

GROUND FLOOR PLAN  
SCALE = 1 : 100

STATEMENT OF PROPOSAL

**PART-A:**  
1. ASSESSEE NO: 110572101368  
NAME OF OWNERS : A. TALUKDAR & CO. FERTILISERS PVT.LTD

**2. DETAIL OF REGISTERED DEED**  
BOOK NO : I, VOL. NO : 56, PAGE NO : 74 to 82,  
BEING NO : 1838, YEAR : 1974, PLACE : D. S. R., ALIPORE

**2A. DETAIL OF REGISTERED BOUNDARY DECLARATION**  
BOOK NO : I, VOL. NO : 1906-2021, PAGE NO : 148225 to 148240,  
BEING NO : 19063618, YEAR : 2021, PLACE : A.D.S.R. SEALDAH, WEST BENGAL

**2B. DETAIL OF REGISTERED DEED OF GIFT**  
BOOK NO : I, VOL. NO : 1906-2021, PAGE NO : 148191 to 148207,  
BEING NO : 19063621, YEAR : 2021, PLACE : A.D.S.R. SEALDAH, WEST BENGAL

**2C. DETAIL OF REGISTERED DEED OF GIFT**  
BOOK NO : I, VOL. NO : 1906-2021, PAGE NO : 148208 to 148224,  
BEING NO : 19063619, YEAR : 2021, PLACE : A.D.S.R. SEALDAH, WEST BENGAL

**2D. DETAIL OF REGISTERED DEED OF GIFT**  
BOOK NO : I, VOL. NO : 1906-2021, PAGE NO : 148157 to 148173,  
BEING NO : 19063620, YEAR : 2021, PLACE : A.D.S.R. SEALDAH, WEST BENGAL

**PART - B**  
1. AREA OF LAND :  
AS PER TITLE DEED, ASSESSMENT BOOK RECORD, BOUNDARY DECLARATION & U.L.C.  
[ 2675.77 + ( 34.12 + 57.02 + 5.58 ) ] = 2579.05 SQM.

2. NET AREA OF LAND ( AREA OF LAND - AREA OF LAND GIFTED )  
[ 2675.77 - ( 34.12 + 57.02 + 5.58 ) ] = 2579.05 SQM.

3. PERMISSIBLE GROUND COVERAGE = 50.00% = 1337.8850 Sqm.

4. PROPOSED GROUND COVERAGE = 42.822% = 1124.4037 Sqm.

5. PROPOSED AREA:

Gr. Floor	COVERED AREA (A)	STAIR VOID (B)	LIFT VOID (C)	OTHER CUTOUTS (D)	STAIR WAY (E)	LIFT LOBBY (F)	Net Floor Area (A-B-C-D-E-F)
Basement	61.5258	---	---	---	---	---	61.5258
Gr. Floor	1100.7018	---	---	48.6875	12.0000	1040.0143	1100.7018
1st Floor	641.9358	1.7625	12.9200	5.2780	45.8750	12.0000	664.1013
2nd Floor	599.7758	1.7625	12.9200	92.8868	45.8750	12.0000	633.0013
3rd Floor	750.2712	1.7625	12.9200	9.3636	45.8750	12.0000	768.3501
4th Floor	750.2712	1.7625	12.9200	9.3636	45.8750	12.0000	768.3501
5th Floor	750.2712	1.7625	12.9200	9.3636	45.8750	12.0000	768.3501
6th Floor	750.2712	1.7625	12.9200	9.3636	45.8750	12.0000	768.3501
7th Floor	750.2712	1.7625	12.9200	9.3636	45.8750	12.0000	768.3501
8th Floor	750.2712	1.7625	12.9200	9.3636	45.8750	12.0000	768.3501
9th Floor	750.2712	1.7625	12.9200	9.3636	45.8750	12.0000	768.3501
10th Floor	689.4987	1.7625	12.9200	9.3636	45.8750	12.0000	697.5776
11th Floor	222.5504	1.7625	12.9200	0.2400	45.8750	12.0000	149.7529
<b>Total</b>	<b>8567.8667</b>	<b>19.3875</b>	<b>142.1200</b>	<b>173.3136</b>	<b>562.1875</b>	<b>144.0000</b>	<b>7526.8581</b>

TOTAL COVERED AREA EXCLUDING VOIDS = 8233.0456 Sqm.  
TOTAL EXEMPTED AREA = (562.1875 + 144.0000) = 706.1875 Sqm.

6. PARKING CALCULATION:

A)	Prop. Share	Tenement Size	Tenement No	Reqd. Parking
Between 75 - 100 Sqm.	---	---	---	---
C - 62.6175 Sqm.	19.1855	81.8030 Sqm.	7 Nos.	7 Nos.
F - 66.0728 Sqm.	20.2442	86.3170 Sqm.	8 Nos.	8 Nos.
Above 100 Sqm.	---	---	---	---
A - 117.0650 Sqm.	35.8679	152.9329 Sqm.	8 Nos.	8 Nos.
B - 95.2538 Sqm.	29.1942	124.4780 Sqm.	7 Nos.	7 Nos.
B1 - 95.5038 Sqm.	29.2616	124.7854 Sqm.	3 Nos.	3 Nos.
D - 90.0494 Sqm.	27.5994	117.6398 Sqm.	10 Nos.	10 Nos.
E - 88.4656 Sqm.	27.1052	115.5708 Sqm.	10 Nos.	10 Nos.
G - 96.2378 Sqm.	29.4866	125.7244 Sqm.	8 Nos.	8 Nos.
H1 - 97.0525 Sqm.	29.7362	126.7887 Sqm.	2 Nos.	2 Nos.
<b>Total Required Parking</b>	---	---	---	<b>55 Nos.</b>

B) NOS. OF PARKING PROVIDED = 68 Nos.  
GROUND FLOOR COVERED PARKING = 44 Nos. (+ 6 Nos Mechanical Parking)  
GROUND FLOOR OPEN PARKING = 12 Nos. (+ 6 Nos Mechanical Parking)

C) Permissible area for parking : GROUND FLOOR = 44 Nos. x 25  
Actual area of parking provided : GROUND FLOOR PARKING = 909.1336 Sqm.

7. PERMISSIBLE F. A. R. = 2.25 + 0.225 = 2.475 (+10% FOR GREEN BUILDING)
8. PROPOSED F. A. R. = (7526.8581 - 909.1336) / 2675.77 = 2.473
- STAIR HEAD ROOM AREA = 84.8151 SQM.
  - MRL TOP COVER AREA = 15.8472 SQM.
  - OVER HEAD WATER RESERVOIR AREA = 25.8050 SQM.
  - ROOF-TOP SWIMMING POOL AREA = 81.3950 SQM.
  - SOLAR PANEL AREA = 90.7050 SQM.
  - FIRE REFUGE PLATFORM AREA = 62.7072 SQM.
  - TRIPLE HEIGHT TERRACE AREA = 138.0975 SQM.
  - CUPBOARD AREA = 162.1150 SQM.
  - GATE GOOMTY AREA = 5.1451 SQM.
  - TREE COVER AREA = 403.3217 SQM. ( 15.0731 % )
  - ADDITIONAL FLOOR AREA FOR FEES = 544.9770 SQM.
  - HEIGHT OF THE BUILDING = 38.650 M.
  - RELAXATION OF AUTHORITY : UIR 76(i) of K.M.C. Building Rules, 2009

**NOTES :**  
1. ALL DIMENSIONS ARE IN MM. UNLESS OTHERWISE MENTIONED.  
2. ALL EXTERNAL WALLS ARE 200 THK & INTERNAL WALLS ARE 125 THK.  
IF NOT STATED IN 1:4 CEMENT SAND MORTAR.  
3. ALL ELEVATION PROJECTIONS ARE 600 MM. PROJECTED.  
4. DEPTH OF UNDERGROUND WATER RESERVOIR SHOULD NOT EXCEED THE DEPTH OF FOUNDATION.  
5. GRADE OF CONCRETE & GRADE OF STEEL USED ARE M20 & Fe500 RESPECTIVELY.  
6. R.C.C. FRAMED STRUCTURE.  
7. ANY DISCREPANCY IN SCALE, THE WRITTEN DIMENSION SHALL GOVERN.  
8. FOR SPECIFICATION OF MATERIALS & WORKMANSHIP N.B.C. 2016 TO BE FOLLOWED.  
9. OPEN TERRACE WITH LIME TERRACING OF RATIO 2:2:7.  
10. DAMP PROOF COURSE TO BE PROVIDED WITH P.C.C. (1:2:4).

SCHEDULE OF DOORS & WINDOWS

DOORS				WINDOWS			
MKD.	WIDTH	HEIGHT	REMARKS	MKD.	WIDTH	HEIGHT	SILL
D1	1200	2400	SINGLE PANEL W1	W1	1500	2100	300
D2	900	2400	SINGLE PANEL W1	W1	1475	2100	300
D3	750	2400	SINGLE PANEL W1	W1	1100	2100	300
D4	1200	2400	SINGLE PANEL W2	W2	1200	1400	1000
D5	1200	2400	SINGLE PANEL W3	W3	900	2100	300
SD1	2900	2400	SLIDING DOOR W4	W4	600	1200	1200
SD2	1975	2400	SLIDING DOOR SW	SW	1200	1800	600
SD3	2400	2400	SLIDING DOOR	---	---	---	---
SD4	2975	2400	SLIDING DOOR	---	---	---	---
SD5	2750	2400	SLIDING DOOR	---	---	---	---
SD6	3500	2400	SLIDING DOOR	---	---	---	---
SD7	2975	2400	SLIDING DOOR	---	---	---	---
SD8	3050	2400	SLIDING DOOR	---	---	---	---
SD9	1600	2400	SLIDING DOOR	---	---	---	---
SD10	1425	2400	SLIDING DOOR	---	---	---	---
SD11	1225	2400	SLIDING DOOR	---	---	---	---
SD12	1200	2400	SINGLE PANEL	---	---	---	---

**DECLARATION OF OWNERS**  
I/O HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, I SHALL ENGAGE ARCHITECT & E.S.E DURING CONSTRUCTION.  
I SHALL FOLLOW THE INSTRUCTION OF ARCHITECT & E.S.E DURING CONSTRUCTION OF THE BUILDING (AS PER PLAN).  
IF ANY SUBMITTED DOCUMENT ARE FAKE, THE K.M.C AUTHORITY MAY REVOKE THE SANCTION PLAN.  
THE CONSTRUCTION OF U.G.W.R. R.W.H. TANK W/ RECHARGE PIT, SEPTIC TANK WILL BE TAKEN UNDER THE GUIDANCE OF ARCHITECT / ESE BEFORE STARTING OF BUILDING FOUNDATION.

**DECLARATION OF E.S.E.**  
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 BASIS OF SOIL INVESTIGATION REPORT BY ME. CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT.  
SOIL TESTING HAS BEEN DONE BY JISHNU PAUL ( G.T.E. NO. - 32 / I ) OF JP GEO CONSULTANTS OF ( ADDRESS ) 66, ANJUL ROAD, HOWRAH - 711 108. THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

**DECLARATION OF G.T.E.**  
UNDERSIGNED HAS INSPECTED THE SITE & CARRIED OUT THE SOIL INVESTIGATION THEREIN. IT IS CERTIFIED THAT EXISTING SOIL OF THE SITE IS ABLE TO CARRY OUT THE LOAD FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM THEREIN IS SAFE & STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

**DECLARATION OF ARCHITECT**  
CERTIFIED THAT THE PLAN ITSELF WITH FULL RESPONSIBILITY THAT 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 ABUTTING ROAD IS CONFORM WITH THE PLAN. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK.

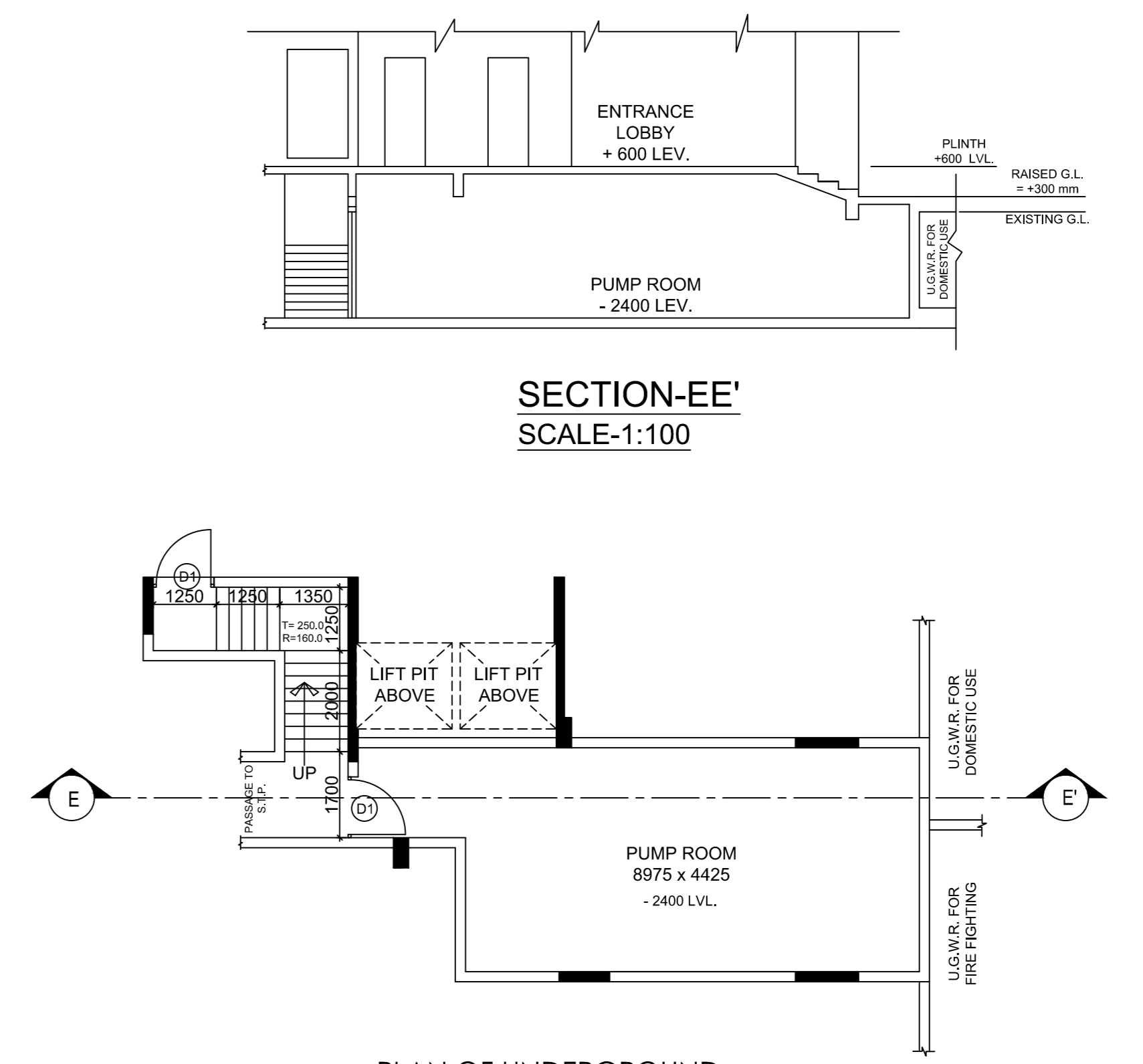
**PROJECT :**  
PROPOSED B + G + XI STORED ( Height = 38.650 m. ) RESIDENTIAL BUILDING U/S 393A OF K.M.C. ACT 1980, & K.M.C. Building Rules, 2009, AT PRE. No.- 17, PAGLADANGA ROAD, KOLKATA - 700 105.  
P.S. - PRAGATI MAIDAN ( FORMERLY - TILJALA ).  
WARD NO. - 57, BR. - VII

**CONTENTS :**

PROPOSED GROUND FLOOR PLAN, PROPOSED UNDERGROUND PUMP ROOM - PLAN & SECTION			
SUBMISSION DRAWING	SHEET NO. - 01/08		
NORTH	DRG. NO.	-	REV. NO. -
REV. DATE	-	SCALE	1:100, 1:200, 1:600, 1:4000
DATE	04.03.2022	DEALT	CHECKED

**ARCHITECT :**  
**MAHESHWARI & ASSOCIATES**  
**'RAJ BABA'**  
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**B.P. NO. - 2022070148**      **DATE - 28.11.2022**  
**VALID UPTO - 27.11.2027**



PLAN OF UNDERGROUND PUMP ROOM