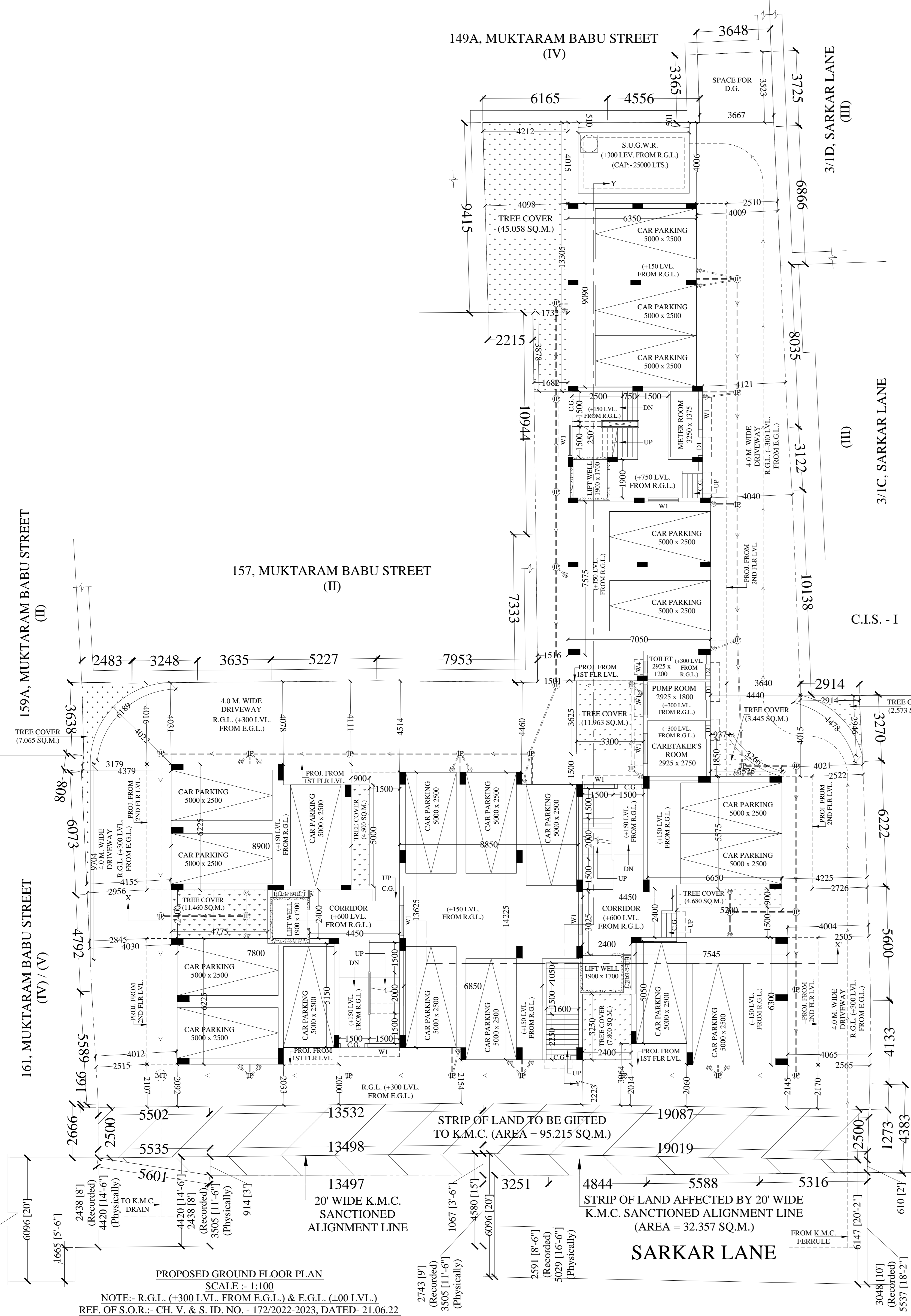




PROPOSED FRONT ELEVATION
SCALE:- 1:100

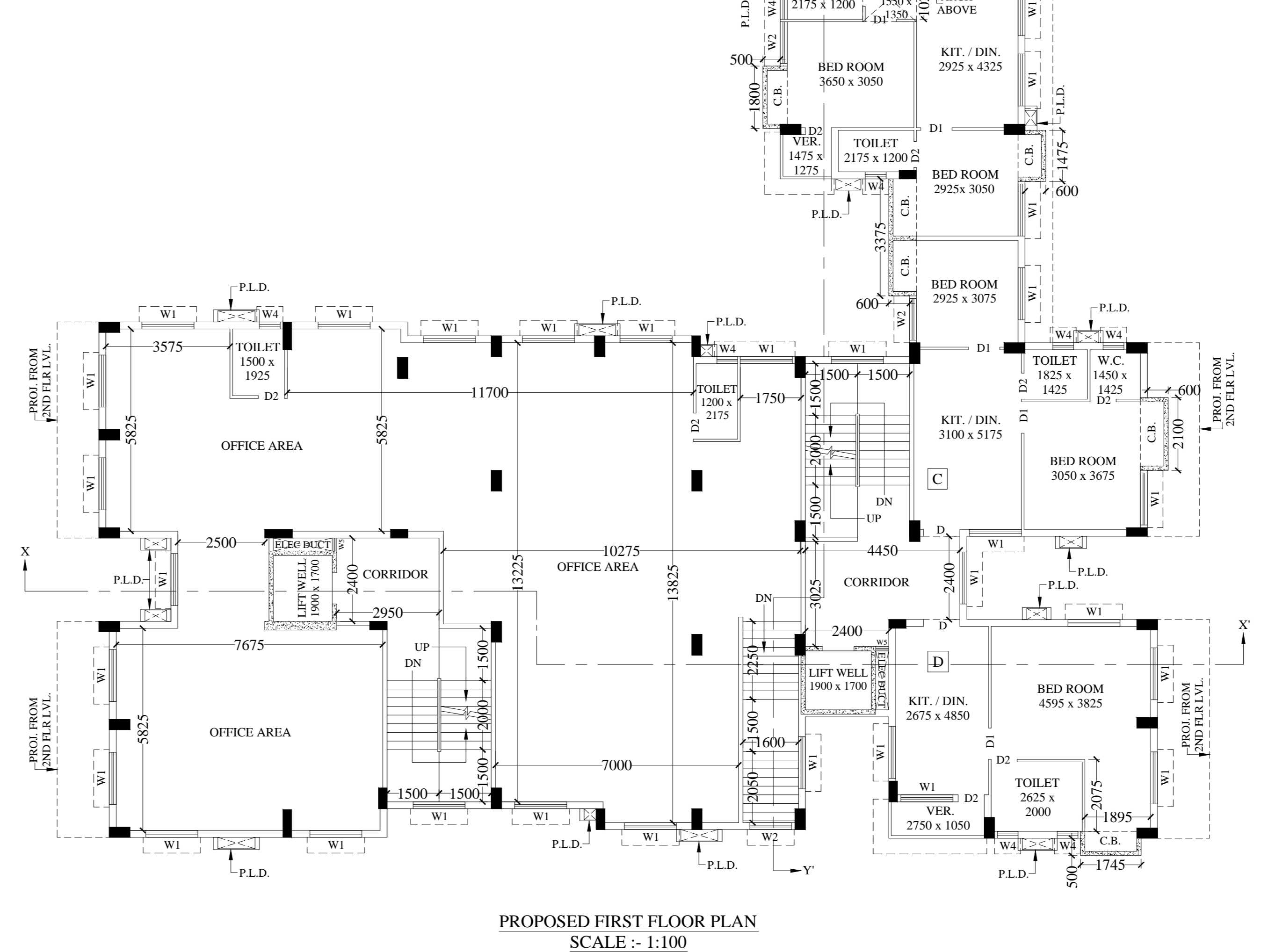


PROPOSED GROUND FLOOR PLAN
SCALE :- 1:100

NOTE:- R.G.L. (+300 LVL. FROM E.G.L.) & E.G.L. (+00 LVL.)
REF. OF S.O.R.-: CH. V & S. ID. NO. - 172/2022-2023, DATED- 21.06.22

SCHEDULE OF DOOR & WINDOW
(for proposed plan only)

DOORS		WINDOWS	
MKD.	WIDTH	MKD.	WIDTH
D	1050	W1	1500
D1	900	W2	1200
D2	750	W3	900
C.G.	1200	W3	750
S/D1	1500	W4	600
S/D2	1400	W5	375
		S/W	2500



PROPOSED FIRST FLOOR PLAN
SCALE :- 1:100

PART-A:
1. ASSESSEE NO.- 11-025-44-001-4.
2. i) DETAIL OF DEED OF INSTRUMENT:-
BOOK NO. - I, VOL. NO. - 1903-2019, BEING NO. - 190301607, PAGES FROM 69799 TO 69836, A.R.A. - III, KOLKATA, YEAR 2019.
ii) DETAIL OF BOUNDARY DECLARATION:-
BOOK NO. - I, VOL. NO. - 1904-2022, BEING NO. - 190411541, PAGES FROM 758485 TO 758507, A.R.A. - IV, KOLKATA, YEAR 2022.
iii) DETAIL OF DEED OF GIFT OF STRIP OF LAND AFFECTED BY K.M.C. SANCTIONED ALIGNMENT LINE:-
BOOK NO. - I, VOL. NO. - 1904-2022, BEING NO. - 190411542, PAGES FROM 758401 TO 758423, A.R.A. - IV, KOLKATA, YEAR 2022.
iv) DETAIL OF DEED OF GIFT OF STRIP OF LAND AFFECTED BY K.M.C. SANCTIONED ALIGNMENT LINE:-
BOOK NO. - I, VOL. NO. - 1904-2022, BEING NO. - 190411543, PAGES FROM 758462 TO 758484, A.R.A. - IV, KOLKATA, YEAR 2022.
v) REFERENCE OF S.O.R.-: Ch. V & S. ID No. - 172/2022-2023, DATED - 21.06.22.
3. a) LAND AREA:-
1329.803 SQ.M. OR 19K. - 14CH. - 04SFT. (M.L) (AS PER DEED)
1313.288 SQ.M. OR 19K. - 10CH. - 06SFT. (M.L) (AS PER PHYSICAL MEASUREMENT)
b) LAND AREA AFFECTED BY K.M.C. SANCTIONED ALIGNMENT LINE:-
32.357 SQ.M. OR 07CH. - 33SFT. (M.L) (EASTERN SIDE OF THE PREMISES)
c) AREA OF STRIP OF LAND:-
95.215 SQ.M. OR 01K. - 06CH. - 35SFT. (M.L) (EASTERN SIDE OF THE PREMISES) (STRIP OF LAND GIFTED TO K.M.C. UR 74 K.M.C. BUILDING RULE 2009)
d) AREA OF LAND AFTER RELEASING LAND AREA AFFECTED BY K.M.C. SANCTIONED ALIGNMENT LINE & STRIP OF LAND:- 1185.716 SQ.M. OR 17K. - 11CH. - 28SFT. (M.L)
e) NO OF STOREY:- FIVE (G-IV)
4. NO. OF TENEMENTS :- 28 NOS.
5. SIZE OF TENEMENTS :-
A) 50 SQ.M TO 75 SQ.M. -- 11 NOS., B) 75 SQ.M TO 100 SQ.M. -- 14 NOS., C) 100 SQ.M TO 200 SQ.M. -- 03 NOS.

PART-B:
1. a) LAND AREA:-
1329.803 SQ.M. OR 19K. - 14CH. - 04SFT. (M.L) (AS PER DEED)
1313.288 SQ.M. OR 19K. - 10CH. - 06SFT. (M.L) (AS PER PHYSICAL MEASUREMENT)
b) LAND AREA AFFECTED BY K.M.C. SANCTIONED ALIGNMENT LINE:-
32.357 SQ.M. OR 07CH. - 33SFT. (M.L) (EASTERN SIDE OF THE PREMISES)
c) AREA OF STRIP OF LAND:-
95.215 SQ.M. OR 01K. - 06CH. - 35SFT. (M.L) (EASTERN SIDE OF THE PREMISES) (STRIP OF LAND GIFTED TO K.M.C. UR 74 K.M.C. BUILDING RULE 2009)
d) AREA OF LAND AFTER RELEASING LAND AREA AFFECTED BY K.M.C. SANCTIONED ALIGNMENT LINE & STRIP OF LAND:- 1185.716 SQ.M. OR 17K. - 11CH. - 28SFT. (M.L)
2. i) PERMISSIBLE GROUND COVERAGE (50.00%) = 656.644 SQ.M.
ii) PROPOSED GROUND COVERAGE (48.92%) = 642.504 SQ.M.
3. i) PERMISSIBLE HEIGHT OF THE BUILDING = 15.500 MTR.
ii) PROPOSED HEIGHT OF THE BUILDING = 15.475 MTR. (FROM R.G.L.)

4. PROPOSED AREA :-

FLOOR	COVERED AREA (in SQ.M.)	CUT OUT LIFT WELL (in SQ.M.)	STAIR VOID (in SQ.M.)	ELEC DUCT (in SQ.M.)	COVERED AREA EXCLUDING CUT OUTS (in SQ.M.)	EXEMPTED AREA (in SQ.M.)	FLOOR AREA EXCLUDING EXEMPTION (in SQ.M.)
GROUND FLOOR	543.355	9.600	7.360	1.274	534.721	45.000	489.721
FIRST FLOOR	576.475	9.600	0.438	1.274	565.273	45.000	511.273
SECOND FLOOR	625.884	9.600	0.438	1.274	614.482	45.000	569.482
THIRD FLOOR	625.884	9.600	0.438	1.274	614.482	45.000	569.482
FOURTH FLOOR	625.884	9.600	0.438	1.274	614.482	45.000	569.482
TOTAL	2997.682	38.760	9.112	6.370	2943.440	225.000	2618.440

5. TENEMENTS & CAR PARKING CALCULATION :-

A. RESIDENTIAL :-

MARKED	TENEMENT SIZE (SQ.M.)	PROPORTIONAL AREA TO BE ADDED (SQ.M.)	ACTUAL TENEMENT AREA (SQ.M.)	NO. OF TENEMENT	REQUIRED CAR PARKING
A (2ND, 3RD, 4TH)	88.405	22.224	110.629	03	
B (2ND, 3RD, 4TH)	77.925	19.590	97.515	03	
C (2ND, 3RD, 4TH)	58.978	14.826	73.804	03	12
D (2ND, 3RD, 4TH)	88.344	22.082	110.426	03	
E (2ND, 3RD, 4TH)	62.553	15.723	78.276	03	
F (2ND, 3RD, 4TH)	59.137	14.866	74.003	03	
G (2ND, 3RD, 4TH)	62.673	15.805	78.478	03	
H (2ND, 3RD, 4TH)	62.723	15.723	78.446	03	
A (1ST)	68.140	17.130	85.270	01	
B (1ST)	69.389	17.443	86.832	01	
C (1ST)	48.307	12.119	60.426	01	
D (1ST)	48.794	12.266	61.060	01	
OFFICE (1ST)	257.559	---	257.559	---	04

6A. TOTAL REQUIRED CAR PARKING = 16 NOS.
6B. TOTAL PROPOSED CAR PARKING (COVERED) = 20 NOS.
7. PERMISSIBLE AREA FOR PARKING = 400.00 SQ.M.
8. PROPOSED AREA OF PARKING (COVERED) = 400.180 SQ.M.
9. PERMISSIBLE F.A.R. = 1.75
10. PROPOSED F.A.R. = (2673.440 / 400.00) = 6.6835
11. STAIR HEAD ROOM AREA = 35.203 SQ.M.
12. LIFT MACHINE ROOM AREA = 31.645 SQ.M.
13. TERRACE AREA = 642.504 SQ.M.
14. RELAXATION OF AUTHORITY, IF ANY = N/A
15. OVER HEAD TANK AREA (FOR DRINKING) = 20.600 SQ.M.
16. GROUND FLOOR SERVICE AREA = 26.626 SQ.M.
17. TOTAL AREA OF CLIP-BOARD = 40.024 SQ.M.
18. TOTAL AREA OF LOFT = 44.603 SQ.M.
19. LIFT MACHINE ROOM STAIR AREA = 11.393 SQ.M.
20. TOTAL AREA OF PERGOLA TREATMENT ABOVE ROOF = 08.006 SQ.M.
21. PERMISSIBLE TREE COVER AREA = 86.645 SQ.M. (7.39% OF LAND AREA)
22. PROPOSED TREE COVER AREA = 98.544 SQ.M. (7.504% OF LAND AREA)
23. OTHER AREA ONLY FOR FEES = 374.026 SQ.M.
(270.00 (Exemption) + 11.393 (L.M.R. Stair) + 40.024 (Clip-board) + 44.603 (Loft) + 8.006 (Pergola))

DECLARATION OF OWNER :-
I DO HEREBY DECLARE 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 AND THE SITE CONDITION INCLUDING THE ARBITRARY ROAD IS CONFORM WITH THE PLAN. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THERE IS EXISTING STRUCTURE TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK.

DECLARATION OF OWNER :-
I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION I SHALL FOLLOW THE INSTRUCTION OF L.B.S. & 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. SUBMITTED DOCUMENT IF ANY ARE FAKE THEN K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF S.U.G.W.R. IF ANY TAKEN UNDER THE GUIDANCE OF L.B.S./E.S.E. BEFORE STARTING OF BUILDING FOUNDATION.

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DIGITAL SIGNATURE OF A.E.(C)/Bldg./BR-IV/KMC
DIGITAL SIGNATURE OF E.E.(C)/Bldg./BR-IV/KMC