

**EXCLUSIVE TREE PLANTATION**

SL. NO.	BOTANICAL NAME OF TREES	COMMON NAME OF TREES	SPACING OF TREES	QUANTITY
1	Michelia champaca	Champa (A)	3.5 m	10
2	Delonix regia	Gul Mohor (B)	3.5 m	10
3	Cassia fistula Indian laburnum	Amaltas (C)	3.5 m	10
4	Mimusops elengi	Bakul (D)	3.5 m	10
5	Azadirachta indica	Neem (E)	3.5 m	15
6	Mangifera indica	Am (F)	3.5 m	5
7	Syzygium cumini	Jaam (G)	3.5 m	15
8	Psidium guajava	Guava (H)	3.5 m	15
<b>Total</b>				<b>90</b>

**LEGENDS:-**

**DETAILS**

- LAND AREA
- GROUND COVERAGE AREA
- SERVICE AREA
- PAVED AREA
- TEMPLE AREA
- EXCLUSIVE TREE PLANTATION AREA
- OTHER GREEN AREA
- OPEN PARKING AREA

**PROPOSED TREE PLANTATION AREA**

SL. NO.	AREA (SQM)
1	646.70
2	152.80
3	142.67
4	145.89
<b>TOTAL</b>	
<b>1088.06</b>	

**LAND AREA** = 5383.957 SQ M (100%)  
**EXCLUSIVE TREE PLANTATION AREA** = 1088.06 SQ M (20.21%)

**PROJECT**  
 PLAN PROPOSAL U/S - 394 OF KMC ACT 1980 FOR G+27 STORIED RESIDENTIAL BUILDING IN ADDITION TO EXISTING ONE SINGLE STORIED PARKING BUILDING FOR TENANT REHABILITATION AT PREMISES NO.36A PANDITYA ROAD, KOLKATA-700029 VIDE B.P.NO. 2013080016, DATED 13-05-2013.

**WARD - 85** **BOROUGH - VIII**

1. ASSESSE NO. 11-097120023  
 2. DETAILS OF REGISTERED DEED-1

FROM GOVT. OF W.B.  
 DEED NO. 1212  
 YEAR 2004  
 OFFICE ARA KOLKATA

FROM K.M.C.  
 BOOK NO. 1  
 VOLUME NO. 4653 TO 4682  
 PAGE NO. 0707  
 YEAR 2009  
 OFFICE ARA I KOLKATA

4(B) PLOT AREA : 5383.957 SQM  
 4(C) TOWER AREA : 1088.06 SQM  
 4(D) GROUND FLOOR AREA : 1262.22 SQM  
 4(E) LESS ROAD WIDENING AREA (DIFTD) : 745.27 SQM  
 4(F) NET AREA AS PER DOCUMENT : 5383.957 SQM  
 4(G) FLOOR AREA (AS PER PHYSICAL MEASUREMENT) : 5543.818 SQM  
 4(H) PERMISSIBLE GROUND COVERAGE (50%) : 2691.979 SQM  
 4(I) PROPOSED GROUND COVERAGE (32.27%) : 1735.25 SQM  
 4(J) PERMISSIBLE F.A.R. (EXTRA 15% FOR METRO CORRIDOR OVER 2.5 FAR) : 2.875  
 4(K) PROPOSED F.A.R. (15448.745/5383.957) : 2.8690349  
 4(L) PERMISSIBLE BUILT UP AREA : 15448.745 SQM  
 4(M) BOUNDARY DECLARATION DETAILS:  
 BOOK : 102-104-020  
 PAGES: 8842 TO 8903  
 BEING NO. 164 D381  
 YEAR: 1984  
 OFFICE: GOVT. SOUTH IN PARANAS

**AREA STATEMENT**

PLANT AREA (AS PER DEED) = (4 B+1 K+6 SFT) + (10 K+9 CH+15 SFT) = 6120.222 SQM  
 LESS ROAD WIDENING AREA (DIFTD) = 745.27 SQM  
 NET AREA AS PER DOCUMENT = 5383.957 SQM  
 FLOOR AREA (AS PER PHYSICAL MEASUREMENT) = 5543.818 SQM  
 PERMISSIBLE GROUND COVERAGE (50%) = 2691.979 SQM  
 PROPOSED GROUND COVERAGE (32.27%) = 1735.25 SQM  
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 PROPOSED F.A.R. (15448.745/5383.957) = 2.8690349  
 PERMISSIBLE BUILT UP AREA = 15448.745 SQM

**GROUND FLOOR AREA** (SERVICE+28.50SQM+PARKING+87.69SQM) = 1262.22 SQM  
 POODUM LVL.1 (1ST FL) (SERVICE+75.59SQM+PARKING+762.89SQM) = 838.48 SQM  
 POODUM LVL.2 (2ND & 3RD FL) @1187.28 SQM (SERVICE+493.59SQM+PARKING+811.64SQM) = 1305.23 SQM  
 POODUM LVL.3 (4TH FL) (SERVICE+76.08SQM+PARKING+943.82SQM) = 1019.90 SQM  
 5TH FL AREA @ 777.04 X 1 = 777.04 SQM  
 7TH,10TH,13TH,17TH,20TH,23RD FL AREA @ 789.81 X 6 = 891.84 X 1 = 891.84 SQM  
 8TH,11TH,14TH,16TH,19TH,22ND,25TH FL AREA @ 789.81 X 6 = 789.81 X 6 = 4738.86 SQM  
 9TH,12TH,15TH,18TH,21ST,24TH FL AREA @ 789.81 X 6 = 789.81 X 6 = 4738.86 SQM  
 26TH FLOOR AREA @ 553.30 X 1 = 553.30 SQM  
 27TH FLOOR AREA @ 378.45 X 1 = 378.45 SQM  
 FIRE PUMP ROOM @ 59.38 X 1 = 59.38 SQM  
**TOTAL AREA** = 21291.78 SQM  
 BLOCK 1  
 OFFICE AREA REHABILITATION OF EXISTING OCCUPYER = 406.96 SQM  
**TOTAL** = 21698.72 SQM (INCLUDING PARKING)

**AREA EXEMPTED FOR STAIR AND LIFT LOBBY:-**

GROUND FLOOR AREA (64.09) = 64.09 SQM  
 POODUM LVL.1 (1ST FL) (34.09) = 34.09 SQM  
 POODUM LVL.2 (2ND & 3RD FL) @ (34.09) X 2 = 68.18 SQM  
 POODUM LVL.3 (4TH FL) (34.09) = 34.09 SQM  
 5TH FL AREA (34.09) = 34.09 SQM  
 6TH FL AREA (34.09) = 34.09 SQM  
 7TH,10TH,13TH,17TH,20TH,23RD FL AREA @ (34.09) X 6 = 204.54 SQM  
 8TH,11TH,14TH,16TH,19TH,22ND,25TH FL AREA @ (34.09) X 6 = 204.54 SQM  
 9TH,12TH,15TH,18TH,21ST,24TH FL AREA @ (34.09) X 6 = 204.54 SQM  
 26TH FLOOR AREA (34.09) = 34.09 SQM  
 27TH FLOOR AREA (34.09) = 34.09 SQM  
 FIRE PUMP ROOM STAIR (9.25) = 9.25 SQM  
**TOTAL** = 1172.45 SQM  
 LESS CAR PARKING AREA FOR REHABILITATION OF EXISTING OCCUPYER = 337.525 SQM  
 LESS CAR PARKING AREA @ 25 SQM FOR 27 CARS (NEED 69 SQM FOR 104 CARS) = 4710 SQM

**PROPOSED PARKING AREA**

GROUND FLOOR = 874.69 SQM  
 POODUM LVL. = 752.86 SQM  
 POODUM 2 & 3 LVL. = 2224.44 SQM  
 POODUM 4 LVL. = 689.45 SQM  
**TOTAL PARKING AREA** = 4740.44 SQM  
 BUILT UP AREA FOR F.A.R. AREA (21698.72-1172.45-337.525-4710) = 15488.745 SQM

**CAR PARKING CALCULATION (SUPER BUILT UP AREA):**

FLAT BUILT UP AREA (FLAT A)	NO. OF FLAT	TOTAL BUILT UP AREA (SQM)	SUPER BUILT UP AREA (SQM)	NO. OF CAR REQUIRED	BNK
FLAT BUILT UP AREA (FLAT A)	180	180	360	36	NOS.
FLAT BUILT UP AREA (FLAT B)	200	200	400	40	NOS.
FLAT BUILT UP AREA (FLAT C)	200	200	400	40	NOS.
FLAT BUILT UP AREA (FLAT D) (MULTIPLY)	432	432	864	86	NOS.
FLAT BUILT UP AREA (FLAT E)	150	150	300	30	NOS.
<b>TOTAL FLAT AREA</b>	<b>682</b>	<b>682</b>	<b>1364</b>	<b>136</b>	<b>NOS.</b>
<b>TOTAL FLAT AREA</b>	<b>682</b>	<b>682</b>	<b>1364</b>	<b>136</b>	<b>NOS.</b>

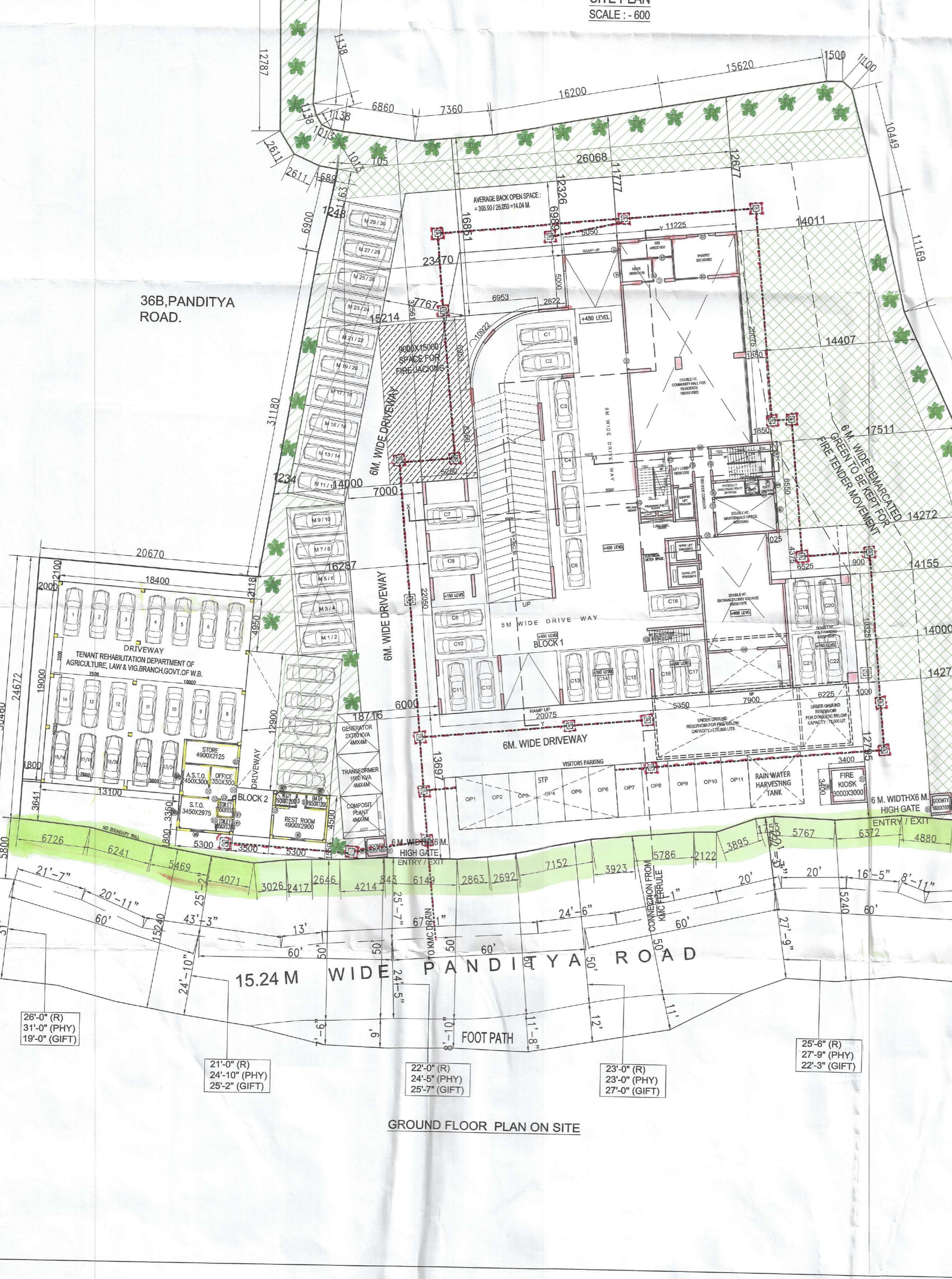
**EXCLUSIVE TREE PLANTATION AREA** = 1088.06 SQ M (20.21%)

**TOTAL AREA OF TERRACE HEIGHT BALCONY** = 400.93 SQM  
 TOTAL FLOOR SERVICE TERRACE AREA = 32.48X4.24 X 2 = 138 SQM  
 TOTAL SOCIETY AREA = 7.87 SQM

**ROOF STRUCTURE AREA:**  
 LIFT MACHINE ROOM AREA = 53.91 SQM  
 STAIRWELL ROOM = 42.89 SQM  
 OVERHEAD WATER RESERVOIR = 28.92 SQM  
**TOTAL** = 125.72 SQM  
 ROOF TILES AREA = (1.00X21.00) = 21.00 SQM

**SUMMARY OF ELECTRICAL LOAD LIST FOR 36A PANDITYA ROAD**

AREA	CL. KW	100% KW	COEFFICIENT	100% BACKUP NORMAL LOAD	100% BACKUP PEAK LOAD
GRD FLOOR FTR	22	16	0.727	16	16
POODUM LVL. 1 (1ST FL)	878	658	0.75	658	658
POODUM LVL. 2 (2ND & 3RD FL)	470	352	0.75	352	352
POODUM LVL. 3 (4TH FL)	470	352	0.75	352	352
5TH FL AREA	470	352	0.75	352	352
6TH FL AREA	470	352	0.75	352	352
7TH, 10TH, 13TH, 17TH, 20TH, 23RD FL AREA	2610	1957	0.75	1957	1957
8TH, 11TH, 14TH, 16TH, 19TH, 22ND, 25TH FL AREA	2610	1957	0.75	1957	1957
9TH, 12TH, 15TH, 18TH, 21ST, 24TH FL AREA	2610	1957	0.75	1957	1957
26TH FLOOR AREA	553	414	0.75	414	414
27TH FLOOR AREA	378	283	0.75	283	283
FIRE PUMP ROOM	59	44	0.75	44	44
<b>TOTAL</b>	<b>5384</b>	<b>4037</b>	<b>0.75</b>	<b>4037</b>	<b>4037</b>



**GROUND FLOOR PLAN ON SITE, SITE PLAN AND LOCATION PLAN, UGR PLAN AND SECTION**

DRG. NO. CORPN/ARCH-01  
 CHECKED MG SCALE 1:200,1:600,1:4000  
 DEALT PAPIYA DATE 19.06.21

**DECLARATION OF OWNER**  
 I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE ARCHITECT & E.S. DURING CONSTRUCTION OF PROPOSED BUILDING. I SHALL FOLLOW THE INSTRUCTION OF ARCHITECT & E.S. DURING CONSTRUCTION OF THE BUILDING (AS PER S.P. PLAN). K.M.C. AUTHORITY MAY NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING AND BUILDING STRUCTURES, IF ANY SCHEMATIC DOCUMENTS ARE DRAWN/FINALISED BY ARCHITECTURE FIRM/ENGINEER. THE CONSTRUCTION OF U.G.R. WILL BE TAKEN UNDER THE GUIDANCE OF ARCHITECT/ E.S. BEFORE STARTING OF BUILDING FOUNDATION. DURING INSPECTION VISIT BY U.G.R. OFFICER.

Signature: Director

**DECLARATION OF STRUCTURAL ENGINEER**  
 THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAVE BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER I.B.O. OF INDIA AND BASIS OF SOIL INVESTIGATION REPORT. REPORT THAT IT IS SAFE AND STABLE IN ALL RESPECT. THE DESIGN CALCULATION HAS BEEN MADE ON THE BASIS OF SOIL INVESTIGATION REPORT MADE BY ALOK ROY.

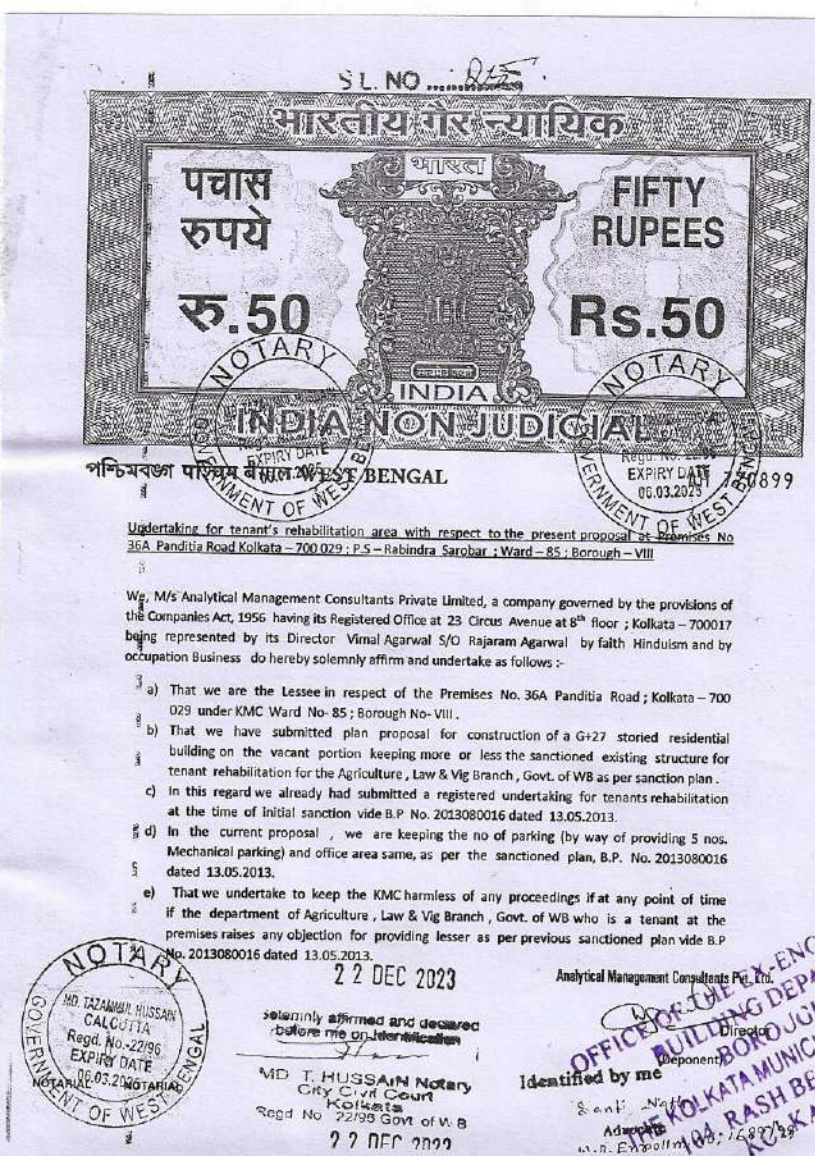
Signature: Structural Engineer

**DECLARATION OF ARCHITECT**  
 I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE ARCHITECT & E.S. DURING CONSTRUCTION OF PROPOSED BUILDING. I SHALL FOLLOW THE INSTRUCTION OF ARCHITECT & E.S. DURING CONSTRUCTION OF THE BUILDING (AS PER S.P. PLAN). K.M.C. AUTHORITY MAY NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING AND BUILDING STRUCTURES, IF ANY SCHEMATIC DOCUMENTS ARE DRAWN/FINALISED BY ARCHITECTURE FIRM/ENGINEER. THE CONSTRUCTION OF U.G.R. WILL BE TAKEN UNDER THE GUIDANCE OF ARCHITECT/ E.S. BEFORE STARTING OF BUILDING FOUNDATION. DURING INSPECTION VISIT BY U.G.R. OFFICER.

Signature: Architect

**DECLARATION OF ARCHITECT**  
 I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE ARCHITECT & E.S. DURING CONSTRUCTION OF PROPOSED BUILDING. I SHALL FOLLOW THE INSTRUCTION OF ARCHITECT & E.S. DURING CONSTRUCTION OF THE BUILDING (AS PER S.P. PLAN). K.M.C. AUTHORITY MAY NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING AND BUILDING STRUCTURES, IF ANY SCHEMATIC DOCUMENTS ARE DRAWN/FINALISED BY ARCHITECTURE FIRM/ENGINEER. THE CONSTRUCTION OF U.G.R. WILL BE TAKEN UNDER THE GUIDANCE OF ARCHITECT/ E.S. BEFORE STARTING OF BUILDING FOUNDATION. DURING INSPECTION VISIT BY U.G.R. OFFICER.

Signature: Architect



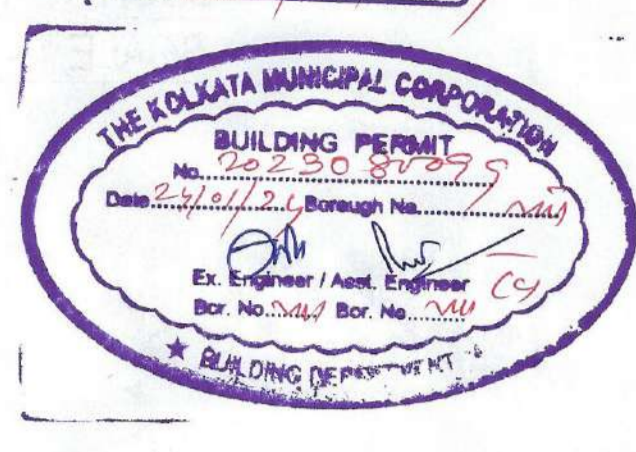
Resolution of MPC Meeting... Meeting Date 27/02/2020... P.T.O.

OFFICE OF THE ENGINEER (CIVIL) MUNICIPAL CORPORATION KOLKATA-700009

PARTY'S COPY

- Plan for Water Supply arrangement including... The building materials that will be stacked on Road/Passage or Foot-path... A suitable pump has to be provided... No rain water pipe should be fixed or discharged on Road or Footpath... Necessary steps should be taken for the safety of the lives of the adjoining public and private properties during construction.

DEVIATION WOULD MEAN DEMOLITION... THE SANCTION IS VALID UP TO 22/01/2021... Approved By: MPC Meeting No. 157/18-24... Item No. 12008



RESIDENTIAL BUILDING

THE KOLKATA MUNICIPAL CORPORATION... OFFICE OF THE ENGINEER (CIVIL) MUNICIPAL CORPORATION KOLKATA-700009

Multiple small stamps and documents at the bottom of the page, including various official seals and text.