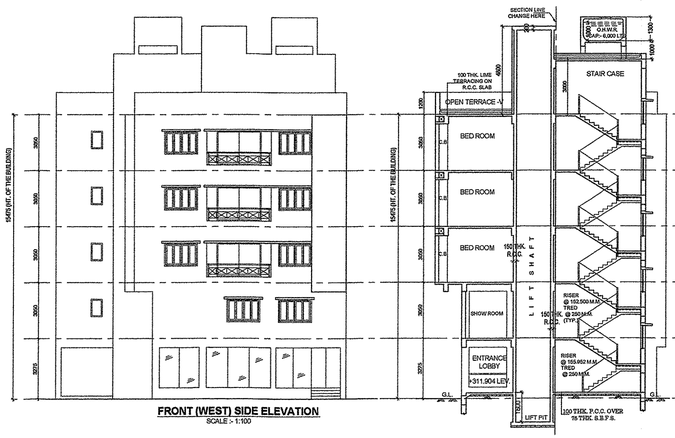
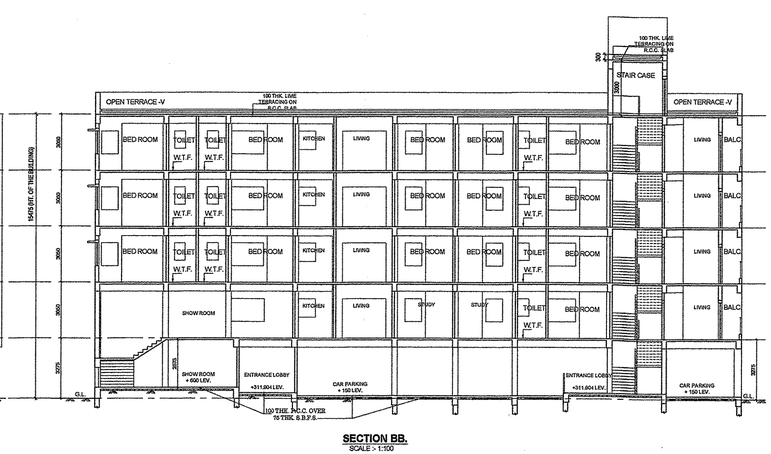


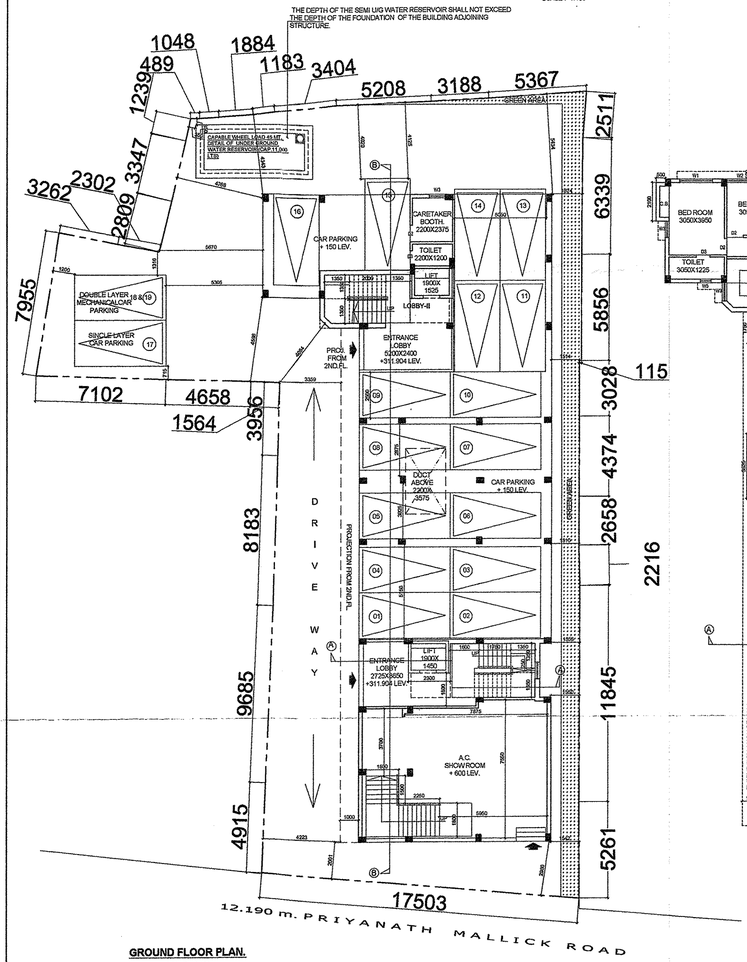
FRONT (WEST) SIDE ELEVATION
SCALE :- 1:100



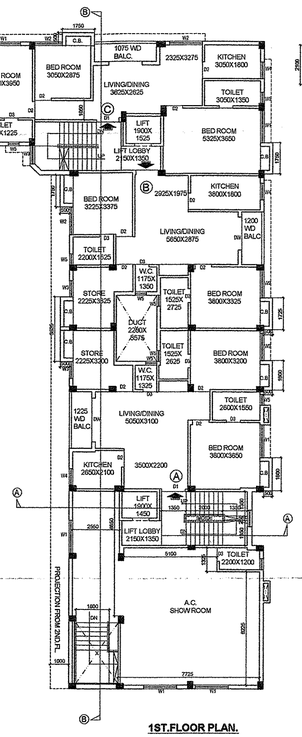
SECTION AA.
SCALE :- 1:100

SECTION BB.
SCALE :- 1:100

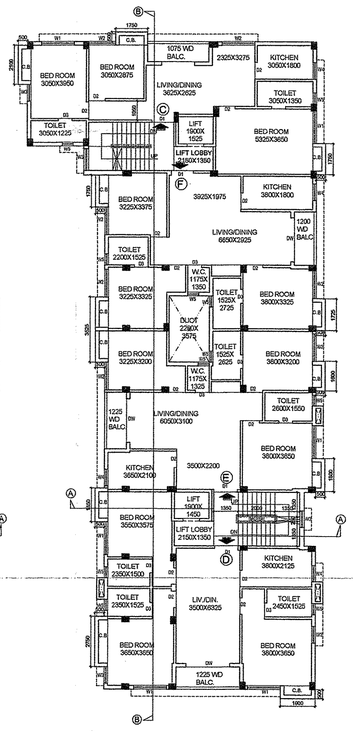
THE DEPTH OF THE SEMI U/G WATER RESERVOIR SHALL NOT EXCEED THE DEPTH OF THE FOUNDATION OF THE BUILDING ADJOINING STRUCTURE.



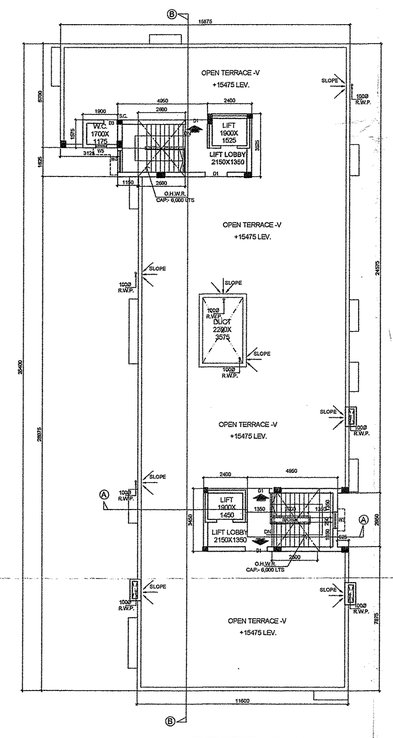
GROUND FLOOR PLAN.
SCALE :- 1:100



1ST.FLOOR PLAN.
SCALE :- 1:100



TYPICAL FLOOR PLAN.
(2ND. TO 4TH.)
SCALE :- 1:100



PROPOSED ROOF PLAN.
SCALE :- 1:100

STATEMENT OF THE PLAN PROPOSAL:

1. ASSESSEE NO : 110722600349
2. DETAIL OF REGISTERED DEED-I :-
BOOK NO :I, CD VOL. NO :10, PAGE NO :3374 TO 3390, BEING NO :03828, YEAR-2010, DATE :20.04.2010 , PLACE- ADDITIONAL REGISTER OF ASSURANCE-I, KOLKATA.
DETAIL OF REGISTERED DEED-II :-
BOOK NO :I, VOL. NO :183, PAGE NO :272 TO 295, BEING NO :02878, YEAR-2003, DATE :17.01.2003 , PLACE- A.D.S.R. ALIPORE, SOUTH 24TH PARGONAS.
DETAIL OF REGISTERED DEED-III :-
BOOK NO :I, VOL. NO :91, PAGE NO :2437 TO 280, BEING NO :2183, YEAR-1994, DATE :21.03.1998 , PLACE- A.D.S.R. ALIPORE, SOUTH 24T PARGONAS.
3. DETAIL REGISTERED OF POWER ATTORNEY :-
BOOK NO :I , VOL. NO :1603-2021 , PAGE NO : 58548 TO 58569 , BEING NO : 160302216, YEAR- 2021 , DATE - 23.03.2021 PLACE- D.S.R-III. SOUTH 24TH, PARGONAS. WEST BENGAL.
DETAIL REGISTERED OF POWER ATTORNEY-II :-
BOOK NO :I , VOL. NO : 1603-2022 , PAGE NO : 48347 TO 48373 , BEING NO : 160301617 , YEAR- 2022 , DATE - 02.02.2022 PLACE- D.S.R.- III SOUTH 24TH PARGONAS, WEST BENGAL.
DETAIL REGISTERED OF POWER ATTORNEY-III :-
BOOK NO :I , VOL. NO : 1603-2023 , PAGE NO : 97004 TO 97087 , BEING NO : 160303277 , YEAR- 2023 , DATE - 02.03.2023 PLACE- D.S.R.- III SOUTH 24TH PARGONAS, WEST BENGAL.
4. DETAIL REGISTERED OF BOUNDARY DECLARATION.
BOOK NO :I , VOL. NO : 1603-2022 , PAGE NO : 562125 TO 562135 , BEING NO : 160317350, DATE : 14.11.2022 YEAR- 2022 , PLACE- D.S.R.-III SOUTH 24-PARGANAS, WEST BENGAL.
5. DETAIL OF DEED-I OF EXCHANGE :-
BOOK NO : I , VOL. NO : 1904-2021 , PAGE NO : 253301 TO 253335 , BEING NO : 190405343, DATE : 02-07-2021 YEAR- 2021 , PLACE-A.R.A.-IV KOLKATA, WEST BENGAL.
DETAIL OF DEED-II OF EXCHANGE :-
BOOK NO : I , VOL. NO : 1904-2021 , PAGE NO : 253265 TO 253300 , BEING NO : 190405344, DATE : 02-07-2021 YEAR- 2021 , PLACE-A.R.A.-IV KOLKATA, WEST BENGAL.
DETAIL OF DEED-III OF EXCHANGE :-
BOOK NO : I , VOL. NO : 1904-2021 , PAGE NO : 253235 TO 253264 , BEING NO : 190405345, DATE : 02-07-2021 YEAR- 2021 , PLACE-A.R.A.-IV KOLKATA, WEST BENGAL.

DOOR WINDOW SCHEDULE

TYPE	WIDTH	HT.	TYPE	WIDTH	HT.
D1	1030	2150	W1	1800	1200
D2	900	2150	W2	1500	1200
D3	750	2150	W3	800	1200
DW	1800	2150	W4	900	1000
			W5	600	750

PART:- B

STATEMENT OF AREA:-

AREA OF LAND:-
LAND AREA = 855.165 SQ.M. / 12 K-12 CH-25 SQ.FT. (AS PER DEED & AS PER PHYSICAL MEASURMENT)

PERMISSIBLE GROUND COVERAGE (50%) = 427.582 SQM.
PROPOSED GROUND COVERAGE (49.953%) = 427.185 SQM.

PROPOSED HEIGHT = 15.475 m
PERMISSIBLE FAR = 2.25

PROPOSED AREA :-

	COVERED AREA	LIFT WELL	VOID	EFFECTIVE AREA	STAIR WAY	LIFT LOBBY	NET FLOOR AREA
GROUND FL.	856.979 SQ.M.	-	-	856.979 SQ.M.	38.932 SQM.	5.999 SQ.M.	304.250 SQ.M.
1ST FLOOR	856.979 SQ.M.	5.653 SQM.	8.429 SQM.	834.655 SQ.M.	29.587 SQM.	5.999 SQ.M.	323.112 SQ.M.
2ND FLOOR	427.185 SQ.M.	5.653 SQM.	0.500 SQM.	421.033 SQ.M.	29.055 SQM.	5.999 SQ.M.	353.172 SQ.M.
3RD FLOOR	427.185 SQ.M.	5.653 SQM.	0.500 SQM.	421.033 SQ.M.	29.055 SQM.	5.999 SQ.M.	359.172 SQ.M.
4TH FLOOR	427.185 SQ.M.	5.653 SQM.	0.500 SQM.	421.033 SQ.M.	29.055 SQM.	5.999 SQ.M.	359.172 SQ.M.
TOTAL	2979.523 SQ.M.	22.612 SQM.	9.929 SQM.	2946.692 SQ.M.	143.674 SQ.M.	29.995 SQ.M.	1697.879 SQ.M.

TOTAL AREA = 1974.578 SQM.
BONUS FOR CAR PARKING = 237.621 SQM.(ACTUAL)
= (25X11) = 275 SQM.(PROVIDED)
NET AREA (1974.878-237.621) = 1037.257 SQM.
PROPOSED F.A.R. (1697.257/855.165) = 1.916

TENEMENTS & CAR PARKING CALCULATION RESIDENTIAL & MERCANTILE :-

GARDEN	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
A	89.879 SQ.M	13.793 SQ.M	103.450 SQ.M	1	1 NOS.
B	90.442 SQ.M	13.320 SQ.M	89.726 SQ.M	1	
C	89.912 SQ.M	13.811 SQ.M	103.724 SQ.M	4	4 NOS.
D	109.078 SQ.M	13.951 SQ.M	116.029 SQ.M	3	3 NOS.
E	95.494 SQ.M	15.128 SQ.M	113.582 SQ.M	3	3 NOS.
F	95.106 SQ.M	14.014 SQ.M	109.120 SQ.M	3	3 NOS.
					14 NOS.
G	MERCANTILE CARPET AREA		81.800 SQ.M (BUILT)		
			78.960 SQ.M (NET A.)		2 NOS.
			= 137.159 SQ.M.		
			TOTAL NOS OF CAR		17NOS.

MERCANTILE RETAIL AREA = 164.791 SQM.
RESIDENTIAL AREA = 1882.192 SQM.
CAR PARKING REQUIRED = 17 NOS.
CAR PARKING PROPOSED = 19 NOS.
PERMISSIBLE AREA FOR PARKING = (25X11)= 275 SQM.
PROVIDED AREA FOR PARKING = 237.621 SQM.
COMMON AREA = 219.051 SQM.
STAIR HEAD ROOM AREA = 32.913 SQM.
LIFT ROOM AREA = 16.788 SQM.
OVER HEAD TANK AREA = 16.940 SQ.M.
SERVICE TOILET AREA = 2.993 SQ.M.
AREA OF CUP-BOARD = 41.788 SQM.
TOTAL AREA FOR FEES =(2046.982+41.788+32.913+16.788+16.940+2.993) SQ.M. = 2141.414 SQM.
OPEN TERRACE AREA = 427.185 SQM.
ROOF STRUCTURE AREA (92.813+16.788+16.940+2.993) = 69.584 SQM.

GREEN AREA CALCULATION:-
15% AREA TAKEN FROM 6000 SQ.M. BUILT UP
% OF GREEN AREA = 100/2079.523/6000
= 5.198%
MIN 5.688 % OF THE PHYSICAL LAND AREA KEPT FOR GREEN AREA
REQUIRED GREEN AREA(PROPOSED) = 44.451 SQ.M.(5.198%)
PROVIDED GREEN AREA = 48.658 SQ.M. (5.689%)

CERTIFICATE OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING WILL BE MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER N.B.C OF INDIA ON THE BASIS OF SOIL INVESTIGATION REPORT TO BE DONE AFTER DEMOLITION OF EXISTING STRUCTURE BY DR. SUJIT KUMER BOSE G.T.E. K.M.C. NO.- I/12, STRUCTURAL DESIGN AND DRAWINGS WILL BE SUBMITTED FOR APPROVAL AT PLINTH LEVEL OF CONSTRUCTION. PRESENTLY THE SITE IS PARTLY COVERED BY EXISTING STRUCTURE AND SOIL TESTING IS NOT POSSIBLE.

(DR. SUJIT KUMAR BOSE, G.T.E-I/12)
NAME OF GEO-TECNICAL ENGINEER

SANJIB J PAREKH (E.S.E. 1/104)
NAME OF STRUCTURAL ENGINEER

DECLARATION OF ARCHITECT.

CERTIFIED ON THE PLAN ITSELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009, AS AMENDED FROM TIME TO TIME, THE SITE CONDITION INCLUDING THE ABUTTING ROAD IS CONFORM WITH THE PLAN. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THERE IS AN EXISTING STRUCTURE TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK, AND IT IS OCCUPIED BY THE OWNER .THERE IS NO TENANT.

ANJAN UKIL (CA/94/16721)
NAME OF ARCHITECT.

DECLARATION OF OWNER / APPLICANT

I DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE ARCHITECT & E.S.E DURING CONISTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF ARCHITECT & E.S.E DURING CONSTRUCTION OF THE BUILDING (AS PER PLAN). K.M.C AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE IF ANY SUBMITTED DOCUMENT ARE FAKE. THE K.M.C AUTHORITY MAY REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF S.U.G.W.RESERVOIR WILL BE TAKEN UNDER THE GUIDANCE OF ARCHITECT / E.S.E BEFORE STARTING OF BUILDING FOUNDATION.

MR. SOUMOYAJIT GUPTA.
(DIRECTOR OF SUNRISE BUILDERS AND FINANCE PVT. LTD. & URVASHI DISTRIBUTORS PVT LTD.)
(C.A. OFBISWESWAR CHOWDHURY.
SMT.CHANDA CHOWDHURY (ALIAS CHHANDA CHOWDHURY)
NAME OF OWNER/APPLICANT.

TITLE:- GR. FLOOR PLAN, TYP. FL. PLAN, SECTION-AA, SECTION-BB& FRONT ELEVATION,

PROJECT.
PROPOSED G+IV STORIED (HT.-15.475M.)RESIDENTIAL BUILDING U/S 393A OF KMC ACT 1980, KMC BUILDING RULE 2009 ,AT PREMISES NO. **15/3, PRIYANATH MULLICK ROAD, KOLKATA-700 026**, WARD NO-72 BR. NO-VIII, P.S.-BHOWANIPUR. AMALGAMATED WITH PREMISESS NO15/1A & 15/1B , PRIYANATH MULLICK ROAD.

JOB NO.	DRG. NO.	DATE	DRAFT
1199	ARCH/COAP-01	06.03.2023	XXXXXX

Anjan Ukil architect

PLAN CASE NO : 2022080123.

SCALE: 1:100, 1:600, 1:4000 — B.P. NO.: 2022080140

DATE: 23-03-2023 — VALID UP TO: 21-03-2028

BISWAJIT DATTA — Digitally signed by BISWAJIT DATTA Date: 2023.03.22 12:41:28 +05'30'
SIGNATURE OF A.E. (C/BR-VIII/BLDG.K.M.C)

ABHIJIT KUMAR DAS — Digitally signed by ABHIJIT KUMAR DAS Date: 2023.03.22 12:43:51 +05'30'
SIGNATURE OF E.E. (C/BR-VIII/BLDG.K.M.C)