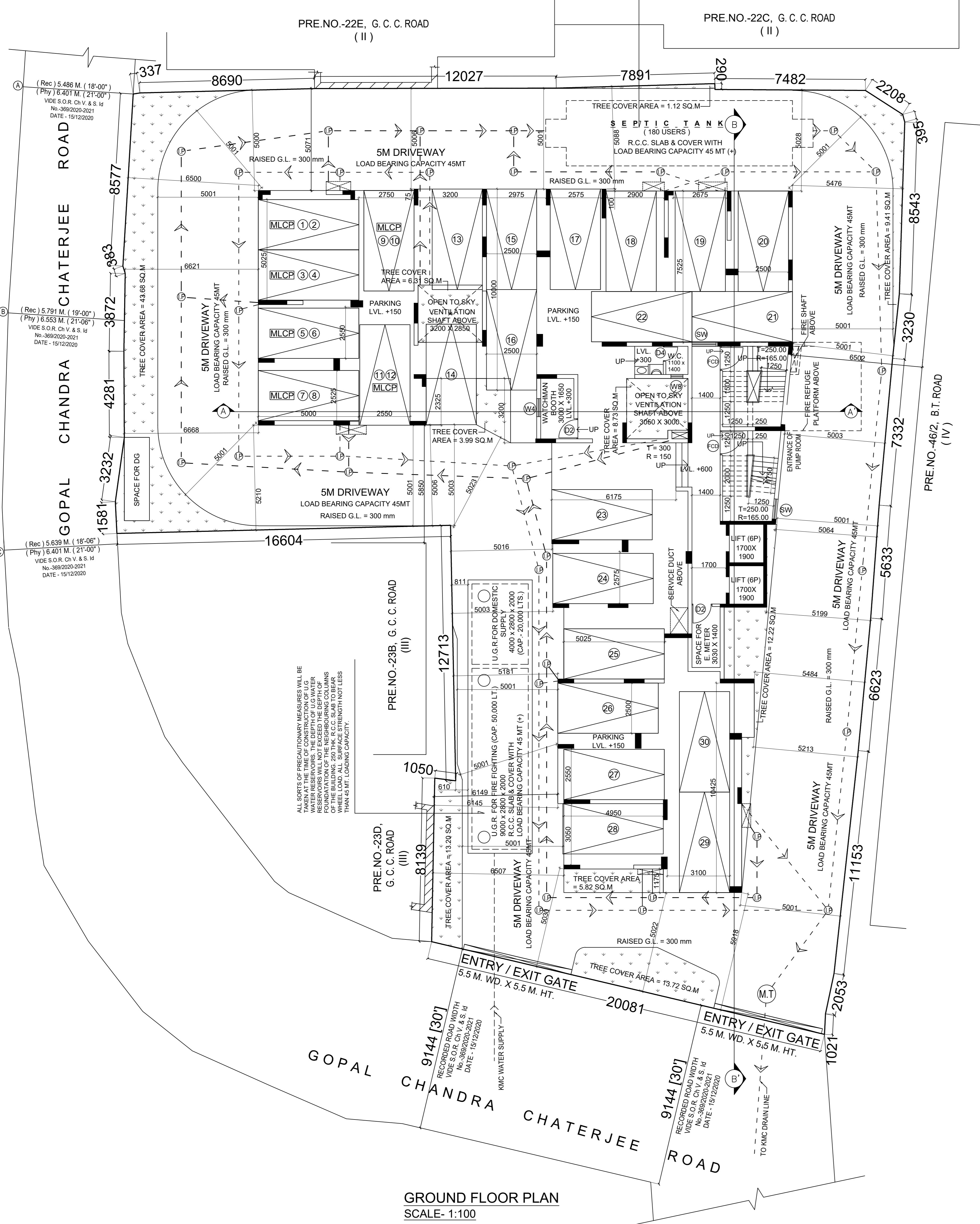


DOORS				WINDOWS			
MKD.	WIDTH	HEIGHT	SILL	MKD.	WIDTH	HEIGHT	SILL
D1	1200	2250	-	W1	1500	1650	600
D2	1000	2250	-	W2	1200	1650	600
D3	900	2250	-	W3	1000	1650	600
D4	750	2250	-	W3A	550	1650	600
GD	1000	2250	-	W4	900	1200	1050
SD	2250	2250	-	W5	600	1050	1200
SD1	2000	2250	-	SW	1200	1650	600
FCD	1200	2250	-	F.G.	FIXED GLASS AS PER STRUCTURE		

**NOTES :**

1. ALL DIMENSIONS ARE IN MM. UNLESS OTHERWISE MENTIONED.
2. ALL EXTERNAL WALLS ARE 200 THK & INTERNAL WALLS ARE 125 THK.
3. ALL ELEVATION PROJECTIONS ARE 600 MM. PROJECTED.
4. DEPTH OF UNDERGROUND WATER RESERVOIR SHOULD NOT EXCEED THE DEPTH OF FOUNDATION.
5. GRADE OF CONCRETE & GRADE OF STEEL USED ARE M20 & Fe500 RESPECTIVELY.
6. R.C.C. FRAMED STRUCTURE.
7. ANY DISCREPANCY IN SCALE, THE WRITTEN DIMENSION SHALL GOVERN.
8. FOR SPECIFICATION OF MATERIALS & WORKMANSHIP N.B.C. 2016 TO BE FOLLOWED.
9. OPEN TERRACE WITH LIME TERRACING OF RATIO 2:2:7.
10. DAMP PROOF COURSE TO BE PROVIDED WITH P.C.C. (1:2:4).

ALL SORTS OF PRECAUTIONARY MEASURES WILL BE TAKEN AT THE TIME OF CONSTRUCTION OF SEPTIC TANK. THE DEPTH OF SEPTIC TANK WILL NOT EXCEED THE DEPTH OF FOUNDATION OF THE NEIGHBOURING COLUMNS OF THE BUILDING. 250 THK. R.C.C. SLAB TO BEAR WHEEL LOAD. ALL SURFACE STRENGTH NOT LESS THAN 45 MT. LOADING CAPACITY.



**GROUND FLOOR PLAN**  
SCALE: 1:100

**STATEMENT OF PROPOSAL**

**PART - A :**

1. ASSESSEE NO: 110010500539  
NAME OF OWNERS : SUBURBAN ESTATES PVT. LTD. ENCLAVE GUEST HOUSE PVT. LTD.  
NAME OF C.A : MAMTAMAYEE BUILDERS LLP.

2. DETAIL OF REGISTERED DEEDS

BOOK NO - I, BEING NO - 3917, VOL. NO - 7, YEAR: 1953, PLACE: S. R., COSSIPUR-DUMDUM, 24 PARGANAS  
BOOK NO - I, BEING NO - 2579, VOL. NO - 36, YEAR: 1958, PLACE: S. R., COSSIPUR-DUMDUM, 24 PARGANAS  
BOOK NO - I, BEING NO - 10101, C.D. VOL. NO - 73, YEAR: 2008, PLACE: A.R.A. - II, KOLKATA, WEST BENGAL  
BOOK NO - I, BEING NO - 10652, C.D. VOL. NO - 76, YEAR: 2008, PLACE: A.R.A. - II, KOLKATA, WEST BENGAL  
BOOK NO - I, BEING NO - 01497, C.D. VOL. NO - 5, YEAR: 2009, PLACE: A.R.A. - II, KOLKATA, WEST BENGAL  
BOOK NO - I, BEING NO - 19040700, VOL. NO: 1904-2017, YEAR: 2017, PLACE: A.R.A. - IV, KOLKATA, WEST BENGAL  
BOOK NO - I, BEING NO - 190409260, VOL. NO: 1904-2017, YEAR: 2017, PLACE: A.R.A. - IV, KOLKATA, WEST BENGAL  
BOOK NO - I, BEING NO - 190410223, VOL. NO: 1904-2017, YEAR: 2017, PLACE: A.R.A. - IV, KOLKATA, WEST BENGAL  
BOOK NO - I, BEING NO - 190411260, VOL. NO: 1904-2017, YEAR: 2017, PLACE: A.R.A. - IV, KOLKATA, WEST BENGAL

2A. DETAIL OF REGISTERED BOUNDARY DECLARATION  
BOOK NO - I, BEING NO: 190302781, VOL. NO: 1903-2022, YEAR: 2022, PLACE: A.R.A. - III, KOLKATA, WEST BENGAL

2B. DETAIL OF REGISTERED POWER OF ATTORNEY  
BOOK NO - I, BEING NO: 190408952, VOL. NO: 1904-2021, YEAR: 2021, PLACE: A.R.A. - IV, KOLKATA, WEST BENGAL

2C. DETAIL OF REGISTERED UNDERTAKING FOR TENANTS  
BOOK NO - I, BEING NO: 190302784, VOL. NO: 1903-2022, YEAR: 2022, PLACE: A.R.A. - III, KOLKATA, WEST BENGAL

**PART - B :**

1. AREA OF LAND :  
AS PER TITLE DEED = 1351.82 SQM. (20 K. - 03 CH. - 16.00 SQFT.)  
ASSESSMENT BOOK RECORD = 1306.77 SQM. (19 K. - 08 CH. - 26.00 SQFT.)  
AS PER BOUNDARY DECLARATION : = 1306.69 SQM. (19 K. - 08 CH. - 25.21 SQFT.)  
AS PER U.L.C. = 1307.00 SQM.

2. NET AREA OF LAND : = 1306.69 SQM.

3. PERMISSIBLE GROUND COVERAGE = 50.000 % = 653.345 Sqm.  
4. PROPOSED GROUND COVERAGE = 38.591 % = 504.26 Sqm.

5. PROPOSED AREA :

COVERED AREA (A)	CUTOUTS (B)	STAIR WAY (C)	LIFT LOBBY (D)	LIFT WELL (E)	STAIR WELL (F)	Net Floor Area (A+B+C+D+E+F)
Gr. Floor 504.26 Sqm.		23.19 Sqm.	6.00 Sqm.	6.46 Sqm.	1.22 Sqm.	475.07 Sqm.
1st Floor 348.31 Sqm.	1.14 Sqm.	23.19 Sqm.	6.00 Sqm.	6.46 Sqm.	1.22 Sqm.	376.30 Sqm.
2nd Floor 489.46 Sqm.	0.48 Sqm.	23.19 Sqm.	6.00 Sqm.	6.46 Sqm.	1.22 Sqm.	452.11 Sqm.
3rd Floor 489.46 Sqm.	0.48 Sqm.	23.19 Sqm.	6.00 Sqm.	6.46 Sqm.	1.22 Sqm.	452.11 Sqm.
4th Floor 489.46 Sqm.	0.48 Sqm.	23.19 Sqm.	6.00 Sqm.	6.46 Sqm.	1.22 Sqm.	452.11 Sqm.
5th Floor 489.46 Sqm.	0.48 Sqm.	23.19 Sqm.	6.00 Sqm.	6.46 Sqm.	1.22 Sqm.	452.11 Sqm.
6th Floor 429.05 Sqm.	0.48 Sqm.	23.19 Sqm.	6.00 Sqm.	6.46 Sqm.	1.22 Sqm.	391.70 Sqm.
7th Floor 415.45 Sqm.	0.48 Sqm.	23.19 Sqm.	6.00 Sqm.	6.46 Sqm.	1.22 Sqm.	378.10 Sqm.
<b>Total 3854.91 Sqm.</b>	<b>4.02 Sqm.</b>	<b>185.82 Sqm.</b>	<b>48.00 Sqm.</b>	<b>45.22 Sqm.</b>	<b>8.54 Sqm.</b>	<b>3363.61 Sqm.</b>

TOTAL EXEMPTED AREA = (185.52 + 48.00) = 233.52 Sqm.

6. PARKING CALCULATION :

A)	Prop. Share	Tenement Size	Tenement No	Required Parking
Between 75 - 100 Sqm.				
B - 63.01 Sqm.	19.49	82.50 Sqm.	4 Nos.	6 Nos.
B1 - 63.35 Sqm.	19.59	82.94 Sqm.	1 Nos.	
C - 72.86 Sqm.	22.48	95.14 Sqm.	5 Nos.	
C1 - 73.22 Sqm.	22.85	95.87 Sqm.	1 Nos.	
C2 - 69.77 Sqm.	21.58	91.35 Sqm.	1 Nos.	
Above 100 Sqm.				
A - 93.86 Sqm.	29.03	122.89 Sqm.	4 Nos.	18 Nos.
A1 - 94.48 Sqm.	29.23	123.71 Sqm.	1 Nos.	
A2 - 91.20 Sqm.	28.21	119.42 Sqm.	1 Nos.	
D - 91.89 Sqm.	28.42	120.31 Sqm.	5 Nos.	
D1 - 88.32 Sqm.	27.32	115.64 Sqm.	1 Nos.	
E - 82.50 Sqm.	25.52	108.02 Sqm.	5 Nos.	
E1 - 79.20 Sqm.	24.50	103.69 Sqm.	1 Nos.	
<b>Total Required Parking</b>				<b>= 24 Nos.</b>

B) NOS. OF PARKING PROVIDED = 30 Nos.  
GROUND FLOOR COVERED PARKING = 14 Nos.  
GROUND FLOOR OPEN PARKING = 4 Nos.  
MECHANICAL PARKING = 12 Nos. (DOUBLE LAYER CAR PARKING)

C) Permissible area for parking : (a) GROUND FLOOR = 26 Nos. x 25  
D) Actual area of parking provided : (a) GROUND FLOOR PARKING = 425.56 Sqm.

7. PERMISSIBLE F.A.R. = 2.25  
8. PROPOSED F.A.R. = (3363.61 - 425.56) / 1306.69 = 2.248

9. STATEMENT OF OTHER AREAS FOR FEES

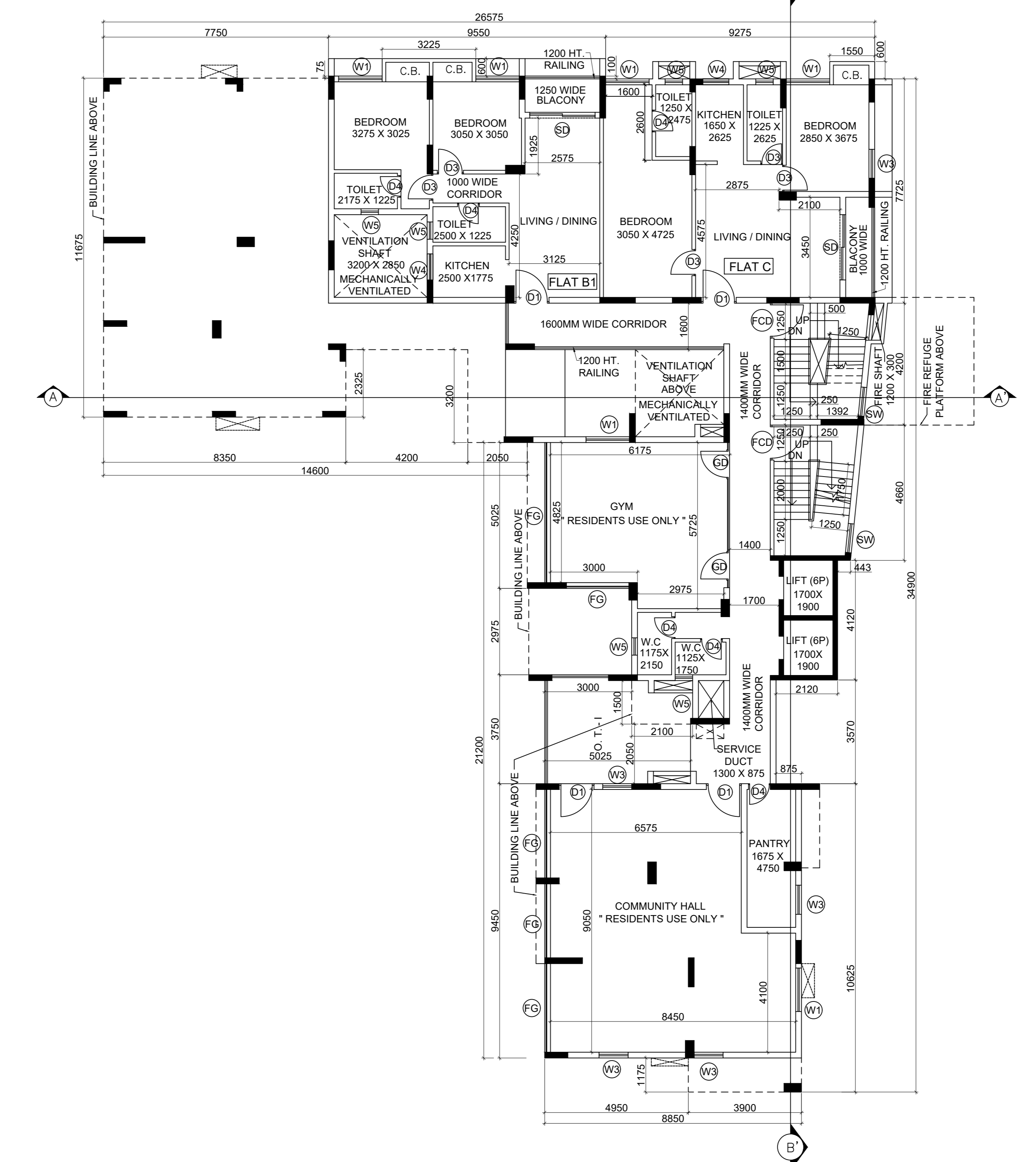
FLOOR	CUPBOARD
First Floor	2.87 Sqm.
Second Floor	10.84 Sqm.
Third Floor	10.84 Sqm.
Fourth Floor	10.84 Sqm.
Fifth Floor	10.84 Sqm.
Sixth Floor	8.90 Sqm.
Seventh Floor	8.90 Sqm.
<b>Total</b>	<b>64.03 Sqm. (1.78%)</b>

10. STAIR HEAD ROOM AREA = 29.68 Sqm.  
11. OVER HEAD WATER TANK AREA (FOR DOMESTIC) = 9.31 Sqm.  
12. OVER HEAD WATER TANK AREA (FOR FIRE FIGHTING) = 10.57 Sqm.  
13. AREA OF COVER OF M/C LESS LIFT = 8.32 Sqm.  
14. TOTAL ADDITIONAL AREA FOR FEES (CUPBOARD + STAIR HEAD RM + LIFT M/C RM COVER) = 102.03 Sqm.  
15. AREA OF STAIR PANEL = 23.62 Sqm.  
16. HEIGHT OF THE BUILDING = 25.250 m.  
17. i) TREE COVER AREA REQUIRED = 3597.13 x 15% x 1306.69 = 117.51 Sqm.  
ii) TREE COVER AREA PROVIDED = 118.18 Sqm.

DECLARATION OF OWNERS  
I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE ARCHITECT & ESE DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF ARCHITECT & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER PLAN) & M.C.A. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADVANCING STRUCTURE. ANY SUBMITTED DOCUMENT ARE FAKE. THE M.C.A. AUTHORITY MAY REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF U.G.W.R. WILL BE TAKEN UNDER THE GUIDANCE OF ARCHITECT / ESE BEFORE STARTING OF BUILDING FOUNDATION.

DECLARATION OF E.S.E.  
THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAVE BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER N.B.C. OF INDIA AND BASIS OF SOIL INVESTIGATION REPORT BY ME. CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT.  
SOIL TESTING HAS BEEN DONE BY SUBHANKAR ROY (G.T.E. NO. - 1/15) OF BS PROJECTS & ENGINEERS PVT. LTD., OF (ADDRESS) 237, KABI NABIN SEN ROAD, NAGER BAGAR, KOLKATA - 700028. THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

DECLARATION OF G.T.E.  
UNDERSIGNED HAS INSPECTED THE SITE & CARRIED OUT THE SOIL INVESTIGATION THEREIN. IT IS CERTIFIED THAT EXISTING SOIL OF THE SITE IS ABLE TO CARRY OUT THE LOAD FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM THEREIN IS SAFE & STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.



**1ST. FLOOR PLAN**  
SCALE: 1:100

MAMTAMAYEE BUILDERS LLP.  
BEING CONSTITUTE ATTORNEY  
ON BEHALF OF  
SUBURBAN ESTATES PVT. LTD. &  
ENCLAVE GUEST HOUSE PVT. LTD.  
NAME OF OWNER / C.A.

ANIKT AGARWALA  
E.S.E. NO. - 1/172  
NAME OF E.S.E.

SUBHANKAR ROY  
KMC G.T.E. NO. - 1/15  
NAME OF G.T.E.

KAMAL KUMAR PERIWAL  
CA - 95 - 18870  
NAME OF ARCHITECT

**PROJECT :**  
PROPOSED G + VII STORED (Height = 25.250 m.) RESIDENTIAL BUILDING U/S 393A OF K.M.C. ACT 1980, & K.M.C. Building Rules, 2009, AT PRE. NO.- 23, GOPAL CHANDRA CHATTERJEE ROAD, KOLKATA - 700 002. P.S. - COSSIPORE. WARD NO. - 1, BR. - I

**CONTENTS :**  
GROUND FLOOR PLAN, FIRST FLOOR PLAN.

SUBMISSION DRAWING	SHEET NO. - 02/04
NORTH	DRG. NO. MA/GC ROAD / SUB / ARCH/ S-01
REV. DATE	REV. NO. -
SCALE	1:100 DEALT
DATE	20.11.2021 CHECKED

**ARCHITECT :**  
**MAHESHWARI & ASSOCIATES**  
**'RAJ BABA'**  
37A, BAKER ROAD, 2ND FLOOR, ALIPORE, KOLKATA-27  
TEL. : 65228584, www.architectmaheswari.com

PLAN CASE NO. :- 2022010016 BUILDING PERMIT NO. :- 2022010131  
SANCTION DATE :- 21/11/2022 VALID UP TO :- 20/11/2027  
[SANCTIONED AS PER RESOLUTION OF MBC MEETING NO. 600, VIDE ITEM NO. 127/22-23, DT. 20/10/2022]

DIGITAL SIGNATURE OF A.E.(C)/Bldg./Br.-I/K.M.C.	DIGITAL SIGNATURE OF E.E.(C)/Bldg./Br.-I/K.M.C.