



RESIDENTIAL BUILDING

**GREEN BUILDING**  
 Green Building Rating System (GBRS) is a voluntary system that recognizes and rewards buildings that have achieved high standards of environmental performance. Buildings are awarded a Green Building Rating (GBR) based on their performance in various categories, including energy efficiency, water conservation, indoor air quality, and sustainable materials. Buildings with a GBR of 4 or higher are eligible for the Green Building Award.

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PARTY'S COPY

A suitable pump has to be provided for building where water from street main is not available.

The building materials that will be used on facade shall be approved by the N.B.C. at the cost and risk of the owner.

All building materials to be used in the construction shall be approved by the N.B.C. at the building stage of work.

Design of all structural members including that of the foundation shall be approved by the N.B.C. at the building stage of work.

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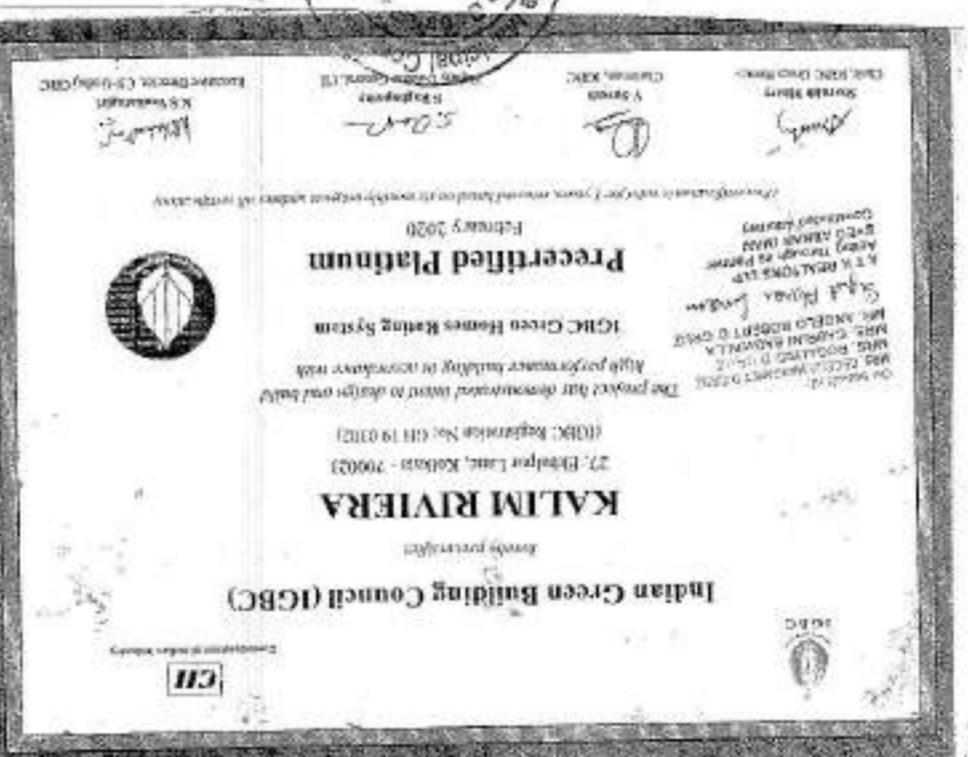
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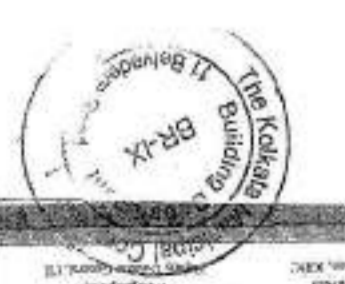
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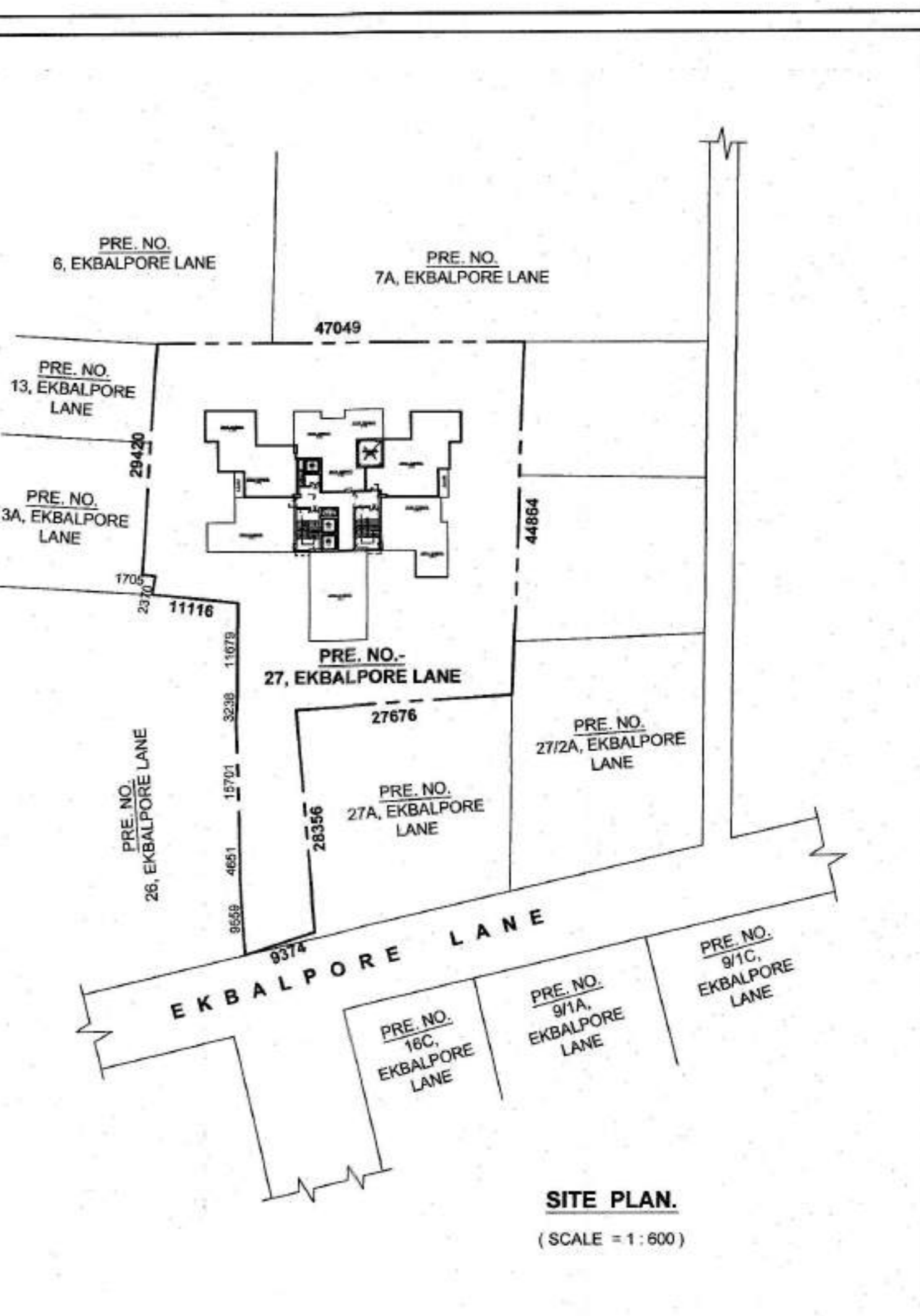
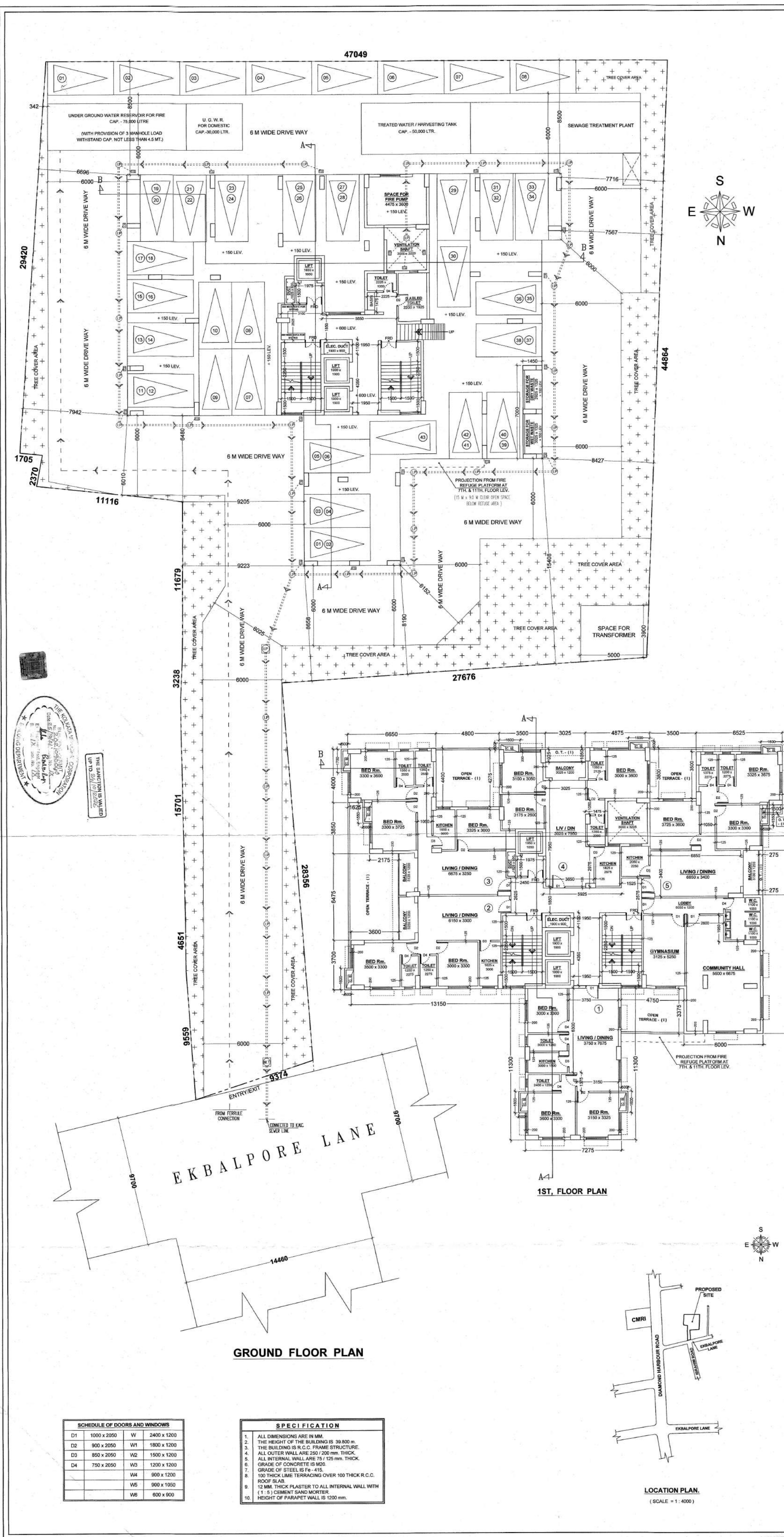
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**STATEMENT OF PROPOSAL**

**PART - A**

1. ASSESSEE NO. : 11-078-06-0007-0

2. NAME OF THE OWNER/S : ANGELO ROBERT D'CRUZ, MRS CECELIA MARGARET D'CRUZ, MRS ROSALIND D'CRUZ, MRS CABRINI BAGWALLA

3. DETAILS OF REGD. TITLE DEEDS : Book No - III, VOL. NO - II, Pages - 130 To 131, Being NO - 201, Date = 24/10/1978.

4. DETAILS OF BOUNDARY DEED : Book No - I, VOL. NO - 1903-2020, Pages - 41980 To 42001, Being NO - 190300601, Date = 08/02/2020.

5. DETAILS OF POWER OF ATTORNEY : Book No - I, VOL. NO - 1904-2019, Pages - 178528 To 178555, Being NO - 190403701, Date = 18/04/2019.

6. DETAILS OF FREE GIFT : Corner Splay : NIL Strip : NIL Sanction Alignment : NIL

**PART - B**

1. AREA OF LAND : 2. NET AREA OF LAND : 2269.155 Sqm.

As per Title deed : 2269.155 Sqm. (After free gift / splayed corner etc.) Strip of land relinquished, strip of land gifted to K.M.C.

As per Boundary deed : 2269.155 Sqm.

As per U. L. C : 2269.155 Sqm.

3. PERMISSIBLE GROUND COVERAGE = 50.000% = 1134.578 Sqm.

4. PROPOSED GROUND COVERAGE = 30.475% = 691.523 Sqm.

5. PROPOSED AREA :

Covered Area (Including Stair, Lift, Duct & Lobby)	CUTOFF AREA			Total Area	EXEMPTED AREA		Floor Area (Including Stair, Lift Duct & Lobby)
	Lift Duct Area	Stair / Void Area	Other Area		Stair / Void Area	Lift Lobby Area	
Ground Floor	691.523	-	-	691.523	31.500	8.963	651.060
1st Floor	601.935	10.273	12.480	614.688	31.500	8.963	576.225
2nd Floor	589.978	10.273	12.480	612.731	31.500	8.963	563.268
3rd Floor	589.978	10.273	12.480	612.731	31.500	8.963	563.268
4th Floor	589.978	10.273	12.480	612.731	31.500	8.963	563.268
5th Floor	589.978	10.273	12.480	612.731	31.500	8.963	563.268
6th Floor	589.978	10.273	12.480	612.731	31.500	8.963	563.268
7th Floor	589.978	10.273	12.480	612.731	31.500	8.963	563.268
8th Floor	589.978	10.273	12.480	612.731	31.500	8.963	563.268
9th Floor	589.978	10.273	12.480	612.731	31.500	8.963	563.268
10th Floor	512.880	10.273	12.480	535.633	31.500	8.963	495.070
11th Floor	274.168	10.273	2.805	287.246	31.500	8.963	246.783
<b>Total</b>	<b>6800.330</b>	<b>113.003</b>	<b>127.608</b>	<b>7040.941</b>	<b>378.000</b>	<b>107.858</b>	<b>6555.083</b>

EXEMPTED AREA = 485.556 Sqm. (Total Stair Way + Lift Lobby Area)

6. PARKING CALCULATION :

Above 100 Sqm.	Prop. Share	Tenement Size	Tenement No	Required Parking
1 - 83.770 Sqm.	18.049	101.819 Sqm.	9 Nos.	
3 - 91.753 Sqm.	19.769	111.522 Sqm.	10 Nos.	
4 - 84.349 Sqm.	18.174	102.523 Sqm.	10 Nos.	41 NOS.
5 - 62.922 Sqm.	20.021	112.944 Sqm.	10 Nos.	
7 - 88.693 Sqm.	19.110	107.803 Sqm.	1 No.	
8 - 89.543 Sqm.	19.315	108.957 Sqm.	1 No.	
<b>Between 75 to 100 Sqm.</b>	<b>14.904</b>	<b>84.075 Sqm.</b>	<b>10 Nos.</b>	<b>9 NOS.</b>
6 - 71.005 Sqm.	15.299	86.304 Sqm.	9 Nos.	
<b>Total Required Parking = 50 NOS.</b>				

- B) NOS. OF PARKING PROVIDED = 43 NOS. (Covered Parking)
- NOS. OF PARKING PROVIDED = 8 NOS. (Open Parking)
- 61 NOS.
- C) Permissible area for parking : (a) GROUND FLOOR = 43 Nos. x 25
- D) Actual area of parking provided : (a) GROUND FLOOR PARKING = 538.561 Sqm.
7. PERMISSIBLE F. A. R. = 2.475 (2.25 + 0.225 [Green])
8. PROPOSED F. A. R. = 6074.166 - (538.561) / 2269.155 = 2.440
9. OTHER AREAS FOR FEES :
- A) CURBOARD AREA = 81.750 Sqm.
  - B) FIRE REFUGE AREA = 41.128 Sqm.
  - C) AREA OF SKY TERRACE = 131.302 Sqm.
  - D) AREA OF SWIMMING POOL = 77.088 Sqm.
  - E) EXEMPTED AREA = 485.556 Sqm.
10. LIFT MACHINE ROOM AREA = 29.838 Sqm.
11. STAIR HEAD ROOM AREA = 68.465 Sqm.
12. TREE COVER AREA REQUIRED = 6000
- 372.128 Sqm.
- TREE COVER AREA PROVIDED = 378.100 Sqm.
13. OVER HEAD TANK AREA = 45.844 Sqm.
- Area of Over Head Tank = 19.278 Sqm.
- Area of O. H. Fire Fighting Tank = 26.565 Sqm.
14. DEPTH OF THE BUILDING = 29.325 m.
15. HEIGHT OF THE BUILDING = 39.800 m.

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE L.B.S. & E.S.E DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTIONS OF L.B.S. & 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 & ADJOINING STRUCTURES. IF ANY SUBMITTED DOCUMENTS AREA FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDER TAKEN BEFORE STARTING OF BUILDING FOUNDATION WORK.

On behalf of  
MRS. CECELIA MARGARET D'CRUZ  
MRS. ROSALIND D'CRUZ  
MRS. CABRINI BAGWALLA  
MR. ANGELO ROBERT D'CRUZ

*Syed Abrar Imam*  
A T K REALTORS LLP  
Acting Through its Partner  
SYED ABRAR IMAM  
Constituted Attorney

SIGNATURE OF OWNERS

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 & THAT THE SITE CONDITION INCLUDING THE ADJOINING ROAD CONFORMS WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL. THE CONSTRUCTION OF S. U. G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

*Sujay Mukherjee*  
M. Arch. (Urban Design)  
Architect And Urban Designer  
Regn. No. CA/99/22781

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M. Arch. (Urban Design)  
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SIGNATURE OF ARCHITECT

THE STRUCTURAL DESIGN AND DRAWINGS OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.

DECLARATION OF G.T.E

SOIL TESTING HAS BEEN DONE BY ALOK ROY (G.T.E. NO - 11) OF GEOTECH ENGINEERS PVT. LTD. OF (ADDRESS) 6A, MILAN PARK, KOLKATA - 700084. THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

*Alok Roy*  
Nirmalya Chatterjee  
G.T.E. NO - 11

SIGNATURE OF GEO. TECH. ENGINEER

PROPOSED TWELFTH (G + XI) STORIED (Height of the Building is 39.800 m.) RESIDENTIAL BUILDING OF K.M.C. Building Rules, 2009, AT PRE. NO. - 27, EKBALPORE LANE, KOLKATA - 700 023, P. S. - EKBALPORE, WARD NO. - 78, BROUGH - IX.

\*\*\* DETAILS OF ARCHITECTURAL DRAWING \*\*\*

SCALE : 1:500

W-78 B-(IX)

"SHEET" 1

**SM** SUJAY MUKHERJEE AND ASSOCIATES

15.03.2020

**SCHEDULE OF DOORS AND WINDOWS**

Door / Window	Size	Quantity
D1	1000 x 2050	W
D2	900 x 2050	W1
D3	850 x 2050	W2
D4	750 x 2050	W3
D5	900 x 1200	W4
D6	900 x 1050	W5
D7	600 x 900	W6

**SPECIFICATION**

- ALL DIMENSIONS ARE IN MM.
- THE HEIGHT OF THE BUILDING IS 39.800 m.
- THE BUILDING IS R.C.C. FRAME STRUCTURE.
- ALL OUTER WALL ARE 250 / 200 mm. THICK.
- ALL INTERNAL WALL ARE 75 / 125 mm. THICK.
- GRADE OF CONCRETE IS M20.
- GRADE OF STEEL IS Fe 415.
- 100 THICK LIME TERRACING OVER 100 THICK R.C.C. ROOF SLAB.
- 12 MM. THICK PLASTER TO ALL INTERNAL WALL WITH (1 : 5) CEMENT SAND MORTAR.
- HEIGHT OF PARAPET WALL IS 1200 mm.