

MAIN CHARACTERISTICS OF PROPOSAL
 1. ASSESSEE NO.: 411181218981
 2. DETAILS OF REGISTERED DEED -
 BOOK NO. - I , VOL. NO. - 10 , PAGES NO. - 829 - 870 , DATED - 18-05-2012 BEING NO : 04258 , A.R.A.-I, KOLKATA
 BOOK NO. - I , VOL. NO. - 1602-2019 , PAGES NO. - 77386 - 77424 , DATED - 15-03-2019 BEING NO : 160202174 ,
 D.S.R.-II, SOUTH 24 PGS
 BOOK NO. - I , VOL. NO. - 1602-2019 , PAGES NO. - 77320 - 77353 , DATED - 15-03-2019 BEING NO : 160202172 ,
 D.S.R.-II, SOUTH 24 PGS
 BOOK NO. - I , VOL. NO. - 1602-2019 , PAGES NO. - 87096 - 87111 , DATED - 26-03-2019 BEING NO : 160202480 ,
 D.S.R.-II, SOUTH 24 PGS
 BOOK NO. - I , VOL. NO. - 1602-2018 , PAGES NO. - 368371 - 368393 , DATED - 05-11-2018 BEING NO : 160211018 ,
 D.S.R.-II, SOUTH 24 PGS

BOOK NO. - I , VOL. NO. - 1602-2019 , PAGES NO. - 77425 - 77456 , DATED - 15-03-2019
 BEING NO : 160202175, D.S.R.-II, SOUTH 24 PGS
 BOOK NO. - I , VOL. NO. - 1602-2018 , PAGES NO. - 385138 - 385168 , DATED - 30-11-2018
 BEING NO : 160211491, D.S.R.-II, SOUTH 24 PGS
 BOOK NO. - I , VOL. NO. - 1602-2019 , PAGES NO. - 77515 - 77539 , DATED - 15-03-2019
 BEING NO : 160202227 , D.S.R.-II, SOUTH 24 PGS
 BOOK NO. - I , VOL. NO. - 1602-2015 , PAGES NO. - 110377 - 110395 , DATED - 03-09-2015
 BEING NO : 160209185 , D.S.R.-II, SOUTH 24 PGS

3. DETAILS OF REGISTERED OF BOUNDARY DECLARATION -
 BOOK NO. - I VOL. NO. - 1604-2021 PAGE - 60176 TO 60200
 BEING NO. - 160400998, DATED :25-02-2021, D.S.R - IV SOUTH 24 PGS.

4. DETAILS OF REGISTERED OF POWER OF ATTORNEY -
 BOOK NO. - I VOL. NO. - 1604-2021 PAGE - 59608 TO 59694
 BEING NO. - 160400890, DATED :24-02-2021, D.S.R - IV SOUTH 24 PGS.

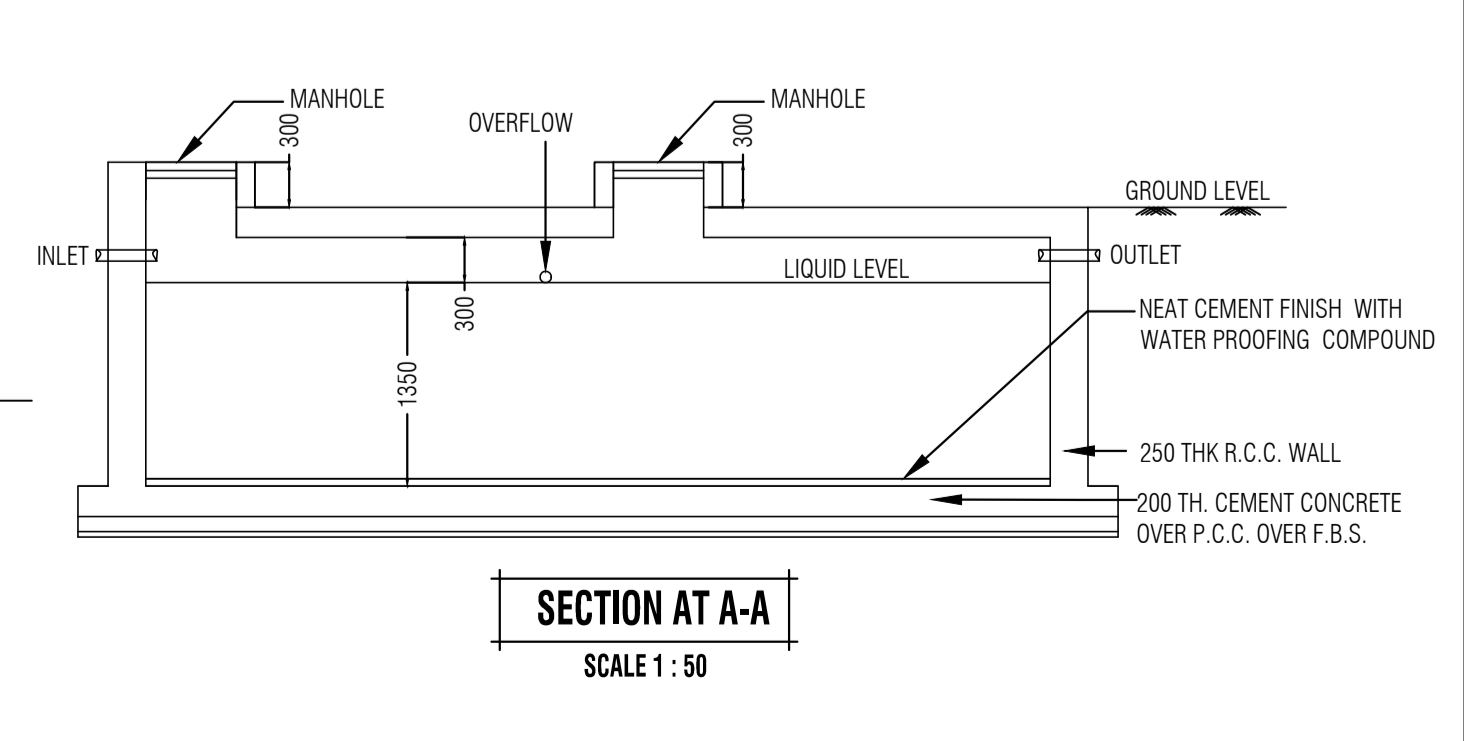
1A	AREA OF LAND AS PER DEED (17 COITAH 8 CHATAK)	=	1170.568	SQM		
1B	AREA OF LAND AS PER PHYSICAL (15 COITAH 6 CHATAK 15 SFT.)	=	1029.809	SQM		
2	MAX. PERMISSIBLE GROUND COVERAGE @50 %	=	514.9045	SQM	50.00%	
3	PROPOSED GROUND COVERAGE	=	513.758	SQM	49.89%	
4	PROPOSED BUILDING HEIGHT	=	15.45	M		

FLOOR	TOTAL COVERED AREA (SQM)	STAIR WELL AREA (SQM)	LIFT WELL AREA (SQM)	CUT OUT & DUCT AREA (SQM)	GROSS FLOOR AREA (SQM)	STAIR & LIFT LOBBY (SQM)	LIFT LOBBY (SQM)	NET FLOOR AREA (SQM)
A GROUND	535.526	---	---	34.188	501.338	22.5	6	472.838
B FIRST	535.526	---	5.7	35.388	494.438	22.5	6	465.938
C SECOND	547.947	---	5.7	35.388	506.859	22.5	6	478.359
D THIRD	547.947	---	5.7	35.388	506.859	22.5	6	478.359
E FOURTH	547.947	---	5.7	35.388	506.859	22.5	6	478.359
TOTAL	2714.893	0	22.8	175.74	2516.353	112.5	30	2373.853

TENEMENT	TENEMENT SIZE (SQM)	PROPORTIONAL AREA TO BE ADDED (SQM)	ACTUAL TENEMENT AREA(SQM.)	NO OF TENEMENT	REQUIRED PARKING	PROPOSED PARKING
A	75.246	18.018	93.264	4		
B1	75.000	17.959	92.959	1	10 NOS (>75 SQM TO < 100SQM)	COVERED : 16 Nos
C	65.644	15.719	81.363	4	100SQM = 21 NOS	OPEN : 08 Nos
D1	77.194	18.484	95.678	1		TOTAL = 20 Nos
E1	75.481	18.074	93.555	1		
F	65.644	15.719	81.363	4		
B2	78.859	18.883	97.742	3	(>100SQM TO <200SQM)	
D2	83.007	19.876	102.883	3	(= 3 NOS)	
E2	78.231	18.733	96.964	3		
TOTAL NO. OF PARKING REQUIRED					13 NOS	
FOR ASSEMBLY 1 CAR PARKING @ 35 SQM. OF CARPET AREA					1 NO	
TOTAL					14 NOS.	

NO	DESCRIPTION	AREA (SQM.)	PERCENTAGE
7	PROPOSED AREA OF PARKING	317.435	
8	PERMISSIBLE PARKING AREA (25 X14)	350.000	
9	MAX. PERMISSIBLE F.A.R.	2.000	
10	PROPOSED F.A.R.	1.997	
11	CURBWARD AREA	41.038	1.631%
12	ROOF AREA	513.758	
13	STAIR HEADROOM AREA	39.170	
14	STAIR HEADROOM HEIGHT	3.000	
15	LIFT MACHINE ROOM / LOBBY AREA	20.353	
16	OVERHEAD TANK AREA	15.370	
17	OVERHEAD TANK BASE HEIGHT	0.600	
18	PERGOLA AREA	9.783	
19	TREE COVER AREA	142.705	13.857%
20	ASSEMBLY		
(a)	COVERED AREA	64.351	
(b)	CARPET AREA	58.453	

B.P NO. - 2022130216
DATE- 05.11.2022
VALID UP TO- 04.11.2027
N.B:- AS PER D.G (B) OFFICE CIRCULAR NO.-07 OF 2022-2023 DATED 05/08/2022 ON THE BASIS OF AMENDMENT NOTIFICATION OF CLAUSE (j) OF NOTIFICATION NO-279/DS/FS/O/C-1/FIA-3/96 DATED 08/07/2003 OF WBF&ES READ WITH NOTIFICATION VIDE NO- 734/FS/O/3S-57/2002 DATED 19/07/2022 FOR MBC RESOLUTION MEETING NO- 593 AGENDA NO- 217/21-22 DATED 17/03/2022



WINDOW SCHEDULE				DOOR SCHEDULE			
WINDOW TYPE	SIZE	LINTEL	SILL	DOOR TYPE	SIZE	LINTEL	
W1	1500 X 1700	2150	450	D0	1500 X 2150	2150	
W2	1000 X 1000	2150	1150	D1	1100 X 2150	2150	
W3	600 X 900	2150	1550	D2	900 X 2150	2150	
W4	2500 X 1850	2150	300	D3	800 X 2150	2150	
SW	1200 X 1200	2150	1250	SD1	2100 X 2150	2150	
WF	WALL TO WALL	2150	300	SD2	1800 X 2150	2150	
				SD3	1500 X 2150	2150	

NOTES
 1. ALL DIMENSIONS ARE IN M.M., UNLESS MENTIONED
 2. ALL OUTER WALLS ARE 200 THK. & ALL INTERNAL WALLS ARE 125 THK. & 75 THK.
 3. DEPTH OF SEPTIC TANK & U.G.R. SHOULD NOT EXCEED THE DEPTH OF FOUNDATION.
 4. ALL SORTS OF PRECAUTIONARY MEASURES WILL BE TAKEN DURING CONSTRUCTION OF WORK.
 5. F.C.C. = 1:4.8 & FOR R.C.C. GRADE OF CONCRETE M-20. GRADE OF STEEL FE-415.

SPECIFICATION
 MORTAR FOR BRICK: FOR 250 & 200 THK. 1:6 & FOR 125 OR 75 THK. 1:4. FIRST CLASS SHALL BE USED.
 SAND CEMENT PLASTER FOR CEILING 4:1. FOR WALL 6:1.
 DOOR, WINDOW MAY BE WOODEN OR STEEL OR ALUMINIUM.
 ALL MATERIALS SHALL BE CLEAN AND FREE FROM ORGANIC SUBSTANCES. ADEQUATE CURING SHALL BE DONE.
 POTABLE WATER SHALL BE USED FOR CONSTRUCTION WORK.

CERTIFIED THAT THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN DRAWN BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOADS AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECTS. SOIL TESTING REPORT HAS BEEN DONE BY RUPAK KUMAR BANERJEE. THE LOAD BEARING CAPACITY IS TAKEN ACCORDING TO SOIL REPORT.

RUPAK KUMAR BANERJEE
 G.T.VIII
 NAME OF GEO TECHNICAL ENGINEER
 SATYAJIT MONDOL
 ESE/627
 NAME OF STRUCTURAL ENGINEER

CERTIFICATE OF ARCHITECT
 I DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY & CERTIFY 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 THE SITE CONDITION INCLUDING THE WIDTH OF THE ABUTTING ROAD IS CONFIRMED WITH THE PLAN & IT IS BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THE SITE IS PARTLY VACANT & PARTLY EXISTING STRUCTURE BOUNDED UP BY THE BOUNDARY WALL.

SHREYA GHOSH DASTIDAR
 CA/2017/83602
 NAME OF ARCHITECT

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT, I SHALL ENFORCE L.B.S & 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. THE PLOT IS IDENTIFIED BY ME AND IF ANY SUBMITTED DOCUMENT ARE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF S.U.G.W.R TAKEN UNDER THE GUIDANCE OF ARCHITECT / ESE BEFORE STARTING OF BUILDING FOUNDATION.

RACHIT AGARWAL
 AS CONSTITUTED ATTORNEY OF MAYANK AGARWAL & KUSUM DEVI AGARWAL.
 ACCUTECH DEVELOPERS LLP
 ACCUTECH INFRASTRUCTURE LLP
 NAME OF OWNER

PROJECT :
PROPOSED G+IV STORIED RESIDENTIAL BUILDING U/S 393A OF KMC BUILDING ACT 1980 COMPLYING WITH KMC BUILDING RULE 2009 AT PRE. NO -562 B S.N. ROY ROAD KOLKATA-700038 , WARD NO - 118, BOROUGH-XIII, UNDER K.M.C.

TITLE :
GROUND FLOOR PLAN, SITE PLAN, KEY PLAN, U.G.W.R DETAILS, SEPTIC TANK DETAIL, AREA STATEMENT

NORTH	DRG. NO.	SFC/SN ROY RD. / ARCH/ MUN / 01
	REV. DATE	
	SCALE	1:100 UNLESS OTHERWISE MENTIONED
	DATE	10.05.2021

B.P NO. - 2022130216
DATE- 05.11.2022
VALID UP TO- 04.11.2027

N.B:- AS PER D.G (B) OFFICE CIRCULAR NO.-07 OF 2022-2023 DATED 05/08/2022 ON THE BASIS OF AMENDMENT NOTIFICATION OF CLAUSE (j) OF NOTIFICATION NO-279/DS/FS/O/C-1/FIA-3/96 DATED 08/07/2003 OF WBF&ES READ WITH NOTIFICATION VIDE NO- 734/FS/O/3S-57/2002 DATED 19/07/2022 FOR MBC RESOLUTION MEETING NO- 593 AGENDA NO- 217/21-22 DATED 17/03/2022

DIGITAL SIGNATURE OF AE