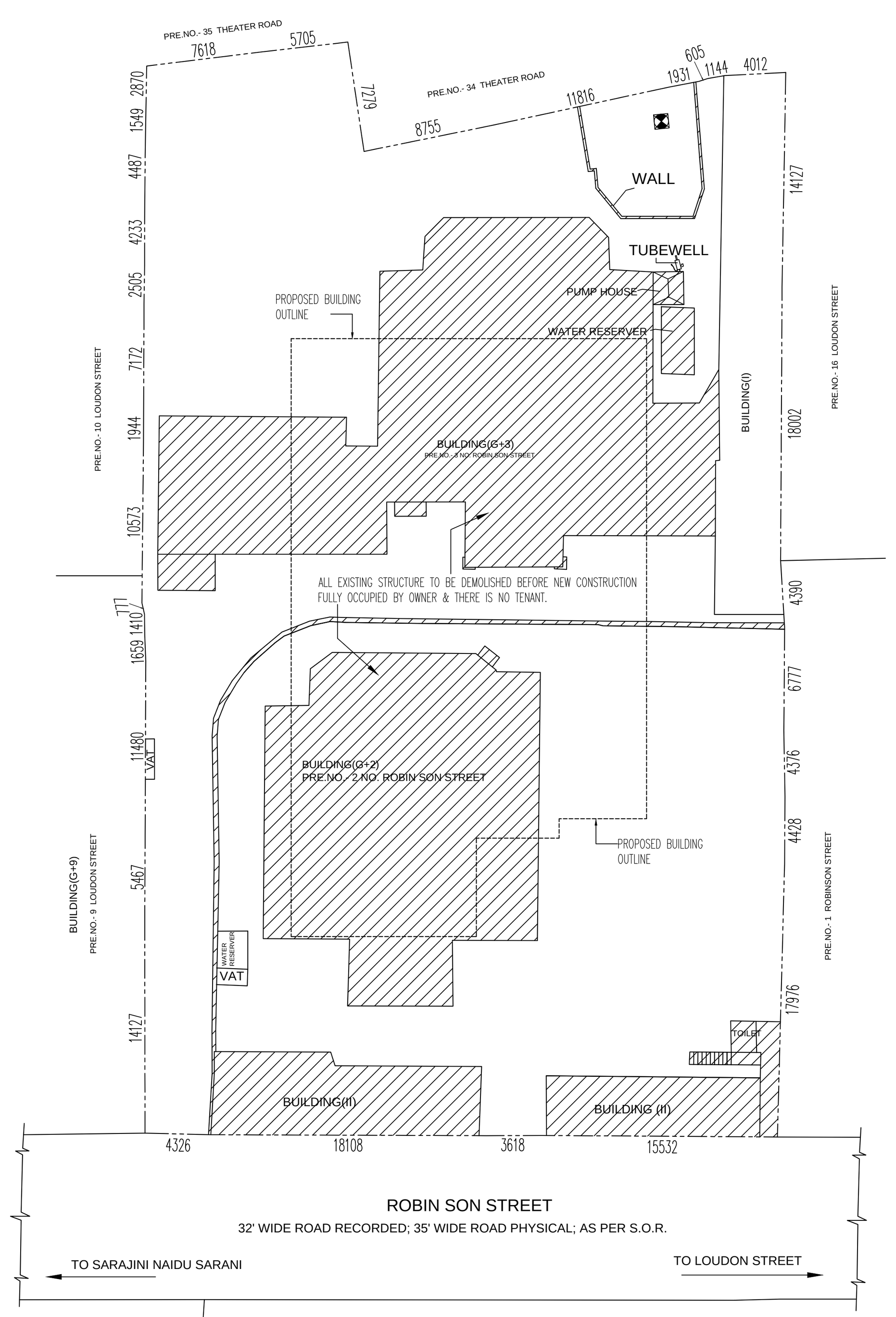
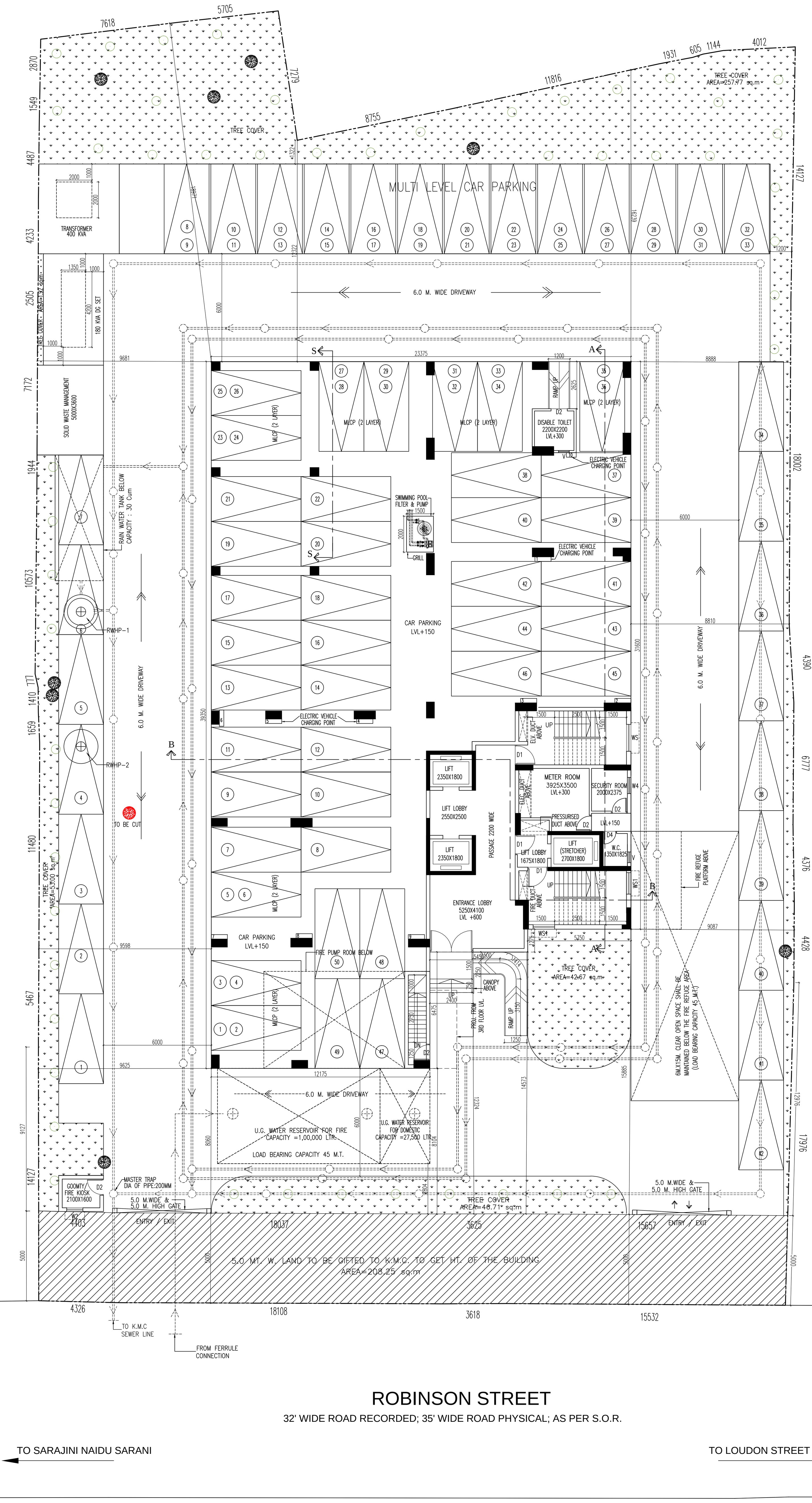
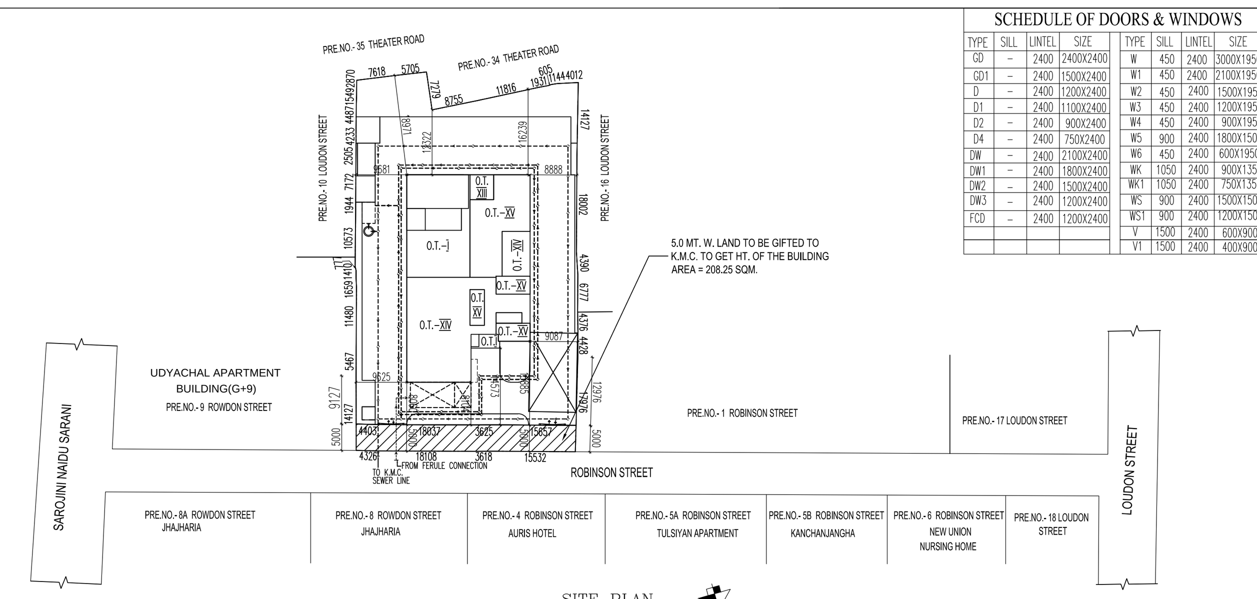


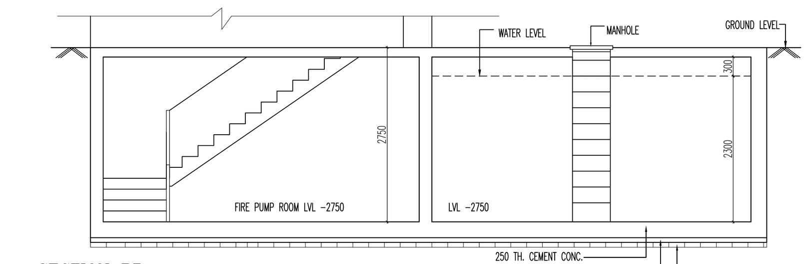
EXISTING STRUCTURE PLAN
SCALE 1:200



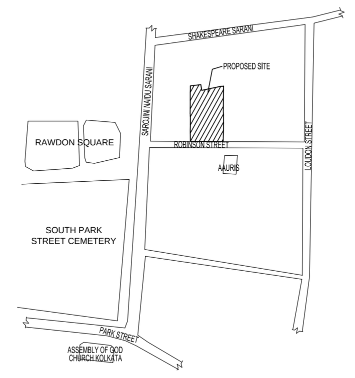
GROUND FLOOR PLAN
SCALE 1:100



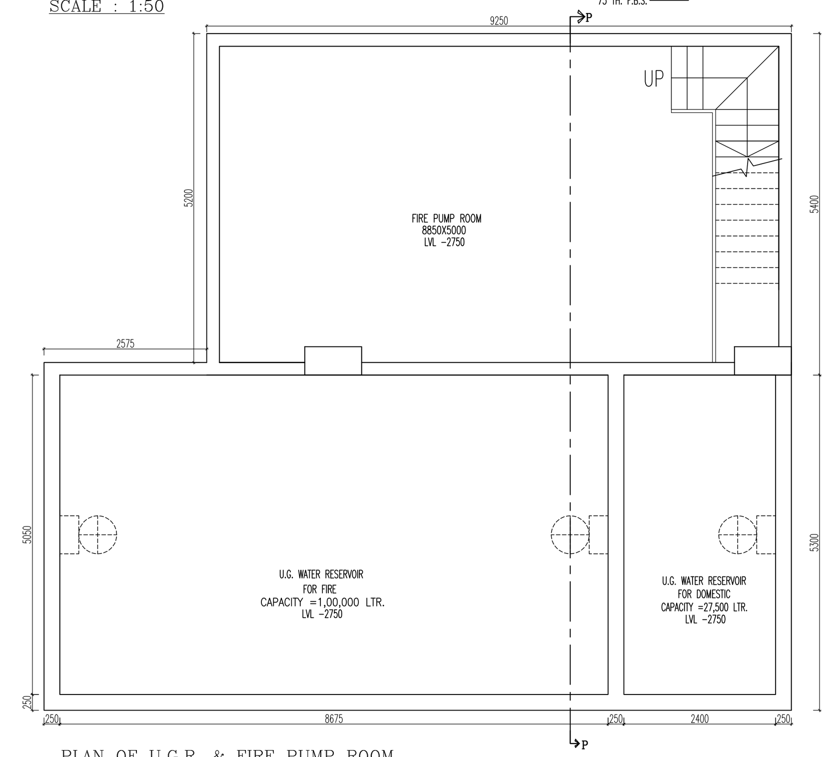
SITE PLAN
SCALE 1:600



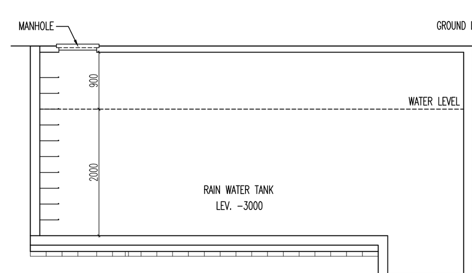
SECTION PP
SCALE : 1:50



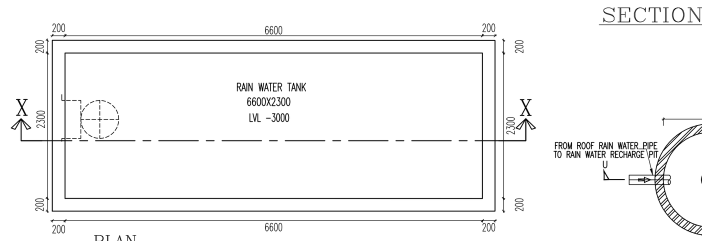
LOCATION PLAN
SCALE : 1:4000



PLAN OF U.G.R. & FIRE PUMP ROOM
SCALE : 1:50

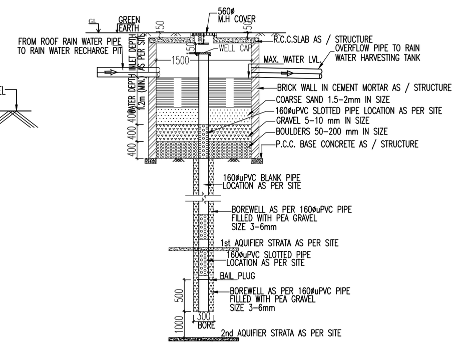


SECTION XX

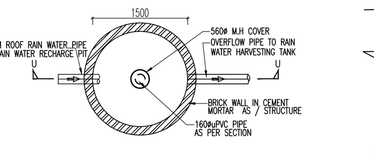


PLAN

RAIN WATER TANK DETAIL
SCALE : 1:50



SECTION AT – UU



PLAN OF CIRCULAR
RAINWATER HARVESTING PIT
SCALE = NTS

SCHEDULE OF DOORS & WINDOWS

TYPE	SILL	LINTEL	SIZE	TYPE	SILL	LINTEL	SIZE
GD	–	2400	2400X2400	W	450	2400	3000X1950
GD1	–	2400	1500X2400	W1	450	2400	2100X1950
D	–	2400	1200X2400	W2	450	2400	1500X1950
D1	–	2400	1100X2400	W3	450	2400	1200X1950
D2	–	2400	900X2400	W4	450	2400	900X1950
D4	–	2400	750X2400	W5	900	2400	1800X1500
DW	–	2400	2100X2400	W6	450	2400	600X1950
DW1	–	2400	1800X2400	WK	1050	2400	900X1350
DW2	–	2400	1500X2400	WK1	1050	2400	750X1350
DW3	–	2400	1200X2400	WS	900	2400	1500X1500
FCD	–	2400	1200X2400	WS1	900	2400	1200X1500
				V	1500	2400	600X900
				V1	1500	2400	400X900

SPECIFICATIONS

1. R.C.C. FRAME STRUCTURE WITH CONC. GRADE 1:1.5:3.
2. 200 M.M. THK. EXTERNAL 125 & 75 M.M. THK. INTERNAL WALLS WITH 1:4 CEMENT MORTER JOINTS.
3. STEEL Z– SECTION WINDOWS.
4. CAST–IN–SITU MOSAIC FLOORING.
5. 1:6 & 1:4 CEMENT PLASTER ON INTERNAL WALLS AND CEILING RESPECTIVELY.
6. WATER PROOFING TREATMENT.
7. P.O.P. PUNNING ON INTERNAL WALLS & CEILING.
8. ALL WARDROBE ARE 500 MM WIDE.

CERTIFICATE OF OWNER

1. I SHALL ENGAGE ARCHITECT AND E.S.E DURING CONSTRUCTION
2. I SHALL FOLLOW THE INSTUCTIONS OF ARCHITECT AND E.S.E DURING CONSTRUCTION OF THE BUILDING..
3. K.M.C AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURE STABILITY OF BUILDING AND ADJOINING STRUCTURE.
4. IF ANY SUBMITED DOCUMENT IS FOUND TO BE FAKE THE K.M.C AUTHORITY MAY REVOKE THE SANCTION PLAN.
5. THE CONSTUCTION OF WATER RESERVOIR AND SEPTIC TANK EXECUTED UNDER THE GUIDENCE OF ARCHITECT & E.S.E
6. ALL EXISTING STRUCTURE TO BE DEMOLISHED BEFORE NEW CONSTRUCTION FULLY OCCUPIED BY OWNER & THERE IS NO TENANT.

NAME OF OWNER
MR. VIVEK KUNDALIA
DIRECTOR
A. M/S KIC RESOURCES LIMITED
B. M/S S.C. SONS PVT. LTD.
C. M/S JVS EXPORTS PVT. LTD.
ADDRESS:
35/1A, GARCHA ROAD,
KOLKATA – 700019

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 N.B.C OF INDIA AND CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT. SOIL INVESTIGATION REPORT HAS BEEN DONE BY JISHNU PAL (EMPANELLED NO:–I/32) 66, ANDUL ROAD, HOWRAH – 700109, P.S. : SANKARIL. THE RECOMENDATION OF SOIL REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATION.

NAME OF STRUCTURAL ENGINEER
MAINAK MAJUMDAR
ENROLLMENT NO. :– E.S.E./152/I,
ADDRESS:
93/2 GARFA MAIN ROAD, KOLKATA–75.

NAME OF STRUCTURAL REVIEWER
MANOJ KANTI MAJUMDER
ENROLLMENT NO. :– E.S.R.– (I)68/3,
ADDRESS:
93/2 GARFA MAIN ROAD, KOLKATA–75.

CERTIFICATE OF ARCHITECT

THE L.B.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 CONFIRM WITH THE PLAN AND IT IS A BUILD ABLE SITE AND NOT A TANK OR A FILLED UP TANK. ALL EXISTING STRUCTURE TO BE DEMOLISHED BEFORE NEW CONSTRUCTION FULLY OCCUPIED BY OWNER & THERE IS NO TENANT.

NAME OF ARCHITECT
RAJ KUMAR AGARWAL
COUNCIL REGISTRATION NO. CA/94/17940
ADDRESS:
RAJ AGRAWAL & ASSOCIATES
8B, ROYD STREET (2ND FLOOR), KOLKATA–16.

CERTIFICATE OF GEO–TECHNICAL ENGINEER

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 GEO–TECHNICAL ENGINEER
JISHNU PAL
EMPANELLED NO:– G.T./I/32
ADDRESS:
JP GEO CONSULTANTS
66, ANDUL ROAD, P.S–SANKARIL
HOWRAH–711109

OBSERVATION OF OTHER AGENCIES

1) NOC OF FIRE – FSR/0125186228700172, DATED – 18/04/2022
2) NOC OF ULC – 833/ULC/KOLKATA/2022, DATED– 13/05/2022
3) NOC OF AIRPORT – BEHA/EAST/B011422/648514, DATED– 25.01.2022
4) IGBC REG NO – GH220009 , DATED– APRIL 2022

STATEMENT OF THE PLAN PROPOSAL

PART– A:

1. ASSESSEE NO. : 110634400023
2. DETAIL OF REGISTERED DEED :–
(i) REGISTERED BOOK NO. : I , VOLUME NO. : 1902–2017
PAGE FROM : 38447 TO 38487
BEING NO. : 190201232, FOR THE YEAR : 2017, DATED–03/05/17
(ii) REGISTERED BOOK NO. : I , VOLUME NO. : 1902–2017
PAGE FROM : 38406 TO 38446
BEING NO. : 190201233, FOR THE YEAR : 201,7 DATED–03/05/17
(iii) REGISTERED BOOK NO. : I , VOLUME NO. : 1902–2019
PAGE FROM : 46283 TO 46343
BEING NO. : 190201267, FOR THE YEAR : 2019, DATED–06/06/19
3. DETAIL OF BOUNDARY DECLARATION:–
REGISTERED IN BOOK NO.– I , VOLUME NO. – 1902–2021
PAGE FROM – 221665 TO 221687.
BEING NO. 190204321, FOR THE YEAR : 2021, DATED–05/11/21
4. DETAIL OF STRIP OF LAND:–
REGISTERED IN BOOK NO.– 1 , VOLUME NO. – 1902–2021
PAGE FROM – 251628 TO – 251645
BEING NO. 190205020, FOR THE YEAR : 2021, DATED–18/12/21
5. a) AREA OF LAND : (43KH. 02 CH. 00 SQ.FT.)
= 2884.615 SQM.(AS PER DEED)
b) AREA OF LAND : 2884.611 SQM. (AS PER SITE)
c) NO. OF STOREY : G+XIV
6. NO. OF TENEMENTS : 24 NOS.
7. SIZE OF TENAMENTS : 200–300 SQM = 11 NOS.
ABOVE 300 SQM = 13 NOS.

PART–B:

1. AREA OF LAND (AS PER DEED) (43KH., 02 CH. 00 SQ.FT.)	=	2884.615	SQM
2. a) AREA OF LAND (AS PER SITE)	=	2884.611	SQM.
STRIP OF LAND GIFTED T O KMC TO GET HEIGHT	=	208.252	SQM.
NET LAND AREA	=	2676.361	SQM.
3. a) PERMISSIBLE GROUND COVERAGE (50.00%)	=	1442.306	SQM.
b) PROPOSED GROUND COVERAGE = 29.525%	=	851.692	SQM.
4. a) PROPOSED HEIGHT (IN MT.) =	=	55500.0000	MM
b) ROAD WIDTH (IN MM) (AS PER PHYSICAL) =	=	10.67	MT.

5. PROPOSED AREA CALCULATION :–
FOR RESIDENTIAL

AT FLOOR	COVERED AREA	CUTOUT	GROSS AREA	EXEMPTED AREA: STAIR & STAIR LOBBY	EXEMPTED AREA: LIFT LOBBY	NET FLOOR AREA
BASEMENT	49.950		49.95	5.93		44.020
GROUND FLOOR	839.955	3.75	836.205	33.000	9.000	794.205
1ST FLOOR	596.690	18.535	578.155	33.000	9.000	536.155
2ND FLOOR	596.690	25.431	571.259	33.000	9.000	529.259
3RD FLOOR	601.640	25.431	576.209	33.000	9.000	534.209
4TH FLOOR	596.690	25.431	571.259	33.000	9.000	529.259
5TH FLOOR	596.690	25.431	571.259	33.000	9.000	529.259
6TH FLOOR	596.690	25.431	571.259	33.000	9.000	529.259
7TH FLOOR	596.690	25.431	571.259	33.000	9.000	529.259
8TH FLOOR	596.690	25.431	571.259	33.000	9.000	529.259
9TH FLOOR	596.690	25.431	571.259	33.000	9.000	529.259
10TH FLOOR	596.690	25.431	571.259	33.000	9.000	529.259
11TH FLOOR	596.690	25.431	571.259	33.000	9.000	529.259
12TH FLOOR	596.690	25.431	571.259	33.000	9.000	529.259
13TH FLOOR	574.428	25.431	549.997	33.000	9.000	507.997
14TH FLOOR	153.960	46.665	107.295			107.295
TOTAL	8784.52	374.12	8410.93	467.93	126	7816.47

6. TENEMENTS & CAR PARKING CALCULATION :–
a) RESIDENTIAL :

MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
A	250.62	65.32	315.94	12	200<300 = 11NOS. REQ CAR = 22; 300<400 = 13 NOS. REQ. CAR = 39 .
B	221.73	57.79	279.52	10	
B1	226.68	59.08	285.76	1	
C	307.76	80.22	387.98	1	

b) ASSEMBLY: 61

FLOOR MARKED	COVERED AREA	CARPET AREA			REQUIRED CAR PARKING
FIRST FLOOR	467.5	439.163	12.548		12

TOTAL NOS. OF CAR PARKING REQUIRED (61+12)	73	NOS.
7. PROVIDED CAR PARKING 50 COVERED (10*2 MLCP+30 SINGLE) + 42 OPEN (13*2 MLCP+16 SINGLE)	92	NOS.
8. a) PERMISSIBLE CAR PARKING AREA :- (40*25)	1000.00	SQM
b) PROVIDED CAR PARKING AREA :-	682.66	SQM
9. a) PERMISSIBLE F.A.R. [CONSIDERING RULE 69A(1)(a)] :-	2.475	
b) PROPOSED F.A.R. :- (7816.45-682.66)/2884.611	2.473	
10. STAIR HEAD ROOM AREA :-	42.63	SQM
11. LMR LOBBY AREA AT ROOF:-	28.865	SQM
12. OVER HEAD TANK AREA :-	42.63	SQM
13. SWIMMING POOL AT O.T.-I	116.24	SQM
14. TERRACE AREA :-	839.96	SQM
15. CANOPY :-	5.40	SQM
16. TRIPLE HEIGHT BALCONY :-	127.125	SQM
17. FIRE REFUGE AREA :-	30.52	SQM
18. SOLAR AREA :-	15.92	SQM
19. ELECTRICAL VEHICLE CHARGING POINTS :-	9	NOS.
20. GOOMTY AREA :-	6.25	SQM
21. (a)PERMISSIBLE TREE COVER AREA :- 15 % OF NET LAND AREA	401.45	SQM
(b) PROPOSED TREE COVER AREA :- 15.023%	402.078	SQM
22. (a) EXISTING TREES TO BE RETAINED :-	8	NOS.
(b) TREE TO BE CUT :-	1	NOS.
(C) NEW PLANTATION :-	50	NOS.
23. OTHER AREA ONLY FOR FEES = (STAIR HEAD ROOM + LIFT LOBBY AT ROOF + 10% OF SWIMMING POOL AREA + CANOPY + TRIPLE BALCONY + FIRE REFUGE AREA + GOOMTY AREA)	252.414	SQM
24. ELECTRIC VEHICLE CHARGING POINT:-	(50%OF CAR)	NOS.

B. P. NO. – 2023070070
DATED – 30/06/2023 | VALID UP TO – 29/06/2028

MUKTI PRAKASH TOONG
Digitally signed by MUKTI PRAKASH TOONG
Date: 2023.06.30 13:05:14 +05'30'
DIGITAL OF SIGN. OF A.E.

DIBYENDU PAL
Digitally signed by DIBYENDU PAL
Date: 2023.06.30 13:06:59 +05'30'
DIGITAL OF SIGN. OF E.E.

TITLE

EXISTING STRUCTURE PLAN, GROUND FLOOR PLAN, SITE PLAN, LOCATION PLAN, DETAIL OF U.G.W.R. & R.W.H.T.

PROJECT :

PROPOSED G+XIV STORIED (55.5 MT. HT.) RESIDENTIAL BUILDING AT – PRE. NO. – 2, ROBINSON STREET, P.S.– SHAKESPEARE SARANI, KOLKATA–700017, UNDER SECTION 393A OF K.M.C. ACT 1980 READ WITH K.M.C. BUILDING RULES 2009 CONSIDERING U/R 69A(1)(a).
WARD NO.–63, BOROUGH:–VII.

DATE	DRG.NO	DEALT	CHECKED	SHEET.NO
02.07.2022	ARCH/730/2021	PALLAVI	MITHUN	1 OF 3

SCALE 1:100, 200, 50, 600, 4000

A R C H I T E C T

RAJ AGRAWAL & ASSOCIATES
8B, ROYD STREET, CALCUTTA-16