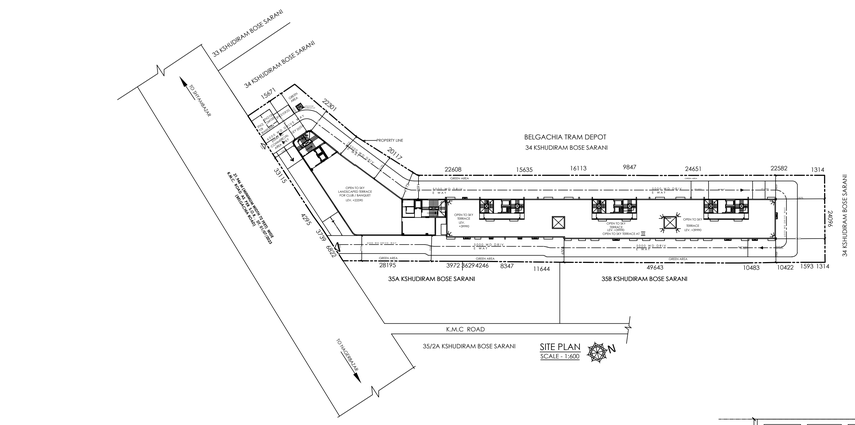
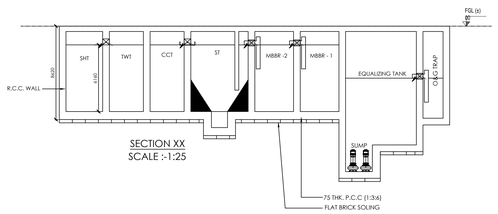
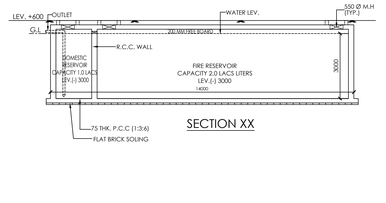


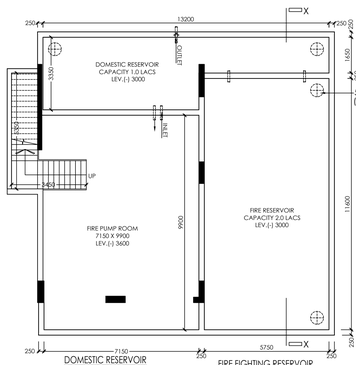
SITE PLAN
SCALE - 1:600



SECTION XX
SCALE :-1:25



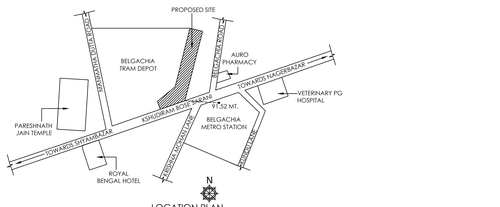
SECTION XX



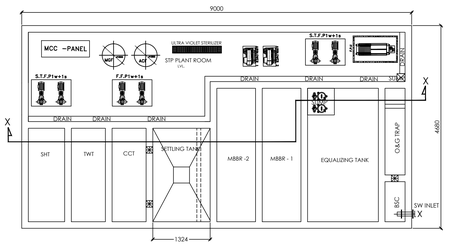
DOMESTIC RESERVOIR
INTERNAL DIMENSION
= 13200 (L)X 3350 (W) X 3000 (H)
CAPACITY - 100,000 LTS. (APPROX)

FIRE FIGHTING RESERVOIR
INTERNAL DIMENSION
= 5750 (L)X 11600 (W) X 3000 (H)
CAPACITY - 200,000 LTS. (APPROX)

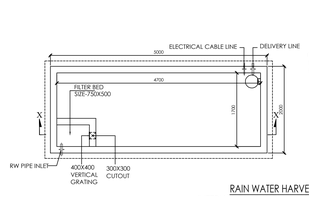
SCALE :-1:50

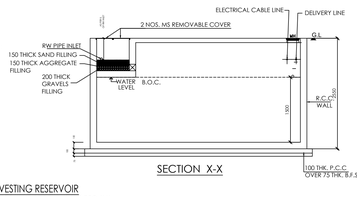


LOCATION PLAN
SCALE 1:4000



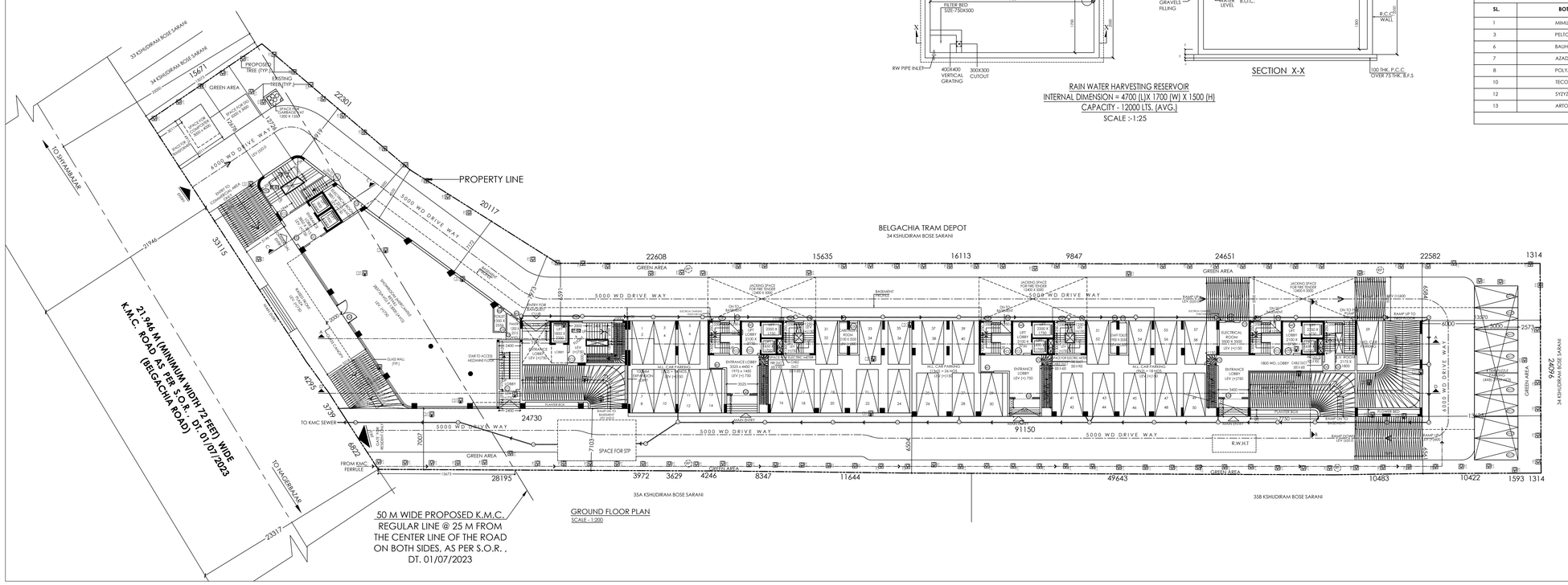
PLAN OF STP (65 KLD.)
SCALE :-1:25





SECTION X-X

RAIN WATER HARVESTING RESERVOIR
INTERNAL DIMENSION = 4700 (L)X 1700 (W) X 1500 (H)
CAPACITY - 12000 LTS. (AVG.)
SCALE :-1:25



GROUND FLOOR PLAN
SCALE - 1:200

PLAN CASE NO. :- 2023010128

29. F.A.R. CALICULATION :-

A. TOTAL BUILT-UP AREA =15807.390 SQM.

B. EXEMPTED AREA=

i. STAIR AREA - 1248.057 SQM.
ii. LIFT LOBBY AREA - 306.000 SQM.
TOTAL - 1554.057 SQM.

B. MAXIMUM PERMISSIBLE EXEMPTED CAR PARKING AREA=

i. FOR GROUND FLOOR -571.245 SQM. (PROPOSED)
(MAX. PERMISSIBLE CAR PARKING AREA 750 SQM. FOR 30 NOS. CAR PARKING @ 25 SQM./CAR PARKING)

ii. FOR OTHER THAN GROUND FLOOR - 1760 SQM. (MAX. PERMISSIBLE CAR PARKING AREA FOR 44 NOS. CAR PARKING @ 40 SQM./CAR PARKING, BUT PROPOSED CAR PARKING AREA AT OTHER THAN GROUND FLOOR IS 1896.454 SQM.)

SO, THE MAXIMUM PERMISSIBLE EXEMPTED CAR PARKING AREA = (571.245+1760) = 2331.245 SQM.

C. NET AREA FOR F.A.R. - (15807.390 - 1554.057 - 2331.245) = 11922.088 SQM.

D. PLOT AREA - 3968.556 SQM.

E. PROPOSED F.A.R. - (11922.088 / 3968.556) = 3.004 < 3.163

30. TENIMENT AREA CALICULATION:-

COMMON AREA (RESIDENTIAL) = 2318.348 SQM.

FRACTION= TOTAL COMMON AREA/ TOTAL FLAT AREA
= 2318.348 /8163.340 = 0.283995

PROPORTION = 0.309745

FLOOR MARKED	NET TENEMENT AREA (SQ.M)	MULTIPLYING PROPORTION	AREA TO BE ADDED (SQ.M)	ACTUAL TENEMENT AREA (SQ.M)	NO. OF TENEMENTS	REQ. CAR PARKING (NOS.)
2ND FLOOR	138.111	0.2840	39.223	177.334	1	
	119.346	0.2840	33.894	153.240	1	
	99.581	0.2840	28.281	127.862	1	
	98.990	0.2840	28.113	127.103	1	
	92.907	0.2840	26.385	119.292	1	
	86.103	0.2840	24.453	110.556	1	
3RD FLOOR & 4TH FLOOR	138.111	0.2840	39.223	177.334	2	
	105.064	0.2840	29.838	134.902	2	
	104.473	0.2840	29.670	134.143	2	
	119.176	0.2840	33.845	153.021	2	
	92.737	0.2840	26.337	119.074	2	
	86.103	0.2840	24.453	110.556	2	
5TH FLOOR	138.111	0.2840	39.223	177.334	1	
	119.346	0.2840	33.894	153.240	1	
	99.581	0.2840	28.281	127.862	1	
	98.440	0.2840	27.956	126.396	1	
	92.907	0.2840	26.385	119.292	1	
	86.103	0.2840	24.453	110.556	1	
6TH FLOOR & 7TH FLOOR	109.821	0.2840	31.189	141.010	2	
	134.119	0.2840	38.089	172.208	2	
	104.473	0.2840	29.670	134.143	2	
	115.059	0.2840	32.676	147.735	2	
	95.616	0.2840	27.154	122.770	2	
	92.737	0.2840	26.337	119.074	2	
	134.119	0.2840	38.089	172.208	1	
	115.059	0.2840	32.676	147.735	1	
	102.620	0.2840	29.144	131.764	1	
	104.339	0.2840	29.632	133.971	1	
	103.593	0.2840	29.420	133.013	1	
	95.616	0.2840	27.154	122.770	1	
	146.811	0.2840	41.694	188.505	2	
8TH FLOOR	109.075	0.2840	30.977	140.052	2	
	105.064	0.2840	21.838	134.902	2	
	119.176	0.2840	33.845	153.021	2	
	102.450	0.2840	29.095	131.545	2	
	86.103	0.2840	24.453	110.556	2	
9TH FLOOR & 10TH FLOOR	146.811	0.2840	41.694	188.505	1	
	104.514	0.2840	29.681	134.195	1	
	104.473	0.2840	29.670	134.143	1	
	119.176	0.2840	33.845	153.021	1	
	92.744	0.2840	26.339	119.083	1	
	86.103	0.2840	24.453	110.556	1	
11TH FLOOR	125.984	0.2840	35.779	161.763	1	
	125.886	0.2840	35.751	161.637	1	
	125.886	0.2840	35.751	161.637	1	
	126.534	0.2840	35.935	162.469	1	
	125.984	0.2840	35.779	161.763	1	
	125.886	0.2840	35.751	161.637	1	
	126.436	0.2840	35.907	162.343	1	
	125.644	0.2840	35.682	161.326	1	
12TH FLOOR	DUPLEX-1 (LIVE & WORK FLOOR)	125.886	0.2840	35.751	161.637	1
	DUPLEX-2 (LIVE & WORK FLOOR)	125.886	0.2840	35.751	161.637	1
	DUPLEX-3 (LIVE & WORK FLOOR)	125.886	0.2840	35.751	161.637	1
	DUPLEX-4 (LIVE & WORK FLOOR)	126.534	0.2840	35.935	162.469	1
	DUPLEX-5 (LIVE & WORK FLOOR)	125.984	0.2840	35.779	161.763	1
	DUPLEX-6 (LIVE & WORK FLOOR)	125.886	0.2840	35.751	161.637	1
	DUPLEX-7 (LIVE & WORK FLOOR)	126.436	0.2840	35.907	162.343	1
	DUPLEX-8 (LIVE & WORK FLOOR)	125.644	0.2840	35.682	161.326	1
TOTAL		**8163.340**	0.2840	**2318.348**	**10481.688**	74

TOTAL REQUIRED NO. OF CAR PARKING =74 NOS.

(☒) — PROPOSED TREES - 90 NOS.
(☒) — EXISTING TREE
(☒) — CUT DOWN TREES - 22 NOS.

32. INDIVIDUAL USE GROUP AREA WITH PERCENTAGE AT A GLANCE :-

A. TOTAL BUILT-UP AREA OF PROJECT = 15807.390 SQM. (100%)
B. TOTAL RESIDENTIAL COVERED AREA = 12582.393 SQ.M (79.598%)
C. TOTAL MERCANTILE COVERED AREA = 2716.611 SQ.M (17.186%)
D. TOTAL ASSEMBLY COVERED AREA = 508.386 SQ.M (3.216%)

TYPES OF PROPOSED CAR PARKING :-

A. SINGLE LAYER COVERED CAR PARKING AT GROUND FLOOR = 1 NO.
B. SINGLE LAYER COVERED CAR PARKING AT OTHER THAN GROUND FLOOR = 44 NOS.
C. TWO LAYER COVERED CAR PARKING AT GROUND FLOOR = (29X2) = 58 NOS.
D. THREE LAYER OPEN CAR PARKING AT GROUND FLOOR = (3X3) = 9 NOS.
E. FOUR LAYER OPEN CAR PARKING AT GROUND FLOOR = (5X4) = 20 NOS.

TOTAL PROPOSED CAR PARKING = 132 NOS.

LIST OF TREES PROPOSED FOR PLANTATION :-

SL.	BOTANICAL NAME	COMMON	SPACING	QUANTITY
1	MIMUSOPS ELENGI	BOKUL	3.00M	10
3	PELTOPHORUM FERRUGINIUM	RADHACHURA	3.00M	10
6	BAUHINIA VARIEGATE	KANCHAN	3.00M	10
7	AZADIRACHATA INDICA	NEEM	3.00M	10
8	POLYALPHIA LONGIFOLIA	DEBDARU	3.00M	10
10	TECOMA GOUDICHOUDI	TECOMA	3.00M	20
12	SYZYZIUM CUMINI	JAAM	3.00M	10
13	ARTOCARPUS HETEROPHYLLUS	JACKFRUIT	3.00M	10
	TOTAL			90

S C H E D U L E O F D O O R S A N D W I N D O W S

TYPE	WIDTH	HEIGHT	SILL LEVEL	REMARKS
GD	2500	2400	-	MAIN DOOR
D1	1500	2400	-	FLUSH DOOR
D2	1200	2400	-	FLUSH DOOR
D3	1000	2400	-	FLUSH DOOR
D3a	900	2400	-	FLUSH DOOR
D4	850	2400	-	FLUSH DOOR
D5	750	2400	-	FLUSH DOOR
SD	2700	2400	-	SLIDING DOOR
R S	AS PER SITE	2400	-	ROLLING SHUTTER
FCD	1200	2400	-	FIRE CONTROL DOOR
W0	2100	1500	900	ALUMINIUM SLIDING WINDOW
W1	1500	1500	900	ALUMINIUM SLIDING WINDOW
W4	1000	1500	900	ALUMINIUM SLIDING WINDOW
W5	900	1200	1200	KITCHEN WINDOW
W6	450	1200	1200	TOILET WINDOW
STW1	950	1500	AS PER ELEVATION	STAIR WINDOW
STW2	1500	1500	AS PER ELEVATION	STAIR WINDOW
STW3	2100	1500	AS PER ELEVATION	STAIR WINDOW

AREA STATEMENT

PART A :-

1. ASSESSEE NO. - 110030908624
2. DETAILS OF REGISTERED DEED OF CONVEYANCE:
   BOOK-I BEING NO - 190161619 FOR THE YEAR 2022
   PAGE NO - 1075335 TO 1075363 VOL. NO.- 1904-2022
3. DETAILS OF REGISTERED BOUNDARY DECLARATION
   BOOK-I BEING NO - 190407710 FOR THE YEAR 2023
   PAGE NO - 376233 TO 376246
   VOL NO. - 1904-2023 DATE - 02.06.2023
4. DETAILS OF REGISTERED POWER OF ATTORNEY
   BOOK-I BEING NO - 190403869
   PAGE NO - 210301 TO 210324
   VOL NO. - 1904-2023

PART-B:

1. AREA OF LAND AS PER DEED :
LAND AREA = 59.33K = 3968.556 SQM. = 42718 SFT (AS PER DEED)
LAND AREA = 59.33K = 3968.556 SQM. = 42718 SFT(AS PER BOUNDARY DECLARATION)
2. (i) PERMISSIBLE GROUND COVERAGE (50.00 %) = 1984.278 SQM.
(ii) PROPOSED GROUND COVERAGE (38.508%) = 1528.208 SQM.
3. (i)PERMISSIBLE F.A.R. : 2.75
(ii) EXTRA 15% FOR METRO CORRIDOR : 2.75 X 15 % = 0.413
(iii)TOTAL PERMISSIBLE F.A.R. : 2.75 +0.413 = 3.163
4. PROPOSED F.A.R. : 3.004 < 3.163
5. PROPOSED BUILDING HEIGHT= 39.990M / 22.590M.
6. PROPOSED AREA :-

	GROSS COVERED AREA	GROSS CUT OUT	TOTAL NET AREA	TOTAL STAIR AREA	TOTAL LIFT AREA	TOTAL EXEMPTED AREA	NET AREA FOR F.A.R.
	SQ.M.	SQ.M.	SQ.M.	SQ.M.	SQ.M.	SQ.M.	SQ.M.
BASEMENT	1347.090	0.000	1347.090	37.279	24.000	61.279	1485.811
GROUND	1527.199	137.448	1389.751	135.244	27.000	162.244	1227.507
1ST FLOOR	1134.771	101.676	1033.095	96.249	21.000	117.249	915.846
2ND FLOOR	1512.700	91.509	1421.191	125.382	27.000	152.382	1268.809
3RD FLOOR	1512.700	82.447	1430.253	125.382	27.000	152.382	1277.871
4TH FLOOR	989.606	67.739	921.867	68.251	18.000	86.251	835.616
5TH FLOOR	1512.700	91.510	1421.190	125.382	27.000	152.382	1268.808
6TH FLOOR	1512.700	136.558	1376.142	125.382	27.000	152.382	1223.760
7TH FLOOR	989.606	121.851	867.755	68.251	18.000	86.251	781.504
8TH FLOOR	989.606	176.928	812.678	68.251	18.000	86.251	726.427
9TH FLOOR	989.606	113.753	875.853	68.251	18.000	86.251	789.602
10TH FLOOR	989.606	113.753	875.853	68.251	18.000	86.251	789.602
11TH FLOOR	989.606	76.801	912.805	68.251	18.000	86.251	826.554
12TH FLOOR	989.606	67.739	921.867	68.251	18.000	86.251	835.616
TOTAL	17187.102	1379.712	15807.390	1248.057	306.000	1554.057	14253.333

7. TOTAL BUILT-UP AREA OF PROJECT = 15807.390 SQM.

8. MERCANTILE CARPET AREA :-
a. GROUND FLOOR- 304.412 SQ.M.
b. MEZZANINE FLOOR- 77.512 SQ.M.
c. FIRST FLOOR- 383.446 SQ.M.
d. SECOND FLOOR- 383.446 SQ.M.
e. THIRD FLOOR- 383.446 SQ.M.
MERCANTILE CARPET AREA :- 1532.262 SQM.

9. MERCANTILE COVERED AREA :-
a. BASEMENT- 576.809 SQ.M.
b. GROUND FLOOR- 475.266 SQ.M.
c. MEZZANINE FLOOR- 139.378 SQ.M.
d. FIRST FLOOR- 508.386 SQ.M.
e. SECOND FLOOR- 508.386 SQ.M.
f. THIRD FLOOR- 508.386 SQ.M.
MERCANTILE COVERED AREA :- 2716.611 SQM.

10. ASSEMBLY CARPET AREA :-
a. FOURTH FLOOR- 383.446 SQ.M.

11. ASSEMBLY COVERED AREA :-
a. FOURTH FLOOR- 508.386 SQM.

12. COMMON AREA FOR RESIDENTIAL- 2318.348 SQM.
13. LIFT LOBBY AREA- 306.000 SQM.
14. FIRE REFUGE LANDING AREA- 68.040 SQM.
15. CUPBOARD AREA- 229.625 SQM.
16. R.W.H. TANK AREA- 10.000 SQM.
17. SOLAR PANEL AREA- 50.048 SQM.
18. STAIR AREA- 1248.057 SQM.
18A. TOTAL STAIR HEADROOM AREA- 269.346 SQM.
18B. TOTAL LIFT MACHINE ROOM AREA- 93.186 SQM.
19. STP (TANK PORTION + PUMP ROOM PORTION) AREA- 42.120 SQM.
20. TOTAL TENEMENT AREA- 8163.340 SQM.
21. TERRACE AREA- (1776.499-21)= 1755.499 SQM.
22. TREE COVER AREA- 597.227 SQM. (15.049% OF TOTAL LAND AREA)
23. REQUIRED CAR PARKING FOR RESIDENTIAL - 74 NOS.
24. REQUIRED CAR PARKING FOR MERCANTILE - 43 NOS.
25. REQUIRED CAR PARKING FOR ASSEMBLY - 10 NOS.
26. TOTAL REQUIRED CAR PARKING - 127 NOS.
27. PROPOSED CAR PARKING - 132 NOS.
28. PROPOSED AREA FOR CAR PARKING - 2467.699 SQ.M.

DECLARATION OF ARCHITECT

I CERTIFY WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN AS PER PROVISION OF K.M.C. BUILDING RULES 2009 AS AMENDED FROM TIME TO TIME AND THE SITE CONDITION INCLUDING WIDTH OF THE ABUTTING ROAD CONFORMS WITH THE PLAN,WHICH HAS BEEN MEASURED & VERIFIED BY ME. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARCATED BOUNDARY WALL.EXISTING STRUCTURE SHOULD BE DEMOLISHED BEFORE COMMENCEMENT OF THE CONSTRUCTION WHICH IS FULLY OCCUPIED BY THE OWNER

SUNIL KUMAR MANIRAMKA
COUNCIL OF ARCHITECTURE REGN NO. - CA/93/16636
MANIRAMKA AND ASSOCIATES, 74B, A.J.C. BOSE ROAD, KOL-16
NAME OF ARCHITECT

DECLARATION OF GEO TECHNICAL ENGINEER

UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THERE ONJT 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. SOIL TEST WILL BE CONDUCTED BY **PRASANTA KR. GHOSH GEOCON ENFINEERS PVT. 55 BADAN ROY LANE BELIAGHATA KOLKATA 700010. BEFORE** COMMENCEMENT OF THE WORK DUE TO THE ABOVE SITE MOSTLY COVERED BY THE EXISTING STRUCTURE.

PRASANTA KUMAR GHOSH
ENROLLMENT NO. - GTE NO. - 6/1
55 BADAN ROY LANE BELIAGHATA KOLKATA 700010.
NAME OF GEO-TECH ENGINEER

DECLARATION OF STRUCTURAL ENGINEER & STRUCTURAL REVIEWER

THE STRUCTURAL DESIGN & DRAWINGS OF BOTH FOUNDATION & SUPER STRUCTURE OF THE BUILDING WILL BE PREPARED BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA & SOIL TESTING WILL BE DONE AFTER DEMOLISHING EXISTING STRUCTURE BY PRASANTA KR. GHOSH GEOCON ENFINEERS PVT. 55 BADAN ROY LANE BELIAGHATA KOLKATA 700010. THE RECOMMENDATION OF SOIL TEST REPORT WILL BE CONSIDERED DURING STRUCTURAL CALCULATION . CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECTS.

CHANDI PROSAD KHANRA
ENROLLMENT NO. - ESE I/2 (K.M.C.)
63/22, BIRNDABAN MULLICK LANE, HOWRAH- 711101
NAME OF STRUCTURAL ENGINEER

SANJIB GUHA
ENROLLMENT NO. - ESR I/88/16 (K.M.C.)
34, IRAM MOHAN DUTTA ROAD, KOLKATA- 700 020
NAME OF STRUCTURAL REVIEWER

NAME OF GEO TECHNICAL ENGINEER — NAME OF STRUCTURAL ENGINEER

DECLARATION OF OWNER

WE DO HERE BY UNDERTAKE WITH FULL RESPONSIBILITY THAT -
1) WE SHALL ENGAGE L.B.A. & E.S.E. G.T.E. DURING CONSTRUCTION.
2) WE SHALL FOLLOW THE INSTRUCTION OF L.B.A. & E.S.E. G.T.E. DURING CONSTRUCTION OF THE BUILDING (AS PER B.S.PLAN)
3) K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE.
4) IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.
5) THE CONSTRUCTION OF WATER RESERVOIR WILL BE UNDER THE GUIDANCE OF L.B.A. / E.S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK.
6) DURING INSPECTION PLOT WAS IDENTIFIED BY US.
7) EXISTING BUILDING TO BE DEMOLISHED BEFORE NEW CONSTRUCTION. OCCUPIED BY OWNERS AND THERE ARE NO TENANT AND NO COURT CASE PENDING AT THE PREMISES.
8) WE SHALL FOLLOWS THE SUBMITTED UNDERTAKING REGARDING DETACHMENT OF EXISTING STRUCTURE OF THE ADJACENT PREMISES.

SUBHA CHAKRABARTI &
SHAHZADA SALIM KHAN
AUTHORIZED SIGNATORIES OF SIRACHI BEEJ PROJECTS LLP
CONSTITUTED ATTORNEY OF SIRACHI DEVELOPERS PVT. LTD.
NAME OF THE OWNERS

PROPOSED B+G+12 STORIED RESIDENTIAL BUILDING (OF HEIGHT 39.99 METERS) AT PREMISES NO.- 34/1, KSHUDIRAM BOSE SARANI, KOLKATA- 37. , WARD NO.- 3, BOROUGH - 1, P.S.- TALA, POST OFFICE - BELGACHIA, UNDER KOLKATA MUNICIPAL CORPORATION, UNDER SECTION 393(A) OF KMC ACT 1980 COMPLYING KMC BUILDING RULE 2009 READ WITH RULE 69A (1) (c) KMC BUILDING RULE 2009.

ASSESSEE NO. - 110030908624

SANCTION DRAWING [ARCHITECTURAL] MASTER SHEET

GROUND FLOOR PLAN, SITE PLAN, LOCATION PLAN, STP DETAILS,RAIN WATER HARVESTING RESERVOIR DETAILS, SUGR. PLAN, & SECTION

DATE : 10.10.2023 | SCALE : 1:200 | DEALT : RUCHIRA | DRG.NO.- ARCH/CORP-01

ARCHITECTS :
MANIRAMKA AND ASSOCIATES
74 B, A. J. C. BOSE ROAD, KOLKATA-700 016
PHONE : (033) 2217 8329
maniramka.associates@gmail.com
www.maniramkaarchitect.com

THIS PLAN PROPOSAL HAS BEEN APPROVED AS PER RESOLUTION OF MBC MEETING NO. 627, DT. 09.11.2023, VIDE ITEM NO. 231 OF 2023 - 2024.

BUILDING PERMIT NO. :- 2023010159 — SANCTION DATED :- 28/02/2024
VAILD UP TO :- 27/02/2029

SUBRATA BISWAS — Digitally signed by SUBRATA BISWAS Date: 2024.02.28 13:26:05 +05'30'
DIGITAL SIG. OF A.E. (C)/ Bldg. / Br. -I

ARIJIT DAS — Digitally signed by ARIJIT DAS Date: 2024.02.28 13:32:05 +05'30'
DIGITAL SIG. OF E.E. (C)/ Bldg. / Br. - I