

- ASSEESSE NO. : 21 - 067 - 10 - 1494 - 4
- DETAIL OF REGISTERED DEED :- BOOK NO. 1 , VOLUME NO. 6 PAGES 5904 TO 5927 BEING NO. 03044 DATE - 01.04.2013
- PLACE : D.S.R. - III ALPORE.
- DETAILS OF BOUNDARY DECLARATION :- BOOK NO. 1, VOLUME NO. 1904 - 2019 PAGE NO. 423343 TO 423358 BEING NO. 1904089890, DATE - 17.09.2019.
- PLACE : A.R.A. - IV KOLKATA
- 4a. LAND AREA : 664.381 SQ.M.
- 4b. NO. OF STOREYS : GROUND + THREE
- 4c. NO. OF TENANTS : 12 (TWELVE) NOS.
1. GROUND COVERAGE : 49.970 % i.e. 282.019 SQ.M
2. F.A.R. CONSUMED : 1.657
3. TOTAL COVERED AREA : 1096.206 SQ.M
4. NO. OF CAR PARKING : REQUIRED - 04 NOS. PROVIDED - 07 NOS.
5. TOTAL FLOOR AREA : 1036.322 SQ.M (EXCLUDING EXEMPTED AREA FOR F.A.R. i.e. 80.884 SQ.M.)
6. STAIR COVERED AREA : 15.680 SQ.M.
7. O.H.W. TANK AREA : 4.960 SQ.M.
8. LIFT MACHINE ROOM AREA : 6.240 SQ.M.
9. TOTAL CB AREA : 14.100 SQ.M.
10. TOTAL OBT AREA : 14.599 SQ.M.
11. TOTAL GROSS AREA : 49.101 SQ.M.
12. PROPOSED GREEN AREA : = 19.262 SQ.M > 15.467 (REQUIRED GREEN AREA) SQ.M

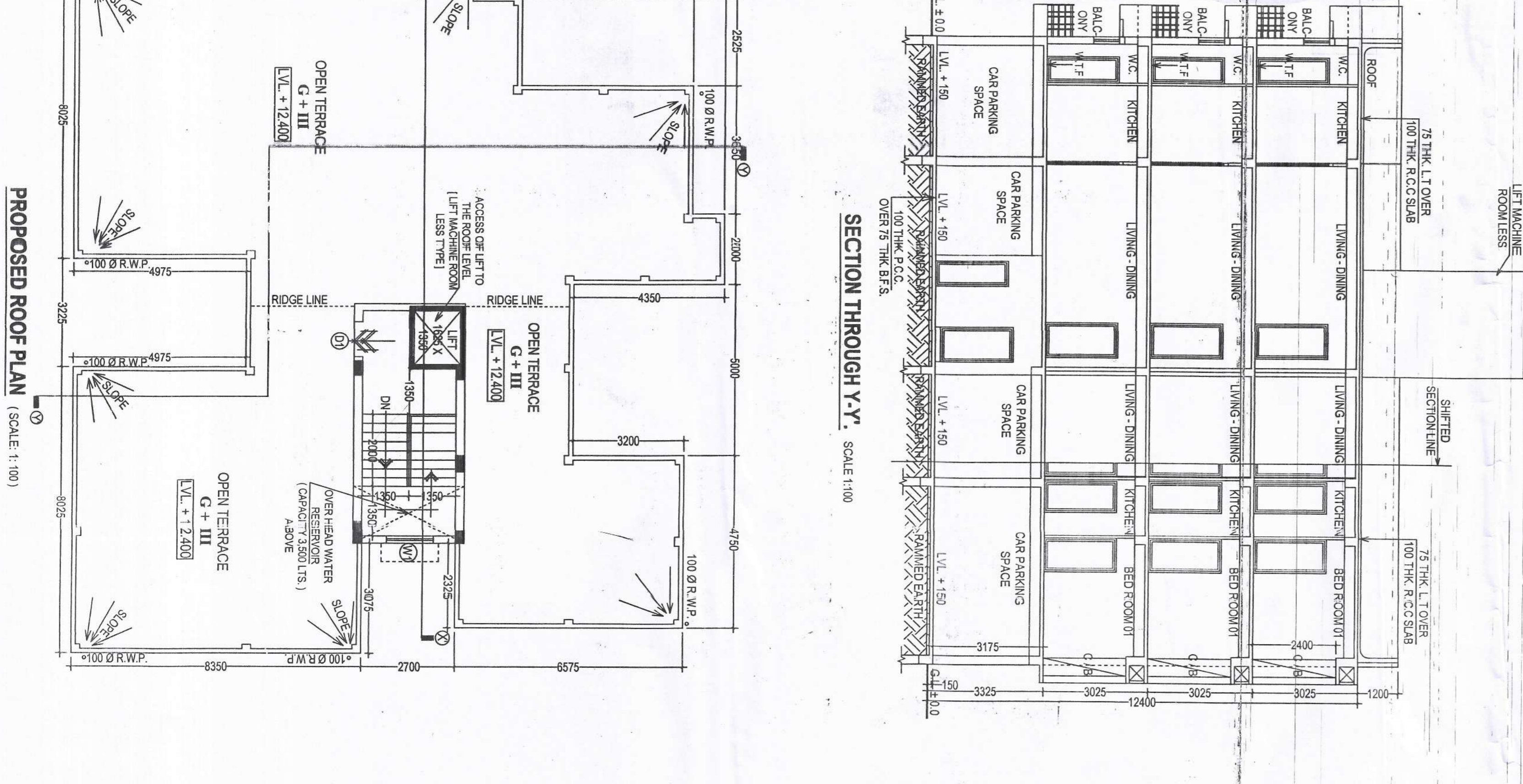
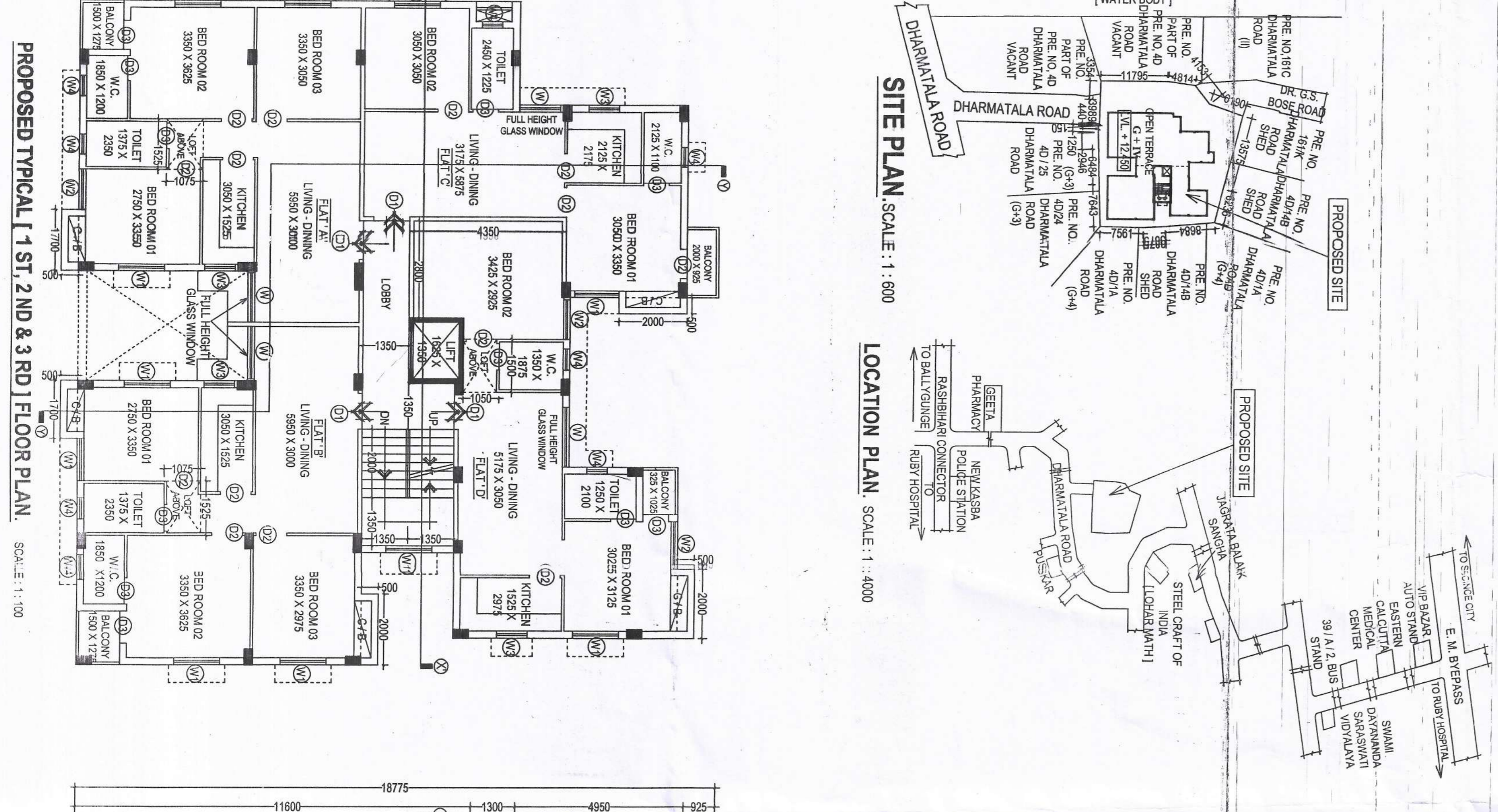
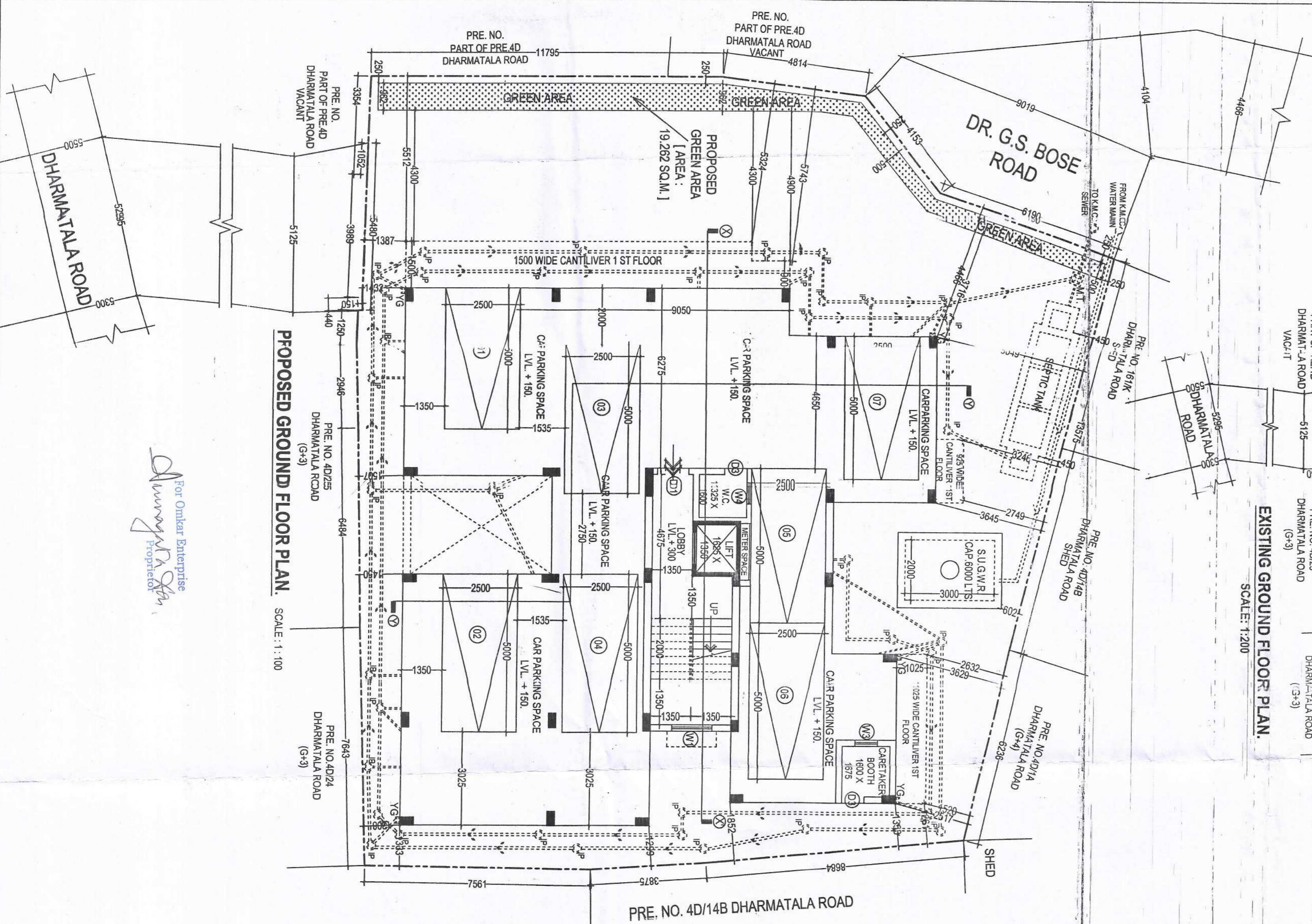
ABSTRACT AREA STATEMENT :-  
 AREA OF THE LAND : 08 K - 07 Ch - 00 SQ.FT. i.e. 564.381 SQ.M. i.e. 607.5 SQ.FT. [AS PER DEED & AS PER PHYSICAL MEASUREMENT]  
 PERMISSIBLE F.A.R. : 1.750  
 EXISTING ACCESS : 1.6r - 10' J 5.125 METER WIDE DHARMATALA ROAD  
 PERMISSIBLE BUILDING HEIGHT : 12.500 METER  
 PERMISSIBLE GROUND COVERAGE : 50.000 % i.e. 282.191 SQ.M.  
 PROPOSED GROUND FLOOR BUILT UP AREA : 286.731 SQ.M.  
 PROPOSED TOTAL BUILT UP AREA : [286.731 + (3 X 279.825)] = 1096.206 SQ.M.  
 CAR PARKING PROVIDED : 07 (SEVEN) NOS. i.e. 294.175 SQ.M.  
 EXEMPTED AREA : 15.221 X 4 = 60.884 SQ.M.  
 PROPOSED BUILDING HEIGHT : 12.400 METER (GROUND + THREE STORED)  
 PROPOSED GROUND COVERAGE : 49.970 % i.e. 282.019 SQ.M.  
 PROPOSED F.A.R. : 1.657

| MARKED | TYPE            | SILL HEIGHT FROM FLOOR | LINTEL HEIGHT FROM R.L. | SIZE        |
|--------|-----------------|------------------------|-------------------------|-------------|
| D1     | SOLID FLUSH     | 2100                   | 1800 X 2100             | 1800 X 2100 |
| D2     | SOLID FLUSH     | 2100                   | 900 X 2100              | 900 X 2100  |
| DW     | ROLLING SHUTTER | 2100                   | 2050 X 2100             | 2050 X 2100 |
| W1     | GLAZED          | 750                    | 1480 X 1480             | 1480 X 1480 |
| W2     | GLAZED          | 1200                   | 1200 X 1500             | 1200 X 1500 |
| W3     | GLAZED          | 1350                   | 1600 X 900              | 1600 X 900  |
| W4     | GLAZED          | 750                    | 600 X 750               | 600 X 750   |
| W5A    | GLAZED          | 750                    | 800 X 750               | 800 X 750   |

DETAIL OF SEPTIC TANK (FOR 50 USERS)  
 SCALE: 1 : 50

SECTION THROUGH X-X'  
 SCALE: 1 : 100

SECTION THROUGH Y-Y'  
 SCALE: 1 : 100



**CERTIFICATE OF ARCHITECT -**  
 CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF KOLKATA MUNICIPAL CORPORATION BUILDING RULES, 2009 AS AMENDED FROM TIME TO TIME AND THAT THE CONDITION INCLUDING THE WIDTH OF THE ADJUTING ROAD CONFORM WITH THE PLAN AND THAT IT IS A BUILDABLE SITE & NOT A FILED UP TANK.

**CERTIFICATE OF STRUCTURAL ENGINEER -**  
 THE STRUCTURAL DESIGN & DRAWINGS OF BOTH FOUNDATION & SUPERSTRUCTURE OF THE BUILDING HAS BEEN PREPARED BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA & THE FOUNDATION IS CAPABLE OF TAKING THE LOAD CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECTS.

**CERTIFICATE OF GEO-TECHNICAL ENGINEER -**  
 UNDERSIGNED HAS INSPECTED THE SITE CARRIED OUT THE SOIL INVESTIGATION THEREIN. 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 THEREIN IS SAFE AND STABLE IN ALL RESPECT FROM GEO - TECHNICAL POINT OF VIEW.

**ARCHITECT**  
 A. ARUNAVA DAS  
 Registered Architect  
 Reg. No. CA/2007/38855

**STRUCTURAL ENGINEER**  
 MR. SUVANKAR CHAUDHURI  
 STRUCTURAL ENGINEER (ESE/11/215)

**GEO-TECHNICAL ENGINEER**  
 MR. RUPAK KUMAR BANERJEE  
 (GT/11/03)

**PROJECT SUBMITTED PLAN CASE NO. 2019070108 DATE:**

**PROPOSED GROUND + THREE STORED (12.400 METER HIGH RESIDENTIAL BUILDING AT PREMISES NO. 4/D/30, DHARMATALA ROAD, WARD NO. 067, P.S. KASBA, KOLKATA-700 039 UNDER BOROUGH VII [K.M.C.] AS PER U/S 393 A OF K.M.C. ACT 1980 & K.M.C. BLDG. RULES 2009**

**TITLE:** PLANS, ELEVATION, SECTIONS, SITE PLAN & LOCATION PLAN

**DRAWING SHEET NO.:** SCALE 1 : 100

**DATE:** 24/01/2022

**ALL DIMENSIONS ARE IN M.M. (UNLESS OTHERWISE MENTIONED)**

**ARCHITECTURE - TOWN PLANNING - INTERIOR - LANDSCAPE - GRAPHIC DESIGN**  
 02 LAKE ROAD (BEHIND LAKE MARKET) FIRST FLOOR, KOLKATA 700 025  
 phone: (01) 6344 - 2249 • e-mail: arshin\_work@yahoo.com

**THIS DRAWING IS THE PROPERTY OF ARCHITECT A. ARUNAVA DAS. IT IS NOT TO BE REPRODUCED OR COPIED WITHOUT HIS WRITTEN PERMISSION. THE USER IS INDEBTED AS DIRECTOR.**



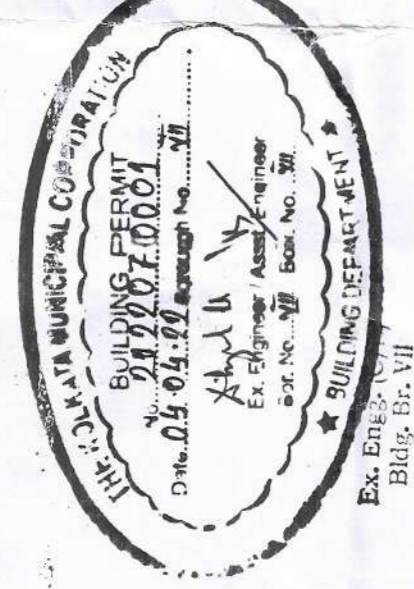
**PARTY'S COPY**

When the building is to be erected on a site which is not a plot of land, the plans and specifications should be submitted to the Office of the Engineer in Charge of the Borough of Southwark. Supply and install the work of Water Supply and Sewerage in accordance with the following instructions. They may be discontinued or modified at any time.

No rain water pipe should be fixed or installed on any building unless it is approved by the Borough Engineer's Office. The building must be constructed in accordance with the drainage work.

Any building which is to be erected on a site which is not a plot of land, the plans and specifications should be submitted to the Office of the Engineer in Charge of the Borough of Southwark. Supply and install the work of Water Supply and Sewerage in accordance with the following instructions. They may be discontinued or modified at any time.

**SEWERAGE WORKS IN RESERVATION**  
THE SANITATION IS VALUED  
UP TO 1000 0000



Before starting any construction work on a site, the plans and specifications should be submitted to the Office of the Engineer in Charge of the Borough of Southwark. Supply and install the work of Water Supply and Sewerage in accordance with the following instructions. They may be discontinued or modified at any time.

Design of all structures, including that of the foundations, should conform to the standards specified in the National Building Code of India.

All Building Materials to be used in the construction of any structure should conform to the standards specified in the National Building Code of India.

THE LOCAL GOVERNMENT OF SOUTHWARK  
The Borough Engineer's Office  
Southwark, London S.E. 17

APPROVED FOR CONSTRUCTION  
DATE: 10/10/2021  
BY: [Signature]

The building materials that will be used on the roof, walls, and floors of the building should be of good quality and should be approved by the Borough Engineer's Office. The building must be constructed in accordance with the following instructions. They may be discontinued or modified at any time.

CONSTRUCTION SITE SHALL BE MAINTAINED TO PREVENT ANY SPREADING OF DUST OR SOOT THAT MAY BE CAUSED IN SUCH MANNER AS TO BE A NUISANCE TO THE NEIGHBOURHOOD. LIFT LIFTS, W.C., SEWAGE PIPING, STAIRS, OPENINGS, ETC. MUST BE COMPLETELY COVERED UP.

**RESIDENTIAL BUILDING**