

STATEMENT OF THE PLAN CASE NO. 2023020075

DETAILS OF REGISTERED DOCUMENTS :

1. DEED OF CONVEYANCE : BOOK NO - I, DEED NO - 01017, VOLUME NO - 4, PAGE NO - 3474 TO 3498 YEAR - 2012

DETAILS OF POWER OF ATTORNEY:

BOOK NO - I, DEED NO - 190107108, VOLUME NO - 1901-2023, PAGE NO - 274013 TO 274043 YEAR - 2023

DETAILS OF BOUNDARY DECLARATION:

BOOK NO - I, DEED NO - 190215228, VOLUME NO - 1902-2023, PAGE NO - 539569 TO 539584 YEAR - 2023

NOTE:

- ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE STATED.
- ALL EXTERNAL WALLS ARE 200 THK & ALL INTERNAL WALLS ARE 100 THK.
- THE DEPTH OF S.U.G.W.R. & SEPTIC TANK SHALL NEVER EXCEED THE DEPTH OF FOUNDATION.
- BRICK WORK 200 THK MORTAR 1:6 & BRICK WORK 100 THK MORTAR 1:4
- ALL R.C.C. GRADE AS SPECIFIED BY STRUCTURAL ENGINEER.
- GRADE OF STEEL FE 415 I.S. CODE 1786-1979.
- ALL SORTS OF PRECAUTIONARY MEASURE WILL BE TAKEN AT THE TIME OF CONSTRUCTION.
- OTHER ITEMS ARE AS PER I.S. SPECIFICATION.

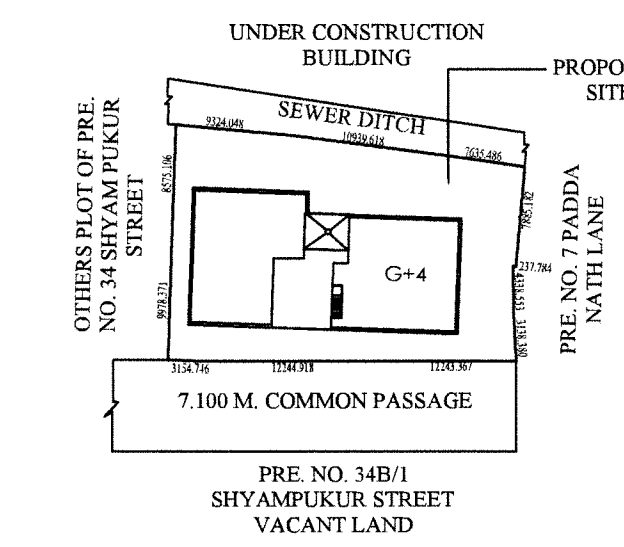
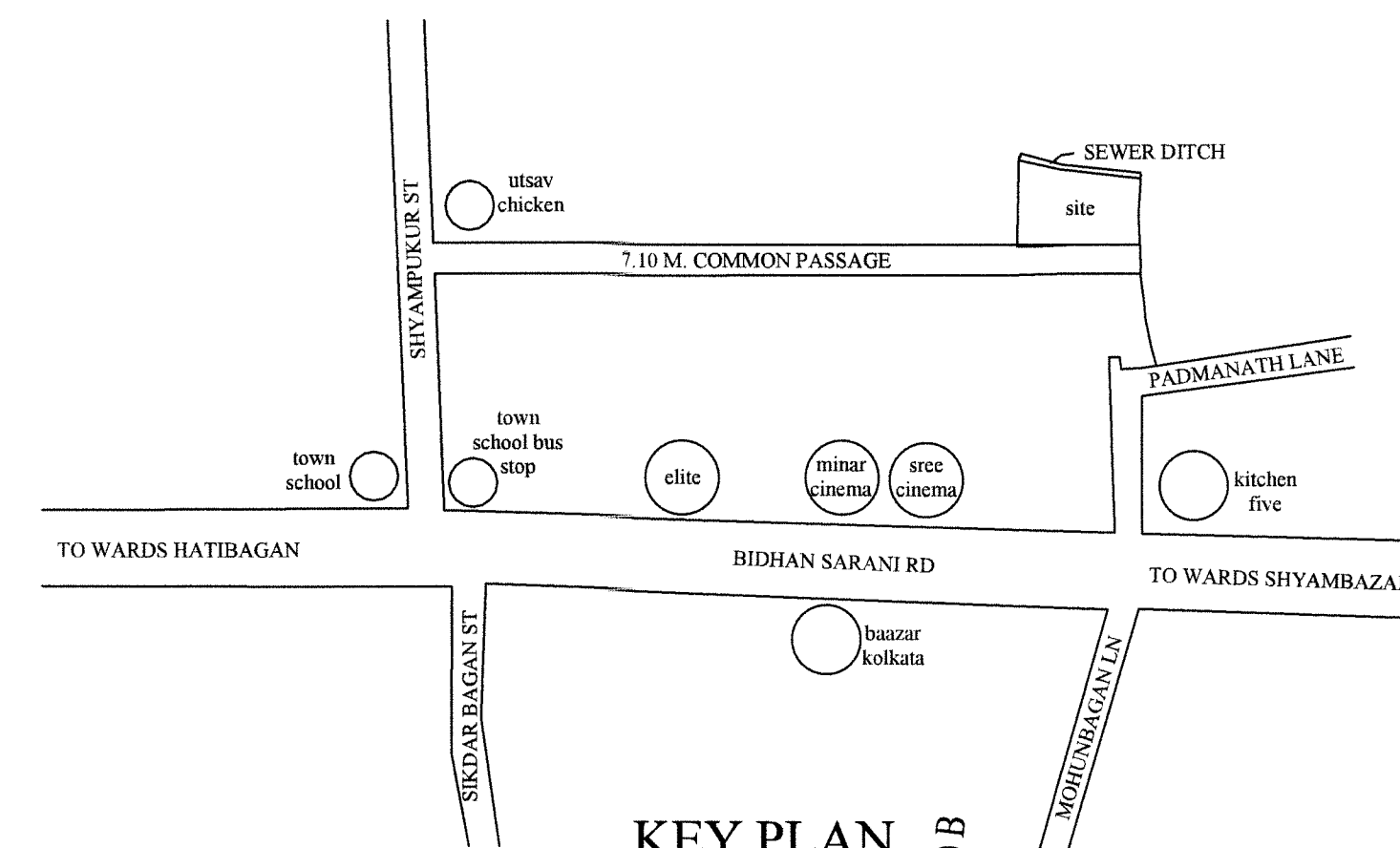
FLOOR	ALL AREA IN SQ.M.				EXEMPTED AREA		GROSS FLOOR AREA	NET FLOOR AREA
	COVERED AREA	CUTOUT	STAIR WELL	LIFT WELL	STAIR & STAIR LOBBY	LIFT LOBBY		
GROUND	211.207	0.000	0.000	0.000	13.635	3.000	211.207	194.572
1ST	224.932	0.509	0.700	3.230	13.635	1.822	220.493	205.036
2ND	224.932	0.509	0.700	3.230	13.635	1.822	220.493	205.036
3RD	224.932	0.509	0.700	3.230	13.635	1.822	220.493	205.036
4th	224.932	0.509	0.700	3.230	13.635	1.822	220.493	205.036
TOTAL	1110.935	2.036	2.800	12.920	68.175	10.288	1093.179	1014.716

TOTAL EXEMPTED AREA :- (68.175 + 10.288) = 78.463					
ALL AREA IN SQ.M.					
TENEMENT MARKED	TENEMENT SIZE	PROP. AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
A	100.239	15.508	115.747	4 NOS.	4 NOS.
B	102.043	15.787	117.830	4 NOS.	4 NOS.
TOTAL =	(202.282 X 4) = 809.128 SQ.M			8 NOS.	8 NOS.

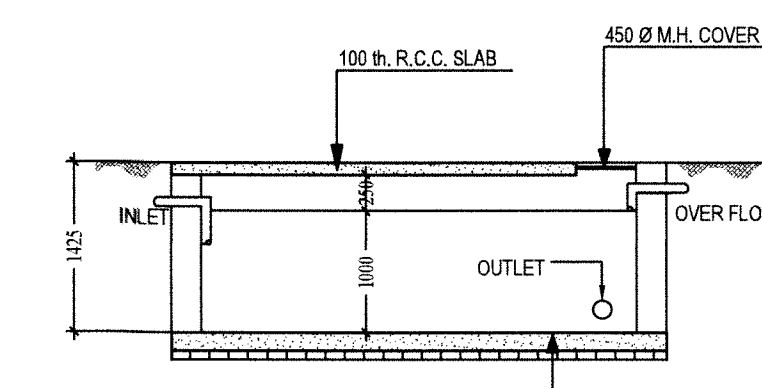
TOTAL COMMON AREA = 125.178 SQ.M
TOTAL CAR PARKING AREA = 158.878 SQ.M
TOTAL FLOOR AREA AFTER CAR PARKING RELAXATION = (1014.716 - 158.877) = 855.838 SQ.M
PROPOSED F.A.R. = (855.838 + 470.702) = 1.818 < 2.00
TOTAL CB AREA = (3.300 X 4) = 13.200 SQ.M
STAIR HEAD ROOM AREA = 17.336 SQ.M
LIFT MACHINE ROOM AREA = 11.462 SQ.M
LIFT MACHINE ROOM STAIR AREA = 3.360 SQ.M
OVER HEAD WATER RESERVOIR AREA = 15.196 SQ.M
AREA OF LOFT = (3.810 X 4) = 15.240 SQ.M
TERRACE AREA = 224.932 SQ.M
EXEMPTED AREA = 78.463 SQ.M

OTHER AREA ONLY FOR FEES (EXEMPTED AREA + CB + STAIR HEAD ROOM + LIFT MACHINE ROOM + LIFT MACHINE ROOM STAIR + LOFT) = (78.463 + 13.200 + 17.336 + 11.462 + 3.360 + 15.240) = 153.061

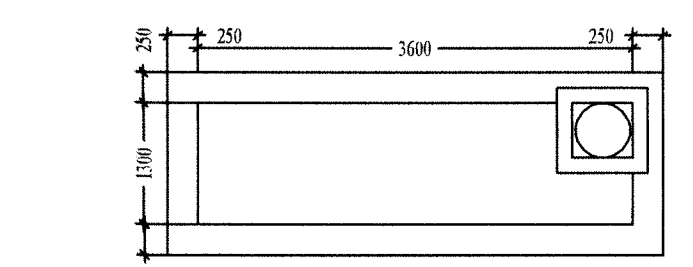
NOTE- TOTAL CONSTRUCTION AREA FOR FEES (NET FLOOR AREA + OTHER AREA ONLY FOR FEES) = (1014.716 + 159.061) = 1173.777 SQ.M.



SITE PLAN SCALE - 1:600



SECTION (SCALE :- 1:50)

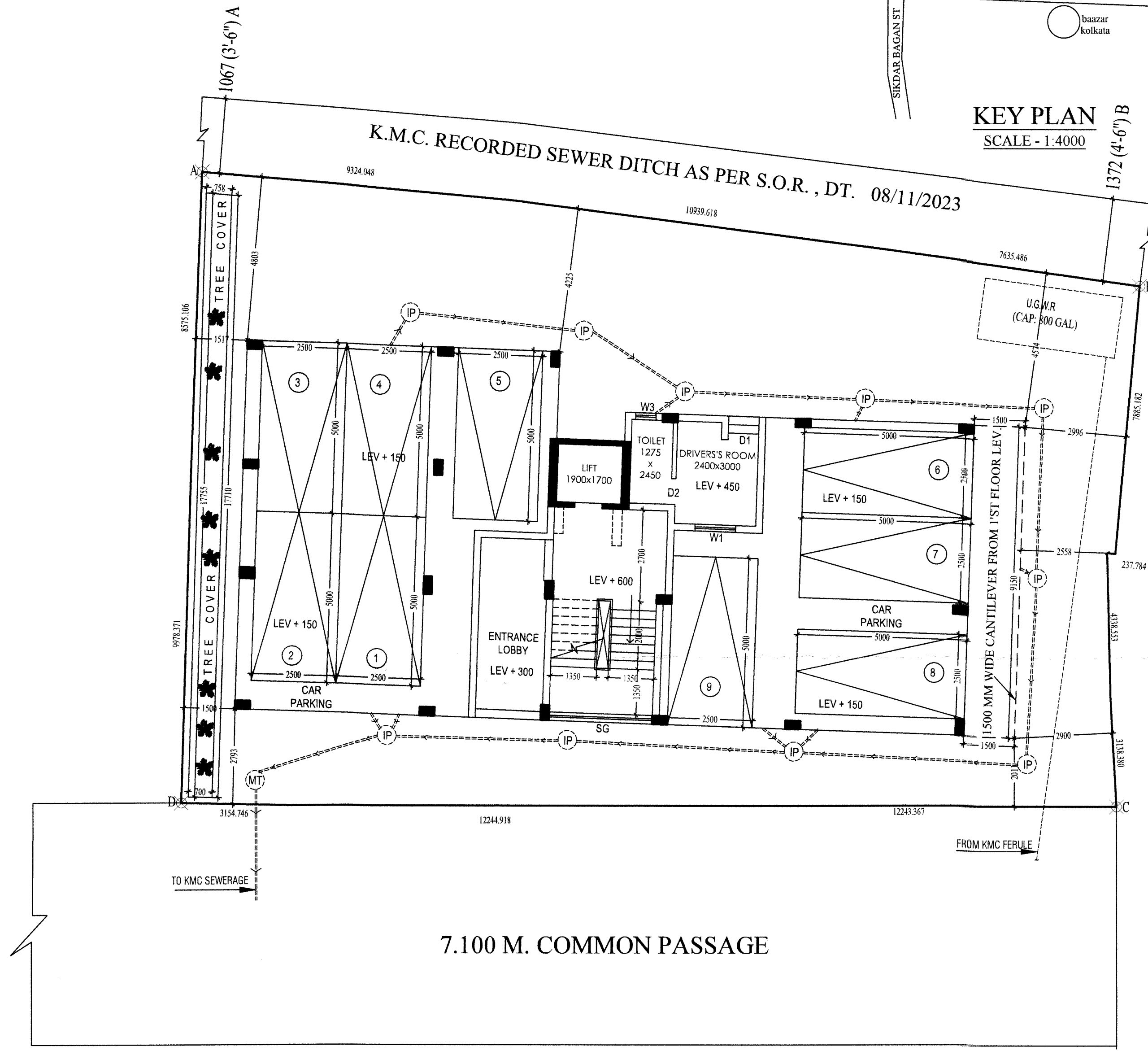


DETAILS OF U.G.W.R. PLAN (CAPACITY 800 GALLON) (SCALE :- 1:50)

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS 84		SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE	
A	22° 35' (52.71) N	88° 22' (17.17) E	4
B	22° 35' (52.67) N	88° 22' (17.67) E	4
C	22° 35' (52.07) N	88° 22' (16.87) E	4
D	22° 35' (51.87) N	88° 22' (17.47) E	4

STATEMENT OF PLAN PROPOSAL:-

- ASSEESSE NO: 110104201556
1. AREA OF LAND = 471.997 SQ.M. (AS PER DEED)
 b) AREA OF LAND = 470.702 SQ.M. (AS PER BOUNDARY DECLARATION)
 c) FRONTAGE OF THE LAND = 27.643 M.
 2. NO. OF TENEMENTS : 8 NOS.
 3. SIZE OF TENEMENTS :
 a) 100 SQ.M. TO 200 SQ.M. : 8 NOS.
 4. a) PERMISSIBLE GROUND COVERAGE = 239.945 SQ.M. (50.976%)
 b) PROPOSED GROUND COVERAGE = 224.932 SQ.M. (47.786%)
 5. ROAD WIDTH = 7.10 M.
 6. a) PERMISSIBLE HEIGHT = 20.00 M
 b) PROPOSED HEIGHT : 15.500 M.
 7. PERMISSIBLE F.A.R. AS PER K.M.C. BUILDING RULE 2009 = 2.00
 a) PERMISSIBLE BUILT-UP AREA = 941.404 SQ.M.
 b) PROPOSED BUILT UP AREA (INCLUDING EXEMPTION) = 1093.179 SQ.M.
 c) PROPOSED EFFECTIVE FLOOR AREA FOR F.A.R. = 855.838 SQ.M.
 d) PROPOSED F.A.R. = 1.818 < 2.00
 e) PROPOSED TREE PLANTATION AREA = 12.923 (2.745%)



GROUND FLOOR PLAN SCALE 1:100

PROJECT TITLE :
 PROPOSED (G+IV) STORIED RESIDENTIAL BUILDING OF HEIGHT 15.50 M. AT PREMISES NO. 34B, SHAMPUR STREET, WARD NO. - 10, KOLKATA - 700 004, BOROUGH - II. U/S 393A OF KMC ACT 1980 & COMPLYING KMC B/R 2009.

SLNO.	LEGEND	SIZE	LEGEND	SIZE
1	W1	1500X1850	SD	2000X1850
2	W1	1200X1850	D	1200X2100
3	W2	900X1850	D1	900X2100
4	W3	600X600	D2	750X2100

- NOTES :
- ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE STATED.
 - ALL EXTERNAL WALLS ARE 250/200 DIA & ALL INTERNAL WALLS ARE 125/84 & 75 DIA.
 - THE DEPTH OF U.G.W.R. & SEPTIC TANK SHALL NEVER EXCEED THE DEPTH OF FOUNDATION.
 - BRICK WORK 250/200 AL WITH MORTAR 1:6 & BRICK WORK 100 AL & 75 AL WITH MORTAR 1:4 MIX.
 - ALL CONCRETE OF R.C.C. WORKS AS SPECIFIED BY STRUCTURAL ENGINEER.
 - GRADE OF STEEL AS SPECIFIED BY THE STRUCTURAL ENGINEER.
 - ALL SORTS OF PRECAUTIONARY MEASURES WILL BE TAKEN AT THE TIME OF CONSTRUCTION.
 - OTHER ITEMS ARE AS PER I.S. SPECIFICATION.
 - THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS.

THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION & SUPERSTRUCTURE OF THE BUILDING AT PREMISES NO. - 34B, SHYAMPUR STREET, WARD NO. - 10, KOLKATA - 700 004, BOROUGH - II, HAVE BEEN MADE BY ME CONSIDERING ALL THE POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA & CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECT. SOIL TESTING REPORT HAS BEEN DONE BY MR. JISHNU PAL (G.T/1/32) THE RECOMMENDATION OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATION.

NAME OF STRUCTURAL ENGINEER
 DEBDAS BISWAS (ESE/11/27)

UNDERSIGNED 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.

NAME OF GEO-TECHNICAL ENGG.
 JISHNU PAL (G.T/1/32)

I / WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT,
 I / WE SHALL ENGAGE ARCHITECT & E.S.E DURING CONSTRUCTION.
 I / WE SHALL FOLLOW THE INSTRUCTIONS OF ARCHITECT AND 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 STRUCTURES.
 IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE. THE K.M.C AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CHARACTER OF LAND IS BASTU.
 THE CONSTRUCTION OF WATER RESERVOIR WILL BE UNDERTAKEN UNDER THE GUIDANCE OF E.S.E / ARCHITECT. BEFORE STARTING OF BUILDING FOUNDATION WORK. DURING DEPARTMENTAL INSPECTION OF THE SITE THE PLOT IS IDENTIFIED BY ME.

NAME OF APPLICANT
 SAMEER VIKRAM AGARWAL C.A. OF M/S ORCHID VATIKA (P) LTD., M/S. JAYDIYA INFRASTRUCTURE (P) LTD, M/S HOLLYHOCK MERCANTILE (P) LTD, AMAL BUILDERS (P) LTD.

I CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN AS PER PROVISION OF K.M.C BUILDING RULES 2009 AS AMENDED FROM TIME TO TIME AND THE SITE CONDITION INCLUDING WIDTH TO THE ABUTTING ROAD (7.10 M.) CONFORMS WITH THE PLAN, WHICH HAS BEEN MEASURED & VERIFIED BY ME. IT IS A BUILD-ABLE SITE NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARCATED BOUNDARY WALL. THE CONSTRUCTION OF U.G. WATER TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

NAME OF ARCHITECT
 SUBIR KUMAR BASU (CA/78/4375)

SHEET TITLE :
 FLOOR PLANS, ROOF PLAN, ELEVATION & SECTIONS

ARCHITECT :
M/s. Subir Kumar Basu
 Consulting Architects & Engineers
 4, Broad Street, Kolkata - 700 019
 website : www.subirkumarbasu.com

DRAWN BY : S.PAL
 DEALT BY : SUBHASISH
 CHECKED BY : RAJA BASU
 APPROVED BY : SKB
 SCALE : 1:100
 SHEET NO. - 02
 DATE - 10.10.2023

B.P NO. : 2024020003
 VALID UP TO : 18/04/2029
 DATE : 19/04/2024
 DIGITAL SIGNATURE OF SANCTIONING AUTHORITY
 LAKSHMAN CHANDRA BERA
 Digitally signed by LAKSHMAN CHANDRA BERA
 Date: 2024.04.19 16:25:09 +05'30'
 SIGNATURE OF A.E. (C) /BLD/G/BR-II

SOMNATH BHADURY
 Digitally signed by SOMNATH BHADURY
 Date: 2024.04.19 16:28:30 +05'30'
 SIGNATURE OF E.E. (C) /BLD/G/BR-II