

GROUND FLOOR PLAN

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENFORCE L.B.A. ESE, G.T.E. & S.R. DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF L.B.A. E.S.E. G.T.E. & S.R. DURING CONSTRUCTION OF THE BUILDING (AS PER PLAN K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADDITIONAL STRUCTURE IF ANY SUBMITTED DOCUMENT ARE TAKE. THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF U.G.W. IS TAKEN UNDER THE GUIDANCE OF ARCHITECTS BEFORE STARTING OF BUILDING FOUNDATION.

ANAND NEDEJA
CONSULTING ARCHITECT
OF PRAJN PROPERTIES
NAME OF OWNER

SANJIV GURJI
E.S.R. NO. 208/198/16
NAME OF STRUCTURAL REVIEWER

SANJIV J. PAREKH
E.S.E. NO. 1101
NAME OF STRUCTURAL ENGINEER

JISHNU PAL
NO. 1/32
NAME OF G.T.E.

KAMAL KUMAR PERMAL
CA.95-18673
NAME OF ARCHITECT

ORBIT BELLA - 46, SHAKESPEARE SARANI, KOLKATA-17

SL	Description of Area	Connected load (KW)	Demand Factor	Demand Load (KW)
1	Total Load for all flats	117.05	0.4	46.82
2	Basement lighting	6.61	0.8	5.288
3	Ground floor showroom + parking	50.38	0.8	40.304
4	First floor showroom	48.3	0.8	38.64
5	Second floor office	35.8	0.8	28.64
6	Service floor	1.7	0.8	1.36
7	11th floor	31.49	0.8	25.192
8	12th floor	26.33	0.8	21.064
9	External Light (KW)	12	0.8	9.6
10	Total Connected internal lighting load (KW)	4.05	0.8	3.24
11	Swimming Pool 11th Floor (11825 x 6550)	5	0.7	3.5
12	Kids Pool 11th Floor (4675 x 6075)	1	0.7	0.7
13	Lift 2nos. (KW)	2	0.7	1.4
14	Lift 1no. (KW)	10	0.7	7
15	Water treatment plant including Tubewell and booster pumps (KW)	10	0.7	7
16	Jockey pump (KW)	10	0.7	7
17	Mechanized Car Parking (Basement & Grd floor)	15	0.7	10.5
18	Heat Pump	40	0.7	28
19	Mechanical Ventilation for Basement	20	0.7	14
20	Sewage treatment plant	20	0.7	14
Anticipated Total Maximum demand (KW) Assuming a Power Factor of 0.85, Anticipated Max demand in KVA				325.85

SOLAR PANEL LOAD CALCULATION
Total Electric Load = 383 KW
1% of Total Load = 1% of 383 KW = 3.83 KW
Capacity of 1 no Solar Panel = 300 W, and the size is 1M X 2M = 2 SQ.M.
So, 13 nos Solar Panel Required for 3.83 KW. And area required 2 X 13 = 26.0 SQ.M

TOTAL EXISTING SCHEDULE OF TREES

SL. NO.	NAME OF THE TREE	PROCEDURE
01	BANYAN TREE	FELLING
02	BANYAN TREE	FELLING
03	BANYAN TREE	FELLING
04	MANGO TREE	FELLING
05	JAMRUL TREE	EXISTING
06	KRISHNA CHURIA TREE	EXISTING
07	ARJUN TREE	EXISTING
08	COCONUT TREE	EXISTING
09	MANGO TREE	EXISTING
10	MANGO TREE	EXISTING
11	COCONUT TREE	TRANSPLANTATION
12	BANYAN TREE	TRANSPLANTATION
13	BANYAN TREE	TRANSPLANTATION
14	BANYAN TREE	TRANSPLANTATION
15	KADAM TREE	TRANSPLANTATION
16	DEBDARU TREE	TRANSPLANTATION
17	MANGO TREE	TRANSPLANTATION
18	BEL TREE	TRANSPLANTATION

SCHEDULE OF TRANSPLANTATION TREES

SL. NO.	NAME OF THE TREE	PROCEDURE
01	COCONUT TREE	TRANSPLANTATION
02	BANYAN TREE	TRANSPLANTATION
03	MANGO TREE	TRANSPLANTATION
04	BANYAN TREE	TRANSPLANTATION
05	KADAM TREE	TRANSPLANTATION
06	KADAM TREE	TRANSPLANTATION
07	DEBDARU TREE	TRANSPLANTATION
08	MANGO TREE	TRANSPLANTATION
09	BEL TREE	TRANSPLANTATION

PROPOSED SCHEDULE OF TREES

SL. NO.	NAME OF THE TREE	PROCEDURE
01	MANGO	NEW PLANTATION
02	MANGO	NEW PLANTATION
03	MANGO	NEW PLANTATION
04	MANGO	NEW PLANTATION
05	JARUL	NEW PLANTATION
06	JARUL	NEW PLANTATION
07	JARUL	NEW PLANTATION
08	JARUL	NEW PLANTATION
09	BADAM	NEW PLANTATION
10	BADAM	NEW PLANTATION
11	BADAM	NEW PLANTATION
12	BADAM	NEW PLANTATION
13	JAMRUL	NEW PLANTATION
14	JAMRUL	NEW PLANTATION
15	JAMRUL	NEW PLANTATION
16	JAMRUL	NEW PLANTATION
17	BAKUL	NEW PLANTATION
18	BAKUL	NEW PLANTATION
19	BAKUL	NEW PLANTATION
20	BAKUL	NEW PLANTATION

SCHEDULE OF FELLING TREES

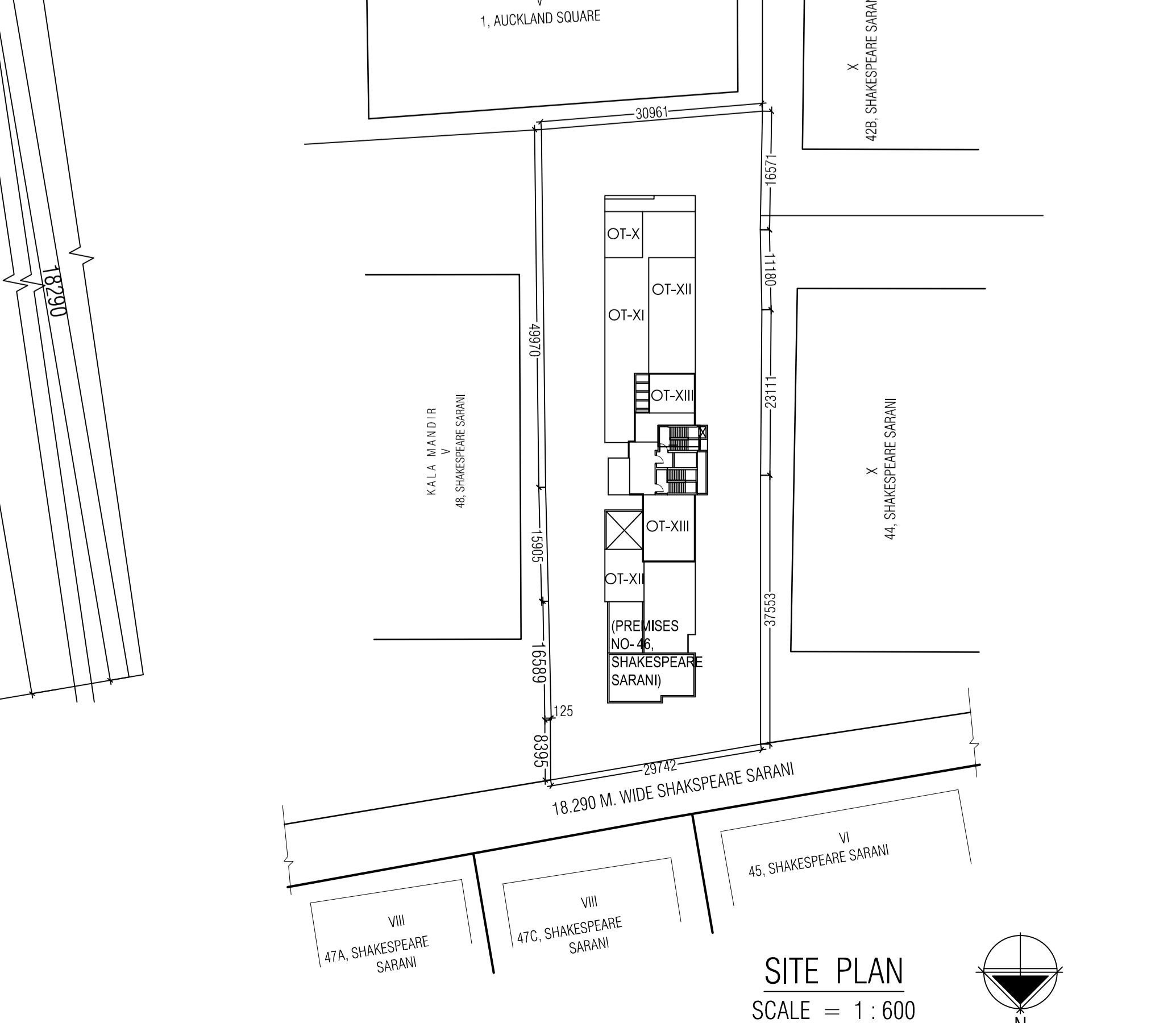
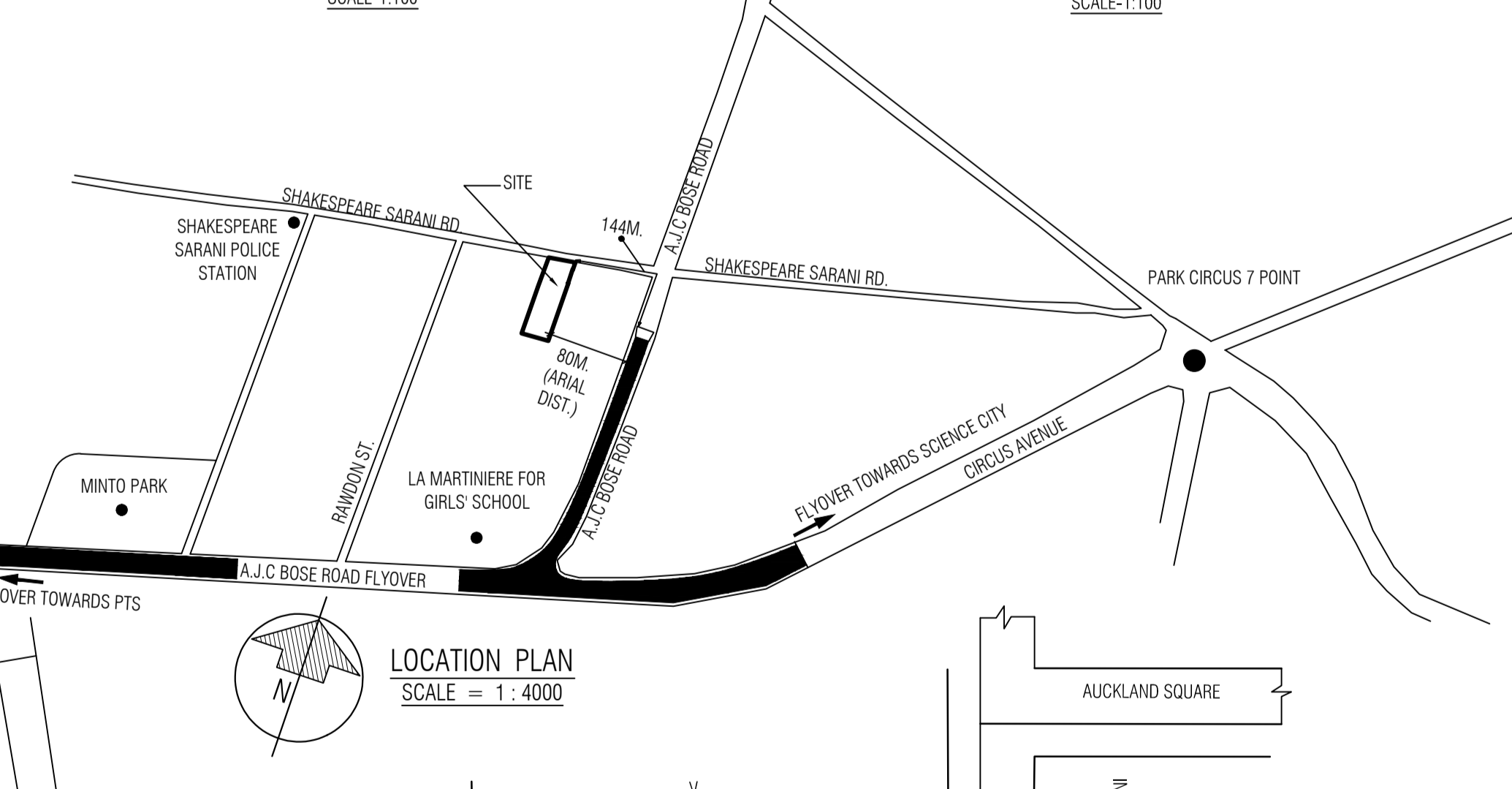
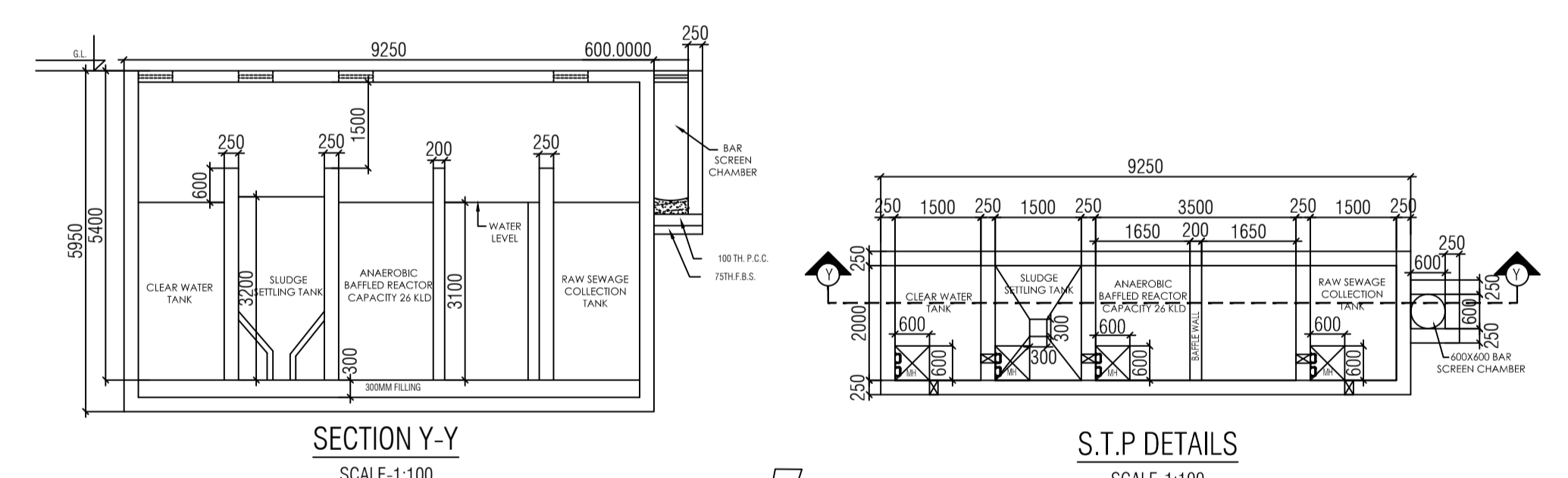
SL. NO.	NAME OF THE TREE	PROCEDURE
01	BANYAN TREE	FELLING
02	BANYAN TREE	FELLING
03	BANYAN TREE	FELLING
04	MANGO TREE	FELLING

SCHEDULE OF RETAINED EXISTING TREES

SL. NO.	NAME OF THE TREE	PROCEDURE
01	JAMRUL TREE	EXISTING
02	KRISHNA CHURIA TREE	EXISTING
03	ARJUN TREE	EXISTING
04	COCONUT TREE	EXISTING
05	MANGO TREE	EXISTING
06	MANGO TREE	EXISTING

LEGEND -

- 1) FELLING TREE
- 2) EXISTING TREE
- 3) NEW PLANTATION TREE
- 4) TRANSPLANTATION TREE



STATEMENT OF THE PLAN PROPOSAL

NO.	DESCRIPTION	VOL. NO.	YEAR	PAGE NO.
1	ASSESSMENT NO. 11-063-48-0451			
2	DETAIL OF REGISTERED DEED			
(i)	BOOK NO. 1	VOL. NO. 3	YEAR: 2015	PAGE NO: 3855-3926
(ii)	BOOK NO. 00430	VOL. NO. 3	YEAR: 2015	PAGE NO: KOLKATA DATED -13/01/15
(iii)	BOOK NO. 00427	VOL. NO. 3	YEAR: 2015	PAGE NO: KOLKATA DATED -17/01/15
(iv)	BOOK NO. 1	VOL. NO. 22	YEAR: 2012	PAGE NO: 3574-3594
(v)	BOOK NO. 00571	VOL. NO. 3	YEAR: 2012	PAGE NO: KOLKATA DATED -24/05/12
(vi)	BOOK NO. 1	VOL. NO. 3	YEAR: 2013	PAGE NO: 2487-2521
(vii)	BOOK NO. 00669	VOL. NO. 3	YEAR: 2013	PAGE NO: KOLKATA DATED -19/01/13
(viii)	BOOK NO. 1	VOL. NO. 1903-2020	YEAR: 2013	PAGE NO: 33443-33482
(ix)	BOOK NO. 1	VOL. NO. 2000	YEAR: 2012	PAGE NO: KOLKATA DATED -03/02/20
(x)	BOOK NO. 1	VOL. NO. 25	YEAR: 2012	PAGE NO: 3650-3669
(xi)	BOOK NO. 06400	VOL. NO. 3	YEAR: 2012	PAGE NO: KOLKATA DATED -12/06/12
(xii)	BOOK NO. 1	VOL. NO. 14	YEAR: 2011	PAGE NO: 5225-5248
(xiii)	BOOK NO. 03530	VOL. NO. 14	YEAR: 2011	PAGE NO: KOLKATA DATED -25/03/11
(xiv)	BOOK NO. 1	VOL. NO. 21	YEAR: 2012	PAGE NO: 5294-5316
(xv)	BOOK NO. 05538	VOL. NO. 3	YEAR: 2012	PAGE NO: KOLKATA DATED -21/05/12
(xvi)	BOOK NO. 1	VOL. NO. 3	YEAR: 2013	PAGE NO: 4941-4975
(xvii)	BOOK NO. 00745	VOL. NO. 3	YEAR: 2013	PAGE NO: KOLKATA DATED -22/01/13

2A. DETAIL OF REGISTERED BOUNDARY DEED

BOOK NO.	VOL. NO.	YEAR	PAGE NO.
1	1904-0508	2021	25-4087-254103
1	1904-0549	2021	24300-24305

2B. DETAIL OF REGISTERED POWER OF ATTORNEY

BOOK NO.	VOL. NO.	YEAR	PAGE NO.
1	1904-2021	2021	1205/21
1	1904-0549	2021	1205/21

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

SL. NO.	DESCRIPTION	AREA (SQ.M)	REMARKS
1	AREA OF LAND (AS PER DEED) =	2710.888	SQM
2	AS PER BOUNDARY DECLARATION =	2693.3054	SQM
3	A) SPLAY	0.0000	SQM
3	B) STRIP OF LAND	0.0000	SQM
3	C) NET AREA OF LAND AFTER SPLAY & STRIP OF LAND =		
4	(i) PERMISSIBLE GROUND COVERAGE =	50.0 %	1346.626
4	(ii) PROPOSED GROUND COVERAGE =	33.1309%	892.3181
5	A) BUILDING HEIGHT = 58.95 M		
5	B) BUILDING WIDTH = 18.290 M		
6	A) PERMISSIBLE F.A.R. = 2.5 + 0.25 (10% FOR GREEN BUILDING)		2.75
6	B) PROPOSED F.A.R.		2.7498
7	A) PERMISSIBLE COVERED AREA		7406.5895
7	B) PROPOSED COVERED AREA		7405.9846

1) TOTAL PROPOSAL:

AT FLOOR	COVERED AREA	DUCT	STAIR WELL	LIFT WELL	EXEMPTED AREA	NET FLOOR AREA	GROSS AREA
BASEMENT	1004.6768	0.0000	0.0000	0.0000	29.4000	6.0000	969.6768
GROUND	834.9349	88.1350	0.0000	17.4550	56.9999	12.0000	661.2450
1ST	849.5474	199.7449	1.2500	22.6687	56.9999	6.0000	564.2839
2ND	808.0968	16.6600	1.2500	22.6687	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	514.7968
11TH	380.6450	0.9900	1.2500	17.4550	34.5000	9.0000	317.4500
12TH	225.0462	0.3300	1.2500	17.4550	34.5000	9.0000	162.5112
TOTAL	9902.8509	425.8880	15.0000	237.3424	520.7398	126.0000	8577.8507
11TH(SERVICE)	725.5587	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 = (8293.5144-715.6637) SQ.M = 8577.8507 SQ.M

2) TENEMENTS & CAR PARKING CALCULATION -

(A) RESIDENTIAL:

MARKED	TENEMENT SIZE	PROP. AREA TO BE ADDED	ACTUAL TENEMENT	NO. OF TENEMENT	TENEMENT SIZE & NO.	
1ST	D	158.0862	45.7309	203.7911	1	100 ~ 200 2 NOS.
FL	E	51.7125	14.9612	66.6737	1	75 ~ 50
2ND	C	382.5656	110.6819	493.2475	1	100 ~ 200 4 NOS.
3RD	A	341.8706	98.9082	440.7788	1	100 ~ 200 3 NOS.
FL	B	279.7137	80.9253	360.6390	1	100 ~ 200 3 NOS.
4TH	A	341.8706	98.9082	440.7788	1	100 ~ 200 4 NOS.
FL	B	279.7137	80.9253	360.6390	1	100 ~ 200 3 NOS.
5TH	A	341.8706	98.9082	440.7788	1	100 ~ 200 4 NOS.
FL	B	279.7137	80.9253	360.6390	1	100 ~ 200 3 NOS.
6TH	A	341.8706	98.9082	440.7788	1	100 ~ 200 4 NOS.
FL	B	279.7137	80.9253	360.6390	1	100 ~ 200 3 NOS.
7TH	A	341.8706	98.9082	440.7788	1	100 ~ 200 4 NOS.
FL	B	279.7137	80.9253	360.6390	1	100 ~ 200 3 NOS.
8TH	A	341.8706	98.9082	440.7788	1	100 ~ 200 4 NOS.
FL	B	279.7137	80.9253	360.6390	1	100 ~ 200 3 NOS.
9TH & 10TH	A	637.2550	184.3673	821.6223	1	100 ~ 200 4 NOS.
FL	B	508.8924	147.1722	656.0646	1	100 ~ 200 6 NOS.

(B) COMMERCIAL:

GROUND FL.	RETAIL CARPET AREA	290.4720
GROUND FL.	RETAIL COVERED AREA	351.3875
1ST FL.	RETAIL CARPET AREA	300.6999
1ST FL.	RETAIL COVERED AREA	345.6887

(C) OFFICE:

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

BA. TOTAL REQUIRED CAR PARKING = 84

88. TOTAL PROVIDED CAR = 91

9. PERMISSIBLE AREA FOR PARKING - MINIMUM OF NUMBER OF CAR PROVIDED AND REQUIRED & LOCATION (IN SQ.M) = (825 + 1200) SQ.M = 1525 SQ.M

10. PROVIDED AREA OF PARKING - TOTAL = (232.8517 + 599.0144) SQ.M

GROUND	PROVIDED AREA	OTHER THAN GROUND	SQM
GROUND	232.8517		938.3644
OTHER			2.75

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

12. PROPOSED F.A.R. = (8577.8507/1171.8661) SQ.M / 2693.3054 SQ.M = (7405.9846 / 2693.3054) SQ.M = 2.7498

13. STAIR 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 FERRODIA = 10.8500 SQ.M

17. SWIMMING POOL AREA = 117.5818 SQ.M

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

19. GATE GOMETRY 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 FLEEGE = 55.8000 SQ.M

24. TRIPLE HEIGHT TERRACE AREA = 206.2780 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 = 405.7663 SQ.M (15.061%)

28. ADDITIONAL FAR FOR GREEN BUILDING = 10% EXTRA

29. EXISTING TREE

30. PROPOSED 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. PRISM 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 LINE TERRACING OF RATIO 2:1.
- DAMP PROOF COURSE TO BE PROVIDED WITH P.C.C. (1:2:4).

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

CONTENTS:

GROUND FLOOR, SITE PLAN & LOCATION PLAN, S.T.P. DETAIL

SUBMISSION DRAWING

NORTH	DRG. NO.	MAJ/A/46ABRNGRSD/SUB/01	REV. NO.	M.B.

SCALE: 1:100

DATE: 15.07.2021

SIGNATURE OF ASSISTANT ENGINEER (C)

SIGNATURE OF EXECUTIVE ENGINEER (C)

ARCHITECT: MAHESHWARI & ASSOCIATES
37A, BAKER ROAD, 2ND FLOOR, ALIPORE, KOLKATA-27
TEL: 66228584, www.architectmaheshwari.com

BUILDING PERMIT NO. 2022070065

DATE: 23.07.2022

DIGITAL SIGNATURE OF SANCTIONING AUTHORITY

VALID UP TO: 22.07.2027