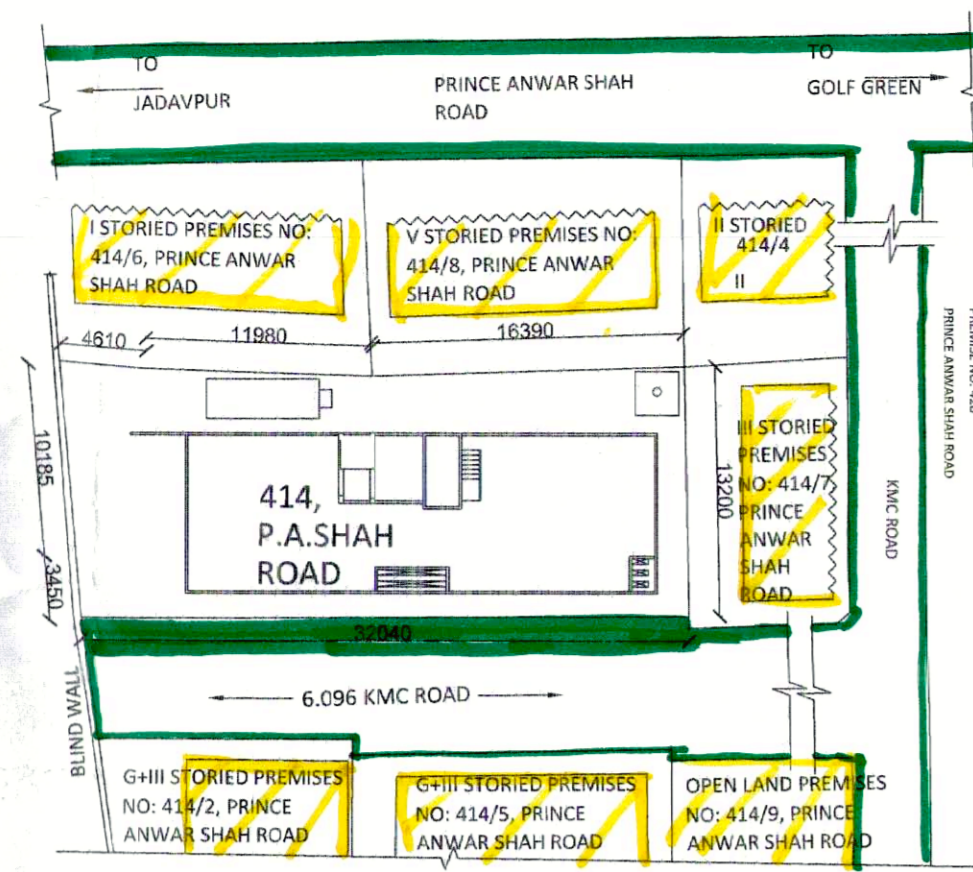
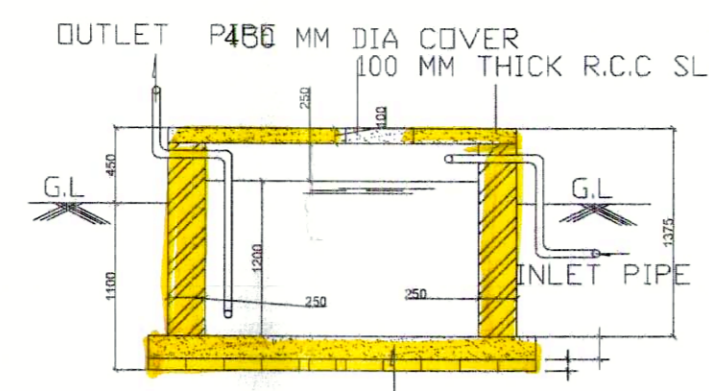


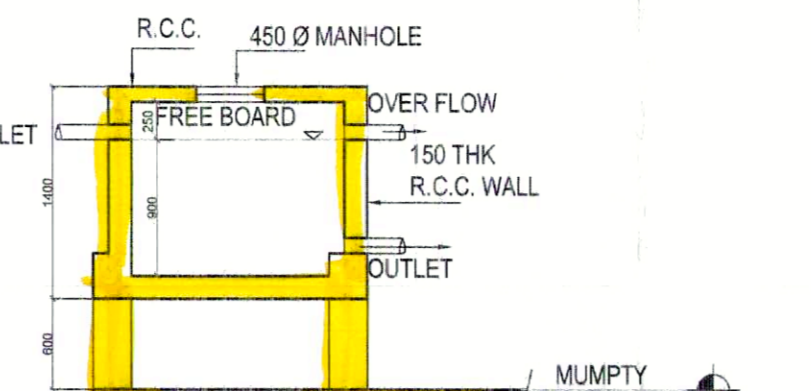
LOCATION PLAN
SCALE: 1:4000



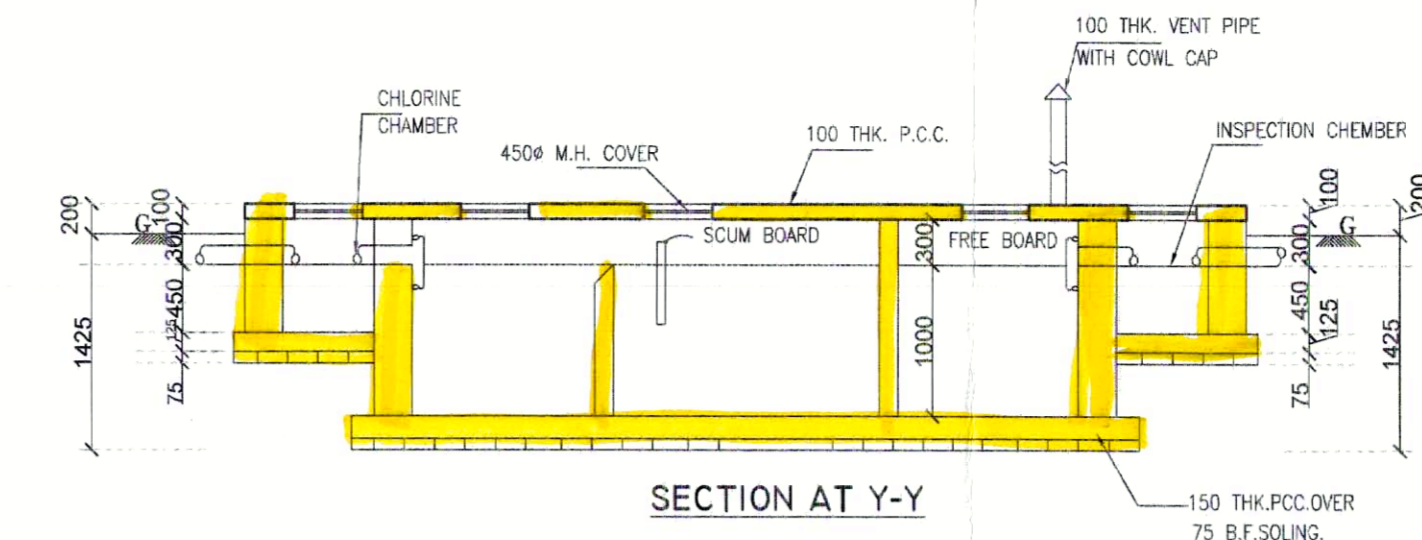
SITE PLAN
SCALE: 1:400



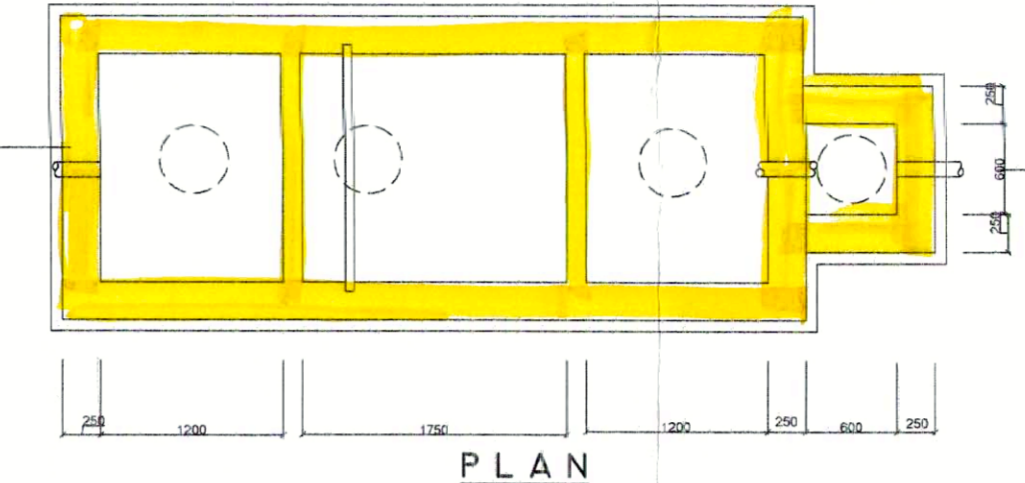
PLAN OF OVERHEAD WATER TANK (O.H.W.T.) CAPACITY = 2000 Ltrs. SCALE - 1:50



PLAN OF SEMI UNDER GROUND WATER RESERVOIR OF CAPACITY 8000 LIT. SCALE - 1:50



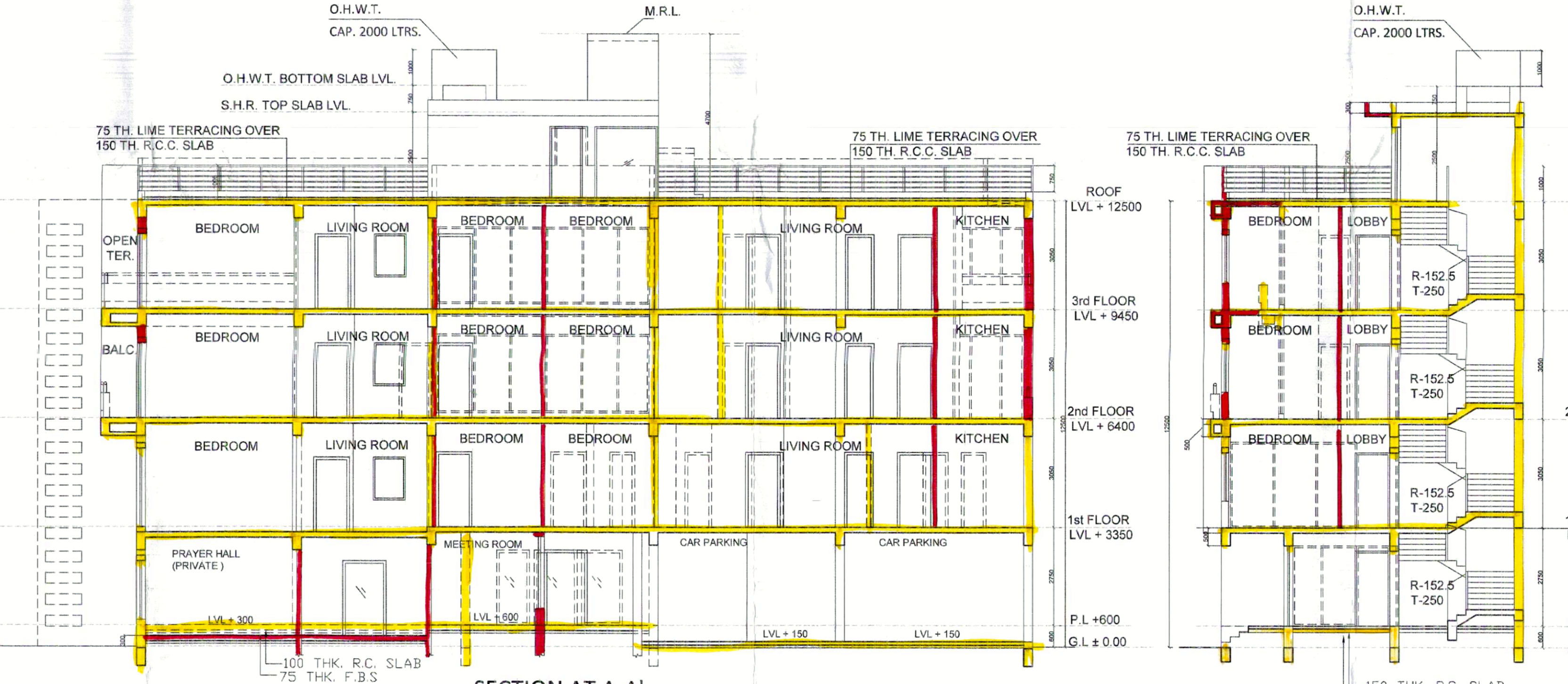
SECTION AT Y-Y



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

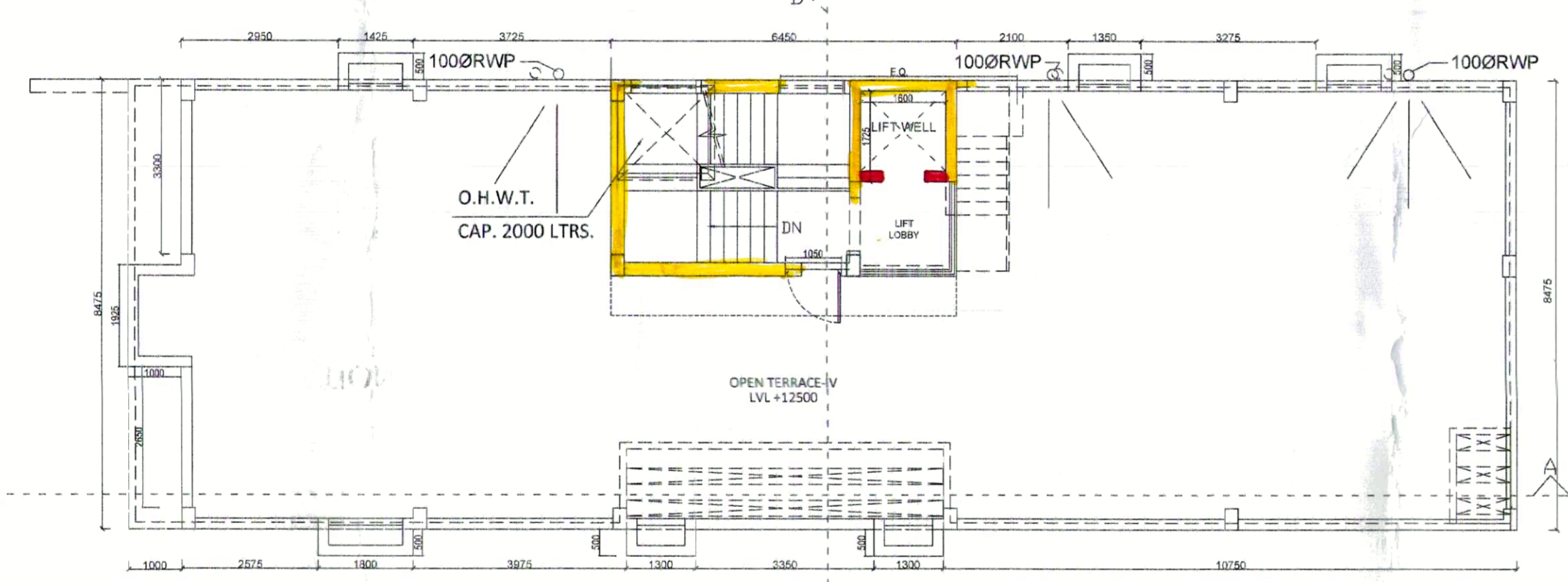


FRONT ELEVATION

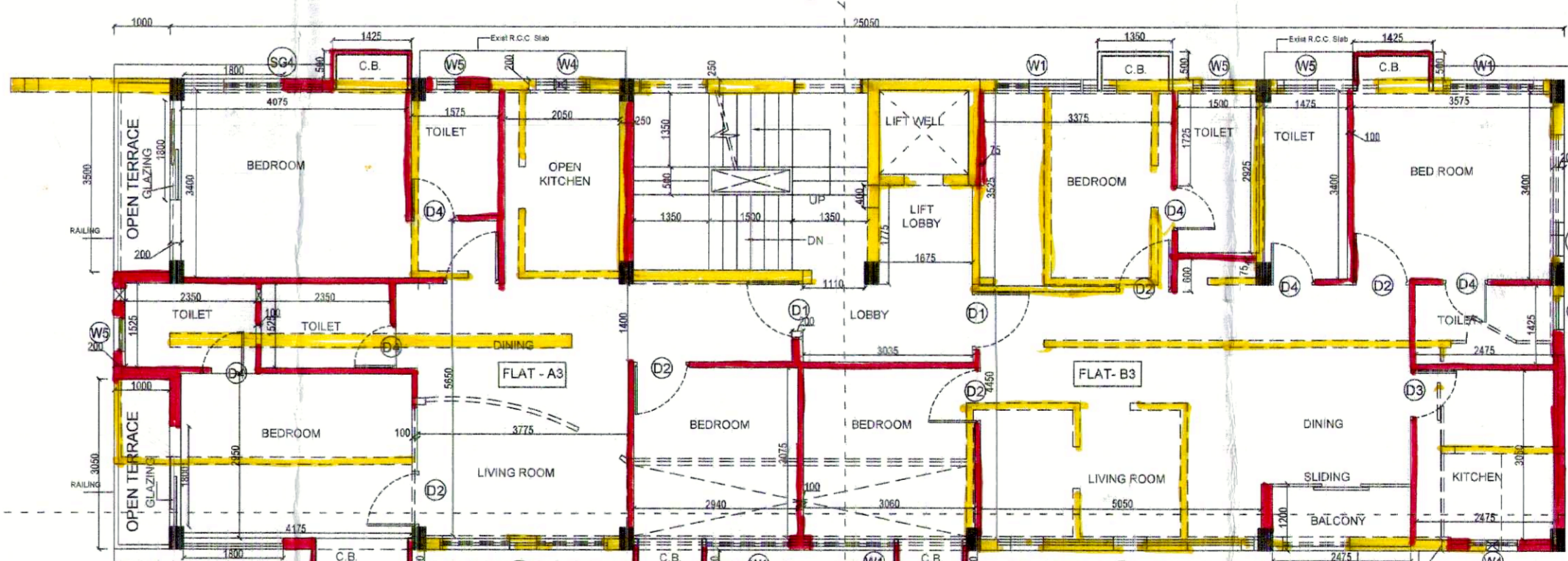


SECTION AT A-A'

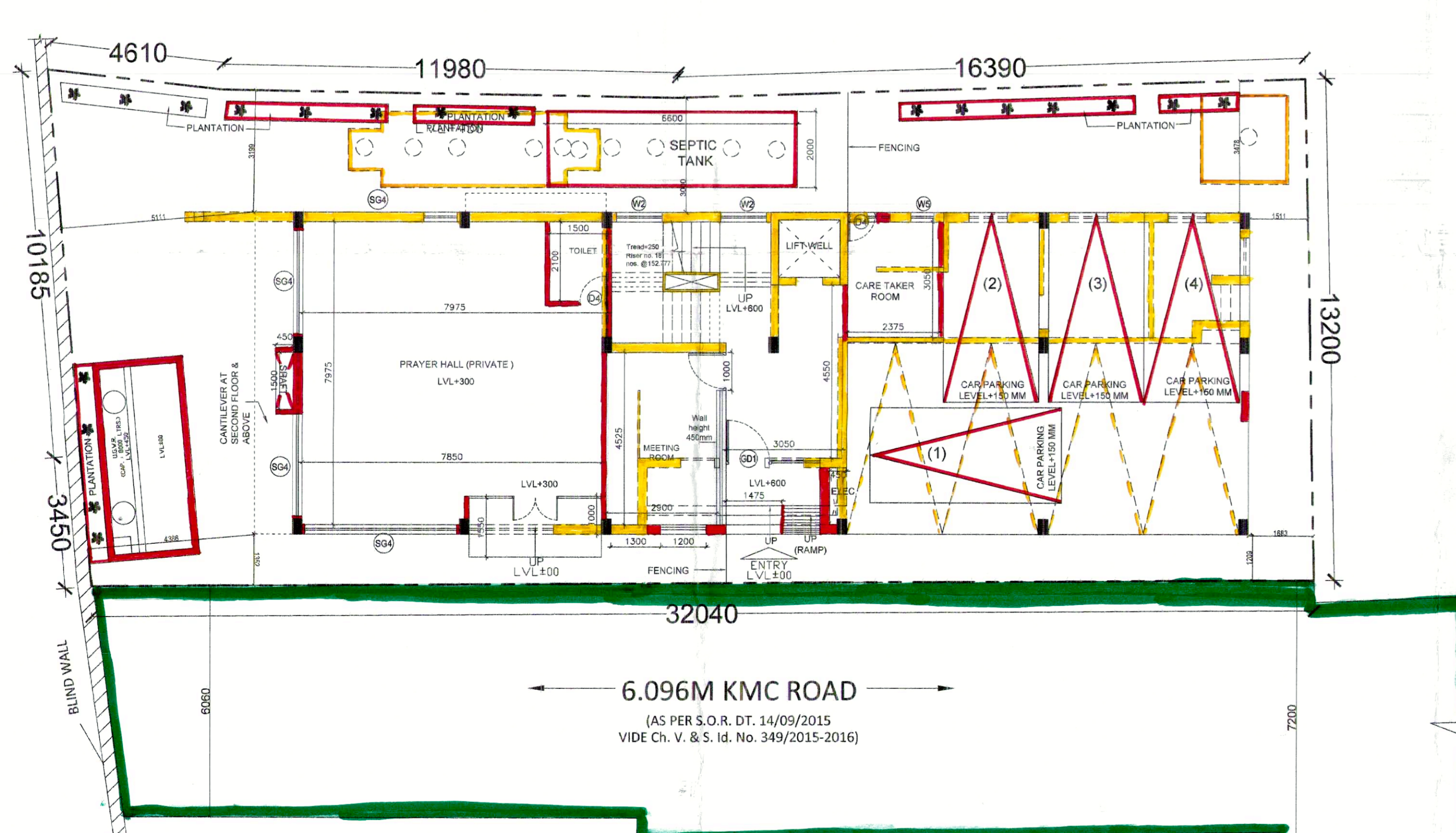
SECTION AT B-B'



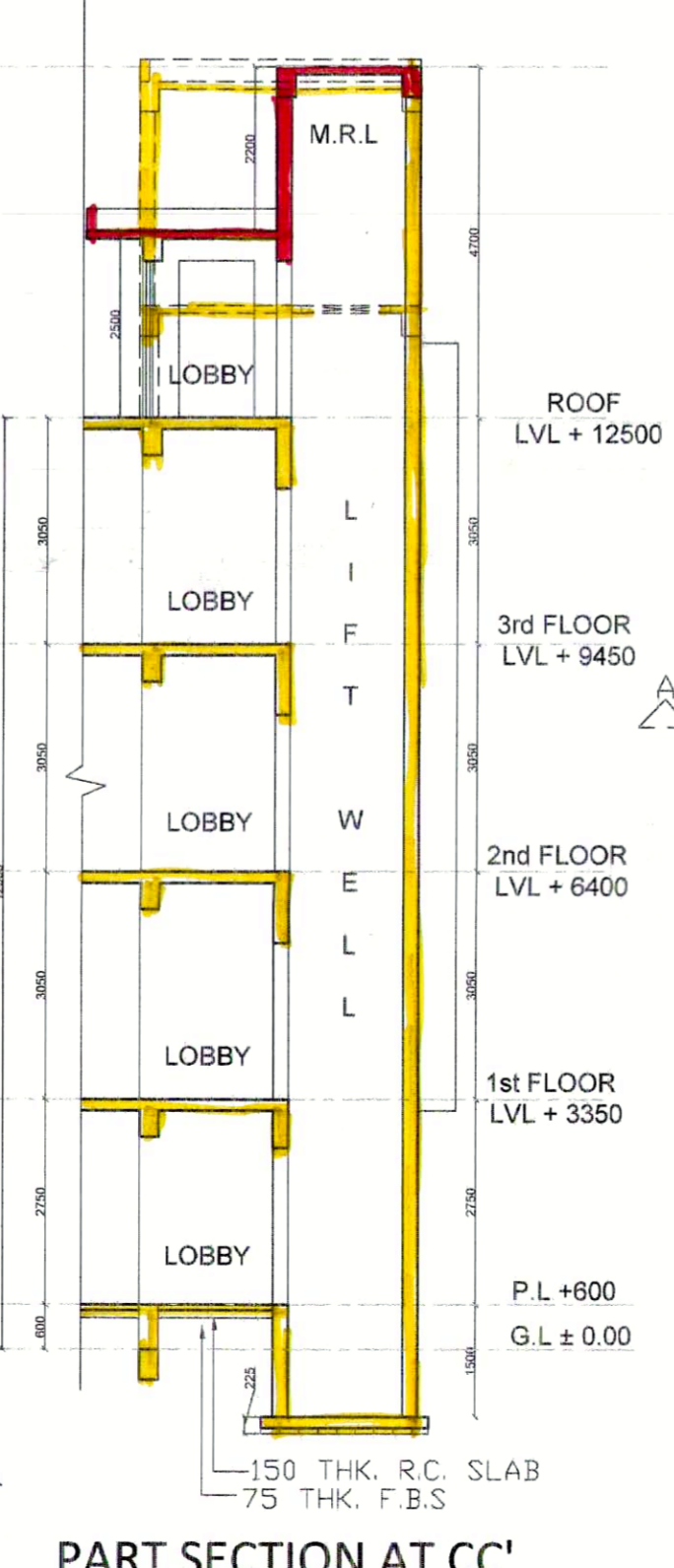
ROOF PLAN



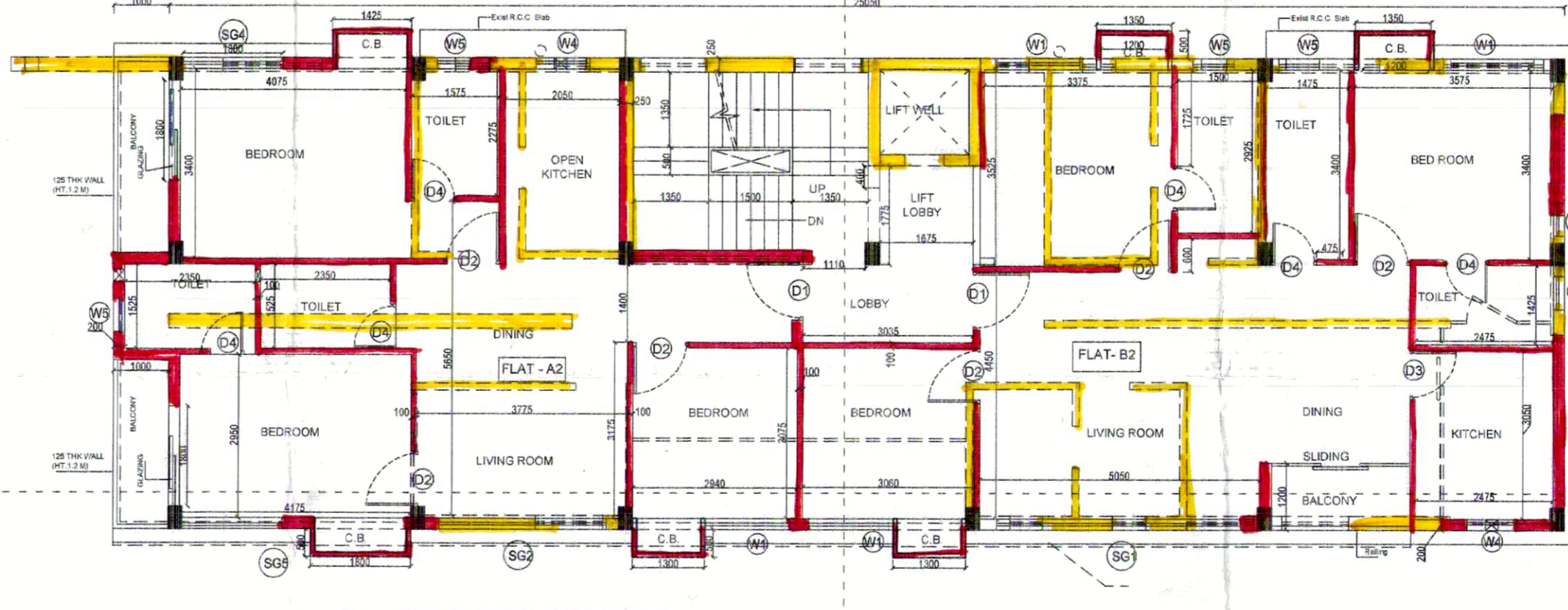
THIRD FLOOR PLAN



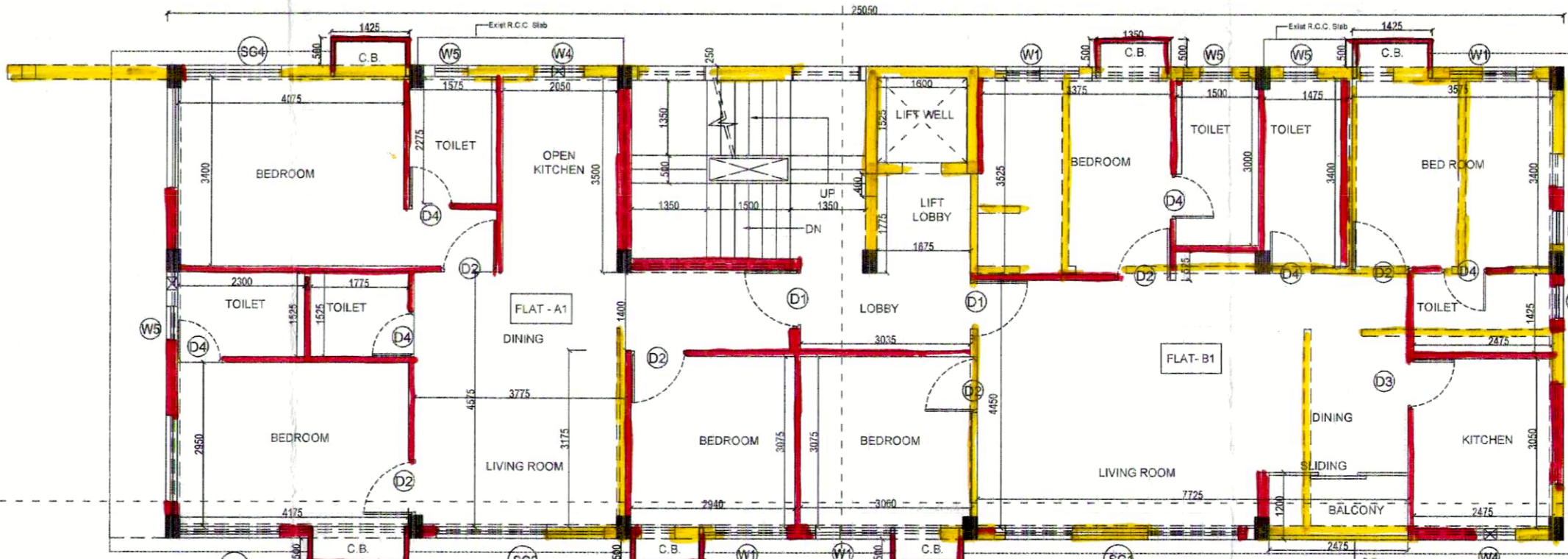
GROUND FLOOR PLAN



PART SECTION AT C-C'



SECOND FLOOR PLAN



FIRST FLOOR PLAN

NOTES -
1. ALL DIMENSIONS ARE IN MM UNLESS OTHERWISE MENTIONED.
2. DEPTH OF THE FOUNDATION OF SEMI UNDER GROUND WATER RESERVOIR WILL NOT EXCEED THE DEPTH OF ADJACENT COLUMNS.
3. ONLY WRITTEN DIMENSIONS ARE TO BE FOLLOWED.

SPECIFICATIONS :
EXTERNAL WALLS = 250 MM THK PARTITION WALLS = 125 MM THK (Unless otherwise mentioned)
FLOORING = MARBLE / CERAMIC TILES
ROOF = R.C.C. ROOF WITH WATER PROOFING MATERIALS
R.C.C. = WITH CEMENT, SAND AND STONE CHIPS (1:2:4) (1:1.5:3) (1:1:2)
P.C.C. = PLAIN CEMENT CONCRETE WITH STONE CHIPS (1:3:6) (1:4:8)
STEEL = Fe 415, Fe 600
CONCRETE = M15, M20, M25

Name of Owners :
1) MR. MANUJ KOCHAR
2) MRS. VANDANA KOCHAR
3) MRS. KUSUM KOCHAR

Name of Applicant :
MR. VISHAL KOCHAR (Constituted Power of Attorney of) 1) MR. MANUJ KOCHAR
2) MRS. VANDANA KOCHAR 3) MRS. KUSUM KOCHAR

SCHEDULE OF DOOR & WINDOW

DOOR	WIDTH	HEIGHT	WINDOW	WIDTH	HEIGHT
D1	1200	2100	W1	1200	1250
D2	1000	2100	W2	600	600
D3	1000	2100	W3	300	1200
D4	750	2100	W4	600	1350
			W5	600	1350
			W6	1800	1350

AS PER SANCTION

AREA OF LAND
1. AS PER DEED = 422,895 SQ.M.
2. AS PER BOUNDARY DECLARATION = 422,239 SQ.M.

3. PERMISSIBLE GROUND COVERAGE = 52.592% = 222,054 SQ.M.
4. PROPOSED GROUND COVERAGE = 52.386% = 221,238 SQ.M.

AS PER CONSTRUCTED

AREA OF LAND
1. AS PER DEED = 422,895 SQ.M.
2. AS PER BOUNDARY DECLARATION = 422,239 SQ.M.

3. PERMISSIBLE GROUND COVERAGE = 52.592% = 222,054 SQ.M.
4. GROUND COVERAGE CONSUMED = 52.286% = 220,774 SQ.M.

5. Area Statement

FLR	Actual Floor Area				Exempted Area	Net Floor Area	Actual Floor Area				Exempted Area	Net Floor Area					
	Residential (sq.m.)	Car (sq.m.)	Stair (sq.m.)	Lift/Lobby (sq.m.)			Residential (sq.m.)	Car (sq.m.)	Stair (sq.m.)	Lift/Lobby (sq.m.)							
Gr	213,013	0,000	0,000	0,000	213,013	12,880	2,751	197,382	Gr	212,298	0,000	0,000	0,000	212,298	12,880	2,974	196,444
1st	213,013	0,000	2,440	0,560	213,013	12,880	2,973	194,159	1st	212,305	0,000	2,440	0,560	209,305	12,880	2,974	193,451
2nd	211,779	0,000	2,440	0,560	208,779	12,880	2,973	192,928	2nd	220,775	0,000	2,440	0,560	217,775	12,880	2,974	201,921
3rd	211,053	7,527	2,440	0,560	200,526	12,880	2,973	184,673	3rd	214,224	0,000	2,440	0,560	211,224	12,880	2,974	195,370
Total	848,858	7,527	7,320	1,680	832,331	51,020	11,670	799,141	Total	859,602	0,000	7,320	1,680	850,602	51,520	11,896	787,180

CAR PARKING CALCULATION

7. AREA OF SINGLE TENEMENT = 705,964 sq.m.
8. ASSEMBLY CARPET AREA = 96,900 sq.m.
9. ASSEMBLY COVERED AREA = 73,900 sq.m.
10. CAR PARKING REQUIRED = 04 NOS.
11. CAR PARKING PROVIDED = 04 NOS.
12. CAR PARKING AREA PROVIDED = 52,762 SQ.M.

13. F.A.R.
i) PERMISSIBLE F.A.R. = 1.75
ii) PROPOSED F.A.R. = (799,141 / 52,762) / 422,239 = 1.697

14. STAIR HEAD ROOM AREA = 16,465 sq.m.
15. LIFT MACHINE ROOM AREA = 7,4 sq.m.
16. TERRACE AREA = 221,238 sq.m.
17. ROOF PERGOLA AREA = 6,583 sq.m.
18. LIFT MACHINE ROOM STAIR AREA = 5,702 sq.m.
19. ROOF TANK AREA = 3,240 sq.m.
20. CUP BOARD AREA = NIL
21. TREE COVER AREA = 1,5 SQ.M.

7. NO. OF TENEMENT = 06
8. CUP BOARD AREA = 4,289X3 = 12,869 SQ.M.

CAR PARKING CALCULATION

AREA OF TENEMENT
A1 = 84,053 SQ.M.
A2 = 92,525 SQ.M.
A3 = 85,974 SQ.M.
B1 B2 & B3 = 99,503 SQ.M.

9. ASSEMBLY CARPET AREA = 56,57 sq.m. (CAR REQUIRED= 1NO.)
10. ASSEMBLY COVERED AREA = 64,933 sq.m.
11. CAR PARKING REQUIRED = 04 NOS.
12. CAR PARKING PROVIDED = 05 NOS.
13. CAR PARKING AREA PROVIDED = 80,426 SQ.M.

14. F.A.R.
i) PERMISSIBLE F.A.R. = 1.75
ii) F.A.R. CONSUMED = (787,186 / 80,426) / 422,239 = 1.687

15. STAIR HEAD ROOM AREA = 16,465 SQ.M.
16. LIFT AND LOBBY AREA = 7,4 SQ.M.
17. TERRACE AREA = 220,776 SQ.M.
18. ROOF PERGOLA AREA = NIL
19. LIFT MACHINE ROOM STAIR AREA = NIL
20. ROOF TANK AREA = 3,660 SQ.M.
21. CUT OUT = NIL
22. TREE COVER AREA = 12,421 SQ.M.

CERTIFICATE OF STRUCTURAL ENGINEER

I HEREBY CERTIFY THAT ALL CONSTRUCTION WORKS HAS BEEN EXECUTED UNDER MY SUPERVISIONS CONSIDERING THE STRUCTURAL DESIGN & DRAWINGS OF BOTH FOUNDATION & SUPERSTRUCTURE OF THE BUILDING WHICH ARE MADE BY ME. CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE INDIA AND ENSURE THAT IT IS SAFE STABLE IN ALL RESPECTS.

CERTIFICATE OF THE ARCHITECT

I, DO HEREBY CERTIFY THAT ALL WORK IS EXECUTED UNDER MY SUPERVISION AS PER THE ABOVE SANCTIONED BUILDING AND THAT THE WORKMANSHIP AND ALL THE MATERIALS (TYPE AND GRADE) IS USED STRICTLY IN ACCORDANCE WITH THE GENERAL AND DETAILED SPECIFICATION. NO PROVISIONS OF THE KOLKATA MUNICIPAL CORPORATION ACT, 1980 AND THE KOLKATA MUNICIPAL CORPORATION BUILDING RULES 2009, AS AMENDED FROM TIME TO TIME IS VIOLATED IN THE COURSE OF WORK.

DECLARATION OF APPLICANT

WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT WE SHALL ENGAGE THE L.B.A. & E.S.E. DURING CONSTRUCTION. WE SHALL FOLLOW THE INSTRUCTION OF L.B.A. & E.S.E. DURING CONSTRUCTION OF THE BUILDING AS PER PLAN.
K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR THE STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE.
THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDERTAKEN UNDER GUIDANCE OF L.B.A. AND E.S.E. BEFORE STARTING OF THE BUILDING FOUNDATION. DURING SITE INSPECTION, WE WERE PHYSICALLY PRESENT AND DAILY IDENTIFIED THE PLOT THE PLOT IS DEMARCATED BY BOUNDARY WALL. THERE IS NO LEGAL CASE PENDING AGAINST THIS PREMISES.

REGULARIZATION PLAN U/R 26(2a & 2b) OF BUILDING RULE - 2009 VIDE B.P NO. - 2021100133, DATED - 17.01.2022 FOR (G-III) STORIED RESIDENTIAL BUILDING OF AT PREMISES NO. 414, PRINCE ANWAR SHAH ROAD, WARD NO. 093 BOROUGH NO. X, P.S.- LAKE, KOLKATA- 700 045 UNDER K.M.C.

SCALE - 1:100 & AS NOTED

ISSUE DATE: 19-04-2024

ARCHITECT AND PLANNER :

Pace Consultants
S/3A/3, RAJA MANINDRA ROAD, KOLKATA -37 | 9007170079 | arch@paceconsultants.in

Part - A

1. Assesee No. 210930906037

2. Details of Regd. Title Deed:

3. Details of Power of Attorney:

Book no. 1
Vol No. 247
Page no. 2467 to 2485
Being no. 05657
Date 02-08-2011
Regd. at A.D.S.R. ALIPORE

Book no. 1
Vol No. 1603-2021
Page no. 147256 to 147270
Being no. 163004907
Date 13-11-2021
Regd. at D.S.R.III, S24 PGNS

4. Details of Boundary Declaration:

Book no. 1
Vol No. 1630-2021
Page no. 147256 to 147270
Being no. 163004907
Date 13-11-2021
Regd. at D.S.R.-V, S24 PGNS

Part - B

5. Area Statement

Actual Floor Area

Net Floor Area

6. Area Statement

Actual Floor Area

Net Floor Area

CERTIFICATE OF THE ARCHITECT

I, DO HEREBY CERTIFY THAT ALL WORK IS EXECUTED UNDER MY SUPERVISION AS PER THE ABOVE SANCTIONED BUILDING AND THAT THE WORKMANSHIP AND ALL THE MATERIALS (TYPE AND GRADE) IS USED STRICTLY IN ACCORDANCE WITH THE GENERAL AND DETAILED SPECIFICATION. NO PROVISIONS OF THE KOLKATA MUNICIPAL CORPORATION ACT, 1980 AND THE KOLKATA MUNICIPAL CORPORATION BUILDING RULES 2009, AS AMENDED FROM TIME TO TIME IS VIOLATED IN THE COURSE OF WORK.

DECLARATION OF APPLICANT

WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT WE SHALL ENGAGE THE L.B.A. & E.S.E. DURING CONSTRUCTION. WE SHALL FOLLOW THE INSTRUCTION OF L.B.A. & E.S.E. DURING CONSTRUCTION OF THE BUILDING AS PER PLAN.
K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR THE STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE.
THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDERTAKEN UNDER GUIDANCE OF L.B.A. AND E.S.E. BEFORE STARTING OF THE BUILDING FOUNDATION. DURING SITE INSPECTION, WE WERE PHYSICALLY PRESENT AND DAILY IDENTIFIED THE PLOT THE PLOT IS DEMARCATED BY BOUNDARY WALL. THERE IS NO LEGAL CASE PENDING AGAINST THIS PREMISES.

REGULARIZATION PLAN U/R 26(2a & 2b) OF BUILDING RULE - 2009 VIDE B.P NO. - 2021100133, DATED - 17.01.2022 FOR (G-III) STORIED RESIDENTIAL BUILDING OF AT PREMISES NO. 414, PRINCE ANWAR SHAH ROAD, WARD NO. 093 BOROUGH NO. X, P.S.- LAKE, KOLKATA- 700 045 UNDER K.M.C.

SCALE - 1:100 & AS NOTED

ISSUE DATE: 19-04-2024

ARCHITECT AND PLANNER :

Pace Consultants
S/3A/3, RAJA MANINDRA ROAD, KOLKATA -37 | 9007170079 | arch@paceconsultants.in