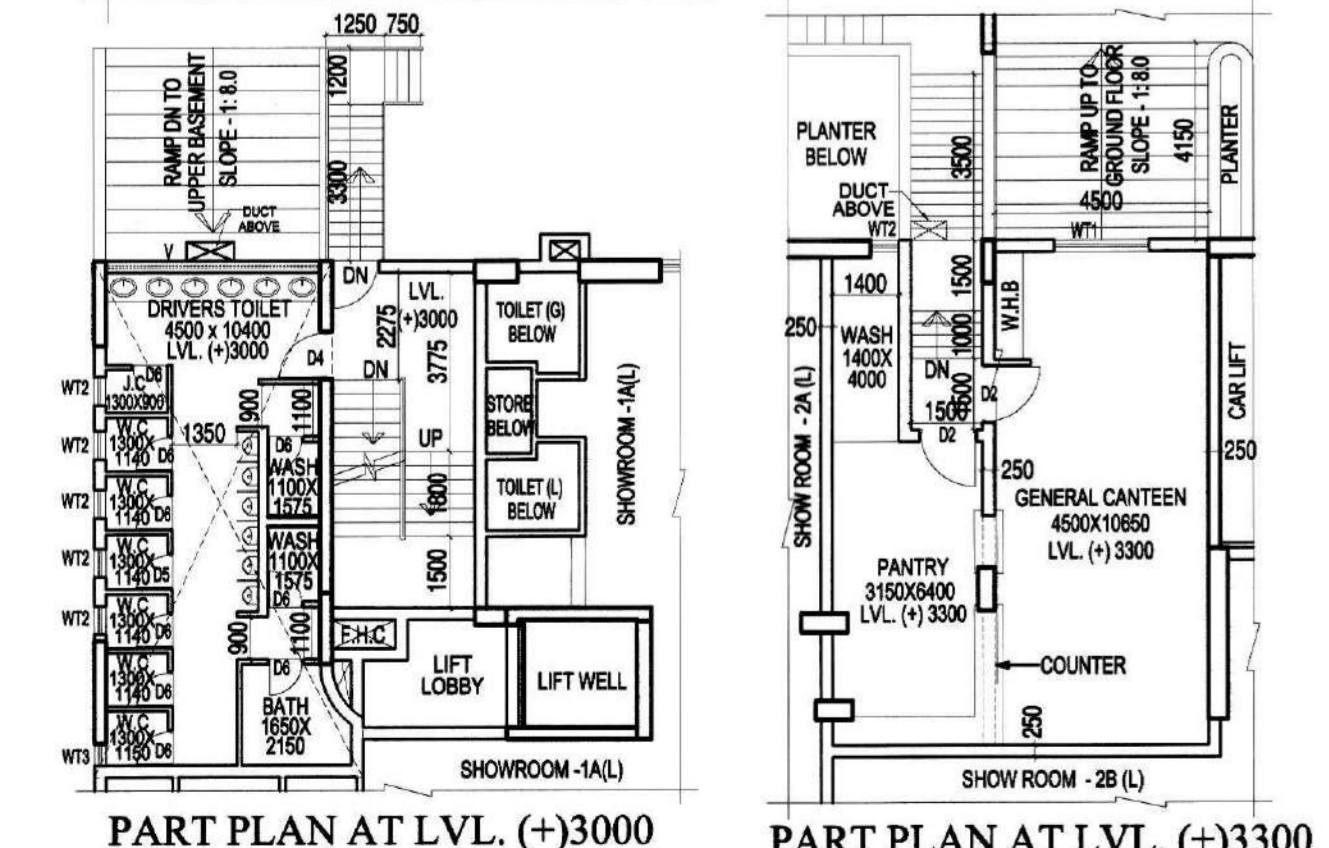
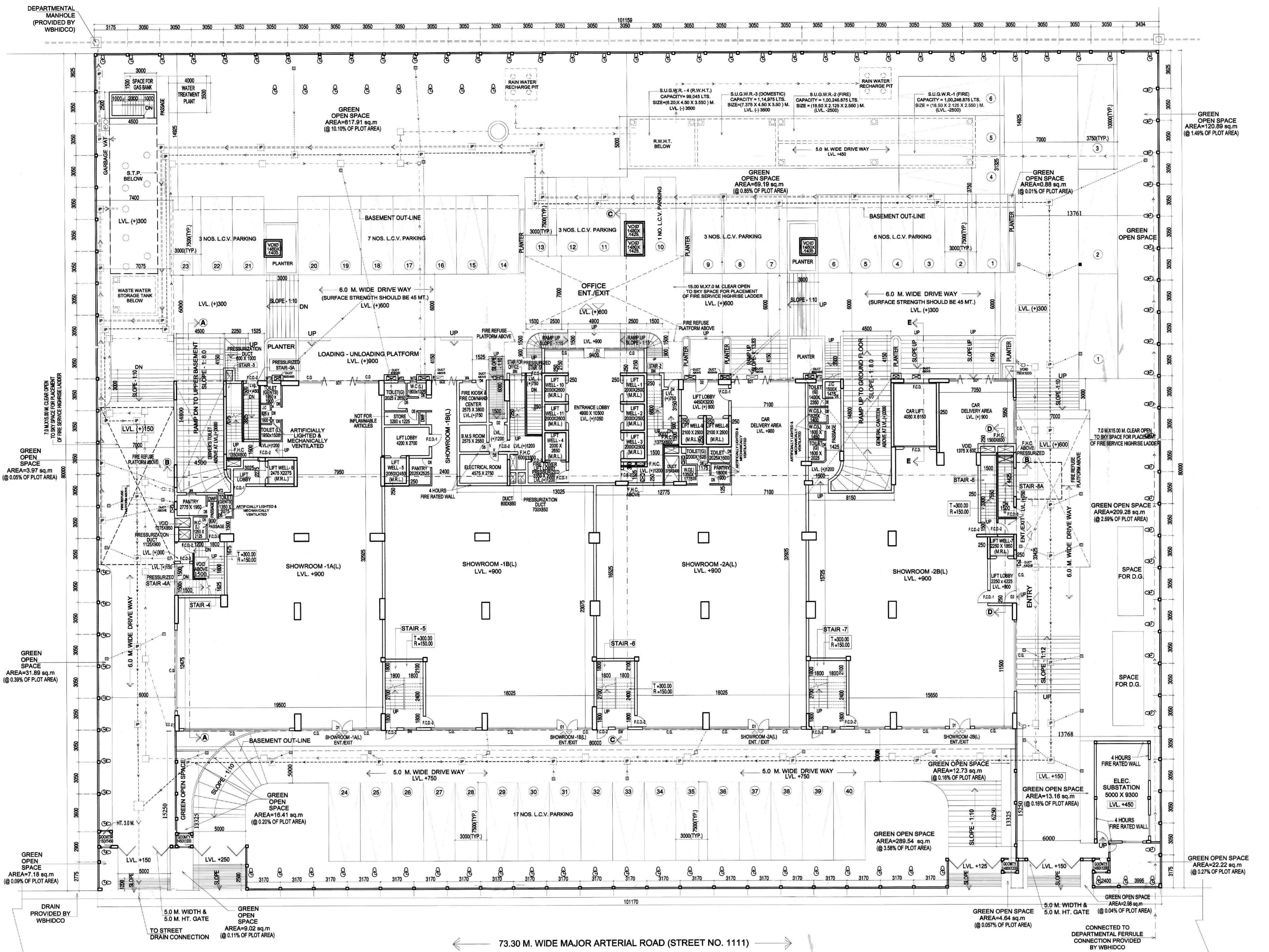


GROUND FLOOR PLAN



GROUND FLOOR WITH SITE PLAN
SCALE : 1 : 200

AREA STATEMENT :

1. TOTAL PLOT AREA (AS PER DRAWING) = 8093.16 SQ.M.
 2. TOTAL PLOT AREA (AS PER DEED) = 8093.60 SQ.M.
 3. PERMISSIBLE F.A.R. = 2.25
 4. 20% EXTRA F.A.R. FOR METRO CORRIDOR = 0.45
 5. 10% EXTRA F.A.R. FOR GREEN BUILDING = 0.225
 6. 15% EXTRA (ADDITIONAL) = 0.3375
 7. TOTAL F.A.R. = 3.2625
 8. PROPOSED F.A.R. = 2832.76 SQ.M.
 9. PERMISSIBLE GROUND COVERAGE = 35%
 10. PROPOSED GROUND COVERAGE = 33.46%
 11. PROPOSED TOTAL COVERED AREA = 26398.45 SQ.M.
 12. PROPOSED TOTAL MERCANTILE AREA = 4682.35 SQ.M.
 13. PERCENTAGE OF MERCANTILE AREA = (4682.35 / 26398.45) x 100 = 17.73%

GREEN AREA	REQUIRED		PROVIDED	
	AREA (SQ.M.)	PERCENTAGE	AREA (SQ.M.)	PERCENTAGE
AS PER PCB	1618.72	20.00%	1631.80	20.16%
AS PER NKDA	386.55	4.77% (Interpolation)		

SCHEDULE OF DOORS

NO.	SILL	LINTEL	SIZE
D1	2450	2000X2450	
D2	2450	1200X2450	
D3	2450	1100X2450	
D4	2450	1000X2450	
D5	2450	900X2450	
D6	2450	750X2450	
D7	2150	900X2150	
F.C.D.	2150	1500X2150	
F.C.D.-1	2150	1200X2150	
F.C.D.-2	2150	1100X2150	
F.C.D.-3	2150	900X2150	
SD1	2450	3400X2450	
SD2	2450	2400X2450	

SCHEDULE OF WINDOWS

NO.	SILL	LINTEL	SIZE
W1	350	2450	2000X2100
W2	350	2450	1500X2100
W3	350	2450	1200X2100
W4	950	2450	900X1500
W5	1250	2450	600X1200
W11	1250	2450	1200X1200
W12	1250	2450	900X1200
W13	1250	2450	450X1200
SW	950	2450	1200X1500
CG			AS PER ELEVATION
V			AS PER ELEVATION

12. AREA DETAILS : (ALL AREA ARE IN SQ. M.)

FLOOR Mkd.	PRINCIPAL USE (PU) BUSINESS MERCANTILE (RETAIL)	SERVICE AREA (SA)	COVERED PARKING AREA (PA)	TOTAL AREA	TOTAL COVERED AREA (INCLUDING STAIRCASE)
LOWER BASEMENT	264.32	7.00	3725.54	3989.86	4075.23
UPPER BASEMENT	259.80	18.54	3490.90	3769.04	4044.87
GROUND FLOOR	2424.78	14.47		2439.25	2616.45
FIRST FLOOR	2445.92			2445.92	2522.27
SECOND FLOOR	2178.74			2178.74	2305.71
THIRD FLOOR	2215.14			2215.14	2391.12
FOURTH FLOOR	2227.93			2227.93	2305.71
FIFTH FLOOR	2227.93			2227.93	2305.71
SIXTH FLOOR	2227.93			2227.93	2305.71
SEVENTH FLOOR	2227.93			2227.93	2305.71
EIGHTH FLOOR	2227.93			2227.93	2305.71
NINTH FLOOR	2227.93			2227.93	2305.71
TENTH FLOOR	2227.93			2227.93	2305.71
ELEVENTH FLOOR	1013.44			1013.44	1091.66
TOTAL	26398.45	201.01	1225.44	33824.90	35051.27

13. AREA FOR F.A.R. CALCULATION = (TOTAL AREA - (PARKING AREA + SERVICE AREA))

AREA = 33824.90 - (7225.44 + 201.01) = 33298.45 SQ.M.

14. PROPOSED F.A.R. = AREA IN F.A.R. / PLOT AREA = 26398.45 / 9000.90 = 2.93

15. CAR PARKING CALCULATION

TYPE	AREA IN F.A.R. REQUIREMENT	No. OF PARKING REQUIRED	No. OF CAR REQUIRED	No. OF L.C.V. REQUIRED	No. OF TRUCK REQUIRED
BUSINESS ASSEMBLY (RETAIL)	28398.45	1.0 PER 100 SQ.M. OF FLOOR AREA = 284 Nos.	(284/100) x 90 = 256 Nos.	(284/100) x 15 = 43 Nos.	(284/100) x 5 = 14 Nos.
TOTAL	284 Nos.	211 Nos.	40 Nos.	13 Nos.	

PROVISION OF CAR PARKING IN PROJECT :

CAR PARKING IN LOWER BASEMENT = 131 Nos.
 CAR PARKING IN UPPER BASEMENT = 124 Nos.
 TOTAL CAR PARKING = 255 NOS.
 L.C.V. PARKING IN GROUND (OPEN) = 40 Nos.
 TRUCK PARKING IN GROUND (EQUIP) = 08 Nos.

NOTE :

- COMPENSATING 19 NOS. CAR PARKING AREA (EQUIP) TO 7 NOS. TRUCK PARKING (265.02 sq.m.) UNDER AMENDMENT (6) IN RULE 23 (NKDA BUILDING RULES 2009) AS PER NOTIFICATION NO. 23 (GN) - H2NT-11/2009, DATED 24th Sept, 2010, KOLKATA.
- GREEN BUILDING PROVISIONAL CERTIFICATION AVALIED VIDE # NB2712174 DATED 24.04.2023

16. OPEN SPACE :

SIDES	REQUIRED (M.)	PROPOSED (M.)
FRONT	6.88	13.325
SIDE 1	7.40	7.40
SIDE 2	6.88	12.761
REAR	11.10	14.925

ARCHITECTURAL DRAWING

NAME & ADDRESS OF APPLICANT/OWNER
 TOPSEL EXIM PVT. LTD.
 25, GANESH CHANDRA AVENUE, KOLKATA- 700013

SPECIFICATIONS :

- FOUNDATION - R.C.C. FOUNDATION.
- SUPERSTRUCTURE - R.C.C. FRAME STRUCTURE WITH 250 MM. THK EXTERNAL WALL WITH 1:4 CEMENT MORTAR AND INTERNAL WALLS ARE 125 MM. THK.
- FLOORING - MARBLE FLOORING.
- DOOR - S&L WOOD/TEAK WOOD/PVC DOOR FRAME AND FLUSH DOOR SHUTTER
- PLASTER - EXTERNAL WALL - 20MM. THK. SAND CEMENT 1:6 IN PROPORTION, INTERNAL WALL - 15MM. THK. SAND CEMENT 1:6 IN PROPORTION, CEILING - 10MM. THK. SAND CEMENT WITH 1:4 IN PROPORTION.
- PAINTING - EXTERNAL SURFACE WITH CEMENT BASED PAINT. INTERNAL WALL AND CEILING P.O.P. AND DOORS AND WINDOWS WITH SYNTHETIC ENAMEL PAINT.
- ELECTRICAL AND PLUMBING WORK - ALL CONFORMING TO I.S. CODE.

TOPSEL EXIM PVT. LTD.
 Director

SIGN. OF APPLICANT :
 ASHOK MANAKALTA
 Address :
 TOPSEL EXIM PVT. LTD.
 25, GANESH CHANDRA AVENUE,
 KOLKATA - 700 013.

CERTIFICATE OF GEO-TECHNICAL ENGINEER :
 It is certified that the comprehensive Geo-technical Report on soil investigation has been prepared by me for design and calculation of the foundation by analyzing the soil sample for estimating the bearing capacity of the soil on which foundation of the structure will be constructed.
 I shall also check the nature of the soil after excavation at site so that foundation is extended up to appropriate depth that has been proposed in the Geo-technical Report.

ALOK ROY
 EE (Civil), MCE (Soil & Foundn. Engr)
 Empowered Geotechnical Engineer
 WHHDCO Reg. No. 09/00003
 6A, Milan Park, Kolkata-700 084

SIGN. OF GEO-TECHNICAL ENGINEER
 ALOK ROY
 Enrollment No. :
 GTER-HIDCO/09/00003

CERTIFICATE OF STRUCTURAL ENGINEER :
 Certified that the structural drawing and design of both the foundation and superstructure of the building / buildings has been made considering the Soil Test Report, as per the rules and regulations made under the Act and also considering all possible loads, seismic load and the moments generated by the proposed structure as per the Bureau of Indian Standard and National Building Code of India and certified that it is safe and stable in all respect and these provisions shall be adhered to during the construction.
 The surface strength of the manhole cover and the top slab of the water reservoir should be 45MT.
 The surface strength of the manhole cover and the top slab of the water reservoir & extended basement should be 45MT.

BIBEK BIKASH MULLICK
 STRUCTURAL ENGINEER
 NEW TOWN KOLKATA DEVELOPMENT AUTHORITY
 ENROLLMENT NO. - STER/AREA / 6/ 0505

SIGN. OF STRUCTURAL ENGINEER
 BIBEK BIKASH MULLICK
 Enrollment No.
 STERANKA/10/00006

CERTIFICATE OF ARCHITECT :
 I certify that all the Architectural Drawings of the project at Premises No. 191-1111, have been prepared by me complying with the New Town Kolkata Building Rules, 2009. I also certify that the plans and drawings prepared by me comply with all Provisions regarding the Fire Protection as per the prevailing National Building Code. I shall be held responsible if any incorrect information is furnished by me or any violation of provisions of these rules or the prevailing National Building Code is found in any of the drawings and documents, signed by me and submitted to the Sanctioning Authority for obtaining sanction.

SOU MEN DAS BAIRAGI
 ARCHITECT/REGD. ARCHITECT
 COA REGN. NO. LA/97212189

SIGN. OF ARCHITECT
 SOU MEN DAS BAIRAGI
 Enrollment No. :
 ACHR/NKDA/10/00091

TITLE- MASTER PLAN

PROJECT-
 REVISED PLAN OF 2B+G + XI STORIED BUSINESS, ASSEMBLY, MERCANTILE (RETAIL) BUILDING AT PREMISES NO. 191-1111 (PLOT NO. AA-ID/10), CATEGORY - BULK PLOT, ACTION AREA -IID, UNDER NEW TOWN POLICE STATION.

ARCHITECTS
SDB architects
 P534, Raja Basanta Roy Road, Gr.Floor,
 Kolkata-700 029, W.B, India.
 Tel: 033-4008 9565

SCALE	DWG. NO.	DATE	DEALT	CHECKED
1:200, 1:100	SDB/NKDA/AR-06-01/18	28.04.23	MITHU	SDB