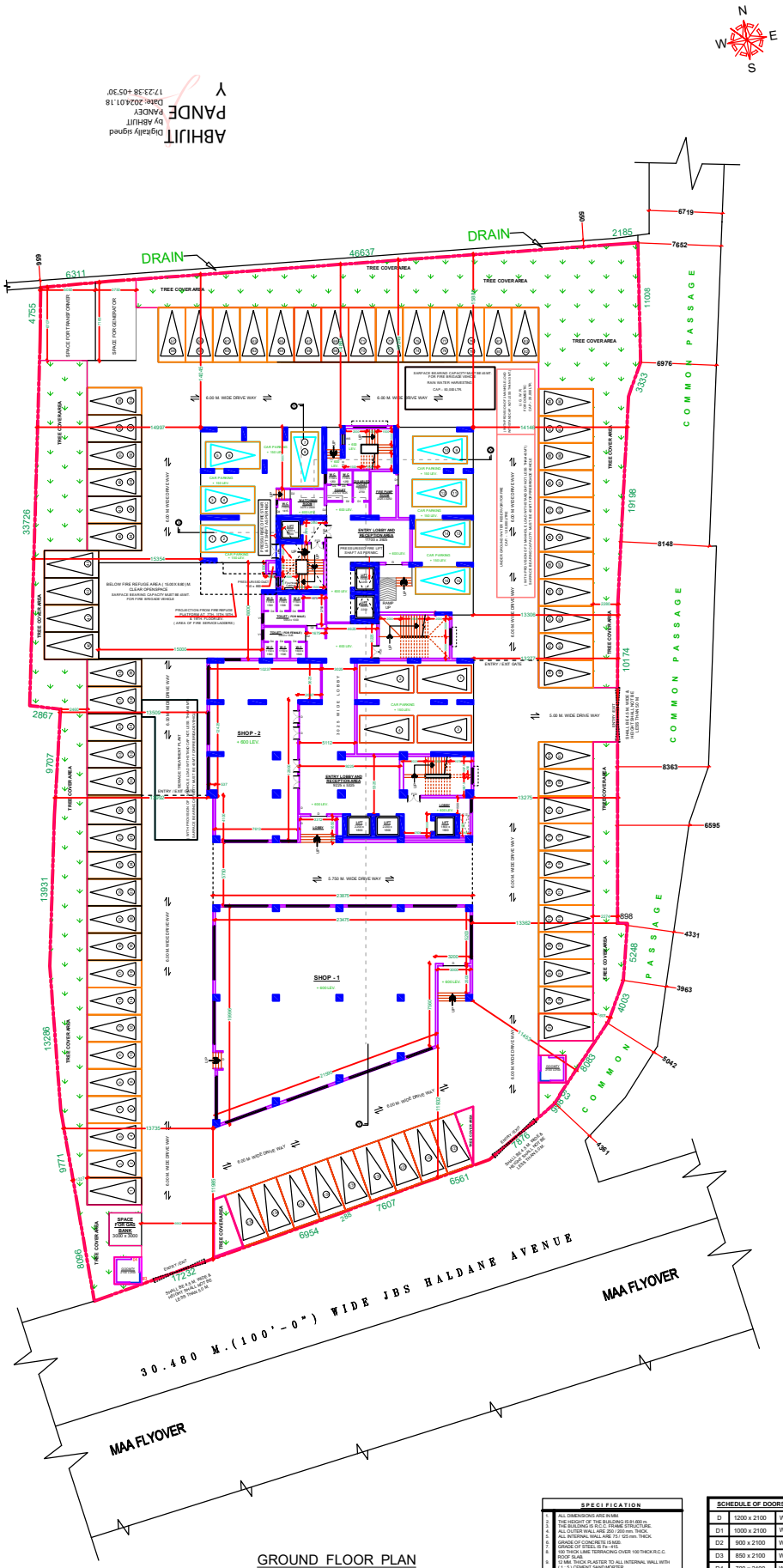

GROUND FLOOR PLAN

SPECIFICATION	
1.	ALL DIMENSIONS ARE IN MM
2.	THE HEIGHT OF THE BUILDING IS 81.600 m.
3.	THE BUILDING IS R.C.C. FRAME STRUCTURE.
4.	ALL OUTER WALL ARE 250 / 200 mm. THICK.
5.	ALL INTERNAL WALL ARE 75 / 125 mm. THICK.
6.	GRADE OF CONCRETE IS M20.
7.	GRADE OF STEEL IS Fe - 415.
8.	ROOF SLAB WILL TERRACING OVER 100 THICK R.C.C. ROOF SLAB.
9.	12 MM. THICK PLASTER TO ALL INTERNAL WALL WITH (1 : 5) CEMENT SAND MORTER.
10.	HEIGHT OF PARAPET WALL IS 1200 mm.

SCHEDULE OF DOORS AND WINDOWS			
D	1200 x 2100	W1	1800 x 1800
D1	1000 x 2100	W2	1500 x 1800
D2	900 x 2100	W3	1200 x 1800
D3	850 x 2100	W4	1000 x 1200
D4	700 x 2100	W5	900 x 1050
		W6	600 x 900

STATEMENT OF PROPOSAL

PART - A

1. ASSESSEE NO. : **21-066-10-0199-9**
2. **NAME OF THE OWNER/S :** IRFAN JAVED & REHAN JAVED.
3. DETAILS OF REGD. TITLE DEEDS
   Book NO.- I, CD. VOL. NO.- 1, Pages.- 6823 To 6850, Being NO.- 00349, Date = 19/01/2011.
   Book NO.- I, CD. VOL. NO.- 2, Pages.- 6651 To 6677, Being NO.- 00934, Date = 07/02/2011.
4. DETAILS OF BOUNDARY DEED
   Book NO.- I, VOL. NO.- 1902-2022, Pages.- 475592 To 475602, Being NO.- 190213953, Date = 25/11/2022.
5. DETAILS OF REGD. TENANTS UNDERTAKING
   Book NO.- I, VOL. NO.- 1902-2022, Pages.- 475603 To 476611, Being NO.- 190213952, Date = 25/11/2022.

PART - B

1. AREA OF LAND :
   As per Title deed : 4552.676 Sqm.
   As per Boundary deed : 4551.76 Sqm.
   As per U. L. C : 4551.76 Sqm.
2. NET AREA OF LAND : 4551.76 Sqm.
   (After free gift / splayed corner etc.) Strip of land relinqulished, strip of land gifted to K.M.C.
3. PERMISSIBLE GROUND COVERAGE = 50.000 % = 2275.880 Sqm.
4. PROPOSED GROUND COVERAGE = 31.792 % = 1447.090 Sqm.
5. PROPOSED AREA :

	Covered Area (Including Stair, Lift Duct & Lobby)	CUTOUT AREA: Lift Duct Area	CUTOUT AREA: Duct / Void Area	Total Area (Excluding Stair, Lift Duct & Lobby)	EXEMPTED AREA: Stair Way Area (Excluding Stair Void)	EXEMPTED AREA: Lift Lobby	Floor Area (Excluding Stair, Lift Duct & Lobby)
Ground Floor	1263.376			1263.376	79.594	18.000	1165.782
1st. Floor	1347.376	22.320	507.198	817.858	79.594	18.000	720.264
2nd. Floor	1347.376	22.320	9.858	1315.198	79.594	18.000	1217.604
3rd. Floor	1347.376	22.320	9.858	1315.198	79.594	18.000	1217.604
4th. Floor	985.265	22.320	9.858	953.087	79.594	18.000	855.493
5th. Floor	673.533	11.160	6.474	655.899	31.501	9.000	615.398
6th. Floor	673.533	11.160	6.474	655.899	31.501	9.000	615.398
7th. Floor	673.533	11.160	6.474	655.899	31.501	9.000	615.398
8th. Floor	673.533	11.160	6.474	655.899	31.501	9.000	615.398
9th. Floor	673.533	11.160	6.474	655.899	31.501	9.000	615.398
10th. Floor	673.533	11.160	6.474	655.899	31.501	9.000	615.398
11th. Floor	673.533	11.160	6.474	655.899	31.501	9.000	615.398
12th. Floor	673.533	11.160	6.474	655.899	31.501	9.000	615.398
13th. Floor	673.533	11.160	6.474	655.899	31.501	9.000	615.398
14th. Floor	698.783	11.160	5.499	682.124	31.501	9.000	641.623
15th. Floor	698.783	11.160	106.975	580.648	31.501	9.000	540.147
16th. Floor	673.533	11.160	6.474	655.899	31.501	9.000	615.398
17th. Floor	673.533	11.160	6.474	655.899	31.501	9.000	615.398
18th. Floor	673.533	11.160	6.474	655.899	31.501	9.000	615.398
19th. Floor	673.533	11.160	6.474	655.899	31.501	9.000	615.398
20th. Floor	673.533	11.160	6.474	655.899	31.501	9.000	615.398
21st. Floor	686.985	11.160	6.718	669.107	39.016	9.000	621.091
22th. Floor	686.985	11.160	27.086	648.739	39.016	9.000	600.723
23rd. Floor	540.547	11.160	6.174	523.213	39.016	9.000	475.167
Total	**19032.314**	**301.320**	**779.860**	**17951.134**	**1019.034**	**261.000**	**16671.100**

EXEMPTED AREA = 1280.034 Sqm. (Total Stair Way + Lift Lobby Area)

6. PARKING CALCUTALTION :

A)	Prop. Share	Tenement Size	Tenement No	Required Parking
Above 100 Sqm.				
1 - 119.491 Sqm.	34.871	154.362 Sqm.	17 Nos.	84 NOS.
2 - 119.272 Sqm.	34.807	154.079 Sqm.	5 Nos.	
3 - 123.821 Sqm.	36.135	159.958 Sqm.	22 Nos.	
4 - 150.945 Sqm.	44.050	194.993 Sqm.	14 Nos.	
5 - 150.449 Sqm.	43.906	194.355 Sqm.	14 Nos.	
6 - 919.217 Sqm.	268.257	1187.473 Sqm.	1 Nos.	
7 - 91.601 Sqm.	26.732	118.333 Sqm.	1 Nos.	

Business (Office Space) one car parking space for every 50 Sqm. of Carpet Area	
Car pet Area Business (Office Space) - 499.536 Sqm.	10 Nos.
Mercantile (Retail) Carpet Area Above 25 Sqm. One Parking Space for Every 35 Sqm.	
Car pet Area Mercantile (Retail) - 2151.273 Sqm.	61 Nos.
Total Required Parking =	**155 NOS.**

B) NOS. OF PARKING PROVIDED = 20 Nos. (Covered Parking)
NOS. OF PARKING PROVIDED = 135 Nos. (Open Parking)
155 NOS.

C) Permissible area for parking : (a) GROUND FLOOR = 20 Nos. x 25
D) Actual area of parking provided : (a) GROUND FLOOR PARKING = 309.938 Sqm.
7. PERMISSIBLE F. A. R. = 3.60 (3.00 + 0.600 [Metro Corridor])
8. PROPOSED F. A. R. = 16671.100 - (309.938) / 4551.765 = **3.594**
9. OTHER AREAS FOR FEES :
A) CUPBOARD AREA = 147.600 Sqm.
B) FIRE REFUGE AREA = 61.310 Sqm.
C) AREA OF GATE GOOMTY = 12.500 Sqm.
D) AREA OF LIFT MACHINE ROOM STAIR = 06.925 Sqm.
E) AREA OF TRIPLE BALCONY = 419.204 Sqm.
F) EXEMPTED AREA = 1280.034 Sqm.
1927.573 Sqm.
10. LIFT MACHINE ROOM AREA = 42.681 Sqm.
11. STAIR HEAD ROOM AREA = 43.369 Sqm.
12. TREE COVER AREA REQUIRED = 15% of LAND AREA
= 682.765 Sqm.
TREE COVER AREA PROVIDED = 700.061 Sqm.
13. OVER HEAD TANK AREA = 71.897 Sqm.
Area of Over Head Tank = 15.262 Sqm.
Area of O. H. Fire Fighting Tank = 56.635 Sqm.
14. BUILTUP AREA OF OFFICE SPACE = 628.000 Sqm.
CARPET AREA OF OFFICE SPACE = 499.536 Sqm.
15. BUILTUP AREA OF SHOP SPACE = 3250.679 Sqm.
CARPET AREA OF SHOP SPACE = 2151.273 Sqm.
16. HEIGHT OF THE BUILDING = 81.600 m.

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT
I SHALL ENGAGE L.B.S. & E.S.E DURING CONSTRUCTION, I SHALL FOLLOW THE INSTRUCTIONS OF L.B.S. & E.S.E DURING CONSTRUCTION OF THE BUILDING (AS PER B. S. PLAN), K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURES. IF ANY SUBMITTED DOCUMENTS AREA FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF E.S.E / L.B.S. BEFORE STARTING OF BUILDING FOUNDATION WORK.

IRFAN JAVED & REHAN JAVED.
NAME OF OWNERS

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009 AS AMMENDED FROM TIME TO TIME & THAT THE SITE CONDITION INCLUDING THE ABUTTING ROAD CONFORMS WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL. THE CONSTRUCTION OF S. U. G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK..

SUJOY MUKHERJEE.
M. Arch. (Urban Design) Architect And Urban Designer
Regn. No. - CA/98/22761
NAME OF ARCHITECT

THE STRUCTURAL DESIGNS AND DRAWINGS OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUING SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.

DECLARATION OF G.T.E.

SOIL TESTING HAS BEEN DONE BY ALOK ROY (G.T.E. NO. - 11) OF GEOTEST ENGINEERS PVT. LTD. OF (ADDRESS) 6A, MILAN PARK. KOLKATA - 700084. THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

ALOK ROY	SANJIV. J. PAREKH	ASHIM KUMAR DAS
G.T/I. NO. - 11	E.S.E. NO. - 104 / I	E.S.E. NO. - 90 / I
NAME OF GEO.TECH ENGINEER	NAME OF STRUCTURAL REVEWER	NAME OF E.S.E

PROPOSED TWENTY-FOURTH (G + XXIII) STORIED (Height of the Building is 81.600 m.) RESIDENTIAL BUILDING FOLLOWING SECTION 393A OF K.M.C. Building ACT 1980 & K.M.C. Building Rules, 2009, AT PRE. No. - 113/C, MATHESWATALA ROAD. P. S. - TANGRA. KOLKATA - 700 046. WARD NO. - 66. BROUGH - VII. UNDER THE KOLKATA MUNICIPAL CORPORATION.

* * * DETAILS OF ARCHITECTURAL DRAWING * * *

N W E S	"SCALE" 1: 50 / 1: 100 / 1: 600 / 1: 4000	W - 66 B - (VII)	SUJOY MUKHERJEE AND ASSOCIATES
	"SHEET" 1	ARCHITECT Sujoy Mukherjee	ARCHITECT Sujoy Mukherjee
		"Date" 26.07.2023	

SIGNATURE OF A.E

SIGNATURE OF E.E

ABHIJIT PANDEY
Digitally signed by ABHIJIT PANDEY
Date: 2024.01.18 17:23:38 +05'30'