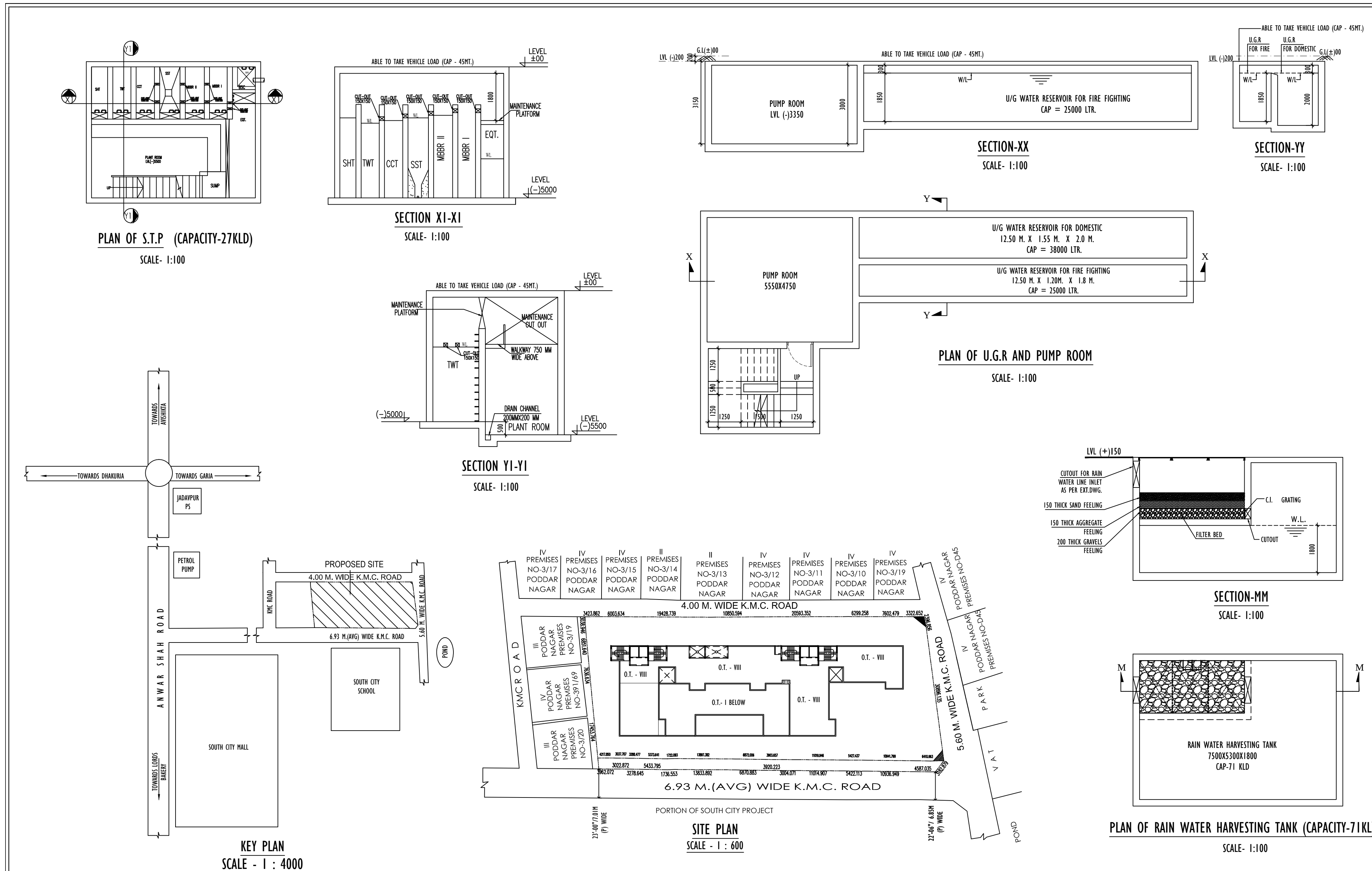




STATEMENT OF PLAN PROPOSAL:-
ASSESSMENT NO.: 21093005537

1. A) AREA OF LAND = 2757.677 SQ.M (AS PER BOUNDARY DECLARATION & ULO)
B) AREA OF LAND = 2761.055 SQ.M (AS PER DEED)
C) AREA OF STRIP = 195.131 SQ.M
D) NET LAND AREA AFTER STRIP = (2757.677 - 195.131) = 2562.546 SQ.M
E) AREA OF CORNER PLAYS = (2.813 + 3.057) = 5.870 SQ.M
F) FRONTAGE OF THE LAND = 75.118 M.

2. NO. OF TENEMENTS: 33 NOS.
3. SIZE OF TENEMENTS
A) 100 SQ.M. TO 200 SQ.M. - 33 NOS.

4. A) PERMISSIBLE GROUND COVERAGE = 1378.838 SQ.M. (50%)
B) PROPOSED GROUND COVERAGE = 1161.20 SQMT. (42.107%)

5. ROAD WIDTH = 6.93 M. (AVG)

6. A) PERMISSIBLE HEIGHT = 25.5 M
B) PROPOSED HEIGHT = 25.5 M.

7. A) PERMISSIBLE F.A.R. AS PER K.M.C. BUILDING RULE 2009 = 1.75
I) PERMISSIBLE ADDITIONAL F.A.R. FOR GREEN BUILDING U/R 69A(1) = 0.175 (10% OF PIER F.A.R.)
II) TOTAL PERMISSIBLE F.A.R. = 1.925
B) PERMISSIBLE F.A.R. AREA = 5308.528 SQ.M.
I) PROPOSED F.A.R. AREA = 5277.696 SQ.M.
II) PROPOSED F.A.R. = 1.914 + 1.925
III) PROPOSED TREE PLANTATION AREA = 386.484 SQ.M. (15.081%)

8. A) REQUIRED CAR PARKING:- FOR RESIDENTIAL = 33 NOS.
FOR ASSEMBLY = 6 NOS.
TOTAL = 39 NOS.
B) PROVIDED CAR PARKING = 55 (COVERED)

9. A) TOTAL PARKING AREA = 850.23 SQ.M.
B) TOTAL COMMON AREA = 1027.37 SQ.M.

10. NET FLOOR AREA AFTER EXEMPTION = 6127.926 SQ.M.

11. EFFECTIVE FLOOR AREA AFTER PARKING RELAXATION
(6127.926 - 850.23) = 5277.696 SQ.M.

12. PROPOSED F.A.R. = 5277.696 / 2757.677 = 1.914 < 1.925

DETAILS OF REGISTERED DOCUMENTS:-
1. DEED OF CONVEYANCE: BOOK NO - 1, DEED NO - 20, VOLUME NO - 4789, PAGE NO - 1 TO 40 DATE OF REGISTRATION - 24.05.1984
2. DEED OF CONVEYANCE: BOOK NO - 1, DEED NO - 21, VOLUME NO - 4790, PAGE NO - 41 TO 53 DATE OF REGISTRATION - 25.05.1984

DETAILS OF POWER OF ATTORNEY:
BOOK NO - 1, DEED NO - 160210334, VOLUME NO - 1602-2023, PAGE NO - 352296 TO 352324 DATE OF REGISTRATION - 25.07.2023

DETAILS OF BOUNDARY DECLARATION:
BOOK NO - 1, DEED NO - 160213465, VOLUME NO - 1602-2023, PAGE NO - 468199 TO 468209 DATE OF REGISTRATION - 03.10.2023

DETAILS OF CORNER:
1. BOOK NO - 1, DEED NO - 160213464, VOLUME NO - 1602-2023, PAGE NO - 468197 TO 468198 DATE OF REGISTRATION - 03.10.2023
2. BOOK NO - 1, DEED NO - 160201085, VOLUME NO - 1602-2025, PAGE NO - 73518 TO 73530 DATE OF REGISTRATION - 11.02.2025

DETAILS OF STRIP:
BOOK NO - 1, DEED NO - 16011156, VOLUME NO - 1602-2024, PAGE NO - 378473 TO 378489 DATE OF REGISTRATION - 07.08.2024

BLOCK - A									
FLOOR	COVERED AREA	CUT OUT	STAIR WELL	LIFT WELL	GROSS FLOOR AREA	EXEMPTED AREA	STAIR & STAIR LOBBY	LIFT LOBBY	NET FLOOR AREA
GROUND	1148.975	0.000	0.000	0.000	1148.975	45.000	12.000	12.000	1091.975
1ST	544.173	1.000	3.000	18.240	522.973	45.000	12.000	12.000	464.973
2ND	243.588	0.220	0.000	0.000	243.368	0.000	0.000	0.000	243.368
3RD	823.46	23.935	3.000	18.240	778.285	45.000	12.000	12.000	721.285
4TH	823.46	23.935	3.000	18.240	778.285	45.000	12.000	12.000	721.285
5TH	823.46	23.935	3.000	18.240	778.285	45.000	12.000	12.000	721.285
6TH	823.46	23.935	3.000	18.240	778.285	45.000	12.000	12.000	721.285
7TH	823.46	23.935	3.000	18.240	778.285	45.000	12.000	12.000	721.285
TOTAL	6877.496	144.890	21.000	127.690	6583.926	360.000	96.000	96.000	6127.926

TENEMENTS & CAR PARKING CALCULATION :-					
TENEMENT MKD.	TENEMENT SIZE	PROP. AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
A	150.855	34.727	185.582	6	6
B	118.93	27.378	146.308	6	6
C	121.398	27.946	149.344	6	6
D	150.460	34.636	185.096	6	6
E	131.945	30.374	162.319	6	6
A1	150.855	34.727	185.582	1	1
D1	144.930	33.363	178.293	1	1
E1	125.645	28.923	154.568	1	1
TOTAL					33

FOR ASSEMBLY:-			
AT FLOOR	BUILT UP AREA	CARPET AREA	REQUIRED CAR PARKING
1ST	243.368	193.572	5.530 or 6

13. PROVIDED STAIR HEAD ROOM AREA = 59.50 SQ.M.
14. LIFT MACHINE ROOM AREA = 40.762 SQ.M.
15. OVER HEAD TANK AREA = 25.95 SQ.M.
16. TOTAL TERRACE AREA (1ST+MAIN ROOF) = (361.215+799.985) = 1161.20 SQ.M.
17. SWIMMING POOL AREA = 92.55 SQ.M.
18. TOTAL SOLAR ENERGY SYSTEM = 105.16 SQ.M.
19. TOTAL EXEMPTED AREA = 456.00 SQ.M.
20. STP PUMP ROOM = 17.036 SQ.M.
21. AREA OF ROOF TOILET = 2.972 SQ.M.
21. OTHER AREA ONLY FOR FEES (LIFT MACHINE ROOM + STAIR HEAD ROOM + SWIMMING POOL AREA + STP PUMP ROOM + ROOF TOILET) = (40.762 + 59.50 + 92.55 + 17.036 + 2.972) = 212.82 SQ.M.
= TOTAL CONSTRUCTION AREA FOR FEES (GROSS FLOOR AREA + OTHER AREA ONLY FOR FEES) = (6583.926 + 212.82) = 6796.746 SQ.M.

CO - ORDINATE IN WGS 84				SITE ELEVATION (AMSLL)
LATITUDE	LONGITUDE			
22°30'02.40" N	88°21'46.52" E			5.14
22°29'59.95" N	88°21'46.78" E			5.14
22°30'02.50" N	88°21'47.80" E			5.14
22°30'01.17" N	88°21'48.07" E			5.14

DOOR OPENING SCHEDULE:

LEGEND	WIDTH	HEIGHT	LINTEL HT	SIL HT
S0	2450	2450	2450	---
S01	2150	2450	2450	---
FCD	1200	2450	2450	---
D	1500	2450	2450	---
D1	1200	2450	2450	---
D1A	1200	2250	2450	200
D2	1000	2450	2450	---
D3	900	2450	2450	---
D4	750	2450	2450	---

WINDOW OPENING SCHEDULE:

LEGEND	WIDTH	HEIGHT	LINTEL HT	SIL HT
W	2400	2300	2450	150
W1	1800	2300	2450	150
W2	1500	2300	2450	150
W3	1200	2300	2450	150
W4	900	2300	2450	150
W5	1250	1200	2450	1250
W6	600	900	2450	1550
W6A	900	2300	2450	1550
Y	2000	600	2450	1850
S.G. (OPENABLE)	4000	2300	2450	150
S.G.1 (OPENABLE)	8425	2300	2450	150
S.G.2 (OPENABLE)	4700	2300	2450	150
S.G.3 (OPENABLE)	4925	2300	2450	150
S.G.4 (OPENABLE)	3350	2300	2450	150

SPECIFICATIONS :

- ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE STATED.
- ALL EXTERNAL WALLS ARE 250/200 mm & ALL INTERNAL WALLS ARE 125 mm & 75 mm.
- THE DEPTH OF U.G.W.R. & STP SHALL NEVER EXCEED THE DEPTH OF FOUNDATION.
- BRICK WORK 250/200 mm WITH MORTAR 1:6 & BRICK WORK 125 mm & 75 mm WITH MORTAR 1:4 MIX
- ALL CONCRETE OF R.C.C. WORKS AS SPECIFIED BY STRUCTURAL ENGINEER.
- GRADE OF STEEL AS SPECIFIED BY STRUCTURAL ENGINEER.
- ALL SORTS OF PRECAUTIONARY MEASURES WILL BE TAKEN AT THE TIME OF CONSTRUCTION.
- OTHER ITEMS ARE AS PER I.S. SPECIFICATION.
- THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS.

THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION & SUPERSTRUCTURE OF THE BUILDING AT PREMISES NO. - PREMISES NO. 381, PRINCE ANWAR SHAH ROAD, WARD - 93, BOROUGH - X, KOLKATA-70069. P.S. JADAVPUR, HAVE BEEN MADE BY ME CONSIDERING ALL THE POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA & CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECT. SOIL TESTING REPORT HAS BEEN DONE BY JISHNU PAL OF JP GEO CONSULTANTS, 90, SUDHAKAR NAGAR, KOLKATA-700015. CERTIFIED ORGANIZATION. THE RECOMMENDATION OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATION.

NAME OF STRUCTURAL ENGINEER
SUVRA NARAYAN SIL
(ESE/1/65)

UNDERIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THEREON. 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 HEREIN IS SAFE & STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

NAME OF GEO-TECHNICAL ENGINEER
JISHNU PAL - (GT/13/8 K.M.C.)

WE HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT

I) 1/ WE SHALL ENGAGE ARCHITECT & E.S.E. DURING CONSTRUCTION.

II) 1/ WE SHALL FOLLOW THE INSTRUCTION OF ARCHITECT & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER B.S.PLAN)

III) K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING ADJOINING STRUCTURE.

IV) IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.

V) THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDER THE GUIDANCE ARCHITECT / E.S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK.

NAME OF OWNER
SAJAL KUMAR BOSE
(AUTHORIZED SIGNATORY OF PARK CHAMBERS LIMITED)

I CERTIFY WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN AS PER PROVISION OF K.M.C. BUILDING RULES 2009 AS AMENDED FROM TIME TO TIME AND THE SITE CONDITION INCLUDING WIDTH OF THE ABUTTING ROAD 6.93 M.(AVG). IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK THE LAND IS DEMARCATED BY BOUNDARY WALL

THE CONSTRUCTION OF SEMI UNDERGROUND WATER TANK / RESERVOIR AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK. THE EXISTING STRUCTURE DEMOLISHED BEFORE STARTING OF CONSTRUCTION & OCCUPIED BY OWNER.

NAME OF ARCHITECT
SUBIR KUMAR BASU (CA/78/4375)

PROJECT TITLE :
PROPOSED (G+VII) STORIED (25.500 M. HEIGHT) RESIDENTIAL BUILDING U/S - 393A OF K.M.C. ACT - 1980 ALONG WITH U/R 69A(1)a COMPLYING K.M.C. BUILDING RULE- 2009, AT PREMISES NO.- 381, PRINCE ANWAR SHAH ROAD , WARD- 93, BRGH.- X, KOLKATA- 700 068. P.S.- JADAVPUR

SHEET TITLE :
MASTER PLAN

DRAWN BY : RAFTI MONDAL	DEALT BY : SAUMYA CHAKRABARTI	CHECKED BY : RAJA BASU
SCALE : 1:100	SHEET NO. - 01	SHEET SIZE - A0
DATE - 16.01.2025		

DRAWING NO. - 582/381, PRINCE ANWAR SHAH ROAD/AR/008/01

ARCHITECT :
M/s. Subir Kumar Basu
Consulting Architects & Engineers
4, Broad Street, Kolkata - 700 019
website : www.subirkumarbasu.com

B.P. NO : 2024100279
DATE : 28/03/2025

VALID UP TO : 27/03/2030

SIGNATURE OF A.E. BLDG. (C) BR. - X
SIGNATURE OF E.E. BLDG. (C) BR. - X

