

STATEMENT OF THE PLAN PROPOSAL

PART-A:

1. ASSESSE NO: 11063230062
2. DETAIL OF REGISTERED DEED

BOOK NO : 1 VOL. NO : 95 PAGE NO : 256-264
BEING NO : 4193 DATE: 26.09.1957 PLACE : Registrar of Calcutta

DETAIL OF POWER OF ATTORNEY

BOOK NO : 1 VOL. NO : 1903-2019 PAGE NO : 80418 TO 80462
BEING NO : 190301878 DATE: 30.04.2019 PLACE : ARA-III, KOLKATA

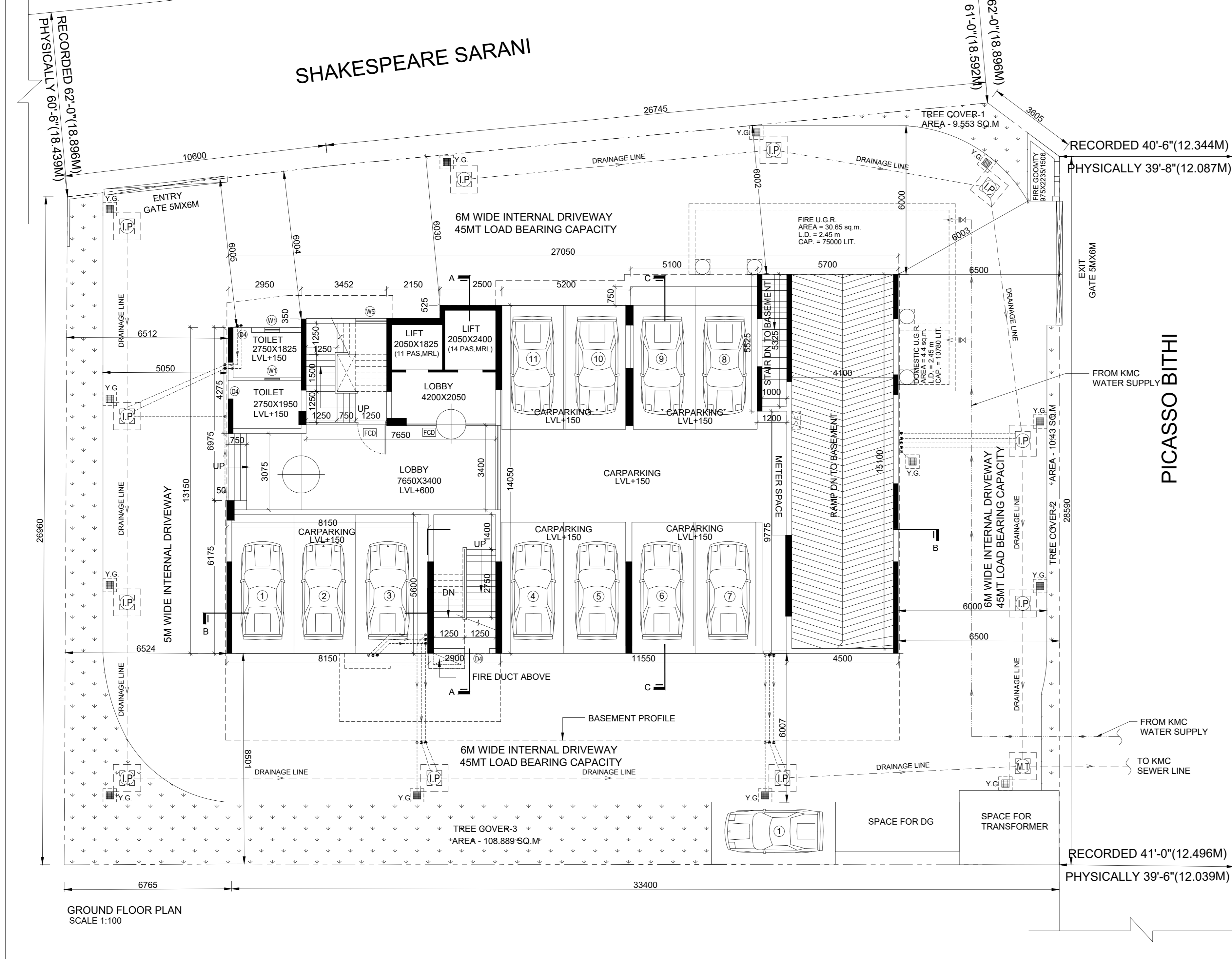
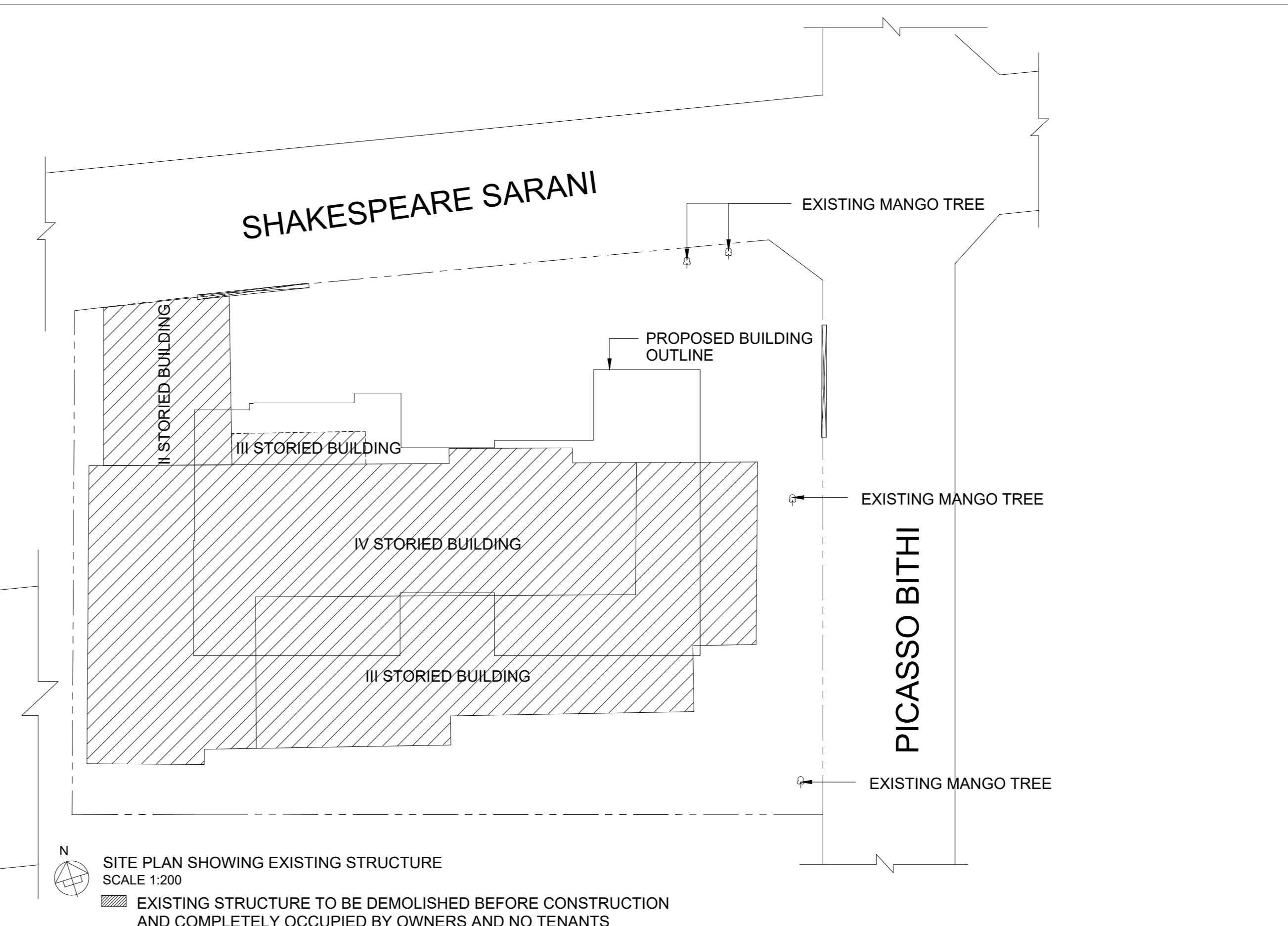
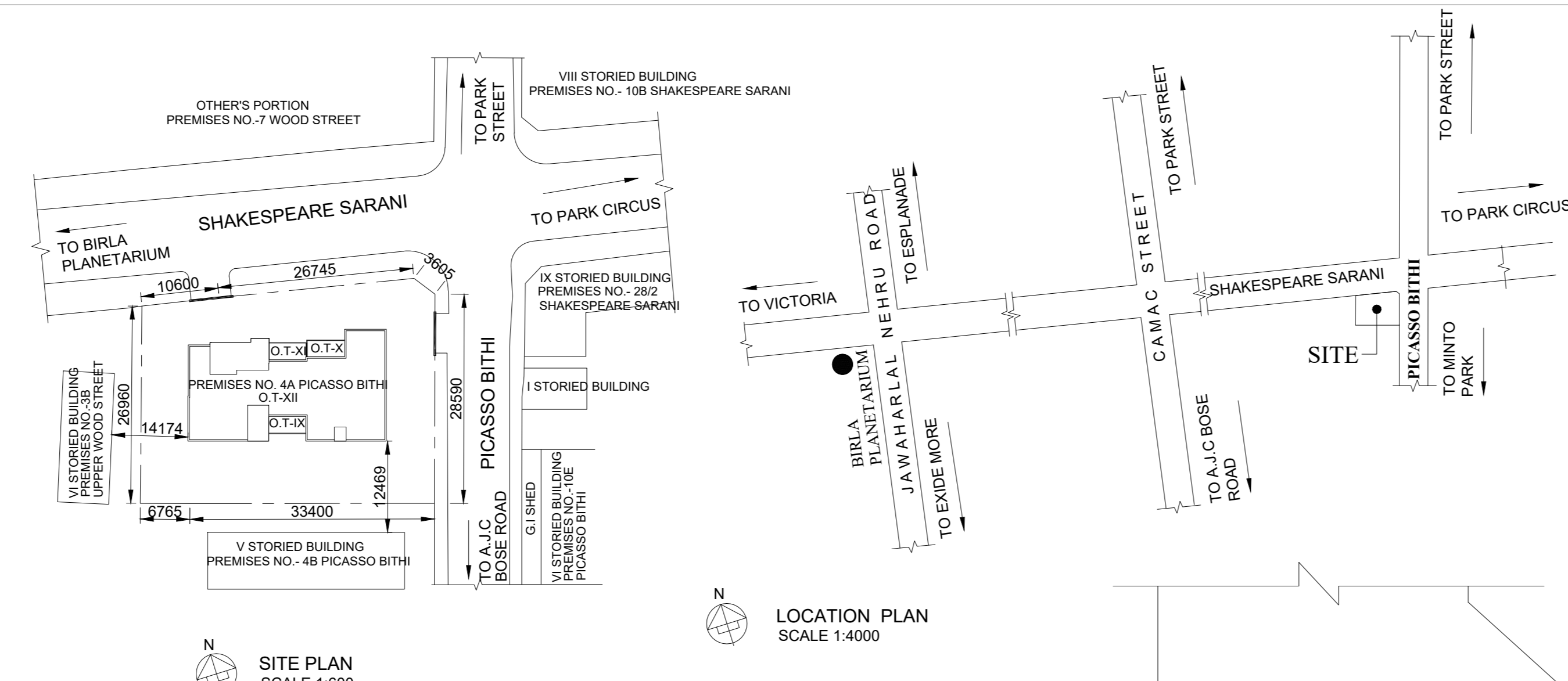
DETAIL OF REGISTERED BOUNDARY DECLARATION

BOOK NO : 1 VOL. NO : 1901-2020 PAGE NO : 225433 TO 225451
BEING NO : 190104382 DATE: 26.11.2020 PLACE : ARA-I, KOLKATA

3. AREA OF LAND : 17K - 5CH - 425sq.ft. = 1161.915 SQ.M
4. NO. OF STOREY : B+G+XI
5. NO. OF TENEMENTS : 09
6. SIZE OF TENEMENTS : a) 50 SQ.M TO 75 SQ.M - 0 NO.
b) 75 SQ.M TO 100 SQ.M - 0 NO.
c) ABOVE 100 SQ.M - 09 NOS. (300-400 SQ.M - 07nos. & 600-700 SQ.M - 02nos.)

DOOR SCHEDULE

MARK	WIDTH	HEIGHT	MARK	WIDTH	HEIGHT	SILL	LINTEL
D1	800	2400	W1	800	1500	1200	2700
D2	800	2400	W2	800	1200	1200	2400
D3	900	2400	W3	750	600	1800	2400
D4	1050	2400	W4	600	1800	800	2700
D5	1300	2400	W5	1000	2400	300	2700
DW1	5000	2700	W6	1600	1500	1200	2700
DW2	3750	2700	W7	1000	2400	300	2700
DW3	2400	2400	W8	2400	2400	300	2700
FCD1	1200	2700	W9	3750	2400	300	2700
FCD2	1000	2700	W10	3000	2400	300	2700
			W11	8000	2400	300	2700
			W12	1250	1800	800	2700
			W13	1500	1500	800	2400



Floor	Total Covered Area	Void	Built Up Area with Parking excl. Void, C.B. & Triple Ht. Terrace (Sq.m.)	C.B.	TRIPLE HT. TERRACE	TOTAL CONSTRUCTION AREA	Free Area for F.A.R. from Built-up Area/Floor (Sq.m.)	Net floor area for F.A.R. (Sq.m.)	TOTAL PARKING AREA	Flat Area without C.B. and Terrace per Floor (Sq.m.)	Common Area per Floor (Sq.m.)	Flat Area after loading common area factor
Basement	497.367	0	497.367	0.000	0.000	497.367	6.000	13.272	484.092	468.668	28.699	54.956
Ground	385.720	75.896	309.824	0.000	0.000	309.824	6.000	26.745	32.745	277.079	214.865	36.841
1st floor	336.846	10.391	326.454	3.480	0.000	329.934	6.000	23.125	29.125	297.329	289.613	36.841
2nd floor	336.846	10.391	326.454	3.480	0.000	329.934	6.000	23.125	29.125	297.329	289.613	36.841
3rd floor	336.846	10.391	326.454	3.480	0.000	329.934	6.000	23.125	29.125	297.329	289.613	36.841
4th floor	336.846	10.391	326.454	3.480	0.000	329.934	6.000	23.125	29.125	297.329	289.613	36.841
5th floor	336.846	10.391	326.454	3.480	0.000	329.934	6.000	23.125	29.125	297.329	289.613	36.841
6th floor	340.002	10.391	329.611	3.480	11.994	341.605	6.000	23.125	29.125	300.486	292.894	36.716
7th floor	340.002	12.679	327.323	3.480	11.994	342.106	6.000	29.675	35.675	291.446	290.807	36.716
8th floor	340.002	10.391	329.611	3.480	11.994	341.605	6.000	23.125	29.125	300.486	292.894	36.716
9th floor	336.846	10.391	326.454	3.480	11.994	341.428	6.000	23.125	29.125	297.329	289.613	36.841
10th floor	336.846	10.327	326.528	3.480	11.994	341.801	6.000	23.125	29.125	297.363	289.677	36.841
11th floor	336.846	12.707	324.139	3.480	11.994	339.592	6.000	29.300	35.300	288.778	287.237	36.841
Above Roof												
Roof Toilet												
Lift lobby and Stair							3.000					
Head Room								48.851				
Fire Refuge								15.000				
Platform								2.909				
Gate Geometry								14.210				
10th floor included in construction area												
TOTAL	4597.856	194.800	4403.056	38.280	107.870	4618.796	78.000	301.120	378.120	4023.936	683.533	3190.988

CAR PARKING CALCULATION

Total Flat Area (Without C.B. & Terrace) = 3190.988 sq. m.
Total Common area of the Project = 528.54 sq. m.
Proportion of the Common Area = 0.166

Flat No.	Flat Area without C.B. and Terrace (a)	Proportion of common area (b)	Flat Area with proportion for parking (a+b)	Flats per Floor	Required Parking per Flat	No. of Typical Floor	Total Cars
A (1st to 5th & 9th floor)	289.613	47.970	337.583	1	3	6	18
B (6th floor)	282.895	46.513	341.408	1	3	1	3
C (8th - 7th floor)	96.648	880.149	1	6	1	6	6
D (10th - 11th floor)	578.914	95.596	674.510	1	6	1	6
Total Car							33

PART-B:

1. AREA OF LAND (AS PER DEED) = 18-12K-9-5CH = 2180.184 SQ.M
AREA OF LAND (AS PER PHYSICAL) = 17K - 5CH - 425sq.ft. = 1161.915 SQ.M

2. (i) PERMISSIBLE GROUND COVERAGE 50% = 580.9575 SQ.M
(ii) PROPOSED GROUND COVERAGE = 385.724 SQ.M = 33.197% OF LAND AREA

3. (i) PERMISSIBLE BUILDING HEIGHT = NO RESTRICTION (as per KMC rules)
(ii) PROPOSED BUILDING HEIGHT = 40MT

4. (i) REQUIRED TREE COVER AREA = 11.010% OF LAND AREA = 127.930 SQ.M
(ii) PROPOSED TREE COVER AREA = 128.872 SQ.M = 11.091% OF LAND AREA

5. (i) TOTAL REQUIRED CAR PARKING = 33NOS.
(ii) TOTAL PROPOSED CAR PARKING = 42NOS (INCL. 12*2=24 MLCP IN BASEMENT)

6. (i) REQUIRED PARKING AREA
GROUND COVERED = 11 NOS. = 11*25 SQ.M = 275 SQ.M
BASEMENT = 4 NOS. = 14*40 SQ.M = 560 SQ.M
TOTAL PERMISSIBLE EXEMPTED PARKING AREA = 835 SQ.M
(ii) PROPOSED EXEMPTED PARKING AREA IN GROUND = 214.865 SQ.M
IN BASEMENT = 468.668 SQ.M
TOTAL PROPOSED PARKING AREA = 683.533 SQ.M

7. (i) PERMISSIBLE F.A.R. = 2.5
ADDITIONAL 15% FOR METRO CORRIDOR = 375
TOTAL PERMISSIBLE F.A.R. = 2.875
(ii) PROPOSED F.A.R. = NET FLOOR AREA - PARKING AREA / LAND AREA = 4023.936 - 683.533 = 3340.403 / 1161.915 = 2.875

8. TOTAL CLIPBOARD AREA - 38.28 SQ.M
9. TOTAL TRIPLE HEIGHT TERRACE AREA - 107.87 SQ.M
10. TOTAL STAIR HEAD ROOM AREA - 48.851 SQ.M
11. TOTAL O.H.R. AREA - 14.210 SQ.M
12. TOILET AREA IN ROOF - 3.000 SQ.M
13. TERRACE AREA IN ROOF - 48.87 SQ.M IN FIRST FLOOR
328.18 SQ.M IN ROOF
14. RELAXATION OF AUTHORITY, IF ANY - N.M.C.
15. OTHER AREA (in sq.m) ONLY FOR FEES:-
379.120
107.670
2.909
15.03
38.280

TOTAL AREA = 543.009 SQ.M

TITLE GROUND FLOOR PLANS, SITE PLAN AND KEY PLAN SHEET-1 OF 5

JOB NO.	IN1268
DRG. NO.	IN1268/CORP/AR01
DEALT	KAMALIKA
ISSUE STATUS	CORPORATION

NOTE:
1. ALL DIMENSION ARE TO BE READ NOT TO BE MEASURED
2. ALL EXTERNAL WALLS ARE 200 THK BRICK AND ALL INTERNAL WALLS ARE 100 THK BRICK WALL.
3. ALL DIMENSIONS ARE IN MM.

ARCHITECT

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FAX: (033) 2286-4026 TEL: (033) 4900-4422-26
www.immsteindia.com

Digital Signature By E E Digital Signature By A E

PROJECT PROPOSED B+(H+11) STORED RESIDENTIAL BUILDING AT PREMISES NO. 4A PICASSO BITHI, UNDER K.M.C. WARD NO. 063, BOROUGH - VII, P.S. PARK STREET, KOLKATA- 700016

DECLARATION OF STRUCTURAL ENGINEER
THE STRUCTURAL DESIGNS AND DRAWINGS OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME, CONSIDERING THE SOIL TEST REPORT (AS PER THESE RULES AND THE REGULATIONS MADE UNDER THE ACT) MADE BY MR. ALOK ROY FROM GEOTECH ENGINEERS PVT. LTD. OF 6A, MILAN PARK, KOLKATA- 700 084 AND ALSO CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD, AS PER N.C.C. OF INDIA AND CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECTS.

SIGNATURE OF STRUCTURAL ENGINEER
ANITA AGARWALA
LICENSE NO. E.S.R.-1172

SIGNATURE OF STRUCTURAL REVIEWER
UTPAL SANTRA
LICENSE NO. E.S.R. (I) 58/10

DECLARATION OF ARCHITECT
I CERTIFY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULE 2009 AS AMENDED FROM TIME TO TIME THE SITE CONDITION INCLUDING THE WIDTH OF THE ABUTTING K.M.C. ROADS, HAS BEEN CONFIRMED WITH THE PLAN. IT IS A BUILDABLE SITE, NOT A TANK OR FILLED UP TANK SITE MEASUREMENT IS AS PER REGISTERED BOUNDARY DECLARATION. EXISTING BUILDING TO BE DEMOLISHED BEFORE START OF CONSTRUCTION WHICH IS FULLY OCCUPIED BY OWNERS AND THERE IS NO TENANT.

SIGNATURE OF ARCHITECT
ANIRBAN BHADURI MONDAL
C.O.A. REG. NO. CA2003/31394

CERTIFICATE OF GEOTECHNICAL ENGINEER
THE UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THERE ON. IT IS CERTIFIED THAT EXISTING SOIL OF THE SITE IS ABLE TO CARRY THE LOAD COMING FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM PROPOSED HEREIN IS SAFE AND STABLE IN ALL RESPECT FROM THE GEOTECHNICAL POINT OF VIEW.

SIGNATURE OF GEO TECHNICAL ENGINEER
ALOK ROY
LICENSE NO. - G.T/111

DECLARATION OF OWNER
I DO HEREBY CERTIFY WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE ARCHITECT & ESE DURING CONSTRUCTION I SHALL FOLLOW THE INSTRUCTION OF ARCHITECT & ESE DURING CONSTRUCTION OF THE BUILDING (AS PER B.S PLAN)
MNC AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING AND ADJOINING STRUCTURES, IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE THE KMC AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF WATER RESERVOIR WILL BE UNDERTAKEN UNDER THE GUIDANCE OF ARCHITECT / ESE BEFORE STARTING OF BUILDING FOUNDATION WORK. PLOT IS IDENTIFIED BY ME DURING INSPECTION.

SIGNATURE OF OWNER
ASHOK SARAF
Representative of Soubhagya Nirman LLP & Constituted Attorney of Adarsh Agarwala Neerja Agarwala & Rita Agarwala Family Trust

B.P NUMBER: 2021070025
DATE:- 29/06/2021 VALID UP TO:- 28/06/2026