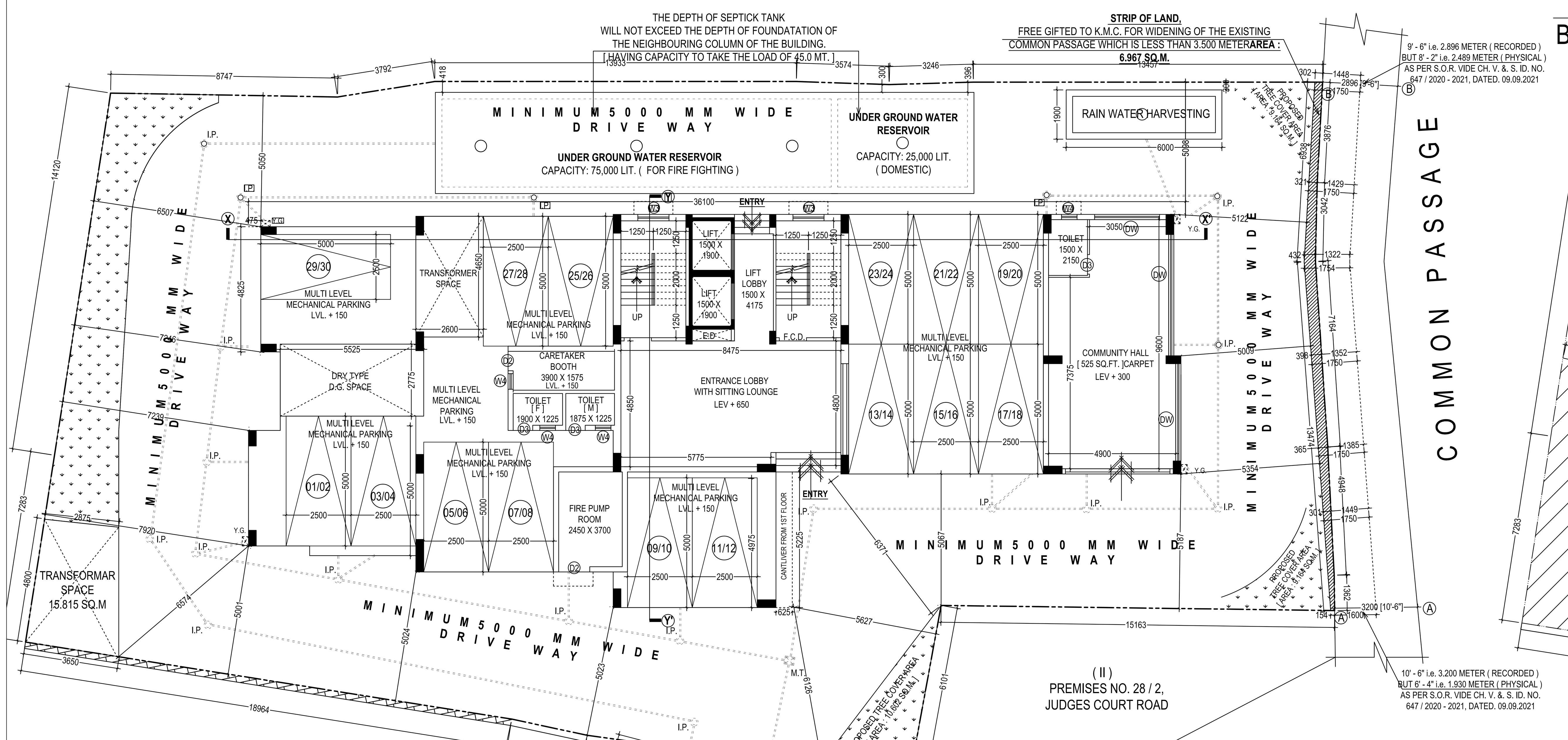
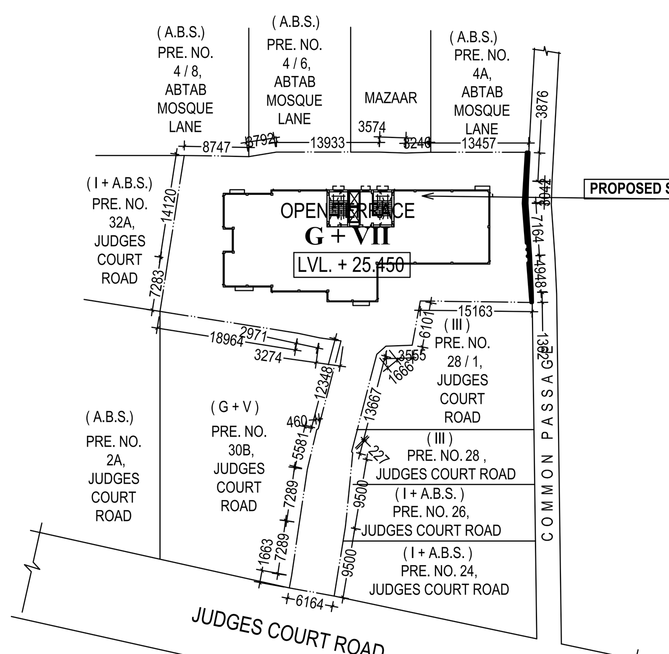
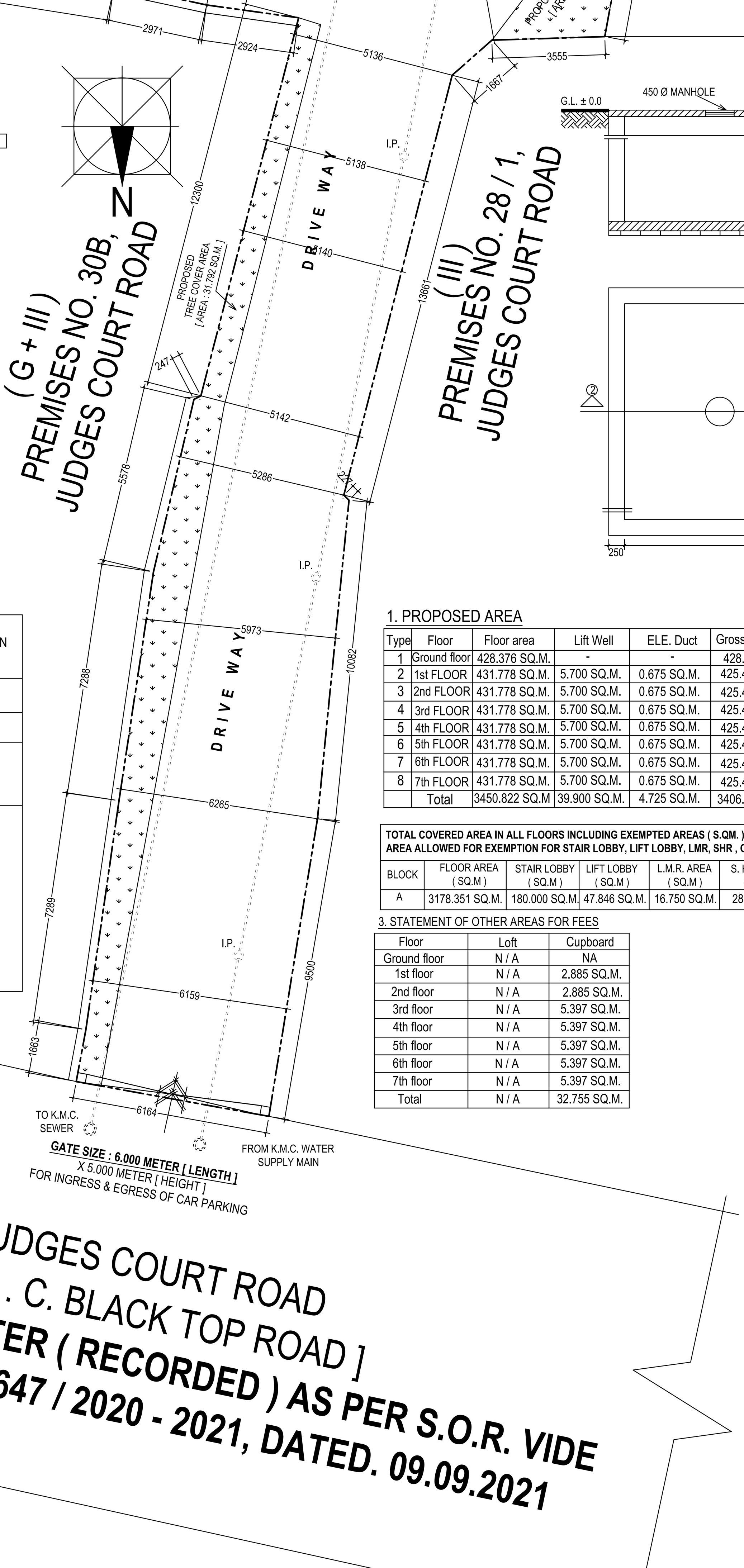



**SITE PLAN.** SCALE : 1 : 600



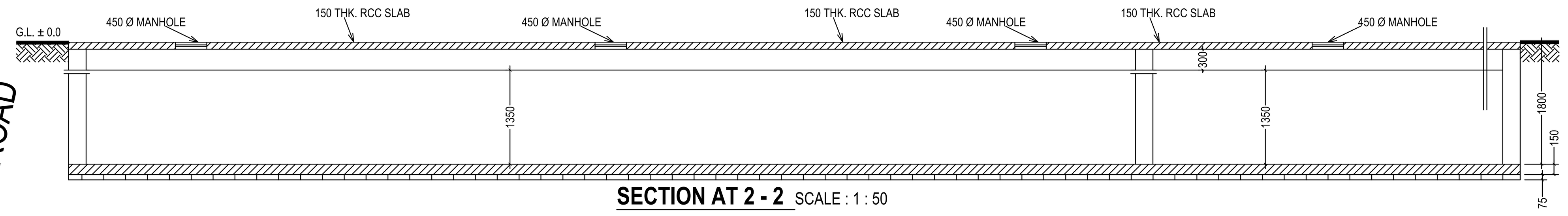

| REFERENCE POINT MARKED IN THE SITE PLAN OF THE PROPOSAL | CO-ORDINATE IN WGS 84 LATITUDE | CO-ORDINATE IN WGS 84 LONGITUDE | SITE ELEVATION ( AMSL ) |
|---|---|---|---|
| A | 22°31' 25.01" N | 88°20'9.93" E | 7.500 M |
| B | 22°31' 25" 05N | 88°20'7.89" E | 7.500 M |

THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF AT ANY STAGE . IT IS FOUND OTHERWISE , THEN I SHALL BE FULLY LIABLE FOR WHICH K.M.C AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TAKE APPOPRATE ACTION AGAINST ME AS PER LAW .

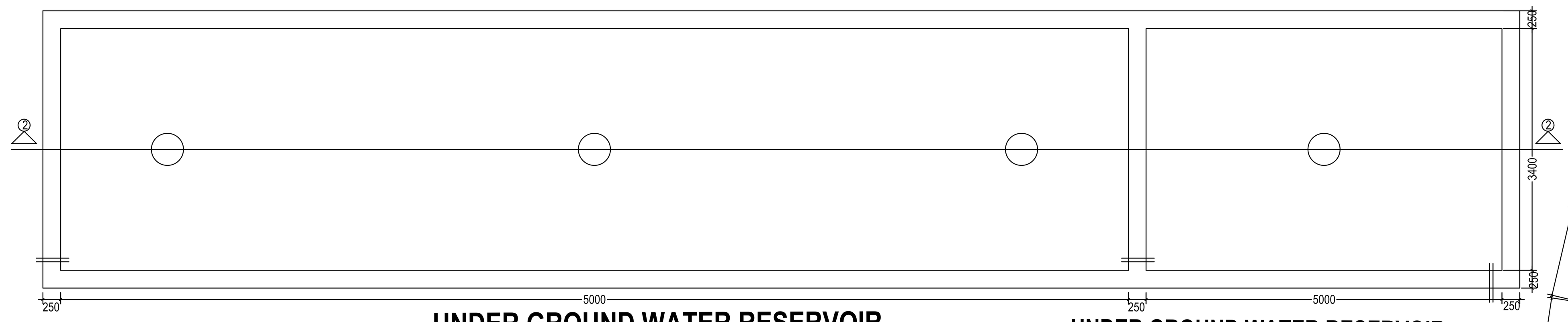
NAME OF THE OWNER / AUTHORITY.
A ) MR. FAIZ AHMED KHAN , ( B ) MR. WASIM AHMED,
& ( C ) MR. FARHAN AHMED
THE DESIGNATED PARTNERS OF M / S, L L L REAL ESTATES L L P ,
AS WELL AS LAWFUL CONSTITUTE ATTORNEY OF ( i ) MR. E. HAQUE ALIAS ENAMUL HAQUE, ( ii ) MRS. M. BIBI ALIAS MEHERUNNESSA BIBI,
( iii ) MRS. M. BIBI ALIAS MUSTARUNNESSA BIBI, ( iv ) MR. E. HAQUE ALIAS EMADUL HAQUE, ( v ) MRS. M. BIBI ALIAS MUFIDUN NESSA BIBI,
( vi ) MR. E. HAQUE ALIAS EBADUL HAQUE, ( vii ) MRS. N. BEGUM ALIAS NAYEEMA BEGUM, & ( viii ) MRS. M. BIBI ALIAS MUNIRUN NESSA BIBI.

NAME OF ARCHITECT
MR. ARUNAVA DAS
REGISTERED ARCHITECT
REG. NO. CA / 2007 / 39855.

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




**SECTION AT 2 - 2** SCALE : 1 : 50



**UNDER GROUND WATER RESERVOIR**
CAPACITY: 75,000 LIT. ( FOR FIRE FIGHTING ) SCALE : 1 : 50

**UNDER GROUND WATER RESERVOIR**
CAPACITY: 25,000 LIT. ( DOMESTIC)
SCALE : 1 : 50

1. PROPOSED AREA

| Type | Floor | Floor area | Lift Well | ELE. Duct | Gross Floor area | Stair Area | Lift Lobby | Net Floor Area |
|---|---|---|---|---|---|---|---|---|
| 1 | Ground floor | 428.376 SQ.M. | - | - | 428.376 SQ.M. | 22.500 SQ.M. | 6.00 SQ.M. | 399.876 SQ.M. |
| 2 | 1st FLOOR | 431.778 SQ.M. | 5.700 SQ.M. | 0.675 SQ.M. | 425.403 SQ.M. | 22.500 SQ.M. | 5.978 SQ.M. | 396.925 SQ.M. |
| 3 | 2nd FLOOR | 431.778 SQ.M. | 5.700 SQ.M. | 0.675 SQ.M. | 425.403 SQ.M. | 22.500 SQ.M. | 5.978 SQ.M. | 396.925 SQ.M. |
| 4 | 3rd FLOOR | 431.778 SQ.M. | 5.700 SQ.M. | 0.675 SQ.M. | 425.403 SQ.M. | 22.500 SQ.M. | 5.978 SQ.M. | 396.925 SQ.M. |
| 5 | 4th FLOOR | 431.778 SQ.M. | 5.700 SQ.M. | 0.675 SQ.M. | 425.403 SQ.M. | 22.500 SQ.M. | 5.978 SQ.M. | 396.925 SQ.M. |
| 6 | 5th FLOOR | 431.778 SQ.M. | 5.700 SQ.M. | 0.675 SQ.M. | 425.403 SQ.M. | 22.500 SQ.M. | 5.978 SQ.M. | 396.925 SQ.M. |
| 7 | 6th FLOOR | 431.778 SQ.M. | 5.700 SQ.M. | 0.675 SQ.M. | 425.403 SQ.M. | 22.500 SQ.M. | 5.978 SQ.M. | 396.925 SQ.M. |
| 8 | 7th FLOOR | 431.778 SQ.M. | 5.700 SQ.M. | 0.675 SQ.M. | 425.403 SQ.M. | 22.500 SQ.M. | 5.978 SQ.M. | 396.925 SQ.M. |
| | Total | 3450.822 SQ.M | 39.900 SQ.M. | 4.725 SQ.M. | 3406.197 SQ.M. | 180.000 SQ.M. | 47.846 SQ.M. | 3178.351 SQ.M. |

TOTAL COVERED AREA IN ALL FLOORS INCLUDING EXEMPTED AREAS ( S.QM. ) (EXEMPTED AREA CONSISTS OF ALL AREA ALLOWED FOR EXEMPTION FOR STAIR LOBBY, LIFT LOBBY, LMR, SHR , CUPBOARDS )

| BLOCK | FLOOR AREA ( SQ.M ) | STAIR LOBBY ( SQ.M ) | LIFT LOBBY ( SQ.M ) | L.M.R. AREA ( SQ.M ) | S. H. R. AREA ( SQ.M ) | CUPBOARD AREA ( SQ.M ) | TOTAL AREA ( SQ.M ) |
|---|---|---|---|---|---|---|---|
| A | 3178.351 SQ.M. | 180.000 SQ.M. | 47.846 SQ.M. | 16.750 SQ.M. | 28.625 SQ.M. | 32.755 SQ.M. | 3484.327 SQ.M. |

3. STATEMENT OF OTHER AREAS FOR FEES

| Floor | Loft | Cupboard |
|---|---|---|
| Ground floor | N / A | NA |
| 1st floor | N / A | 2.885 SQ.M. |
| 2nd floor | N / A | 2.885 SQ.M. |
| 3rd floor | N / A | 5.397 SQ.M. |
| 4th floor | N / A | 5.397 SQ.M. |
| 5th floor | N / A | 5.397 SQ.M. |
| 6th floor | N / A | 5.397 SQ.M. |
| 7th floor | N / A | 5.397 SQ.M. |
| Total | N / A | 32.755 SQ.M. |

2. PARKING CALCULATION

| Type | Tenament size | Service Area | Tenament Area | Tenament No | Required Parking |
|---|---|---|---|---|---|
| A | 86.082 SQ.M. | 15.480 SQ.M. | 101.562 SQ.M. | 07 NOS. | 23 NOS. |
| B | 63.486 SQ.M. | 11.417 SQ.M. | 74.902 SQ.M. | 02 NOS. | |
| C | 67.391 SQ.M. | 12.119 SQ.M. | 79.510 SQ.M. | 02 NOS. | |
| D | 66.703 SQ.M. | 11.995 SQ.M. | 78.698 SQ.M. | 02 NOS. | |
| E | 87.081 SQ.M. | 15.660 SQ.M. | 102.741 SQ.M. | 02 NOS. | |
| F | 93.492 SQ.M. | 16.813 SQ.M. | 110.305 SQ.M. | 05 NOS. | |
| G | 73.063 SQ.M. | 13.139SQ.M. | 86.202 SQ.M. | 05 NOS. | |
| H | 123.329 SQ.M. | 22.178 SQ.M. | 145.508 SQ.M. | 05 NOS. | |
| | | OFFICE CARPET AREA = 45.512 SQ.M | | | NIL |
| | | TOTAL REQUIRED PARKING = | | | 23 NOS. |

ABSTRACT AREA STATEMENT :
AREA OF THE LAND : 19 K. - 08 CH. - 34 SQ.FT. i.e. 1307.506 SQ.M. i.e. 14074 SQ.FT. [ AS PER DEED & PHYSICAL MEASUREMENT & ULC ]
PERMISSIBLE F.A.R. : 2.50
[ EXISTING ACCESS : 61' - 06" i.e. 18.745 WIDE JUDGES COURT ROAD
[ K. M . C. BLACK TOP ROAD ]
PERMISSIBLE TOTAL BUILT UP AREA : 3268.765 SQ.M.
PERMISSIBLE BUILDING HEIGHT : NO RESTRICTION.
PERMISSIBLE GROUND COVERAGE : 50.00 % i.e. 653.753 SQ.M.

PROPOSED GROUND FLOOR BUILT UP AREA : 428.376 SQ.M.
PROPOSED TYPICAL ( 1st TO 7th ) FLOOR BUILT UP AREA : 425.403 SQ.M.
PROPOSED TOTAL BUILT UP AREA : 428.376 + ( 425.403 X 7 ) = 3406.197 SQ.M.
CAR PARKING REQUIRED : 23 [ TWENTY THREE ] NOS.
CAR PARKING PROVIDED : 30 [ THIRTY ] NOS.i.e. TOTAL PARKING AREA 262.186 SQ.M.
PROPOSED BUILDING HEIGHT : 25.450 METER [ GROUND + SEVEN STORIED ]
PROPOSED GROUND COVERAGE : 33.023 % i.e 431.778 SQ.M.
PROPOSED F.A.R. : 2.230

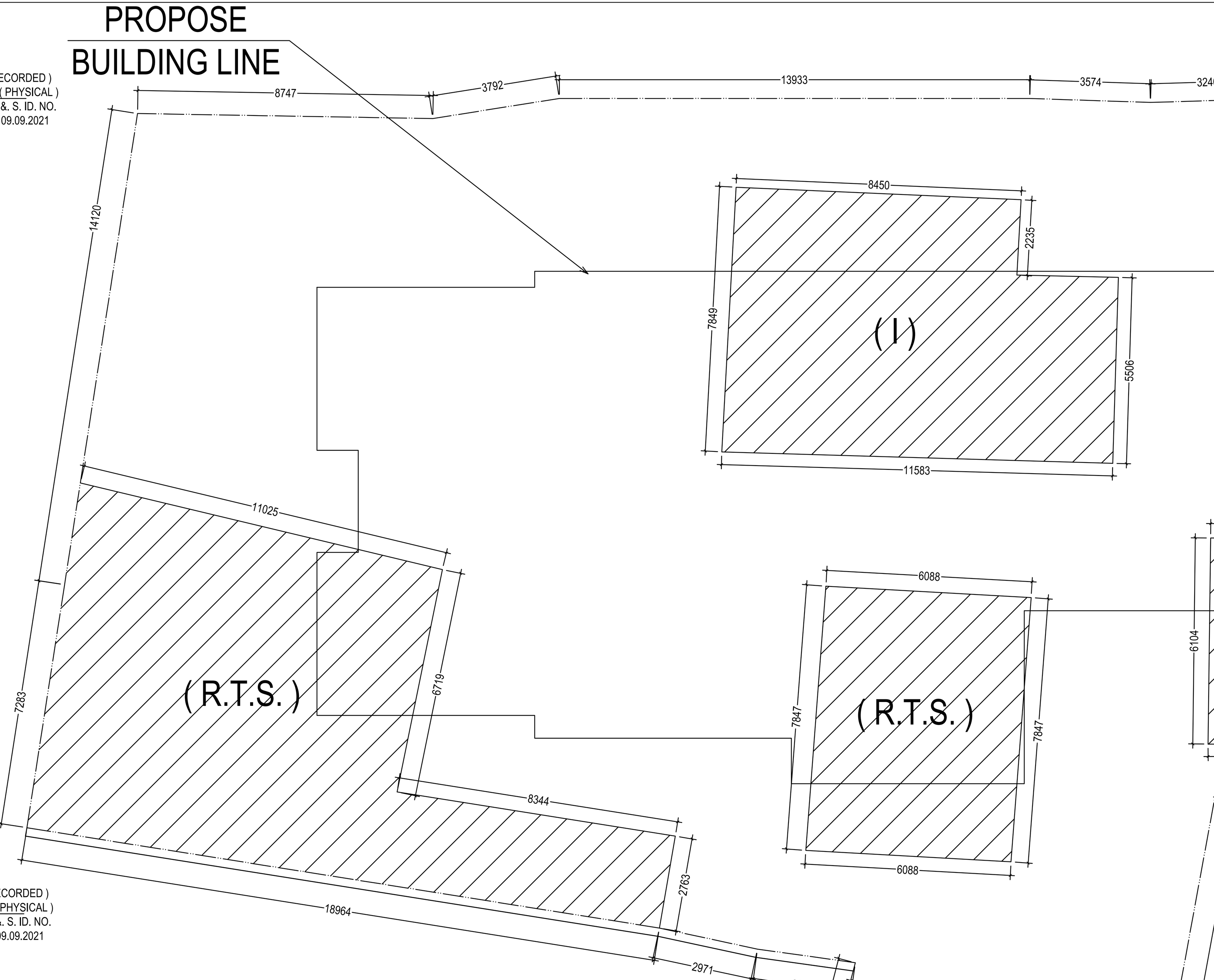
1. ASSESSEE NO. : 11 - 074 - 16 - 0042 - 0
2. DETAILS OF REGISTERED DEED :
BOOK NO : IV , VOLUME NO. 7
PAGES 9447 TO 9459
BEING NO. 05727
FOR THE YEAR : 2009
PLACE : A.R.A.III KOLKATA

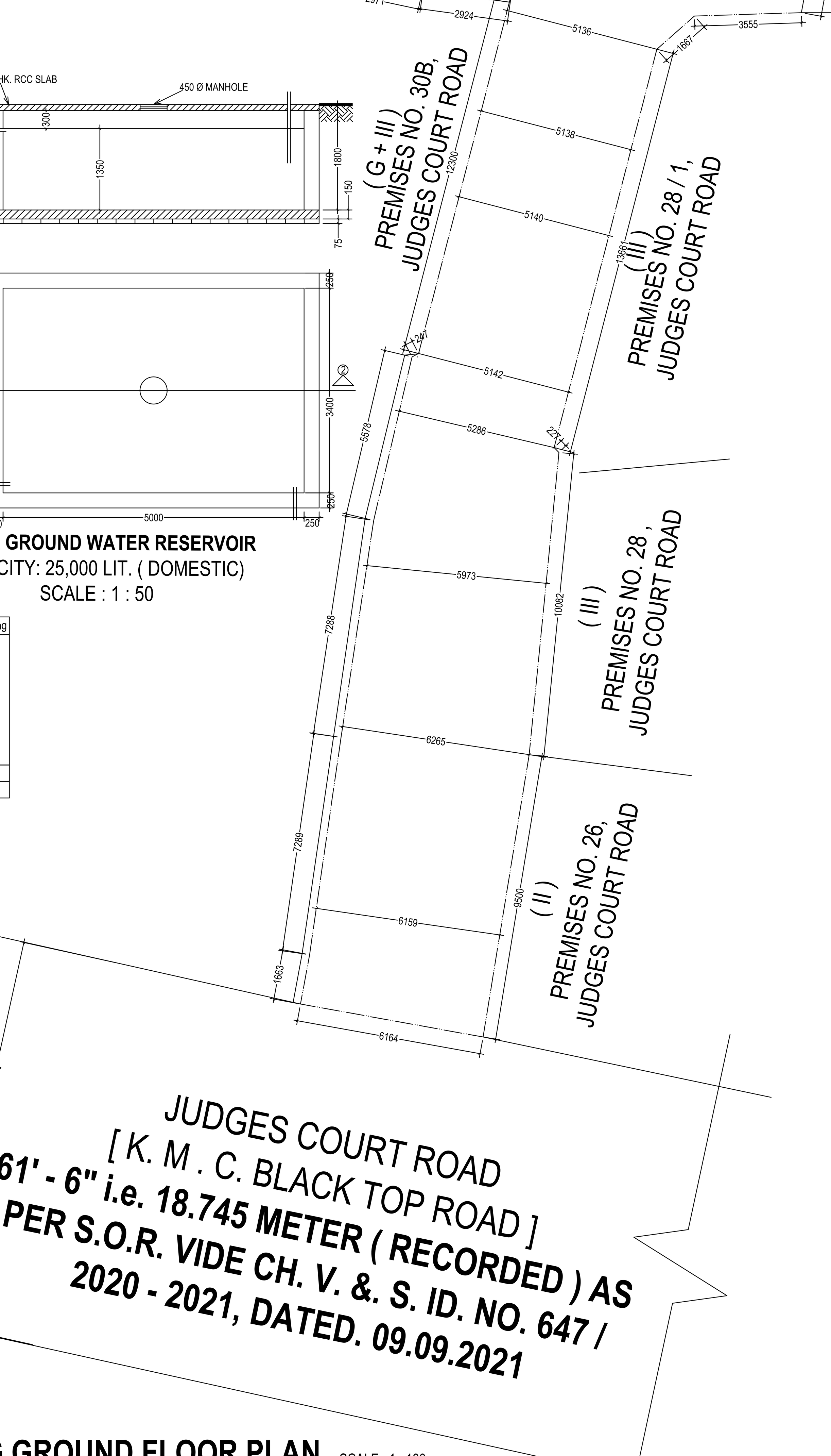
3. DETAILS OF BOUNDARY DECLARATION:
BOOK NO : I , VOLUME NO. 1603 - 2023
PAGES 367345 TO 367360
BEING NO. 160313542
YEAR : 2023
PLACE : D.S.R. III SOUTH 24 P.G.S
DATE : 05 / 09 / 2023

4. DETAILS REGISTER OF STRIP OF LAND :
BOOK NO : I , VOLUME NO. 1603 - 2023
PAGES 367361 TO 367375
BEING NO. 160313545
YEAR : 2023
PLACE : D.S.R. III SOUTH 24 P.G.S
DATE : 05 / 09 / 2023

5. DETAILS REGISTER OF COMMON PASSAGE :
BOOK NO : I , VOLUME NO. 1603 - 2023
PAGES 367376 TO 367389
BEING NO. 160313544
YEAR : 2023
PLACE : D.S.R. III SOUTH 24 P.G.S
DATE : 05 / 09 / 2023
6. DETAILS REGISTER OF TENANTS :
BOOK NO : I , VOLUME NO. 1603 - 2023
PAGES 367330 TO 367344
BEING NO. 160313543
YEAR : 2023
PLACE : D.S.R. III SOUTH 24 P.G.S
DATE : 05 / 09 / 2023

1. F.A.R. CONSUMED : 2.230
2.TOTAL COVERED AREA : 3406.218 SQ.M
4. TOTAL CAR PARKING AREA : 267.257 SQ.M.
5. NO. OF CAR PARKING :
REQUIRED : 23 [ TWENTY THREE ] NOS.
PROVIDED : 30 [ THIRTY ] NOS.i.e.
TOTAL PARKING AREA 262.186 SQ.M.
6. NET TOTAL FLOOR AREA : 3178.218 SQ.M.
[ EXCLUDING EXEMPTED AREA 228.000 SQ.M. ]
7. STAIR HEAD ROOM AREA: 28.625 SQ.M.
8. LIFT MACHINE ROOM COVER AREA : 16.750 SQ.M.
10. O.H.W.R. AREA : 19.254 SQ.M.



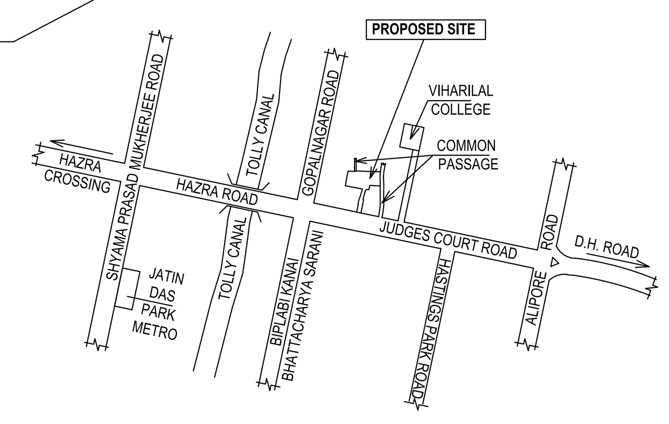

**EXISTING GROUND FLOOR PLAN.** SCALE : 1 : 100.

**SPACE FOR DIGITAL SINGTURE.**

B.P NO:-2024090042 DATED:-11/09/2024
VALID UP TO:-10/09/2029

NIRMALENDU SARDAR — Digitally signed by NIRMALENDU SARDAR Date: 2024.09.11 16:46:06 +05'30'
RANJAN DAS — Digitally signed by RANJAN DAS Date: 2024.09.11 16:51:27 +05'30'

SINGTURE FOR A.E (C)/BLDG/BR.IX. | SINGTURE FOR E.E (C)/BLDG/BR.IX .




**LOCATION PLAN** SCALE : 1 : 4000

**OWNER'S DECLARATION** :-
I / WE DO HERE BY DECLARE WITH FULL RESPONSIBLITY THAT.
I / WE SHALL ENGAGE L.B.A. & E.S.E. DURING CONSTRUCTION.
I / WE SHALL FOLLOW THE INSTRUCTION OF L.B.A. & E.S.E. DURING CONSTRUCTION OF THE BUILDING ( AS PER CONSTRUCTION ) K.M.C AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE.IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PALN.THE CONSTRUCTION OF WATER RESORVOIR AND SEPTICK TANK WILL BE UNDER TAKEN UNDER THE GUIDENCE OF E.S.E. / L.B.A. BEFORE STARTING OF BUILDING FOUNDATION WORK.

NAME OF THE OWNER / AUTHORITY.
A ) MR. FAIZ AHMED KHAN , ( B ) MR. WASIM AHMED,
& ( C ) MR. FARHAN AHMED
THE DESIGNATED PARTNERS OF M / S, L L L REAL ESTATES L L P ,
AS WELL AS LAWFUL CONSTITUTE ATTORNEY OF ( i ) MR. E. HAQUE ALIAS ENAMUL HAQUE, ( ii ) MRS. M. BIBI ALIAS MEHERUNNESSA BIBI,
( iii ) MRS. M. BIBI ALIAS MUSTARUNNESSA BIBI, ( iv ) MR. E. HAQUE ALIAS EMADUL HAQUE, ( v ) MRS. M. BIBI ALIAS MUFIDUN NESSA BIBI,
( vi ) MR. E. HAQUE ALIAS EBADUL HAQUE, ( vii ) MRS. N. BEGUM ALIAS NAYEEMA BEGUM, & ( viii ) MRS. M. BIBI ALIAS MUNIRUN NESSA BIBI.

**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 WHICH HAS BEEN MESURED AND VERYFIED BY ME IT IS A BUILDABLE SITE & NOT A FILLED UP TANK THA TLAND IS DEMARCATED BY BOUNDARY WALL.THE CONSTRUCTION OF U.G. WATER TANK AND SEPTICK TANK WILL BE COMPLETED BRFOREE STARTING OF BUILDING FOUNDATION WORK.

SIGNATURE OF L.B.S. / ARCHITECT
MR. ARUNAVA DAS
REGISTERED ARCHITECT
REG. NO. CA / 2007 / 39855.

**CERTIFICATE OF STRUCTURAL ENGINEER** :-
THE STRUCTURAL DESIGN & DRAWINGS OF BOTH FOUNDATION & SUPERSTUCTURE 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.

SIGNATURE OF STRUCTURAL ENGINEER
MR. MONOJENDRA DATTA
STRUCTURAL ENGINEER ( ESE / I / 155 )

**CERTIFICATE OF GEO-TECHNICAL ENGINEER:-**
UDNERSINGED 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.

SIGNATURE OF THE GEO - TECHNICAL ENGINEER
MR. RUPAK KUMAR BANERJEE
GEO - TECHNICAL CONSULTANT [ GT / I / 3 . K. M. C. ].

PROJECT :

**PROPOSED GROUND + SEVEN STORIED [ 25.450 METER HEIGHT ] RESIDENTIAL BUILDING AT PREMISES NO. 30 A, JUDGES COURT ROAD, P. O. &, P. S. ALIPORE, WARD NO. 074, KOLKATA 700 027 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 :

PLANS,
SITE PLAN & LOCATION PLAN

N

DRAWING SHEET NO.

DEALT : A. DAS
DATE : 08.12.2023

**SCALE 1 : 100**
( UNLESS OTHERWISE MENTIONED )

ALL DIMENSIONS ARE IN M.M. ( UNLESS OTHERWISE MENTIONED )

Architectural Consultants :

**archisn 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 : archisn_work@yahoo.com

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