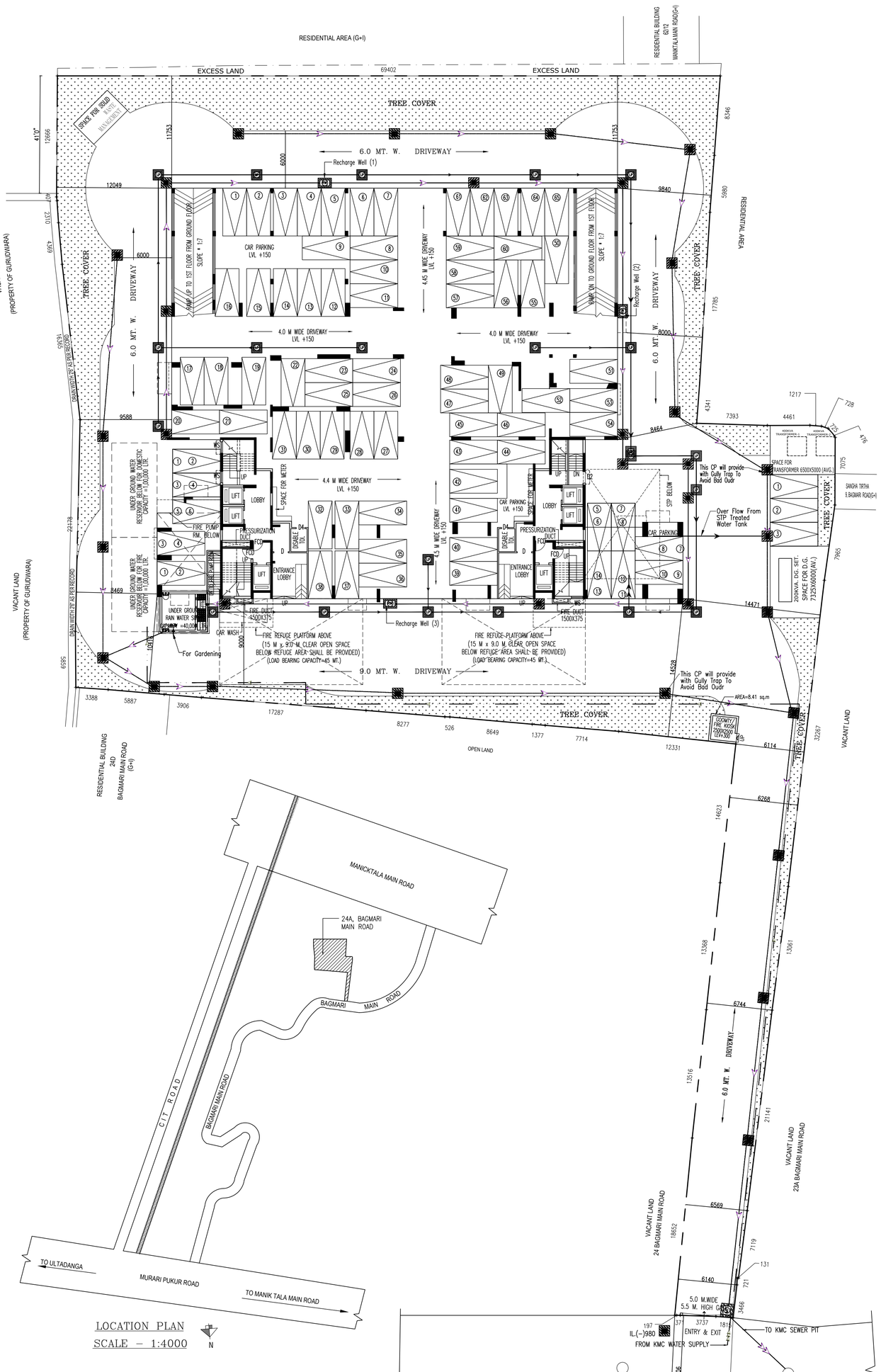
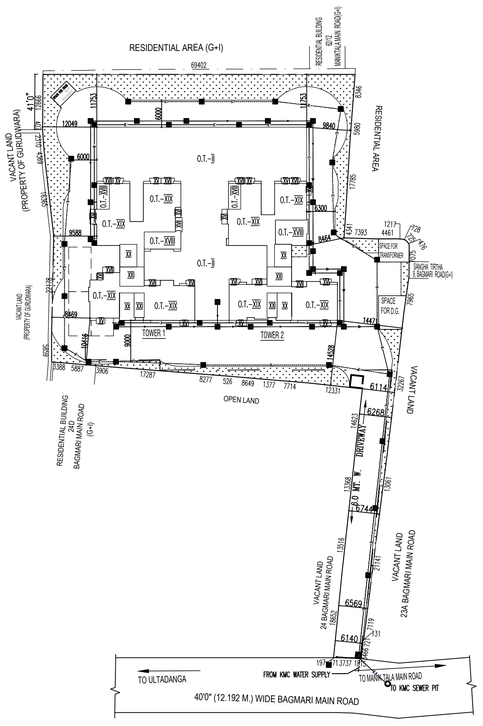


LOCATION PLAN
SCALE – 1:4000

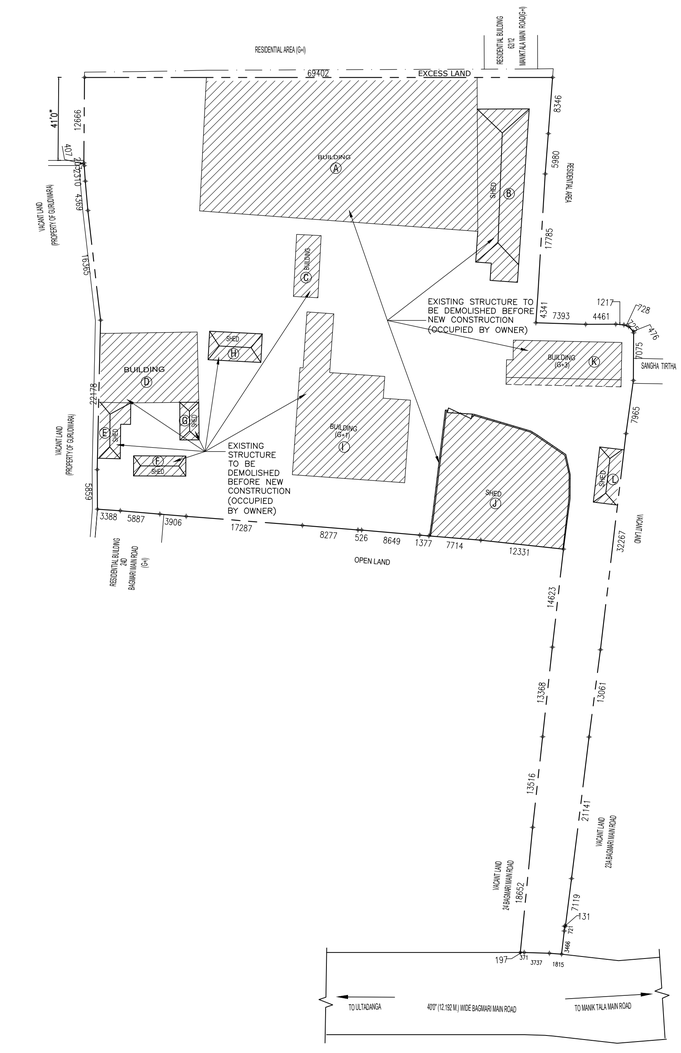


SITE PLAN
SCALE – 1:600

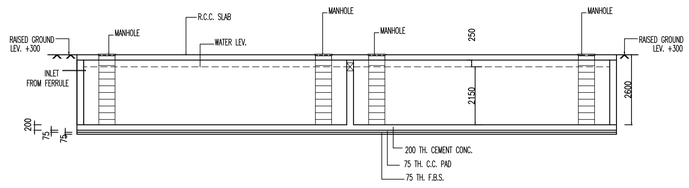
S.T.P SECTION "A–A"

S.T.P SECTION "B–B"

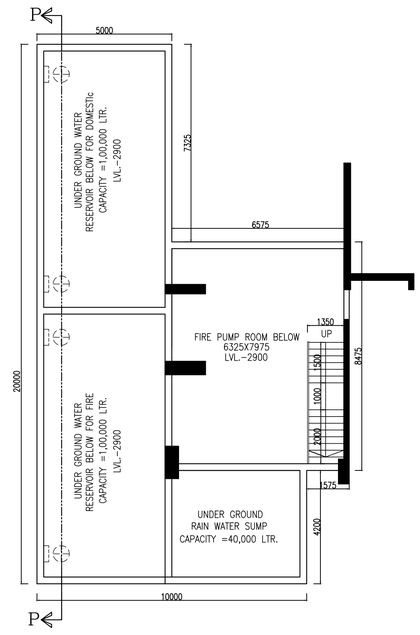
PLAN OF S.T.P
SCALE – 1:100



EXISTING STRUCTURE
SCALE – 1:200



SECTION AT – PP



PLAN OF UNDER GROUND WATER RESERVOIR & FIRE PUMP ROOM
SCALE=1:100

OBSERVATION OF OTHER AGENCIES

1) NOC OF FIRE = FSR/0125186218700932 (DATE – 30.11.2021)
2) CERTIFICATE OF GREEN BUILDING = IGBC REGISTRATION NO. GH 21 0258 PRECERTIFIED GOLD JANUARY 2022
3) NOC OF ULC = 801/ULC/Kolkata/2022 DATED 31.03.2022

STATEMENT OF THE PLAN PROPOSAL

PART– A:

1. ASSESSEE NO. – 110320200349
2. DETAIL OF REGISTERED DEED :–
   i) REGISTERED BOOK NO. = I, VOLUME NO. = 1901 – 2020 PAGE FROM = 125797 TO 125847 BEING NO. = 190102495, FOR THE YEAR = 2020
   ii) REGISTERED BOOK NO. = I, VOLUME NO. = 1904 – 2021 PAGE FROM = 319847 TO 319974 BEING NO. = 190406747, FOR THE YEAR = 2021
   iii) REGISTERED BOOK NO. = I, VOLUME NO. = 1904 – 2021 PAGE FROM = 131094 TO 131158 BEING NO. = 190402549, FOR THE YEAR = 2021
3. DETAIL OF BOUNDARY DECLARATION:– REGISTERED BOOK NO. = I, VOLUME NO. = 1603–2022 PAGE FROM = 90887 TO 90906 BEING NO. = 160302411, FOR THE YEAR = 2022
4. DETAIL OF POWER OF ATTORNEY:– REGISTERED BOOK NO. = I, VOLUME NO. = 1603–2021 PAGE FROM = 368539 TO 368586 BEING NO. = 160309710, FOR THE YEAR = 2021
5. a) AREA OF LAND AS PER DEED (3B. 18K. 11CH. 28 SFT.) =5265.98 SQM.
   b) AREA OF LAND AS PER SITE (3B. 18K. 11CH. 28 SFT.) =5265.98 SQM.
   c) NO. OF STOREY – G+XVIII
6. NO. OF TENEMENTS :– 118 NOS.
7. SIZE OF TENAMENTS :–ABOVE 75 SQM. =32 NOS. ABOVE 100 SQM. =83 NOS. ABOVE 200 SQM. =03 NOS.

PART-B:

1. AREA OF LAND (AS PER DEED)	=	**5265.980**	**SQM**
2. a) AREA OF LAND (AS PER SITE)	=	**5265.980**	**SQM.**
3. a) PERMISSIBLE GROUND COVERAGE (45.00%)	=	**2369.690**	**SQM.**
b) PROPOSED GROUND COVERAGE = 38.725%	=	**2039.3**	**SQM.**
4. a) PROPOSED HEIGHT (IN MM.) =	=	**59950.00**	**MM**
b) ROAD WIDTH (IN MM) (AS PER SURVEY) = (40'0")	=	**12206**	**MM**

5. PROPOSED AREA CALCULATION :

a) FOR RESIDENTIAL :

AT FLOOR	COVERED AREA	CUTOUT	GROSS AREA	EXEMPTED AREA: STAIR & STAIR LOBBY	EXEMPTED AREA: LIFT LOBBY	NET FLOOR AREA
BASEMENT (FOR PUMP ROOM)	57.84	0.00	57.84	6.17	0.00	51.67
GROUND FLOOR	2006.35	5.43	2000.92	60.30	18.00	1922.62
1ST FLOOR	1863.18	216.99	1646.18	60.30	18.00	1567.88
2ND FLOOR	842.13	35.69	806.44	60.30	18.00	728.14
3RD FLOOR	768.80	308.11	460.69	60.30	18.00	382.39
4TH FLOOR	716.52	38.34	678.18	60.30	18.00	599.88
5TH FLOOR	934.83	38.79	896.04	60.30	18.00	817.74
6TH FLOOR	935.58	38.79	896.79	60.30	18.00	818.49
7TH FLOOR	934.83	38.79	896.04	60.30	18.00	817.74
8TH FLOOR	935.58	38.79	896.79	60.30	18.00	818.49
9TH FLOOR	934.83	38.79	896.04	60.30	18.00	817.74
10TH FLOOR	935.58	38.79	896.79	60.30	18.00	818.49
11TH FLOOR	934.83	38.79	896.04	60.30	18.00	817.74
12TH FLOOR	935.58	38.79	896.79	60.30	18.00	818.49
13TH FLOOR	934.83	38.79	896.04	60.30	18.00	817.74
14TH FLOOR	935.58	38.79	896.79	60.30	18.00	818.49
15TH FLOOR	934.83	38.79	896.04	60.30	18.00	817.74
16TH FLOOR	935.58	38.79	896.79	60.30	18.00	818.49
17TH FLOOR	930.27	38.79	891.48	60.30	18.00	813.18
18TH FLOOR	821.96	100.14	721.82	60.30	18.00	643.52
TOTAL	**19229.52**	**1209.01**	**18020.51**	**1151.87**	**342.00**	**16526.64**

SERVICE FLOOR AREA AT 2ND FLOOR =	215.34
TOTAL NET FLOOR AREA AFTER EXEMTION OF SERVICE FLOOR = (16526.64-215.34) =	**16311.3**

7. TENEMENTS & CAR PARKING CALCULATION :

a) RESIDENTIAL

MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING	
A	70.08	18.89	88.96	16	75><100	8
B	105.26	28.37	133.63	12	100><200	12
C	119.11	32.10	151.22	12	100><200	12
D	92.05	24.81	116.86	15	100><200	15
A	66.64	17.96	84.60	16	75><100	8
B	103.88	28.00	131.88	12	100><200	12
C	99.30	26.76	126.06	12	100><200	12
D	88.02	23.72	111.74	15	100><200	15
B′	110.39	29.75	140.15	1	100><200	1
C′	107.08	28.86	135.94	1	100><200	1
B1	173.44	46.75	220.19	1	ABOVE 200	2
C1	182.34	49.15	231.49	1	ABOVE 200	2
B1	171.57	46.24	217.82	1	ABOVE 200	2
C1	146.87	39.59	186.45	1	100><200	1
D1	88.45	23.84	112.29	1	75><100	1
D1	84.55	22.79	107.34	1	75><100	1
TOTAL NO OF CAR FOR RESIDENTIAL					**105**	

b) ASSEMBLY

AT FLOOR	COVERED AREA	CARPET AREA	REQUIRED CAR PARKING
2ND FLOOR	450.515	412.456	11.784
TOTAL NO OF CAR FOR ASSEMBLY			**12**

8. TOTAL REQUIRED CAR PARKING =	(105+12)	117	NOS.
9. TOTAL PROVIDED CAR PARKING = (GROUND COVERED SINGLE = 65 NO, GROUND COVERED MLCP = 7*2 = 14 NO, GROUND OPEN SINGLE = 03 NO, GROUND OPEN MLCP = 4*2 = 08 NO, 1ST FL. COVERED SINGLE = 47 NO)	(65+14+47+03+08)	137	NOS.
10. PERMISSIBLE AREA FOR PARKING =	(72*25)+(47*40)	3680.0	SQM
11. PROVIDED AREA OF PARKING = (AT GROUND FLOOR = 1765.1263 SQM., AT 1ST FLOOR = 1513.0006 SQM.)		3278.127	SQM
12. a) PERMISSIBLE F.A.R. = (2.25+0.225(10% FOR GREEN))		2.475	
b) PROPOSED F.A.R. ={(16311.3-3278.127)/ 5265.98 }		2.4749	
13. STAIR HEAD ROOM AREA =		77.820	SQM
14. LIFT LOBBY AREA AT ROOF=		71.395	SQM
15. OVER HEAD TANK AREA =		60.330	SQM
16. TERRACE AREA =		2012.45	SQM
17. AREA OF CUP-BOARD =		257.200	SQM
18. AREA OF FIRE REFUGE PLATFORM =		90.930	SQM
19. SWIMMING POOL AREA =		130.277	SQM
20. EXCESS ROOF AREA =		4.500	SQM
21. TRIPLE HEIGHT BALCONY AREA =		354.786	SQM
22. SERVICE FLOOR AREA =		215.34	SQM
23. PERGOLA AREA =		21.91	SQM
24. GATE GOOMTY AREA =		8.41	SQM
25. OTHER AREA ONLY FOR FEES = (STAIR HEAD ROOM AREA + LIFT LOBBY AREA AT ROOF+AREA OF CUPBOARD+FIRE REFUGE PLATFORM AREA+SWIMMING POOL AREA+EXCESS ROOF AREA+TRIPLE HEIGHT BALCONY AREA+SERVICE FLOOR AREA+PERGOLA AREA+ GATE GOOMTY AREA) =		1232.567	SQM
26. a) PERMISSIBLE TREE COVER AREA :- 15.00%	=	**789.90**	**SQM.**
b) PROPOSED TREE COVER AREA :- 15.01%	=	**790.57**	**SQM.**

SCHEDULE OF DOORS & WINDOWS

TYPE	SILL	LINTEL	SIZE	TYPE	SILL	LINTEL	SIZE
D	–	2250	1500X2250	W1	275	2250	1500X1975
D1	–	2250	1100X2250	W2	900	2250	1500X1350
D3	–	2250	1000X2250	W3	275	2250	900X1975
D2	–	2250	900X2250	WK	1050	2250	900X1200
D4	–	2250	750X2250	WK1	1050	2250	750X1200
DV	–	2250	1800X2250	W3	900	2250	1200X1350
DW1	–	2250	1500X2250	V	1200	2250	600X1050
DW2	–	2250	900X2250				

GENERAL NOTES

1. ALL DIMENSIONS ARE IN MM.
2. ALL EXTERNAL WALLS 200 THK. & INTERNAL WALLS 125 THK. UNLESS OTHERWISE MENTIONED.
3. ALL MASONRY WORKS ARE BOUNDED BY CEMENT MORTAR (1:6) & (1:4).
4. EXTERNAL PLASTER IS 25 THK. & INTERNAL PLASTER IS 12MM. THK. WITH 1:4 MORATAR.
5. ALL CONC. GRADE IS M20 (1:1.5:3).
6. ALL WARDROBES ARE 500 MM. WIDE.

DISCLAIMER

THE DIMENSIONS WHICH ARE SHOWN IN THE SANCTION PLAN (OR SALE DRAWING) APPROVED BY THE AUTHORITIES ARE BARE ARCHITECTURAL DIMENSIONS. PHYSICAL DIMENSION POST FINISHING WILL REDUCE DUE TO FINISHES SUCH AS PLASTER, POP, FLOORING ETC, RESULTING SOME REDUCTION IN CARPET AREA.

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 COMONG FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM PROPOSED HEREIN IS SAFE & STABLE IN ALL RESPECT FROM GEO–TECHNICAL POINT OF VIEW.

NAME OF GEOTECH ENGINEER
JISHNU PAL
B.TECH (CIVIL), M.E.(GEO–TECH)
EMPANELLED NO. – G.T/1/32
ADDRESS:
JP GEO CONSULTANTS
66, ANDUL ROAD, P.S–SANKARIL
HOWRAH–700109

1. I SHALL ENGAGE ARCHITECT AND E.S.E DURING CONSTRUCTION
2. I SHALL FOLLOW THE INSTUCTIONS OF ARCHITECT AND E.S.E DURING CONSTRUCTION OF THE BUILDING.
3. K.M.C AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURE STABILITYOF BUILDING AND ADJOINING STRUCTURE.
4. IF ANY SUBMITED DOCUMENT IS FOUND TO BE FAKE THE K.M.C AUTHORITY MAY REVOKE THE SANCTION PLAN.
5. THE CONSTUCTION OF WATER RESERVOIR AND SEPTIC TANK EXECUTED UNDER THE GUIDENCE OF ARCHITECT & E.S.E

NAME OF OWNER
ANIRUDH MODI
CONSTITUTED ATTORNEY OF
(1) ISHA MULTICON HOMES LLP
(2) HONEYBIRD DEVELOPERS LLP
(3) MOHINI PLAZA LLP
(4) IS DEVCON LLP
(5) MULTICON BAGMARI HOMES LLP
(6) MULTICON PROPERTIES LLP
(7) MULTICON ESTATES LLP
(8) ADYA APARTMENTS LLP
(9) ADYA NIKET LLP
(10) MAPLE BARTER LLP
(11) EDEN ELEMENTS LLP
(12) LOOKLIKE DEALMARK LLP
(13) MAHAMANI OVERSEAS LLP
(14) MANGALDHAM AWAS LLP

CERTIFICATE OF ARCHITECT

THE L.B.A. HAS CERTIFIED ON THE PLAN ITSELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BLDG. RULES 2009, AS AMENDED FROM TIME TO TIME AND THAT THE SITE CONDITION INCLUDING THE WIDTH OF THE ABUTTING ROAD CONFIRM WITH THE PLAN AND IT IS A BUILD ABLE SITE AND NOT A TANK OR A FILLED UP TANK.

EXISTING STRUCTURE TO BE DEMOLISHED BEFORE NEW CONSTRUCTION (OCCUPIED BY OWNER)

NAME OF ARCHITECT
RAJ KUMAR AGARWAL
COUNCIL REGISTRATION NO. CA/94/17940
ADDRESS:
RAJ AGRAWAL & ASSOCIATES
8B, ROYD STREET (2ND FLOOR), KOLKATA–16.

CERTIFICATE OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAVE BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER N.B.C OF INDIA AND CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT. SOIL INVESTIGATION REPORT HAS BEEN DONE BY JISHNU PAL (EMPANELLED NO:– G.T./I/32) NORTH BAKSARA PALPARA, P.O. – BAKSARA HOWRAH. THE RECOMENDATION OF SOIL REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATION.

NAME OF STRUCTURAL ENGINEER
ANKIT AGARWALA
E.S.E – I/172
ADDRESS:
MNC HOUSe
1516, RAJDANGA MAIN ROAD,
KOLKATA – 700 107

NAME OF STRUCTURAL REVIEWER
UTPAL SANTRA
E.S.R – (I) 58/10
ADDRESS:
MNC HOUSE
1516, RAJDANGA MAIN ROAD,
KOLKATA – 700 107

B. P. NO.– 2022030067 DATED – 10/11/2022
VALID UP TO 09/11/2027

SANTANU DUTTA
Digitally signed by SANTANU DUTTA
Date: 2022.11.10 16:45:06 +05'30'

DIGITAL OF SIGN. OF A.E.(C) OR DIGITAL OF SIGN. OF E.E.(C)

TITLE

GROUND FLOOR PLAN, SITE PLAN, LOCATION PLAN, EXISTING STRUCTURE, DETAIL OF STP, DETAIL PLAN OF UNDER GROUND WATER RESERVOIR & FIRE PUMP ROOM.

PROJECT

PROPOSED PLAN FOR G+XVIII STORIED RESIDENTIAL BUILDING OF HEIGHT 59.95 MT. U/S 393A OF KMC ACT 1980 READWITH SUB–RULE 69.A (1) (a) OF KMC BUILDING RULES 2009 AT PRE. NO.-24A, BAGMARI MAIN ROAD, KOLKATA - 700054 WARD NO. - 032, BOROUGH - III, P.S. - MANICKTALA.

PLANCASE NO. 2022030012

DATE	DRG.NO	DEALT	CHECKED	SHEET.NO
06.08.22	ARCH/720/2020	SMRITI		1 OF 8

SCALE 1:100,200, 600,4000

A R C H I T E C T

N

RAJ AGRAWAL & ASSOCIATES
8B, ROYD STREET, CALCUTTA–16