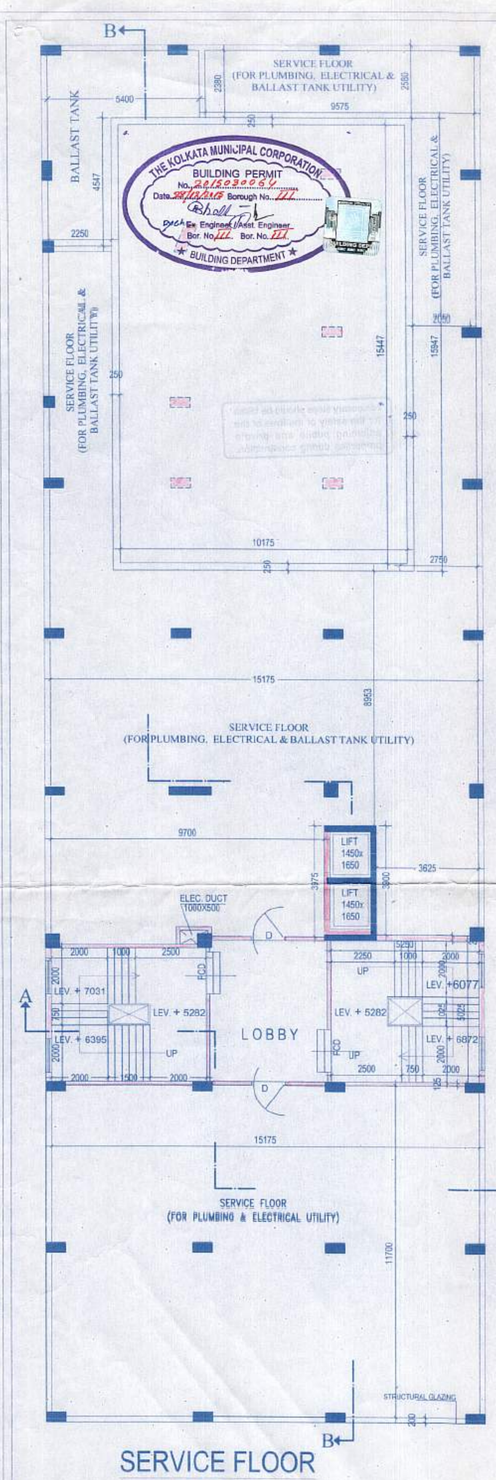
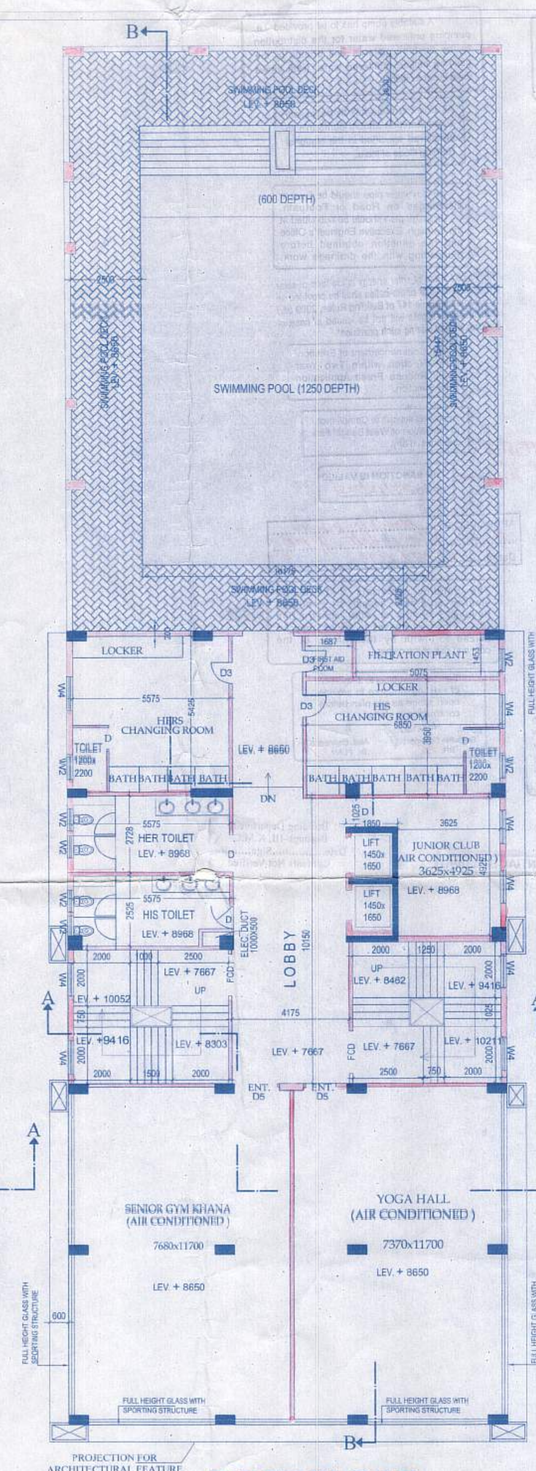
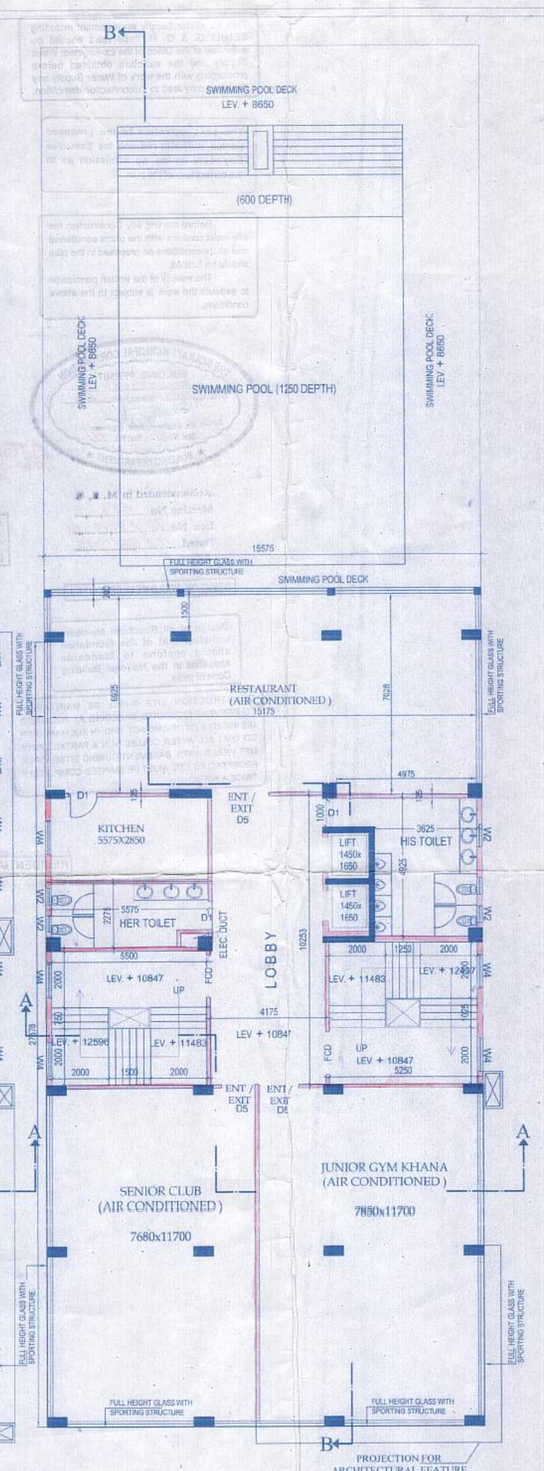


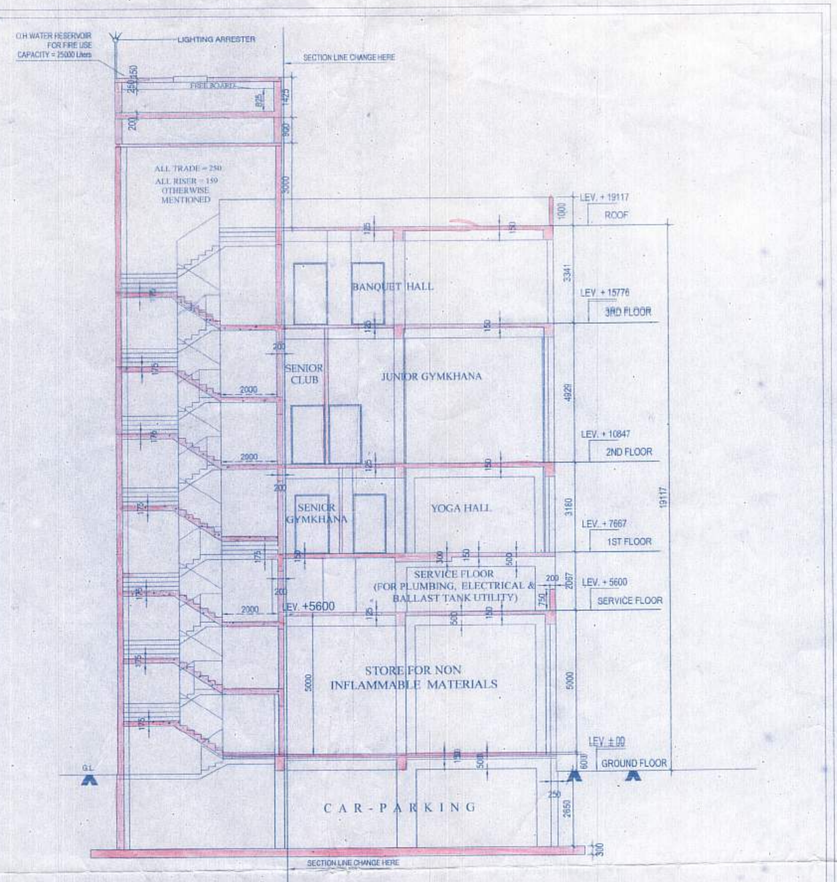
SERVICE FLOOR
BLOCK-B



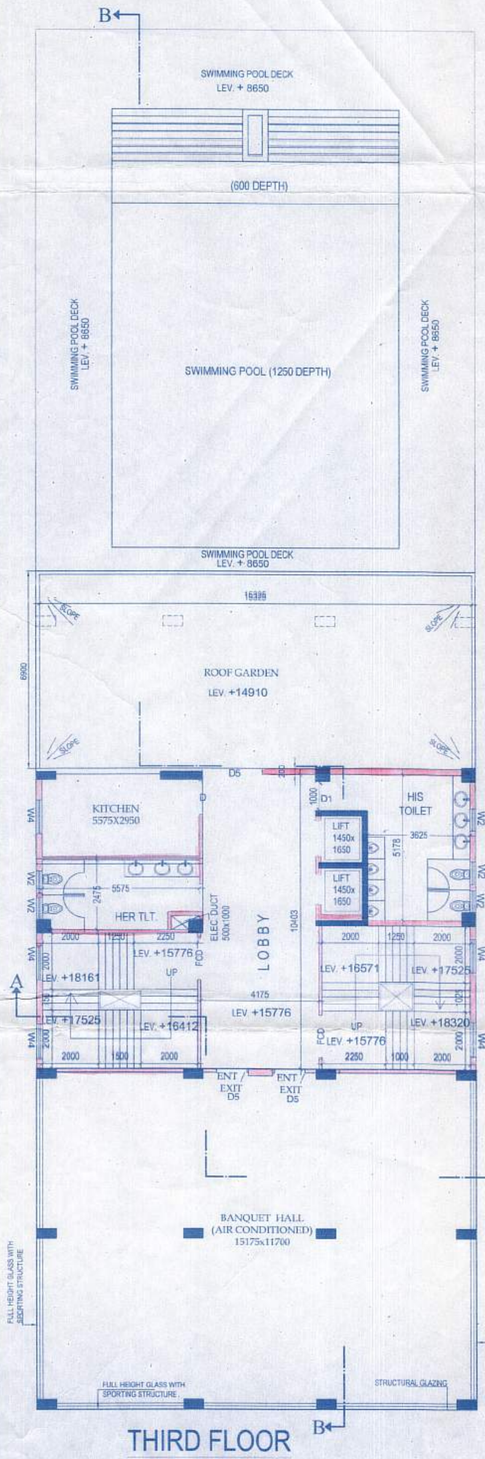
FIRST FLOOR
BLOCK-B



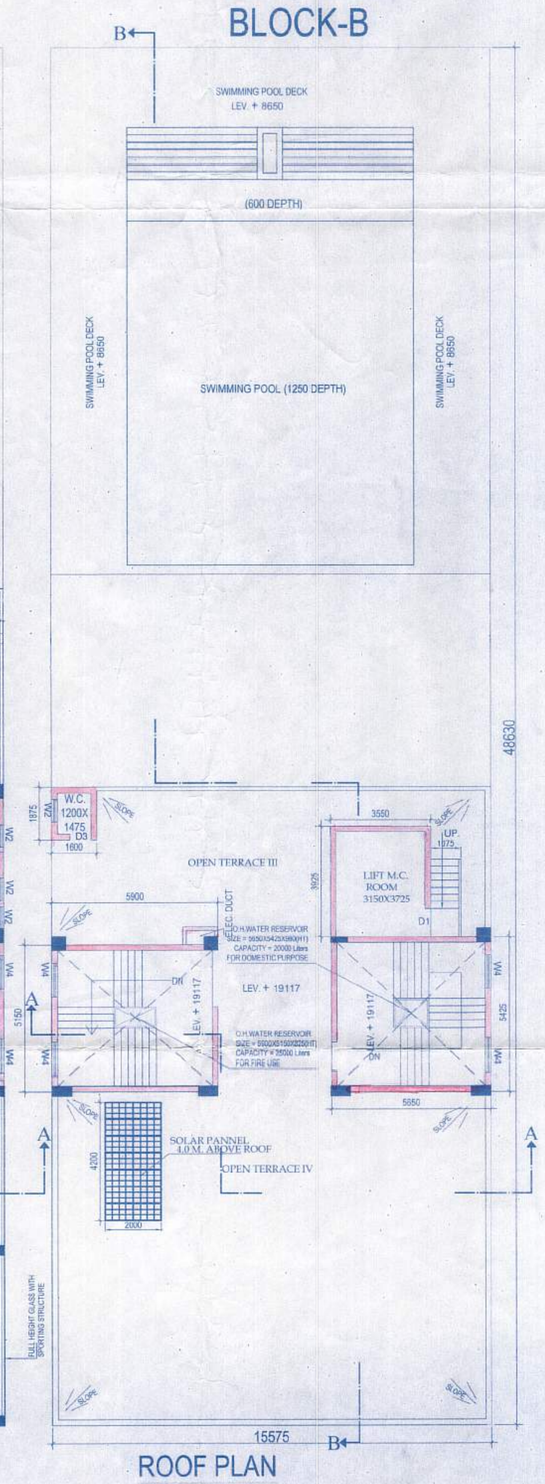
SECOND FLOOR
BLOCK-B



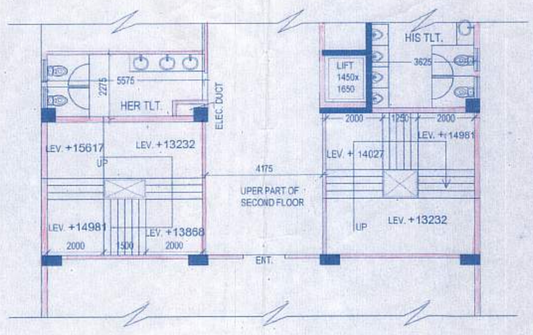
SECTION ON A-A
BLOCK - B



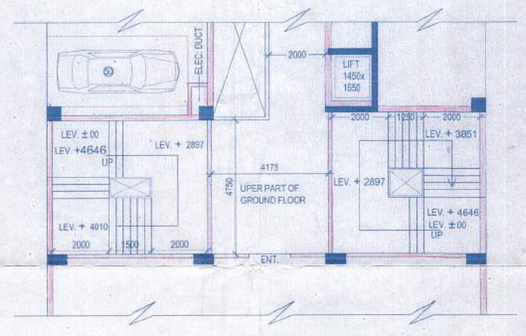
THIRD FLOOR
BLOCK-B



ROOF PLAN
BLOCK-B



PART INTERMEDIATE PLAN OF STAIR CASES
FROM SECOND FLOOR TO THIRD FLOOR
BLOCK - B



PART INTERMEDIATE PLAN OF STAIR CASES
FROM GROUND FLOOR TO FIRST FLOOR
BLOCK - B

F.A.R. STATEMENT

TOTAL LAND AREA = 4030.101 sqm
GROUND COVERAGE
BLOCK A= 660.859 SQMT
BLOCK B= 763.011 SQMT
BLOCK C= 49.318 SQMT
PROPOSED TOTAL GROUND COVERAGE =1473.188 SQMT ie 36.554%
PERMISSIBLE GROUND COVERAGE =2015.051 SQMT ie 50%

TOTAL GROUND FLOOR AREA (BLOCK A) + (BLOCK B) + (BLOCK C)
485.491 SQMT + 668.472 SQMT + 49.318 SQMT =1203.281 SQMT

FLOOR AREA

BLOCK-A

PROPOSED AREA :

Floor	Total floor area	Total Exempted Area				Net Floor Area
		Stair+Stair lobby	Lift lobby	service floor	TOTAL	
Basement area	924.309 SqMt.	17.855 SQMT			17.855 SQMT	906.454 SqMt.
Ground Floor area	485.491 SqMt.	31.5 SQMT	9.0 SqMt.		40.5 SqMt.	444.991 SqMt.
1st. floor area	556.698 SqMt.	31.5 SQMT	9.0 SqMt.		40.5 SqMt.	516.198 SqMt.
2nd. floor area	556.698 SqMt.	31.5 SQMT	9.0 SqMt.		40.5 SqMt.	516.198 SqMt.
3rd. floor area	556.698 SqMt.	31.5 SQMT	9.0 SqMt.		40.5 SqMt.	516.198 SqMt.
4th. floor area	556.698 SqMt.	31.5 SQMT	9.0 SqMt.		40.5 SqMt.	516.198 SqMt.
5th. floor area	556.698 SqMt.	31.5 SQMT	9.0 SqMt.		40.5 SqMt.	516.198 SqMt.
6th. floor area	556.698 SqMt.	31.5 SQMT	9.0 SqMt.		40.5 SqMt.	516.198 SqMt.
7th. floor area	556.698 SqMt.	31.5 SQMT	9.0 SqMt.		40.5 SqMt.	516.198 SqMt.
8th. floor area	556.698 SqMt.	31.5 SQMT	9.0 SqMt.		40.5 SqMt.	516.198 SqMt.
9th. floor area	556.698 SqMt.	31.5 SQMT	9.0 SqMt.		40.5 SqMt.	516.198 SqMt.
Service floor area	556.698 SqMt.			556.698 SqMt.	556.698 SqMt.	
10th. floor area	556.698 SqMt.	31.5 SQMT	9.0 SqMt.		40.5 SqMt.	516.198 SqMt.
11th. floor area	556.698 SqMt.	31.5 SQMT	9.0 SqMt.		40.5 SqMt.	516.198 SqMt.
12th. floor area	556.698 SqMt.	31.5 SQMT	9.0 SqMt.		40.5 SqMt.	516.198 SqMt.
13th. floor area	556.698 SqMt.	31.5 SQMT	9.0 SqMt.		40.5 SqMt.	516.198 SqMt.
14th. floor area	556.698 SqMt.	31.5 SQMT	9.0 SqMt.		40.5 SqMt.	516.198 SqMt.
15th. floor area	516.551 SqMt.	31.5 SQMT	9.0 SqMt.		40.5 SqMt.	476.051 SqMt.
16th. floor area	452.392 SqMt.	31.5 SQMT	9.0 SqMt.		40.5 SqMt.	411.892 SqMt.
17th. floor area	375.218 SqMt.	31.5 SQMT	9.0 SqMt.		40.5 SqMt.	334.718 SqMt.
18th. floor area	149.882 SqMt.	31.5 SQMT	9.0 SqMt.		40.5 SqMt.	109.382 SqMt.
Total floor area	11254.313 SqMt.	616.355 SQMT	171.0 SqMt.	556.698 SqMt.	1344.053 SqMt.	9910.260 SqMt.

BLOCK-B

PROPOSED AREA :

Floor	Total floor area	Total Exempted Area				Net Floor Area
		Stair+Stair lobby	Lift lobby	service floor	TOTAL	
Basement area	763.842 SqMt.	7.967 SQMT			7.967 SqMt.	755.875 SQMT
Ground floor area	668.472 SqMt.	50.533 SQMT	6.0 SqMt.		56.533 SqMt.	611.939 SqMt.
Service floor area	600.239 SqMt.			600.239 SqMt.	600.239 SqMt.	
1st. floor area	429.279 SqMt.	50.533 SQMT	6.0 SqMt.		56.533 SqMt.	372.746 SqMt.
2nd. floor area	452.641 SqMt.	50.533 SQMT	6.0 SqMt.		56.533 SqMt.	396.108 SqMt.
3rd. floor area	345.174 SqMt.	50.533 SQMT	6.0 SqMt.		56.533 SqMt.	288.641 SqMt.
Total floor area	3259.647 SqMt.	210.100 SQMT	24.0 SqMt.	600.239 SqMt.	834.339 SqMt.	2425.308 SqMt.

BLOCK-C

PROPOSED AREA :

Floor	Total floor area	Total Exempted Area	Net Floor Area
		Stair+Stair lobby	
Ground floor area	49.318 SqMt.	15.0 SQMT	34.318 SqMt.
1st. floor area	47.243 SqMt.	15.0 SQMT	32.243 SqMt.
Total floor area	96.561 SqMt.	30.0 SQMT	66.561 SqMt.

TOTAL FLOOR AREA INCLUDING EXEMPTED AREA (BLOCK A)+(BLOCK B)+(BLOCK C)
= 11254.313 SQMT + 3259.647 SQMT +96.561 SQMT=14610.521 SQMT

PROPOSED TOTAL EXEMPTED AREA (BLOCK A) + (BLOCK B) + (BLOCK C)
=1344.053 SQMT + 834.336 SQMT + 30.0 SQMT =2208.389 SQMT

PROPOSED TOTAL FLOOR AREA (BLOCK A) + (BLOCK B) + (BLOCK C)
(EXCLUDING EXEMPTED AREA)= 9910.260 SQMT + 2425.308 SQMT + 66.561 SQMT =12402.129 SQMT

TOTAL PROPOSED CAR PARKING AREA=2340.224 SQMT
PROPOSED F.A.R. =12402.129 - 2340.224 =10061.905 SQMT / 4030.101=2.497
PERMISSIBLE F.A.R.=2.5

AREA OF STAIR HEAD ROOM
STAIR HEAD ROOM AREA IN BLOCK A=38.589 SQMT
STAIR HEAD ROOM AREA IN BLOCK B=61.036 SQMT
STAIR HEAD ROOM AREA IN BLOCK C=15.000 SQMT

CUP BOARD AREA IN BLOCK A= 96.3 SQMT
LOFT AREA IN BLOCK A= 226.393 SQMT
FIRE REFUSE AREA IN BLOCK A=60.648 SQMT
A.C. PLANT ROOM AREA IN BLOCK B= 99.68 SQMT
ROOF TOILET AREA IN BLOCK B=3.0 SQMT
ROOF GARDEN AREA IN BLOCK B =91.892 SQMT

LIFT MACHINE ROOM AREA
LIFT MACHINE ROOM AREA BLOCK A=33.699 SQMT
LIFT MACHINE ROOM AREA BLOCK B=13.933 SQMT

OVER HEAD WATER TANK AREA
OVER HEAD WATER TANK AREA IN BLOCK A = 41.997 SQMT
OVER HEAD WATER TANK AREA IN BLOCK B = 61.036 SQMT
OVER HEAD WATER TANK AREA IN BLOCK C = 18.260 SQMT

PLAN PROPOSAL

A

1. ASSESSEE NO.:
11-034-09-0043-1

2. DETAIL OF REGISTERED DEED :

A) BOOK NO-1
VOLUME NO-6
BEING NO-02817
PAGES-8998 to 9023
YEAR- 19. 09. 2012
PLACE - A.D.S.R. SEALDAH

TOTAL REQUIRED NO OF CAR PARKING
1) RESIDENTIAL USE = 66 NOS.
2) MERCANTILE USE = 3 NOS.
3) STORAGE USE = NIL
4) ASSEMBLY USE = 22 NOS.
TOTAL = 91 NOS.

PROPOSED NO OF CAR PARKING
COVERED CAR PARKING=80 NOS. + 17 NOS.(2ND LAYER)
(BASEMENT =48 NOS.)
(GROUND =32 NOS.) + 17 NOS. (2ND LAYER)
OPEN CAR PARKING SPACE=29NOS.
(FROM SERIAL NO. 98 TO 126)
TOTAL =126 NOS.

PROPOSED CAR PARKING AREA
BLOCK A
BASEMENT=PROVIDED=881.126 SQMT
EXEMPTED=880.0 SQMT
GROUND = 358.632 SQMT
BLOCK B
BASEMENT=744.984 SQMT
GROUND = 356.608 SQMT
TOTAL COVERED CAR PARKING AREA=2340.224 SQMT

B

AREA OF PLOT OF LAND-4030.101 SQ.M
GROUND COVERAGE
BLOCK A= 660.859 SQMT
BLOCK B= 763.011 SQMT
BLOCK C= 49.318 SQMT
PROPOSED TOTAL GROUND COVERAGE =1473.188 SQMT ie 36.554%
F.A.R. CONSUMED : 2.497
TOTAL COVERED AREA : 12404.204 sqm
TOTAL EXEMPTED AREA : 2208.392 sqm
TOTAL COVERED AREA OF RESIDENTIAL USE=10014.359 SQMT
SIZE OF TENAMENTS :
136.279 SQMT-17 NOS
138.309 SQMT-17 NOS
167.626 SQMT-14 NOS
166.452 SQMT-14 NOS
142.054 SQMT-1 NO
138.912 SQMT-1 NO
102.424 SQMT-1 NO
95.185 SQMT-3 NOS
TOTAL -68 NOS.

TOTAL MERCANTILE (RETAIL)AREA

BLOCK B	COVERED AREA	CARPET AREA
	206.361 SQMT	92.188 SQMT
BLOCK C	COVERED AREA	CARPET AREA
	47.263 SQMT	26.006 SQMT

STORAGE COVERED AREA =185.197 SQNMT

4) ASSEMBLY BLOCK B CATEGORY- a	(COVERED AREA)	(CARPET AREA)
YOGA HALL ROOM	221.563 SQMT	86.217 SQMT
REQUIRED NO OF CAR @1 CAR /35 SQMT		
CARPET AREA=2 NOS.		
b.i) SENIOR GYM KHANA	230.291 SQMT	89.867 SQMT
ii) JUNIOR CLUB	54.672 SQMT	19.749 SQMT
iii) SENIOR CLUB	209.432 SQMT	84.240 SQMT
iv) JUNIOR GYM KHANA	227.676 SQMT	91.845 SQMT
v) RESTAURANT	307.742 SQMT	122.389 SQMT
vi) BANQUET HALL	515.155 SQMT	193.993 SQMT

TOTAL COVERED AREA OF CATEGORY (b =1544.968 SQMT
TOTAL CARPET AREA OF CATEGORY (b =688.30 SQMT
REQUIRED NO OF CAR @ 1 CAR /35 SQMT AND PART THEREOF CARPET AREA=20 NOS.
TOTAL COVERED AREA OF ASSEMBLY USE =(a+b)=1766.531 SQMT
TOTAL CARPET AREA OF ASSEMBLY USE =(a+b)=774.517 SQMT
ASSEMBLY BLOCK C
REHABILITATION OF K.M.C. PAY & USE TOILET
COVERED AREA=49.318 SQMT
CARPET AREA =27.881 SQMT

PROPOSED BLOCKS OF BUILDINGS (BLOCK-A BASEMENT + GROUND + SERVICE FLOOR + PARTLY XV + XVI + XVII + XVIII STORIED RESIDENTIAL BUILDING OF HT:- 60.0 M), (BLOCK-B BASEMENT + GROUND +SERVICE FLOOR + PARTLY II + III STORIED ASSEMBLY BUILDING OF HT:- 19.117 M) & (BLOCK-C TWO STORIED BUILDING IS FOR ASSEMBLY USE OF HT:- 6.65 M)AT PREMISES NO- 150A, DR. SURESH CHANDRA BANERJEE ROAD, KOLKATA - 700 010, P.S. BELIAGHATA, WARD NO. 34, BOROUGH NO. III. U/S 393 OF K.M.C. ACT 1980 UNDER BUILDING RULE 2009 WITH AMENDMENT NOTIFICATION

SHEET No. 3 of 9

SCALE =1:100
OTHER WISE MENTIONED

CONSULTANT:
GAUTAM CHAKRABARTI
M/s. Chakrabarti Group
ARCHITECTS & ENGINEERS
60, MUZAFFAR AHMED STREET
KOLKATA-700 016
PH:- 222-64646

KAY PEE REALCON PVT. LTD.
DIRECTOR
SIGNATURE OF OWNER/S

CERTIFICATE OF STRUC. ENGINEER:
FOUNDATION & THE STRUCTURAL DESIGN & DRAWING OF BOTH HAS BEEN MADE BY ME SUPERSTRUCTURE OF THE BUILDING LOADS INCLUDING THE SEISMIC LOAD CONSIDERING ALL POSSIBLE AS PER THE NATIONAL BUILDING CODE OF INDIA & CERTIFIED THAT IT IS SAFE IN ALL RESPECTS.

UTPAL SANTRA
B.C.E., M.C.E. [STRUCT.]
M.I.E.-M/122218/4
KMC Empanelled Structural Engineer
Class-I, E.S.E. No. 1/58
SIGNATURE OF STRUCTURAL ENGINEER

M. K. ROY
B.C.E. (Jadavpur), M.Sc. TECH. (Manchester, U.K.)
A.M.C.S.T., C.ENG, M.I. STRUCT. E. (London)
Membership No. 20108920
KMC Empanelled Structural Engineer, Class-I, E.S.E. 1/6
SIGNATURE OF STRUCTURAL REVIEWER

CERTIFICATE OF ARCHITECT/ LBS :
THIS IS TO CERTIFY WITH FULL RESPONSIBILITY THAT THE PLAN HAS BEEN DRAWN UP AS PER PROVISION OF C.M.C BUILDING RULES 2009 AS AMENDED FROM TIME TO TIME AND THE SITE CONDITION INCLUDING THE WIDTH OF THE ABUTTING ROAD/COMMON PASSAGE CONFIRM WITH THE PLAN AND NOT A TANK OR FILLED UP TANK ALSO CERTIFY THAT THE BOUNDARY OF THE PREMISES DOES PHYSICALLY AGREE WITH THE PLAN.

AMITAVA RAHA, B.ARCH
REGD. No. (CA/76/2690)
COUNCIL OF ARCHITECTURE
SIGNATURE OF ARCHITECT/L.B.S.