

Premises No: **22D, MOTILAL BASAK LANE, KOLKATA - 700054, WARD-031, BOROUGH - III,**
 Assessee No: **110310900692**
 Name of the Owner: **GOLDEN GOENKA REALTY LLP**
 Applicant: **GOLDEN GOENKA REALTY PVT LTD, RAV ENCLAVES LLP, A G FERRUM & ALLOY TRADING LLP**
 Area of Land: **1661.665 SQ.M. (AS PER DEED), 1678.868 SQ.M. (AS PER BOUNDARY DECLARATION)**
 Name & No of L.B.S/Architect: **MITUL SHUKLA (CA/2004/33251)**
 Permissible height in reference to CCZM issued by AAI: **33M.**
 Proposed height of the building: **15.475M.+ 7.5M.+ 6.4M. = 29.375M**

Co-ordinate in WGS-84 and site elevation (AMSL):

Reference point marked in the site plan of the proposal	Co-ordinate in WGS-84		Site elevation (AMSL)
	Latitude	Longitude	
1	22°34'31"N	88°23'39"E	5.5M
2	22°34'31"N	88°23'39"E	5.5M
3	22°34'31"N	88°23'39"E	5.5M
4	22°34'31"N	88°23'39"E	5.5M

The above information is true and correct in all respect and respect and if at any stage, it is found otherwise, than I shall be fully liable for which KMC and other appropriate authority reserve the right to take appropriate action against me as per law.

As Authorised Signatory of:
 Golden Goenka Realty LLP
 Goldengoenka Estate Pvt. Ltd.
 RAV Enclaves LLP,
 A G Ferrum & Alloy Trading LLP

Signature of Owner/Applicant: **MR. ANUJ GOENKA**
 Signature of LBS/Architect: **MITUL SHUKLA**

8. CAR PARKING CALCULATION

FLOOR	FLAT NO.	TENEMENT AREA (SI)	PROPORTIONAL AREA TO BE ADDED (SI)	ACTUAL TENEMENT AREA (SI)	NUMBER OF FLAT IN BETWEEN 75-102	102-202	202-302	REQUIRED CAR PARKING	
1ST FLOOR	FLAT A	99.34 SQ.M	23.83	99.34 SQ.M	1	1	1	1	
	FLAT B	111.29 SQ.M	26.63	111.29 SQ.M	1	1	1	1	
	FLAT C	102.41 SQ.M	24.97	102.41 SQ.M	1	1	1	1	
	FLAT D	89.84 SQ.M	19.74	89.84 SQ.M	1	1	1	1	
	FLAT E	111.29 SQ.M	26.63	111.29 SQ.M	1	1	1	1	
2ND FLOOR	FLAT A	99.34 SQ.M	23.83	99.34 SQ.M	1	1	1	1	
	FLAT B	111.29 SQ.M	26.63	111.29 SQ.M	1	1	1	1	
	FLAT C	102.41 SQ.M	24.97	102.41 SQ.M	1	1	1	1	
	FLAT D	89.84 SQ.M	19.74	89.84 SQ.M	1	1	1	1	
	FLAT E	111.29 SQ.M	26.63	111.29 SQ.M	1	1	1	1	
3RD FLOOR	FLAT A	99.34 SQ.M	23.83	99.34 SQ.M	1	1	1	1	
	FLAT B	111.29 SQ.M	26.63	111.29 SQ.M	1	1	1	1	
	FLAT C	102.41 SQ.M	24.97	102.41 SQ.M	1	1	1	1	
	FLAT D	89.84 SQ.M	19.74	89.84 SQ.M	1	1	1	1	
	FLAT E	111.29 SQ.M	26.63	111.29 SQ.M	1	1	1	1	
4TH FLOOR	FLAT A	99.34 SQ.M	23.83	99.34 SQ.M	1	1	1	1	
	FLAT B	111.29 SQ.M	26.63	111.29 SQ.M	1	1	1	1	
	FLAT C	102.41 SQ.M	24.97	102.41 SQ.M	1	1	1	1	
	FLAT D	89.84 SQ.M	19.74	89.84 SQ.M	1	1	1	1	
	FLAT E	111.29 SQ.M	26.63	111.29 SQ.M	1	1	1	1	
TOTAL		2489.15	599.46	TOTAL	3088.22			TOTAL	22

REQUIRED CAR PARKING = 22 NOS
 PROVIDED CAR PARKING (C.O.V.D) = 21 NOS
 PROVIDED CAR PARKING (OPEN) = 2 NOS
 TOTAL PROVIDED CAR PARKING = 23 NOS
 PERMISSIBLE CAR PARKING AREA = 525 SQ.M
 ONE LAYER AT GROUND - 21 NOS - 21X 2.5 SQ.M = 525 SQ.M
 PROVIDED CAR PARKING AREA AT GROUND = 523.04 SQ.M
 PARKING AREA WILL BE DEDUCTED = 523.04 SQ.M

AREA STATEMENT

- AREA OF LAND
 - LAND AREA AS PER DEED (01B-04K-13CH-21 SQ.FT.) = 1661.65 SQ.M.
 - LAND AREA AS PER SITE (01B-05K-1CH-26 SQ.FT.) = 1678.868 SQ.M.
 - AREA OF STRIP OF LAND GIFT TO KMC = 59.66 SQ.M.
 - AREA OF CORNER SPLAY GIFT TO KMC = 2.97 SQ.M.
 - AREA OF LAND AFTER KMC GIFTS (AS PER SITE) = 1599.02 SQ.M.
- PERMISSIBLE GROUND COVERAGE (50.00%) = 830.825 SQ.M.
 - PROPOSED GROUND COVERAGE (49.974%) = 832.400 SQ.M.
- PERMISSIBLE BUILDING HEIGHT = 15.50 M.
- PROPOSED BUILDING HEIGHT = 4.875 M.
- ROAD WIDTH = 1.75
- PERMISSIBLE F.A.R. = 2907.887 SQ.M.
- PERMISSIBLE BUILTUP AREA

7. PROPOSED AREA (TOWER - 1 & 2)

FLOOR	GROSS COVERED AREA	NET FLOOR AREA	50% OF NET FLOOR AREA	NET FLOOR AREA
GROUND FLOOR	737.15 SQ.M	737.15 SQ.M	368.58 SQ.M	703.55 SQ.M
1ST FLOOR	407.43 SQ.M	407.43 SQ.M	203.72 SQ.M	395.82 SQ.M
2ND FLOOR	407.43 SQ.M	407.43 SQ.M	203.72 SQ.M	395.82 SQ.M
3RD FLOOR	407.43 SQ.M	407.43 SQ.M	203.72 SQ.M	395.82 SQ.M
4TH FLOOR	407.43 SQ.M	407.43 SQ.M	203.72 SQ.M	395.82 SQ.M
5TH FLOOR	407.43 SQ.M	407.43 SQ.M	203.72 SQ.M	395.82 SQ.M
6TH FLOOR	407.43 SQ.M	407.43 SQ.M	203.72 SQ.M	395.82 SQ.M
7TH FLOOR	407.43 SQ.M	407.43 SQ.M	203.72 SQ.M	395.82 SQ.M
8TH FLOOR	407.43 SQ.M	407.43 SQ.M	203.72 SQ.M	395.82 SQ.M
9TH FLOOR	407.43 SQ.M	407.43 SQ.M	203.72 SQ.M	395.82 SQ.M
10TH FLOOR	407.43 SQ.M	407.43 SQ.M	203.72 SQ.M	395.82 SQ.M
TOTAL	5087.92 SQ.M	5087.92 SQ.M	2543.96 SQ.M	5087.92 SQ.M

GENERAL NOTES :-

- ALL DIMENSIONS ARE IN MM. UNLESS OTHERWISE MENTIONED.
- ALL EXTERNAL WALLS ARE 200 THK & INTERNAL WALLS ARE 125 THK.
- ALL CHAMAS ARE 150 THK & 450 MM PROJECTED.
- DEPTH OF UNDERGROUND WATER RESERVOIR SHOULD NOT EXCEED THE DEPTH OF FOUNDATION.
- GRADE OF CONCRETE & GRADE OF STEEL TO BE USE AS PER STRUCTURAL ENGINEER'S SPECIFICATION.
- R.C.C. FRAMED STRUCTURE.
- ANY DISCREPANCY IN SCALE, THE WRITTEN DIMENSION SHALL GOVERN.
- FOR SPECIFICATION OF MATERIALS & WORKMANSHIP N.B.C. TO BE FOLLOWED.
- OPEN TERRACE WITH COVD. CONC. OF RATIO 2:2:7.
- DAMP PROOF COURSE TO BE PROVIDED WITH P.C.C. (1:2:4).

DOOR SCHEDULE :-

Mtd.	Sill	Lintel	Size
D1	-	2150	1200X2150
D2	-	2150	900X2150
D3	-	2150	750X2150
SD	-	2150	AS PER DETAIL
SD1	-	2150	AS PER DETAIL

WINDOW SCHEDULE :-

Mtd.	Sill	Lintel	Size
W1	600	2150	2100X1550
W2	600	2150	1800X1550
W3	600	2150	1500X1550
W4	600	2150	1425X1550
W5	600	2150	900X1550
W6	1050	2150	1300X1100
W7	1050	2150	900X1100
W8	1050	2150	750X1100
W9	1050	2150	600X1100
SW	350	2150	900X1800

PART-A:

- ASSESS NO: 110310900692
- DETAIL OF REGISTERED DEED (BOOK NO: 1)
VOL. NO: 1603/2022 Page from 375664 to 375123
BENG NO: 160310528 for the year 2022
- DETAIL OF BOUNDARY DEED (BOOK NO: 1)
VOL. NO: 1603/2022 Page from 436510 to 436531
BENG NO: 160312625 for the year 2022
- DETAIL OF REGISTERED GIFT OF SPLAY CORNER (BOOK NO: 1)
VOL. NO: 1603/2023 Page from 109215 to 109229
BENG NO: 16033994 for the year 2023
- DETAIL OF REGISTERED GIFT OF STRIP OF LAND (BOOK NO: 1)
VOL. NO: 1603/2023 Page from 109230 to 109244
BENG NO: 16033985 for the year 2023
- AREA OF LAND :
 - LAND AREA AS PER DEED (01B-04K-13CH-21 SQ.FT.) = 1661.65 SQ.M.
 - LAND AREA AS PER SITE (01B-05K-1CH-26 SQ.FT.) = 1678.868 SQ.M.
 - AREA OF STRIP OF LAND GIFT TO KMC = 59.66 SQ.M.
 - AREA OF CORNER SPLAY GIFT TO KMC = 2.97 SQ.M.
 - AREA OF LAND AFTER KMC GIFTS (AS PER SITE) = 1599.02 SQ.M.

DECLARATION OF APPLICANT:

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE L.B.A & ESE DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF ARCHITECT, E.S.E & GTE DURING CONSTRUCTION OF THE BUILDING AS PER PLAN & C.A.C AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJACENT STRUCTURE IF ANY SUBMITTED DOCUMENT ARE FINE. THE KMC AUTHORITY WILL REMOVE THE SANCTION PLAN. THE CONSTRUCTION OF GROUND & SUPER STRUCTURE SHALL BE TAKEN UNDER THE GUIDANCE OF SANCTION STARTING OF BUILDING FOUNDATION.

DECLARATION OF GEO-TECH ENGINEER:

UNDERGROUND HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THEREON. IT IS CERTIFIED THAT THE EXISTING SOIL OF THE SITE IS ABLE TO CARRY THE LOAD COMING FROM THE PROPOSED CONSTRUCTION & THE FOUNDATION SYSTEM PROPOSED HEREIN IS SAFE & STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

SIGNATURE OF OWNER
 GOLDEN GOENKA REALTY LLP
 GOLDEN GOENKA REALTY PVT LTD
 RAV ENCLAVES, LLP, A G FERRUM & ALLOY TRADING LLP
 REPRESENTED BY ANUJ GOENKA

SIGNATURE OF GEO-TECH ENGINEER
 DR. SANTOSH KUMAR CHAKRABORTY
 G.T.E NO. - G.T./16
 SIGNATURE OF GEO-TECH.

SIGNATURE OF STRUCTURAL ENGINEER
 SANJIV J. PAREKH
 ESE - 104 / I
 SIGNATURE OF STRUCTURAL ENGINEER

DECLARATION OF ARCHITECT:

CERTIFIED THAT THE PLAN IS PREPARED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009. AS AMENDING FROM TIME TO TIME AND THE SITE CONDITION INCLUDING THE BUILDING ROAD IS CONFORM WITH THE PLAN. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THE EXISTING STRUCTURE TO BE DEMOLISHED BEFORE COMMENCEMENT OF CONSTRUCTION FULLY OCCUPIED BY THE OWNER. THERE IS NO TENENT.

MITUL SHUKLA
 CA / 2004 / 33251
 SIGNATURE OF ARCHITECT

PROJECT:
 PROPOSED PLAN OF G+IV STORIED RESIDENTIAL BUILDING US 393A OF KMC ACT 1980 COMPLYING KMC BUILDING RULE 2009 AT PREMISES NO. 22D, MOTILAL BASAK LANE, P.S.-PHOOLBAGAN, BOROUGH-III, WARD NO.-31, KOLKATA - 700 054

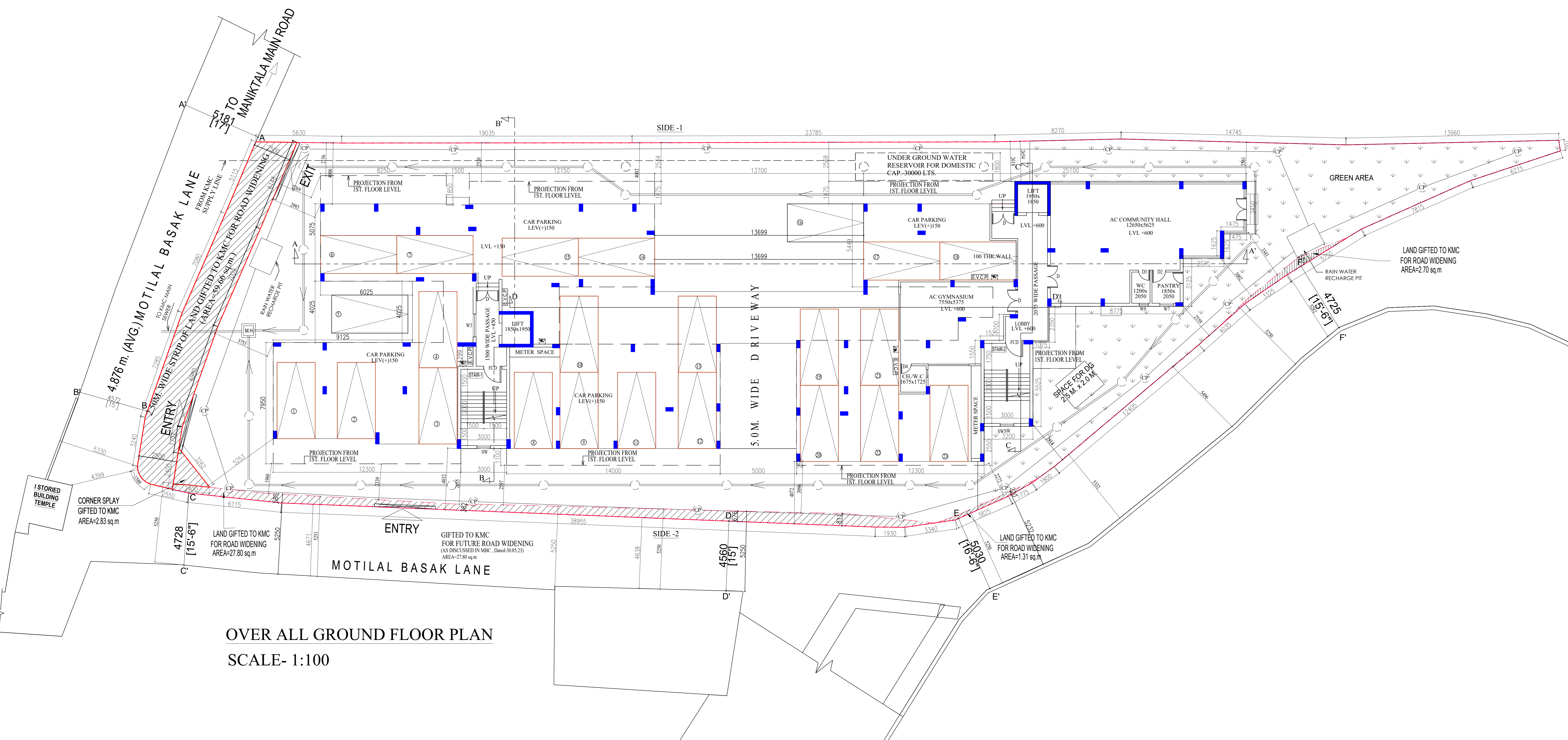
TITLE:
 GROUND FLOOR PLAN, SITE PLAN & LOCATION PLAN TOWER - 1 & TOWER - 2

SCALE: 1:100
DRAWN BY: PAPIA
CHECKED BY: SANJIV J. PAREKH
DATE: 02.03.23
DRG. NO.: MAVA/ 320 /KMC/03

ARCHITECT:
Mass & Void Architect, Interior & Landscape Consulting
 56 Christopher Road,
 4th Floor, 4b The Ekta Hibiscus,
 Kolkata-700 046, P. 033 2328 2264
 E. Mavo2003@gmail.com, W. Www.massandvoid.com

BP NUMBER: 2023030045

DATED: 29/09/2023 **VALID TILL:** 28/09/2028



OVER ALL GROUND FLOOR PLAN
SCALE- 1:100