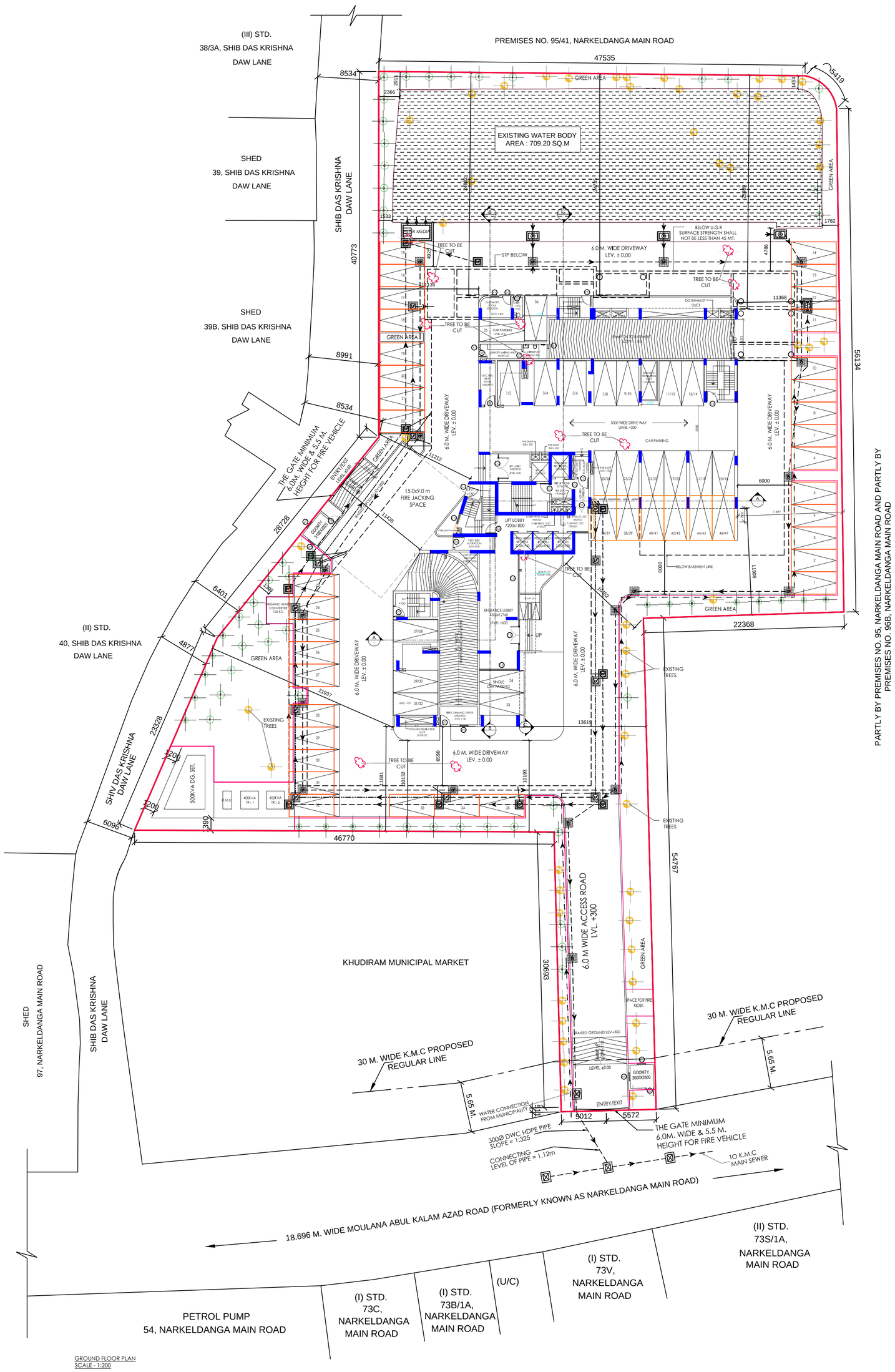


GROUND FLOOR PLAN
SCALE - 1:200

(OBSERVATION OF OTHER DEPARTMENTS)

1) ULC NOC NO - 342-UL/XVI-3698/2014, DATED - 07.04.2015
2) PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAI : 103.48 M. NOC ID - KOLK/EAST/B/080322/688004 DT. 24.08.2022
3) DFO CLEARANCE CERTIFICATE NO. 29/CLEARANCE/22 DATED - 22.09.2022
4) KIT NOC NO - 2E/OB/CE/509/VI-14/1613, DATED - 02.07.2014
5) FISHERIES NOC NO - 1043-Fish/C - III/2M-03/2016, DATED - 09.05.2016

MARKED	NO. OF TENEMENT	TYPE OF TENEMENT	TOTAL NO OF TENEMENT
A	6	5 BHK	15
A1	8	5 BHK	
A2	1	5 BHK	
B	14	4 BHK	16
C	12	4 BHK	
D	1	6 BHK	1
E	1	5 BHK	3
F	1	5 BHK	
G	1	5 BHK	
TOTAL			45

	TREES TO BE CUT = 12 NOS.
	EXISTING TREES TO BE RETAINED = 51 NOS.
	NEW TREES TO BE PLANTED = 60 NOS. (BREAK UP BELOW)
F	NEW TREE - COCONUT TREE = 20 NOS. (C/C 3000 MM)
G	NEW TREE - DEBDARU TREE = 23 NOS. (C/C 3000 MM)
B	NEW TREE - PALM TREE = 17 NOS. (C/C 3000 MM)

NOTE : 1% OF TOTAL CONNECTED ELECTRICAL DEMAND WILL BE MADE FROM SOLAR ENERGY.

PART - A

Assessee No : 110311000196
Detail of Registered deed:
Book No : I Vol no : 161 page no : 367 to 388
Being No : 6367 Year :1994

Detail of Registered deed:
Book No : I Vol no : 13 page no : 2652 to 2664
Being No : 06858 Year : 2010 Place : D.S.R.-III South-Parganas

Detail of Registered deed:
Book No : I Vol no : 13 page no : 2860 to 2872
Being No : 06859 Year : 2010 Place : D.S.R.-III South-Parganas

Detail of Registered deed:
Book No : I Vol no : 13 page no : 2718 to 2730
Being No : 06860 Year : 2010 Place : D.S.R.-III South-Parganas

Detail of Registered Boundary declaration
Book No : I Vol no : 1901-2022 Page No :439285 to 439298
Being No : 190109972 Year : 2022 Place : A.R.A-I KOLKATA

PRINCIPLE USE GROUP :	RESIDENTIAL			
PART-B:				
1. AREA OF LAND = (AS PER DEED) =			5284.28	SQM.
2. AS PER BOUNDARY DECLEARATION=			4838.142	SQM.
3. (i) PERMISSIBLE GROUND COVERAGE =	50.00	% =	2419.07	SQM.
(ii) PROPOSED GROUND COVERAGE =	22.45	% =	1086.24	SQM.
4. HEIGHT = 75.30 M		5. ROAD WIDTH = (AS PER SOR)	18.696	M

6. PROPOSED AREA CALCULATION :-
TOTAL PROPOSAL :

AT FLOOR	COVERED AREA	CUTOUT	FLOOR AREA	EXEMPTED AREA: STAIR & STAIR LOBBY	EXEMPTED AREA: LIFT LOBBY	NET FLOOR AREA
BASEMENT	**1947.445**	**22.13**	1925.310	**46.72**	**12.00**	1866.589
GROUND	**1001.376**	**166.80**	834.576	**35.36**	**15.00**	784.21
1ST	**891.588**	**28.29**	863.298	**35.36**	**15.00**	812.938
2ND	**610.356**	**23.35**	587.006	**35.36**	**12.00**	539.640
3RD	**843.94**	**23.35**	820.590	**35.36**	**12.00**	773.224
4TH	**835.66**	**24.37**	811.293	**35.36**	**12.00**	763.927
5TH	**843.94**	**24.37**	819.573	**35.36**	**12.00**	772.207
6TH	**843.94**	**23.35**	820.590	**35.36**	**12.00**	773.224
7th	**835.66**	**24.37**	811.293	**35.36**	**12.00**	763.927
8th	**843.94**	**24.37**	819.573	**35.36**	**12.00**	772.207
9th	**843.94**	**23.35**	820.590	**35.36**	**12.00**	773.224
10th	**835.66**	**24.37**	811.293	**35.36**	**12.00**	763.927
11th	**843.94**	**24.37**	819.573	**35.36**	**12.00**	772.207
12th	**843.94**	**23.35**	820.590	**35.36**	**12.00**	773.224
13th	**835.66**	**24.37**	811.293	**35.36**	**12.00**	763.927
14th	**843.94**	**24.37**	819.573	**35.36**	**12.00**	772.207
15th	**843.94**	**58.747**	785.193	**35.36**	**12.00**	737.827
16th	**843.66**	**82.14**	761.520	**35.36**	**12.00**	714.154
17th	**827.80**	**44.418**	783.382	**35.36**	**12.00**	736.022
18th	**485.111**	**73.207**	410.904	**35.36**	**12.00**	363.538
19th	**310.886**	**27.523**	283.363	**35.36**	**12.00**	235.997
TOTAL =	**17847.007**	**806.942**	17040.065	**754.038**	**258.00**	**16028.350**

7. TENEMENTS & CAR PARKING CALCULATION :-

(A) RESIDENTIAL :

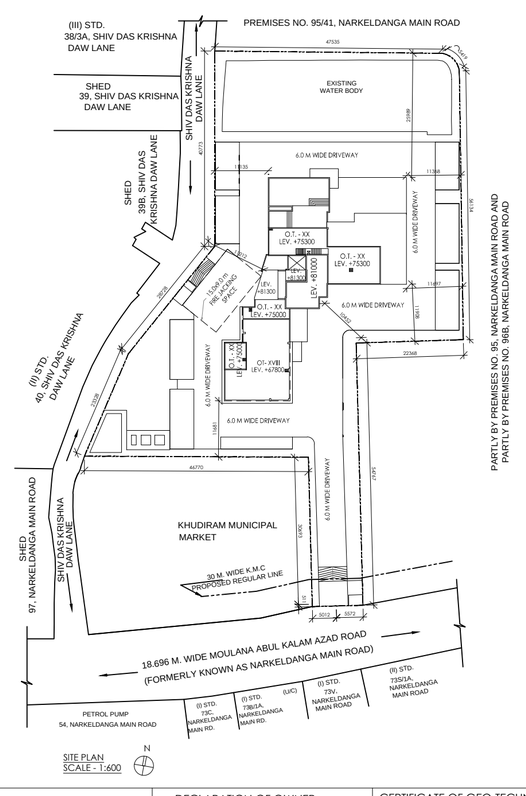
MARKED	TENEMENT TYPE	TENEMENT SIZE	DEDUCTION	PROP. AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	TENAMENT SIZE & NO.	PARKING NO.
A	5 BHK	259.380	0.888	85.457	343.948	6	300><400 = 15 NOS.	45 NOS.
A1	5 BHK	268.140	0.888	88.353	355.604	8		
A2	5 BHK	275.831	0.888	85.457	360.400	1		
B	4 BHK	204.113	1.014	67.144	270.243	14	200><300 = 14 NOS.	28 NOS.
C	4 BHK	236.576	1.016	77.875	313.435	12	300><400 = 12 NOS.	36 NOS.
D	6 BHK	536.279	36.393	165.261	665.148	1	600><700 = 1 NOS.	6 NOS.
E	5 BHK	473.152	51.784	139.303	560.672	1	500><600 = 1 NOS.	5 NOS.
F	5 BHK	391.519	22.101	127.651	497.069	1	400><500 = 1 NOS.	4 NOS.
G	5 BHK	562.391	55.281	167.649	674.759	1	600><700 = 1 NOS.	6 NOS.
TOTAL =						45		

7A. TOTAL REQUIRED CAR PARKING :- (45+28+36+6+5+4+6) =				**130**	
7B. TOTAL PROVIDED CAR PARKING :-				**143**	
OPEN (1 LAYER) =	OPEN (2 LAYER)=	COVERED (GR) 1 LAYER=	COVERED(GR) 2 LAYER=	COVERED (OTHER) 1 LAYER=	COVERED (OTHER)2 LAYER=
35	**12**	**4**	**16X2=32**	**22**	**19X2=38**

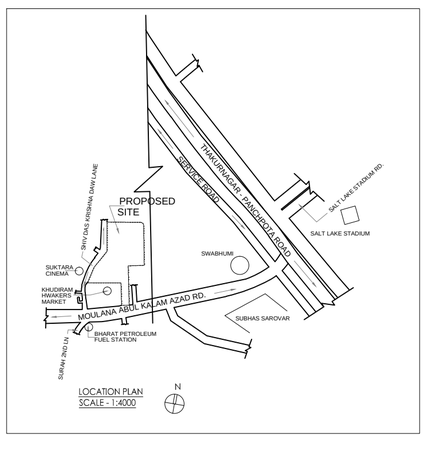
8. PERMISSIBLE AREA FOR PARKING IN GROUND FLOOR =	500	SQM	(16X25)+(4X25)
8.A) PROVIDED AREA OF PARKING IN GROUND FLOOR =	544.609	SQM	
9. PERMISSIBLE AREA FOR PARKING IN OTHER THAN GROUND FLOOR =	1640	SQM	(19X40)+(22X40)
9.A). PROVIDED AREA OF PARKING IN OTHER THAN GROUND FLOOR =	1633.745	SQM	
10. TOTAL AREA FOR CAR PARKING EXEMPTION (500+1633.745)	**2133.745**	SQM	
11. PERMISSIBLE F.A.R = [INCLUDING 69A)(i)(c) 15% extra]	2.875		
12. PROPOSED BUILT UP AREA FOR F.A.R = (**16028.35**-2133.745)	13894.605	SQ.M.	
13. PROPOSED F.A.R = [13894.605/ 4838.142]	**2.872**	SQM	
14. STAIR HEAD ROOM AREA :-	47.77	SQM	
15. LIFT MACHINE ROOM AREA :-	73.41	SQM	
16. LIFT MACHINE ROOM STAIR AREA =	8.10	SQM	
17. AREA OF ROOF TOP GARDEN=	275.304	SQM	
18. SWIMING POOL AREA =	129.544	SQM	
19. OVER HEAD TANK AREA :-	38.478	SQM	
20. TRIPPLE HEIGHT BALCONY AREA =	412.50	SQM	
21. TOTAL PLANTER AREA :-	215.82	SQM	
22. TERRACE AREA :-	1025.77	SQM	
23. AREA OF FIRE REFUGE PLATFORM =	62.36	SQM	
24. GATE GOOMTY =	17.49	SQM	
25. TOTAL ADDITIONAL FLOOR AREA FOR FEES		SQM	
26. RELAXATION OF AUTHORITY, IF ANY :-A) ADDITIONAL FAR FOR METRO CORRIDOR WITHIN 500M AND MEANS OF ACCESS >24M =15% EXTRA ; RULE 69A(1)(c)			
REQUIRED AREA OF TREE COVER =	725.72 SQM. (15.00 %)		
PROVIDED AREA OF TREE COVER =	786.71 SQM. (16.261 %)		

SOLAR LOAD CALCULATION FOR NARKELDANGA MAIN ROAD KOLKATA -700054.

NAME OF BLOCK	NO. OF FLOOR / BLOCK	TOTAL LOAD / BLOCK (KW)
BLOCK-1	B+G+XIX	580.0
PHE & OTHERS	TENTATIVE	42
FIRE PUMP	TENTATIVE	220
TOTAL LOAD EXCEPT FIRE PUMP(KW):-		632
TOTAL DEMAND LOAD CONSIDERING DIVERSITY 805%(KW):-		506
1% OF DEMAND LOAD FOR SOLAR SYSTEM (KW)		5.1
1 NO SOLAR PANEL PROVIDE 320 WATT ELECTRICAL POWER		
NO OF SOLAR PANEL REQUIRED CONSIDERING EFFICIENCY 85%		19

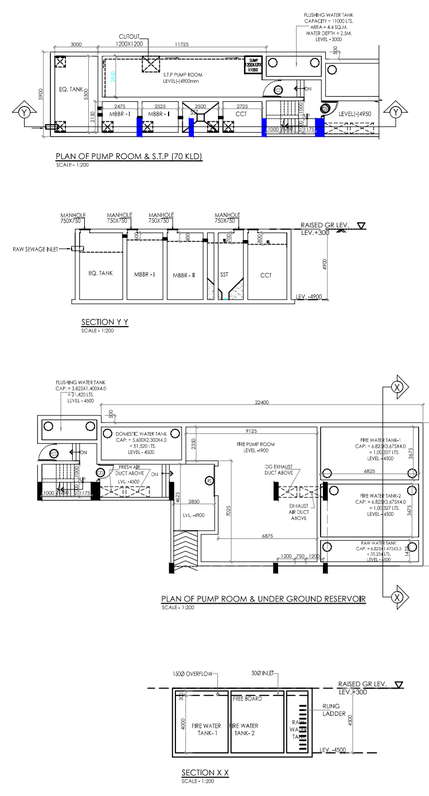


SITE PLAN
SCALE - 1:600



LOCATION PLAN
SCALE - 1:4000

NOTE : ENTIRE GROUND LEVEL TO BE RAISED BY 300 MM WHICH HAS BEEN CONSIDERED AS ±0.00



DOOR/WINDOW SCHEDULE							
MRKG.	OPENING SIZE	LINTEL	SILL	MRKG.	OPENING SIZE	LINTEL	SILL
D1	1500X2450	2450	-	W3	1200X1500	2700	1200
D2	1000X2450	2450	-	W4	750X1500	2700	1200
D3	800X2450	2450	-	W5	600X1500	2700	1200
D4	900X2450	2450	-	W6	3000X2550	2700	150
D5	1200X2450	2450	-	W7	2700X2550	2700	150
D6	1800X2450	2450	-	W8	2400X2550	2700	150
D7	2000X2450	2450	-	W9	2100X2550	2700	150
D8	2400X2450	2450	-	W10	1800X2550	2700	150
FCD	1200X2450	2450	-	W11	1200X2550	2700	150
FCD1	1050X2450	2450	-	W12	900X2550	2700	150
				W13	3000X2550	2700	150
SD	VARIES	AS PER SPECIFICATIONS					
SD1	4000X2700	2700	-	CG	VARIES	AS PER SPECIFICATION	
SD2	3500X2700	2700	-	CG1	1200X2550	2700	150
SD3	3275X2700	2700	-	CG2	1500X2550	2700	150
SD4	2700X2700	2700	-	CG3	1800X2550	2700	150
SD5	2400X2700	2700	-	CG4	1400X2550	2700	150
SD6	2100X2700	2700	-	CG5	750X2300	2700	400
W1	1800X1500	2700	1200				
W2	1500X1500	2700	1200	V1	500X450		

NOTES:

1. ALL DIMENSIONS ARE IN MM.
2. ONLY WRITTEN DIMENSIONS ARE TO BE FOLLOWED.
3. ALL EXTERNAL WALLS ARE 160mm THICK R.C.C AND 200 THICK BRICK WALL. ALL INTERNAL WALLS ARE 125 mm THICK OR 200mm THICK BRICK WALL OR 100mm THICK CONCRITE WALLS, UNLESS OTHERWISE SPECIFIED.
4. ALL STAIRCASE AND LIFT SHALL BE PRESSURIED.
5. 2 HRS FIRE RATING STAIRCASE , LIFT AND CORRIDOR.
6. ALL ELECTRICAL ROOMS HAVE 2 HRS RATING WALL.
7. FIRE REFUGE AREA NOT LESS THAN 15 SQM WITH FCD AT ENTRANCE.
9. ALL TOILETS ARE ARTIFICIALLY LIGHTED AND MECHANICALLY VENTILATED.
10. SPRINKLER SHALL BE PROVIDED.
11. THE DEPTH OF THE UNDERGROUND WATER RESERVOIR & S.T.P SHALL NOT EXCEED THE DEPTH OF THE FOUNDATION.
12. ALL PRECAUTIONARY MEASURES SHALL BE TAKEN TIME TO TIME DURING CONSTRUCTION OF WORK.

DECLARATION OF OWNER

I DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT
i) I ENGAGED L.B.A & E.S.E. DURING CONSTRUCTION.
ii) I FOLLOWED THE INSTRUCTION OF L.B.A. & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER B.S. PLAN).
iii) K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURE STABILITY OF THE BUILDING AND ADJOINING STRUCTURE.
iv) IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.
v) THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDER THE GUIDENCE OF L.B.A/E.S.E BEFORE STARTING OF BUILDING FOUNDATION WORK.
vi) DURING INSPECTION SITE WAS IDENTIFIED BY US.

SIGNATURE OF OWNER
MRS. SARLA TANTIA
MRS. ANITA TANTIA
MRS. LAXMI TANTIA
MR. HARSHVARDHAN TANTIA

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-TECHNICALPOINT OF VIEW.

SIGNATURE OF GEO-TECHNICAL ENGINEER
NAME : JISHNU PAL
NO : GT/I/32

CERTIFICATE OF STRUCTURAL ENGINEER.

CERTIFY THAT THE STRUCTURAL DRAWING AND DESIGN OF BOTH THE FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING THE SOIL TEST REPORT (AS PER THESE RULES AND THE REGULATIONS MADE UNDER THE ACT) AND ALSO CONSIDERING ALL POSSIBLE LOADS . SEISMIC LOAD AND THE MOMENTS GENERATED BY THE PROPOSED STRUCTURE AS PER THE BUREAU OF INDIAN STANDARD AND NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT AND THESE PROVISIONS SHALL BE ADHERED TO DURING THE CONSTRUCTION. SOIL TEST HAS BEEN DONE BY MR. JISHNU PAL GT/I/32 THE RECOMMENDATION OF SOIL TEST REPORT HAS BEEN FOLLOWED DURING PREPARATION OF STRUCTURAL DESIGN CALCULATION.

SIGNATURE OF STRUCTURAL ENGINEER
NAME : SANJIB PAREKH
NO : ESE/I/1104

SIGNATURE OF STRUCTURAL REVIEWER
NAME : SANJIB GUHA
NO : ESR-(I)88/16

CERTIFICATE OF ARCHITECTS.

I CERTIFY THAT ALL THE ARCHITECTURAL DRAWINGS OF THE PROJECT AT PREMISES NO. 96, NARKELDANGA MAIN ROAD, WARD NO.- 31, BOROUGH - III , P.S.- PHOOLBAGAN, KOLKATA - 700054 HAVE BEEN PREPARED BY ME COMPLYING WITH THE KOLKATA MUNICIPAL CORPORATION BUILDING RULES, 2009. I SHALL BE HELD RESPONSIBLE IF ANY INCORRECT INFORMATION IS FURNISHED BY ME OR ANY VIOLATION OF THE PROVISION OF KOLKATA MUNICIPAL CORPORATION BUILDING RULES,2009 IS FOUND IN ANY OF THE DRAWINGS AND DOCUMENTS,SIGNED BY ME AND SUBMITTED TO THE SANCTIONING AUTHORITY FOR OBTAINING SANCTION. I SHALL BE LIABLE FOR PENAL ACTION AS PER LAWS FOR THE TIME BEING IN FORCE.

SIGNATURE OF ARCHITECT.
NAME : JUI MALLIK
NO: CA/98/23840

BUILDING PERMIT NO:
DATE: **VALID UP TO:**

DIGITAL SIGNATURE OF A.E(C) | DIGITAL SIGNATURE OF E.E(C)

ARCHITECT:
ABIN DESIGN STUDIO
ARCHITECTURE | INTERIOR | EXHIBITION | PRODUCT DESIGN | GRAPHICS
62/2, HINDUJA PARK, GARIAHAT, KOLKATA 700029, INDIA
E-MAIL: contact@abindesignstudio.com

TITLE:
GROUND FLOOR PLAN, SITE PLAN, LOCATION PLAN & DETAILS OF U.G.R & S.T.P

PROJECT:
PROPOSED RESIDENTIAL BUILDING OF (B+G+XIX) STORIED(75.30 M. HEIGHT) AT PREMISES NO. 96,MOULANA ABUL KALAM AZAD ROAD (FORMERLY KNOWN AS NARKELDANGA MAIN ROAD),
WARD NO.- 031, BOROUGH - III , P.S.- PHOOLBAGAN,
P.O.- PHOOLBAGAN, KOLKATA - 700054.
WITHIN THE KOLKATA MUNICIPAL CORPORATION,
U/S 393 A OF KMC BUILDING RULES 2009.

DATE :	14.12.2022	REV. NO.:	NORTH: N
DATE OF REVISION :			
SCALE :	1:200	DRAWING NO.:	
DRAWN BY :	S.G	NKLD/A01	
CHKD. BY :	C.P		

THIS DRAWING IS THE SOLE PROPERTY OF ABIN DESIGN STUDIO AND IS NOT TO BE USED, COPIED OR CIRCULATED IN ANY MANNER OTHER THAN THE PURPOSE FOR WHICH IT IS ISSUED WITHOUT THEIR WRITTEN PERMISSION

ABHIJIT PANDEY
Digitally signed by ABHIJIT PANDEY
Date: 2023.02.20 14:27:37 +05'30'