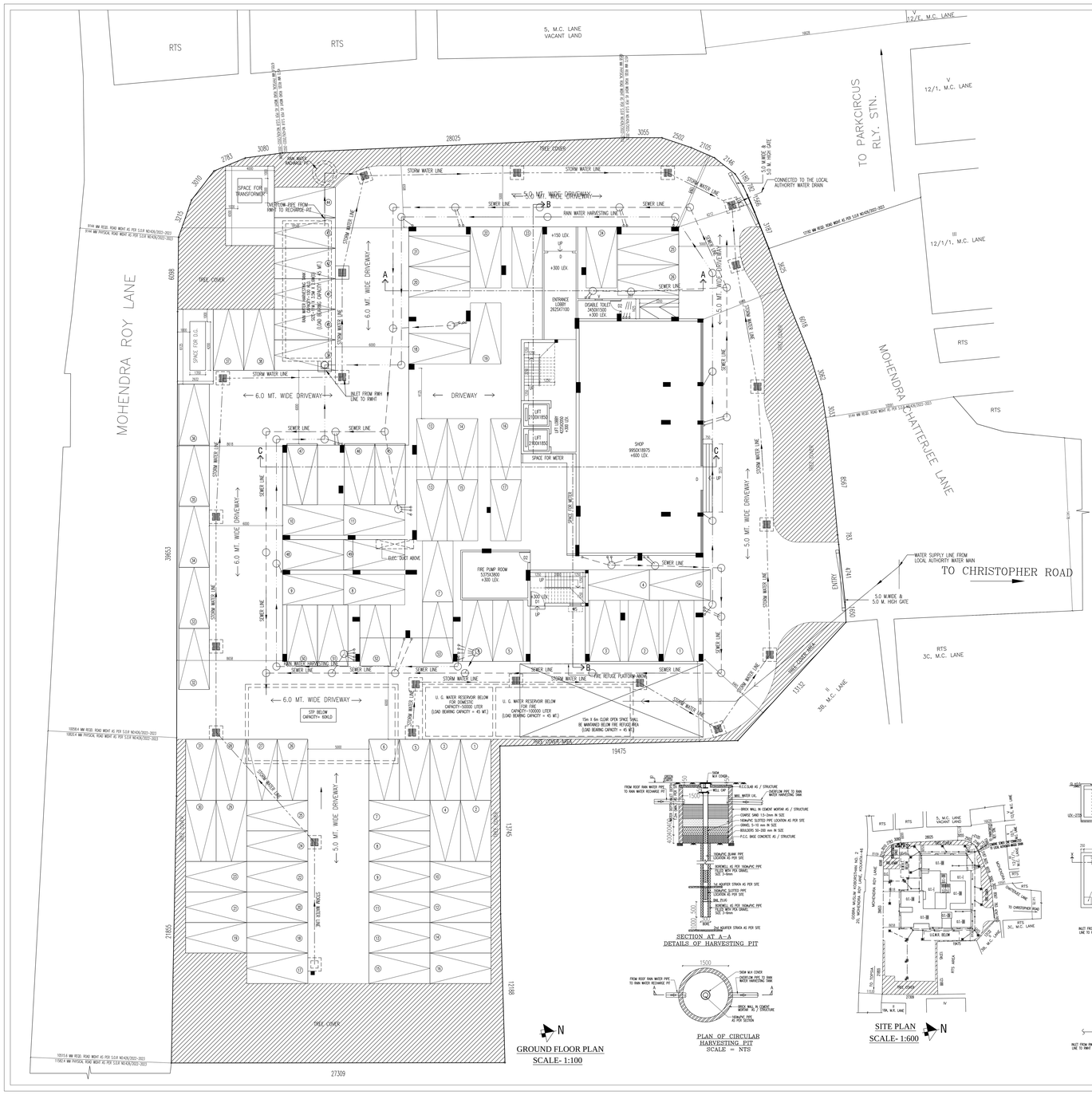

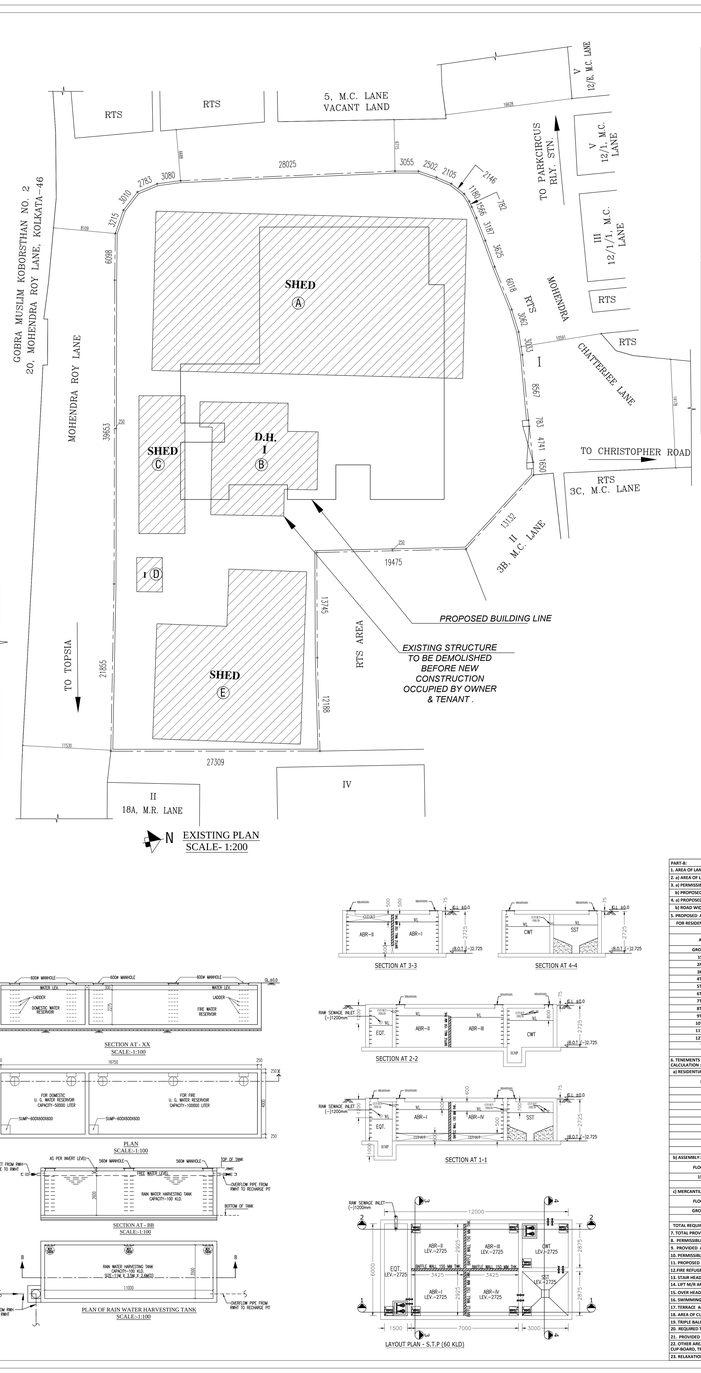

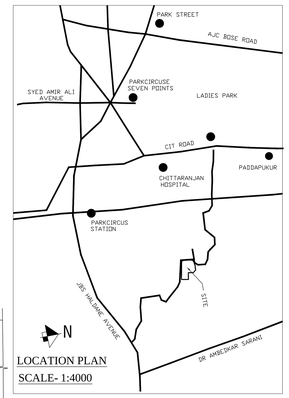

SCHEDULE OF DOORS & WINDOWS

TYPE	BLL (MM)	SILL (MM)	SIZE	TYPE	BLL (MM)	SILL (MM)	SIZE
D	–	2100	2000X2100	W1	450	2100	2700X1050
D1	–	2100	1100X2100	W2	450	2100	2700X1050
D1A	–	2100	1200X2100	W3	450	2100	3900X1050
D2	–	2100	900X2100	W4	900	2100	1500X1200
D4	–	2100	750X2100	W5	450	2100	1800X1050
D4A	–	2100	1100X2100	W6	1050	2100	1800X1050
DW1	–	2100	1800X2100	CW	900	2100	4500X1050
FD3	–	2100	1200X2100	CT	1200	2100	600X600

GENERAL NOTES

1.ALL DIMENSIONS ARE IN MM.
2.ALL EXTERNAL WALLS 200 THK. & INTERNAL WALLS 125 THK. UNLESS OTHERWISE MENTIONED.
3.ALL MASONRY WORKS ARE BONDED BY CEMENT MORTAR (1:6) & (1:4).
4.EXTERNAL PLASTER IS 25 THK. & INTERNAL PLASTER IS 12 THK. WITH 1:4 MORATAR.
5.ALL CONC. GRADE IS M200 (1:1.5.3).
6.ALL WARDROBES ARE 500 MM. WIDE.

DISCLAIMER

THE DIMENSIONS WHICH ARE SHOWN IN THE SANCTION PLAN (OR SALE DRAWING) APPROVED BY THE AUTHORITIES ARE BARE ARCHITECTURAL DIMENSIONS EXCLUDING DIMENSIONS POST PLASTERING WALL REDUCE DUE TO FINISHES SUCH AS PLASTER, POP, FLOORING ETC, RESULTING SOME REDUCTION IN CARPET AREA.

UNDERSIGNED HAS INSPECTED THE SITE AND FOUND THAT THE PROPOSED IS FULLY COVERED BY EXISTING STRUCTURE. SOIL INVESTIGATION WILL BE DONE AFTER DEMOLISHING THE EXISTING STRUCTURE BEFORE STARTING OF NEW CONSTRUCTION IT IS DECLARED THAT THE SOIL INVESTIGATION REPORT WILL BE SUBMITTED AT THE TIME OF PLINTH LEVEL COMPLETION REPORT.

NAME OF GEOTECH ENGINEER
SUJIT KUMAR BOSE
ENROLMENT NO. :- G-1/1/12
ADDRESS:
53, PURNA CHANDRA MITRA LANE,(GROUND FLOOR), KOLKATA-700033

1. I ENGAGED ARCHITECT AND E.S.E DURING CONSTRUCTION.
2. I FOLLOWED 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. IN CASE OF CONSTRUCTION OF WATER RESERVOIR EXECUTED UNDER THE GUIDENCE OF ARCHITECT & E.S.E.
BEFORE STARTING OF BUILDING FOUNDATION THERE IS AN EXISTING STRUCTURE WHICH WILL BE DEMOLISHED BEFORE COMMENCEMENT OF CONSTRUCTION OCCUPIED BY OWNER AND TENANT.

SIGNATURE OF OWNER
A T K REALTORS LLP
ADDRESS:
20, MOHEN AHMED KIDMAN ROAD, KOLKATA-16.

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 THE PLAN IS ADJUSTED TO THE ROAD WIDTH OF THE ABUTTING ROAD CONFORM WITH THE PLAN AND IT IS A BUILD ABLE SITE AND NOT A TANK OR A FILLED UP TANK.BEFORE STARTING OF BUILDING CONSTRUCTION.
THERE IS AN EXISTING STRUCTURE WHICH WILL BE DEMOLISHED BEFORE COMMENCEMENT OF CONSTRUCTION OCCUPIED BY OWNER AND TENANT.

NAME OF ARCHITECT
RAJ KUMAR AGARWAL
COUNCIL REGISTRATION NO. CA/94/17940
ADDRESS:
R. AGRWAL & ASSOCIATES
88, ROYD STREET (2ND FLOOR), KOLKATA-16

CERTIFICATE OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING WILL BE MADE BY ME AND SUBMITTED AT THE TIME OF PLINTH LEVEL REPORT AS THE PREMISES IS TOTALLY COVERED BY EXISTING STRUCTURE. SO SOIL INVESTIGATION IS NOT POSSIBLE AT THIS STAGE. SOIL INVESTIGATION WILL BE DONE AFTER DEMOLISHING THE EXISTING STRUCTURE BEFORE STARTING OF NEW CONSTRUCTION. IT IS UNDERTAKE THAT THE STRUCTURAL DESIGN CALCULATION AND DRAWING WILL BE SUBMITTED AT THE TIME OF PLINTH LEVEL COMPLETION REPORT.

NAME OF STRUCTURAL ENGINEER
ASHIM KUMAR DAS
ENROLMENT NO. :-E-L/-190 (WAC)
ADDRESS:
40 NO. P. DUTTA LANE(SOUP GARDEN) KOLKATA-700030.

BUILDING PERMIT NO: 2022070229

DATE: 09/03/2023 | VALID UP TO:28/03/2028

RAJAT MAJUMDAR
Digitally signed by RAJAT MAJUMDAR
Date: 2023.03.29 17:43:31 +05'30'
SIGNAL OF SIGN OF L.B

DIBYEN DU PAL
Digitally signed by DIBYENDU PAL
Date: 2023.03.29 17:45:53 +05'30'
SIGNAL OF SIGN OF E.E

OBSERVATION OF OTHER AGENCIES

1) NOC OF FIRE – FSR/012519821870066O, DATED-08-09-2021
2) NOC OF ULC – NO. 857/ULC/KOLKATA/2022 , DATED-07/07/2022
3) CERTIFICATE OF GREEN BUILDING – IGBC REGISTRATION NO. GH 210203 PRECERTIFIED GOLD JANUARY 2022
4) AAI NOC – NO. BENA/EAST/B/010722/844809, DATED-25/01/2022

STATEMENT OF THE PLAN PROPOSAL

PART-A:
1. KHOSIGIC NO. – 11059100296
2. DETAIL OF REGISTERED DEED :–
REGISTERED IN BOOK NO.– I , VOLUME NO. – 1904-2022
PAGE FROM – 56334 TO 56396.
BEING NO. 190407271 DATE: 14/05/2022 A.R.A. – IV KOLKATA.
3. DETAIL OF BOUNDARY DECLARATION:–
REGISTERED IN BOOK NO.– I , VOLUME NO. – 1904-2022
PAGE FROM – 78442 TO 78459.
BEING NO. 190411561 DATE: 14/01/2022 FOR THE YEAR – 2021. A.R.A. – IV KOLKATA.
4. DETAIL OF UNDERTAKING FOR TENANTS:–
REGISTERED IN BOOK NO.– I , VOLUME NO. – 1904-2022
PAGE FROM – 78426 TO 78441.
BEING NO. 190417060 DATE: 14/01/2022 FOR THE YEAR – 2021. A.R.A. – IV KOLKATA.
5.a) AREA OF LAND (39-76.-904-SQFT) – 3181.9 sq.m (AS PER DEED)
b) AREA OF LAND :- 3181.13 sq.m (AS PER SITE)
c) NO. OF STOREY :- G+XII
6. NO. OF TENEMENTS – 81 NOS.
7. SIZE OF TENEMENTS: 75 TO 100 SQM. = 23 NOS.
100 TO 200 SQM. = 58 NOS.

NOTES:
B.G.T – BOTTOM OF TANK WITH RESPECT TO MRL
MRL – MEAN SEA LEVEL
B.U.P – BOTTOM OF PIPE

PART-B:					
1. AREA OF LAND (AS PER DEED)				-	3181.90 SQM
2. a) AREA OF LAND (AS/SITE)				-	3181.13 SQM.
3. a) PERMISSIBLE GROUND COVERAGE (50.00%)				-	1590.57 SQM.
b) PROPOSED GROUND COVERAGE			30.67%	-	975.644 SQM.
4. a) PROPOSED HEIGHT (IN MRL)	+		39950.00		
b) ROAD WIDTH (IN MRL) (AS PER PHYSICAL)	+		10.101		
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
GROUND FLOOR	575.64	0.00	575.64	23.12	6.00	546.52
1ST FLOOR	677.46	11.42	666.04	23.12	6.00	636.92
2ND FLOOR	677.46	88.88	588.58	23.12	6.00	559.45
3RD FLOOR	677.46	11.42	666.04	23.12	6.00	636.92
4TH FLOOR	677.46	11.42	666.04	23.12	6.00	636.92
5TH FLOOR	677.46	11.42	666.04	23.12	6.00	636.92
6TH FLOOR	677.46	11.42	666.04	23.12	6.00	636.92
7TH FLOOR	677.46	11.42	666.04	23.12	6.00	636.92
8TH FLOOR	677.46	11.42	666.04	23.12	6.00	636.92
9TH FLOOR	677.46	11.42	666.04	23.12	6.00	636.92
10TH FLOOR	677.46	11.42	666.04	23.12	6.00	636.92
11TH FLOOR	677.46	11.42	666.04	23.12	6.00	636.92
12TH FLOOR	677.46	11.42	666.04	23.12	6.00	636.92
TOTAL :-	9105.209	214.515	8890.695	300.625	78.00	8512.06

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

MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE DEDUCTED	ACTUAL TENEMENT AREA	NO. OF TENEMENTS	REQUIRED CAR PARKING
A	86.782	18.124	103.906	18	
B	67.794	14.492	82.286	11	
C	67.794	14.492	82.286	12	100+100=58 REQ.
D	85.684	18.308	103.992	12	1000/300=3.33 REQ. CAR=3NOS.
E	94.782	18.124	102.906	12	
F	85.361	18.248	103.609	12	
G	85.361	18.248	103.609	12	
TOTAL NO OF FLAT				81	REQ. CAR=70 NO.

b) ASSEMBLY:

FLOOR MARKED	COVERED AREA	CARPET AREA	REQUIRED CAR PARKING
1ST FLOOR	152.576	138.584	4 NOS.

c) MERCANTILE:

FLOOR MARKED	COVERED AREA	CARPET AREA	REQUIRED CAR PARKING
GROUND FLOOR	201.500	188.801	5 NOS.

TOTAL REQUIRED CAR PARKING :-		(70+4+5)	79NOS.
7. TOTAL PROVIDED CAR PARKING :-	GR. COVERED =26 NOS., GR. OPEN=54 NOS.		80 NOS.
8. PERMISSIBLE AREA FOR PARKING :-	(50*70)	650.0	SQM
9. PROVIDED AREA OF PARKING :-		646.054	SQM
10. PERMISIBLE F.A.R :-	(2.25=3.225SQREEKM)	2.475	
11. PROPOSED F.A.R:-		2.473	
12.FIRE REFUGE AREA:-		21.273	SQM
13. STAIR HEAD ROOM AREA :-		29.750	SQM
14. LIFT M/R AREA:-		20.663	SQM
15. OVER HEAD TANK AREA :-		27.950	SQM
16. SWIMMING POOL AREA :-		42.914	SQM
17. TERRACE AREA :-		975.644	SQM
18. AREA OF CUP-BOARD :-		104.500	SQM
19. TRIPLE BALCONY AREA :-		34.80	SQM
20. REQUIRED TREE COVER AREA (15%)		477.2	SQM
21. PROVIDED TREE COVER AREA :-	15.06%	479.121	SQM
22. OTHER AREA (ONLY FOR FSI) = (FIRE REFUGE AREA, STAIR HEAD ROOM AREA , LIFT M/R AREA, AREA OF CUP-BOARD, TRIPLE BALCONY AREA, 50% OF SWIMMING POOL AREA) :-		275.676	SQM
23. RELAXATION OF AUTHORITY, IF ANY :-			

TITLE

GROUND FLOOR PLAN, EXISTING PLAN, SITE PLAN, LOCATION PLAN, HARVESTING PIT DETAILS,P.T DETAIL, U.G.W.R DETAIL, D.W.H.T. DETAIL.

PROJECT

PROPOSED G+XII (39.95 M. HT.) STORIED RESIDENTIAL BUILDING AT PREMISES NO. 4, MOHENDRA CHATTERJEE LANE,P.S- TOPSIA, WARD NO.-59, BOROUGH-VII, KOLKATA-700046,UNDER KOLKATA MUNICIPAL CORPORATION

DATE	DRG.NO	DRAT	CHECKED	SHEET.NO
01.06.22	ARCH/714/2021	RYA	NIRMAL	1 OF 4

SCALE: 1:100

ARCHITECT

RAJ AGRAWAL & ASSOCIATES
88, ROYD STREET, CALCUTTA - 16