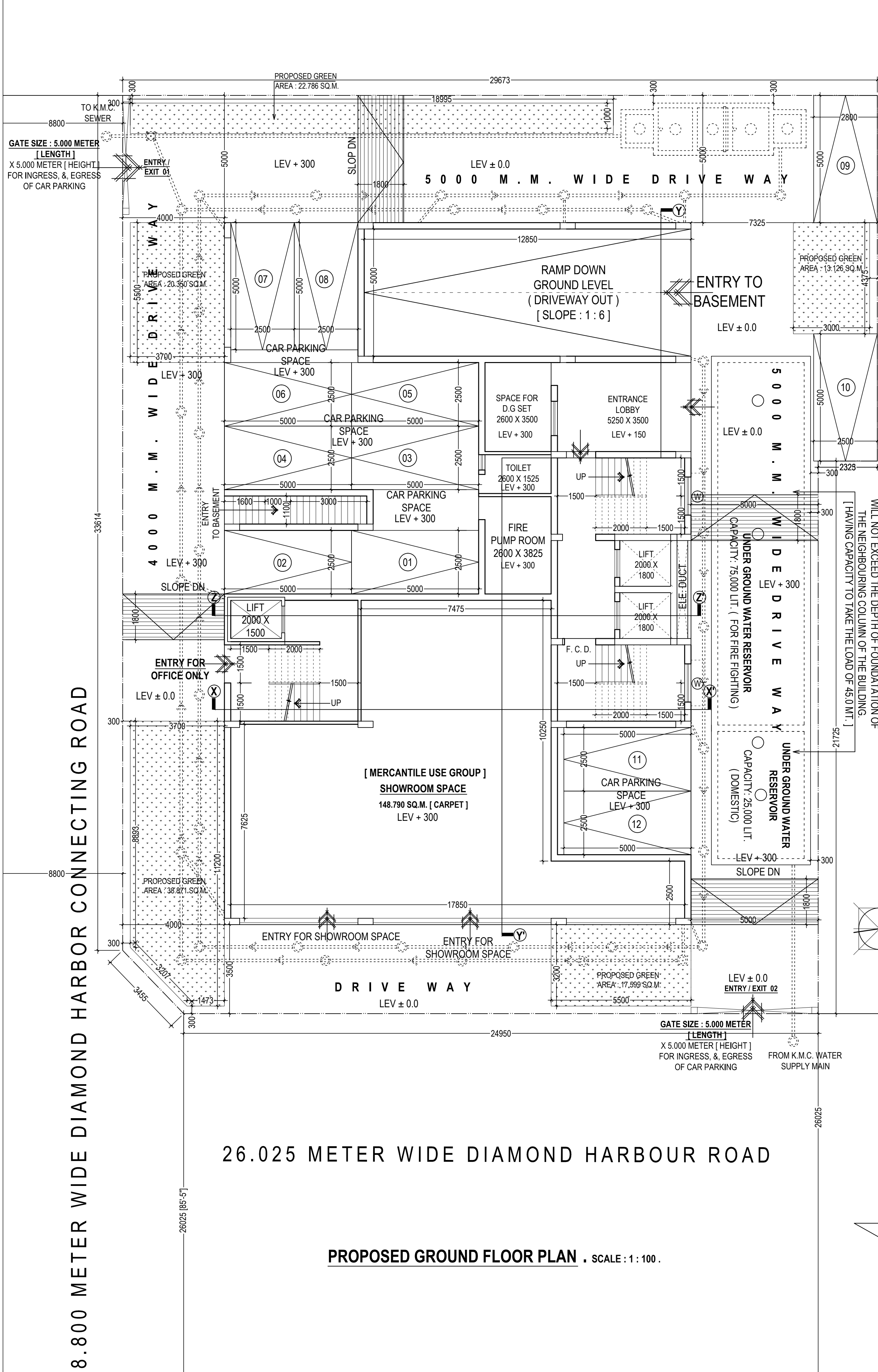




2. DETAIL OF REGISTERED DEED - BOOK NO. : I, VOLUME NO. 46 PAGES: 01 TO 03 BEING NO. 1376 FOR THE YEAR : 05.03.1935 PLACE : D.S.R. ALIPORE	3. DETAIL OF REGISTERED DEED - BOOK NO. : I, VOLUME NO. 42 PAGES: 92 TO 97 BEING NO. 1374 FOR THE YEAR : 05.03.1935 PLACE : D.S.R. ALIPORE	4. DETAIL OF REGISTERED DEED - BOOK NO. : I, VOLUME NO. 61 PAGES: 228 TO 231 BEING NO. 2393 FOR THE YEAR : 17.07.1940 PLACE : D.S.R. ALIPORE	5. DETAIL OF REGISTERED DEED - BOOK NO. : I, VOLUME NO. 01 PAGES: 204 TO 215 BEING NO. 00014 FOR THE YEAR : 07.12.1962 PLACE : JOIN SUB REGISTRY OF ALIPORE	6. DETAIL OF REGISTERED DEED - BOOK NO. : III, VOLUME NO. 06 PAGES: 37 TO 42 BEING NO. 273 FOR THE YEAR : 20.08.1993 PLACE : REGISTERED OF ASSURANCES KOLKATA	7. DETAIL OF REGISTERED DEED - BOOK NO. : III, VOLUME NO. 06 PAGES: 37 TO 42 BEING NO. 273 FOR THE YEAR : 20.08.1993 PLACE : REGISTERED OF ASSURANCES KOLKATA	8. DETAIL OF REGISTERED DEED - BOOK NO. : I, VOLUME NO. 1604 - 2022 PAGES: 416302 TO 416337 BEING NO. 160414097 FOR THE YEAR : 06.12.2022 PLACE : D.S.R. IV SOUTH 24 PARGANAS	9. DETAIL OF REGISTERED DEED - BOOK NO. : I, VOLUME NO. 1902 - 2023 PAGES: 143714 TO 143770 BEING NO. 19020409 FOR THE YEAR : 05.04.2023 PLACE : A.R.A. II KOLKATA	10. DETAIL OF REGISTERED DEED - BOOK NO. : I, VOLUME NO. 1902 - 2023 PAGES: 143714 TO 143770 BEING NO. 19020409 FOR THE YEAR : 05.04.2023 PLACE : A.R.A. II KOLKATA
11. DETAIL OF POWER OF ATTORNEY - BOOK NO. : I, VOLUME NO. 1902 - 2023 PAGES: 148344 TO 148362 BEING NO. 190204580 FOR THE YEAR : 10.04.2023 PLACE : A.R.A. II KOLKATA	12. DETAIL OF REGISTERED BOUNDARY DECLARATION - BOOK NO. : I, VOLUME NO. 1902 TO 2023 PAGES: 435438 TO 435450 BEING NO. 190213846 FOR THE YEAR : 9/10/2023 PLACE : ARA I KOLKATA	13. DETAIL OF NON EVICTION OF TENENTS - BOOK NO. : I, VOLUME NO. 1902 TO 2023 PAGES: 435451 TO 435162 BEING NO. 190213845 FOR THE YEAR : 09/10/2023 PLACE : ARA I KOLKATA	SPECIFICATION OF CONSTRUCTION :- 1. 200 THK. 1ST CLASS CEMENT BRICK WORK FOR EXTERNAL WALL IN SUPER STRUCTURE IN 1 : 6 2. 125 & 75 THK. 1ST CLASS CEMENT BRICK WORK FOR INTERNAL WALL IN 1 : 4 3. LEAN CONCRETE. 1:3:6 WITH 19 MM DOWN GRADED STONE CHIPS (M-15) 4. R.C.C. 1:1.5:3 FOR ROOF SLAB, BEAM, LINTEL, CHAJJA ETC. 5. CEMENT SAND PLASTER 18 MM. ON OUTSIDE & 12 MM. ON INSIDE WALL IN 1:6 & CEILING & CHAJJA IN 1:4 6. D.P.C. SHALL BE 50MM. THICK IN 1:1.5:3 TONE WITH WATER PROOFING ADMIXTURE 7. 25 MM. THK. I.P.S. FLOORING WITH NEAT CEMENT FINISH AT TOP 8. 75 MM. THK. SINGLE BRICK FLAT SOLING ON FOUNDATION 9. * 150 LVL - TO THE FINISHED GROUND FLOOR LVL. 10. TREAD 250 & RISER 168.055 11. FLOOR TO SLAB HEIGHT SHALL BE 3050 MM. & THICKNESS OF THE SLAB SHALL BE 100 MM. THEREFORE, CLEAR HEIGHT OF EACH FLOOR SHALL BE 3000 MM. MATERIALS :- STEEL MUST CONFORMED WITH IS 1786 GRADE OF CONCRETE - M 20 (C : S : ST :: 1:1.5:3) & GRADE OF STEEL - Fe500 CEMENT - ORDINARY PORTLAND & SAND - MEDIUM COARSE STONE CHIPS - 20 MM. DOWN GRADED OTHER DETAILS AS PER ARCHITECT OR ENGINEER - IN - CHARGE					

PROPOSED GROUND FLOOR BUILT UP AREA - 433.934 SQ.M. PROPOSED BASEMENT FLOOR BUILT UP AREA - 504.344 SQ.M. PROPOSED TYPICAL 1ST, 2 ND, 3 RD, 4 TH, 5TH & 6 TH FLOOR BUILT UP AREA : 497.144 SQ.M. EACH TOTAL BUILT UP AREA [433.934 + 504.344 + (497.144 X 6)] = 3915.142 SQ.M. CAR PARKING REQUIRED : 36 [THIRTY SIX] NOS. COVER PARKING NO.S : 34 NOS. & OPEN PARKING NO.S : 2 NOS. TOTAL PARKING AREA : 640.688 SQ.M ADVANTAGE TAKEN PROPOSED BUILDING HEIGHT : 21.475 METER [ BASEMENT + GROUND + SIX STORIED ] PROPOSED GROUND COVERAGE : 49.555 % i.e 504.344 SQ.M. EXEMPTED AREA : 306.009 SQ.M. PROPOSED F.A.R. : 2.917	1. GROUND COVERAGE : 49.555 % i.e 504.344 SQ.M. 2. F.A.R. CONSUMED : 2.917 3. TOTAL COVERED AREA : 3915.142 SQ.M. 4. TOTAL CAR PARKING AREA : 640.688 SQ.M. 5. NOS. OF CAR PARKING : 36 NOS. 6. TOTAL FLOOR AREA : 3609.133 SQ.M [ EXCLUDING EXAMTED AREA FOR F.A.R. i.e. 306.009 SQ.M. 7. TOTAL CUP BOARD AREA : 12.000 SQ.M. 8. TOTAL LOFT AREA : NIL 9. TOTAL STAIR HEAD ROOM AREA : 38.500 SQ.M. 10. TOTAL LIFT MACHINE ROOM AREA : 19.057 SQ.M. 11. PROPOSED TREE COVER AREA : 101.385 SQ.M. 12. PROVIDE TREE COVER AREA : 112.731 SQ.M.
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REFERENCE POINT MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS 84 LATITUDE LONGITUDE	SITE ELEVATION (AMSL.)
A	22°31'58.5" N 88°19'37.6" E	5.000 M

3. STATEMENT OF OTHER AREAS FOR FEES :-	Floor	Loft	Cupboard	Ledge / T end
Basement floor	NA	NA	NA	NA
Ground floor	NA	NA	NA	NA
1st floor	NA	NA	NA	NA
2nd floor	NA	NA	NA	NA
3rd floor	NA	3,000 SQ.M.	NA	NA
4th floor	NA	3,000 SQ.M.	NA	NA
5th floor	NA	3,000 SQ.M.	NA	NA
6th floor	NA	3,000 SQ.M.	NA	NA
Total	NA	12,000 SQ.M.	NA	NA

## TION THROUGH X- X'

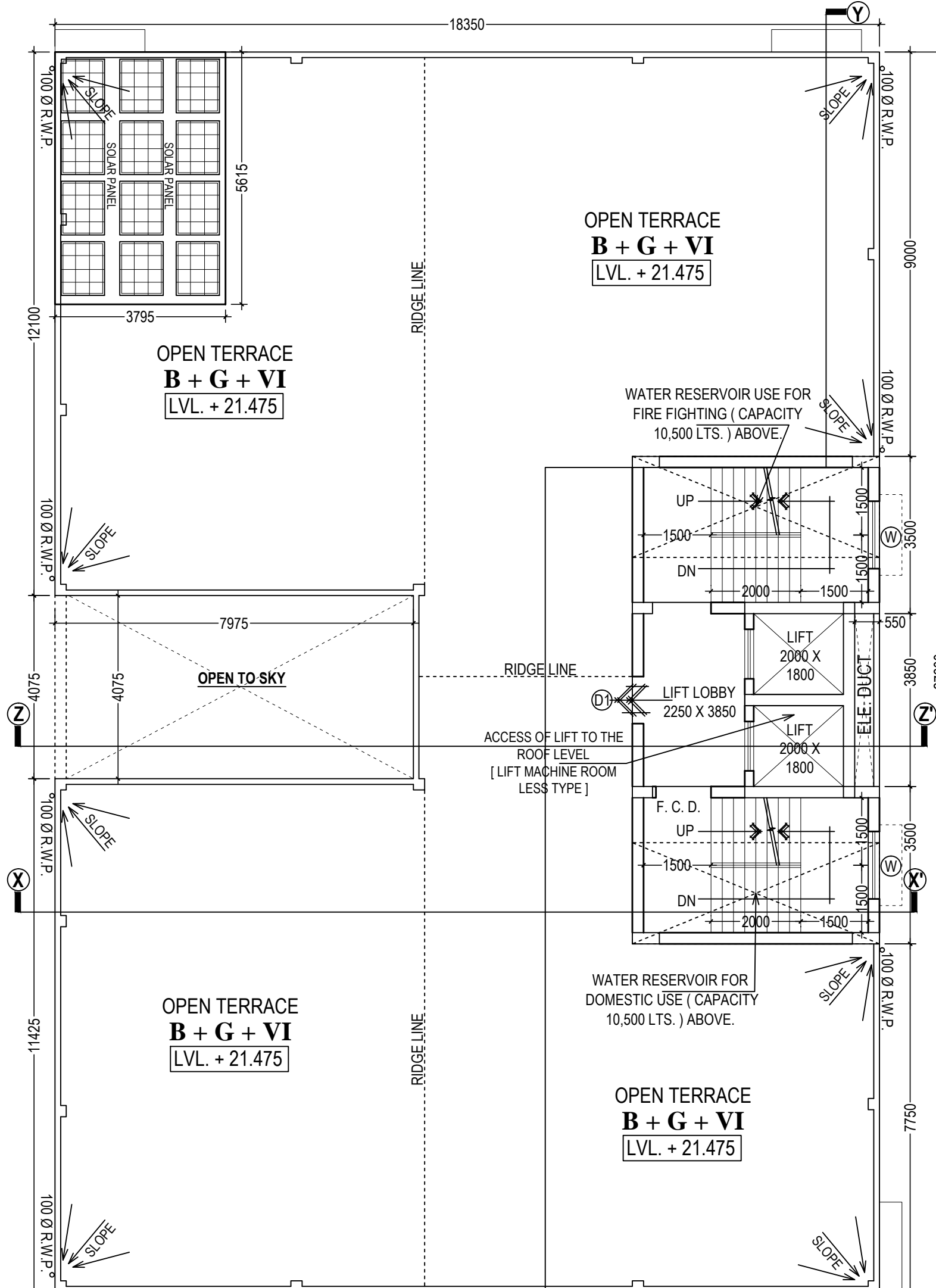
SCALE: 1: 100

### 2. TENAMANT CALCULATION :

Type	Tenament size	Service Area	Tenament Area	Tenament No	NO PARKING
A	89.804 SQ.M	24.983 SQ.M	114.787 SQ.M	04 NOS.	04 NOS.
B	102.745 SQ.M	28.583 SQ.M	131.328 SQ.M	04 NOS.	04 NOS.
C	94.395 SQ.M	26.260 SQ.M	120.655 SQ.M	04 NOS.	04 NOS.
D	114.377 SQ.M	31.819 SQ.M	146.196 SQ.M	04 NOS.	04 NOS.
1ST & 2ND FLOOR OFFICE CARPET AREA : 802.290 SQ.M				02 NOS.	16 NOS.
1ST & 2ND FLOOR OFFICE BUILT UP AREA : 904.246 SQ.M					
GROUND FLOOR SHOWROOM CARPET AREA : 148.790 SQ.M				01 NOS.	04 NOS.
GROUND FLOOR SHOWROOM BUILT UP AREA : 158.487 SQ.M					
					04 NOS.

BLOCK	USE GROUP	FLOOR AREA
A	RESIDENTIAL	2852.409 SQ.M.
B	COMMERCIAL	1062.733 SQ.M.

DOOR & WINDOW SCHEDULE :-					
MARKED	TYPE	SILL HEIGHT FROM FLOOR	LINTEL HEIGHT FROM FLOOR	SIZE	
D1	SOLID FLUSH	-----	2100	1050 X 2100	
D2	SOLID FLUSH	-----	2100	900 X 2100	
D3	SOLID FLUSH	-----	2100	750 X 2100	
RS	ROLLING SHUTTER	-----	2100	AS PER DESIGN	
DW	GLAZED	-----	2100	AS PER DESIGN	
W1	GLAZED	750	2100	1500 X 1350	
W2	GLAZED	750	2100	1200 X 1350	
W3	GLAZED	1050	2100	1000 X 1000	
W4	GLAZED	1500	2100	600 X 750	



OWNERS DECLARATION :-  
WE DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, WE SHALL ENGAGE L.B.A. & E.S.E DURING CONSTRUCTION. WE 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 MAY REVOKE THE SANCTION PLAN, THE CONSTRUCTION OF S.U.G.W.R TAKEN UNDER THE GUIDANCE OF LBS/ESE BEFORE STARTING OF BUILDING FOUNDATION.

CERTIFICATE OF ARCHITECT :-  
CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF KOLKATA MUNICIPAL CORPORATION BUILDING RULES, 2009. AS AMENDED FROM TIME TO TIME & THAT THE SITE CONDITION INCLUDING THE WIDTH OF THE ABUTTING ROAD CONFORM WITH THE PLAN AND THAT IT IS A BUILDABLE SITE & NOT A FILLED UP TANK.

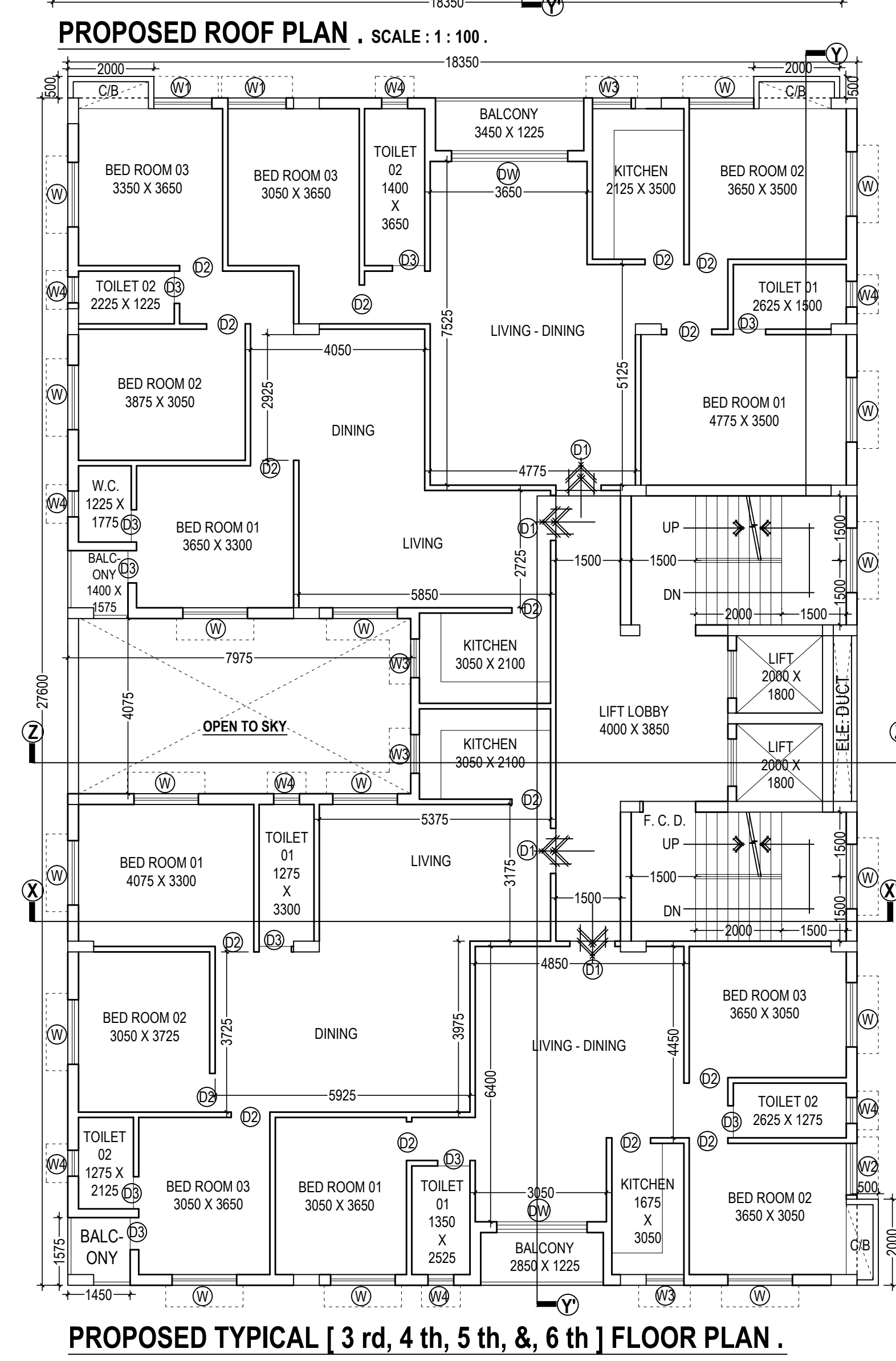
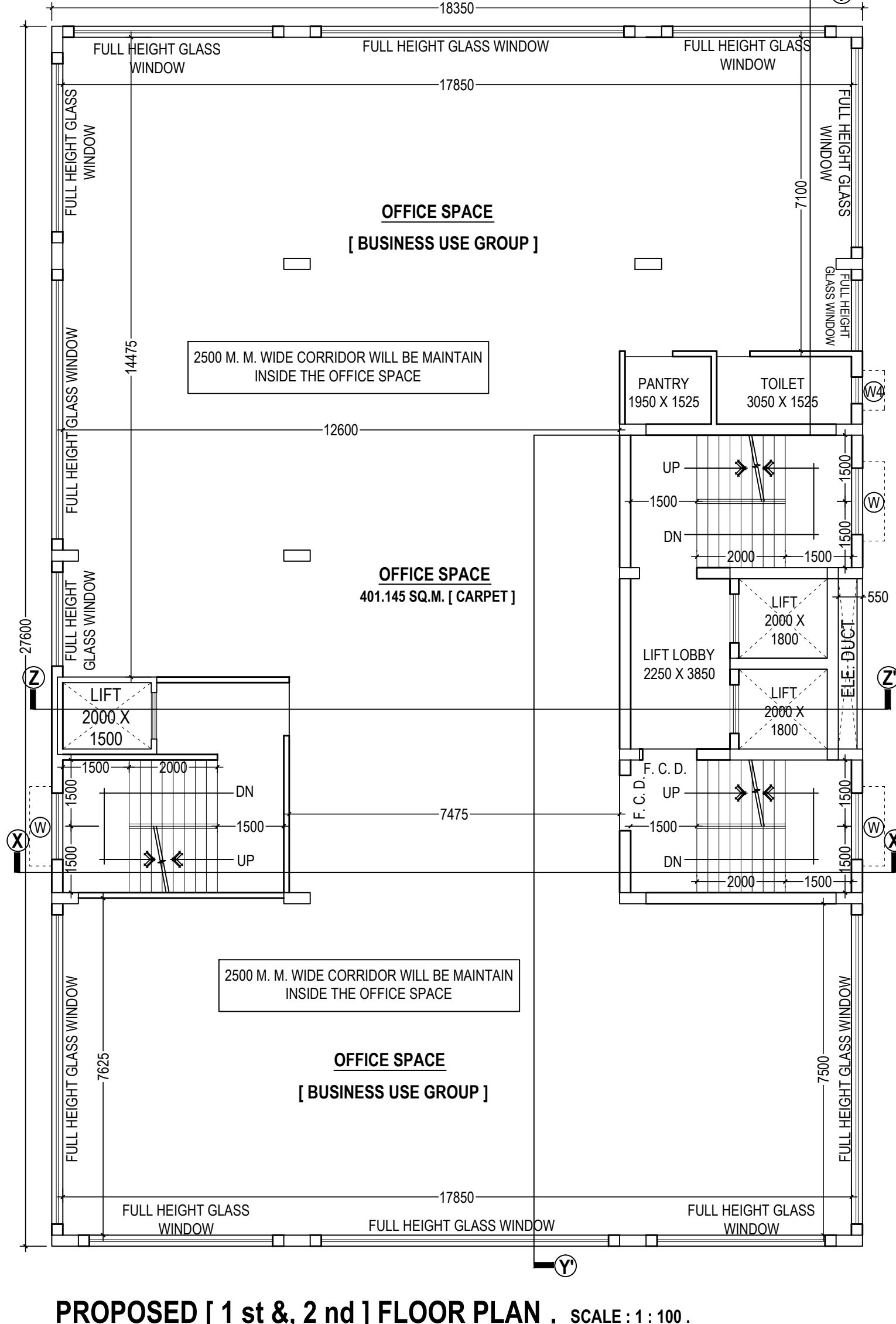
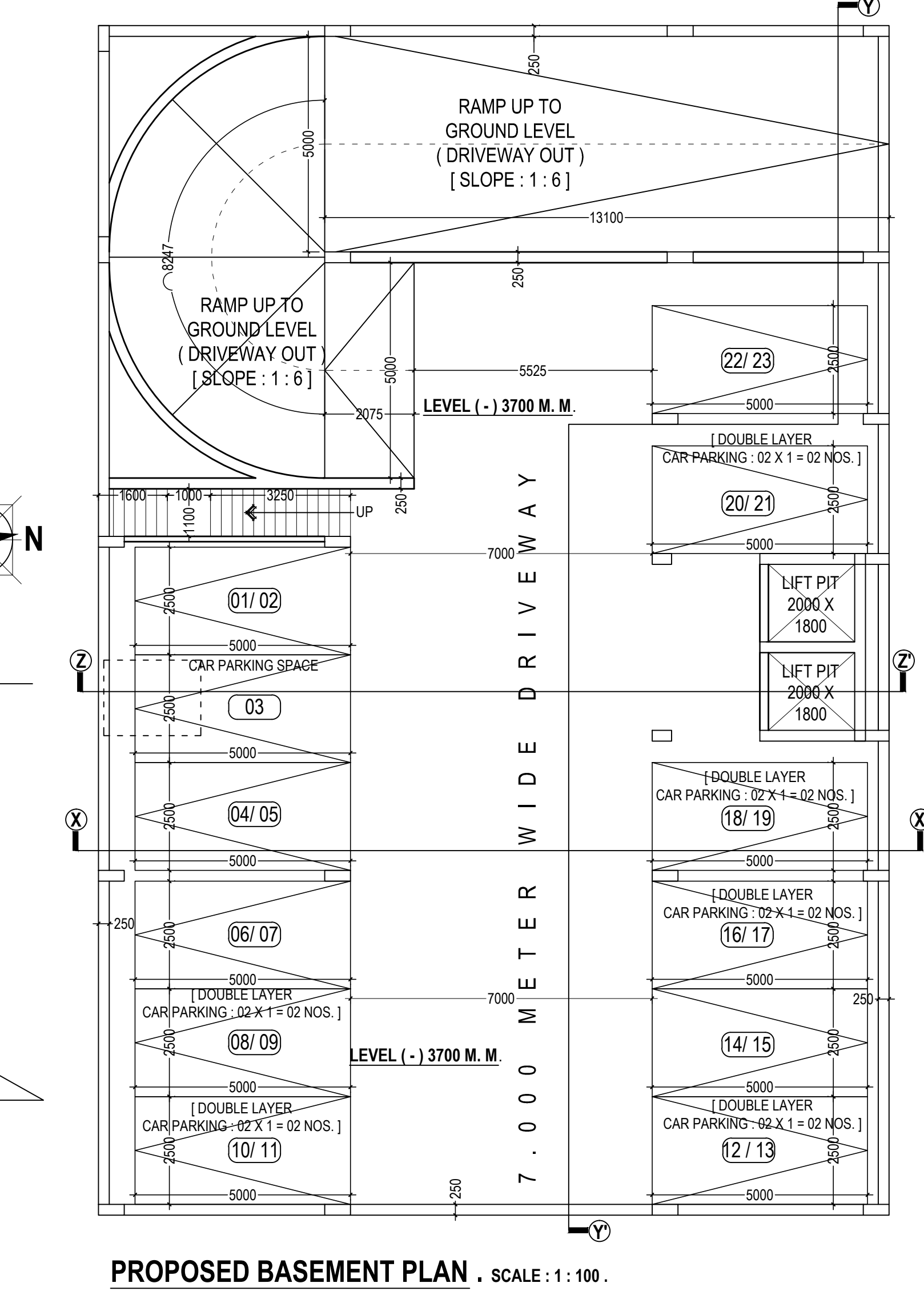
CERTIFICATE OF STRUCTURAL ENGINEER :-  
THE STRUCTURAL DESIGN & DRAWINGS OF BOTH FOUNDATION & SUPERSTRUCTURE OF THE BUILDING HAS BEEN PREPARED BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA & THE FOUNDATION IS CAPABLE OF TAKING THE LOAD. CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECTS.

CERTIFICATE OF GEO-TECHNICAL ENGINEER :-  
UNDESIGNED HAS INSPECTED THE SITE CARRIED OUT THE 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 THEREIN IS SAFE AND STABLE IN ALL RESPECT FROM GEO - TECHNICAL POINT OF VIEW.

1. PROPOSED AREA:	FLOOR	FLOOR AREA	LIFT WELL	BASEMENT STAIR CUT OUT	BASEMENT CUT OUT	GROSS FLOOR	STAIR WAY	LIFT LOBBY	NET COVER AREA
BASEMENT	504.344 SQ.M	---	---	6.160 SQ.M	64.250 SQ.M	504.344 SQ.M	---	---	504.344 SQ.M
GROUND FL.	504.344 SQ.M	---	---	---	---	433.934 SQ.M	45.003 SQ.M	9.000 SQ.M	379.931 SQ.M
1ST FLOOR	504.344 SQ.M	10.200 SQ.M	---	---	---	484.144 SQ.M	45.003 SQ.M	9.000 SQ.M	440.141 SQ.M
2ND FLOOR	504.344 SQ.M	10.200 SQ.M	---	---	---	484.144 SQ.M	45.003 SQ.M	9.000 SQ.M	440.141 SQ.M
3RD FLOOR	504.344 SQ.M	7.200 SQ.M	---	---	---	497.144 SQ.M	30.000 SQ.M	6.000 SQ.M	461.144 SQ.M
4TH FLOOR	504.344 SQ.M	7.200 SQ.M	---	---	---	497.144 SQ.M	30.000 SQ.M	6.000 SQ.M	461.144 SQ.M
5TH FLOOR	504.344 SQ.M	7.200 SQ.M	---	---	---	497.144 SQ.M	30.000 SQ.M	6.000 SQ.M	461.144 SQ.M
6TH FLOOR	504.344 SQ.M	7.200 SQ.M	---	---	---	497.144 SQ.M	30.000 SQ.M	6.000 SQ.M	461.144 SQ.M
TOTAL	4034.752 SQ.M	49.200 SQ.M	6.160 SQ.M	64.250 SQ.M	3915.142 SQ.M	258.009 SQ.M	51.000 SQ.M	51.000 SQ.M	3609.133 SQ.M

TOTAL COVERED AREA IN ALL FLOORS INCLUDING EXEMPTED AREAS (S.Q.M.) (EXEMPTED AREA CONSISTS OF ALL AREA ALLOWED FOR EXEMPTION FOR STAIR LOBBY, LIFT LOBBY, LMR, SHR, CUPBOARDS & LOFT)	BLOCK	FLOOR AREA (S.Q.M.)	STAIR LOBBY (S.Q.M.)	LIFT LOBBY (S.Q.M.)	L.M.R. AREA (S.Q.M.)	S. H. R. AREA (S.Q.M.)	CUPBOARD AREA (S.Q.M.)	LOFT AREA (S.Q.M.)	TOTAL AREA (S.Q.M.)
A	3609.133 SQ.M	255.009 SQ.M	51.000 SQ.M	19.057 SQ.M	38.500 SQ.M	12.000 SQ.M	---	---	3984.699 SQ.M

BLOCK WISE AREA FOR F.A.R CALCULATION							
BLOCK	Gross Floor Area (S.Q.M.)	STAIR AREA (S.Q.M.)	LIFT LOBBY (S.Q.M.)	CAR PARKING AREA	CAR PARKING AREA MAX. LIMIT (S.Q.M.)	TOTAL FLOOR AREA FOR F.A.R	PROPOSED F.A.R
A	3915.142 SQ.M.	255.009 SQ.M.	51.000 SQ.M.	900.000 SQ.M.	640.688 SQ.M.	2968.445 SQ.M.	2.917



NAME OF THE ARCHITECT  
MR. ARJUNAV DAS  
REGISTERED ARCHITECT,  
REG. NO. C.A. / 2007 / 39855

NAME OF STRUCTURAL ENGINEER  
MR. MONOJENDRA DATTA  
STRUCTURAL ENGINEER (E. S. E. / II / 155).

NAME OF THE GEO - TECHNICAL ENGINEER  
MR. RUPAK KUMAR BANERJEE  
GEO - TECHNICAL CONSULTANT [G.T./I/3, K. M. C.].

PROJECT : PLAN CASE NO.

PROPOSED BASEMENT + GROUND + SIX STORIED [ 21.475 METER HEIGHT ] RESIDENTIAL BUILDING AT PREMISES NO. 65, D. H. [ DIAMOND HARBOUR ] ROAD, P. S. EKBALPORE, WARD NO. 078, KOLKATA 700 023 UNDER BOROUGH IX [ K. M. C. ] AS PER U / S 393 A OF THE K. M. C. ACT 1980, & THE K. M. C. BUILDING RULES 2009 [ AMENDED ]

TITLE :  
FLOOR PLANS, ELEVATION, SECTION, SITE PLAN, & LOCATION PLAN

DRAWING SHEET NO.  
DEALT : A.D.AS  
DATE : 06.10.2023  
SCALE : 1 : 100 .  
[ UNLESS OTHERWISE MENTIONED ]

ALL DIMENSIONS ARE IN M. M. [ UNLESS OTHERWISE MENTIONED ]

Architectural Consultants :  
archin work  
ARCHITECTURE . TOWN PLANNING . INTERIOR . LANDSCAPE . GRAPHIC DESIGN  
02, LAKE ROAD [ BESIDE LAKE MARKET ], FIRST FLOOR, KOLKATA 700 029  
phone : ( 0 ) 62914 - 22243 . e - mail : archin\_work@yahoo.com

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BUILDING PERMIT NUMBER :  
SPACE FOR DIGITAL SIGNATURE

DIGITAL SIGNATURE OF A. E. ( C ) BR. IX  
DIGITAL SIGNATURE OF S. A. E. ( C ) BR. IX