



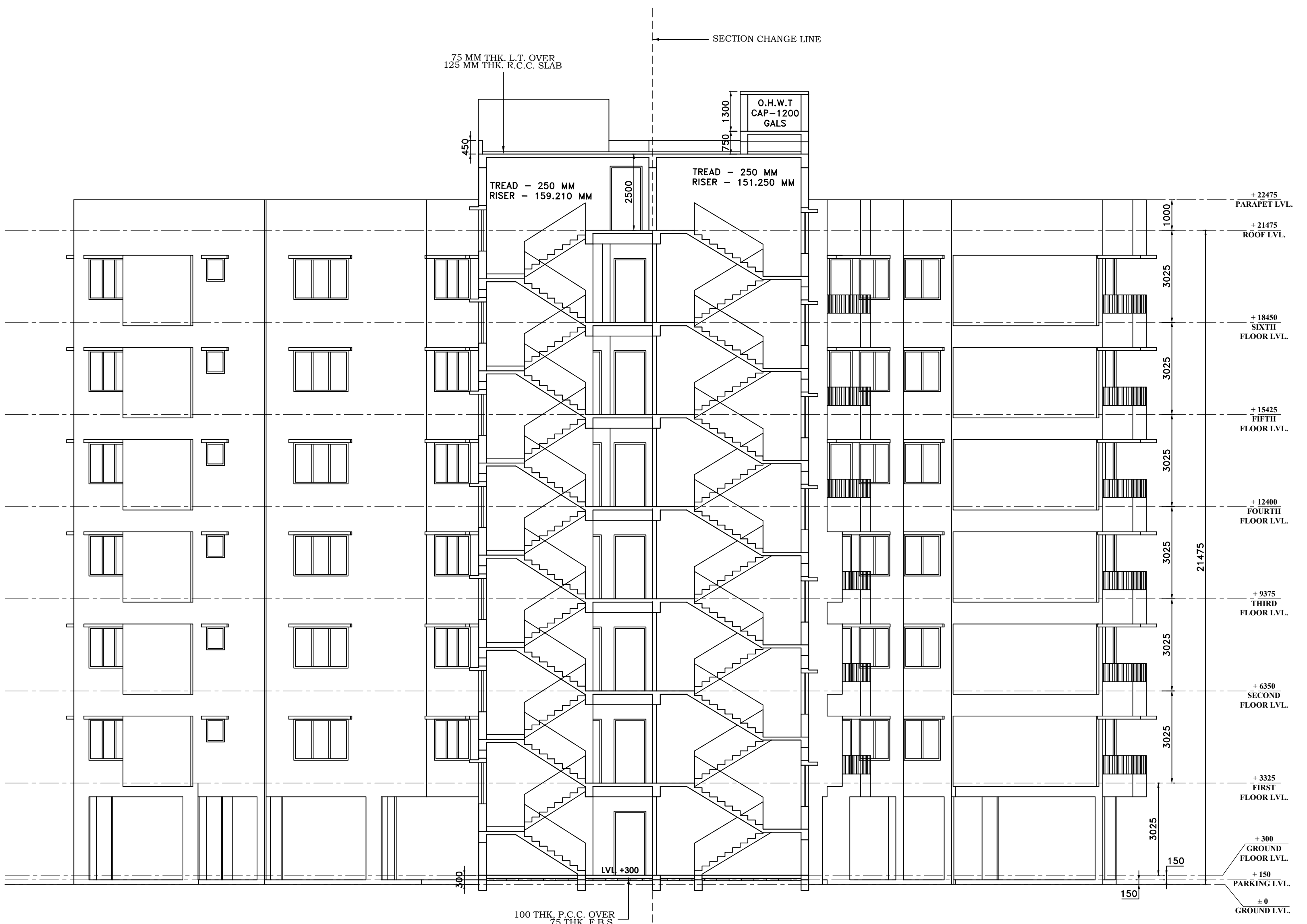
FRONT ELEVATION
SCALE - 1:100



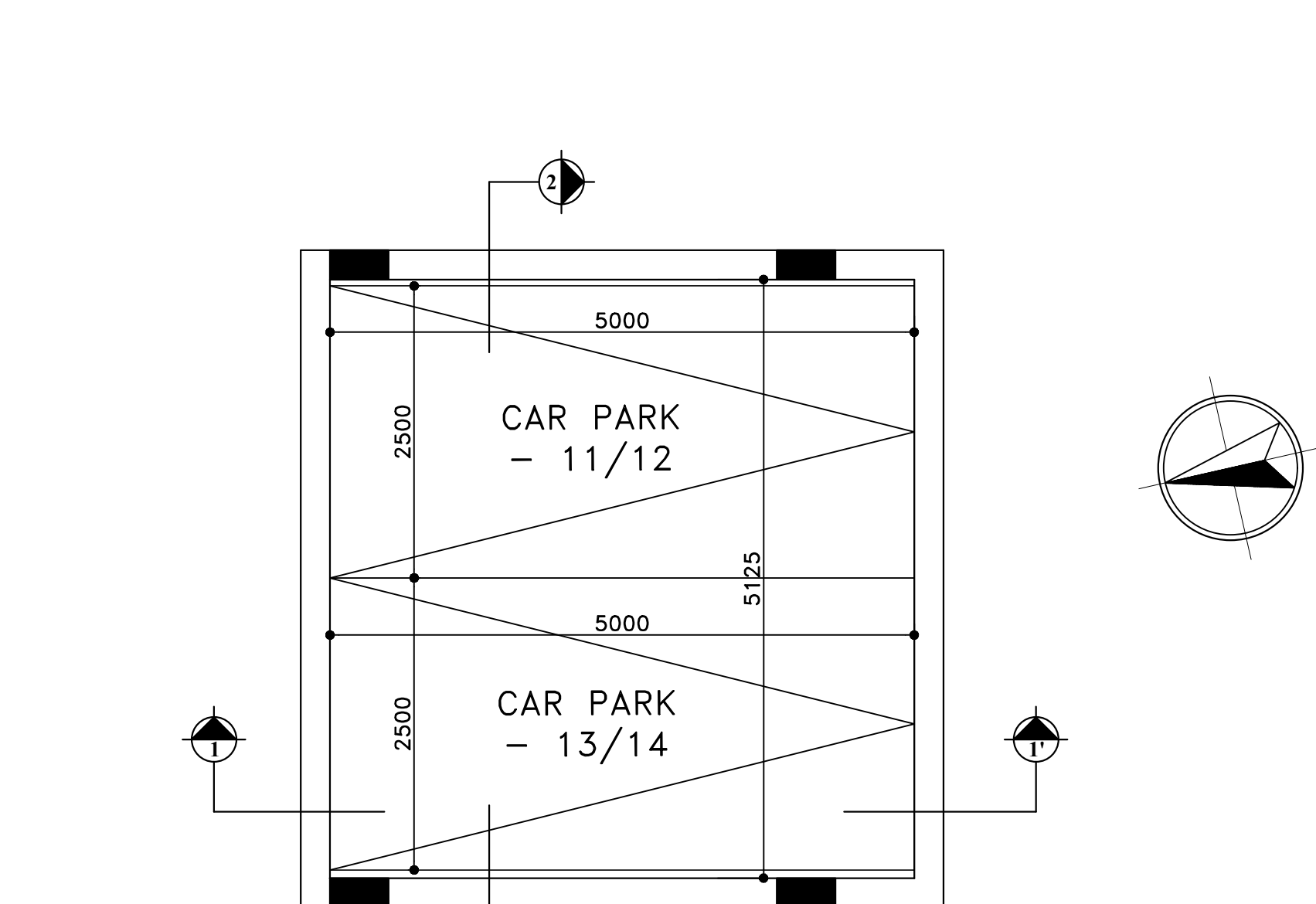
SIDE ELEVATION
SCALE - 1:100



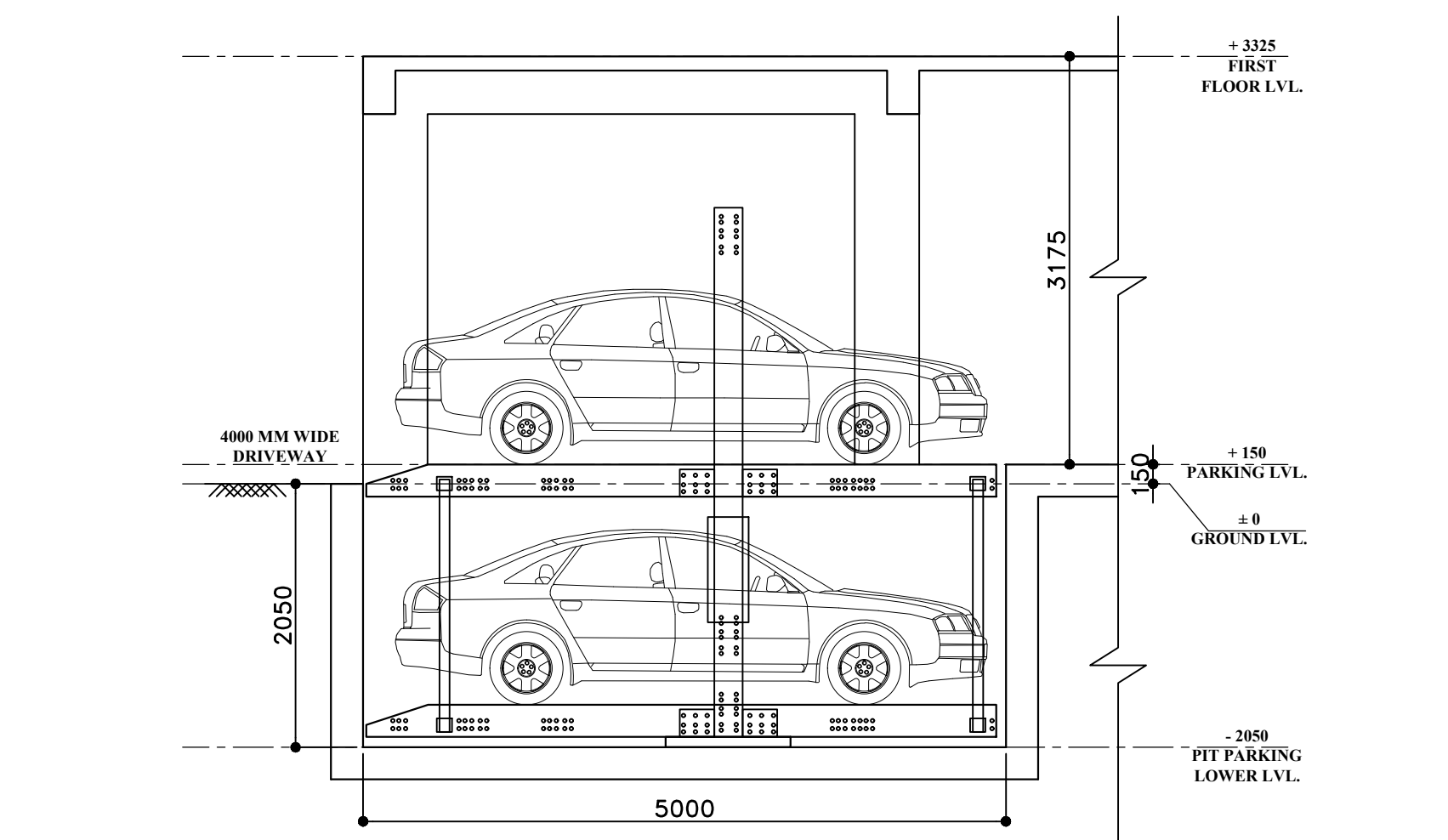
SECTION @ AA'
SCALE - 1:100



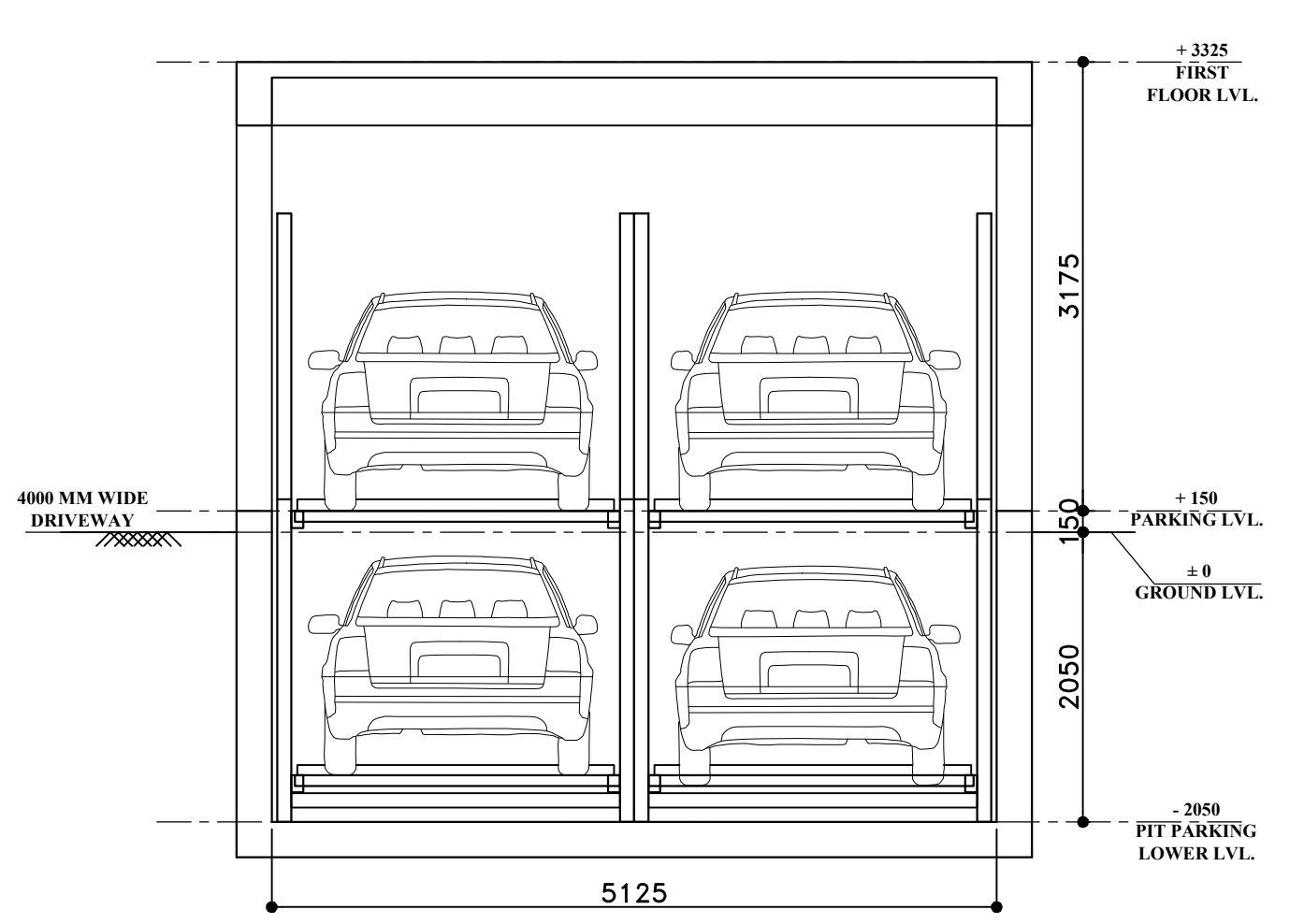
SECTION @ BB'
SCALE - 1:100



PLAN OF PIT PARKING
AT LVL. -1500
SCALE - 1:50



SECTION @ 1-1'
SCALE - 1:50



SECTION @ 2-2'
SCALE - 1:50

PROPOSED 15 NOS. FLAT & 7 NOS. CAR PARKING WILL BE PROVIDED TO THE TRUST ESTATE NANDALAI KORURI DECEASED AS PER HIGH COURT ORDER VIDE ATA NO. 7 OF 2018, IN THE HIGH COURT AT CALCUTTA ARE DETAILED BELOW:					
07 NOS. CAR PARKING ARE MARKED IN GROUND FLOOR PLAN. (CAR PARK NOS. - 07, 08, 10, 11, 12, 13 & 14)					
SL. NO.	FLOOR MKD.	FLAT MKD.	ACTUAL FLAT AREA INCLUDING PROPORTIONATE AREA (SQM.)	C.B. AREA (SQM.)	BUILT-UP AREA (SQM.)
01	FIRST FLOOR	1C	108.180	3.388	111.568
02	FIRST FLOOR	1D	106.105	4.743	110.848
03	SECOND FLOOR	2C	108.180	3.388	111.568
04	SECOND FLOOR	2D	106.105	4.743	110.848
05	THIRD FLOOR	3C	108.180	3.388	111.568
06	THIRD FLOOR	3D	106.105	4.743	110.848
07	FOURTH FLOOR	4C	108.180	3.388	111.568
08	FOURTH FLOOR	4D	52.730	1.797	54.527
09	FOURTH FLOOR	4E	51.078	2.926	54.004
10	FIFTH FLOOR	5C	108.180	3.388	111.568
11	FIFTH FLOOR	5D	52.730	1.797	54.527
12	FIFTH FLOOR	5E	51.078	2.926	54.004
13	SIXTH FLOOR	6C	75.582	2.742	78.324
14	SIXTH FLOOR	6D	67.445	1.293	68.738
15	SIXTH FLOOR	6E	67.080	4.076	71.156
			TOTAL BUILT-UP AREA ALLOCATED TO TRUST = 14272 SFT. > 14000 SFT.		

BUILT-UP AREA ALLOCATED TO TRUST IS MORE THAN THE AREA MENTIONED IN HIGH COURT ORDER, i.e., 14272 SFT. > 14000 SFT.

:-TITLE:-
PLAN OF A PROPOSED G+VI STORED RESIDENTIAL BUILDING U/S 393A OF K.M.C. ACT 1980 COMPLYING K.M.C. BUILDING RULE 2009 (AMENDED) AT PREMISES NO. - 54, RAJA RAJ BALLAV STREET, WARD - 008, BOROUGH - I, P.S. - SHYAMPUR, KOLKATA - 700003, UNDER THE KOLKATA MUNICIPAL CORPORATION.

OWNER NAME:-
DIPAK KORURI AND RAJAT KORURI
TRUSTEES TO THE TRUST ESTATE NANDALAI KORURI DECEASED

STATEMENT OF PLAN CASE NO. 2024010148

PART - A

ASSESSEE NO. - 110083701201	
1. DETAILS OF DEED : BOOK NO. - I, VOLUME NO. - 6, PAGES - 276 TO 281, BEING NO. - 430, YEAR - 1905, DATED - 09/05/1905, OFFICE OF THE SUB-REGISTRAR OF CALCUTTA, WEST BENGAL.	
2. DETAILS OF DEED : BOOK NO. - I, VOLUME NO. - 10, PAGES - 112 TO 118, BEING NO. - 600, YEAR - 1909, DATED - 05/01/1909, OFFICE OF THE SUB-REGISTRAR OF CALCUTTA, WEST BENGAL.	
3. DETAILS OF POWER OF ATTORNEY : BOOK NO. - I, VOLUME NO. - 1902-2023, PAGES - 189745 TO 189758, BEING NO. - 190206031, YEAR - 2023, DATED - 11/05/2023, OFFICE OF THE A.R.A. - II, KOLKATA, WEST BENGAL.	
4. DETAILS OF BOUNDARY DECLARATION : BOOK NO. - I, VOLUME NO. - 1902-2024, PAGES - 465058 TO 465070, BEING NO. - 190208231, YEAR - 2024, DATED - 23/07/2024, OFFICE OF THE A.R.A. - II, KOLKATA, WEST BENGAL.	
5. A) AREA OF LAND AS PER DEED : 13K-15CH-005FT = 932.274 SQM. B) AREA OF LAND AS PER RD : 13K-15CH-005FT = 932.274 SQM. C) AREA OF LAND AS PER U.L.C. : 13K-15CH-005FT = 932.274 SQM.	
6. NO. OF STORES INCLUDING BASEMENT IF ANY : G+VI	
7. NO. OF TENEMENTS : 27 NOS.	
8. SIZE OF TENEMENTS : 50 TO 75 SQM. ----- 12 NOS. 75 TO 100 SQM. ----- 7 NOS. 100 SQM TO 200 SQM. ----- 8 NOS.	

CERTIFICATE OF STRUCTURAL ENGINEER :

THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION & SUPER STRUCTURE OF THE BUILDING HAS BEEN PREPARED BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA & CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECTS. SOIL TEST HAS BEEN DONE BY S. K. MANDAL OF 'ECON ASSOCIATES', ADDRESS : PANIHATI, SODEPUR, KOLKATA - 700114. THE RECOMMENDATION OF SOIL TEST HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATION.

BIHASKARIYOTROY
EMPANELMENT NO. - F167 (K.M.C.)
NAME OF GEO TECHNICAL ENGINEER

CERTIFICATE OF GEO-TECHNICAL ENGINEER :

UNDERSIGNED 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.

SWADRESH KUMAR MANDAL
EMPANELMENT NO. - G.T.443 (K.M.C.)
NAME OF GEO TECHNICAL ENGINEER

CERTIFICATE OF ARCHITECT :

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES - 2009, AS AMENDED FROM TIME TO TIME & THAT THE SITE CONDITION INCLUDING THE WIDTH OF THE ABUTTING 9.997 (AVG.) M & 4.267 M. WIDE KMC ROAD, WHICH HAS BEEN MEASURED AND VERIFIED BY ME, IT IS A BUILDABLE SITE & NOT A TANK OR FILLED - UP TANK. THERE IS AN EXISTING STRUCTURE TO BE DEMOLISHED BEFORE COMMENCEMENT WHICH IS FULLY OCCUPIED BY THE OWNER. THERE IS NO TENANT. THE PLOT IS BOUNDED BY BOUNDARY WALL. THE CONSTRUCTION OF S.L.G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

ANAN DUTTA
(CA/9316409)
NAME OF ARCHITECT

OWNERS/APPLICANT DECLARATION :

I / WE SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION.
1. WE SHALL FOLLOW THE INSTRUCTION OF L.B.S. & E.S.E. DURING CONSTRUCTION OF THE BUILDING AS PER (B.S.PLAN) K.M.C. AUTHORITY WILL NOT RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADDING STRUCTURES. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF E.S.E. & L.B.A. BEFORE STARTING OF BUILDING FOUNDATION WORK.

LIJY SAMANTA DIRECTOR OF VIBHA REALCON PRIVATE LIMITED CONSTITUTED ATTORNEY OF DIPAK KORURI AND RAJAT KORURI TRUSTEES TO THE TRUST ESTATE NANDALAI KORURI DECEASED
NAME OF OWNERS/APPLICANT

ANAN DUTTA
(CA/9316409)
NAME OF ARCHITECT

SCHEDULE OF DOORS				
MKD.	SIZE	LINTEL	SILL	REMARKS
MD	1825 X 2100	2100	-	-
D1	1050 X 2100	2100	-	-
D2	900 X 2100	2100	-	-
D3	750 X 2100	2100	-	-
F.C.D	1050 X 2100	2100	-	-
SFD-1	1750 X 2100	2100	-	-
SFD-2	1800 X 2100	2100	-	-
SFD-3	2305 X 2100	2100	-	-
SFD-4	1705 X 2100	2100	-	-

NOTE : ALL SFDs INCLUDE AN OPENABLE WINDOW FOR VENTILATION

SCHEDULE OF WINDOWS				
MKD.	SIZE	LINTEL	SILL	REMARKS
W1	1800 X 1350	2100	750	-
W2	1500 X 1350	2100	750	-
W3	1200 X 1350	2100	750	-
W4	1000 X 1350	2100	750	-
W5	600 X 750	2100	1350	-
W6	900 X 1350	2100	750	-

SPECIFICATION :

- STRUCTURAL CEMENT CONCRETE M - 25 GRADE WITH 19 MM DOWN STONECHIPS.
- GRADE OF REINFORCEMENT Fe - 500.
- 200TH FIRST CLASS BRICKWORK AT EXTERNAL WALLS WITH 1:6 CEMENT SAND MORTAR UNLESS OTHERWISE MENTIONED.
- 75TH FIRST CLASS BRICKWORK AT INTERNAL WALLS WITH 1:6 CEMENT SAND MORTAR UNLESS OTHERWISE MENTIONED.
- 75TH LIME TERRACING (2:2:7) ON ROOF.
- ALL DIMENSIONS ARE IN MILLIMETER.
- 25TH D.P.C. WITH CEMENT CONCRETE (1:2:4) WITH 6 MM DOWN STONE CHIPS & 5% WATER PROOFING COMPOUND.
- 19 MM THICK CEMENT PLASTER (1:4) TO THE EXTERNAL WALLS.
- 12 MM THICK CEMENT PLASTER (1:4) TO THE INTERNAL WALLS.
- 10.6 MM THICK CEMENT PLASTER (1:4) TO THE BEAM, CEILING, ETC.
- 11.32 MM THICK CAST-IN-SITU MARBLE FLOOR.
- WOOD WORK IN DOOR FRAMES WITH SAL WOOD.
- 13.200 MM X 25 MM X 6 MM M.S. CLAMP FOR DOORS & WINDOWS.
- SANITARY & PLUMBING FITTINGS TO BE USED AS PER DIRECTION.
- WRITTEN DIMENSION ARE TO BE FOLLOWED.
- 450 MM CHAUIA PROJECTION.
- DEPTH OF EMI UNDER GROUND RESERVOIR AND SEPTIC TANK DOES NOT EXCEED THE DEPTH OF THE FOUNDATION.

PART - B

1. ACTUAL AREA OF LAND : (AS PER B.D.) = 932.274 SQM.								
2. PERMISSIBLE GROUND COVERAGE : (50%)=466.137 SQM.								
3. PROPOSED GROUND COVERAGE : 354.971 SQM. (38.076 %)								
4. AREA CALCULATION								
GROSS COVERED AREA (SQM.)		CUT-OUT			EXEMPTED AREA		NET FLOOR AREA (SQM.)	
FLOOR (SQM.)	AREA (SQM.)	STAIR WELL (SQM.)	LIFT WELL (SQM.)	VERTICAL SHAFT (SQM.)	NET COVERED AREA (SQM.)	STAIR CARPET (SQM.)	LIFT LOBBY (SQM.)	
GROUND	348.317	-	-	-	348.317	$11.875 + 11.250 = 23.125$	3,000	322.192
FIRST	354.971	-	4.940	-	350.031	$11.875 + 11.250 = 23.125$	3,000	323.906
SECOND	354.971	-	4.940	-	350.031	$11.875 + 11.250 = 23.125$	3,000	323.906
THIRD	354.971	-	4.940	-	350.031	$11.875 + 11.250 = 23.125$	3,000	323.906
FOURTH	354.971	-	4.940	-	350.031	$11.875 + 11.250 = 23.125$	3,000	323.906
FIFTH	354.971	-	4.940	-	350.031	$11.875 + 11.250 = 23.125$	3,000	323.906
SIXTH	354.971	-	4.940	-	350.031	$11.875 + 11.250 = 23.125$	3,000	323.906
TOTAL	2478.143	-	29.640	-	2448.503	161.875	21,000	2265.628

5. TENEMENT CALCULATION

FLAT MKD.	TENEMENT AREA	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NOS.	PARKING REQUIRED
1A/2A/3A/4A/5A/6A	63.106 SQM.	10.108 SQM.	73.214 SQM.	6	
1B/2B/3B/4B/5B/6B	65.924 SQM.	10.559 SQM.	76.483 SQM.	6	
1C/2C/3C/4C/5C/6C	92.244 SQM.	14.936 SQM.	107.180 SQM.	5	
6C	65.147 SQM.	10.435 SQM.	75.582 SQM.	1	
1D/2D/3D	91.456 SQM.	14.649 SQM.	106.105 SQM.	3	14 NOS.
4D/5D	45.450 SQM.	7.280 SQM.	52.730 SQM.	2	
6D	58.306 SQM.	9.339 SQM.	67.645 SQM.	1	
4E/5E	44.026 SQM.	7.062 SQM.	51.078 SQM.	2	
6E	57.819 SQM.	9.261 SQM.	67.080 SQM.	1	

6. REQUIRED CAR PARKING : 14 NOS.
7. PROPOSED CAR PARKING : 14 NOS.
8. EFFECTIVE CAR PARKING AREA : 273.186 SQM.
9. PERMISSIBLE F.A.R. : 2.25
10. PROPOSED F.A.R. : (2265.628 - 273.186) / 932.274 = 2.137
11. PROPOSED HEIGHT OF THE BUILDING : 21.475 M.
12. PROPOSED DEPTH OF THE BUILDING : 30.96 M.
13. OPEN TERRACE AREA : 354.971 SQM.
14. STAIR HEAD ROOM AREA : 32.994 SQM.
15. LIFT MACHINE ROOM AREA : 12.397 SQM.
16. LIFT MACHINE ROOM STAIR AREA : 2.850 SQM.
17. ROOF TANK AREA : 21.040 SQM. (FOR DOMESTIC - 6.750 SQM. & FOR FIRE FIGHTING - 14.290 SQM.)
18. CUPBOARD AREA : 70.338 SQM.
19. A) TREE COVER AREA (REQUIRED) : 57.067 SQM. (6.121%)
B) TREE COVER AREA (PROPOSED) : 57.269 SQM. (6.143%)
20. FIRE FIGHT ROOM AREA : 14.290 SQM.
21. SOLAR PANEL AREA : 17.000 SQM.

DIGITAL SIGNATURE OF A.E.(C)/BLDG./BR.-U.K.M.C.

DIGITAL SIGNATURE OF E.E.(C)/BLDG./BR.-U.K.M.C.

B.P.NO. : 2025010029

DATE : 20/06/2025

VALID UP TO : 19/06/2030