

DOOR & WINDOW SCHEDULE					
TYPE	WIDTH	HEIGHT	TYPE	WIDTH	HEIGHT
D	1200	2100	W1	1800	1200
D1	1100	2100	W2	1500	1200
D2	1000	2100	W3	1200	1200
D3	900	2100	W4	1000	1200
D4	750	2100	W4A	1000	1000
SD1	1800	2100	W4B	1000	1950
			W5	900	1200
			W5A	900	1000
			W6	600	1000
			W7	3400	1950
			W8	2775	1950
			W9	2475	1950
			W10	1500	1950

SPACE FOR K.M.C. USES		
B.P. NO.:-2023160293	DATE:-30.09.2023	VALID UP TO:- 29.09.2028
MBC MEETING NO. 618	MBC MEETING DATE:- 30.05.2023	
MBC RESOLUTION NO. 61/23-24		
DIGITAL SIGNATURE OF A.E.(C)		
DIGITAL SIGNATURE OF E.E.(C)		

PART-B	
ASSESSER NO.-41-126-18-0125-9	DET. OF DEED CONVEYANCE :-
BOOK NO.-1	PAGE FROM:- 394795 TO 394109
BENG NO.-16020173	YEAR - 2017
D.S.R. - II SOUTH 24-PARAGANAS	DET. OF BOUNDARY DECLARATION :-
BOOK NO.-1	PAGE FROM:- 394795 TO 394109
BENG NO.-16020173	YEAR - 2017
D.S.R. - II SOUTH 24-PARAGANAS	DET. OF SIDE STRIP GIFT :-
BOOK NO.-1	PAGE FROM:- 348773 TO 348789
BENG NO.-160209450	YEAR - 2022
D.S.R. - II SOUTH 24-PARAGANAS	DET. OF SPPLAYED CORNER :-
BOOK NO.-1	PAGE FROM:- 345888 TO 345702
BENG NO.-160209449	YEAR - 2022
D.S.R. - II SOUTH 24-PARAGANAS	DET. OF DEVELOPMENT POWER OF ATTORNEY :-
BOOK NO.-1	PAGE FROM:- 379523 TO 279650
BENG NO.-160209448	YEAR - 2017
D.S.R. - II SOUTH 24-PARAGANAS	DET. OF A.A.I. NOC. :-
NOC. ID. :- 88HA/EAST/09/2022/482408	DATE:-26/10/2022, VALID UP TO:-03/10/2028
SITE ELEVATION:- (AMSL) - 4.21M.	PERMISSIBLE TOP ELEVATION:- (AMSL) - 34.21M.
U.L.C. NO. :- 2378	U.L. DATED :- 04.08.2022
U.L.C/Alp/2022	
NO. OF STORED :- G+IV (FRONT BLOCK)	
NO. OF TENEMENTS :- 28 NOS. (FRONT BLOCK)	
NO. OF TENEMENTS :- 01 BELOW 50 SQ.M. - 03 NOS.	
NO. OF TENEMENTS :- 01 50 SQ.M. TO 75 SQ.M. - 24 NOS.	
NO. OF TENEMENTS :- 01 75 TO 100 SQ.M. - 11 NOS.	
AREA OF PLOT :-	
AS PER DOCUMENT :- 1270.933 SQ.M. (19% - 00CH - 00SQ.FT.)	
AS PER BOUNDARY DECLARATION :- 1266.617 SQ.M. (18% - 14 CH. - 43.865 SQ.FT.)	

PART-B	
1. GROUND COVERAGE	PERMISSIBLE AREA OF PARKING :- 114.415 SQ.M.
2. PROPOSED GROUND COVERAGE	384.132 SQ.M. (FRONT BLOCK) + 166.420 SQ.M. (REAR BLOCK) = 550.552 SQ.M. (43.466%)
3. ROAD WIDTH:- 9.2 M.	
4. FRONT BLOCK :-	
i) GROUND FLOOR AREA = 259.498+124.634 = 384.132 SQ.M.	
ii) 1ST FLOOR AREA = 238.249+124.598 = 362.847 SQ.M.	
iii) 2ND TO 6TH FLOOR AREA = 372.322 SQ.M. (PER FLOOR AREA)	
iv) NET FLOOR AREA (EXCLUDING THE SPACE EXEMPTED IN THIS RULE) = 2346.735 SQ.M.	
v) TOTAL EXEMPTED AREA = 262.215 SQ.M.	
vi) GROSS FLOOR AREA INCLUDING THE SPACE EXEMPTED IN THIS RULE = 2608.95 SQ.M.	
vii) PERMISSIBLE AREA FOR PARKING = 355.55 SQ.M.	
viii) PROVIDED AREA OF PARKING = 188.613 SQ.M.	
ix) STAR HEADROOM AREA = 38.03 SQ.M.	
x) OVER HEAD WATER TANK AREA = 15.73 SQ.M.	
xi) LIFT MACHINE ROOM AREA = 17.939 SQ.M.	
xii) LIFT MACHINE ROOM STAIR AREA = 6.3 SQ.M.	
xiii) ROOF W.C. AREA = 2.975 SQ.M.	
xiv) ROOF STRUCTURE AREA = 80.974 SQ.M.	
xv) OPEN TERRACE AREA = 378.132 SQ.M.	
xvi) TOTAL AREA OF C.B. = 40.75 SQ.M.	
xvii) TOTAL AREA OF LOFT = 38.101 SQ.M.	
5. REAR BLOCK :-	
i) GROUND FLOOR AREA = 136.867 SQ.M.	
ii) 1ST FLOOR AREA = 133.144 SQ.M.	
iii) 2ND FLOOR TO 4TH FLOOR AREA = 164.322 SQ.M. (PER FLOOR AREA)	
iv) NET FLOOR AREA (EXCLUDING THE SPACE EXEMPTED IN THIS RULE) = 682.616 SQ.M.	
v) TOTAL EXEMPTED AREA = 80.393 SQ.M.	
vi) GROSS FLOOR AREA INCLUDING THE SPACE EXEMPTED IN THIS RULE = 763.009 SQ.M.	
vii) PERMISSIBLE AREA FOR PARKING = 59 SQ.M.	
viii) PROVIDED AREA OF PARKING = 114.415 SQ.M.	
ix) OVER HEAD WATER TANK AREA = 8.099 SQ.M.	
x) LIFT MACHINE ROOM AREA = 8.340 SQ.M.	
xi) LIFT MACHINE ROOM STAIR AREA = 3.1 SQ.M.	
xii) ROOF W.C. AREA = 2.975 SQ.M.	
xiii) ROOF STRUCTURE AREA = 38.784 SQ.M.	
xiv) OPEN TERRACE AREA = 166.420 SQ.M.	
xv) TOTAL AREA OF C.B. = 9.811 SQ.M.	
xvi) TOTAL AREA OF LOFT = 11.193 SQ.M.	
6. TOTAL CAR PARKING AREA = 1 (88.613) + 114.415 = 303.028 SQ.M.	
7. F.A.R	
PROPOSED F.A.R = 2.25	
PERMISSIBLE F.A.R = 1.8	
TOTAL NET FLOOR AREA (BL-1 + BL-2) = 3029.34 SQ.M.	
BONUS CAR PARKING AREA (BL-1 + BL-2) = 303.028 SQ.M.	
TOTAL FLOOR AREA FOR F.A.R = 3029.34 + 303.028 = 3332.368 SQ.M.	
PROPOSED F.A.R = 2726.312 / 1266.617 = 2.152	
8. PARKING (FRONT & REAR BLOCK)	
i) REQUIRED = 15 NOS.	
ii) PROVIDED = 15 NOS.	
PERMISSIBLE TREE COVER AREA = 109.533 SQ.M.	
PROPOSED TREE COVER AREA = 88.471+21.266 = 109.737 SQ.M.	

DECLARATION OF ARCHITECT

I DO HEREBY CERTIFY ON THIS PLAN IS 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 AND THAT THE SITE CONDITION INCLUDING THE WIDTH OF ABUTTING ROAD MAINTAINED BY K.M.C. CONFORM WITH THE PLAN AND THAT THE PREMISES IS A BUILDABLE SITE. THE ABUTTING K.M.C. ROAD WIDTH IS 9.2 M. ON THE NORTH SIDE & 1.273 M. ON THE WEST SIDE. DURING DEPTT. INSPECTION SITE WAS IDENTIFIED BY ME IT IS NOT A TANK OR FILLED UP TANK AND BOUNDED BY BOUNDARY WALL.

NAME OF THE ARCHITECT  
SOMALI GUHA, REGN. NO. - CA/92/14663.

DECLARATION OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPER-STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME ON THE BASIS OF SOIL INVESTIGATION REPORT MADE BY MOYTEC AT 67/1B, GRAHAM ROAD, KOLKATA-700040, SIGNED BY SANJIV J.PAREKH CONSIDERING THAT ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOADS AS PER NATIONAL BUILDING CODE OF INDIA, LATEST REVISION AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.

NAME OF STRUCTURAL ENGINEER  
SANJIV J.PAREKH  
M.E.(STRUCT.), M.E.(CONSTR. ENG.), B.C.E.  
RE-(F-18)02-04 E.S.E. NO. 104 (I) K.M.C.

CERTIFICATE OF GEO-TECHNICAL ENGINEER

UNDESIGNED, MOYTEC - RABIN KUMAR BANERJEE, 67/1B, GRAHAM ROAD, KOLKATA - 700040, HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THERE ON. 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 HERE IN IS SAFE & STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

NAME OF GEOTECHNICAL ENGINEER  
RABIN KUMAR BANERJEE, GT/1/28

DECLARATION OF OWNER

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE ARCHITECT & E.S.E. DURING CONSTRUCTION WE SHALL FOLLOW THE INSTRUCTIONS OF ARCHITECT & 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 ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF E.S./ARCHITECT BEFORE STARTING OF BUILDING FOUNDATION WORK. THE PLOT IS IDENTIFIED BY THE UNDESIGNED, IF ANY DISPUTE ARISE REGARDING THE OWNERSHIP OF THE PLOT, K.M.C. AUTHORITY WILL NOT RESPONSIBLE AND WILL REVOKE SANCTION.

NAME OF THE OWNER  
MR. ADITYA DALMIA  
(C.A. OF M/S CONSOLIDATED RAYON LTD. & OTHERS)

GROUND FLOOR PLAN, 1ST FLOOR PLAN, 2ND TO 6TH FLOOR PLAN, ROOF PLAN.

PROJECT

PROPOSED G+VI (FRONT BLOCK - A) & G+IV (REAR BLOCK - B) STORED RESIDENTIAL BUILDING PLAN U/S 393A OF K.M.C. ACT. 1980 COMPLYING K.M.C. BUILDING RULE 2009, AT PRE. NO. - 138, SANSUNA MAIN ROAD, WARD NO.- 126, BOROUGH NO.- XVI, KOLKATA - 700061. UNDER K.M.C.

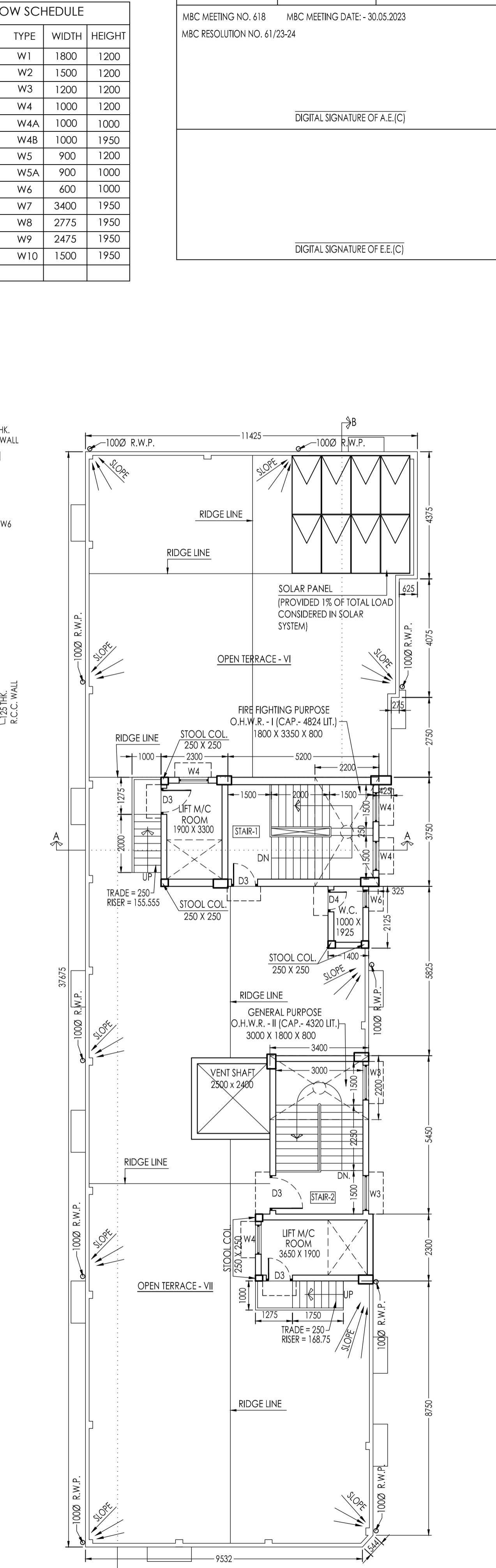
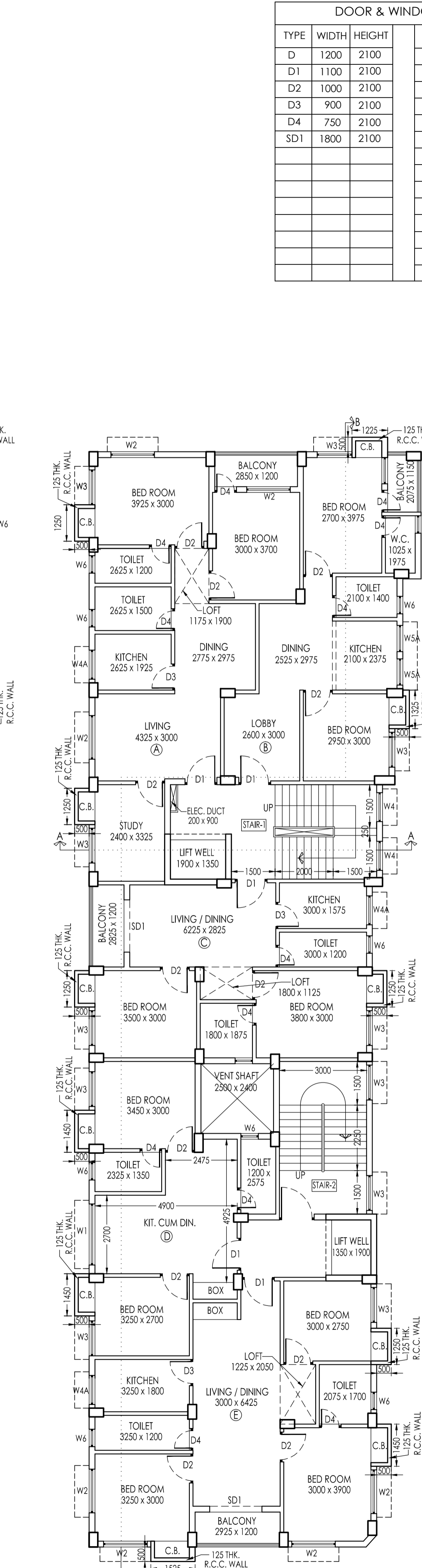
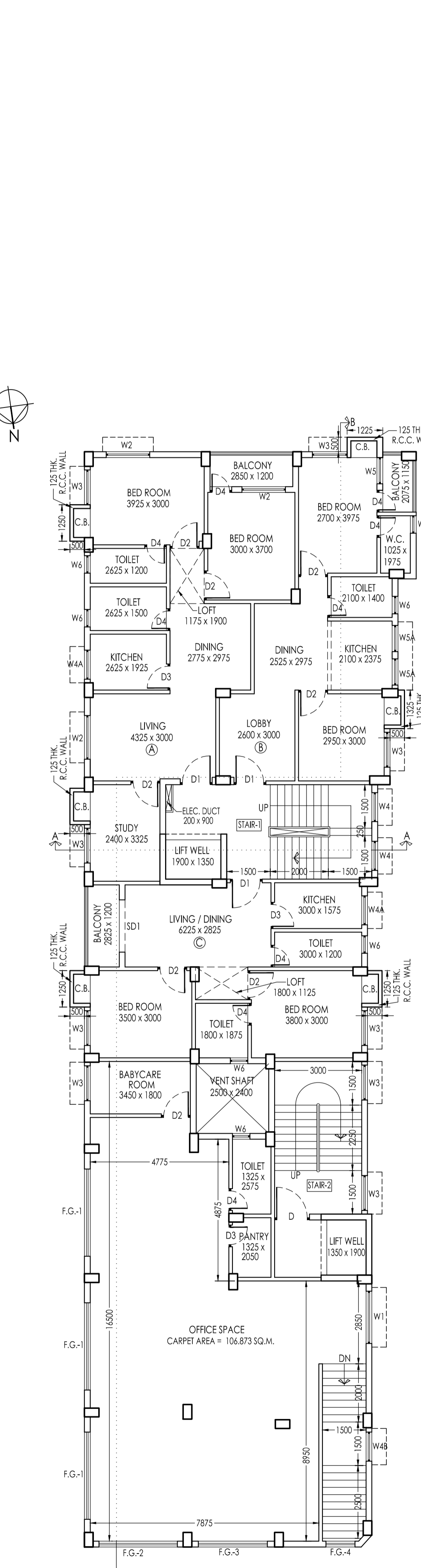
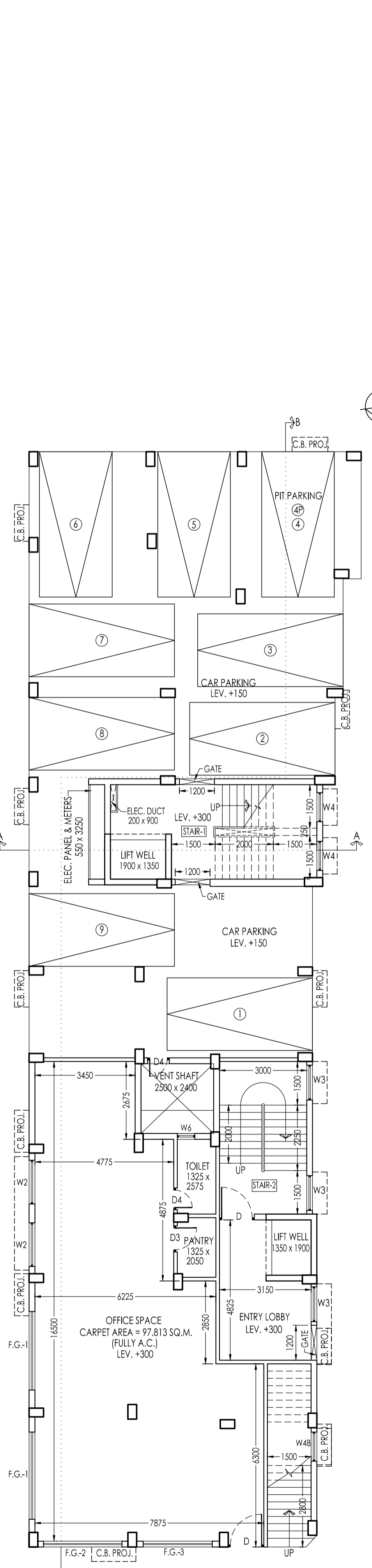
NAME OF THE OWNER:- MR. ADITYA DALMIA (C.A. OF M/S CONSOLIDATED RAYON LTD. & OTHERS)

JOB NO.	DATE	DEALT	SCALE: 1:100.
	09.08.2023	P.S.	SHEET NO. - 1

SGA CONSULTANCY SERVICES

architects \* engineers \* planners

'GUNJAN', 1ST. FLOOR, P-17 MITRA COLONY, JAMES LONG SARANI, KOLKATA-700034. PHONE NO. - 33355-36249. E-MAIL ID: contact@sgacindia.com



9. PROPOSED COVERED AREA (IN SQ.M.) :

FLOOR MKD.	COVERED AREA	CUTOUT	GROSS COV. AREA	EXEMPTED AREA		NET FLOOR AREA
				LIFT LOBBY	STAIR AREA	
GR. FLOOR	384.132	---	378.132	5.955	31.500	340.687
1ST FLOOR	384.132	20.924	363.208	5.955	31.500	325.754
2ND FLOOR	384.132	11.81	372.322	5.955	31.500	334.867
3RD FLOOR	384.132	11.81	372.322	5.955	31.500	334.867
4TH FLOOR	384.132	11.81	372.322	5.955	31.500	334.867
5TH FLOOR	384.132	11.81	372.322	5.955	31.500	334.867
6TH FLOOR	384.132	11.81	372.322	5.955	31.500	334.867
TOTAL	2688.924	79.974	2608.95	41.715	220.5	2346.735 SQ.M.

10. FRONT BLOCK TENEMENTS & CAR PARKING CALCULATION :- (A) RESIDENTIAL :

MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
A	79.751 SQ.M.	14.712 SQ.M.	94.463 SQ.M.	06 NOS.	3
B	55.302 SQ.M.	10.202 SQ.M.	65.504 SQ.M.	06 NOS.	4
C	60.846 SQ.M.	11.224 SQ.M.	72.070 SQ.M.	06 NOS.	4
D	50.615 SQ.M.	9.337 SQ.M.	59.952 SQ.M.	05 NOS.	3
E	80.840 SQ.M.	14.913 SQ.M.	95.753 SQ.M.	05 NOS.	2

11. REAR BLOCK TENEMENTS & CAR PARKING CALCULATION :- (A) RESIDENTIAL :

MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
A	44.865 SQ.M.	8.517 SQ.M.	53.382 SQ.M.	01 NO.	1
B	53.243 SQ.M.	10.107 SQ.M.	63.351 SQ.M.	03 NOS.	1
C	35.868 SQ.M.	6.809 SQ.M.	42.677 SQ.M.	03 NOS.	1
D	57.941 SQ.M.	10.999 SQ.M.	68.940 SQ.M.	03 NOS.	1

CAR REQD. FOR RESIDENTIAL PORTION (FRONT BLOCK) = 09 NOS.

GROUND FLOOR CARPET AREA OF OFFICE SPACE = 97.813 SQ.M.

1ST FLOOR CARPET AREA OF OFFICE SPACE = 106.873 SQ.M.

TOTAL CARPET AREA OF OFFICE SPACE = 204.686 SQ.M.

CAR PARKING REQD. FOR OFFICE SPACE = 04 NOS.

TOTAL REQUIRED CAR PARKING :- (09 + 04) = 13 NOS.

CAR REQD. FOR RESIDENTIAL PORTION (REAR BLOCK) = 01 NOS.

1ST FLOOR CARPET AREA OF COMMUNITY HALL = 58.894 SQ.M.

CAR PARKING REQD. FOR COMMUNITY HALL = 01 NOS.

TOTAL REQUIRED CAR PARKING :- (1 + 1) = 02 NOS.