

**KEY PLAN**  
SCALE: 1:1000

**PROJECT :-**  
PROPOSED PLAN FOR UR-26 (2a) AT PREMISES NO.-101, SERPENTINE LANE, KOLKATA-700 014, UNDER KOLKATA MUNICIPAL CORPORATION, WARD NO.-050, BOROUGHS NO.-V, P.S.-MUCHHIPARA.  
**PREVIOUS B.P. NO.-202050019 DATE-16/08/2022**

**STATEMENT OF THE PLAN PROPOSAL**

**A**

1. ASSIGNMENT NO. - 110000019
2. PHYSICAL AREA - 84,448 SQ.MT.
3. TOTAL COVERED AREA - 1,44,637 SQ.MT.
4. TOTAL FLOOR AREA (G+H) STORED - 1,18,843 SQ.MT.
5. TOTAL FLOOR AREA (G+H) STORED - 1,18,843 SQ.MT.
6. TOTAL FLOOR AREA (G+H) STORED - 1,18,843 SQ.MT.
7. TOTAL FLOOR AREA (G+H) STORED - 1,18,843 SQ.MT.
8. TOTAL FLOOR AREA (G+H) STORED - 1,18,843 SQ.MT.
9. TOTAL FLOOR AREA (G+H) STORED - 1,18,843 SQ.MT.
10. TOTAL FLOOR AREA (G+H) STORED - 1,18,843 SQ.MT.

**B**

1. GROUND FLOOR AREA - 1,18,843 SQ.MT.
2. FLOOR COVERED AREA - 1,44,637 SQ.MT.
3. TOTAL COVERED AREA - 1,44,637 SQ.MT.
4. TOTAL FLOOR AREA (G+H) STORED - 1,18,843 SQ.MT.
5. TOTAL FLOOR AREA (G+H) STORED - 1,18,843 SQ.MT.
6. TOTAL FLOOR AREA (G+H) STORED - 1,18,843 SQ.MT.
7. TOTAL FLOOR AREA (G+H) STORED - 1,18,843 SQ.MT.
8. TOTAL FLOOR AREA (G+H) STORED - 1,18,843 SQ.MT.
9. TOTAL FLOOR AREA (G+H) STORED - 1,18,843 SQ.MT.
10. TOTAL FLOOR AREA (G+H) STORED - 1,18,843 SQ.MT.

**AS PER RULE 26**

1. AREA OF LAND - 84,448 SQ.M. (28 K. - 11 CH. - 36 SQ.FT.) (AS PER DEED & PHT)
2. PERMISSIBLE GROUND COVERAGE - 170% (144,637 SQ.M.)
3. PROPOSED GROUND COVERAGE - 170% (144,637 SQ.M.)
4. CONSUMED F.A.R. - 1.88 x 1.750
5. PROPOSED F.A.R. - 1.88 x 1.750
6. PROPOSED AREA STATEMENT:-

| FLOOR  | MARKED | TENANT       | AREA TO BE ADDED | ACTUAL       | TENANT       | AREA TO BE ADDED | ACTUAL       |
|--------|--------|--------------|------------------|--------------|--------------|------------------|--------------|
| GROUND | A      | 45,738 SQ.M. | 8,656 SQ.M.      | 54,394 SQ.M. | 45,738 SQ.M. | 8,656 SQ.M.      | 54,394 SQ.M. |
|        | B      | 54,231 SQ.M. | 6,027 SQ.M.      | 60,258 SQ.M. | 54,231 SQ.M. | 6,027 SQ.M.      | 60,258 SQ.M. |
|        | C      | 14,234 SQ.M. | 1,524 SQ.M.      | 15,758 SQ.M. | 14,234 SQ.M. | 1,524 SQ.M.      | 15,758 SQ.M. |
|        | D      | 7,806 SQ.M.  | 1,524 SQ.M.      | 9,330 SQ.M.  | 7,806 SQ.M.  | 1,524 SQ.M.      | 9,330 SQ.M.  |
|        | E      | 1,270 SQ.M.  | 1,270 SQ.M.      | 2,540 SQ.M.  | 1,270 SQ.M.  | 1,270 SQ.M.      | 2,540 SQ.M.  |
|        | F      | 7,806 SQ.M.  | 1,270 SQ.M.      | 9,076 SQ.M.  | 7,806 SQ.M.  | 1,270 SQ.M.      | 9,076 SQ.M.  |
| FIRST  | G      | 7,806 SQ.M.  | 1,270 SQ.M.      | 9,076 SQ.M.  | 7,806 SQ.M.  | 1,270 SQ.M.      | 9,076 SQ.M.  |
|        | H      | 6,986 SQ.M.  | 1,091 SQ.M.      | 8,077 SQ.M.  | 6,986 SQ.M.  | 1,091 SQ.M.      | 8,077 SQ.M.  |
|        | I      | 5,170 SQ.M.  | 824 SQ.M.        | 5,994 SQ.M.  | 5,170 SQ.M.  | 824 SQ.M.        | 5,994 SQ.M.  |
|        | J      | 5,170 SQ.M.  | 824 SQ.M.        | 5,994 SQ.M.  | 5,170 SQ.M.  | 824 SQ.M.        | 5,994 SQ.M.  |
|        | K      | 6,183 SQ.M.  | 979 SQ.M.        | 7,162 SQ.M.  | 6,183 SQ.M.  | 979 SQ.M.        | 7,162 SQ.M.  |
|        | L      | 4,825 SQ.M.  | 1,159 SQ.M.      | 5,984 SQ.M.  | 4,825 SQ.M.  | 1,159 SQ.M.      | 5,984 SQ.M.  |
| THIRD  | M      | 4,825 SQ.M.  | 1,159 SQ.M.      | 5,984 SQ.M.  | 4,825 SQ.M.  | 1,159 SQ.M.      | 5,984 SQ.M.  |
|        | N      | 4,825 SQ.M.  | 1,159 SQ.M.      | 5,984 SQ.M.  | 4,825 SQ.M.  | 1,159 SQ.M.      | 5,984 SQ.M.  |
|        | O      | 4,825 SQ.M.  | 1,159 SQ.M.      | 5,984 SQ.M.  | 4,825 SQ.M.  | 1,159 SQ.M.      | 5,984 SQ.M.  |
|        | P      | 4,825 SQ.M.  | 1,159 SQ.M.      | 5,984 SQ.M.  | 4,825 SQ.M.  | 1,159 SQ.M.      | 5,984 SQ.M.  |
|        | Q      | 4,825 SQ.M.  | 1,159 SQ.M.      | 5,984 SQ.M.  | 4,825 SQ.M.  | 1,159 SQ.M.      | 5,984 SQ.M.  |
|        | R      | 4,825 SQ.M.  | 1,159 SQ.M.      | 5,984 SQ.M.  | 4,825 SQ.M.  | 1,159 SQ.M.      | 5,984 SQ.M.  |
| TOTAL  |        | 85,442 SQ.M. | 14,441 SQ.M.     | 99,883 SQ.M. | 85,442 SQ.M. | 14,441 SQ.M.     | 99,883 SQ.M. |

**AS PER SANCTION**

8. TOTAL REQUIRED CAR PARKING - 4 NOS
9. TOTAL PROVIDED CAR PARKING - 4 NOS
10. PERMISSIBLE AREA FOR PARKING (2.5 X 4) = 100 SQ.M
11. PROVIDED AREA FOR PARKING - 68.82 SQ.M.
12. PERMISSIBLE AREA OF PARKING - 104.44 SQ.M.
13. PROPOSED F.A.R. = (102.387 / 108) x 584.48 = 538.6 x 1.750
14. STAIR HEAD ROOM AREA - (12.866 x 12.697) = 163.90 SQ.M (2 NOS)
15. TERRACE AREA - 292.180 SQ.M
16. W.C AREA AT ROOF - 2.348 SQ.M
17. W.C AREA AT ROOF - 2.348 SQ.M
18. LAR STAIR AREA - 2.890 X 2.2 = 6.358 SQ.M
19. PERMISSIBLE TREE COVER AREA - 163.90 SQ.M (2 NOS)
20. PROVIDED TREE COVER AREA - 17.00 SQ.M (2 NOS)
21. CUPBOARD AREA - (0.650 X 1.0) = 0.650 SQ.M (2 NOS)
22. RELAXATION OF AUTHORITY, IF ANY - N.A.
23. COVER HEAD TANK AREA - (1.582 x 4.081) = 6.458 SQ.M
24. LIFT M.C ROOM AREA - (1.780 X 7.400) = 13.100 SQ.M
25. OTHER AREA ONLY FOR FEES (EXEMPTION) - 5.760 M.R STAIR - 13.45 (CB) - 18.896 SQ.M.

**DECLARATION OF LBS/ARCHITECT.**  
CERTIFIED THAT THE BUILDING PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE BUILDING REGULATIONS AND THE SITE CONDITIONS INCLUDING THAT IT IS A SOUND AND SAFE AND NOT ON TILTED UP TOWN.

**DECLARATION OF STRUCTURAL ENGINEER.**  
CERTIFIED THAT THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION & SUPERSTRUCTURE IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL BUILDING CODE OF INDIA & CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECTS.

**DECLARATION OF GEOTECHNICAL ENGINEER.**  
I, THE UNDERSIGNED, GEOTECHNICAL ENGINEER, IN CONNECTION WITH THE FOUNDATION DESIGN OF THE PROPOSED BUILDING, HAVE CONDUCTED THE NECESSARY INVESTIGATION AND FOUND THAT THE PROPOSED FOUNDATION IS SAFE & STABLE IN ALL RESPECTS FROM TECHNICAL POINT OF VIEW.

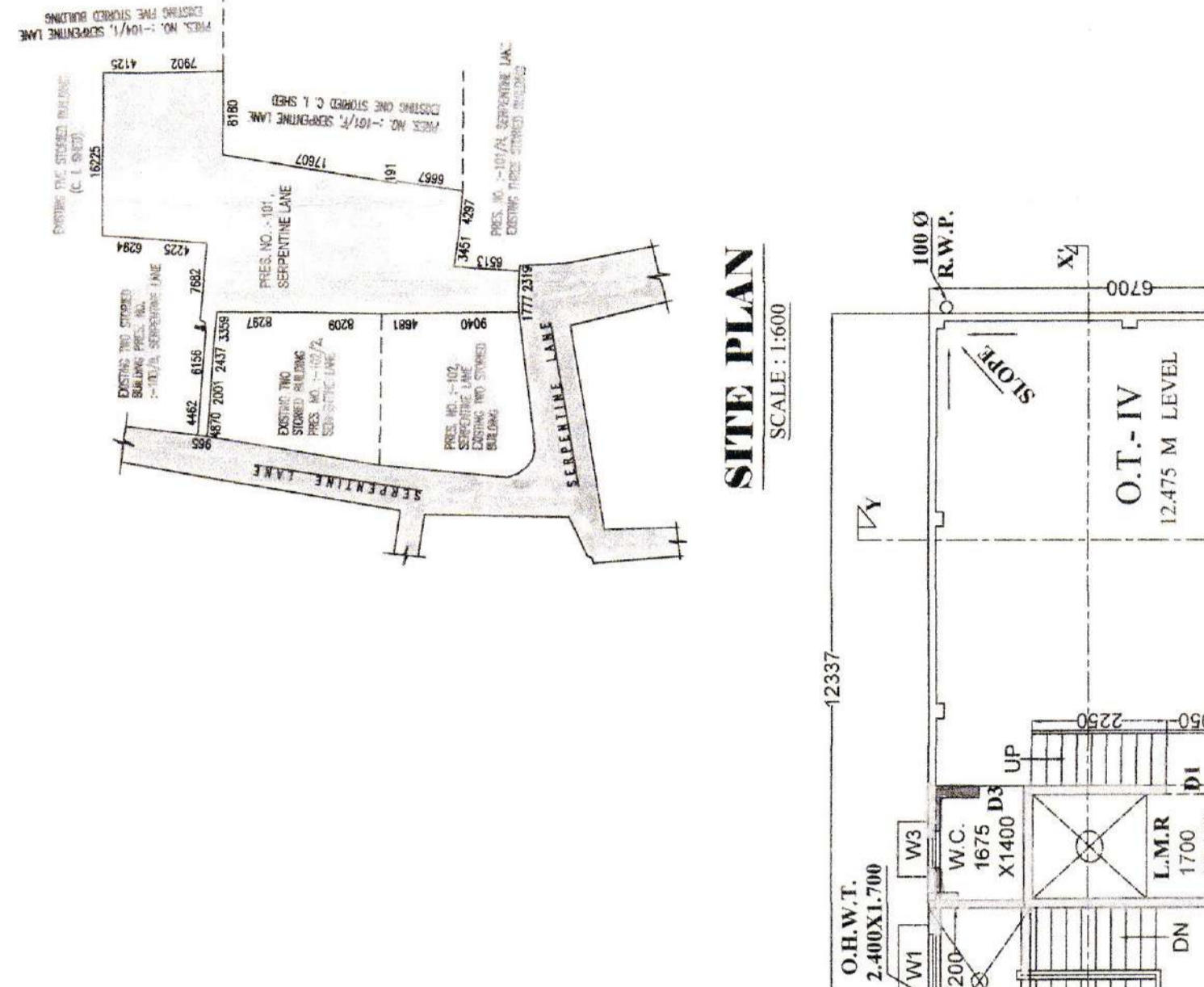
**CHD. BY - MALLICK & ASSOCIATES**  
10B SEVEN TANKS LAKE GRILL,  
KOLKATA-700017  
PH: 8323-2520/11  
DRAWN BY: APARVA  
LIVE NO: 101, SERPENTINE  
LANE, KOLKATA-700014  
SHEET TITLE: ARCHITECTURAL  
PLAN  
UR-26(2a)  
SCALE: 1:50, 1:100, 1:200, 1:400, 1:800  
DATE: 01.04.2024

**LITIAN RANJAN MALLICK,**  
LICENSE NO: 15111  
SIG. OF L. B. S

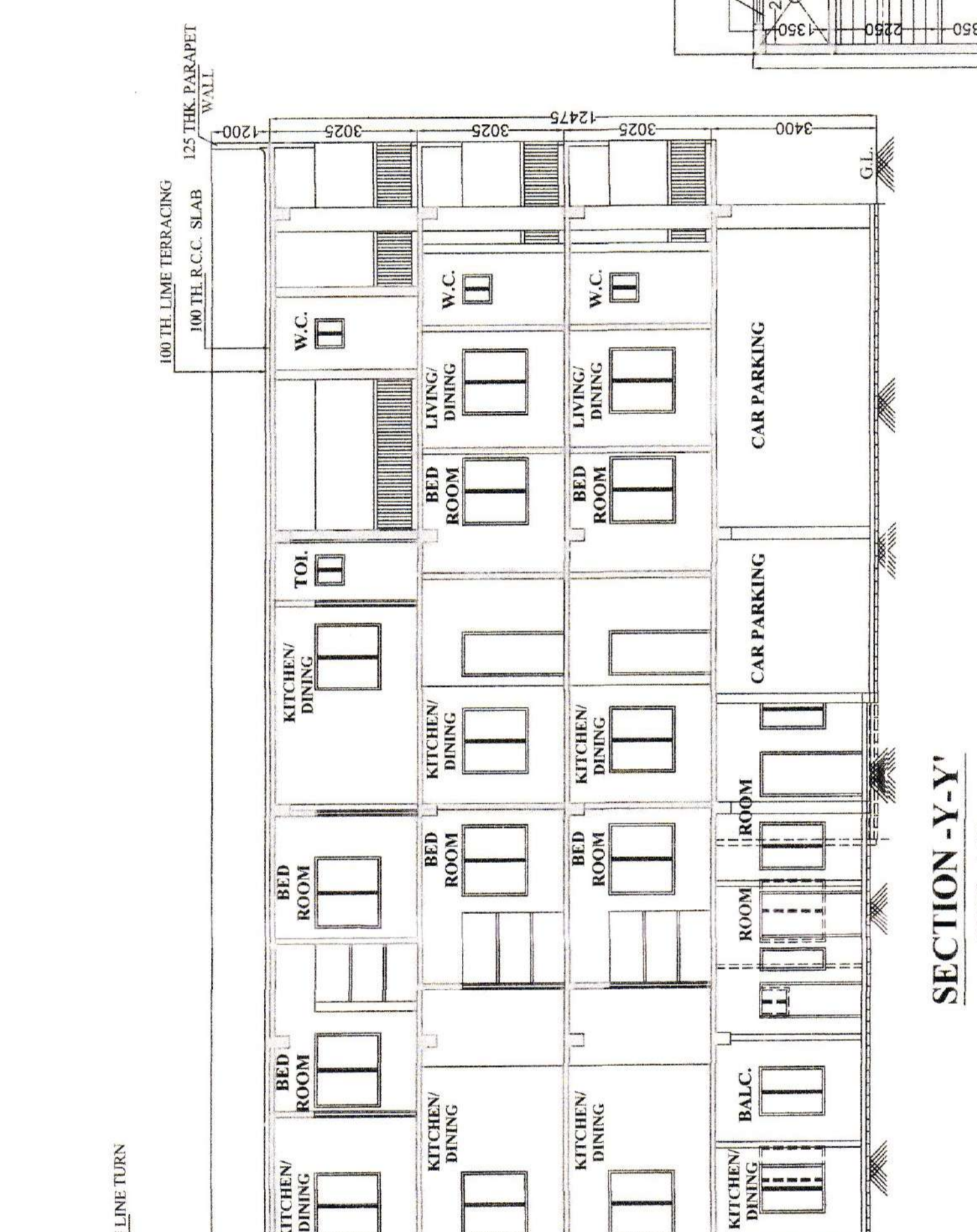
**ASOK CHAKRABARTI**  
LICENSE NO: 1135  
SIG. OF E. S. E.

**RUPAK KUMAR BANERJEE**  
LICENSE NO: 1135  
SIG. OF E. S. E.

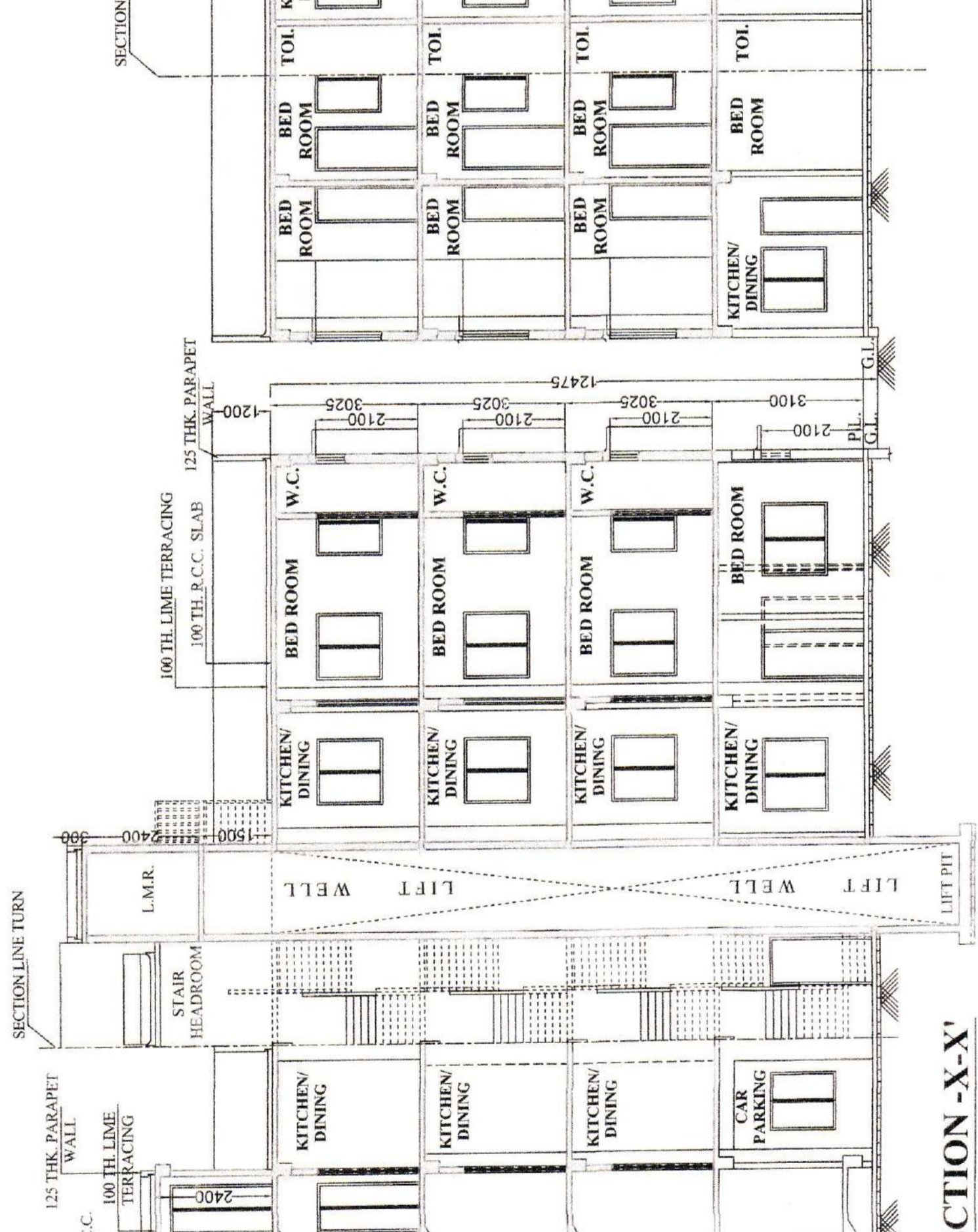
**GAUTAM DAS GUPTA C.A OF**  
MANOJKANSETHI, MANABENDRA SETHI,  
MAHENDRAPRATAPSETHI, CHITRA SETHI  
& SANGHIT PAUL  
SIG. OF APPLICANT



**SITE PLAN**  
SCALE: 1:1000

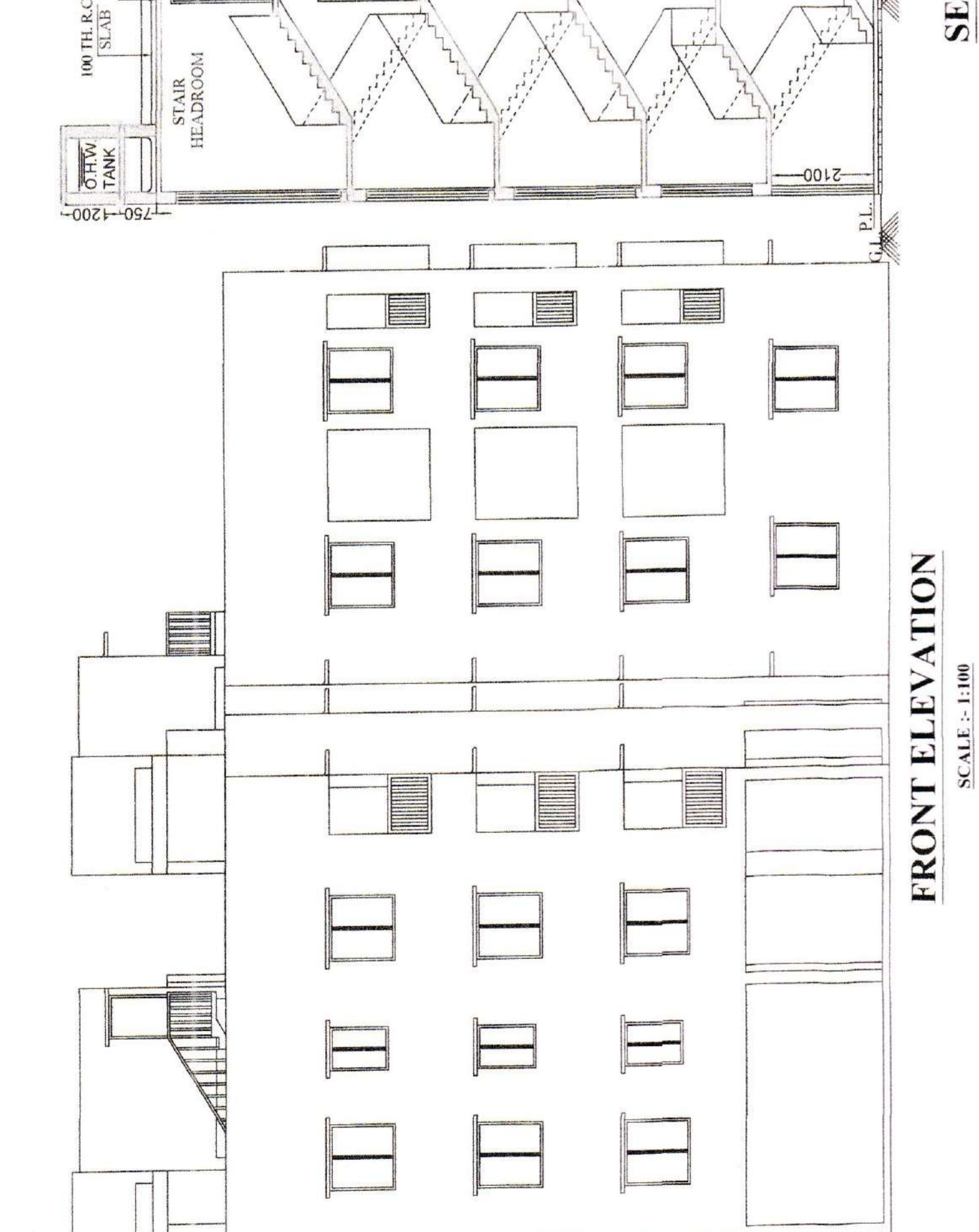


**SECTION - Y-Y'**  
SCALE: 1:100

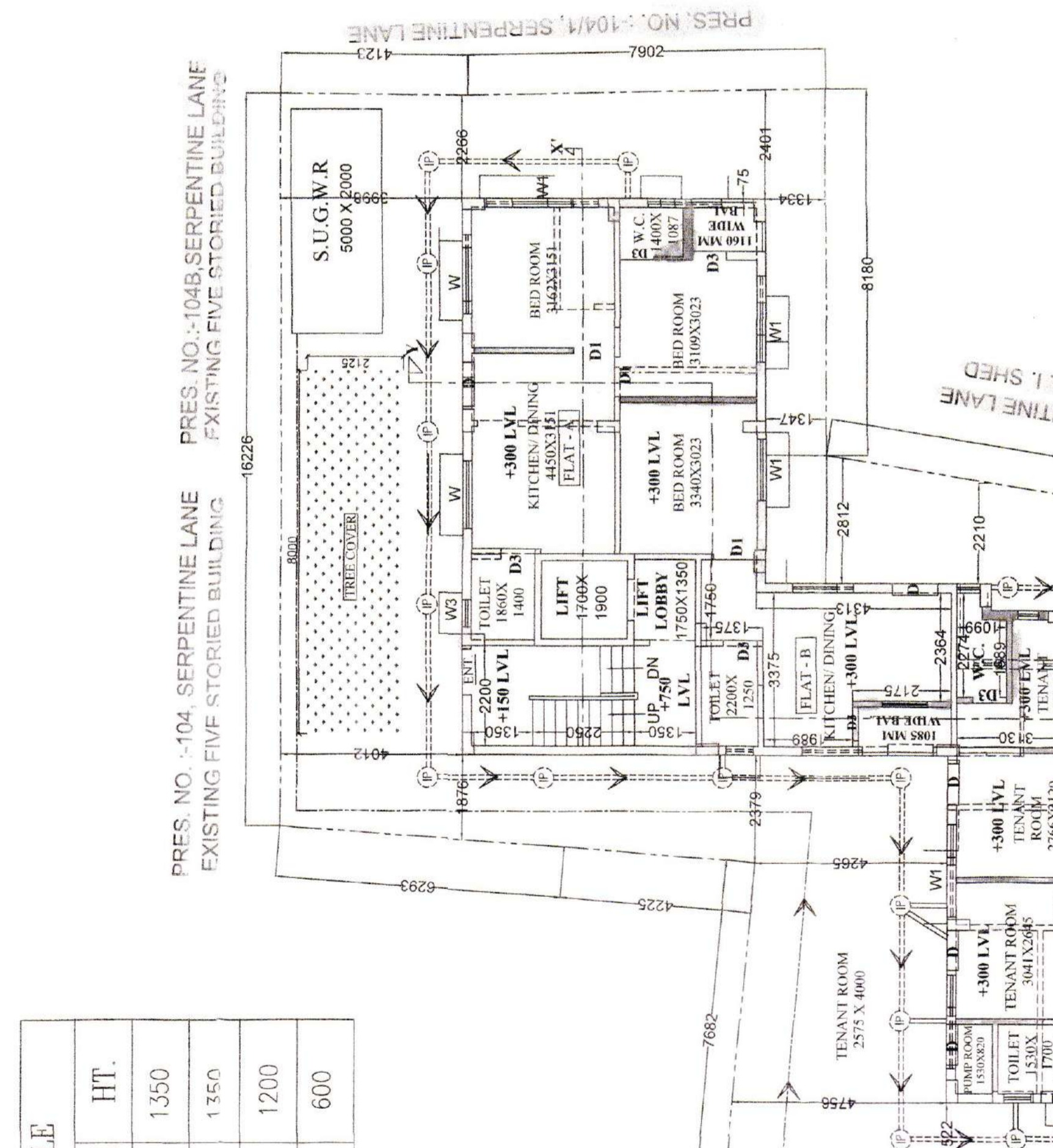


**SECTION - X-X'**  
SCALE: 1:100

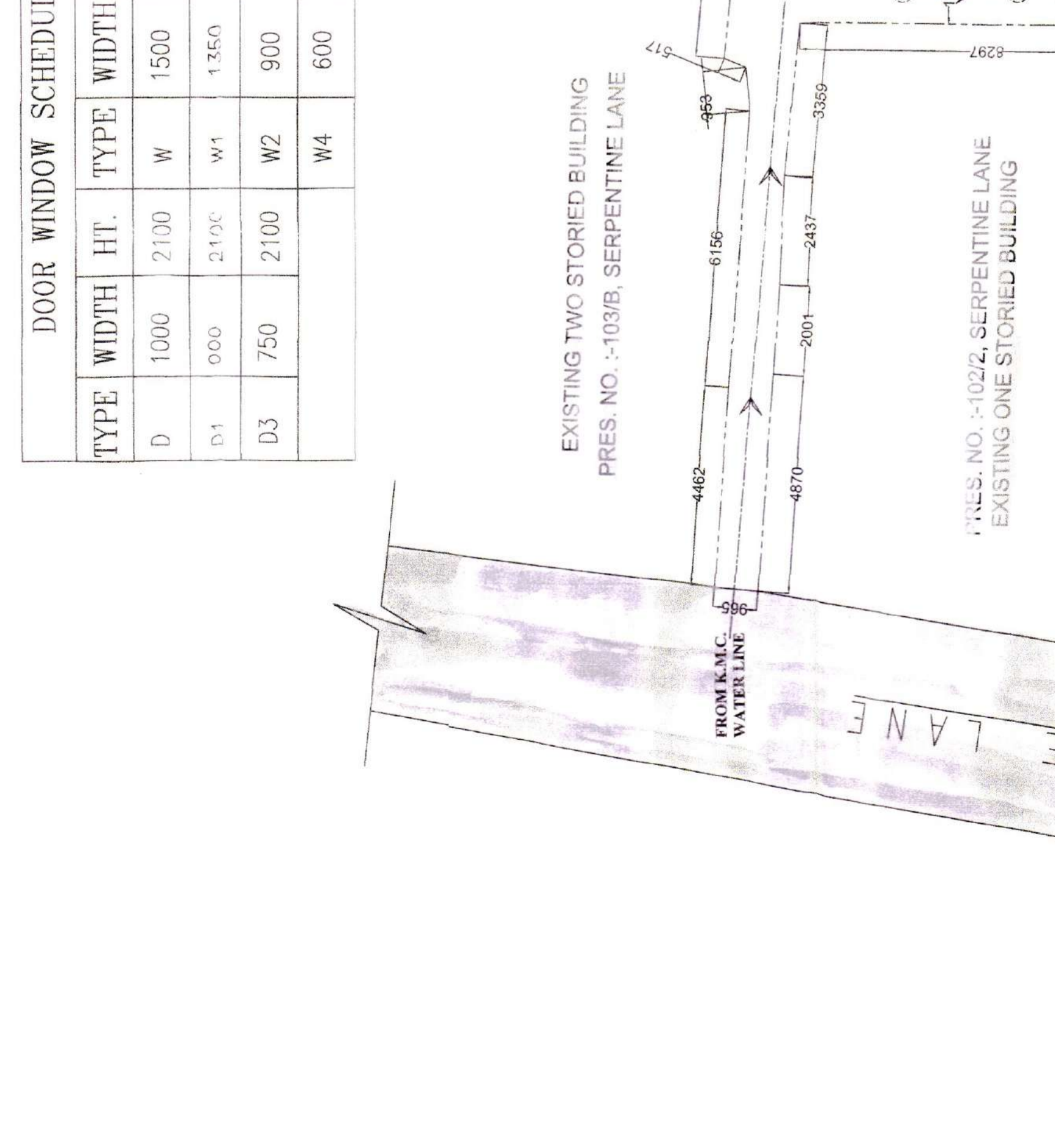
| TYPE | WIDTH | HT.  | TYPED | WIDTH | HT.  |
|------|-------|------|-------|-------|------|
| D    | 1000  | 2100 | W     | 1500  | 1350 |
| D1   | 900   | 2100 | W1    | 1350  | 1350 |
| D3   | 750   | 2100 | W2    | 900   | 1200 |
|      |       |      | W4    | 600   | 600  |



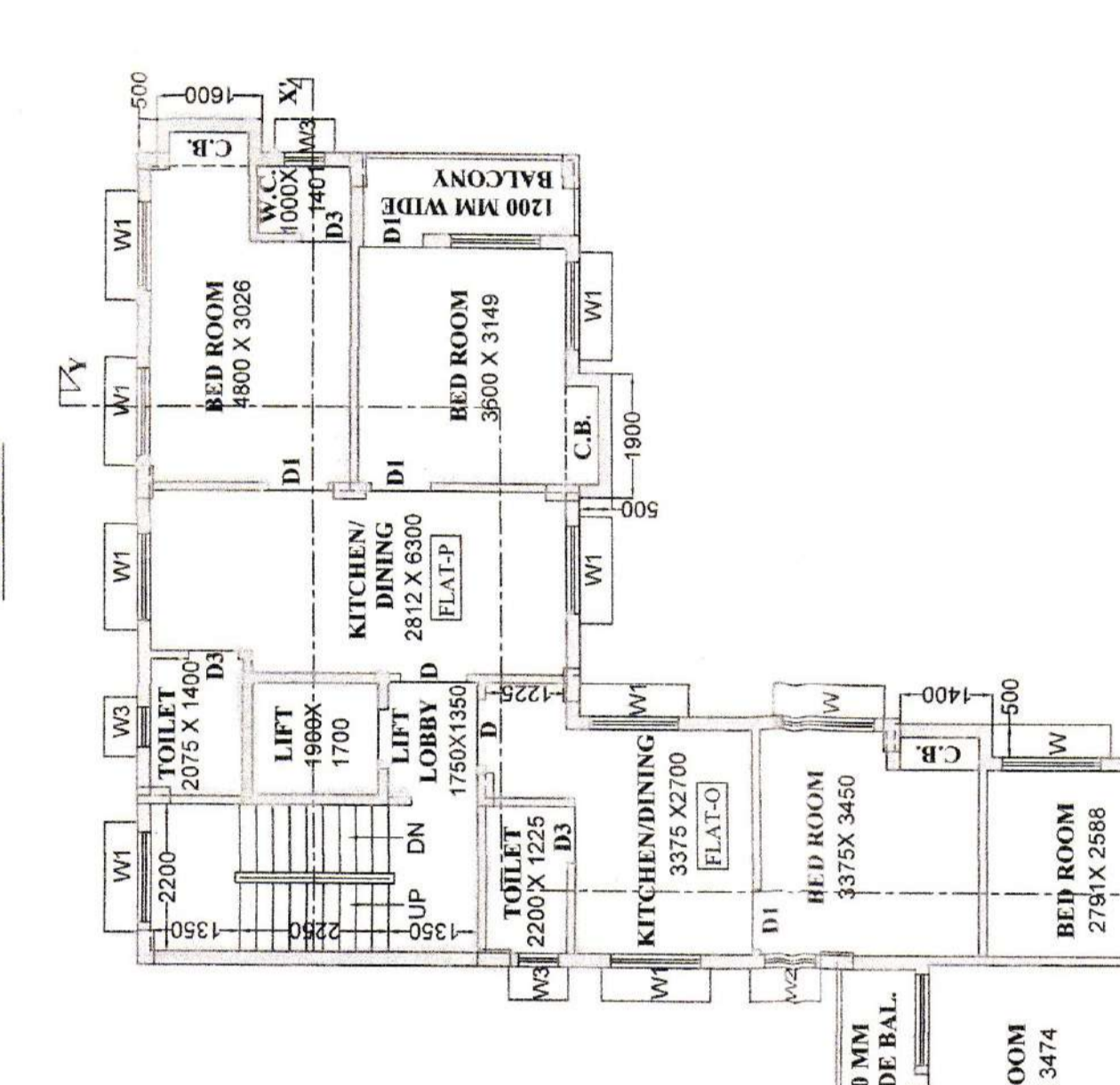
**FRONT ELEVATION**  
SCALE: 1:100



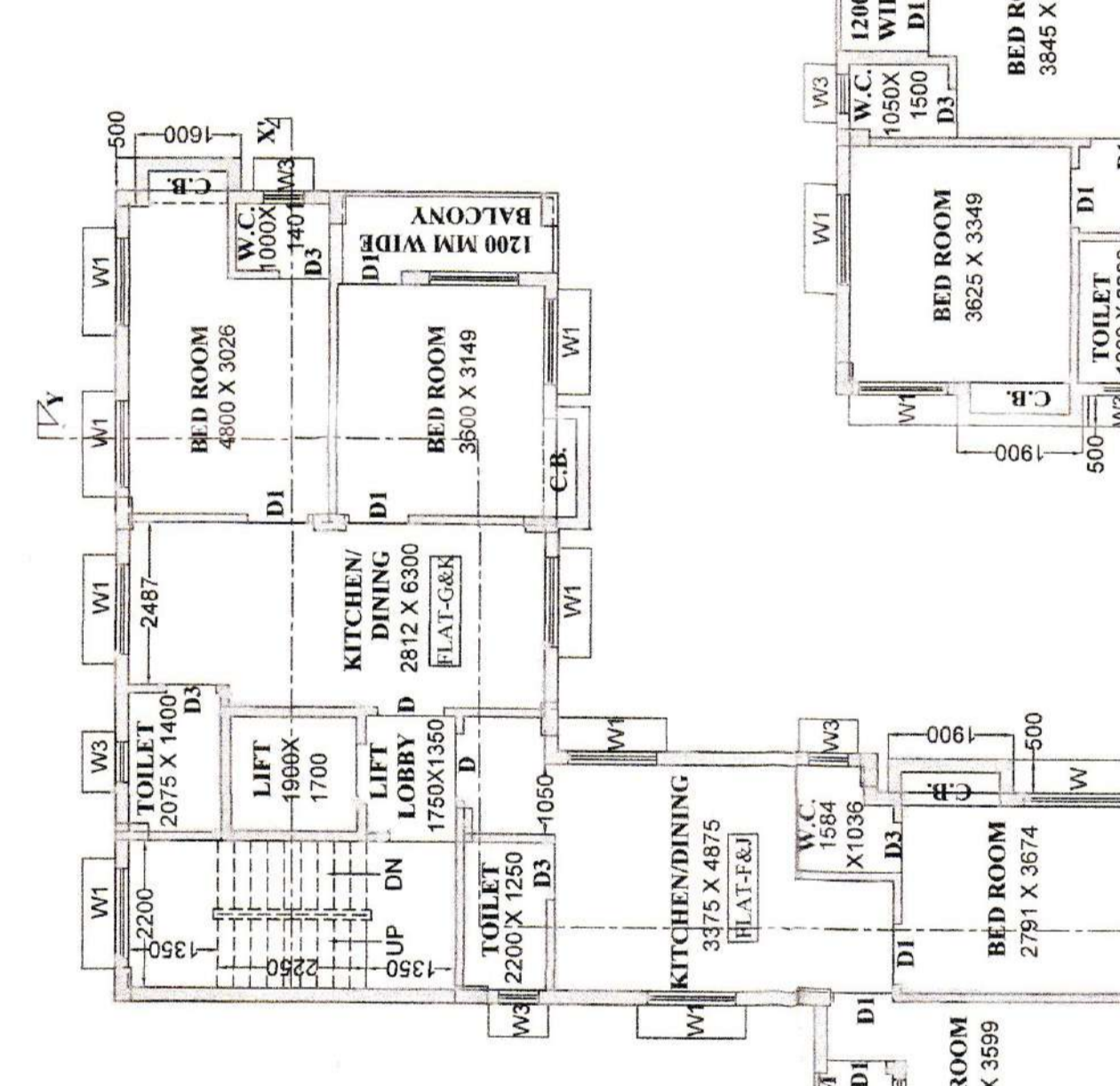
**PLAN OF S.U.G.WATER**  
SCALE: 1:50



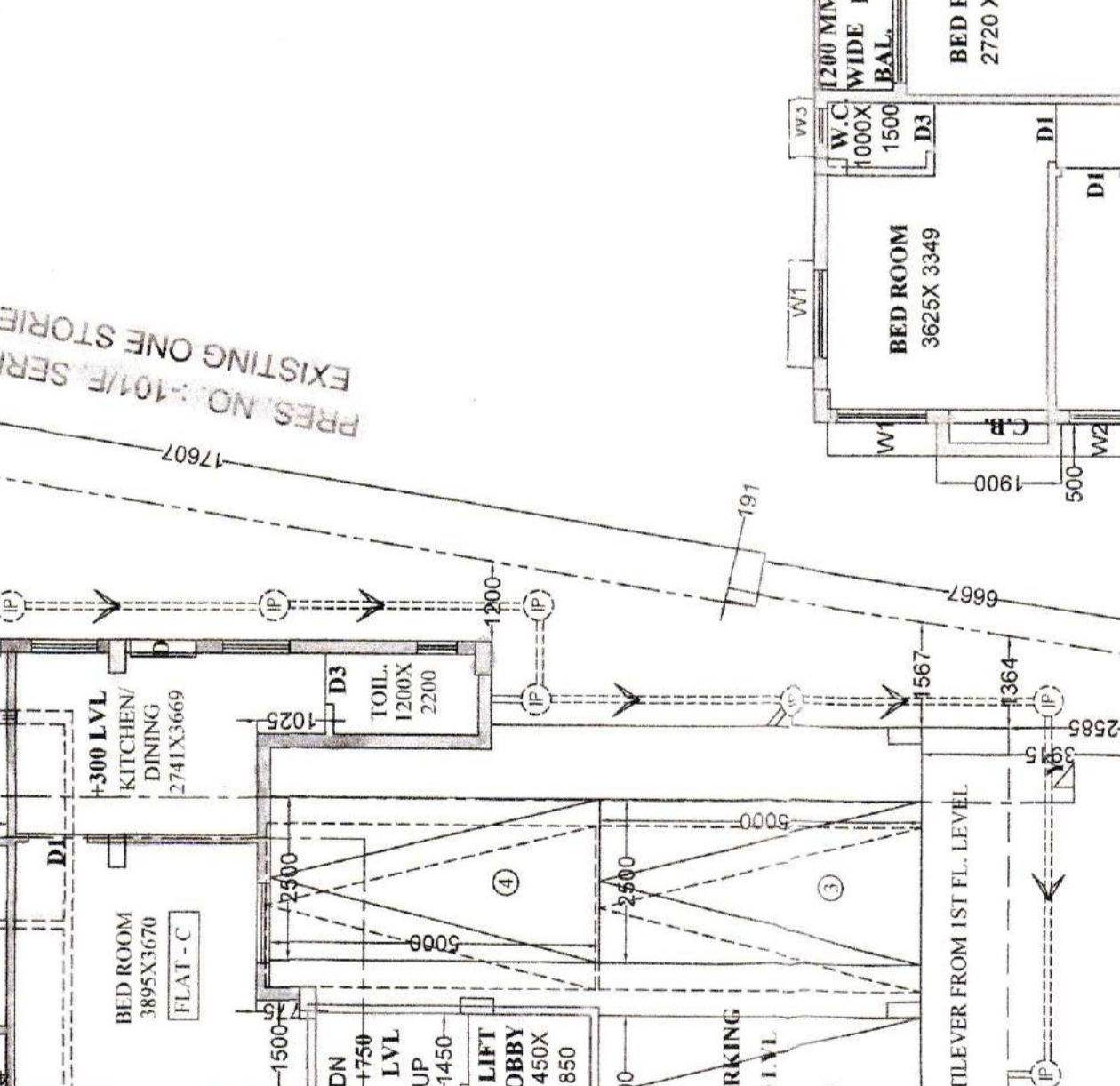
**GROUND FLOOR PLAN**  
SCALE: 1:100



**ROOF PLAN**  
SCALE: 1:100



**1ST & 2ND FLOOR PLAN**  
SCALE: 1:100



**3RD FLOOR PLAN**  
SCALE: 1:100