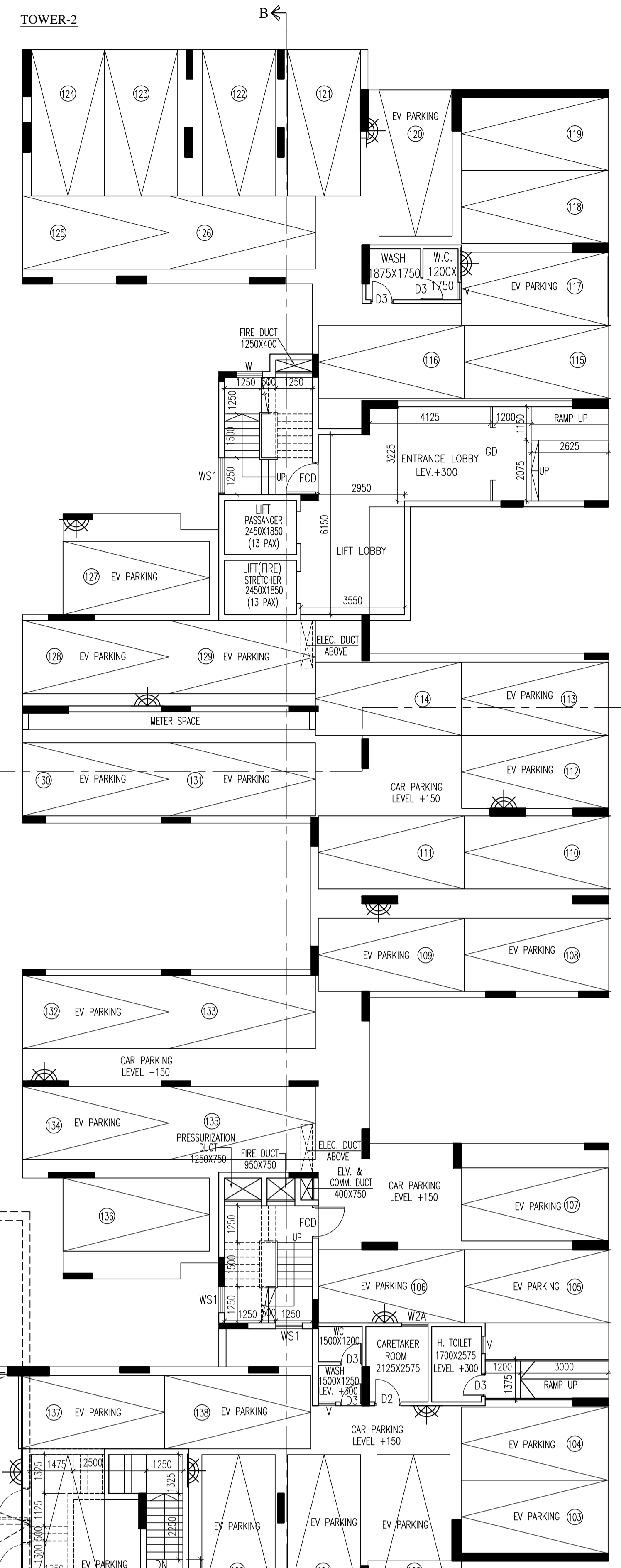


PLAN OF UNDER GROUND WATER RESERVOIR, PUMP ROOM & S.T.P.  
SCALE - 1:100



GROUND FLOOR PLAN

- SPECIFICATIONS**
- R.C.C. FRAME STRUCTURE WITH CONC. GRADE 1:1.5:3.
  - 200 M.M. THK. EXTERNAL 125 & 75 M.M. THK. INTERNAL WALLS WITH 1:4 CEMENT MORTAR JOINTS.
  - STEEL 2 - SECTION WINDOWS.
  - CAST-IN-SITU MOSAIC FLOORING.
  - 1:6 & 1:4 CEMENT PLASTER ON INTERNAL WALLS AND CEILING RESPECTIVELY.
  - WATER PROOFING TREATMENT.
  - P.O.P. PUNING ON INTERNAL WALLS & CEILING.
  - ALL WARDROBE ARE 500 MM WIDE.

**SCHEDULE OF DOORS & WINDOWS**

TYPE	SILL	UNTEL	SIZE	TYPE	SILL	UNTEL	SIZE
CD	-	2450	1800X2450	W1	600	2450	1800X1850
CD1	-	2450	1500X2450	W2	600	2450	1500X1850
B	-	2450	1200X2450	W3	600	2450	800X1850
W1	-	2450	1100X2450	W4	1250	2450	800X1200
W2	-	2450	1000X2450	W5	1250	2450	800X1000
W3	-	2450	750X2450	W6	1250	2450	750X1200
W4	-	2450	1800X2450	W7	1250	2450	650X1200
W5	-	2450	1100X2450	W8	1250	2450	500X1200
				W9	1250	2450	800X1200
				V	1350	2450	600X1100

- CERTIFICATE OF OWNER**
- I SHALL ENGAGE ARCHITECT AND E.S.E DURING CONSTRUCTION
  - I SHALL FOLLOW THE INSTRUCTIONS OF ARCHITECT AND E.S.E DURING CONSTRUCTION OF THE BUILDING.
  - K.M.C AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURE STABILITY OF BUILDING AND ADDING STRUCTURE.
  - IF ANY SUBMITTED DOCUMENT IS FOUND TO BE FAKE THE K.M.C AUTHORITY MAY REVOKE THE SANCTION PLAN.
  - THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK EXECUTED UNDER THE GUIDANCE OF ARCHITECT & E.S.E
  - ALL EXISTING STRUCTURE TO BE DEMOLISHED BEFORE NEW CONSTRUCTION FULLY OCCUPIED BY OWNER & THERE IS NO TENANT.

**NAME OF OWNER**  
ANANT NATHAN  
DESIGNATED PARTNER OF  
SRJH GOPALJI NPH ENCLAVE LLP  
CONSTITUTE ATTORNEY OF  
1. M/S. EKDANTA NIKHAN PVT LTD.  
2. M/S. LAMBODER ESTATES PVT LTD.  
3. M/S. DAMODAR PROPERTIES PVT LTD.  
ADDRESS:  
70/1, TIJAJALA ROAD, KOLKATA-700046.

**CERTIFICATE OF STRUCTURAL ENGINEER**  
THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAVE BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER N.B.C OF INDIA AND CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT. SOIL INVESTIGATION REPORT HAS BEEN DONE BY JISHU PAL (EMPAILED NO-1/12) 66, ANJALI ROAD, HOWRAH - 700109, P.S. : SANKARIL, THE RECOMMENDATION OF SOIL REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATION.

**NAME OF STRUCTURAL ENGINEER**  
ASHIM KUMAR DAS,  
E.S.E-194  
ADDRESS:  
ENGINEER'S FORUM,  
60/40/1 H. P. Dutta Lane (GOLF Gardens),  
Kolkata 700033.

**NAME OF STRUCTURAL REVIEWER**  
SANJIV J. PAREKH,  
E.S.R.-104/13 K.M.C.  
ADDRESS:  
34 PARAMOHAN DUTTA ROAD,  
KOLKATA-20.

**CERTIFICATE OF ARCHITECT**  
THE L.B.A. HAS CERTIFIED ON THE PLAN ITSELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BLDG. RULES 2009, AS AMENDED FROM TIME TO TIME AND THAT THE SITE CONDITION INCLUDING THE WIDTH OF THE ABUTTING ROAD CONFORM WITH THE PLAN AND IT IS A BUILDABLE SITE AND NOT A TANK OR A FILLED UP TANK. ALL EXISTING STRUCTURE TO BE DEMOLISHED BEFORE NEW CONSTRUCTION FULLY OCCUPIED BY OWNER & THERE IS NO TENANT.

**NAME OF ARCHITECT**  
RAJ KUMAR AGARWAL  
COUNCIL REGISTRATION NO. CA/94/17940  
ADDRESS:  
RAJ AGARWAL & ASSOCIATES  
88, ROYD STREET (2ND FLOOR), KOLKATA-16.

**CERTIFICATE OF GEO-TECHNICAL ENGINEER**  
UNDESKRIBED HAS INSPECTED THE SITE AND CARRIED OUT 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 HEREIN IS SAFE & STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

**NAME OF GEO-TECHNICAL ENGINEER**  
JISHU PAL  
EMPAILED NO. - G.T./1/32  
ADDRESS:  
JP GEO CONSULTANTS  
66, ANJALI ROAD, P.S.-SANKARIL  
HOWRAH-711109

B. P. NO. - 2025070120 DATED - 29.11.2025  
VALID UP TO - 28.11.2030

**OBSERVATION OF OTHER AGENCIES:-**

- ASSEESSE NO. - 110580900239
- N.O.C. NO. OF U.L.C - 971/ULC/KOLKATA/2023 DATED 29.09.2023.
- N.O.C. NO. OF AIRPORT BEHA/EAST/8/060524/1056265 DATED 18.06.2024.
- IGBC REG. NO. - GH240506 ON APRIL 2025.

**STATEMENT OF THE PLAN PROPOSAL:-**

**PART-A:**

- DETAIL OF REGISTERED DEED  
BOOK-LVOLUME NUMBER-1604-2022, PAGE FROM 111455 TO 111488, BEING NO-160403179 OF THE YEAR 2022.
- DETAILS OF POWER OF ATTORNEY  
BOOK-LVOLUME NUMBER-1603-2025, PAGE FROM 149818 TO 149828, BEING NO-160305068 OF THE YEAR 2025.
- DETAILS OF BOUNDARY DECLARATION  
BOOK - LVOLUME NUMBER 1630-2025, PAGE FROM 65581 TO 65592, BEING NO 163002724 FOR THE YEAR 2025.

NO.	DESCRIPTION	AMOUNT	UNIT
4.	AREA OF LAND (AS PER DEED)	7560.294	SQM
5.	AREA OF LAND (AS PER PHYSICAL MEASUREMENT)	7540.749	SQM
6.	NO. OF STOREY	G+4H	
7.	NO. OF TENEMENT	162 NOS.	
8.	SIZE OF TENEMENT: 100 - 200 SQM.	162 NOS.	

**PART-B:**

NO.	DESCRIPTION	AMOUNT	UNIT
1.	AREA OF LAND (AS PER DEED)	7560.294	SQM
2.	AREA OF LAND (AS PER PHYSICAL MEASUREMENT)	7540.749	SQM
3.	a) PERMISSIBLE GROUND COVERAGE (45%)	3398.34	SQM
4.	b) PROPOSED GROUND COVERAGE (40.09%)	3023.49	SQM
5.	PROPOSED HEIGHT	39.95	M
6.	ROAD WIDTH (IN MM) (AS PER PHYSICAL)	9.906	M
7.	PREMISSIBLE F.A.R. (2.25 + 0.225) (10% FOR GREEN)	2.475	
8.	PROPOSED F.A.R.	2.459	

**9. PROPOSED AREA CALCULATION -**

AT FLOOR	COVERED AREA	CUTOUT	GROSS AREA	EXEMPTED AREA STAIR & STAIR LOBBY	LIFT LOBBY	NET FLOOR AREA
U.G. PUMP ROOM	96.97	0.00	96.97	11.00	0.00	85.97
GROUND FLOOR	3019.15	6.19	3012.96	45.00	0.00	2955.96
1ST FLOOR	1659.40	27.63	1631.74	45.00	0.00	1574.74
2ND FLOOR	1659.40	27.63	1631.74	45.00	0.00	1574.74
3RD FLOOR	1618.64	27.63	1591.01	45.00	0.00	1534.007
4TH FLOOR	1618.64	27.63	1591.01	45.00	0.00	1534.007
5TH FLOOR	1618.64	27.63	1591.01	45.00	0.00	1534.007
6TH FLOOR	1618.64	27.63	1591.01	45.00	0.00	1534.007
7TH FLOOR	1618.64	27.63	1591.01	45.00	0.00	1534.007
8TH FLOOR	1618.64	27.63	1591.01	45.00	0.00	1534.007
9TH FLOOR	1618.64	27.63	1591.01	45.00	0.00	1534.007
10TH FLOOR	1618.64	27.63	1591.01	45.00	0.00	1534.007
11TH FLOOR	1618.64	27.63	1591.01	45.00	0.00	1534.007
12TH FLOOR	1618.64	27.63	1591.01	45.00	0.00	1534.007
TOTAL	22621.30	583.15	22038.15	596.00	156.00	21286.15

**10. TENEMENTS & CAR PARKING CALCULATION -**

MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
A	93.74	15.10	108.84	22	
B	119.04	19.17	138.21	22	
C	89.10	14.35	103.45	24	
D	98.7	15.90	114.60	22	
E	89.10	14.35	103.45	24	
F	119.04	19.17	138.21	22	
G	93.74	15.10	108.84	22	
A1	94.4	15.21	109.61	1	
B1	119.70	19.28	138.98	1	
G1	94.4	15.21	109.61	2	
TOTAL				174	NOS.

GROSS AREA OF ASSEMBLY (1ST FLOOR) = 458.26 SQM  
GROSS AREA OF ASSEMBLY (2ND FLOOR) = 13.67 SQM  
TOTAL GROSS AREA OF ASSEMBLY (458.26 + 13.67) = 471.93 SQM  
TOTAL CARPET AREA OF ASSEMBLY = 425.94 SQM  
FOR ASSEMBLY REQUIRED CAR PARKING = (425.94/35) = 12 NOS CAR PARKING  
TOTAL NOS. OF CAR PARKING REQUIRED = 174 NOS.

11. PROVIDED CAR PARKING (GR. COV. SINGLE = 135 NOS., GR. OPEN SINGLE = 19 NOS. & GR. OPEN NILEX ZAVAYER 12X2.74 NOS.) = 182 NOS.  
12. a) PROVIDED CAR PARKING AREA (GROUND FLOOR) - (139\*25) = 3475.00 SQM  
b) PROVIDED CAR PARKING AREA (GROUND FLOOR) = 2741.30 SQM  
13. a) PERMISSIBLE F.A.R. = 2.475  
b) PROPOSED F.A.R. = (21286.15 - 2741.30) / 7540.749 = 2.459

14. STAIR HEAD ROOM AREA :- 58.48 SQM  
15. LIFT LOBBY AREA AT ROOF :- 44.29 SQM  
16. OVER HEAD TANK AREA :- 53.38 SQM  
17. CUPBOARD AREA :- 384.15 SQM  
18. TRIPLE HEIGHT BALCONY AREA :- 144.00 SQM  
19. REQUIRED TREE COVER AREA AS PER PCB (20%):- 1508.14 SQM  
20. PROPOSED TREE COVER AREA :- 1530.03 SQM  
21. SWIMMING POOL AREA :- 297.84 SQM  
22. TERRACE AREA :- 3018.29 SQM  
23. FIRE REFUGE PLATFORM AREA :- 54.71 SQM  
24. A.C LEDGE AREA :- 856.62 SQM  
25. ADDITIONAL AREA ONLY FOR FEES (10% SWIMMING POOL + STAIR HEAD ROOM + LIFT LOBBY AT ROOF + CUP BOARD + FIRE REFUGE PLATFORM AREA + TRIPLE HEIGHT BALCONY AREA + A.C LEDGE) = 1569.034 SQM  
26. RELAXATION OF AUTHORITY, IF ANY :-

DIGITAL OF SIGN OF A.E. DIGITAL OF SIGN OF E.E.  
TITLE  
GROUND FLOOR PLAN OF UNDER GROUND WATER RESERVOIR, PUMP ROOM & S.T.P.  
PROJECT :-  
PROPOSED G+4TH STORED (39.95 MT. HT.) RESIDENTIAL BUILDING AT - PRE. NO. - 22, NEW TANGRA ROAD, P.O. TANGRA, P.S. - TANGRA, KOLKATA-700046. UNDER SECTION 393A OF K.M.C. ACT 1980 READ WITH K.M.C. BUILDING RULES 2009 CONSIDERING U/R 68(1)(a).  
WARD NO. - 58, BOROUGH - VII.  
DATE: 29.11.2025  
SCALE: 1:100  
ARCHITECT  
RAJ AGARWAL & ASSOCIATES  
88, ROYD STREET, CALCUTTA-16