

SCHEDULE OF DOORS & WINDOWS

TYPE	SILL	LINTEL	SIZE	TYPE	SILL	LINTEL	SIZE
D	-	2100	1800X2100	W	1900	2100	1500X1200
D1	-	2100	1000X2100	V1	275	2100	1500X1825
D2	-	2100	900X2100	V2	275	2100	1200X1825
D4	-	2100	750X2100	V3	275	2100	900X1825
DW	-	2100	2500X2100	V4	900	2100	900X1200
DW1	-	2100	1800X2100	WK	1050	2100	900X1050
DW2	-	2100	1200X2100	WK1	1050	2100	825X1050
				WS	900	2100	1200X1200
				V	1200	2100	600X900

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 (1:4) & (1:4).
 4. EXTERNAL PLASTER IS 25 THK. & INTERNAL PLASTER IS 12MM. THK. WITH 1:4 MORTAR.
 5. S.C.C. FRAME STRUCTURE WITH CONC. GRADE M25 (1:1.5:3) & STEEL GRADE FE500.
 6. ALL WINDOWS 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 COMING 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
 JISHU PAUL
 B.TECH (GEO) M.E. (GEO-TECH)
 EMPANELLED NO. - G/1/32
 ADDRESS:
 J.P. GEO CONSULTANTS
 44, ANJALI ROAD, P.S-SANKARL,
 HOWRAH-700109

1. I SHALL ENGAGE ARCHITECT AND E.S.E DURING CONSTRUCTION
 2. I SHALL FOLLOW THE INSTRUCTIONS OF ARCHITECT AND E.S.E DURING CONSTRUCTION OF THE BUILDING.
 3. K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURE STABILITY BUILDING AND ADDING STRUCTURE.
 4. IF ANY SUBMITTED DOCUMENT IS FOUND TO BE FAKE THE K.M.C. AUTHORITY MAY REMOVE THE SANCTION PLAN.
 5. THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK DECKED UNDER THE GUIDANCE OF ARCHITECT & E.S.E.

NAME OF OWNER
 SRI RAJU NASKAR
 DIRECTOR OF AJMER TOWER PRIVATE LIMITED
 PR. NO-B/150/1/1/1, BELLAGHATA MAIN ROAD,
 POST OFFICE & POLICE STATION-BELLAGHATA,
 KOLKATA-700010
 CONSTITUTED ATTORNEY OF
 1. AUBROFRAYO GHOSH
 2. PULAK GHOSH
 3. DPA GHOSH
 4. SOHAM GHOSH
 5. TANUJ GHOSH
 6. MANABENDRA GHOSH

CERTIFICATE OF ARCHITECT
 THE I.E.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 CONFORM WITH THE PLAN AND IT IS A BUILDABLE 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 AGARWAL & ASSOCIATES
 88, 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 NBC OF INDIA AND CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECTS. SOIL INVESTIGATION REPORT HAS BEEN DONE BY JISHU PAUL (EMPANELLED NO.- G/1/32) NORTH BANGALORE PALMRA P.O. - BANGALORE HOWRAH. THE RECOMMENDATION OF SOIL REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATION.

NAME OF STRUCTURAL ENGINEER
 MAINAK MAJUMDAR
 ENROLLMENT NO. - E.S.E./158/1,
 ADDRESS:
 93/2 GARFA MAIN ROAD, KOLKATA-75.

NAME OF STRUCTURAL REVIEWER
 MANOJ KANTI MAJUMDAR
 ENROLLMENT NO. - E.S.E. - (1)68/3,
 ADDRESS:
 B. P. NO.-02029030065 DATED: 13/12/2023
 VALID UP TO: 12/12/2028

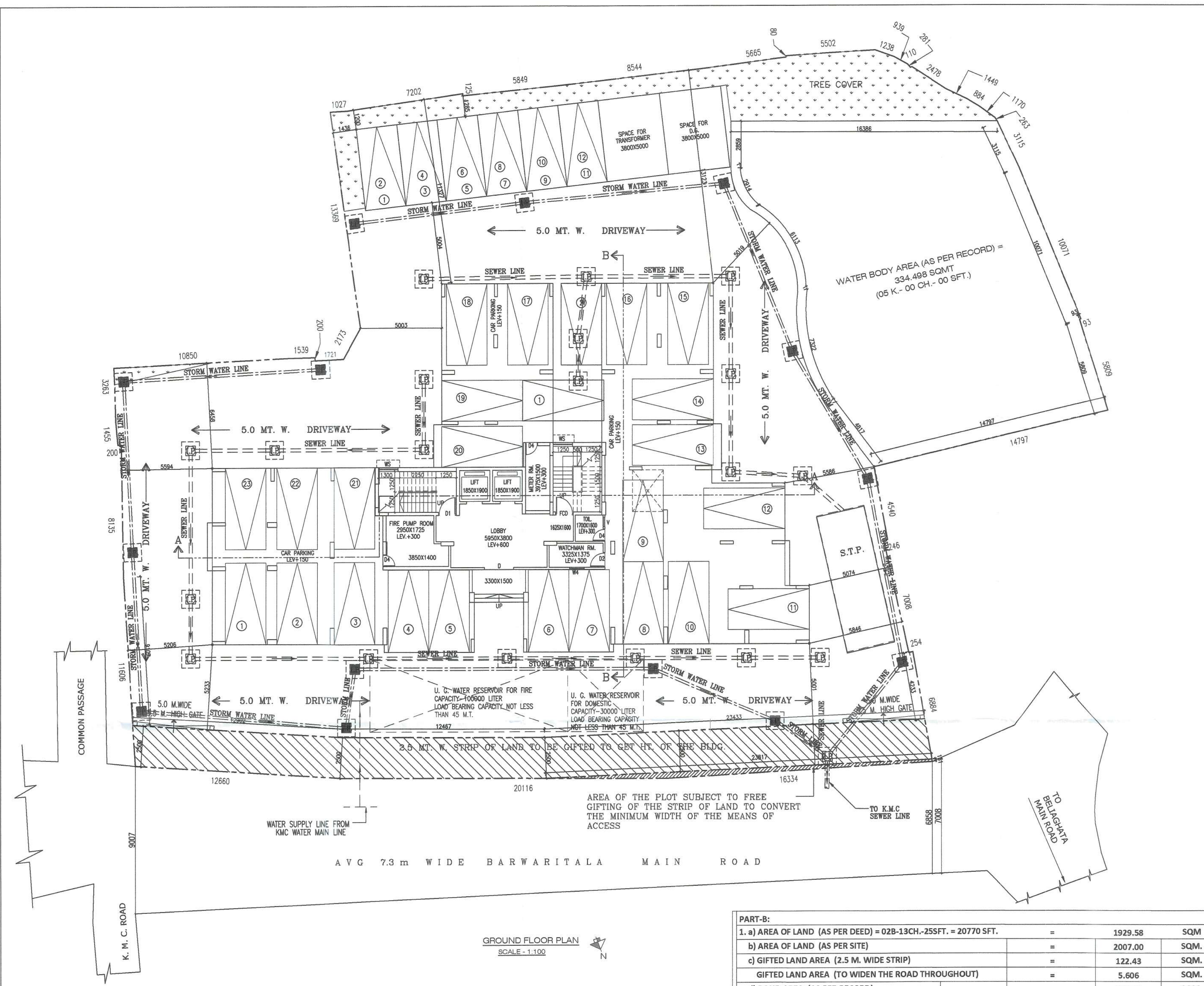
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 Date: 2023.12.13 18:17:33 +05'30'

PROJECT
 PROPOSED G-VII STORED RESIDENTIAL BUILDING OF HEIGHT 25.4 MT. U/S 393A K.M.C. ACT 1980 COMPLYING BUILDING RULE 2009 AT PREMISES NO.-21 BARWARITALA ROAD, WARD NO.- 14, BOROUGH NO.- III, KOLKATA-10

DATE 15.12.22 **DRG NO** 100/178/2022 **DEALT** SMRN **CHECKED** **SHEET NO** 3 OF 4

SCALE 1:100 **ARCHITECT** RAJ AGARWAL & ASSOCIATES 88, ROYD STREET, CALCUTTA-16



GROUND FLOOR PLAN
 SCALE - 1:100

PART-B:

1. a) AREA OF LAND (AS PER DEED) = 02B-13CH.-255FT. = 20770 SFT.	=	1929.58	SQM
b) AREA OF LAND (AS PER SITE)	=	2007.00	SQM.
c) GIFTED LAND AREA (2.5 M. WIDE STRIP)	=	122.43	SQM.
GIFTED LAND AREA (TO WIDEN THE ROAD THROUGHOUT)	=	5.606	SQM.
d) POND AREA (AS PER RECORD)	=	334.49	SQM.
e) NET LAND AREA	=	1472.66	SQM.
2. a) PERMISSIBLE GROUND COVERAGE (50.00%)	=	964.79	SQM.
b) PROPOSED GROUND COVERAGE =	=	28.16%	= 543.394 SQM.
3. a) PROPOSED HEIGHT (IN MM.) =	=	25.400	M
b) ROAD WIDTH (IN MM)	=	ABOVE 7.000	M

4. PROPOSED AREA CALCULATION :

a) FOR RESIDENTIAL :						
AT FLOOR	COVERED AREA	CUTOUT	GROSS AREA	STAIR & STAIR LOBBY	LIFT LOBBY	NET FLOOR AREA
GROUND FLOOR	543.394	0.000	543.394	23.25	6.00	514.14
1ST FLOOR	532.531	12.625	519.906	23.25	6.00	490.66
2ND FLOOR	532.531	12.625	519.906	23.25	6.00	490.66
3RD FLOOR	532.531	12.625	519.906	23.25	6.00	490.66
4TH FLOOR	532.531	12.625	519.906	23.25	6.00	490.66
5TH FLOOR	532.531	12.625	519.906	23.25	6.00	490.66
6TH FLOOR	532.531	12.625	519.906	23.25	6.00	490.66
7TH FLOOR	532.531	12.625	519.906	23.25	6.00	490.66
TOTAL	4271.11	88.38	4182.74	186.00	48.00	3948.74

5. TENEMENTS & CAR PARKING CALCULATION :

a) RESIDENTIAL							
MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	UNIT NO.	REQUIRED CAR PARKING	
A	81.31	14.631	95.942	75><100	7		
B	60.97	10.970	71.940	50><75	7	50><75 14 03	
C	60.97	10.970	71.940	50><75	7	75><100 21 10	
D	81.63	14.688	96.317	75><100	7	100><200 07 07	
E	84.53	15.209	99.738	75><100	7		
F	84.90	15.275	100.172	100><200	7		
TOTAL NO OF CAR REQUIRED FOR RESIDENTIAL USE GROUP						42	20

6. TOTAL REQUIRED CAR PARKING =		20	NOS.
7. TOTAL PROVIDED CAR PARKING = (GROUND COVERED SINGLE = 23 NO, GROUND OPEN SINGLE = 02 NO, GROUND OPEN MLCP = 6*2 = 12 NO)		(23+02+12)	37 NOS.
8. PERMISSIBLE AREA FOR PARKING =	(20X25)	500.0	SQM
9. PROVIDED AREA OF PARKING =		441.890	SQM
10. a) PERMISSIBLE F.A.R. =		2.00	
b) PROPOSED F.A.R. = (9948.74-441.890)/1929.58		1.8174	

11. STAIR HEAD ROOM AREA =		30.325	SQM
12. LIFT LOBBY AREA AT ROOF =		20.306	SQM
13. OVER HEAD TANK AREA =		23.097	SQM
14. TERRACE AREA =		543.394	SQM
15. AREA OF CUP-BOARD =		67.200	SQM
16. OTHER AREA ONLY FOR FEES = (STAIR HEAD ROOM AREA + LIFT LOBBY AREA AT ROOF+AREA OF C.B.) =		117.831	SQM
17. a) REQUIRED TREE COVER AREA :-		10.46%	= 201.83 SQM.
b) PROPOSED TREE COVER AREA :-		4.883%	= 94.23 SQM.
c) POND AREA :-		17.34%	= 334.498 SQM.

OBSERVATION OF OTHER AGENCIES
 1) NOC OF ULC = 859/ULC/Kolkata/2022 DATED 11.07.2022

STATEMENT OF THE PLAN PROPOSAL : 2023030050

PART- A:
 1. ASSESSEE NO. - 110340400185
 2. DETAIL OF REGISTERED DEED :-
 i) REGISTERED BOOK NO. = I, VOLUME NO. = 8
 PAGE FROM = 188 TO 191
 BEING NO. = 475, FOR THE YEAR = 1915, DATED :- 20/02/1915.
 ii) REGISTERED BOOK NO. = I, VOLUME NO. = 25
 PAGE FROM = 143 TO 150
 BEING NO. = 755, FOR THE YEAR = 1973 DATED :- 04/05/1973.
 iii) REGISTERED BOOK NO. = I, VOLUME NO. = 29
 PAGE FROM = 189 TO 195
 BEING NO. = 1777, FOR THE YEAR = 1931 DATE :- 03/11/1932.
 3A. DETAIL OF STRIP PORTION (2.50M.) LAND :-
 REGISTERED BOOK NO. = I, VOLUME NO. = 1606-2023
 PAGE FROM = 95252 TO 95266
 BEING NO. = 160603566, FOR THE YEAR = 2023, DATED :- 14/09/2023.
 3B. DETAIL OF STRIP PORTION LAND FOR CONVERTING THE MINIMUM WIDTH OF THE MEANS OF ACCESS :-
 REGISTERED BOOK NO. = I, VOLUME NO. = 1606-2023
 PAGE FROM = 95267 TO 95281
 BEING NO. = 160603567, FOR THE YEAR = 2023, DATED :- 14/09/2023.
 4. DETAIL OF BOUNDARY DECLARATION:-
 REGISTERED BOOK NO. = I, VOLUME NO. = 1808-2022
 PAGE FROM = 145007 TO 145023
 BEING NO. = 160604863, FOR THE YEAR = 2022 DATE :- 26/09/2022.
 5. DETAIL OF GENERAL POWER OF ATTORNEY:-
 REGISTERED BOOK NO. = I, VOLUME NO. = 1606-2023
 PAGE FROM = 67781 TO 67807
 BEING NO. = 160602518, FOR THE YEAR = 2023, DATE : 06/07/2023.
 6. a) AREA OF LAND (AS PER DEED) = 02B-13CH.-255FT.=20770 SFT. = 1929.58 SQM.
 b) AREA OF LAND AS PER SITE = 2008.21 SQM.
 c) NO. OF STOREY - G+VII
 7. NO. OF TENEMENTS :- 42 NOS.
 8. SIZE OF TENEMENTS :- 50-975 -14 NOS.
 75-1100 -21 NOS.
 100-200 -07 NOS.

Certificate

Premises No. : 21, Barwaritala Road, Kolkata - 700 010
 Assessee No. : 110340400185
 Name of LBS / Applicant (s): SRI RAJU NASKAR (C.A.)
 Area of Land : 1929.580 SQM.
 Name of LBS : SRI RAJ AGARWAL No. of LBS : CA/94/17940
 Permissible height on reference to CCZM issued by AAI : 62.01 M. (As per NOC of Airport Authority)
 Proposed Height of the building : 25.400 M.
 Co-ordinate in WGS-84 and site elevation (AMSL) : 25.400 M.

Reference point marked in the site plan of the proposal	Co-ordinate in WGS-84	Site elevation (AMSL)
1	Latitude: 22° 34' Min 18 Sec N. Longitude: 88° 23' Min 29 Sec E.	7.01 M.
2	Latitude: 22° 34' Min 18 Sec N. Longitude: 88° 23' Min 29 Sec E.	7.01 M.
3	Latitude: 22° 34' Min 18 Sec N. Longitude: 88° 23' Min 29 Sec E.	7.01 M.
4	Latitude: 22° 34' Min 18 Sec N. Longitude: 88° 23' Min 29 Sec E.	7.01 M.

The above information is true and correct in all respect and if at any stage, it is found otherwise, then I shall be fully liable for which K.M.C. and other appropriate authority reserve the right to take appropriate action against me as per law.

Counter signed by Owner _____ Signature of LBS/ Architect _____