

TYPE	SKL	UNL	SIZE	TYPE	SKL	UNL	SIZE
DR	2400	1000	2400x1000	DR	2400	1000	2400x1000
DR	2400	1000	2400x1000	DR	2400	1000	2400x1000
DR	2400	1000	2400x1000	DR	2400	1000	2400x1000
DR	2400	1000	2400x1000	DR	2400	1000	2400x1000
DR	2400	1000	2400x1000	DR	2400	1000	2400x1000
DR	2400	1000	2400x1000	DR	2400	1000	2400x1000
DR	2400	1000	2400x1000	DR	2400	1000	2400x1000
DR	2400	1000	2400x1000	DR	2400	1000	2400x1000
DR	2400	1000	2400x1000	DR	2400	1000	2400x1000
DR	2400	1000	2400x1000	DR	2400	1000	2400x1000

GENERAL NOTES

1. ALL DIMENSIONS ARE IN MM.
2. ALL EXTERNAL WALLS 200 THK. & INTERNAL WALLS 125 THK. UNLESS OTHERWISE MENTIONED.
3. ALL PARTIAL WORKS ARE BOUNDED BY CONCRETE MORTAR (1:6) & (1:4).
4. EXTERNAL PLASTER IS 25 THK. & INTERNAL PLASTER IS 12MM THK. WITH 1:4 MORTAR.
5. ALL CONC. GRADE IS M20 (1:1.5:3).
6. ALL WARDROBES ARE 500 MM. WIDE.
7. FLY ASH AND FLY ASH BASED MATERIAL WILL BE USED IN THE PROJECT.
8. SOLAR ENERGY OF 1% OF THE CONNECTED LOAD WILL BE USED IN THIS PROJECT.

DISCLAIMER

THE DIMENSIONS WHICH ARE SHOWN IN THE SANCTION PLAN (OR SALE DRAWING) APPROVED BY THE AUTHORITIES ARE BARE ARCHITECTURAL DIMENSIONS. PHYSICAL DIMENSION POST FINISHING WILL REDUCE DUE TO FINISHES SUCH AS PLASTER, POP, FLOORING ETC., RESULTING SOME REDUCTION IN CARPET AREA.

UNDERIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THEREON. IT IS CERTIFIED THAT THE EXISTING SOIL OF THE SITE IS ABLE TO CARRY THE LOAD COMING FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM PROPOSED HEREIN IS SAFE & STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

ALOK ROY
 Empowered Geotechnical Engineer
 Registered Member of Institution of Engineers (India)
 Class-I, No. - 67/11
 6A, MILAN PARK
 CHENNAI - 600084

Zenith Conclave LLP
 Chartered Architectural Firm
 An Equal Opportunity Employer
 Madhu Surana & Others

Signature of Architect
 RAJ KUMAR AGARWAL
 Council Registration No. CA/94/17940
 ADDRESS:
 8B, ROYD STREET (2ND FLOOR), KOLKATA-16.

Signature of Structural Engineer
 ANKIT AGARWAL
 Class-I, ESE No. 1/172
 ADDRESS:
 MNC HOUSE - 1516, RAJDANGA MAIN ROAD
 KOLKATA - 700017

Signature of Structural Reviewer
 Mr. Utpal Santra
 ESR No. (I) 58/10
 ADDRESS:
 MNC HOUSE - 1516, RAJDANGA MAIN ROAD
 KOLKATA - 700017

Signature of Owner
 ZENITH CONCLAVE LLP
 AS CONSULTEED ATTORNEY OF
 MADHU SURANA & OTHERS

Certificate of Architect

THE L.B.A. HAS CERTIFIED ON THE PLAN ITSELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BLDG. RULES 2009, AS AMENDED FROM TIME TO TIME AND THAT THE SITE CONDITION INCLUDING THE WIDTH OF THE ADJOINING ROAD CONFORM WITH THE PLAN AND IT IS A BUILDABLE SITE AND NOT A TANK OR A FILLED UP TANK.

Signature of Architect
 RAJ KUMAR AGARWAL
 Council Registration No. CA/94/17940
 ADDRESS:
 8B, ROYD STREET (2ND FLOOR), KOLKATA-16.

Signature of Structural Engineer
 ANKIT AGARWAL
 Class-I, ESE No. 1/172
 ADDRESS:
 MNC HOUSE - 1516, RAJDANGA MAIN ROAD
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 ESR No. (I) 58/10
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 MNC HOUSE - 1516, RAJDANGA MAIN ROAD
 KOLKATA - 700017

Ground Floor Plan, Site Plan, Location Plan, Details of U.G.W.R. & S.T.P.

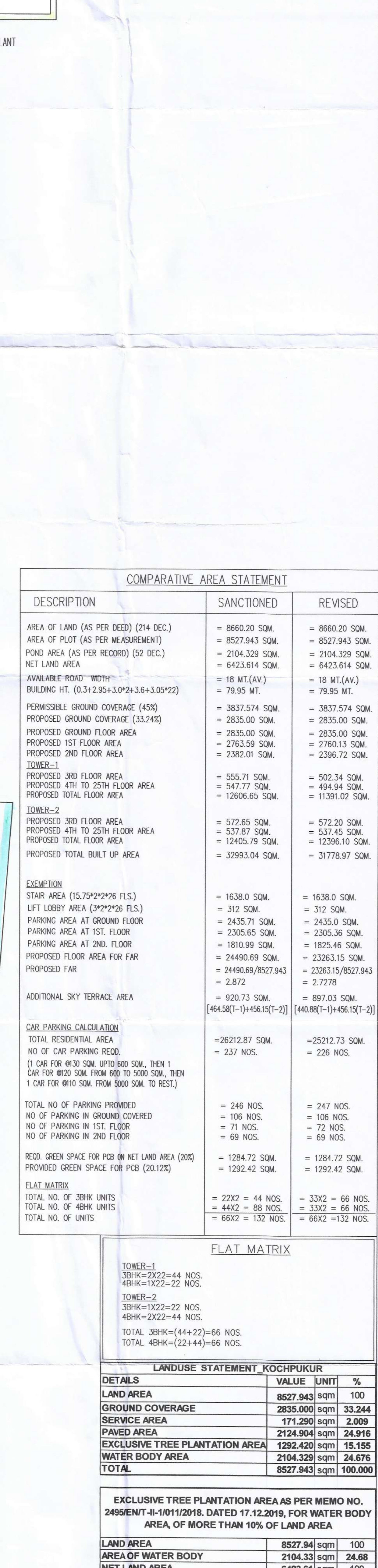
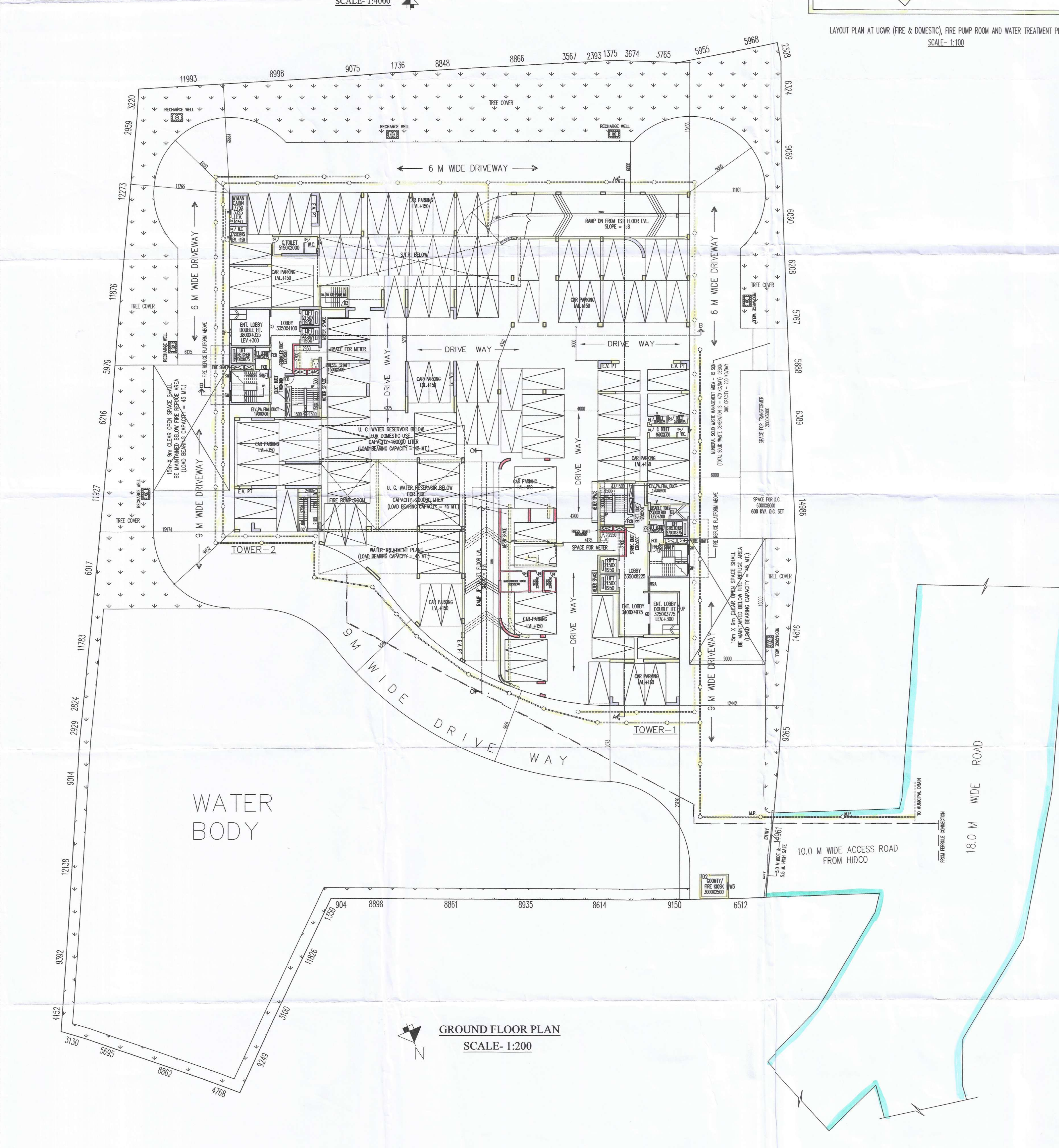
DESCRIPTION	SANCTIONED	REVISED
AREA OF LAND (AS PER DEED) (214 DEC.)	= 8660.20 SQM.	= 8660.20 SQM.
AREA OF FLOOT (AS PER MEASUREMENT)	= 8527.943 SQM.	= 8527.943 SQM.
POND AREA (AS PER RECORD) (52 DEC.)	= 2104.329 SQM.	= 2104.329 SQM.
NET LAND AREA	= 6423.614 SQM.	= 6423.614 SQM.
AVAILABLE ROAD WIDTH	= 18 MT.(AV)	= 18 MT.(AV)
BUILDING HT. (0.3+2.95+3.0*2+3.6+3.05*2)	= 79.95 MT.	= 79.95 MT.
PERMISSIBLE GROUND COVERAGE (45%)	= 3837.574 SQM.	= 3837.574 SQM.
PROPOSED GROUND COVERAGE (33.24%)	= 2835.00 SQM.	= 2835.00 SQM.
PROPOSED GROUND FLOOR AREA	= 2335.00 SQM.	= 2335.00 SQM.
PROPOSED 1ST FLOOR AREA	= 2763.59 SQM.	= 2763.59 SQM.
PROPOSED 2ND FLOOR AREA	= 2382.01 SQM.	= 2382.01 SQM.
TOWER-1		
PROPOSED 3RD FLOOR AREA	= 552.71 SQM.	= 552.71 SQM.
PROPOSED 4TH TO 25TH FLOOR AREA	= 547.77 SQM.	= 547.77 SQM.
PROPOSED TOTAL FLOOR AREA	= 12806.65 SQM.	= 11391.02 SQM.
TOWER-2		
PROPOSED 3RD FLOOR AREA	= 572.65 SQM.	= 572.20 SQM.
PROPOSED 4TH TO 25TH FLOOR AREA	= 537.87 SQM.	= 537.45 SQM.
PROPOSED TOTAL FLOOR AREA	= 12405.79 SQM.	= 12395.10 SQM.
PROPOSED TOTAL BUILT UP AREA	= 32993.04 SQM.	= 31778.97 SQM.
EXEMPTION		
STAR AREA (15.75*22*226 FLS)	= 1638.0 SQM.	= 1638.0 SQM.
LIFT LOBBY AREA (3*2*2*26 FLS)	= 312 SQM.	= 312 SQM.
PARKING AREA AT GROUND FLOOR	= 2435.71 SQM.	= 2435.00 SQM.
PARKING AREA AT 1ST FLOOR	= 2335.65 SQM.	= 2335.36 SQM.
PARKING AREA AT 2ND FLOOR	= 1810.99 SQM.	= 1825.46 SQM.
PROPOSED FLOOR AREA FOR FAR	= 24490.69 SQM.	= 23263.15 SQM.
PROPOSED FAR	= 24490.69/8527.943	= 23263.15/8527.943
ADDITIONAL SKY TERRACE AREA	= 2.872	= 2.7278
TOTAL FAR	= 870.73 SQM.	= 897.03 SQM.
CAR PARKING CALCULATION		
TOTAL RESIDENTIAL AREA	= 28212.87 SQM.	= 25212.73 SQM.
NO OF CAR PARKING REQD.	= 237 NOS.	= 226 NOS.
(1 CAR FOR 80 SQM. UPTO 800 SQM. THEN 1 CAR FOR 400 SQM. FROM 800 TO 3000 SQM. THEN 1 CAR FOR 600 SQM. FROM 3000 SQM. TO INFLY)		
TOTAL NO. OF PARKING PROVIDED	= 246 NOS.	= 247 NOS.
NO OF PARKING IN GROUND COVERED	= 106 NOS.	= 106 NOS.
NO OF PARKING IN 1ST FLOOR	= 71 NOS.	= 72 NOS.
NO OF PARKING IN 2ND FLOOR	= 69 NOS.	= 69 NOS.
ROAD GREEN SPACE FOR PCB ON NET LAND AREA (20%)	= 1284.72 SQM.	= 1284.72 SQM.
PROVIDED GREEN SPACE FOR PCB (20.12%)	= 1292.42 SQM.	= 1292.42 SQM.
FLAT MATRIX		
TOTAL NO. OF 3BHK UNITS	= 2292 = 44 NOS.	= 3392 = 66 NOS.
TOTAL NO. OF 4BHK UNITS	= 4492 = 88 NOS.	= 4492 = 88 NOS.
TOTAL NO. OF UNITS	= 6682 = 132 NOS.	= 6682 = 132 NOS.

TOWER	3BHK	4BHK	TOTAL
TOWER-1	3BHK=2122-44 NOS.	4BHK=1222-22 NOS.	
TOWER-2	3BHK=1222-22 NOS.	4BHK=2222-44 NOS.	
TOTAL	3BHK=(44+22)=66 NOS.	4BHK=(22+44)=66 NOS.	

DETAILS	VALUE	UNIT	%
LAND AREA	8527.943	sqm	100
GROUND COVERAGE	2835.000	sqm	33.244
SERVICE AREA	171.200	sqm	2.009
PAVED AREA	2124.904	sqm	24.916
EXCLUSIVE TREE PLANTATION AREA	1292.420	sqm	15.155
WATER BODY AREA	2104.329	sqm	24.676
TOTAL	8527.943	sqm	100.000

DATE	DIG NO.	DEAL	CHECKED	SHEET NO.
27.02.2023	AR09/890/2020	POLLAM	MANI	1 OF 7

Signature of Architect
 RAJ KUMAR AGARWAL & ASSOCIATES
 8B, ROYD STREET, CALCUTTA - 16



Signature of Architect
 RAJ KUMAR AGARWAL & ASSOCIATES
 8B, ROYD STREET, CALCUTTA - 16

[Signature]
District Engineer
South 24 Div. 2.P.

[Signature]
District Engineer
South 24 Div. 2.P.

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