



STATEMENT OF THE PLAN PROPOSAL

1. ACCESS NO. 11/063-48/00451

2. DETAIL OF REGISTERED DEED:

(i) BOOK NO. : 1	VOL. NO. : 3	PAGE NO. : 3855-3926
(ii) BEING NO. : 00430	YEAR : 2015	PLACE : KOLKATA, DATED - 13/01/15
(iii) BOOK NO. : 1	VOL. NO. : 3	PAGE NO. : 2173-2251
(iv) BEING NO. : 00427	YEAR : 2015	PLACE : KOLKATA, DATED - 17/01/15
(v) BOOK NO. : 1	VOL. NO. : 22	PAGE NO. : 3574-3594
(vi) BEING NO. : 00571	YEAR : 2012	PLACE : KOLKATA, DATED - 24/05/12
(vii) BOOK NO. : 1	VOL. NO. : 3	PAGE NO. : 2487-2521
(viii) BEING NO. : 00669	YEAR : 2013	PLACE : KOLKATA, DATED - 19/01/13
(ix) BOOK NO. : 1	VOL. NO. : 1903-2020	PAGE NO. : 33443-33482
(x) BEING NO. : 190300391	YEAR : 2020	PLACE : KOLKATA, DATED - 03/02/20
(xi) BOOK NO. : 1	VOL. NO. : 25	PAGE NO. : 3630-3669
(xii) BEING NO. : 00400	YEAR : 2012	PLACE : KOLKATA, DATED - 12/06/12
(xiii) BOOK NO. : 1	VOL. NO. : 14	PAGE NO. : 5225-5248
(xiv) BEING NO. : 00330	YEAR : 2011	PLACE : KOLKATA, DATED - 25/03/11
(xv) BOOK NO. : 1	VOL. NO. : 21	PAGE NO. : 5294-5316
(xvi) BEING NO. : 00338	YEAR : 2012	PLACE : KOLKATA, DATED - 21/05/12
(xvii) BOOK NO. : 1	VOL. NO. : 3	PAGE NO. : 4941-4975
(xviii) BEING NO. : 00745	YEAR : 2013	PLACE : KOLKATA, DATED - 22/01/13

2A. DETAIL OF REGISTERED BOUNDARY DEED

BOOK NO. : 1, VOL. NO. : 1904-2021, PAGE NO. : 254087-254103

BEING NO. : 1904-0508, YEAR : 2021, PLACE : KOLKATA, DATED - 03/07/21

2B. DETAIL OF REGISTERED POWER OF ATTORNEY

BOOK NO. : 1, VOL. NO. : 1904-2021, PAGE NO. : 243000-243055

BEING NO. : 1904-0549, YEAR : 2021, PLACE : KOLKATA, DATED - 12/05/21

SURVEY OBSERVATION REPORT CH V & S. ID NO. : 147/2021-2022, DATED - 12/08/2021

K.I.T. NO. : 26/MMA/6/08/V/2021/15, DATED - 05/08/2021

D.L.C. VIDE NO. : 732/UL/M/L/W/422/2020, DATED - 02/03/2021

FIRE SAFETY RECOMMENDATION VIDE MEMO NO. : FSR/01/25/06/17/004/044 DATED - 01/07/2021

PART B:

PRINCIPLE USE GROUP: RESIDENTIAL

1. AREA OF LAND = (AS PER DEED) =	2170.888	SQM
2. AS PER BOUNDARY DECLARATION =	2693.354	SQM
3. A) SPLAY = 0.0000	B) STRIP OF LAND = 0.0000	SQM
3. C) NET AREA OF LAND AFTER SPLAY & STRIP OF LAND =		SQM
4. (i) PERMISSIBLE GROUND COVERAGE =	50.0 % =	1346.626
(ii) PROPOSED GROUND COVERAGE =	33.1309% =	892.3181
5. A) BUILDING HEIGHT = 58.50 M	B) ROAD WIDTH = 18.290 M	
6. A) PERMISSIBLE F.A.R. = 2.5 + 0.25 (10% FOR GREEN BUILDING)		2.75
B) PROPOSED F.A.R. =		2.7498
7. A) PROPOSED COVERED AREA		7406.5895
B) PROPOSED COVERED AREA		7405.9846

1) TOTAL PROPOSAL:

AT FLOOR	COVERED AREA	DUCT	STAR WELL	LIFT WELL	EXEMPTED AREA	NET FLOOR AREA	GROSS AREA
BASEMENT	1004.6768	0.0000	0.0000	29.0400	6.0000	909.6368	1004.6768
GROUND	834.9349	88.1350	0.0000	17.4550	56.0999	12.0000	667.2450
1ST	849.5474	199.2449	1.2500	22.8887	56.0999	6.0000	564.2839
2ND	808.0968	16.6600	1.2500	22.8887	34.5000	12.0000	721.0181
3RD	724.2343	1.5400	1.2500	17.4550	34.5000	9.0000	660.4893
4TH	724.2343	1.5400	1.2500	17.4550	34.5000	9.0000	660.4893
5TH	724.2343	1.5400	1.2500	17.4550	34.5000	9.0000	660.4893
6TH	724.2343	1.5400	1.2500	17.4550	34.5000	9.0000	660.4893
7TH	724.2343	1.5400	1.2500	17.4550	34.5000	9.0000	660.4893
8TH	724.2343	1.5400	1.2500	17.4550	34.5000	9.0000	660.4893
9TH	767.7181	1.5400	1.2500	17.4550	34.5000	9.0000	703.9731
10TH	686.7499	109.7481	1.2500	17.4550	34.5000	9.0000	514.7969
11TH	380.6450	0.9900	1.2500	17.4550	34.5000	9.0000	301.6500
12TH	225.0462	0.3300	1.2500	17.4550	34.5000	9.0000	162.5112
TOTAL =	9902.8209	425.8880	15.0000	237.3424	520.7586	128.0000	8577.8507
11TH(SERVICE)	725.3587	0.9900	1.2500	17.4550			715.6637
TOTAL =	10638.1796	426.878	16.2500	254.7974			9293.5144

TOTAL NET FLOOR AREA AFTER EXEMPTION OF SERVICE FLOOR = (9293.5144 - 715.6637) SQ.M. = 8577.8507 SQ.M.

2) TENEMENTS & CAR PARKING CALCULATION:

(A) RESIDENTIAL:

MARKED	TENEMENT SIZE	PROP. AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	TENEMENT SIZE & NO.	
1ST	D	158.0662	45.7309	203.7971	1	100 ~ 200
FL	E	51.7125	14.9612	66.6737	1	75 ~ 95
2ND	LIFT	382.9636	110.8819	493.2475	1	100 ~ 200
3RD	A	341.8706	98.9082	440.7788	1	100 ~ 200
FL	B	279.7137	80.9253	360.6390	1	100 ~ 200
4TH	A	341.8706	98.9082	440.7788	1	100 ~ 200
FL	B	279.7137	80.9253	360.6390	1	100 ~ 200
5TH	A	341.8706	98.9082	440.7788	1	100 ~ 200
FL	B	279.7137	80.9253	360.6390	1	100 ~ 200
6TH	A	341.8706	98.9082	440.7788	1	100 ~ 200
FL	B	279.7137	80.9253	360.6390	1	100 ~ 200
7TH	A	341.8706	98.9082	440.7788	1	100 ~ 200
FL	B	279.7137	80.9253	360.6390	1	100 ~ 200
8TH	A	341.8706	98.9082	440.7788	1	100 ~ 200
FL	B	279.7137	80.9253	360.6390	1	100 ~ 200
9TH	A	637.2550	184.3673	821.6223	1	100 ~ 200
10TH	FL	508.8924	147.1722	656.0646	1	100 ~ 200

(B) COMMERCIAL:

GROUND FL.	RETAIL CARPET AREA	290.4700
GROUND FL.	RETAIL COVERED AREA	351.3875
1ST FL.	RETAIL CARPET AREA	300.0999
1ST FL.	RETAIL COVERED AREA	345.6837

(C) OFFICE:

2ND FL.	OFFICE CARPET AREA	272.9125
2ND FL.	OFFICE COVERED AREA	305.9199

8A. TOTAL REQUIRED CAR PARKING = 84

8B. TOTAL PROVIDED CAR PARKING = 91

OPEN (1 LAYER) =	OPEN (2 LAYER) =	COVERED (1 LAYER) =	COVERED (2 LAYER) =	COVERED (3 LAYER) =	COVERED (OTHER) 1 LAYER =	COVERED (OTHER) 2 LAYER =
10	16	0	26	0	21	18

9. PERMISSIBLE AREA FOR PARKING - MINIMUM OF NUMBER OF CAR PROVIDED AND REQUIRED & LOCATION (IN SQ.M) = (325 + 1200) SQ.M. = 1525 SQ.M. / 1525 SQ.M. ~ 1171.8661 SQ.M.

10. PERMISSIBLE AREA OF PARKING - TOTAL = (232.8517 + 539.0144) SQ.M. = 771.8661 SQ.M.

11. PERMISSIBLE F.A.R. = 2.5 + 0.25 (10% FOR GREEN BUILDING) = 2.75

12. PROPOSED F.A.R. = (8577.8507 / 1171.8661) SQ.M. / 2693.3054 SQ.M. = (7.405.9846 / 2693.3054) SQ.M. = 2.7498

13. STAR HEAD ROOM AREA = 50.4850 SQ.M.

14. AREA OF MRL AT ROOF = 22.2750 SQ.M.

15. OVER HEAD TANK AREA = 17.7000 SQ.M.

16. AREA OF FERDOLA = 10.8500 SQ.M.

17. SWIMMING POOL AREA = 117.5818 SQ.M.

18. AREA OF FIRE REFUGE PLATFORM = 34.0400 SQ.M.

19. GATE GARDY AREA = 8.9446 SQ.M.

20. AREA OF SOLAR PANEL = 52.0300 SQ.M.

21. TERRACE AREA = 892.3205 SQ.M.

22. AREA FOR FIRE PUMP ROOM = 35.9975 SQ.M.

23. AREA OF AC LEDGE = 95.8000 SQ.M.

24. TRIPLE HEIGHT TERRACE AREA = 206.3780 SQ.M.

25. COMMON AREA = 1581.9145 SQ.M.

26. PERMISSIBLE TREE COVER AREA = 403.99 SQ.M. (15.0%)

27. PROPOSED TREE COVER AREA = 405.1663 SQ.M. (15.06%)

28. ADDITIONAL FAR FOR GREEN BUILDING = 10% EXTRA

29. EXISTING TREE

30. PROPOSED TREE

31. TRANSPLANTED TREE

NOTES:

- ALL DIMENSIONS ARE IN MM. UNLESS OTHERWISE MENTIONED.
- ALL EXTERNAL WALLS ARE 200 THK & INTERNAL WALLS ARE 125 THK. IF NOT STATED IN 1:4 CEMENT SAND MORTAR.
- ALL ELEVATION PROJECTIONS ARE 600 MM PROJECTED.
- DEPTH OF UNDERGROUND WATER RESERVOIR SHOULD NOT EXCEED THE DEPTH OF FOUNDATION.
- GRADE OF CONCRETE & GRADE OF STEEL USED ARE M20 & F400 RESPECTIVELY.
- R.C.C. FRAMED STRUCTURE.
- ANY DISCREPANCY IN SCALE, THE WRITTEN DIMENSION SHALL GOVERN.
- FOR SPECIFICATION OF MATERIALS & WORKMANSHIP N.B.C. 2016 TO BE FOLLOWED.
- OPEN TERRACE WITH LIME TERRACING OF RATIO 2:2:7.
- DAMP PROOF COURSE TO BE PROVIDED WITH P.C.C. (1:2:4).

PROJECT:

PROPOSED B + G + XI - SERVICE FLOOR (IN BETWEEN 10TH & 11TH FLOOR) STORED RESIDENTIAL BUILDING AT PREMISES NO.-46, SHAKESPEARE SARANI, WARD NO.-63, BOUGHAMONDIA - VII, KOLKATA - 700 017, WITHIN THE KOLKATA MUNICIPAL CORPORATION.

CONTENTS:

BASEMENT FLOOR PLAN & GROUND FLOOR PLAN

SUBMISSION DRAWING

NORTH	DRG. NO.	MA/AR/46/ASR/REG/PRO/SUB/01	REV. DATE	REV. NO.	SCALE	DATE	15.07.2021	CHECKED	B.M.
					1:100				

ARCHITECT:

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BUILDING PERMIT NO. 2022070665

DATE: 23.07.2022 VALID UP TO: 22.07.2027

DIGITAL SIGNATURE OF SANCTIONING AUTHORITY

SIGNATURE OF ASSISTANT ENGINEER (C)

SIGNATURE OF EXECUTIVE ENGINEER (C)