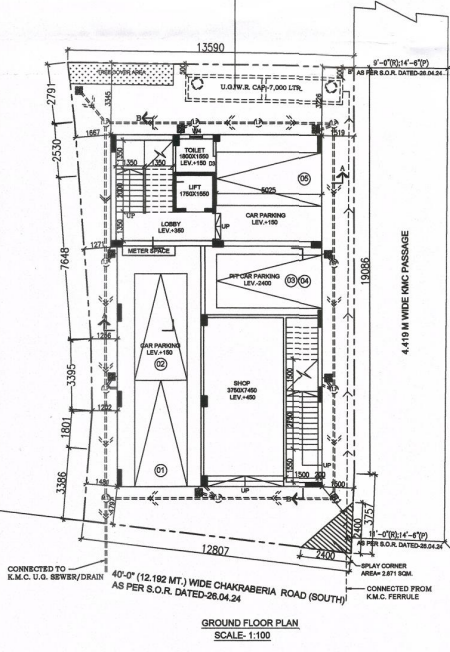


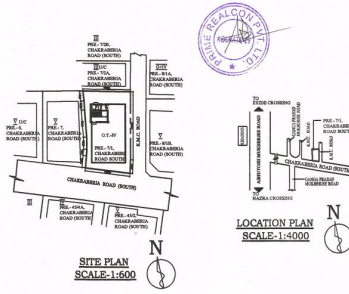
SECTION-AA
DETAIL OF S.U.G.W. RESERVOIR
CAP.: 7,000 LTR. (SCALE: 1:150)

NOTE:
LAND AREA= 284.161 SQM. (04K-04CH-43.718 SQFT.)
REQUIRED GREEN AREA= 4.601 SQM.
PERCENTAGE OF GREEN AREA= 1.620% (REQUIRED)
PROVIDED GREEN AREA= 4.632 SQM.
PERCENTAGE OF GREEN AREA= 1.746% (PROVIDED)

DEPTH OF S.U.G.W.R. SHOULD NOT EXCEED THE DEPTH OF THE FOUNDATION OF THE BUILDING/ ADJOINING STRUCTURE



GROUND FLOOR PLAN
SCALE: 1:100



LOCATION PLAN
SCALE: 1:4000
SITE PLAN
SCALE: 1:600

STATEMENT OF THE PLAN PROPOSAL

PART-A:
1. ADDRESS NO: 110701200505
2. DETAIL OF REGISTERED DEED.
BOOK NO: I VOL. NO: 160 PAGE NO: 197 TO 200
BEING NO: 9856 YEAR: 1987 PLACE: S.R. ALPORE RADAR DATE: 28.12.1987
3. DETAIL OF REGISTERED WILL.
BOOK NO: III VOL. NO: 1 PAGE NO: 1051 TO 1060
BEING NO: 00109 YEAR: 2009 PLACE: I.D.B.R.-I (B) 24 P.G.S. DATE: 14.07.2009
4. DETAIL OF REGISTERED POWER OF ATTORNEY.
BOOK NO: I VOL. NO: 1603-2024 PAGE NO: 50278 TO 50292
BEING NO: 160301557 YEAR: 2024 PLACE: I.D.B.R. III (B) 24 P.G.S. DATE: 07.02.2024
5. DETAIL OF REGISTERED BOUNDARY DECLARATION.
BOOK NO: I VOL. NO: 1603-2024 PAGE NO: 137908 TO 137917
BEING NO: 160305686 YEAR: 2024 PLACE: I.D.B.R.-II (B) 24 P.G.S. DATE: 03.04.2024
6. DETAIL OF REGISTERED CORNER SPLAY.
BOOK NO: I VOL. NO: 1603-2024 PAGE NO: 137886 TO 137897
BEING NO: 160305688 YEAR: 2024 PLACE: I.D.B.R.-II (B) 24 P.G.S. DATE: 03.04.2024

PART-B:
1. PROPOSED GROUND COVERAGE = 162.038 SQM.
2. PROPOSED F.A.R. = 1.638
3. TOTAL COVERED AREA = 631.388 SQM.
4. TOTAL CAR PARKING AREA = 88.194 SQM (ACTUAL)
5. NO. OF REQUIRED CAR PARKING SPACES = 04 NOS.
6. NO. OF PROVIDED CAR PARKING SPACE = 05 NOS.

STATEMENT OF AREA:
AREA OF LAND: 04K-04CH-188QFT = 285.674 SQM (AS PER DEED)
AREA OF LAND: 04K-04CH-43.718 SQFT = 284.161 SQM (AS PER PHYSICAL)
SPLAY CORNER AREA: 2.871 SQM
PERMISSIBLE F.A.R. = 2.25
PERMISSIBLE GROUND COVERAGE (57.194%) = 162.525 SQM
PROPOSED GROUND COVERAGE (57.02%) = 162.038 SQM
PROPOSED HEIGHT = 12.450 MT.

PROPOSED AREA :-

COVERED AREA	CUTTING AREA	OPEN SPACE	EFFEKTIVE AREA	STAIR WAY	LEFT LOBBY	NET FLOOR AREA
GROUND FL. 162.038 SQM	0.000 SQM	0.000 SQM	162.038 SQM	13.990 SQM	2.265 SQM	183.893 SQM
1ST FLOOR 162.038 SQM	0.000 SQM	0.000 SQM	162.038 SQM	13.990 SQM	2.265 SQM	183.893 SQM
2ND FLOOR 162.038 SQM	0.000 SQM	0.000 SQM	162.038 SQM	13.990 SQM	2.265 SQM	183.893 SQM
3RD FLOOR 162.038 SQM	0.000 SQM	0.000 SQM	162.038 SQM	13.990 SQM	2.265 SQM	183.893 SQM
TOTAL 648.152 SQM	0.000 SQM	0.000 SQM	648.152 SQM	55.960 SQM	9.100 SQM	559.418 SQM
BONUS FOR CAR PARKING = 88.194 SQM						
NET AREA (559.418-88.194) = 471.224 SQM						
PROPOSED F.A.R. (471.224/284.161) = 1.658						
TESEMENTH & CAR PARKING CALCULATION :-						
MINIMUM TESEMENTH	PROPORTION AREA TO BE ADDED	ACTUAL TESEMENTH AREA	NO. OF TESEMENTH	REQUIRED CAR PARKING		
A 141.555 SQM	40.370 SQM	181.925 SQM	2	2 NOS.		
OFFICE BUILTUP AREA = 146.652 SQM						
OFFICE CARPET AREA = 120.709 SQM / REQUIRED CAR PARKING = 2 NOS.						
MERCANTILE RETAIL BUILTUP AREA = 32.704 SQM						
MERCANTILE RETAIL CARPET AREA = 28.310 SQM / REQUIRED CAR PARKING = NIL						
RESIDENTIAL AREA = 452.032 SQM						
CAR PARKING PROVIDED = 04 NOS.						
CAR PARKING REQUIRED = 05 NOS.						
PERMISSIBLE AREA FOR PARKING = (25X5)=125 SQM						
PROVIDED AREA FOR PARKING = 88.194 SQM						
COMMON AREA = 80.738 SQM						
TOTAL ADDITIONAL FLOOR AREA FOR FEES = 32.719 SQM						
STAIR HEAD ROOM AREA = 16.104 SQM						
LIFT ROOM AREA = 7.418 SQM						
OVER HEAD TANK AREA = 8.460 SQM						
W.C. AT ROOF AREA = 2.898 SQM						
AREA OF CUP-BOARD = 6.300 SQM						
TOTAL AREA OF FEES = 664.109 SQM						
OPEN TERRACE AREA = 162.038 SQM						

DOOR WINDOW SCHEDULE

TYPE	WIDTH	HT.	TYPE	WIDTH	HT.
D1	1200	2100	W1	1800	1300
D2	900	2100	W2	1200	1300
D3	750	2100	W3	900	1300
DW	1800	2100	WA	600	950
			WB	900	1100
			SW	900	1250

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 BEING LOAD AS PER B.I.C. OF INDIA ON THE BASIS OF SOIL INVESTIGATION REPORT TO BE DONE AFTER DEMOLITION OF EXISTING STRUCTURE BY GEO-TECH ENGINEER. CERTIFY THAT IT WILL BE SAFE AND STABLE IN ALL RESPECTS. PRESENTLY THE SITE IS ENTIRELY COVERED BY EXISTING STRUCTURES AND SOIL TESTING IS NOT POSSIBLE.

DR. SUJIT KUMAR BOSE G.T.E.- 1/12 ANJAN UKIL CA/94/16721
NAME OF GEOTECHNICAL ENGINEER NAME OF STRUCTURAL ENGINEER

DECLARATION OF ARCHITECT
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 ADJOINING 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. IT IS FULLY OCCUPIED BY THE OWNER & TENANT.

ANJAN UKIL CA/94/16721
NAME OF ARCHITECT

DECLARATION OF OWNER
I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE ARCHITECT & ESE DURING CONSTRUCTION. 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 WILL REMOVE THE SANCTION PLAN. THE CONSTRUCTION OF U.G.W.R UNDER THE GUIDANCE OF ARCHITECT/ESE BEFORE STARTING OF BUILDING FOUNDATION.

ABHJIT CHAKRABORTY
(DIR. OF PRIME REALCON PRIVATE LIMITED)
(C.A. OF SUPARNA MUKHERJEE)
NAME OF OWNER

GROUND FLOOR PLAN, FIRST TO THIRD FLOOR PLAN, ROOF PLAN, SECTION-AA & BB, FRONT ELEVATION, SITE PLAN, LOCATION PLAN, PLAN & SECTION OF U.G.W.R.

PROJECT:
PROPOSED G+III STORIED (HT-12.450MT.) RESIDENTIAL BUILDING U/S. 393A OF K.M.C. ACT-1980 AND BUILDING RULE 2009 AT- 7/1, CHAKRABERIA ROAD SOUTH, KOLKATA. 700025, WARD NO.-70, BOROUGH NO.-VIII, P.S.- BHOWANIPORE.

JOB NO.	DRD. NO.	DATE	DEALT
1997	ARCH/CORP-02	02.05.24	AVIK

ANJAN UKIL
architect

PLAN CASE NO. - 2024080008 R.F. NO. - 2024080017
SCALE: 1:100, 1:600, 1:4000 B.F. NO. - 2024080017
DATE: 18-05-2024 VALID UP TO: 17-05-2029

SANDIP MANDAL Digitally signed by SANDIP MANDAL
Date: 2024.05.18 14:35:18 +05'30'

SIGNATURE OF A.E.
(C/RB-VIII/BLDG-K.M.C.)

AMSL DECLARATION REGARDING OFFICE CIRCULAR NO. 13 OF 2022-23 OF D.C.(B).DT. 07/12/2022

PREMISES NO. - 7/1, CHAKRABERIA ROAD SOUTH, KOLKATA- 700025, WARD NO.-70, BOROUGH NO.-VIII, (C.A. OF SUPARNA MUKHERJEE)
NAME OF OWNERS/APPLICANTS: ABHJIT CHAKRABORTY (DIRECTOR OF PRIME REALCON PRIVATE LIMITED)
NAME OF ARCHITECT: ANJAN UKIL (CA/94/16721)
AREA OF LAND: 284.161 SQ.M (AS PER PHYSICAL MEASUREMENT)
PERMISSIBLE HEIGHT IN REFERENCE TO C.P.M (ISSUED BY AAI 31.00 M.)
PERMISSIBLE HEIGHT IN REFERENCE TO C.P.M (ISSUED BY AAI 31.00 M.)
CO-ORDINATE IN W.B. AND SITE ELEVATION (AMSL)

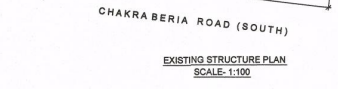
REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	COORDINATE (Easting)	COORDINATE (Northing)	SITE ELEVATION (AMSL)
"A"	229181.72	892940.72	
"B"	229181.72	892940.72	6.09 Meter
"C"	229181.72	892940.72	
"D"	229181.72	892940.72	

THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF AT ANY STAGE, IT IS FOUND OTHERWISE, THEN WE SHALL BE FULLY LIABLE FOR WHICH K.M.C. AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST US AS PER LAW.

ABHJIT CHAKRABORTY
(DIR. OF PRIME REALCON PRIVATE LIMITED)
(C.A. OF SUPARNA MUKHERJEE)
NAME OF OWNERS/APPLICANTS

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

COMMON PASSAGE



EXISTING STRUCTURE PLAN
SCALE: 1:100