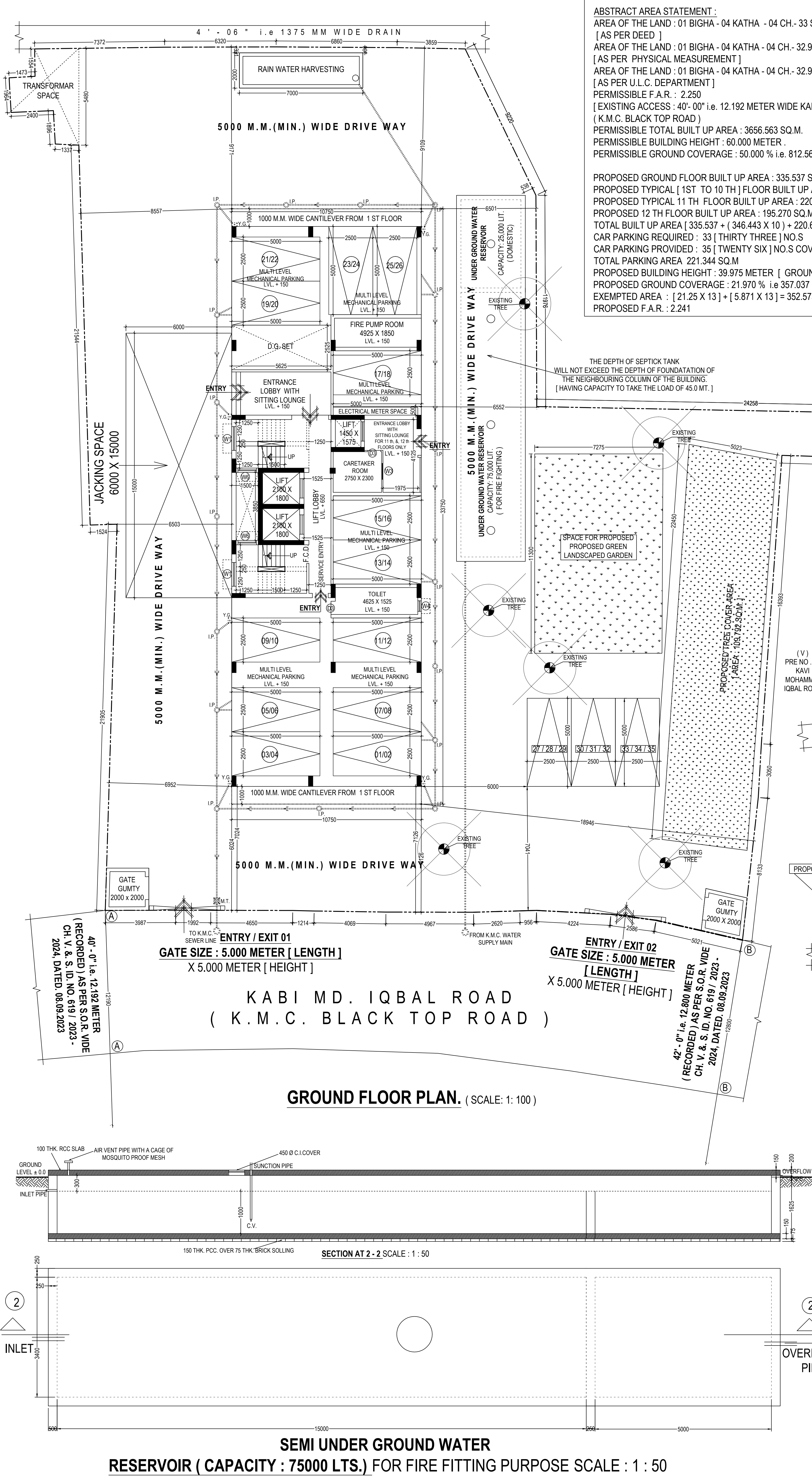




ABSTRACT AREA STATEMENT :
AREA OF THE LAND : 01 BIGHA - 04 KATHA - 04 CH - 33 SFT. i.e. 1625.139 SQ.M. i.e. 17493 SQ.FT.
[AS PER DEED]
AREA OF THE LAND : 01 BIGHA - 04 KATHA - 04 CH - 32.996 SFT. i.e. 1625.139 SQ.M. i.e. 17492.966 SQ.FT.
[AS PER PHYSICAL MEASUREMENT]
AREA OF THE LAND : 01 BIGHA - 04 KATHA - 04 CH - 32.996 SFT. i.e. 1625.139 SQ.M. i.e. 17492.966 SQ.FT.
[AS PER U.L.C. DEPARTMENT]
PERMISSIBLE F.A.R. : 2.250
[EXISTING ACCESS : 40'-00" i.e. 12.192 METER WIDE KABI MD. IQBAL ROAD
(K.M.C. BLACK TOP ROAD)]
PERMISSIBLE TOTAL BUILT UP AREA : 3656.563 SQ.M.
PERMISSIBLE BUILDING HEIGHT : 60.000 METER .
PERMISSIBLE GROUND COVERAGE : 50.000 % i.e. 812.569 SQ.M.

PROPOSED GROUND FLOOR BUILT UP AREA : 335.537 SQ.M.
PROPOSED TYPICAL [1ST TO 10 TH] FLOOR BUILT UP AREA : 346.443 SQ.M.
PROPOSED TYPICAL 11 TH FLOOR BUILT UP AREA : 220.668 SQ.M.
PROPOSED 12 TH FLOOR BUILT UP AREA : 195.270 SQ.M.
TOTAL BUILT UP AREA [335.537 + (346.443 X 10) + 220.668 + 195.270 = 4215.905 SQ.M
CAR PARKING REQUIRED : 33 [THIRTY THREE] NOS
CAR PARKING PROVIDED : 35 [TWENTY SIX] NOS COVER 26 NOS. & OPEN PARKING 09 NOS.
TOTAL PARKING AREA 221.344 SQ.M
PROPOSED BUILDING HEIGHT : 39.975 METER [GROUND + TWELVE STORIED]
PROPOSED GROUND COVERAGE : 21.970 % i.e. 357.037 SQ.M.
EXEMPTED AREA : [21.25 X 13] + [5.871 X 13] = 352.573 SQ.M.
PROPOSED F.A.R. : 2.241

THE DEPTH OF SEPTICK TANK
WILL NOT EXCEED THE DEPTH OF FOUNDATION OF
THE NEIGHBOURING COLUMN OF THE BUILDING.
[HAVING CAPACITY TO TAKE THE LOAD OF 45.0 MT.]

SITE PLAN. SCALE : 1 : 600

LOCATION PLAN. SCALE : 1 : 4000

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, CLIPBOARDS & LOFT)									
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)	CLIPBOARD AREA (SQ.M)	COMMONITY AREA (SQ.M)	RWH AREA (SQ.M)	TOTAL AREA (SQ.M)
A	3653.332 SQ.M	276.250 SQ.M	76.323 SQ.M	27.729 SQ.M	37.373 SQ.M	35.250 SQ.M	11.567 SQ.M	14.001 SQ.M	4341.815 SQ.M

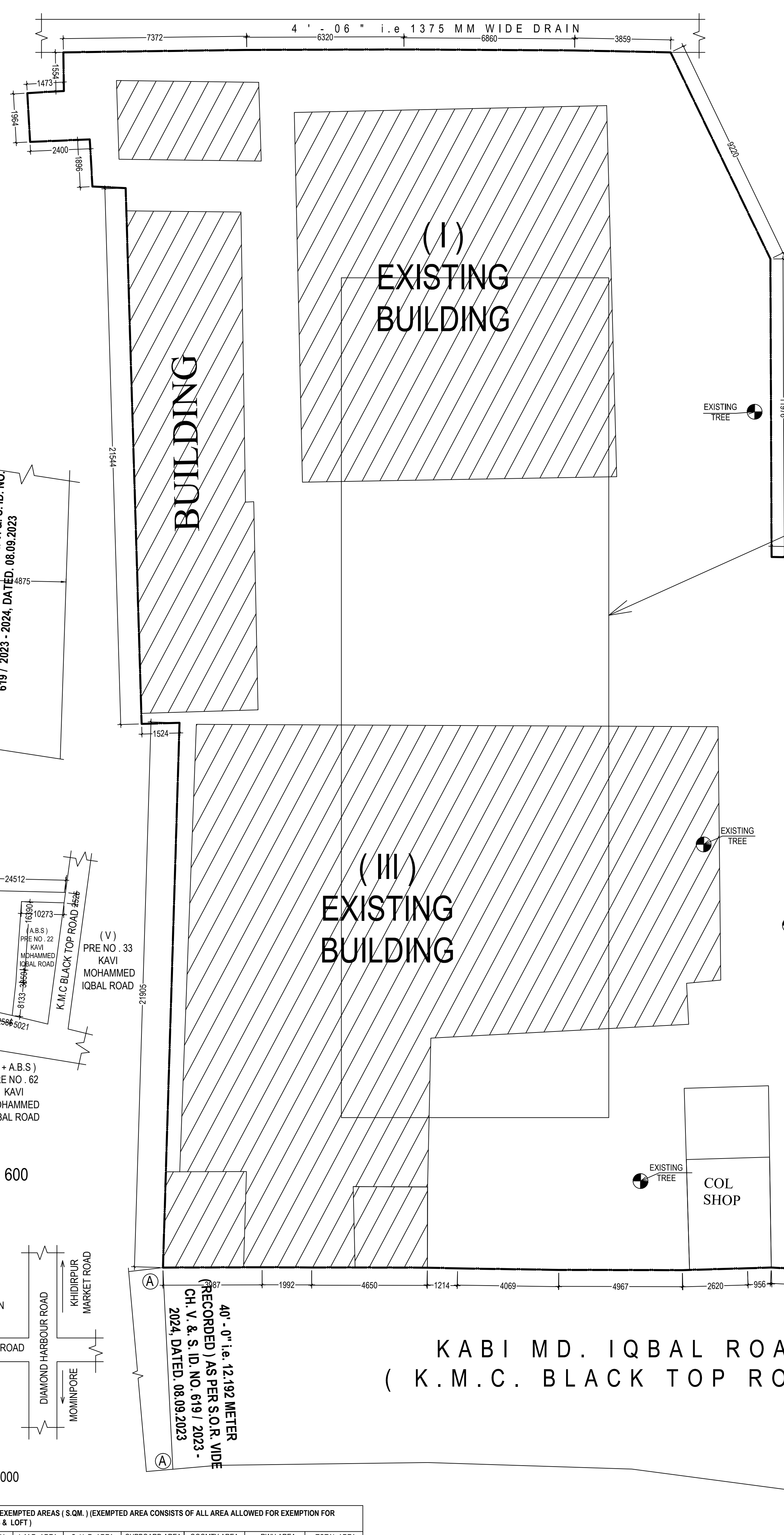
BLOCK WISE AREA FOR F.A.R. CALCULATION				
BLOCK	Floor Area (SQ.M)	STAIR AREA (SQ.M)	LIFT LOBBY (SQ.M)	CLIPBOARD AREA (SQ.M)
A	4215.905 SQ.M	276.250 SQ.M	37.373 SQ.M	221.344 SQ.M

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.

NAME OF STRUCTURAL ENGINEER
MR. SUVANKAR CHAUDHURI,
STRUCTURAL ENGINEER (E. S. E. / 11 / 215).

CERTIFICATE OF GEO-TECHNICAL ENGINEER:-
UNDERSIGNED 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.

NAME OF THE GEO - TECHNICAL ENGINEER
MR. RUPAK KUMAR BANERJEE
GEO - TECHNICAL CONSULTANT [G.T. / 1 / 3 . K. M. C.]



EXISTING SITE PLAN. (SCALE : 1:100)

OWNERS DECLARATION:-
WE DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, WE SHALL ENGAGE L.B.A. & ESE 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.

MR SHABBIR RAHMAN
THE DESIGNATED DIRECTOR AS WELL AS AUTHORIZED SIGNATORY M S ARSENAL HOTELS PRIVATE LIMITED
SIGNATURE OF OWNER / AUTHORITY

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

FLOOR	FLOOR AREA	CUT OUT	LIFT WELL	STAIR WELL	GROSS FLOOR	STAIR WAY	LIFT LOBBY	NET COVER AREA
GROUND FL.	335.537 SQ.M.	---	---	---	335.537 SQ.M.	21.250 SQ.M.	5.871 SQ.M.	308.416 SQ.M.
1ST FLOOR	357.037 SQ.M.	---	9.844 SQ.M.	0.750 SQ.M.	346.443 SQ.M.	21.250 SQ.M.	5.871 SQ.M.	319.322 SQ.M.
2ND FLOOR	357.037 SQ.M.	---	9.844 SQ.M.	0.750 SQ.M.	346.443 SQ.M.	21.250 SQ.M.	5.871 SQ.M.	319.322 SQ.M.
3RD FLOOR	357.037 SQ.M.	---	9.844 SQ.M.	0.750 SQ.M.	346.443 SQ.M.	21.250 SQ.M.	5.871 SQ.M.	319.322 SQ.M.
4TH FLOOR	357.037 SQ.M.	---	9.844 SQ.M.	0.750 SQ.M.	346.443 SQ.M.	21.250 SQ.M.	5.871 SQ.M.	319.322 SQ.M.
5TH FLOOR	357.037 SQ.M.	---	9.844 SQ.M.	0.750 SQ.M.	346.443 SQ.M.	21.250 SQ.M.	5.871 SQ.M.	319.322 SQ.M.
6TH FLOOR	357.037 SQ.M.	---	9.844 SQ.M.	0.750 SQ.M.	346.443 SQ.M.	21.250 SQ.M.	5.871 SQ.M.	319.322 SQ.M.
7TH FLOOR	357.037 SQ.M.	---	9.844 SQ.M.	0.750 SQ.M.	346.443 SQ.M.	21.250 SQ.M.	5.871 SQ.M.	319.322 SQ.M.
8TH FLOOR	357.037 SQ.M.	---	9.844 SQ.M.	0.750 SQ.M.	346.443 SQ.M.	21.250 SQ.M.	5.871 SQ.M.	319.322 SQ.M.
9TH FLOOR	357.037 SQ.M.	---	9.844 SQ.M.	0.750 SQ.M.	346.443 SQ.M.	21.250 SQ.M.	5.871 SQ.M.	319.322 SQ.M.
10TH FLOOR	357.037 SQ.M.	---	9.844 SQ.M.	0.750 SQ.M.	346.443 SQ.M.	21.250 SQ.M.	5.871 SQ.M.	319.322 SQ.M.
11TH FLOOR	231.262 SQ.M.	---	9.844 SQ.M.	0.750 SQ.M.	220.668 SQ.M.	21.250 SQ.M.	5.871 SQ.M.	193.547 SQ.M.
12TH FLOOR	220.512 SQ.M.	14.648 SQ.M.	9.844 SQ.M.	0.750 SQ.M.	195.270 SQ.M.	21.250 SQ.M.	5.871 SQ.M.	168.149 SQ.M.
TOTAL	4357.681 SQ.M.	14.648 SQ.M.	118.128 SQ.M.	9.000 SQ.M.	4215.905 SQ.M.	276.250 SQ.M.	76.323 SQ.M.	3863.332 SQ.M.

3. STATEMENT OF OTHER AREAS FOR FEES :				
Floor	Lot	Clippboard	Ledge / Tend	
Ground floor	NA	NA	NA	
1st floor	NA	3.775 SQ.M.	NA	
2nd floor	NA	3.775 SQ.M.	NA	
3rd floor	NA	3.775 SQ.M.	NA	
4th floor	NA	3.775 SQ.M.	NA	
5th floor	NA	3.775 SQ.M.	NA	
6th floor	NA	3.775 SQ.M.	NA	
7th floor	NA	3.775 SQ.M.	NA	
8th floor	NA	3.775 SQ.M.	NA	
9th floor	NA	3.775 SQ.M.	NA	
10th floor	NA	3.775 SQ.M.	NA	
11th floor	NA	2.000 SQ.M.	NA	
12th floor	NA	2.000 SQ.M.	NA	
Total	NA	35.250 SQ.M.	NA	

EXISTING STRUCTURE TO BE
DEMOLISHED BEFORE
COMMENCEMENT OF THE NEW
CONSTRUCTION WORK. THIS PREMISES
IS FULLY OCCUPIED BY OWNERS.

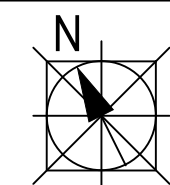
1. ADDRESSEE NO. : 11-077-12-0023-0 2. DETAIL OF REGISTERED DEED :- BOOK NO. : 1, VOLUME NO. 60 PAGES: 869 TO 894 BENG. NO. : 1193 FOR THE DATED : 29.11.2008 PLACE : ALKA - KOLKATA 3. DETAIL OF REGISTERED DEED :- BOOK NO. : 1, VOLUME NO. 65 PAGES: 246 BENG. NO. : 01027 FOR THE DATED : 08.05.2005 4. DETAIL OF REGISTERED DEED :- BOOK NO. : 1, VOLUME NO. 64 PAGES: 55 TO 69 BENG. NO. : 02486 FOR THE DATED : 08.09.2008 5. DETAIL OF REGISTERED DEED :- BOOK NO. : 1, VOLUME NO. 164 PAGES: 138 BENG. NO. : 02490 FOR THE DATED : 08.09.2008	6. DETAIL OF REGISTERED DEED :- BOOK NO. : 1, VOLUME NO. 68 PAGES: 47 TO 65 BENG. NO. : 01679 FOR THE DATED : 12.05.2003 7. DETAILS BOUNDARY DECLARATION :- BOOK NO. : 1, VOLUME NO. 1604 TO 2022 PAGES: 12851 TO 12865 BENG. NO. : 164010799 FOR THE DATED : 14.01.2022 PLACE : D.S.R. - IV SOUTH 24 - PARGANAS. 8. DETAIL OF REGISTERED NON - EVICTION TENANTS BOOK NO. : 1, VOLUME NO. 1630 - 2022 PAGES: 18548 TO 185506 BENG. NO. : 15000560 FOR THE DATED : 14.11.2022.
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REFERENCE POINT MARKED IN THE SITE PLAN OF THE PROPOSAL		CO-ORDINATE IN WGS 84	SITE ELEVATION (AMSL)
A	22°32'14" N	88°19'23" E	6.520 M
	22°32'37" N	88°19'24" E	6.520 M
THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF AT ANY STAGE, IT IS FOUND OTHERWISE, THEN SHALL BE FULLY LIABLE FOR WHICH K.M.C AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TAKE APPROPRIATE ACTION AGAINST ME AS PER LAW.			
MR SHABBIR RAHMAN THE DESIGNATED DIRECTOR AS WELL AS AUTHORISED SIGNATORY M S ARSENAL HOTELS PRIVATE LIMITED NAME OF OWNER / AUTHORITY		NAME OF ARCHITECT MR. ARUNAVA DAS, REGISTERED ARCHITECT, REG. NO. C. A. / 2007 / 39855.	

2. TENANT CALCULATION :-				
Type	Tenant size	Service Area	Tenant Area	Required Parking
A	60.811 SQ.M.	11.220 SQ.M.	72.031 SQ.M.	06 NOS.
D	62.964 SQ.M.	11.617 SQ.M.	74.581 SQ.M.	06 NOS.
B	88.545 SQ.M.	16.321 SQ.M.	104.866 SQ.M.	06 NOS.
C	90.739 SQ.M.	16.758 SQ.M.	107.497 SQ.M.	06 NOS.
E	108.402 SQ.M.	20.001 SQ.M.	128.403 SQ.M.	04 NOS.
F	88.317 SQ.M.	16.295 SQ.M.	104.612 SQ.M.	04 NOS.
G	108.402 SQ.M.	20.001 SQ.M.	128.403 SQ.M.	04 NOS.
H	330.484 SQ.M.	60.977 SQ.M.	391.461 SQ.M.	01 NO.
Total Required Parking =				33 NOS.

PROJECT : PLAN CASE NO.

PROPOSED GROUND + TWELVE STORIED [39.975 METER HEIGHT]
RESIDENTIAL BUILDING AT PREMISES NO 21, KABI MD. IQBAL ROAD ,
P.S. EKBALPUR , WARD NO. 077, KOLKATA 700023 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, ELEVATION, SECTIONS, SITE PLAN & LOCATION PLAN		
DRAWING SHEET NO. DEALT : A.DAS DATE : 09.09.2024		
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		
THIS DRAWING IS A PROPERTY OF archisn work , ANY MODIFICATION , CHANGES, DEVIATIONS IS NOT PERMISSIBLE WITHOUT PRIOR INTIMATION OF THE ARCHITECT, TO THE CONTRARY THIS WILL BE TREATED AS ILLEGAL ACT.		
BUILDING PERMIT NUMBER : 2024090077		
DATE : 17/03/2025		VALID UPTO : 16/03/2030
 <		