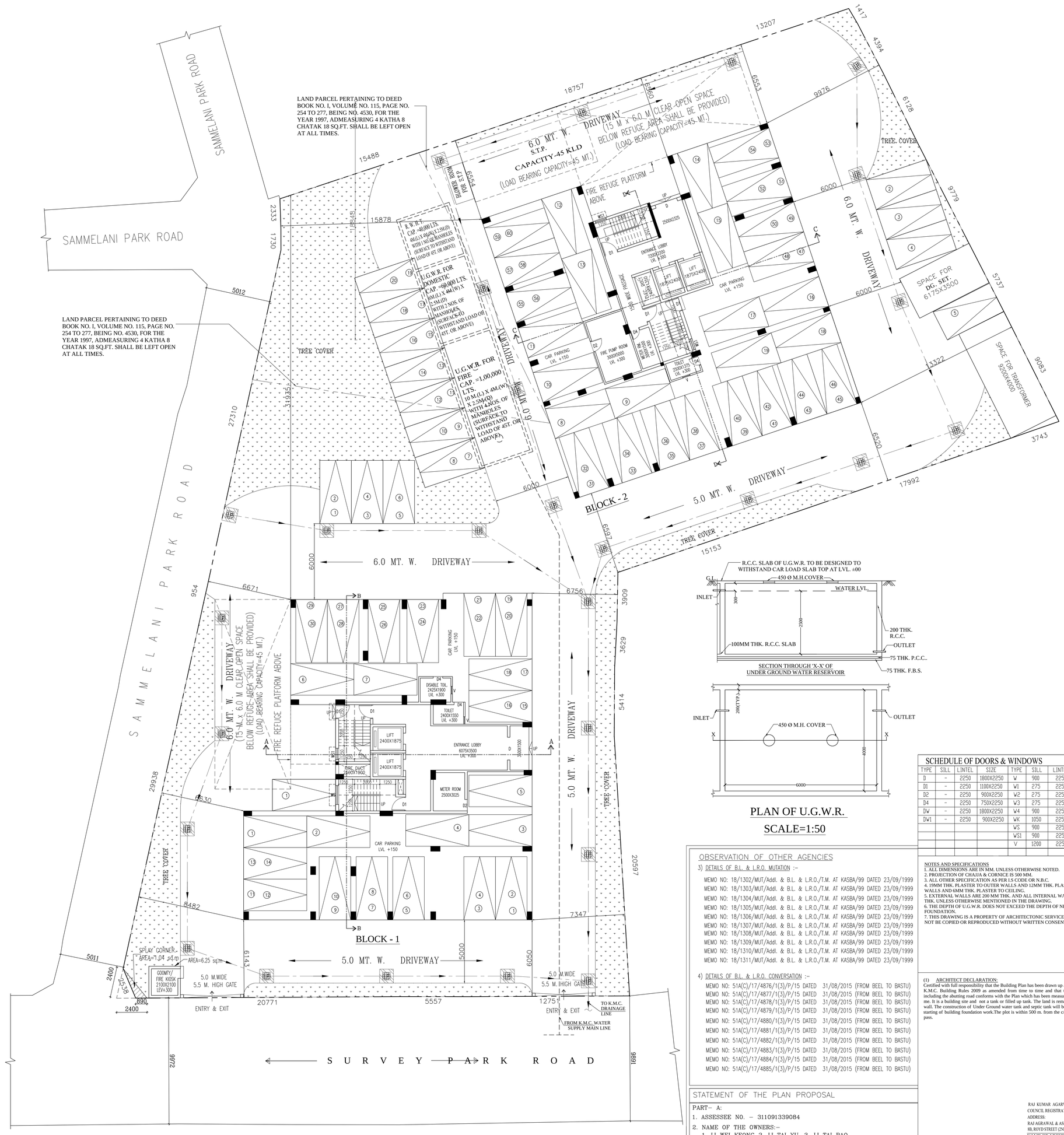


PLAN OF U.G.W.R.

SCALE=1:50

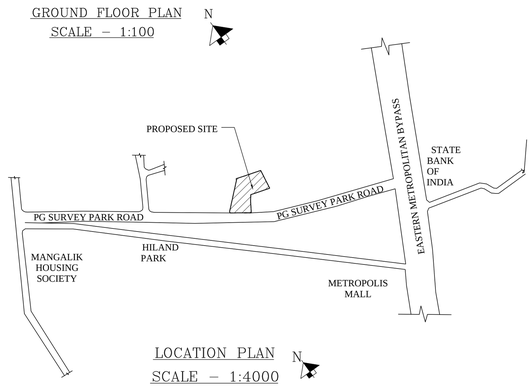
SCHEDULE OF DOORS & WINDOWS

TYPE	SILL	LINTEL	SIZE	TYPE	SILL	LINTEL	SIZE
D	-	2250	1800X2250	W	900	2250	1200X1350
D1	-	2250	1100X2250	W1	275	2250	1600X1975
D2	-	2250	900X2250	W2	275	2250	1200X1975
D4	-	2250	750X2250	W3	275	2250	900X1975
DW	-	2250	1800X2250	W4	900	2250	900X1350
DW1	-	2250	900X2250	WK	1050	2250	900X1200
				WS	900	2250	1500X1350
				WS1	900	2250	900X1350
				V	1200	2250	600X1050

NOTES AND SPECIFICATIONS
1. ALL DIMENSIONS ARE IN MM. UNLESS OTHERWISE NOTED.
2. PROJECTION OF CHAJJA & CORNICE IS 500 MM.
3. ALL OTHER SPECIFICATION AS PER I.S CODE OR N.B.C.
4. 19MM THK. PLASTER TO OUTER WALLS AND 12MM THK. PLASTER TO INNER WALLS AND 6MM THK. PLASTER TO CEILING.
5. EXTERNAL WALLS ARE 200 MM THK. AND ALL INTERNAL WALLS ARE 125 MM THK. UNLESS OTHERWISE MENTIONED IN THE DRAWING.
6. THE DEPTH OF U.G.W.R. DOES NOT EXCEED THE DEPTH OF NEARBY BUILDING FOUNDATION.
7. THIS DRAWING IS A PROPERTY OF ARCHITECTONIC SERVICES,AND IT SHOULD NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN CONSENT OF THE FIRM.

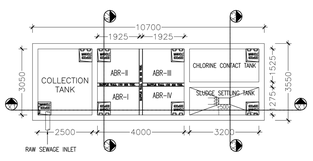
GROUND FLOOR PLAN

SCALE – 1:100



LOCATION PLAN

SCALE – 1:4000



PLAN OF S.T.P.

CAPACITY:– 45 KLD(APPROX)

SCALE:–1:100

SECTION – X1 X1

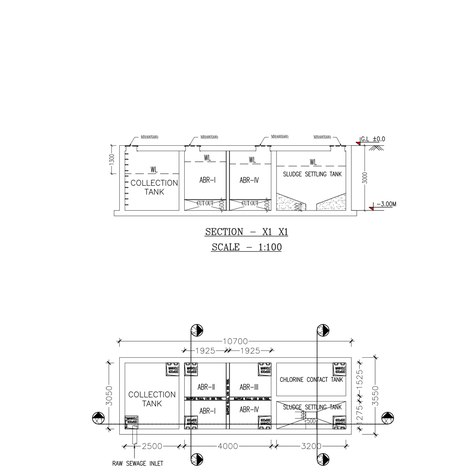
SCALE – 1:100

SECTION – X2 X2

SCALE – 1:100

SECTION – X3 X3

SCALE – 1:100



SITE PLAN

SCALE – 1:600

OBSERVATION OF OTHER AGENCIES

3) DETAILS OF B.L. & L.R.O. MUTATION :–

MEMO NO: 18/1302/MUT/Addl. & B.L. & L.R.O./T.M. AT KASBA/99 DATED 23/09/1999
MEMO NO: 18/1303/MUT/Addl. & B.L. & L.R.O./T.M. AT KASBA/99 DATED 23/09/1999
MEMO NO: 18/1304/MUT/Addl. & B.L. & L.R.O./T.M. AT KASBA/99 DATED 23/09/1999
MEMO NO: 18/1305/MUT/Addl. & B.L. & L.R.O./T.M. AT KASBA/99 DATED 23/09/1999
MEMO NO: 18/1306/MUT/Addl. & B.L. & L.R.O./T.M. AT KASBA/99 DATED 23/09/1999
MEMO NO: 18/1307/MUT/Addl. & B.L. & L.R.O./T.M. AT KASBA/99 DATED 23/09/1999
MEMO NO: 18/1308/MUT/Addl. & B.L. & L.R.O./T.M. AT KASBA/99 DATED 23/09/1999
MEMO NO: 18/1309/MUT/Addl. & B.L. & L.R.O./T.M. AT KASBA/99 DATED 23/09/1999
MEMO NO: 18/1310/MUT/Addl. & B.L. & L.R.O./T.M. AT KASBA/99 DATED 23/09/1999
MEMO NO: 18/1311/MUT/Addl. & B.L. & L.R.O./T.M. AT KASBA/99 DATED 23/09/1999

4) DETAILS OF B.L. & L.R.O. CONVERSATION :–

MEMO NO: 51A(C)/17/4876/1(3)/P/15 DATED 31/08/2015 (FROM BEEL TO BASTU)
MEMO NO: 51A(C)/17/4877/1(3)/P/15 DATED 31/08/2015 (FROM BEEL TO BASTU)
MEMO NO: 51A(C)/17/4878/1(3)/P/15 DATED 31/08/2015 (FROM BEEL TO BASTU)
MEMO NO: 51A(C)/17/4879/1(3)/P/15 DATED 31/08/2015 (FROM BEEL TO BASTU)
MEMO NO: 51A(C)/17/4880/1(3)/P/15 DATED 31/08/2015 (FROM BEEL TO BASTU)
MEMO NO: 51A(C)/17/4881/1(3)/P/15 DATED 31/08/2015 (FROM BEEL TO BASTU)
MEMO NO: 51A(C)/17/4882/1(3)/P/15 DATED 31/08/2015 (FROM BEEL TO BASTU)
MEMO NO: 51A(C)/17/4883/1(3)/P/15 DATED 31/08/2015 (FROM BEEL TO BASTU)
MEMO NO: 51A(C)/17/4884/1(3)/P/15 DATED 31/08/2015 (FROM BEEL TO BASTU)
MEMO NO: 51A(C)/17/4885/1(3)/P/15 DATED 31/08/2015 (FROM BEEL TO BASTU)

STATEMENT OF THE PLAN PROPOSAL

PART– A:

1. ASSESSEE NO. – 311091339084
2. NAME OF THE OWNERS:–
   1. LI WEI KEONG 2. LI TAI YU, 3. LI TAI PAO, 4. WANG SHIA YEAN, 5. HOU YU FEI, 6. LI WEI LOONG, 7. CHIU TING LING, 8. LI TAI CHOI, 9. LIAO MEI YING, 10. LI WEI SHING.
3. NAME OF CONSTITUTED ATTORNEY:–
   MANISH KUMAR SHARMA DIRECTOR, AS AUTHORISED BY GALANT BUILDERS PVT. LTD.
4. KMC MUTATION CERTIFICATE:– CASE NO. M/109/23–OCT–17/892 DATED 04/04/2018
5. NOC OF BHARAT SANCHAR NIGAM LIMITED. MICROWAVE SURVEY DIVISION NO.–G/MWC/1–150/T.B/2018–19 Cat–3/Vol–II/14 (334) DATED 03/08/2018.
6. NOC OF FIRE = FSR/012518621870059l (DATE – 05.09.2022)
7. NOC OF ULC & S. D. O. ALIPORE = 2152/ULC/Alip/2020 (DATED – 13.10.2020)
8. DETAIL OF REGISTERED DEED :–
   i) REGISTERED BOOK NO. = I, VOLUME NO. = 115 PAGES = 254 TO 277 BEING NO. = 4530, FOR THE YEAR = 1997 SUB REGISTER –D.S.R. III 24 PGS (S) DATED – 28.11.97
   ii) REGISTERED BOOK NO. = I, VOLUME NO. = 114 PAGES = 127 TO 150 BEING NO. = 4531, FOR THE YEAR = 1997 SUB REGISTER –D.S.R. III 24 PGS (S) DATED – 28.11.97
   iii) REGISTERED BOOK NO. = I, VOLUME NO. = 114 PAGES = 151 TO 178 BEING NO. = 4532, FOR THE YEAR = 1997 SUB REGISTER –D.S.R. III 24 PGS (S) DATED – 28.11.97
   iV) REGISTERED BOOK NO. = I, VOLUME NO. = 114 PAGES = 179 TO 204 BEING NO. = 4533, FOR THE YEAR = 1997 SUB REGISTER –D.S.R. III 24 PGS (S) DATED – 28.11.97
   V) REGISTERED BOOK NO. = I, VOLUME NO. = 114 PAGES = 205 TO 228 BEING NO. = 4534, FOR THE YEAR = 1997 SUB REGISTER –D.S.R. III 24 PGS (S) DATED – 28.11.97
   Vi) REGISTERED BOOK NO. = I, VOLUME NO. = 114 PAGES = 229 TO 254 BEING NO. = 4535, FOR THE YEAR = 1997 SUB REGISTER –D.S.R. III 24 PGS (S) DATED – 28.11.97
   Vii) REGISTERED BOOK NO. = I, VOLUME NO. = 114 PAGES = 255 TO 278 BEING NO. = 4536, FOR THE YEAR = 1997 SUB REGISTER –D.S.R. III 24 PGS (S) DATED – 28.11.97
   Viii) REGISTERED BOOK NO. = I , VOLUME NO. = 114 PAGES = 279 TO 302 BEING NO. = 4537 , FOR THE YEAR = 1997 SUB REGISTER –D.S.R. III 24 PGS (S) DATED – 28.11.97
   iX) REGISTERED BOOK NO. = I , VOLUME NO. = 114 PAGE FROM = 303 TO 326 BEING NO. = 4538 , FOR THE YEAR = 1997 SUB REGISTER –D.S.R. III 24 PGS (S) DATED – 28.11.97
   X) REGISTERED BOOK NO. = I, VOLUME NO. = 114 PAGES = 327 TO 352 BEING NO. = 4539, FOR THE YEAR = 1997 SUB REGISTER –D.S.R. III 24 PGS (S) DATED – 28.11.97
   Xi) REGISTERED BOOK NO. = I, VOLUME NO. = 1901–2017 PAGES = 133962 TO 133982 BEING NO. = 190104132, FOR THE YEAR = 2017 SUB REGISTER –A.R.A I KOLKATA DATED – 05/07/2017
   Xii) REGISTERED BOOK NO. = I, VOLUME NO. = 6 PAGES = 6875 TO 6887 BEING NO. = 02670, FOR THE YEAR = 2012 SUB REGISTER–D.S.R III SOUTH 24 PARGANAS DATED–28/03/2012
   Xiii) REGISTERED BOOK NO. = I, VOLUME NO. = 6 PAGES = 8563 TO 8575 BEING NO. = 02720, FOR THE YEAR = 2012 SUB REGISTER–D.S.R III SOUTH 24 PARGANAS DATED–02/04/2012
   Xiv) REGISTERED BOOK NO. = I, VOLUME NO. = 6 PAGES = 8530 TO 8542 BEING NO. = 02719, FOR THE YEAR = 2012 SUB REGISTER–D.S.R III SOUTH 24 PARGANAS DATED–02/04/2012
   Xv) REGISTERED BOOK NO. = I, VOLUME NO. = 1901–2017 PAGES = 133983 TO 134011 BEING NO. = 190104133, FOR THE YEAR = 2017 SUB REGISTER –A.R.A I KOLKATA DATED – 05/07/2017
9. DETAIL OF POWER OF ATTORNEY:– REGISTERED BOOK NO. = IV, VOLUME NO. = 1903–2017 PAGES = 92861 TO 92913 BEING NO. = 190303427, FOR THE YEAR = 2017 SUB REGISTER A.R.A. – III, KOLKATA, W.B. DATED – 12.07.17
10. DETAIL OF BOUNDARY DECLARATION:– REGISTERED BOOK NO. = I, VOLUME NO. = 1903–2022 PAGES = 467221 TO 467232 BEING NO. = 190309455, FOR THE YEAR = 2022 SUB REGISTER A.R.A. – III, KOLKATA, W.B. DATED – 10.10.22
11. DETAIL DEED OF FREE GIFT FOR CORNER SPLAY :– (1.04 SQM.) REGISTERED BOOK NO. = I, VOLUME NO. = 1903–2022 PAGES = 468368 TO 468381 BEING NO. = 190309454, FOR THE YEAR = 2022 SUB REGISTER A.R.A. – III, KOLKATA, W.B. DATED – 10.10.22
12. a) AREA OF LAND AS PER DEED (02B. 08K. 00CH. 18 SFT.) =3212.37 SQM.
    b) AREA OF LAND AS PER SITE =3212.37 SQM.
    c) NO. OF STOREY – G+XI
13. NO. OF TENEMENTS :– 61 NOS.
14. SIZE OF TENAMENTS :– ABOVE 100 SQM. =61 NOS.

PART – B:			
1.AREA OF LAND (AS PER DEED) = 02 B.–08 K.–00 CH.–18 SQ. FT.	=	3212.370	SQM.
2.AREA OF LAND (AS PER SITE)	=	3212.370	SQM.
3.AREA OF LAND (AS PER BOUNDARY DECLARATION)	=	3212.370	SQM.
4.SPLAY CORNER AREA	=	1.041	SQM.
5. a) PERMISSIBLE GROUND COVERAGE (50%)	=	1606.185	SQM.
b) PROPOSED GROUND COVERAGE (31.874%)	=	1023.907	SQM.
6. a) PROPOSED HEIGHT (IN MM.)	=	39950.00	MM.
b) ROAD WIDTH (IN MM.) (AS PER SURVEY)	=	9891	MM.

7. PROPOSED AREA CALCULATION :

a) FOR RESIDENTIAL (BLOCK – A):

				EXEMPTED AREA		
AT FLOOR	COVERED AREA	CUTOUT	GROSS AREA	STAIR & STAIR LOBBY	LIFT LOBBY	NET FLOOR AREA
GROUND FLOOR	490.018	0.00	490.018	22.50	6.00	461.518
1ST FLOOR	402.917	12.91	390.007	22.50	6.00	361.507
2ND FLOOR	402.917	129.129	273.788	22.50	6.00	245.288
3RD FLOOR	402.917	13.801	389.116	22.50	6.00	360.616
4TH FLOOR	402.917	13.801	389.116	22.50	6.00	360.616
5TH FLOOR	402.917	13.801	389.116	22.50	6.00	360.616
6TH FLOOR	402.917	13.801	389.116	22.50	6.00	360.616
7TH FLOOR	402.917	13.801	389.116	22.50	6.00	360.616
8TH FLOOR	402.917	13.801	389.116	22.50	6.00	360.616
9TH FLOOR	402.917	13.801	389.116	22.50	6.00	360.616
10TH FLOOR	402.917	13.801	389.116	22.50	6.00	360.616
11TH FLOOR	402.917	13.801	389.116	22.50	6.00	360.616
TOTAL	4922.105	266.248	4655.857	270.00	72.00	4313.857

b) FOR RESIDENTIAL (BLOCK – B):

				EXEMPTED AREA		
AT FLOOR	COVERED AREA	CUTOUT	GROSS AREA	STAIR & STAIR LOBBY	LIFT LOBBY	NET FLOOR AREA
GROUND FLOOR	533.889	0.00	533.889	22.50	6.00	505.389
1ST FLOOR	429.381	15.085	414.296	22.50	6.00	385.796
2ND FLOOR	429.381	153.095	276.286	22.50	6.00	247.786
3RD FLOOR	406.509	15.085	391.424	22.50	6.00	362.924
4TH FLOOR	406.509	15.085	391.424	22.50	6.00	362.924
5TH FLOOR	406.509	15.085	391.424	22.50	6.00	362.924
6TH FLOOR	406.509	15.085	391.424	22.50	6.00	362.924
7TH FLOOR	406.509	15.085	391.424	22.50	6.00	362.924
8TH FLOOR	406.509	15.085	391.424	22.50	6.00	362.924
9TH FLOOR	406.509	15.085	391.424	22.50	6.00	362.924
TOTAL	4238.214	273.775	3964.439	225.00	60.00	3679.439

8. TENEMENTS & CAR PARKING CALCULATION :

a) RESIDENTIAL (BLOCK – A):

MARKED	TENEMENT SIZE	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING	
A	125.591	155.984	9	100><200	9
B	101.775	126.405	11	100><200	11
C	101.507	126.072	10	100><200	10
TOTAL NO OF CAR FOR RESIDENTIAL					30

b) RESIDENTIAL (BLOCK – B):

MARKED	TENEMENT SIZE	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING	
A	125.591	156.738	7	100><200	7
B	102.398	127.793	9	100><200	9
C	102.398	127.793	9	100><200	9
TOTAL NO OF CAR FOR RESIDENTIAL					25

c) ASSEMBLY (BLOCK – A):

AT FLOOR	COVERED AREA	CARPET AREA	REQUIRED CAR PARKING
1ST FLOOR	227.989	210.589	7
TOTAL NO OF CAR FOR ASSEMBLY FOR BLOCK "A"			7

d) ASSEMBLY (BLOCK – B):

AT FLOOR	COVERED AREA	CARPET AREA	REQUIRED CAR PARKING
1ST FLOOR	148.463	138.013	4
TOTAL NO OF CAR FOR ASSEMBLY FOR BLOCK "B"			4

9. TOTAL REQUIRED CAR PARKING =	(30+4+25+7)	66	NOS.
10. TOTAL PROVIDED CAR PARKING = (GROUND COVERED SINGLE = 19 NO, GROUND COVERED MLCP = 30*2 = 60 NO, GROUND OPEN SINGLE = 5 NOS., GROUND OPEN MLCP = 10*2 = 20 NOS.)	(19+60+5+20)	104	NOS.
11. PERMISSIBLE AREA FOR PARKING =	(49*25)	1225.00	SQM
12. PROVIDED AREA OF PARKING =	(373.949+434.037)	807.986	SQM
13. a) PERMISSIBLE F.A.R. =		2.25	
b) PROPOSED F.A.R. [(7993.296–807.986)/3212.370] =		2.237	
14. STAIR HEAD ROOM AREA =	(28.225+28.450)	56.675	SQM
15. LIFT HEAD ROOM=	(21.859+22.185)	44.044	SQM
16. OVER HEAD TANK AREA =	(18.810+18.610)	37.42	SQM
17. TERRACE AREA =	(490.023+533.889)	1023.91	SQM
18. AREA OF CUP–BOARD =	(79.2+58.4)	137.6	SQM
19. AREA OF FIRE REFUGE PLATFORM =	(20.945+21.625)	42.57	SQM
20. SWIMMING POOL AREA =		70.826	SQM
21. GATE GOOMTY AREA =		6.250	SQM
22. OTHER AREA ONLY FOR FEES = (STAIR HEAD ROOM AREA + LIFT LOBBY AREA+AREA OF CUPBOARD+FIRE REFUGE PLATFORM AREA+SWIMMING POOL AREA+GATE GOOMTY AREA) =		362.465	SQM
23. PERMISSIBLE TREE COVER AREA = (15%)		481.856	SQM
24. PROPOSED TREE COVER AREA = (15.352%)		493.166	SQM
25. AREA OF S.T.P. =		33.656	SQM
26. SOLAR AREA= (16.929+19.045)		35.974	SQM
27. RELAXATION OF AUTHORITY, IF ANY =			

(1) ARCHITECT DECLARATION:
Certified with full responsibility that the Building Plan has been drawn up as per provision of K.M.C. Building Rules 2009 as amended from time to time and that the site conditions including the abutting road conforms with the Plan which has been measured and verified by me. It is a building site and not a tank or filled up tank. The land is remarked by boundary wall. The construction of Under Ground water tank and septic tank will be completed before starting of building foundation work.The plot is within 500 m. from the c/c of the E. M. Bye pass.

RAJ KUMAR AGARWAL
COUNCIL REGISTRATION NO. CA/94/17940
ADDRESS:
RAJ AGRAWAL & ASSOCIATES
8B, ROYD STREET (2ND FLOOR), KOLKATA-16.
NAME OF ARCHITECT

(2) GEO TECHNICALENGINEER DECLARATION:
Certified that the structural design and drawing of both foundation and superstructure of the building has been made by E.S.E. considering all possible loads including the seismic load as per National Building Code of India and certified that it is safe and stable in all respect based on my soil investigation report conducted by BOSE ENGINEERS, 53, Purna Chandra Mitra Lane, Kolkata - 700033.

SUJIT KUMAR BOSE
License no. G.T/1/12
NAME OF GEO TECHNICAL ENGINEER

(3) E.S.E. DECLARATION :
The structural design and drawing of both foundation and super structure of the building has been made by me considering all possible load including seismic load as per National Code of India and certified that it is safe and stable all respect.

SANJIV J. PAREKH
License no. 104/13 K.M.C.
NAME OF STRUCTURAL REVIEWER

ASHIM KUMAR DAS
License no. ESE/1/90
NAME OF STRUCTURAL ENGINEER

(4) OWNERS DECLARATIONS:
We do hereby declare with full responsibility that ; We shall engage ARCHITECT & E.S.E. during construction. We shall follow the instructions of ARCHITECT & 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 and adjoining building. If any submitted documents are found to be fake the K.M.C. will revoke the sanction Plan.The construction of water reservoir and septic tank will be undertaken under the guidance of E.S.E. / ARCHITECT before starting of the Building foundation work. The plot is identified by me at the time of departmental inspection.

MANISH KUMAR SHARMA
DIRECTOR
GALANT BUILDERS PVT. LTD.
NAME OF OWNER / APPLICANT

BUILDING PERMIT NO. : 2022120582

DATE : 31-MAR-23 VALID UP TO : 30-MAR-28

KAJAL ROY — Digitally signed by KAJAL ROY Date: 2023.03.31 18:45:27 +05'30'
DIGITAL SIGNATURE OF A.E.

SHIBA PRASAD JANA — Digitally signed by SHIBA PRASAD JANA Date: 2023.03.31 18:46:22 +05'30'
DIGITAL SIGNATURE OF E.E.

PROJECT :- PROPOSED PLAN OF TWO NOS. BLOCK BUILDING OF G+IX STORIED (33.85 M. HT.) (BLOCK - 2) & G+XI STORIED (39.95 M. HT.) (BLOCK - 1) RESIDENTIAL BUILDING AT PREMISES NO.: 1275, SURVEY PARK, WARD NO - 109, BOROUGH - XII, P.S.-KASBA (PREVIOUSLY TOLLYGUNG), R.S. DAG NO. - 1002, R.S. KHATIAN NO. - 484, MOUZA - RAJAPUR, KOLKATA - 700075. AS PER KMC ACT 1980 AND AS PER B/R 2009.

TITLE:- GROUND FLOOR PLAN, SITE PLAN, LOCATION PLAN, DETAIL PLAN OF UNDER GROUND WATER RESERVOIR & DETAIL PLAN OF STP.

DATE	24.11.22
SCALE	1:50, 1:100, 1:600, 1:4000
DWG. NO.	ARCH / 2018 / 660
SHEET NO.	01 OF 07
DRAWN BY	SMRITI

RAJ AGRAWAL & ASSOCIATES
8B, ROYD STREET, CALCUTTA-16