

- DETAILS OF PLAN PROPOSAL**
- ASSEESSEE NO. = 21-092-13-0283-0
 - DEED NO. BOOK - I VOL - 51, BEING NO. - 2745, PAGE - 238 to 241, S.R. ALIPORE DATED 21.03.1958
 - DETAILS OF REG. P.O.A.: BOOK-I, VOL - 1600-2019, BEING NO. - 16000123, PAGE - 116400 to 116427, A.D.S.R. SEALDAH 24 PGS, S. DATED - 07.08.2019
 - DETAILS OF REG. BOUNDARY DEC.: BOOK-I, VOL - 1605-2019, BEING NO. - 16050123, PAGE - 96162 to 96175, D.S.R.-III, 24 PGS, S. DATED - 11.09.2019
 - DETAILS OF SPLAY CORNER: BOOK-I, VOL - 1606-2020, BEING NO. - 16060144, PAGE - 46098 to 46115, A.D.S.R. SEALDAH 24 PGS, S. DATED - 18.03.2020
 - LAND AREA = (04 K. 0 CH. 0 SQ.FT.) = 267.561 SQ.M.
 - CORNER SPLAY FREE GIFTED TO K.M.C. = 2.632 SQ.M.
 - NET LAND AREA AFTER SPLAY CORNER = 264.929 SQ.M.
 - NO OF STOREY = G+III
 - NO OF TENEMENTS = 6 NOS. SQ.M.T. (8 NOS.)
 - SIZE OF TENEMENT: 63.666 SQ.M.T. (8 NOS.)
- GROUND COVERAGE (57.26% OF 267.561) = 153.060 SQ.M.
 - F.A.R. CONSUMED = (542.760 / 267.561) = 2.03
 - TOTAL COVERED AREA = 605.520 SQ.M.
 - TOTAL SERVICE AREA = 92.428 SQ.M.
 - TOTAL CAR PARKING AREA = 112.117 SQ.M.
 - NO OF CAR PARKING PROVIDED = 3

OWNERS DECLARATION:
I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL FOLLOW THE INSTRUCTIONS OF L.B.S. & E.S.E. DURING CONSTRUCTION OF THE BUILDING AS PER B.E. PLAN. K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE BUILDING AND ADJOINING STRUCTURES CAUSED DURING CONSTRUCTION OF THE BUILDING. THE K.M.C. AUTHORITY MAY REVOKE THE SANCTION PLAN UNDER THE GUIDANCE OF E.S.E. AND L.B.S. BEFORE STARTING OF BUILDING FOUNDATION WORK.
DURING INSPECTION PLOT WAS IDENTIFIED BY ME.

OWNER'S NAME: VINAY PURI
REGISTERED ADDRESS: PENTACOR DESIGNS (P) LTD., 57AMA, D/15, SUBUR KUMAR DAS
REGISTERED ATTORNEY: SUBUR KUMAR DAS
Vinay Puri
Director of Pentacor Designs Private Limited,
as Constituted Attorney of Subur Kumar Das & Ujama Das
SIGNATURE OF OWNER/APPLICANT

CERTIFICATE OF STRUCTURAL ENGINEER & G.T.E.:
THIS IS TO CERTIFY THAT THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME ON THE BASIS OF SOIL TEST REPORT PREPARED BY M.S. ACHARYA GEO CONSULTANTS OF 2F, BARA OF LANE, KOLKATA-700027 & SIGNED BY SRI RUPAK KUMAR BANERJEE, G.T.E. (REG. NO. 1410/K.M.C., G.T.100/K.M.C.) LAKSHMI, 153/85/5, INCLUDING THE SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECTS.

REGISTERED ADDRESS: 153/85/5, BARA OF LANE, KOLKATA-700027
REGISTERED ATTORNEY: RUPAK KUMAR BANERJEE
RUPAK KUMAR BANERJEE
G.T.E. (REG. NO. 1410/K.M.C., G.T.100/K.M.C.) LAKSHMI, 153/85/5, INCLUDING THE SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECTS.

SANJIV J. PARIKH
M.E., CHARTERED ENGINEER
R.C.E. (REG. NO. 1410/K.M.C., G.T.100/K.M.C.) LAKSHMI, 153/85/5, INCLUDING THE SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECTS.

CERTIFICATE OF FULL RESPONSIBILITY:
I DO HEREBY CERTIFY WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER K.M.C. BUILDING RULE 2008 AS PER THE INSTRUCTIONS OF THE ARCHITECT AND THE WIDTH OF THE BUILDING AT SOUTHERN SIDE AND ANOTHER SIDE AT EASTERN SIDE CONFORM WITH THE PLAN AND IT IS A BUILDABLE SITE NOT A TANK OR A FILLED UP TANK. THE SITE PLAN, KEY PLAN AGREES WITH THE SITE, THE LAND WITH EXISTING STRUCTURE IS DEMARCATED BY BOUNDARY WALLS & MEASUREMENTS TALLY WITH THE REGISTERED BOUNDARY DECLARATION.

REGISTERED ADDRESS: 153/85/5, BARA OF LANE, KOLKATA-700027
REGISTERED ATTORNEY: PARTHA BASAK
PARTHA BASAK
L.B.S. (REG. NO. 11113)
(Partha Basak, L.B.S. No. - 11113)
SIGNATURE OF L.B.S.

PROJECT:
PROPOSED G + III STORED RESIDENTIAL BUILDING OF 12500 SQ.M. HEIGHT AT PREMISES NO. 43/78A, JHEEL ROAD (PORTION OF PREVIOUS 11, JHEEL ROAD) WARD NO - 92, BOROUGH - X, KOLKATA - 700031, P.O. - K.P. ROY LANE, S.S. GARDA, DAG - 1701, KHAYAN-RO5, MOJDA-DHAKURIA, U.S.-353A OF K.M.C. ACT 1980 & COMPLYING THE NEW AMENDMENT OF BUILDING RULE 2009.
PLAN CASE NO. - 2019100358

THE DRAWING IS THE SOLE PROPERTY OF PARTHA BASAK & ASSOCIATES. IT IS TO BE USED ONLY FOR THE PROJECT FOR WHICH IT WAS PREPARED. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PARTHA BASAK & ASSOCIATES.

ARCHITECT: PARTHA BASAK & ASSOCIATES
Reg. Off: 33, New Market, Kolkata - 700018.
Mobile: 98302 81996, Email: partha@parthaandassociates.com

SCALE: 1:100
DATE: 12.03.2020
DEALT: PARTHA
REV/DATE: 12.11.2020

AREA STATEMENT

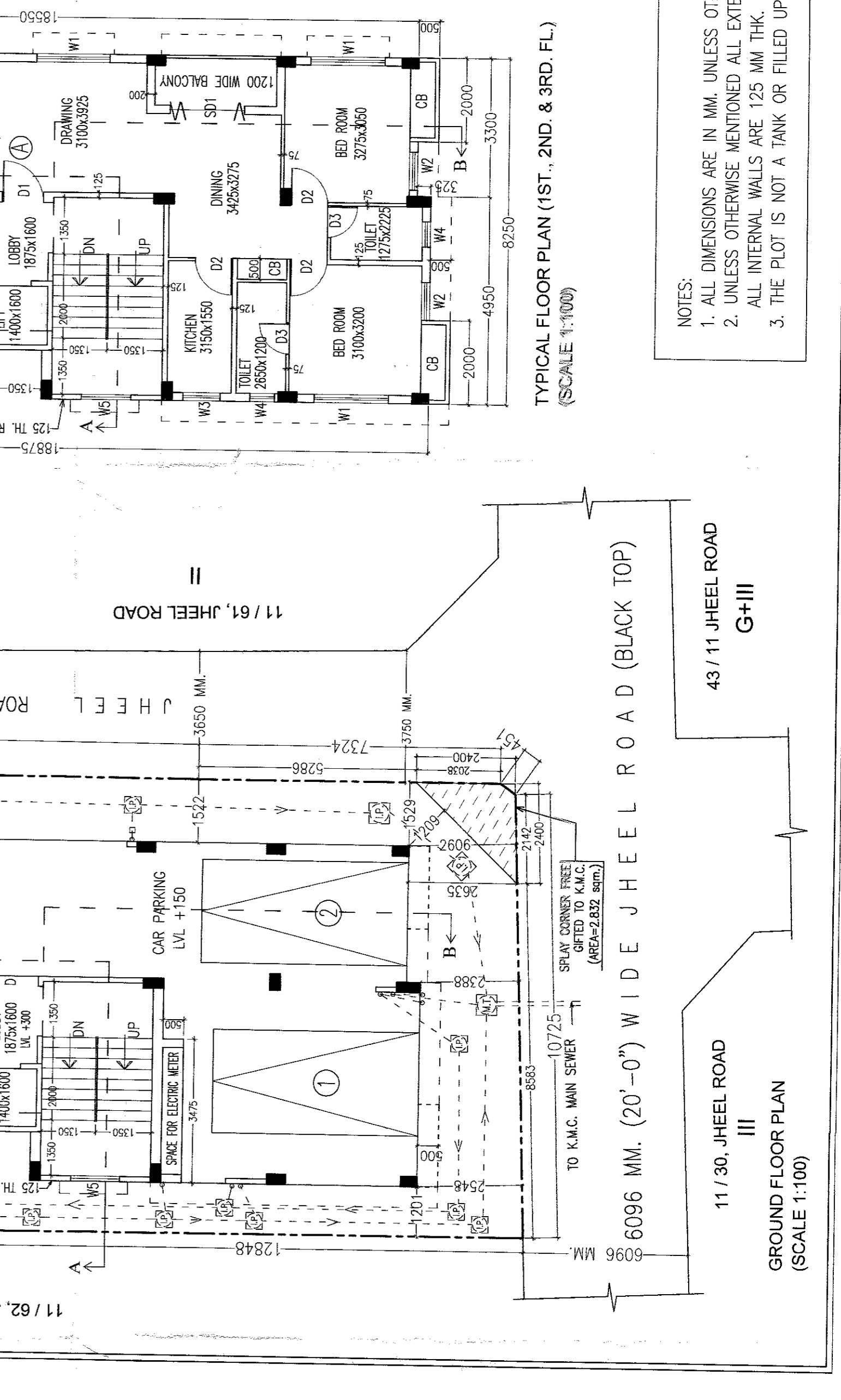
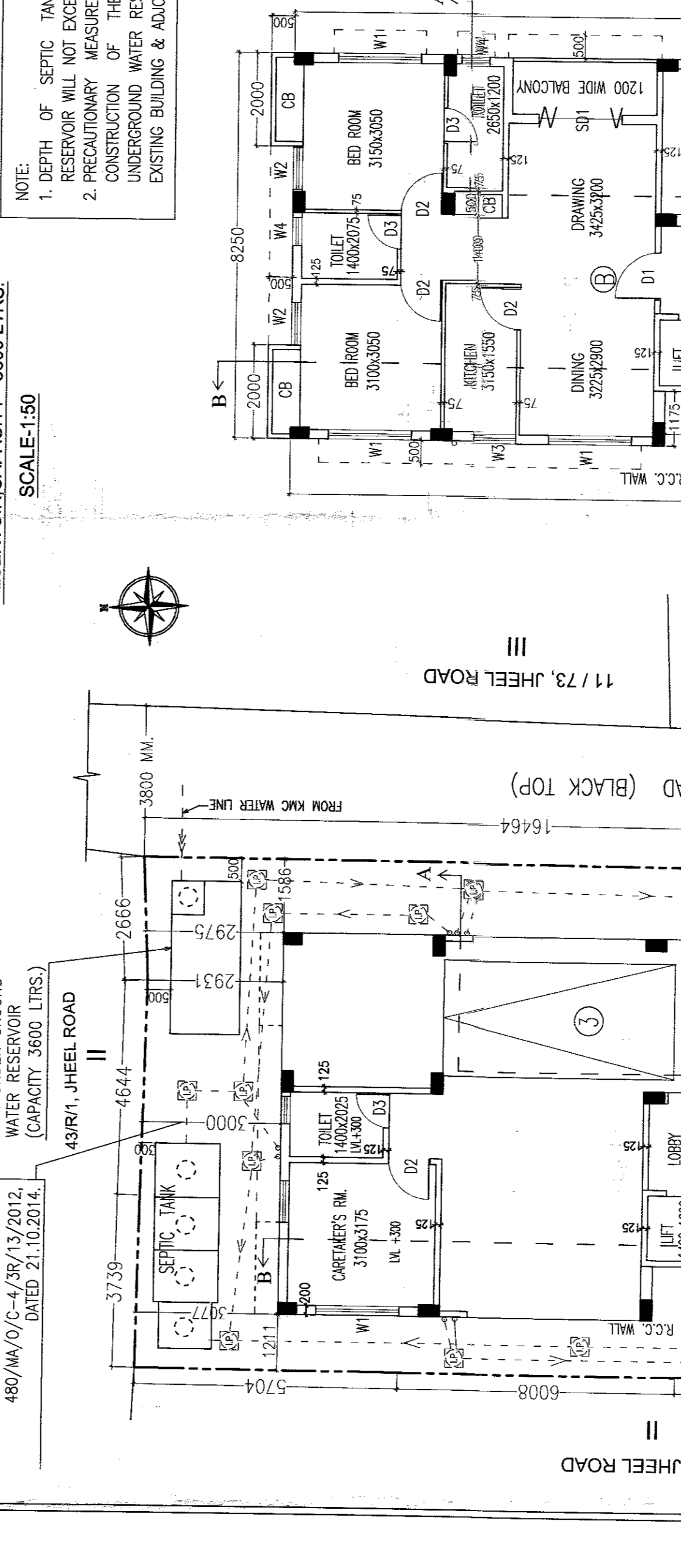
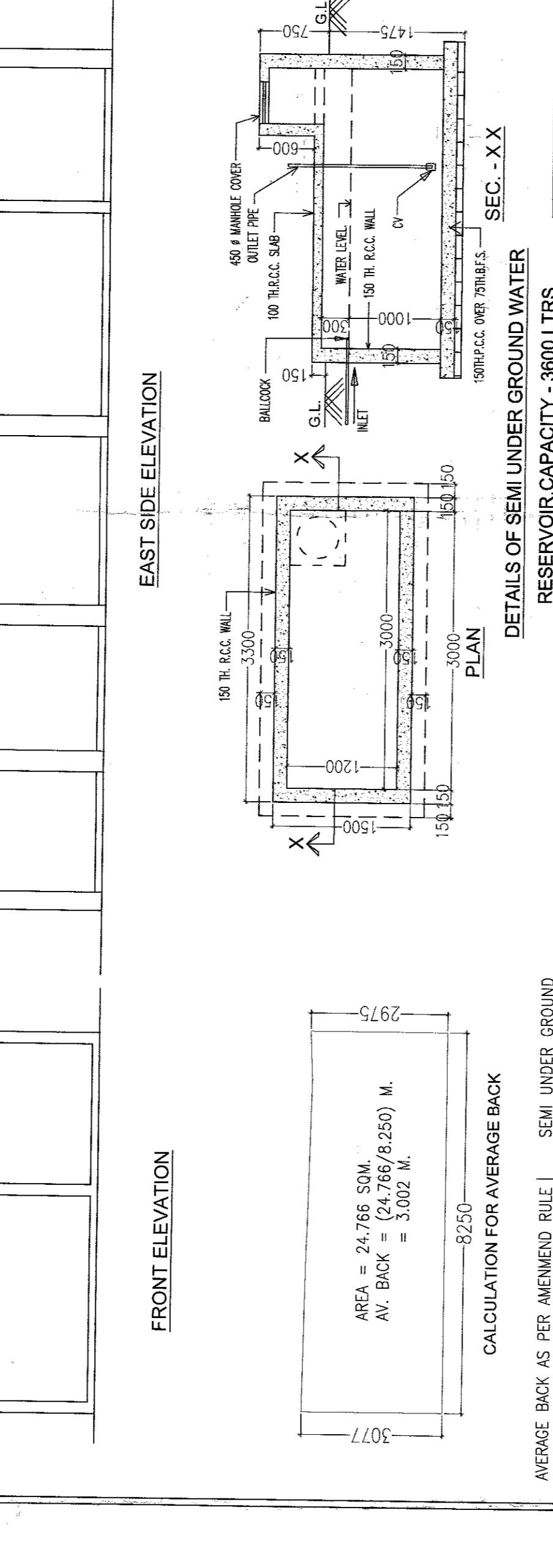
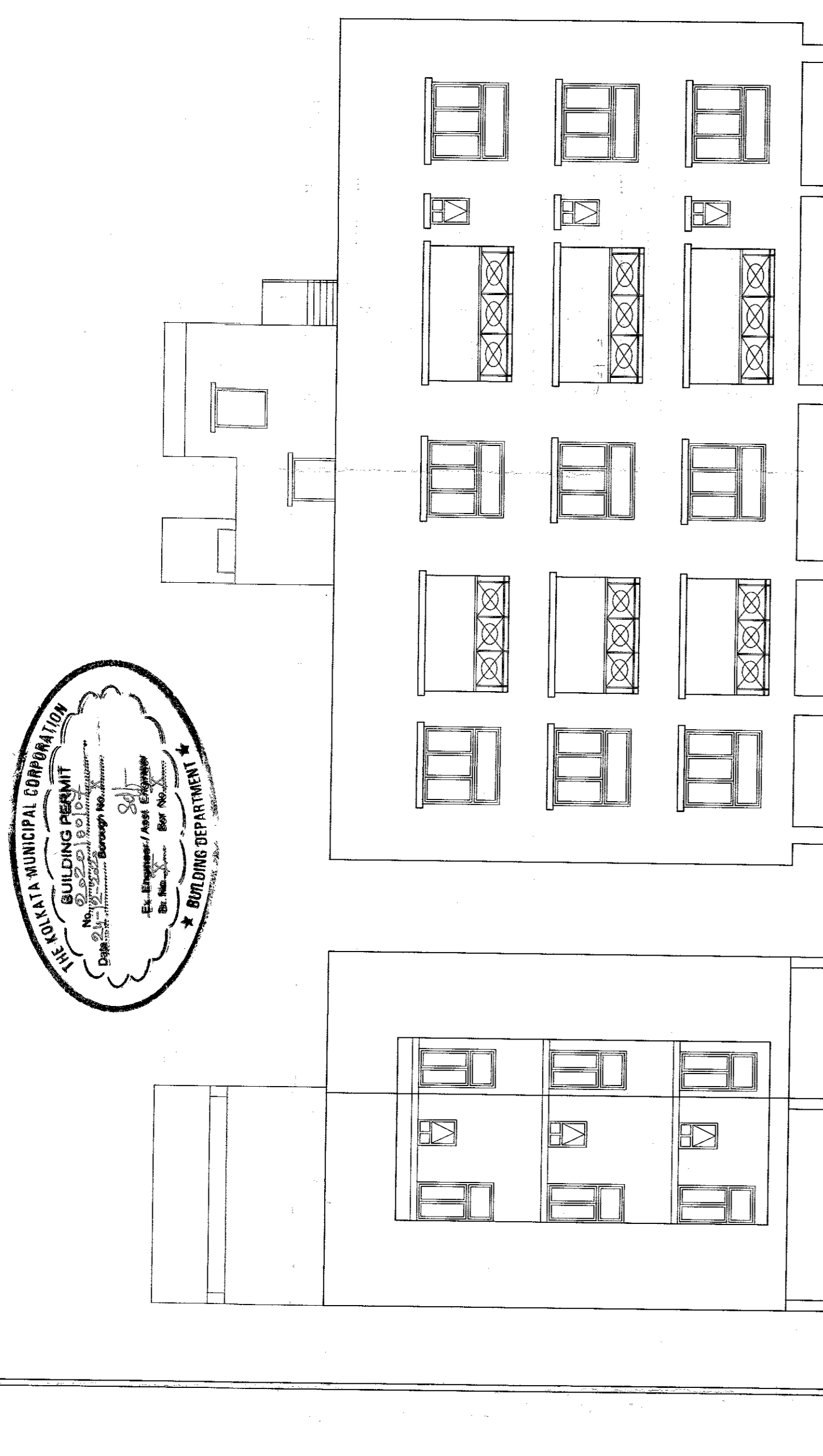
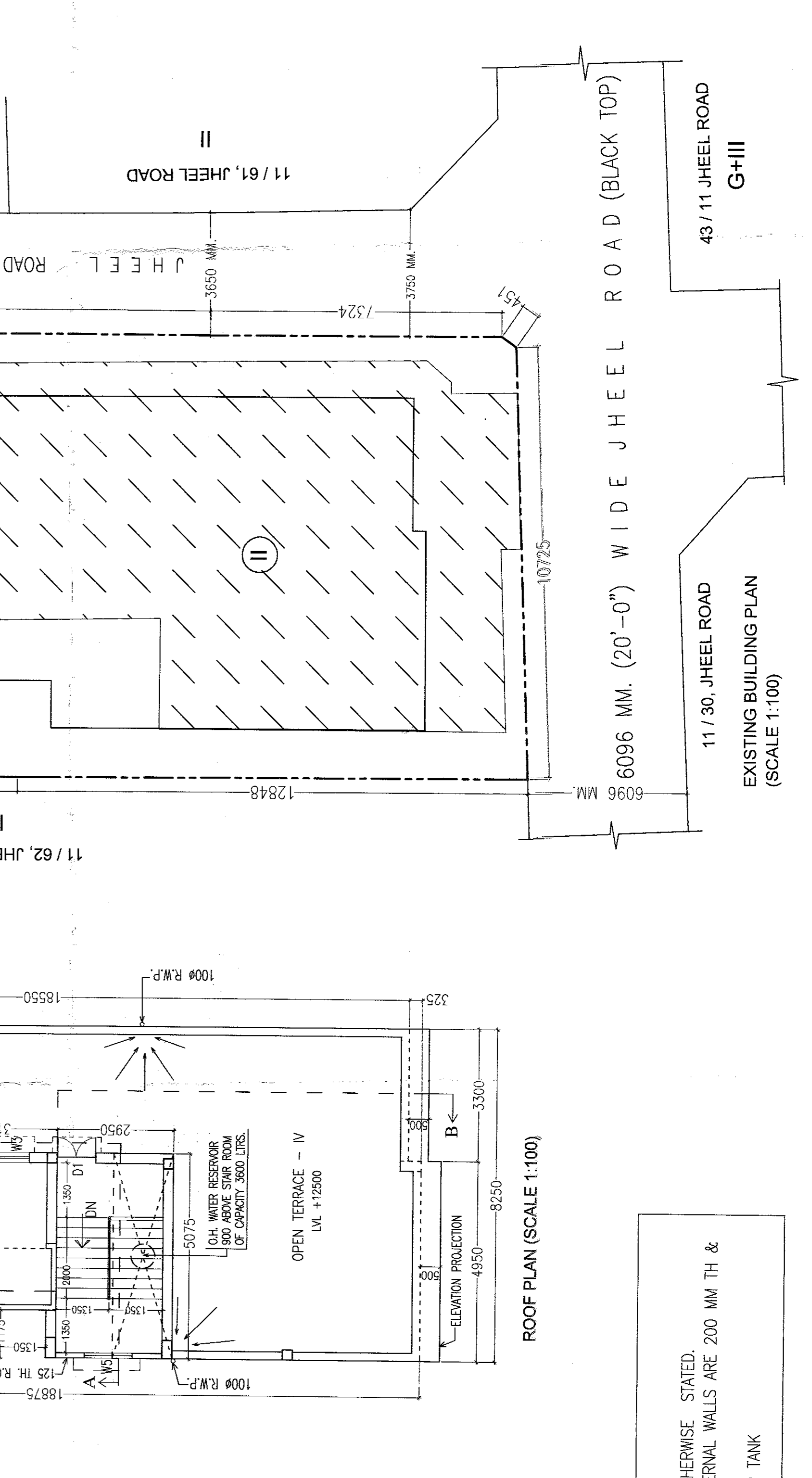
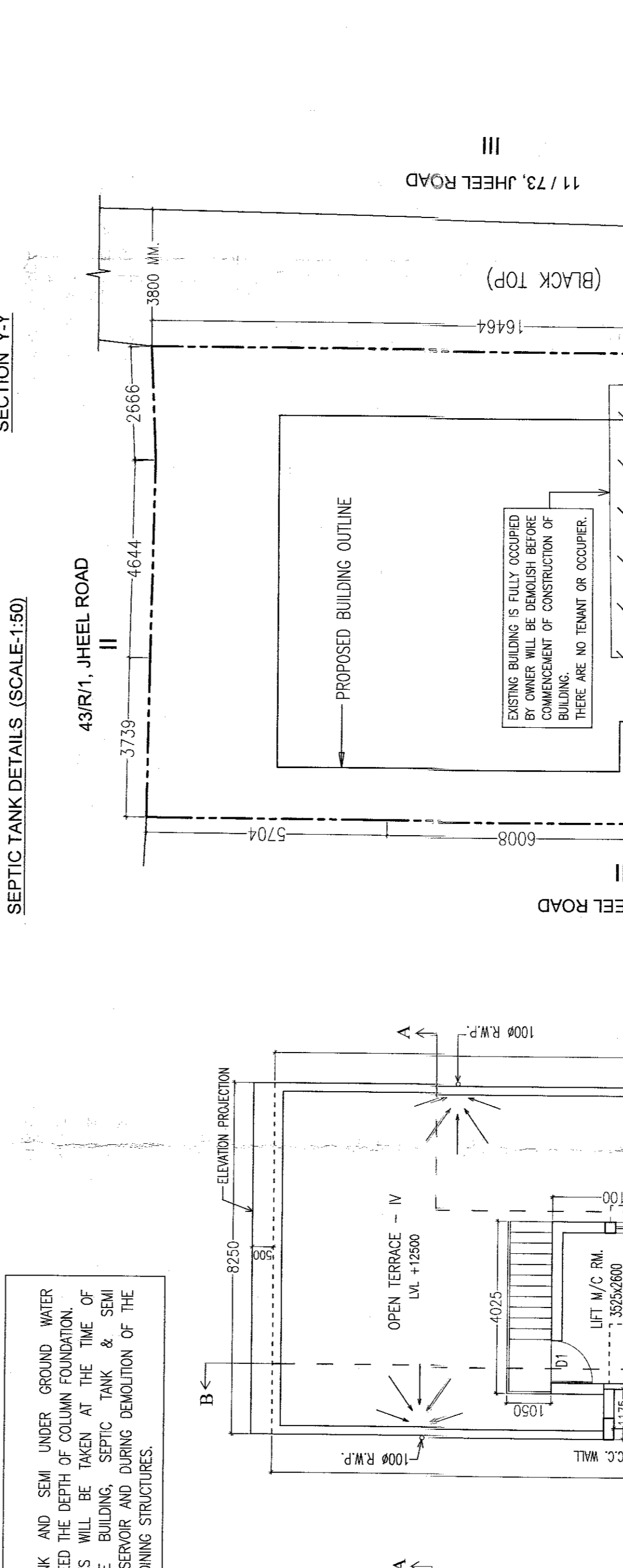
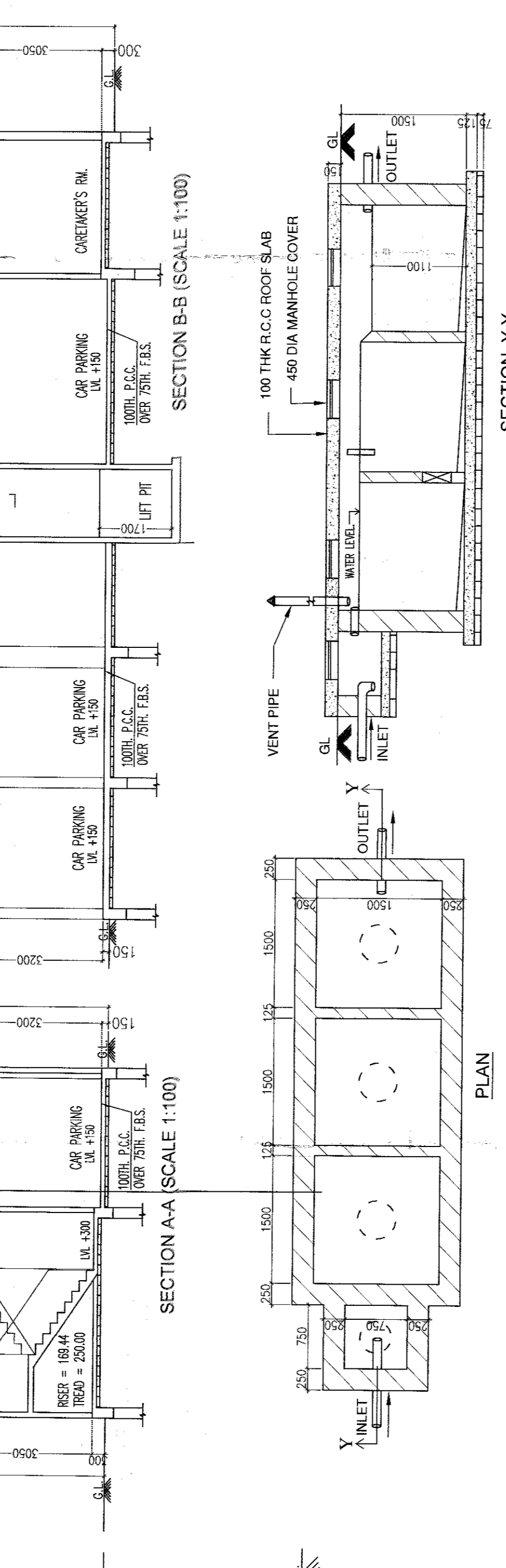
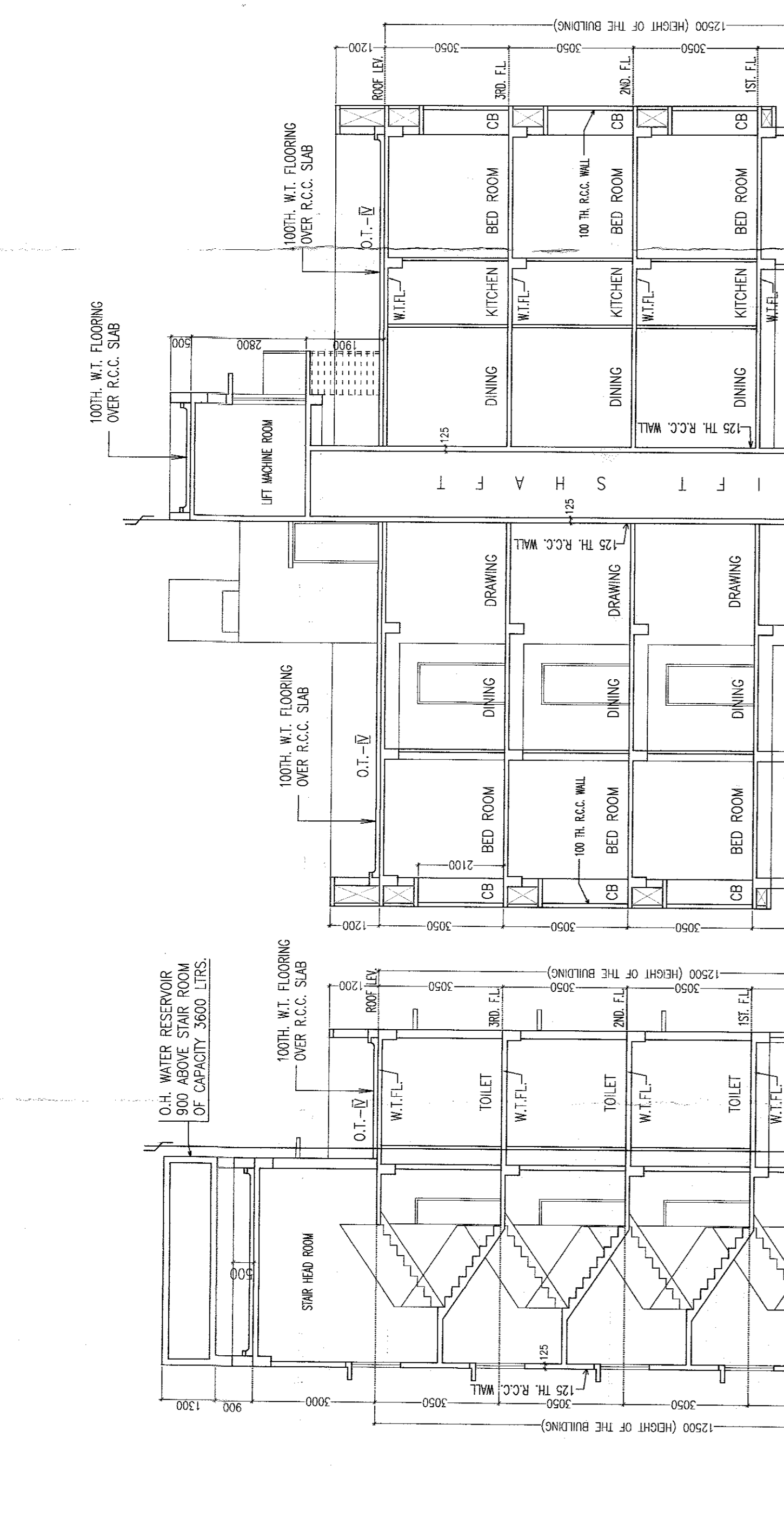
NO.	LAND AREA AS PER DEED =	267.561	LAND AREA AS PER BOUNDARY DEC. =	267.561
1	PERMISSIBLE GROUND COVERAGE	57.748%	154.511	154.511
2	PERMISSIBLE F.A.R.	1.75	467.232	467.232
3	PROPOSED GROUND COVERAGE	57.26%	153.060	153.060
4	FLOOR AREA			
	TOTAL FLOOR AREA	153.060	153.060	153.060
	STAIRWELL	0	2.240	2.240
	LIFT WELL	0	2.240	2.240
	STAIRS & STAIRWELL	0	2.240	2.240
	LIFT LOBBY	0	2.240	2.240
	NET COVERED AREA	153.060	153.060	153.060
5	GROUND	153.060	153.060	153.060
6	FIRST	153.060	153.060	153.060
7	SECOND	153.060	153.060	153.060
8	THIRD	153.060	153.060	153.060
9	TOTAL	459.180	459.180	459.180
10	CAR PARKING AREA	112.117	112.117	112.117
11	PERMISSIBLE AREA FOR 3 NO. COVERED CAR PARKING AT GROUND FLOOR	75.000	75.000	75.000
12	PROPOSED F.A.R.	1.75	467.232	467.232
13	REQUIRED NO. OF CAR PARKING	3	3	3
14	PROPOSED NO. OF CAR PARKING	3	3	3
15	TOTAL CUP-BEARD AREA	12.000	12.000	12.000
16	AREA OF STAIR HEAD ROOM	15.266	15.266	15.266
17	AREA OF LIFT MC ROOM	12.278	12.278	12.278
18	AREA OF OVER-HEAD TANK	7.613	7.613	7.613
19	OTHER AREA ONLY FOR FEES (EXEMPTED AREA + C.B. AREA - LIFT MC RM. ST.)	4.228	4.228	4.228
20	AREA OF W.C. AT ROOF	78.888	78.888	78.888
21	AREA OF TERRACE	153.060	153.060	153.060

TENEMENT AREA & CAR PARKING

NO.	TENEMENT NO.	TENEMENT AREA	TENEMENT GROUP	NO. OF TENEMENT	TOTAL AREA OF TENEMENT
A	67.539	63.666	75 - 100	3	190.998
B	65.719	63.666	75 - 100	3	190.998
C	400.974	PERCENTAGE OF SERVICE			
D	92.428	23.051			
TOTAL SER. AREA					23.051
PROPOSED NO. OF CAR PARKING (COVERED)					3

SCHEDULE OF DOORS & WINDOWS

DOOR/MD.	SILL	LINTEL	DOOR SIZE	WINDOW MD.	SILL	LINTEL	WINDOW SIZE
D	0	2100	1200X2100	W1	300	2100	1800X1800
D1	0	2100	1000X2100	W2	300	2100	900X1800
D2	0	2100	800X2100	W3	1050	2100	800X1850
D3	0	2100	750X2100	W4	1200	2100	600X900
SD1	0	2100	1800X2100	W5	900	2100	1200X2000



NOTE:
1. ALL DIMENSIONS ARE IN MM. UNLESS OTHERWISE STATED.
2. ALL INTERNAL WALLS ARE 125 MM THK.
3. THE PLOT IS NOT A TANK OR FILLED UP TANK.

NOTE:
1. DEPTH OF SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR WILL NOT EXCEED THE DEPTH OF COLUMN FOUNDATION.
2. PRECAUTIONARY MEASURES WILL BE TAKEN AT THE TIME OF CONSTRUCTION OF THE BUILDING, SEPTIC TANK & SEMI UNDERGROUND WATER RESERVOIR AND DURING DEMOLITION OF THE EXISTING BUILDING & ADJOINING STRUCTURES.

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3. THE PLOT IS NOT A TANK OR FILLED UP TANK.