

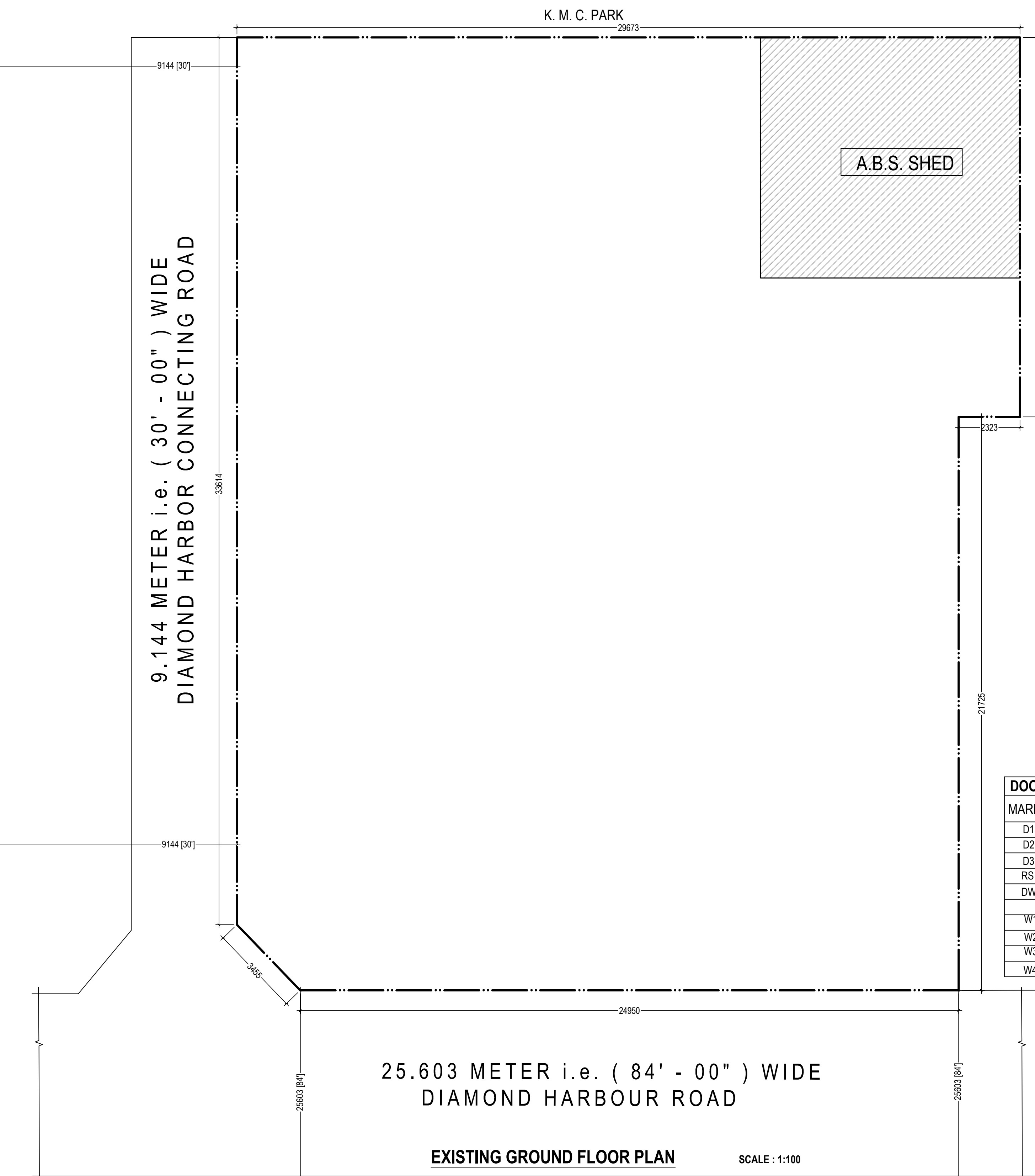
TOTAL COVERED AREA IN ALL FLOORS INCLUDING EXEMPTED AREAS ( S.Q.M. ) [ EXEMPTED AREA CONSISTS OF ALL AREA ALLOWED FOR EXEMPTION FOR STAIR LOBBY, LIFT LOBBY, LMR, SHR, CUPBOARDS & LOFT ]									
BLOCK	FLOOR AREA ( SQ.M )	STAIR LOBBY ( SQ.M )	LIFT LOBBY ( SQ.M )	LMR AREA ( SQ.M )	S. H. R. AREA ( SQ.M )	CUPBOARD AREA ( SQ.M )	LOFT AREA ( SQ.M )	TOTAL AREA ( SQ.M )	
A	3481.222 SQ.M	255.000 SQ.M	51.000 SQ.M	19.057 SQ.M	38.500 SQ.M	12.000 SQ.M	---	3856.779 SQ.M	

BLOCK WISE AREA FOR F.A.R. CALCULATION					
BLOCK	Gross Floor Area ( SQ.M )	STAIR AREA ( SQ.M )	LIFT LOBBY ( SQ.M )	CAR PARKING AREA MAX. LIMIT ( SQ.M )	TOTAL FLOOR AREA FOR F.A.R. ( SQ.M )
A	3787.222 SQ.M	255.000 SQ.M	51.000 SQ.M	643.222 SQ.M	2864.458 SQ.M

1. PROPOSED AREA:							
FLOOR	FLOOR AREA	LIFT WELL	BASEMENT STAIR COT OUT	GROSS FLOOR	STAIR WAY	LIFT LOBBY	NET COVER AREA
BASEMENT	506.458 SQ.M	---	---	506.458 SQ.M	---	---	506.458 SQ.M
GROUND FL.	504.338 SQ.M	---	6.160 SQ.M	433.928 SQ.M	45.000 SQ.M	9.000 SQ.M	379.928 SQ.M
1ST FLOOR	504.338 SQ.M	10.200 SQ.M	---	494.138 SQ.M	45.000 SQ.M	9.000 SQ.M	440.138 SQ.M
2ND FLOOR	504.338 SQ.M	10.200 SQ.M	---	494.138 SQ.M	45.000 SQ.M	9.000 SQ.M	440.138 SQ.M
3RD FLOOR	471.840 SQ.M	7.200 SQ.M	---	464.640 SQ.M	30.000 SQ.M	6.000 SQ.M	428.640 SQ.M
4TH FLOOR	471.840 SQ.M	7.200 SQ.M	---	464.640 SQ.M	30.000 SQ.M	6.000 SQ.M	428.640 SQ.M
5TH FLOOR	471.840 SQ.M	7.200 SQ.M	---	464.640 SQ.M	30.000 SQ.M	6.000 SQ.M	428.640 SQ.M
6TH FLOOR	471.840 SQ.M	7.200 SQ.M	---	464.640 SQ.M	30.000 SQ.M	6.000 SQ.M	428.640 SQ.M
TOTAL	3906.832 SQ.M	49.200 SQ.M	6.160 SQ.M	3787.222 SQ.M	255.000 SQ.M	51.000 SQ.M	3481.222 SQ.M

2. TENANTMENT CALCULATION:					
Type	Tenantment size	Service Area	Tenantment Area	Tenantment No.	NO PARKING
A	89.804 SQ.M	24.996 SQ.M	114.800 SQ.M	03 NOS.	03 NOS.
B	109.745 SQ.M	28.688 SQ.M	131.313 SQ.M	03 NOS.	03 NOS.
C	94.396 SQ.M	26.274 SQ.M	120.670 SQ.M	04 NOS.	04 NOS.
D	114.377 SQ.M	31.836 SQ.M	146.213 SQ.M	04 NOS.	04 NOS.
E	77.223 SQ.M	21.494 SQ.M	98.717 SQ.M	01 NOS.	NIL
F	115.526 SQ.M	32.100 SQ.M	147.426 SQ.M	01 NOS.	01 NOS.
1ST & 2ND FLOOR OFFICE BUILT UP AREA: 904.246 SQ.M					
1ST & 2ND FLOOR OFFICE CARPET AREA: 800.868 SQ.M					
GROUND FLOOR OFFICE CARPET AREA: 147.969 SQ.M					
GROUND FLOOR OFFICE BUILT UP AREA: 158.487 SQ.M					
TOTAL NOS. OF CAR PARKING :					33 NOS.

3. STATEMENT OF OTHER AREAS FOR FEES :				
Floor	Loft	Cupboard	Ledge	Land
Basement floor	NA	NA	NA	NA
Ground floor	NA	NA	NA	NA
1st floor	NA	NA	NA	NA
2nd floor	NA	NA	NA	NA
3rd floor	NA	3,000 SQ.M.	NA	NA
4th floor	NA	3,000 SQ.M.	NA	NA
5th floor	NA	3,000 SQ.M.	NA	NA
6th floor	NA	3,000 SQ.M.	NA	NA
Total	NA	12,000 SQ.M.	NA	NA



DOOR & WINDOW SCHEDULE :-				
MARKED	TYPE	SILL HEIGHT FROM FLOOR	LINTEL HEIGHT FROM FLOOR	SIZE
D1	SOLID FLUSH	----	2100	1050 X 2100
D2	SOLID FLUSH	----	2100	900 X 2100
D3	SOLID FLUSH	----	2100	750 X 2100
RS	ROLLING SHUTTER	----	2100	AS PER DESIGN
DW	GLAZED	----	2100	AS PER DESIGN
W1	GLAZED	750	2100	1500 X 1350
W2	GLAZED	750	2100	1200 X 1350
W3	GLAZED	1050	2100	1000 X 1350
W4	GLAZED	1500	2100	600 X 750

1. ASSEESSEE NO. : 11-078-05-0041-4	5. DETAIL OF REGISTERED DEED :- BOOK NO. : I, VOLUME NO. 40 PAGES: 208 TO 216 BEING NO. 4063 FOR THE YEAR : 11.10.1961 PLACE : JOIN SUB REGISTRY OF ALIPORE	8. DETAIL OF REGISTERED DEED :- BOOK NO. : I, VOLUME NO. 27 PAGES: 555 TO 577 BEING NO. 06256 FOR THE YEAR : 19.08.2011 PLACE : D.S.R. ALIPORE
2. DETAIL OF REGISTERED DEED :- BOOK NO. : I, VOLUME NO. 46 PAGES: 01 TO 03 BEING NO. 1376 FOR THE YEAR : 05.03.1935 PLACE : D.S.R. ALIPORE	6. DETAIL OF REGISTERED DEED :- BOOK NO. : I, VOLUME NO. 01 PAGES: 204 TO 215 BEING NO. 00014 FOR THE YEAR : 07.12.1962 PLACE : JOIN SUB REGISTRY OF ALIPORE	9. DETAIL OF REGISTERED DEED :- BOOK NO. : I, VOLUME NO. 1604 - 2022 PAGES: 416302 TO 416337 BEING NO. 16044087 FOR THE YEAR : 06.12.2022 PLACE : D.S.R. IV SOUTH 24 PARGANAS
3. DETAIL OF REGISTERED DEED :- BOOK NO. : I, VOLUME NO. 42 PAGES: 92 TO 97 BEING NO. 1374 FOR THE YEAR : 05.03.1935 PLACE : D.S.R. ALIPORE	7. DETAIL OF REGISTERED DEED :- BOOK NO. : III, VOLUME NO. 06 PAGES: 37 TO 42 BEING NO. 273 FOR THE YEAR : 20.08.1993 PLACE : REGISTERED OF ASSURANCES KOLKATA	10. DETAIL OF REGISTERED DEED :- BOOK NO. : I, VOLUME NO. 1902 - 2023 PAGES: 143714 TO 143770 BEING NO. 19020409 FOR THE YEAR : 05.04.2023 PLACE : A.R.A II KOLKATA
4. DETAIL OF REGISTERED DEED :- BOOK NO. : I, VOLUME NO. 61 PAGES: 228 TO 231 BEING NO. 2393 FOR THE YEAR : 17.07.1940 PLACE : D.S.R. ALIPORE	<b>SPECIFICATION OF CONSTRUCTION :-</b> 1. 200 THK. 1ST CLASS CEMENT BRICK WORK FOR EXTERNAL WALL IN SUPER STRUCTURE IN 1 : 6 2. 125 & 75 THK. 1ST CLASS CEMENT BRICK WORK FOR INTERNAL WALL IN 1 : 4 3. LEAN CONCRETE: 1 : 3 : 6 WITH 19 MM DOWN GRADED STONE CHIPS ( M-15 ) 4. R.C.C. : 1 : 5 : 3 FOR ROOF SLAB, BEAM, LINTEL, CHAJJA ETC. 5. CEMENT SAND PLASTER 18 MM. ON OUTSIDE & 12 MM. ON INSIDE WALL IN 1 : 6 & CEILING & CHAJJA IN 1 : 4 6. D.P.C. SHALL BE 50MM. THICK IN 1 : 1.5 : 3 TONE WITH WATER PROOFING ADMIXTURE 7. 25 MM. THK. I.P.S. FLOORING WITH NEAT CEMENT FINISH AT TOP 8. 75 MM. THK. SINGLE BRICK FLAT SOLING ON FOUNDATION 9. * 150 LVL* TO THE FINISHED GROUND FLOOR LVL. 10. TREAD WIDTH 250 EACH & RISER HEIGHT IS 169.440 EACH 11. FLOOR TO SLAB HEIGHT SHALL BE 3050 MM. & THICKNESS OF THE SLAB SHALL BE 100 MM. THEREFORE, CLEAR HEIGHT OF EACH FLOOR SHALL BE 3000 MM. <b>MATERIALS :-</b> STEEL MUST BE CONFIRMED WITH IS 786 GRADE OF CONCRETE :- M 20 ( C. S. : ST. : 1 : 1.5 : 3 ) & GRADE OF STEEL :- Fe500 CEMENT :- ORDINARY PORTLAND & SAND :- MEDIUM COARSE STONE CHIPS :- 20 MM. DOWN GRADED OTHER DETAILS AS PER ARCHITECT OR ENGINEER - IN - CHARGE	
11. DETAIL OF POWER OF ATTORNEY :- BOOK NO. : IV, VOLUME NO. 1605 - 2025 PAGES: 3646 TO 3664 BEING NO. 160500155 FOR THE YEAR : 09.09.2025 PLACE : A.D.S.R. ALIPORE		
2. DETAIL OF REGISTERED BOUNDARY DECLARATION :- BOOK NO. : I, VOLUME NO. 1902TO 2023 PAGES : 435438 TO 435450 BEING NO. 190213846 FOR THE YEAR : 9 / 10 / 2023 PLACE : ARA II KOLKATA		
13. DETAIL OF NON EVICTION OF TENENTS :- BOOK NO. : I, VOLUME NO. 1902TO 2023 PAGES : 435451 TO 435462 BEING NO.190213845 FOR THE YEAR : 09 / 10 / 2023 PLACE : ARA II KOLKATA		

<b>ABSTRACT AREA STATEMENT :-</b> AREA OF LAND : 15 KATHA - 03 CH. - 26.17 SQ.FT. i.e. 1018.302 SQ.M. i.e. 10961.17 SQ.FT. [ AS PER REGISTERED DEED OF CONVEYANCE ] AREA OF LAND : 15 KATHA - 03 CH. - 20 SQ.FT. i.e. 1017.744 SQ.M. i.e. 10955 SQ.FT. [ AS PER PHYSICAL MEASUREMENT ] PERMISSIBLE F. A. R. : 3.000 [ EXISTING ACCESS : 84' - 00" i.e. 25.603 METER WIDE D. H. ( DIAMOND HARBOUR ) ROAD ] i.e. K. M. C. BLACK TOP ROAD ] PERMISSIBLE TOTAL BUILT UP AREA : 3053.232 SQ.M. PERMISSIBLE BUILDING HEIGHT : NO RESTRICTION / NO LIMIT [ UN - LIMITED ] PERMISSIBLE GROUND COVERAGE : 50.000 % i.e. 508.872 SQ.M.	 PROPOSED GROUND FLOOR BUILT UP AREA : 433.928 SQ.M. PROPOSED BASEMENT FLOOR BUILT UP AREA : 506.458 SQ.M. PROPOSED TYPICAL [ 1 st. & 2 nd ] FLOOR BUILT UP AREA : 494.138 SQ.M. EACH PROPOSED TYPICAL [ 3 rd, 4 th, 5 th, & 6 th ] FLOOR BUILT UP AREA : 464.640 SQ.M. EACH TOTAL BUILT UP AREA : [ 433.928 + 506.458 + ( 2 x 494.138 ) + ( 464.640 X 4 ) ] = 3787.222 SQ.M. CAR PARKING REQUIRED : 33 [ THIRTY THREE ] NOS. CAR PARKING PROVIDED : 33 [ THIRTY THREE ] NOS. [ PARKING AREA @ GROUND FLOOR LEVEL : 136.764 SQ.M. & PARKING AREA @ BASEMENT LEVEL : 506.458 SQ.M. BUT ADVANTAGE TAKEN ( 12 X 40.00 ) = 480.000 SQ.M. ] TOTAL CAR PARKING AREA : ( 136.764 + 480.000 ) = 616.764 SQ.M. ] PROPOSED BUILDING HEIGHT : 21.475 METER [ BASEMENT + GROUND + SIX STORIED ] PROPOSED GROUND COVERAGE : 49.555 % i.e. 504.338 SQ.M. EXEMPTED AREA : 305.000 SQ.M. PROPOSED F. A. R. : 2.815.
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OWNERS DECLARATION:- WE DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, WE SHALL ENGAGE L.B.A & E&E DURING CONSTRUCTION. WE SHALL FOLLOW THE INSTRUCTION OF L.B.A. & E&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 LB&ESE BEFORE STARTING OF BUILDING FOUNDATION.		
NAME OF OWNER / AUTHORITY ( i ) M/S. ENCORE TRADECOM PRIVATE LIMITED, REPRESENTED BY ITS ONE OF THE DESIGNATED DIRECTOR AS WELL AS AUTHORIZED SIGNATORY / REPRESENTATIVE, NAMELY, MR. MUSTAK AHMED, SELF. & LAWFUL CONSTITUTE ATTORNEY OF ( ii ) MRS. FARZANA RAHMAN, & ( iii ) MR. MUSTAK AHMED.		

<b>CERTIFICATE OF ARCHITECT :-</b> CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF KOLKATA MUNICIPAL CORPORATION BUILDING RULES, 2005, 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.	NAME OF ARCHITECT MR. ARUNAVA DAS, REGISTERED ARCHITECT, REG. NO. C. A. / 2007 / 39855.
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<b>CERTIFICATE OF STRUCTURAL ENGINEER :-</b> 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. MONOJENDRA DATTA, STRUCTURAL ENGINEER ( E. S. E. / 11 / 195 ).
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<b>CERTIFICATE OF GEO-TECHNICAL ENGINEER:-</b> 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. / 11 / 3, K. M. C. ]
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PROJECT : PLAN CASE NO. 2023090106
<b>PROPOSED BASEMENT + GROUND + SIX STORIED [ 21.475 METER HEIGHT ] BUILDING AT PREMISES NO. 65, DIAMOND HARBOUR ROAD, P. S. EKBALPORE, WARD NO. 078, KOLKATA 700 023</b>
<b>UNDER BOROUGH IX [ K. M. C. AS PER U / S 393 A OF THE K. M. C. ACT 1980, &amp; THE K. M. C. BUILDING RULES 2009 [ AMENDED ]</b>

TITLE : PLAN , ELEVATION, SECTION, SITE PLAN , LOCATION PLAN		
DRAWING SHEET NO. DEALT : A.DAS DATE : 06.01.2024		
		SCALE 1 : 100 ( UNLESS OTHERWISE MENTIONED )
ALL DIMENSIONS ARE IN M.M. ( UNLESS OTHERWISE MENTIONED )		
Architectural Consultants : <b>archisn work</b> 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 <b>archisn work</b> . ANY MODIFICATION, CHANGES, DEVIATIONS IS NOT PERMISSIBLE WITHOUT PRIOR INTIMATION OF THE ARCHITECT. TO THE CONTRARY THIS WILL BE TREATED AS ILLEGAL ACT.		
<b>SPACE FOR DIGITAL SIGNATURE</b>		
B.P.NO. : 2025090043    DATE:-12.09.2025		VALID UPTO: 11.09.2030
DIGITAL SIGNATURE OF A.E. ( C ) BR. IX		DIGITAL SIGNATURE OF E.E. ( C ) BR. IX