

**(OBSERVATION OF OTHER DEPARTMENTS)**

- 1) U.C. NOC NO - 342/UL/VI/389/2014, DATED - 07.04.2015
- 2) PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY A-1, 103/48/A, NOC ID - KCK/FAST/08/0322/AMBODA DT. 24.08.2022
- 3) DWD CLEARANCE CERTIFICATE NO. 27/CLEARANCE/22 DATED - 22.09.2022
- 4) KIT NOC NO - 26/08/CE/509/VV-14/14.13, DATED - 02.07.2014
- 5) FISHERIES NOC NO - 1043/FIVC - 10/24-03/2016, 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	16
B	14	4 BHK	
C	12	4 BHK	1
D	1	5 BHK	
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. (AREA UP BELOW)**

F	NEW TREE - COCONUT TREE - 20 NOS. (C.C. 3000 MM)
C	NEW TREE - BERHAMPUR 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**

Assessing No: 1031/0001/16  
 Detail of Registered deed: Book No: 1 Vol no: 141 page no: 347 to 388  
 Being No: 4347 Year: 1974

Detail of Registered deed: Book No: 1 Vol no: 13 page no: 262 to 264  
 Being No: 14688 Year: 2010 Place: D.3.8.16 South-Pongosa

Detail of Registered deed: Book No: 1 Vol no: 13 page no: 260 to 262  
 Being No: 14689 Year: 2010 Place: D.3.8.16 South-Pongosa

Detail of Registered deed: Book No: 1 Vol no: 13 page no: 2718 to 2730  
 Being No: 14690 Year: 2010 Place: D.3.8.16 South-Pongosa

Detail of Registered deed: Book No: 1 Vol no: 190-2022 Page No: 47383 to 47398  
 Being No: 19019972 Year: 2022 Place: A.R.A.I KOLKATA

**PRINCIPLE USE GROUP:** RESIDENTIAL

1. AREA OF LAND (AS PER DEED) =	5284.28	SQM
2. AS PER BOUNDARY DECLARATION =	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 SQM) 18.696 M

**6. PROPOSED AREA CALCULATION ->**

FLOOR	COVERED AREA	CUTOUT	FLOOR AREA	STAIR & STAIR LOBBY	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	843.24	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	24.37	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	24.37	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	24.37	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	24.37	820.590	35.36	12.00	773.224
16th	843.66	82.14	761.520	35.36	12.00	714.154
17th	827.80	44.118	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	235.977
TOTAL =	17847.007	806.942	17040.065	754.038	258.000	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	TENEMENT 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	300-400 = 15 NOS.	
A2	5 BHK	275.831	0.888	85.457	360.400	1	300-400 = 15 NOS.	
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 = 6 NOS.	6 NOS.
E	5 BHK	473.152	51.784	139.303	560.672	1	400-500 = 4 NOS.	4 NOS.
F	5 BHK	391.519	22.101	127.651	497.069	1	400-500 = 4 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 ->**

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 (18629+19025)**

**8.A) PROVIDED AREA OF PARKING IN GROUND FLOOR = 544.609 SQM**

**9. PERMISSIBLE AREA FOR PARKING IN OTHER THAN GROUND FLOOR = 1640 SQM (13940+12244)**

**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)(C) 15% EXTRA = 2.875**

**12. PROPOSED BUILT UP AREA FOR F.A.R. = (16028.35-2133.745) = 13894.605 SQM.**

**13. PROPOSED F.A.R. = (13894.605/4838.142) = 2.872**

**14. STAIR HEAD ROOM AREA = 47.77 SQM**

**15. LIFT MACHINE ROOM STAIR AREA = 73.41 SQM**

**16. AREA OF ROOF TOP GARDEN = 129.544 SQM**

**17. SWIMMING POOL AREA = 38.478 SQM**

**18. OVER HEAD TANK AREA = 412.50 SQM**

**19. TRIPLE HEIGHT BALCONY AREA = 215.82 SQM**

**20. TERRACE AREA = 1025.77 SQM**

**21. AREA OF FIRE REFUGE PLATFORM = 62.36 SQM**

**22. GATE GODOWN = 17.49 SQM**

**23. TOTAL ADDITIONAL FLOOR AREA FOR FEES = 1749.50 SQM**

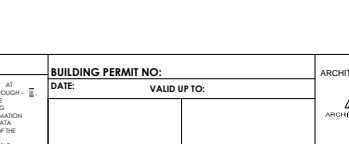
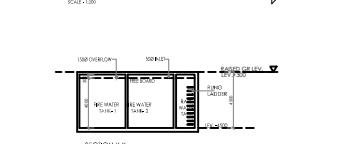
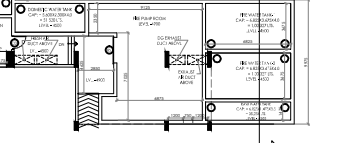
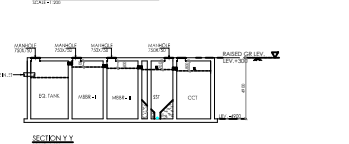
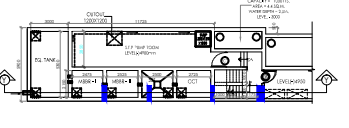
**24. RELAXATION OF AUTHORITY, IF ANY: -A) ADDITIONAL FAR FOR METRO CORRIDOR WITHIN 500M AND MEANS OF ACCESS >24M +15% EXTRA - RULE 69A(1)(c)**

**REQUIRED AREA OF TREE COVER = 725.72 SQM (15.00%)**

**PROVIDED AREA OF TREE COVER = 786.71 SQM (16.26%)**

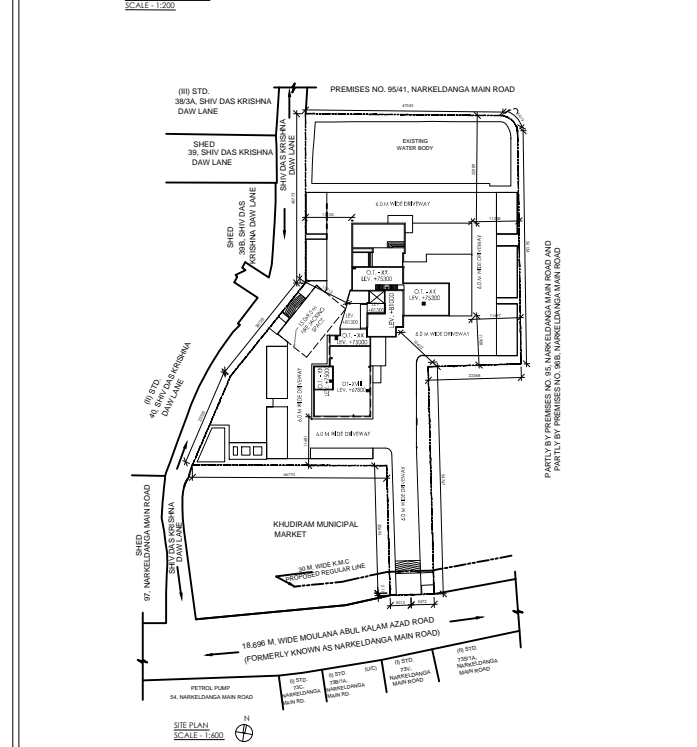
**SOLAR LOAD CALCULATION FOR NARKELDANGA MAIN ROAD KOLKATA, 700064**

NAME OF BLOCK	NO. OF FLOOR / BLOCK	TOTAL LOAD / BLOCK (15%)
BLOCK 1	8+0+2XL	500.0
PH&G OTHERS	TENTATIVE	42
FIRE PUMP	TENTATIVE	230
TOTAL LOAD EXCEPT FIRE PUMP (KW):		632
TOTAL DEMAND LOAD CONSIDERING DIVERSITY (KW):		506
1% OF DEMAND LOAD FOR SOLAR SYSTEM (KW):		5.1
1 NO SOLAR PANEL PROVIDE 330 WATT ELECTRICAL POWER		
NO OF SOLAR PANEL REQUIRED CONSIDERING EFFICIENCY 86%		18



**DOOR/WINDOW SCHEDULE**

NO.	DESCRIPTION	SIZE	QTY	NO.	DESCRIPTION	SIZE	QTY
D1	1000X2450	2450	1	W3	3000X1500	2500	1000
D2	1000X2450	2450	1	W4	750X1500	2500	1200
D3	800X2450	2450	1	W5	600X1500	2500	1200
D4	900X2450	2450	1	W6	3000X2500	2500	150
D5	2000X2450	2450	1	W7	3000X2500	2500	150
D6	1800X2450	2450	1	W8	2400X2500	2500	150
D7	2000X2450	2450	1	W9	3100X2500	2500	150
D8	2400X2450	2450	1	W10	1800X2500	2500	150
D9	1200X2450	2450	1	W11	1200X2500	2500	150
D10	1000X2450	2450	1	W12	900X2500	2500	150
D11	1000X2450	2450	1	W13	3000X2500	2500	150
D12	VARIABLES	AS PER SPECIFICATION		W14	VARIABLES	AS PER SPECIFICATION	
D13	4000X2700	2700	1	C01	3000X2500	2500	150
D14	1200X2450	2450	1	C02	1500X2500	2500	150
D15	3075X2700	2700	1	C03	1800X2500	2500	150
D16	2700X2700	2700	1	C04	1400X2500	2500	150
D17	2100X2700	2700	1	C05	750X2500	2500	400
D18	1800X1500	2700	1200				
D19	1800X1500	2700	1200				



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

<b>NOTES:</b>	<b>DECLARATION OF OWNER:</b>	<b>CERTIFICATE OF GEO-TECHNICAL ENGINEER:</b>	<b>CERTIFICATE OF STRUCTURAL ENGINEER:</b>	<b>CERTIFICATE OF ARCHITECTS:</b>	<b>BUILDING PERMIT NO.:</b>	<b>ARCHITECT:</b>	<b>TITLE:</b>
1. ALL DIMENSIONS ARE IN MM.	1. I, THE UNDERSIGNED, HEREBY DECLARE THAT THE INFORMATION PROVIDED IN THIS DECLARATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.	1. I, THE UNDERSIGNED, HEREBY CERTIFY THAT I HAVE CONDUCTED A SOIL INVESTIGATION AT THE SITE AND HAVE PREPARED A SOIL TEST REPORT AS PER THE REQUIREMENTS OF THE REGULATIONS AND STANDARDS.	1. I, THE UNDERSIGNED, HEREBY CERTIFY THAT I HAVE CONDUCTED A STRUCTURAL ANALYSIS OF THE PROPOSED BUILDING AND HAVE PREPARED A STRUCTURAL DESIGN CALCULATION AS PER THE REQUIREMENTS OF THE REGULATIONS AND STANDARDS.	1. I, THE UNDERSIGNED, HEREBY CERTIFY THAT I HAVE PREPARED THE ARCHITECTURAL DRAWINGS OF THE PROJECT AS PER THE REQUIREMENTS OF THE REGULATIONS AND STANDARDS.	<b>VALID UP TO:</b>	<b>ABIN DESIGN STUDIO</b>	<b>GROUND FLOOR PLAN, SITE PLAN, LOCATION PLAN &amp; DETAILS OF U.G.R. &amp; S.T.P.</b>
2. ALL WORKS SHALL BE DONE AS PER THE REGULATIONS AND STANDARDS.	2. I HAVE NOTIFIED THE NEIGHBOURS AND THE LOCAL AUTHORITY ABOUT THE PROPOSED WORKS AND HAVE OBTAINED THEIR CONSENT.	2. THE SOIL TEST REPORT IS ATTACHED TO THIS CERTIFICATE.	2. THE STRUCTURAL DESIGN CALCULATION IS ATTACHED TO THIS CERTIFICATE.	2. THE ARCHITECTURAL DRAWINGS ARE ATTACHED TO THIS CERTIFICATE.	<b>DATE:</b>	<b>ARCHITECT:</b>	<b>DATE OF REVISION:</b>
3. THE WORKS SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.	3. I HAVE OBTAINED THE NECESSARY PERMITS AND NOTICES FROM THE LOCAL AUTHORITY.	3. THE SOIL TEST REPORT IS VALID FOR A PERIOD OF SIX MONTHS FROM THE DATE OF ISSUANCE.	3. THE STRUCTURAL DESIGN CALCULATION IS VALID FOR A PERIOD OF SIX MONTHS FROM THE DATE OF ISSUANCE.	3. THE ARCHITECTURAL DRAWINGS ARE VALID FOR A PERIOD OF SIX MONTHS FROM THE DATE OF ISSUANCE.	<b>14.12.2022</b>	<b>ARCHITECT:</b>	<b>14.12.2022</b>
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