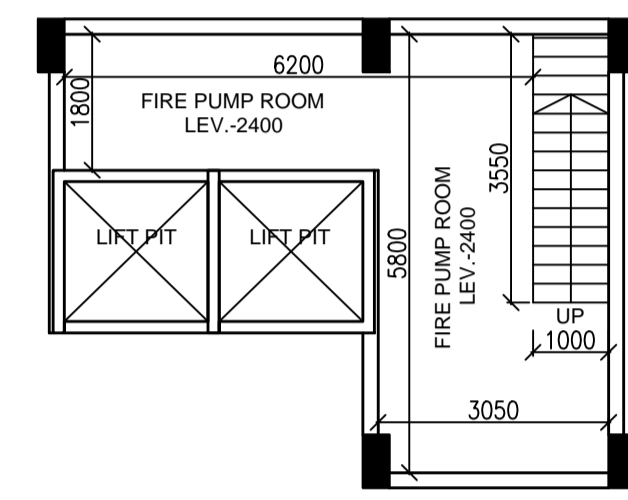
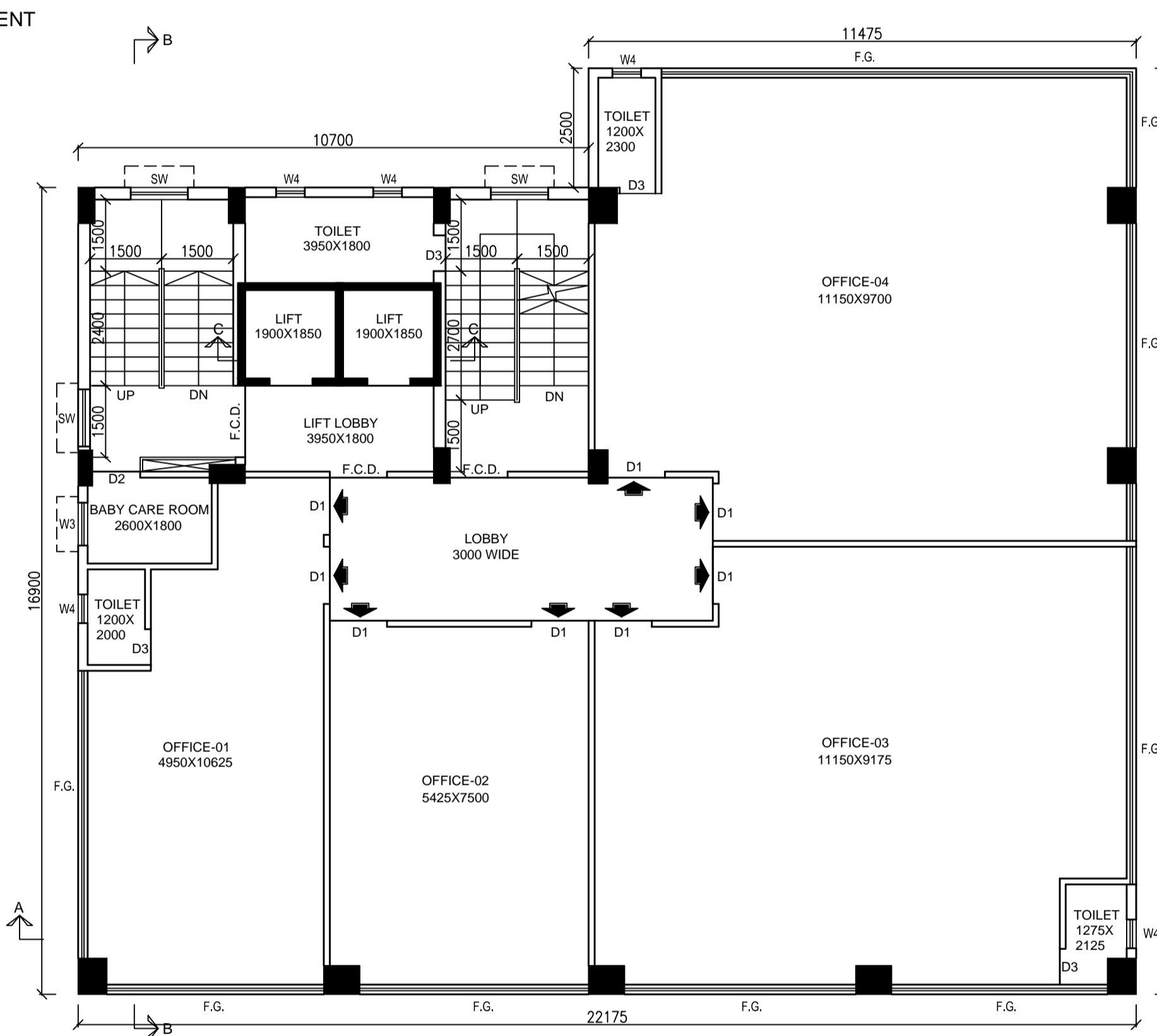


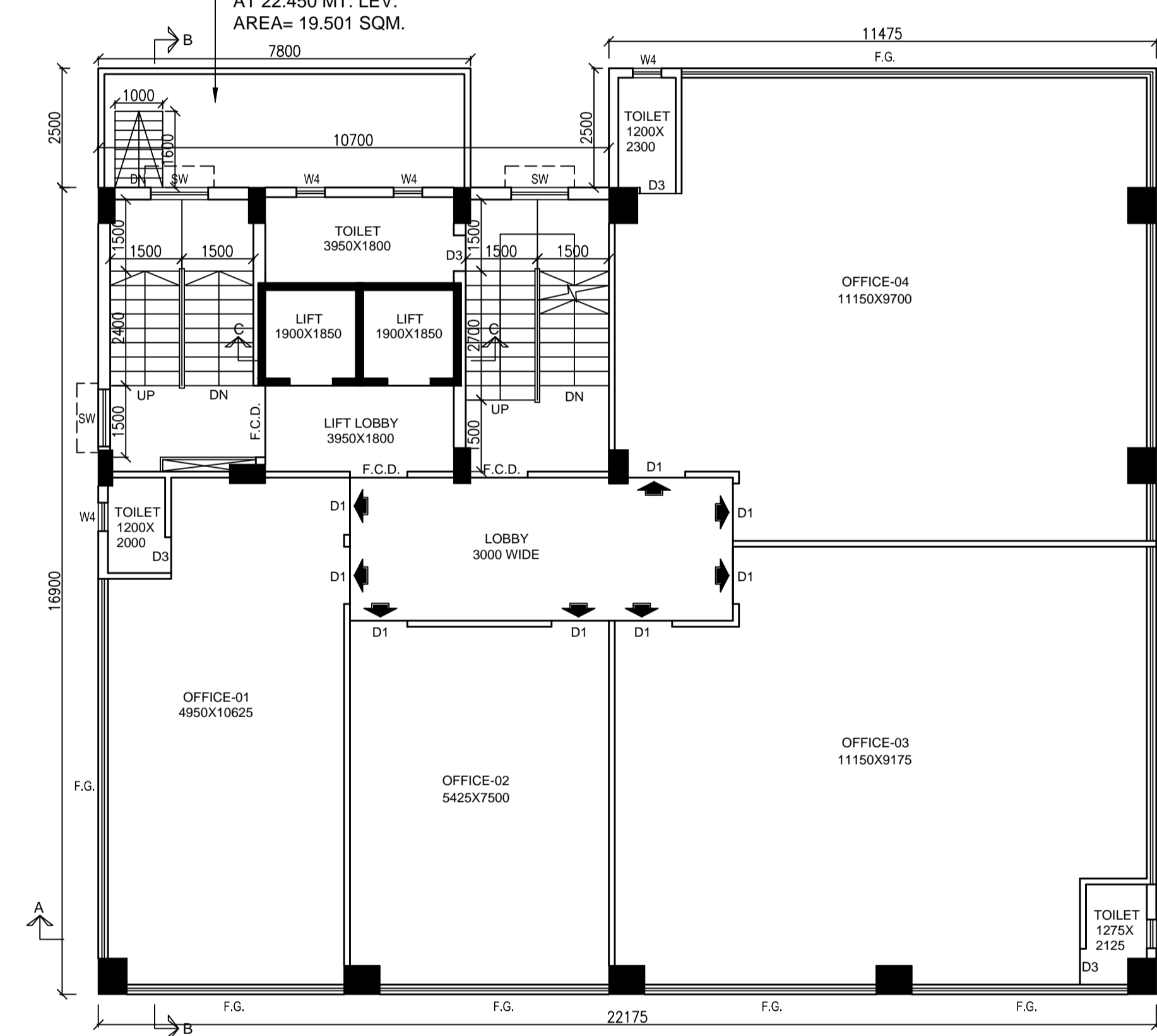
GROUND FLOOR PLAN  
SCALE - 1:100



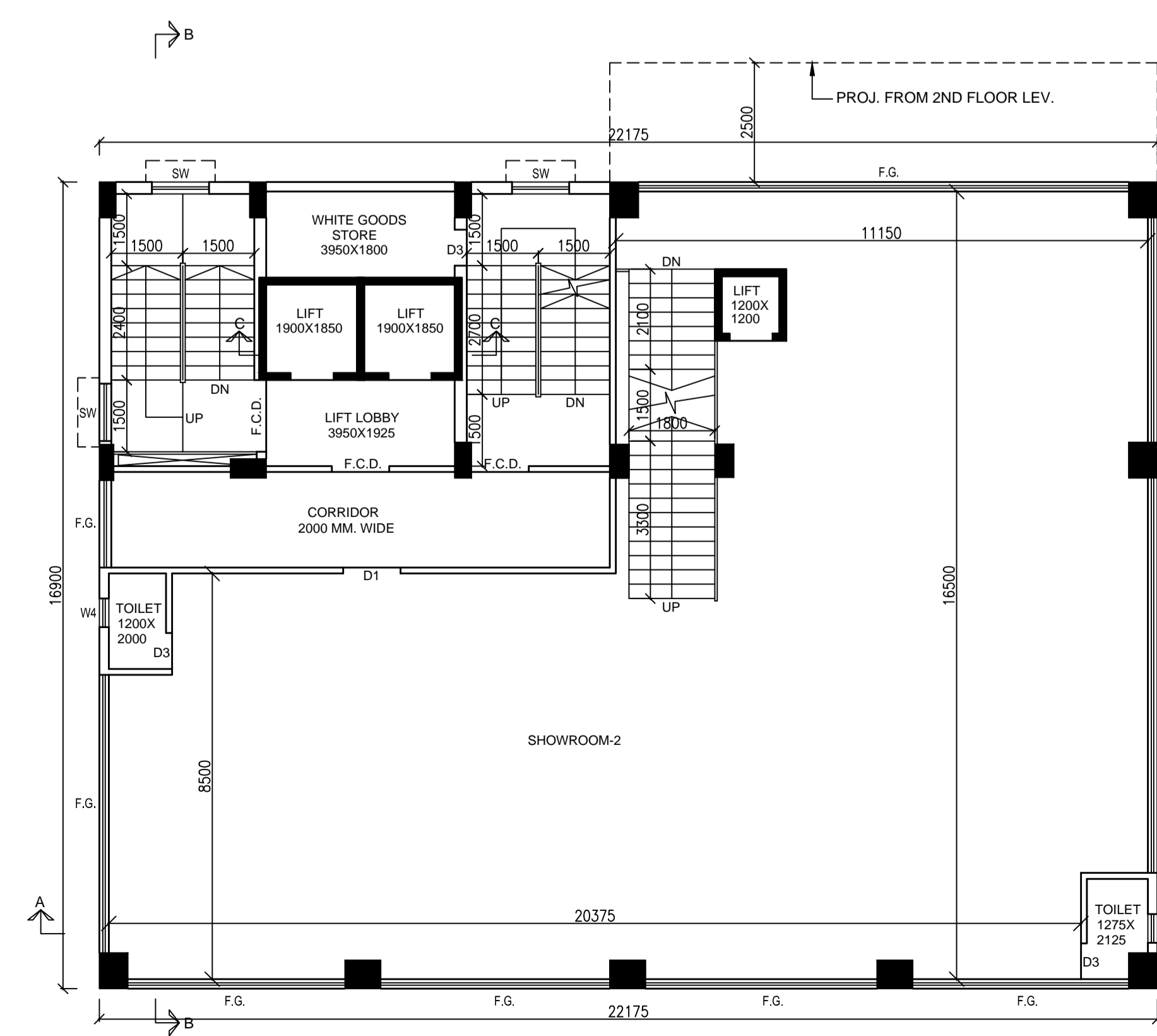
FIRE PUMP ROOM PLAN  
SCALE - 1:100



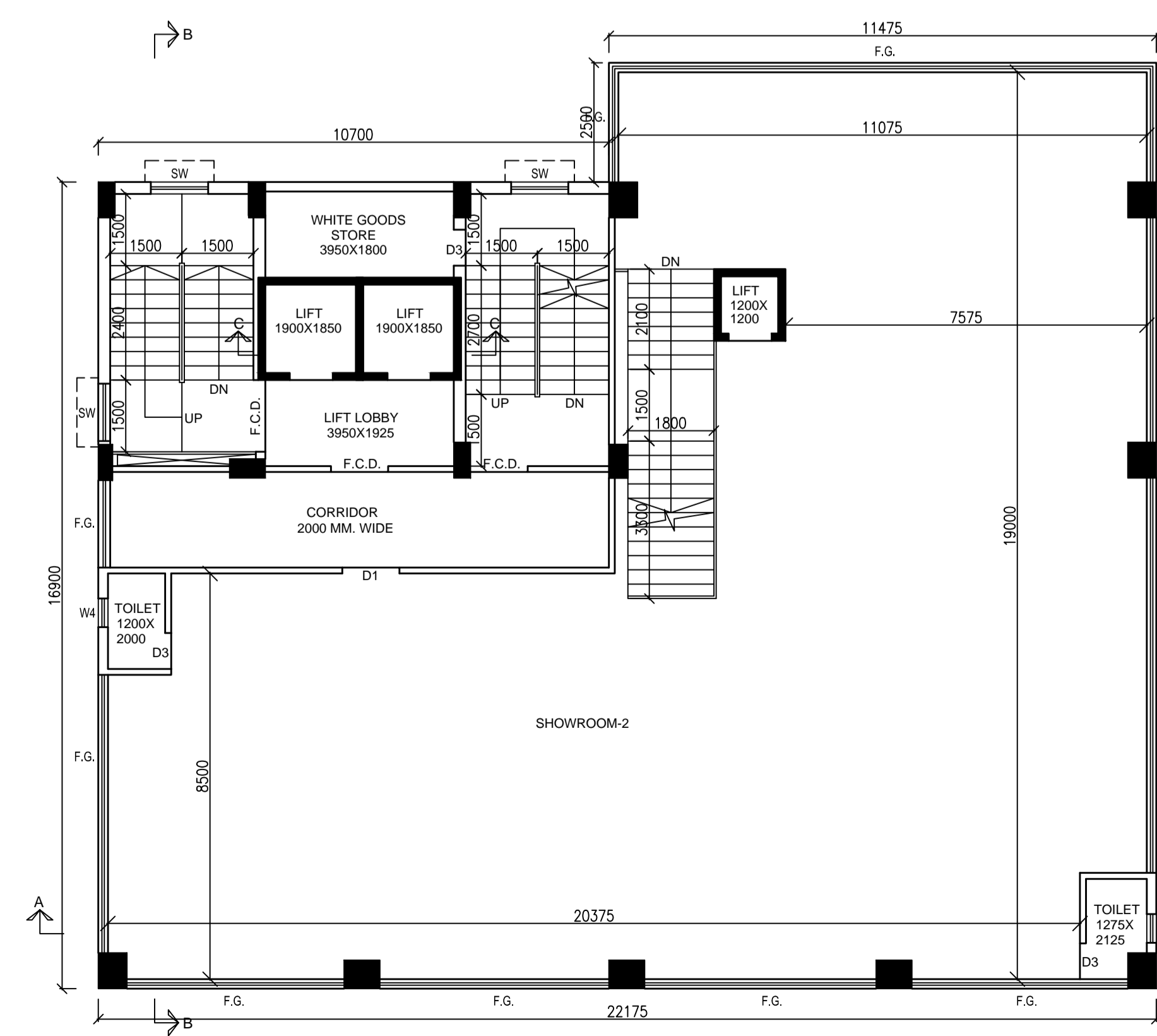
3RD FLOOR PLAN  
SCALE - 1:100



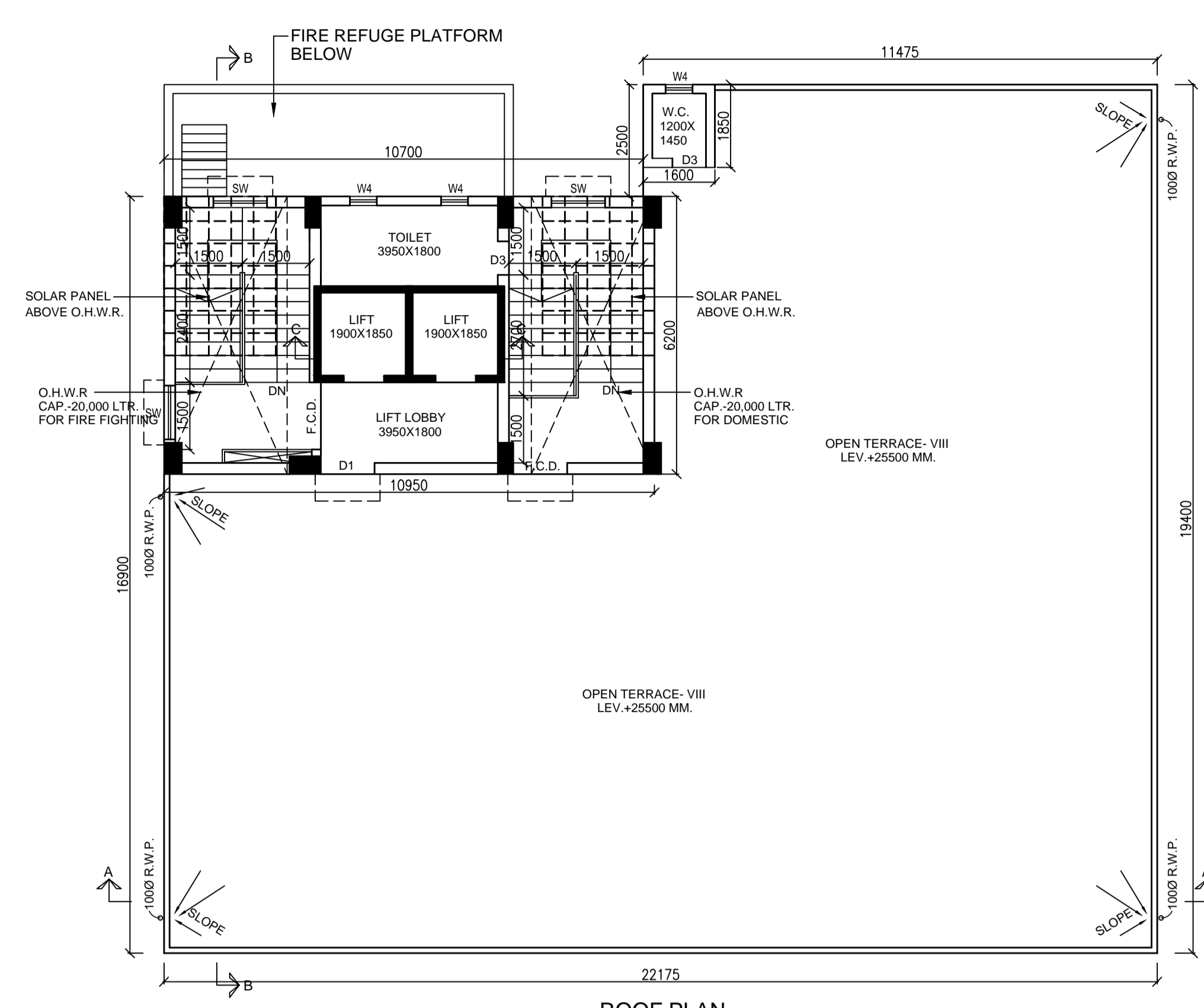
4TH TO 7TH FLOOR PLAN  
SCALE - 1:100



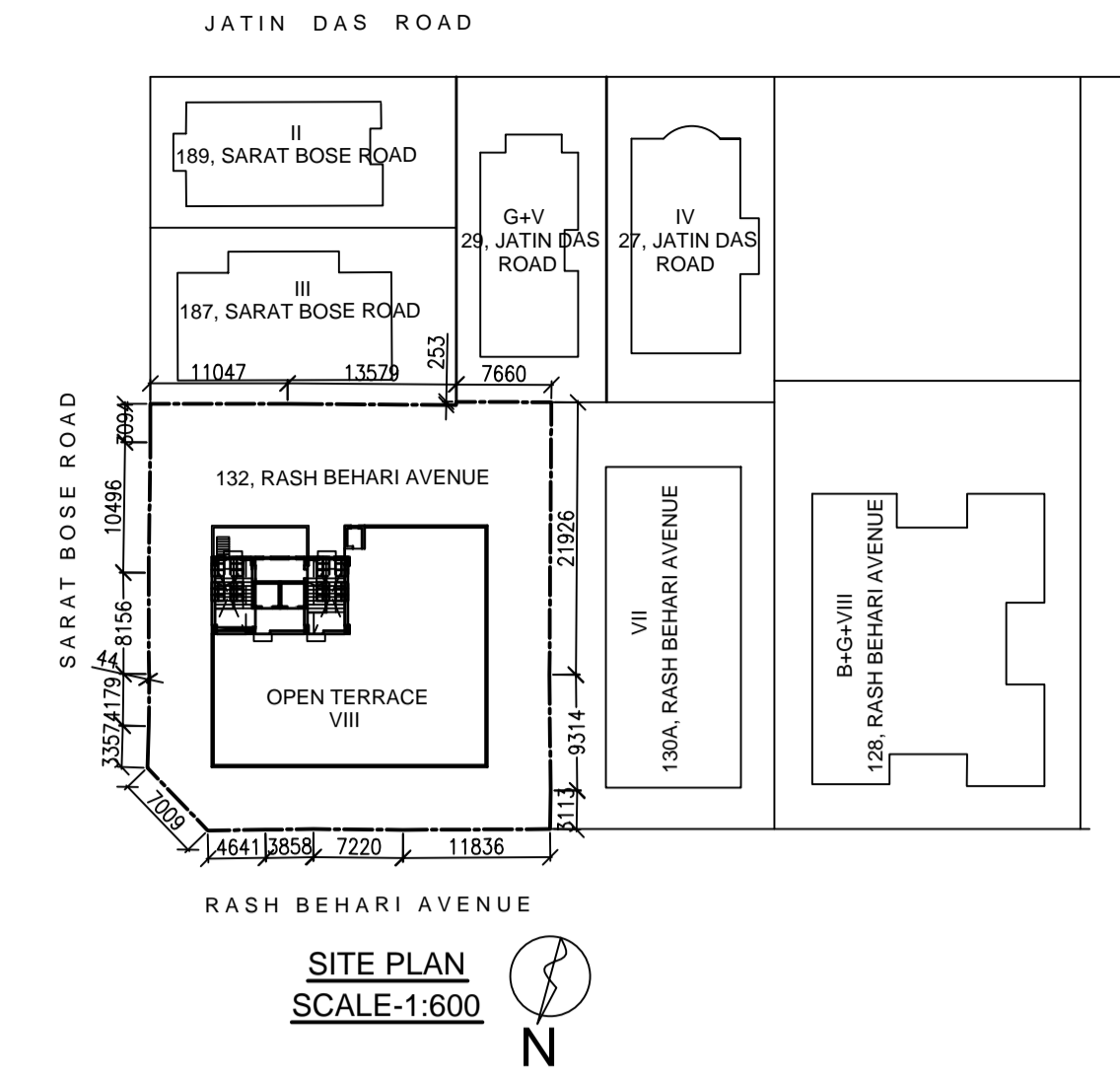
1ST FLOOR PLAN  
SCALE - 1:100



2ND FLOOR PLAN  
SCALE - 1:100



ROOF PLAN  
SCALE - 1:100



LOCATION PLAN  
SCALE-1:4000

NOTE:-  
LAND AREA= 1095.596 SQM. (16K-06CH-03SQFT)  
REQUIRED GREEN AREA= 87.648 SQM  
PERCENTAGE OF GREEN AREA= 8.00% (REQUIRED)  
PROVIDED GREEN AREA= 91.133 SQM.  
PERCENTAGE OF GREEN AREA= 8.32% (PROVIDED)

STATEMENT OF THE PLAN PROPOSAL

PART-A:  
1. ASSESSE NO: 110872100465  
2. DETAIL OF REGISTERED DEED.  
BOOK NO: I VOL. NO: 23 PAGE NO: I TO 23  
BEING NO: 833 YEAR: 1985 PLACE: S.R. BOMBAY DATE: 29.10.1985  
3. DETAIL OF REGISTERED TENANT UNDERTAKING  
BOOK NO: I VOL. NO: 1602-2023 PAGE NO: 211659 TO 211669  
BEING NO: 160206238 YEAR: 2023 PLACE: D.S.R-II (S) 24 P. (3A) TE - 12.05.2023  
4. DETAIL OF REGISTERED BOUNDARY DECLARATION.  
BOOK NO: I VOL. NO: 1602-2023 PAGE NO: 211513 TO 211526  
BEING NO: 160206237 YEAR: 2023 PLACE: D.S.R.-II (S) 24 P. (3A) TE - 12.05.2023  
5. U.L.C. NO: 965/1ULCKOLKATA/2023 DATED- 18.08.2023.

PART-B:  
1. PROPOSED GROUND COVERAGE : 403.445 SQM.  
2. PROPOSED F.A.R : 2.532  
3. TOTAL COVERED AREA : 3100.921 SQM.  
5. NO. OF REQUIRED CAR PARKING SPACE : 51 NOS.  
6. NO. OF PROVIDED CAR PARKING SPACE : 51 NOS.  
(GROUND MULTILAYER OPEN = 51 NOS.)

STATEMENT OF AREA:

AREA OF LAND:- (16K-06CH-03SQFT) = 1095.596 SQM (AS PER DEED&U.L.C)  
PERMISSIBLE GROUND COVERAGE (40.00%)= 438.238 SQM  
PROPOSED GROUND COVERAGE (36.82%)= 403.445 SQM.  
PROPOSED HEIGHT= 25.500 SQM.

PROPOSED AREA :-

COVERED AREA	CUTOUT (EFTWELL)	CUTOUT (STAIR)	CUTOUT (ELEC)	EFFECTIVE AREA	SERVICE AREA	STAIR WAY	LIFT LOBBY	NET FLOOR AREA
30313 SQM	-	-	-	30313 SQM	30313 SQM	-	-	-
37478 SQM	-	-	-	37478 SQM	-	33307 SQM	6100 SQM	32108 SQM
403445 SQM	8470 SQM	12422 SQM	1025 SQM	392933 SQM	-	33300 SQM	6100 SQM	315633 SQM
403445 SQM	7700 SQM	-	-	395745 SQM	-	33300 SQM	6100 SQM	395745 SQM
403445 SQM	7700 SQM	-	-	395745 SQM	-	33300 SQM	6100 SQM	395745 SQM
403445 SQM	7700 SQM	-	-	395745 SQM	-	33300 SQM	6100 SQM	395745 SQM
403445 SQM	7700 SQM	-	-	395745 SQM	-	33300 SQM	6100 SQM	395745 SQM
300499 SQM	-	-	-	300499 SQM	12402 SQM	33313 SQM	27882 SQM	400000 SQM
TOTAL	-	-	-	2774.101 SQM	-	-	-	2774.101 SQM

PROPOSED F.A.R. (2774.101/1095.596) = 2.532

BUSINESS:  
OFFICE BUILTUP AREA : 2235.680 SQM.  
OFFICE CARPET AREA : 1468.789 SQM. / CAR PARKING REQUIRED = 29 NOS.  
MERCANTILE RETAIL:  
SHOWROOM BUILTUP AREA : 865.241 SQM.  
SHOWROOM CARPET AREA : 783.927 SQM. / CAR PARKING REQUIRED = 22 NOS.  
CAR PARKING REQUIRED = 51 NOS.  
CAR PARKING PROVIDED = 51 NOS. (GROUND MULTILAYER OPEN = 51 NOS.)  
STAIR HEAD ROOM AREA = 51.883 SQM.  
LIFT ROOM AREA = 18.690 SQM.  
OVER HEAD TANK AREA = 34.100 SQM.  
W.C. AREA = 2.960 SQM.  
SOLAR PANEL AREA = 17.750 SQM.  
OPEN TERRACE AREA = 403.445 SQM.  
FIRE REFUGE PLATFORM AREA = 19.501 SQM.  
ROOF STRUCTURE AREA = 73.543 SQM.  
GOOMTY AREA = 2.250 SQM.

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 SEISMIC LOAD AS PER N.B.C OF INDIA ON THE BASIS OF SOIL INVESTIGATION REPORT TO BE DONE AFTER DEMOLITION OF EXISTING STRUCTURE BY DR. SUJIT KUMER BOSE G.T.E. K.M.C. NO.- 112, BOSE ENGINEERS 53, PURNA CHANDRA MITRA LANE, KOLKATA-700033. CERTIFY THAT IT WILL BE SAFE AND STABLE IN ALL RESPECT. PRESENTLY THE SITE IS ENTIRELY COVERED BY EXISTING STRUCTURE AND SOIL TESTING IS NOT POSSIBLE.

(SANJIB GUHA E.S.R. - 88/16)  
NAME OF STRUCTURAL REVIEWER

(ALOK ROY G.T.E.-111) SANJIB J PAREKH (E.S.E. /1104)  
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 ADJUTING 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 & ESE 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 REVOKE THE SANCTION PLAN, THE CONSTRUCTION OF U.G.W.R UNDER THE GUIDENCE OF ARCHITECT/ESE BEFORE STARTING OF BUILDING FOUNDATION.

TUSHAR GOENKA  
(C.A. OF VIVEK LADHA DIRECTOR OF V.V.A. FINANCE LTD.)  
NAME OF OWNER

GROUND FLOOR PLAN, FIRST TO SEVENTH FLOOR PLAN, ROOF PLAN, SITE PLAN & LOCATION PLAN.

PROJECT:  
PROPOSED G+VII STORIED (HT. 25.500MT.) COMMERCIAL BUILDING U/S 393 A OF K.M.C. ACT 1980 AND BUILDING RULE 2009 AT- 132, RASH BEHARI AVENUE, KOLKATA- 700029, WARD NO.-87, BOROUGH NO.-VIII, P.S.- TOLLYGUNGE.

JOB NO.	DRG. NO.	DATE	DEALT
1248	ARCHICORP-01	09.02.24	AVIK

• Anjan Ukil  
architect

PLAN CASE NO.- 2023080114 B.P. NO.: 2023080124  
SCALE: 1:100, 1:600, 1:4000  
DATE: 17-02-2024 VALID UP TO: 16-02-2029

SIGNATURE OF A.E. (C.B.R.-VIII BLDG. K.M.C.) SIGNATURE OF E.E. (C.B.R.-VIII BLDG. K.M.C.)