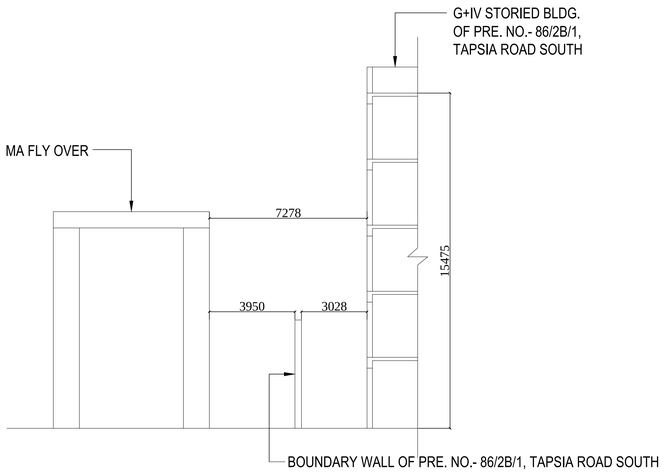
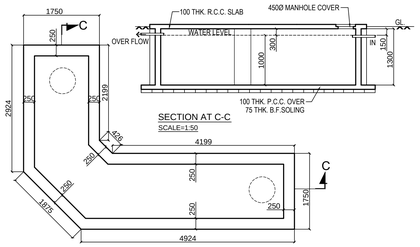
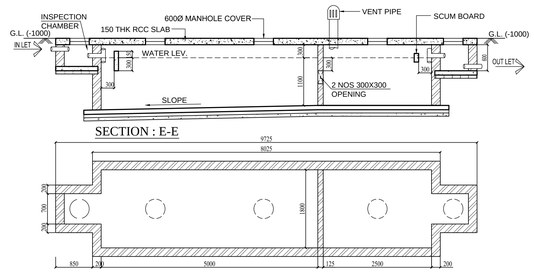


SECTION FOR PROPERTY LINE TO FLYOVER
SCALE - 1:100



PLAN OF UNDERGROUND
WATER RESERVOIR
(CAP-15000 LTS.)
SCALE=1:50



PLAN
DETAIL OF SEPTIC TANK (50 USERS)
SCALE=1:50

STATEMENT OF THE PLAN PROPOSAL

A.

1. ASSESSE NO : 110592206195
2. DETAIL OF REGISTERED DEED 1 .
   BOOK NO : I VOL. NO : 23
   BEING NO : 10738PAGE NO : 9246 to 9265
   YEAR : 2011 PLACE : A.R.A. -1 KOLKATA
3. DETAIL OF POWER
   BOOK NO : IV VOL. NO : 1903-2016
   BEING NO : 19030384PAGE NO : 99911 to 99927
   YEAR : 2016 PLACE : A.R.A -III KOLKATA
4. DETAIL OF BOUNDARY DECLARATION DEED .
   BOOK NO : I VOL. NO : 1901-2017
   BEING NO : 190102143PAGE NO : 64708 TO 64722
   YEAR : 2017PLACE : A.R.A - I
5. a) LAND AREA(AS PER DEED) : 538.276 SQ.M. / 5794.000 SQFT (08 KH-00 CH.-34 SQ.FT)
   b) LAND AREA(AS PER BOUNDARY DECLARATION) :535.600 SQM
   c) NO OF STORY B+G+IV

DOORS & WINDOWS SCHEDULE :-

MARKED	SILL HEIGHT FROM FLOOR	LINTEL HEIGHT FROM FLOOR	SIZE
D	----	2150	1500x2150
D1	----	2150	1200x2150
D2	----	2150	900x2150
D3	----	2150	750x2150
W1	650	2150	1800x1500
W2	950	2150	1200x1200
W3	950	2150	1500x1200
W4	1050	2150	1800x1100
W5	1250	2150	600x900
W6	1050	2150	2400x1200
W7	1050	2150	2300x1100 W.C.

FLOOR	TOILET	KITCHEN	PANTY	
BASEMENT	-	-	-	-
GROUND FL.	-	-	-	-
1ST. FLOOR	1	-	1	-
2ND. FLOOR	4	4	-	-
3RD. FLOOR	4	4	-	-
4TH. FLOOR	4	4	-	-
ROOF	-	-	-	1

TOTAL BUILT UP AREA = 6000 SQ.M
REQUIRED TREE COVER AREA AT LEAST 15% OF THE LAND AREA
LAND AREA = 535.6 SQ.M
PROPOSED TOTAL BUILT UP AREA = 1575.004 SQ.M
THEN , REQUIRED PERCENTAGE TREE COVER AREA :
= [(0.15 / 6000) * 1575.004] *100 = 3.93751 %
REQUIREDTREE COVER AREA = (3.93751 /100)*535.6 = 21.089 SQ.M

PART-B:

1. PROPOSED GROUND COVERAGE : 265.923 SQ.M (49.649 %)
2. F.A.R. CONSUMED : 2.069
3. TOTAL COVERED AREA : 1507.985 SQ.M
4. TOTAL CAR PARKING AREA : 247.691 SQM.
5. NO OF REQUIRED CAR PARKING SPACE : 09 NOS.
6. NO OF PROVIDED CAR PARKING SPACE : 08 NOS. (COVERED) , 1 NO. (OPEN)

STATEMENT OF AREA

LAND AREA (AS / DEED) = 538.276 SQ.M. / 5794.000 SQFT (08 KH-00 CH.-34 SQ.FT)
LAND AREA = 535.600 sq.m (AS PER BOUNDARY DECLARATION)

PERMISSIBLE F.A.R : 3.0
PERMISSIBLE GROUND COVERAGE : 267.800 SQ.M (50.000 %)
PROPOSED GROUND COVERAGE : 265.923 SQ.M (49.649 %)

PROPOSED AREA :-

	COVERED AREA	CUTOUT	LIFT WELL	EFFECTIVE FLOOR AREA	STAIR WAY	LIFT LOBBY	NET FLOOR AREA
BASEMENT FLOOR AREA	178.37 SQ.M			178.37 SQ.M			178.37 SQ.M
GROUND FLOOR AREA	265.923 SQ.M	45.784 SQ.M	-	220.139 SQ.M	23.5 SQ.M	3.0 SQ.M	193.639 SQ.M
1ST FLOOR AREA	265.923 SQ.M	8.912 SQ.M	3.6 SQ.M	253.411 SQ.M	15.75 SQ.M	3.0 SQ.M	234.661 SQ.M
2ND FLOOR AREA	265.923 SQ.M		3.6 SQ.M	262.323 SQ.M	15.75 SQ.M	3.0 SQ.M	243.573 SQ.M
3RD FLOOR AREA	265.923 SQ.M		3.6 SQ.M	262.323 SQ.M	15.75 SQ.M	3.0 SQ.M	243.573 SQ.M
4TH. FLOOR AREA	265.923 SQ.M		3.6 SQ.M	262.323 SQ.M	15.75 SQ.M	3.0 SQ.M	243.573 SQ.M
TOTAL FLOOR AREA	1507.985 SQ.M	54.696 SQ.M	14.4 SQ.M	1438.889 SQ.M	86.5 SQ.M	15.0 SQ.M	1337.389 SQ.M

TOTAL BUILT - UP AREA = 1337.389 SQ.M
BONUS FOR CAR PARKING [69.321 = (4*40)] = 229.321 SQM.
NET BUILT UP AREA (1337.389-229.321) = 1108.068 SQM.
PROPOSED F.A.R = (1108.068/535.6) = 2.069

TENEMENTS & CAR PARKING CALCULATION :-

MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
A	51.887	15.325	67.212	3	
B	53.613	15.835	69.448	3	2 NOS.
C	51.68	15.264	66.944	3	
D	61.299	18.105	79.404	3	1 NO.
				12	3 NOS.

BUSINESS AREA :
(I) OFFICE (BUSINESS) BUILT-UP- AREA AT GR. FLOOR : 114.226 sq.m
(II) OFFICE (BUSINESS) CARPET AREA AT GR. FLOOR : 96.862 sq.m
(III) OFFICE (BUSINESS) BUILT-UP- AREA AT 1ST. FLOOR : 227.929 sq.m
(IV) OFFICE (BUSINESS) CARPET AREA AT 1ST. FLOOR : 210.446 sq.m
(V) TOTAL OFFICE (BUSINESS) AREA : 342.155 sq.m
(VI) TOTAL OFFICE (BUSINESS) CARPET AREA : 307.308 sq.m
REQ. PARKING (FOR BUSINESS)1 PARKING FOR 50 sq.m : 6 NOS. [307.308/50]
RESIDENTIAL AREA [1438.889 - 342.155] = 1096.734 SQ.M
CAR PARKING REQUIRED :- (3+6) = 09 NOS.
PROVIDED CAR PARKING :- 08 NOS. (COVERED) , 01 NO. (OPEN)
PERMISSIBLE AREA FOR PARKING - 260 SQ.M = (4*25)+(4*40)
PROVIDED AREA OF PARKING :- 229.321 SQ.M
ACTUAL AREA OF PARKING :- 247.691 SQ.M
COMMON AREA :- 193.591 SQ.M
STAIR HEAD ROOM AREA :- 20.546 SQ.M.
LIFT COVERED AREA :- 14.343 SQM.
OVER HEAD TANK AREA :- 14.0 SQ.M.
W.C. AREA AT ROOF :- 2.864 SQ.M.
ROOF STRUCTURE AREA = 51.753 SQ.M
C.B AREA - (1.75 X .5 = 0.875 X 3NOS X 3 FLOORS) = 7.875 SQM
TOTAL ADDITIONAL FLOOR AREA FOR FEES =(51.753 + 7.875) = 59.628 SQ.M
TERRACE AREA = 265.923 SQ.M
REQUIRED TREE COVER AREA = 20.192 SQ.M
PROVIDED TREE COVER AREA = 33.697 SQ.M
OTHER AREA FOR FEES = (1438.889+59.628) = 1498.517 SQ.M

CERTIFICATE OF E. S. E.

THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING WILL BE MADE BY ME AFTER GETTING THE SOIL INVESTIGATION REPORT. AS THE PREMISES IS TOTALLY COVERED BY EXISTING STRUCTURE, SO SOIL INVESTIGATION IS NOT POSSIBLE AT THIS STAGE. SOIL INVESTIGATION WILL BE DONE AFTER DEMOLISHING OF THE EXISTING STRUCTURE BEFORE STARTING OF NEW CONSTRUCTION . IT IS UNDERTAKE THAT THE STRUCTURE DESIGN CALCULATION & DRAWING WILL BE SUBMITTED AT THE TIME OF PLINTH LEVEL COMPLETION REPORT .

(CHANDI PROSAD KHANRA E.S.E.- /2)
SIG. OF STRUCTURAL ENGINEER

CERTIFICATE OF G. T. E.

UNDERDESING HAS INSPECTED THE SITE AND FOUND THAT THE PREMISES IS FULLY COVERED BY EXISTING STRUCTURES. SO SOIL INVESTIGATION IS NOT POSSIBLE AT THIS STAGE. SOIL INVESTIGATION WILL BE DONE AFTER DEMOLISHING OF THE EXISTING STRUCTURE BEFORE STARTINGOF NEW CONSTRUCTION . IT IS UNDERTAKE THAT THE STRUCTURE DESIGN CALCULATION & DRAWING WILL BE SUBMITTED AT THE TIME OF PLINTH LEVEL COMPLETION REPORT .

BHASKARJOYTY ROY (GTE- II/4)
SIG. OF GEO-TECNICAL ENGINEER

DECLARATION OF ARCHITECT.

CERTIFIED THAT THE PLAN ITSELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009, AS AMENDED FROM TIME TO TIME. THE SITE CONDITION INCLUDING THE ABUTTING ROAD IS CONFORM WITH THE PLAN. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THERE IS AN EXISTING STRUCTURE ALONG WITH LAND IS DEMARKATED BY BOUNDARY WALL. ALL EXISTING STRUCTURE OCCUPIED BY OWNER TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK. THERE IS NO TENANT .

ANJAN UKIL
CA/94/16721
SIG. OF ARCHITECT

DECLARATION OF OWNER / APPLICANT

I DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE L.B.A & E.S.E DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF L.B.A & E.S.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 WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF U.G.W.RESERVOIR WILL BE TAKEN UNDER THE GUIDANCE OF L.B.A / E.S.E BEFORE STARTING OF BUILDING FOUNDATION. ALL EXISTING STRUCTURE OCCUPIED BY OWNER TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK. THERE IS NO TENANT .

Mr. DHARMENDRA KUMAR JAIN
DIRECTOR OF
1. SAFALATA DEVELOPERS PVT. LTD.
2. GRUHA NIWAS NIRMAN PVT. LTD.
SIGNATURE OF OWNER

GROUND FLOOR PLAN, EXISTING BUILDING PLAN, SITE PLAN, LOCATION PLAN, DETAIL OF U.G.W.R. DETAIL OF SEPTIC TANK , SECTION FOR PROPERTY LINE TO FLYOVER

PROJECT.
PROPOSED B+G+IV STORIED (15.475 MTS.)HT. RESIDENTIAL BUILDING U/S 393 A OF KMC ACT 1980, COMPLYING KMC BUILDING RULE 2009 (AMENDED) AT PRE. NO.- 86/2B/1, TAPSIA ROAD SOUTH , KOLKATA- 700 046, WARD- 59, BOROUGH-VII , P.S - TILJALA

JOB NO.	DRG. NO.	DATE	DEALT
907	ARCH/907/CORP-02	4 NOV. ,2022	SULAGNA

SCALE -1:100

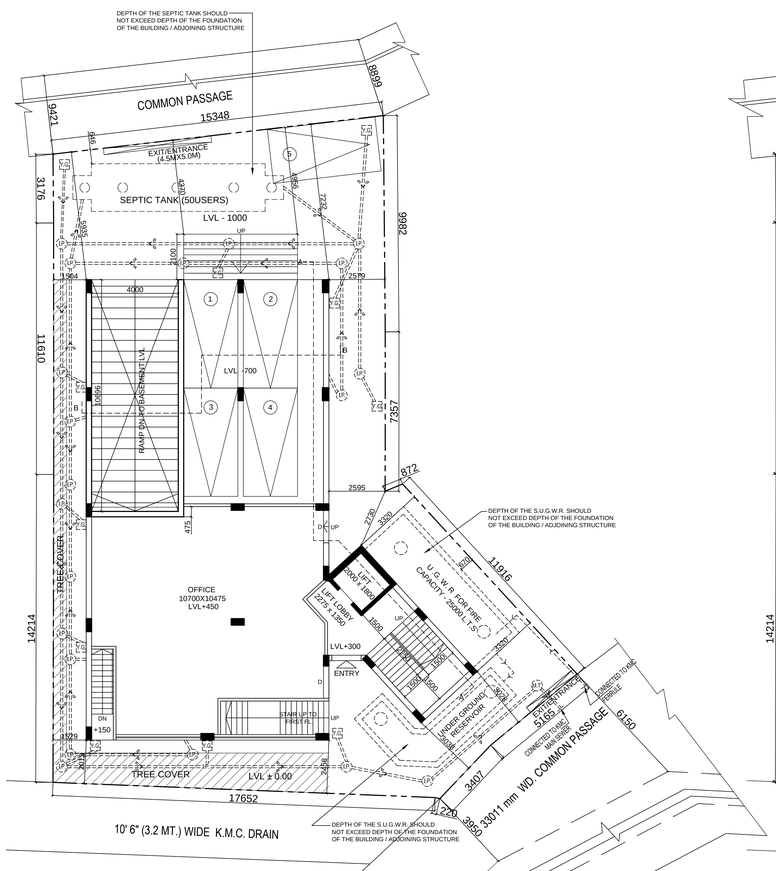
• Anjan Ukil
architect

PLAN CASE NUMBER - 2022070159

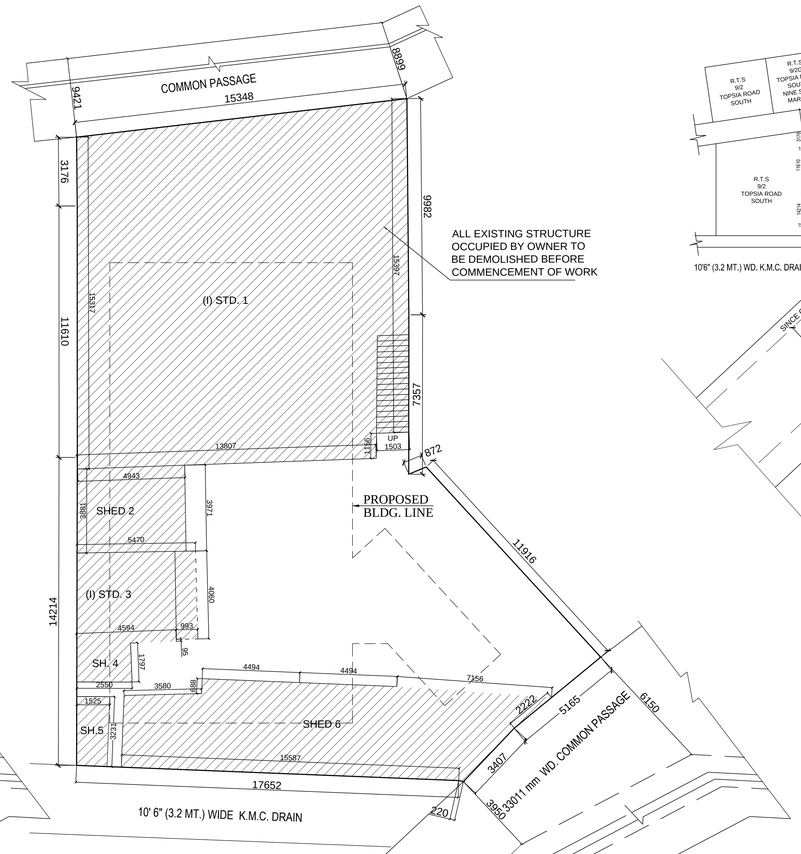
B.P. NO.- 2023070043 DATED:- 29/04/2023 VALID UPTO:- 28/04/2028

RAJAT MAJUMDAR Digitally signed by RAJAT MAJUMDAR Date: 2023.04.29 13:44:23 +05'30'
SIG. OF A.E.

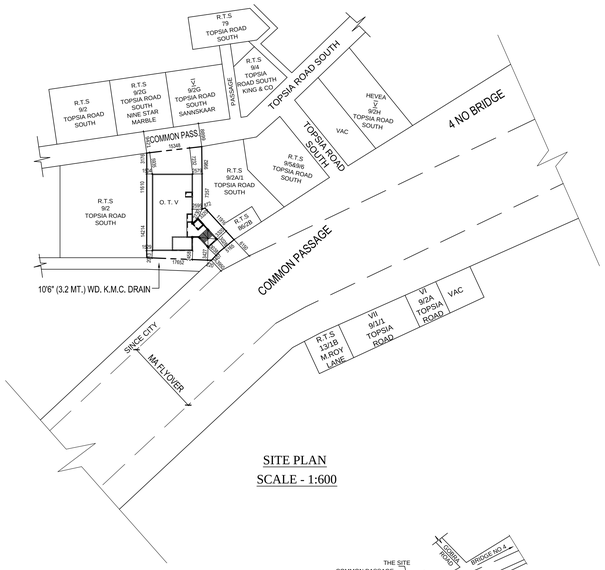
DIBYENDU PAL Digitally signed by DIBYENDU PAL Date: 2023.04.29 13:45:44 +05'30'
SIG. OF E.E.



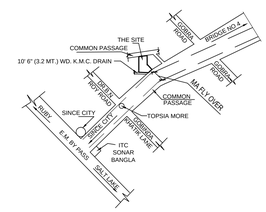
GROUND FLOOR PLAN
SCALE-1:100



EXISTING STRUCTURE PLAN.
SCALE - 1:100



SITE PLAN
SCALE - 1:600



LOCATION PLAN
SCALE - 1:4000