



OBSERVATION OF OTHER AGENCIES

1) NOC OF FIRE - FSR/0125188218700167, DATED-27-04-2021
 2) NOC OF U.C. - NO. 1470/ULC/Alp/2020, DATED-15/07/2020

STATEMENT OF THE PLAN PROPOSAL

PART-A:

1. ASSESSEE NO. - 411240618260
 2. DETAIL OF REGISTERED DEED -
 REGISTERED BOOK NO. - 1, VOLUME NO. - 1607-2019
 PAGE FROM - 425008 TO 425030.
 BEING NO. 160713410 FOR THE YEAR - 2019.

3. DETAIL OF BOUNDARY DECLARATION:-
 REGISTERED IN BOOK NO. - 1, VOLUME NO. - 1607-2021
 PAGE FROM - 299623 TO 299640.
 BEING NO. 160708248 FOR THE YEAR - 2021.

4. a) AREA OF LAND (100%) - 668.90 SQM (AS PER DEED)
 b) AREA OF LAND - 655.452 SQM (AS PER SITE)
 c) NO. OF STOREY - G+V
 5. NO. OF TENEMENTS - 14 NOS.
 6. SIZE OF TENEMENTS : ABOVE 50 SQM = 11 NOS.
 & ABOVE 75 SQM. = 3 NOS.

AT FLOOR	COVERED AREA	CUTOUT	GROSS AREA	STAIR & STAIR LOBBY	LIFT LOBBY	NET FLOOR AREA
GROUND FLOOR	94.598	0.000	94.598	12.015	1.958	80.627
1ST FLOOR	94.598	9.980	84.618	12.015	1.958	70.645
2ND FLOOR	94.598	2.405	92.193	12.015	1.958	78.220
3RD FLOOR	94.598	2.405	92.193	12.015	1.958	78.220
4TH FLOOR	94.598	2.405	92.193	12.015	1.958	78.220
TOTAL =	472.381	17.195	455.786	60.075	9.790	385.922

AT FLOOR	COVERED AREA	CUTOUT	GROSS AREA	STAIR & STAIR LOBBY	LIFT LOBBY	NET FLOOR AREA
GROUND FLOOR	147.300	0.000	147.300	13.365	2.599	131.336
1ST FLOOR	146.901	3.225	143.676	13.365	2.599	127.712
2ND FLOOR	163.855	3.225	160.63	13.365	2.599	144.666
3RD FLOOR	163.855	3.225	160.63	13.365	2.599	144.666
4TH FLOOR	163.855	3.225	160.63	13.365	2.599	144.666
TOTAL =	785.766	12.900	772.866	66.825	12.599	693.05
GRAND TOTAL =	1258.747	30.095	1228.646	126.900	22.78	1078.972

MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
A1	75.459	29.225	104.684	3	100+200=3 NOS.
TOTAL				3	REQ. CAR=3 NOS.

MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
B1	68.75	19.15	67.90	1	
B2	57.64	16.05	73.69	1	75+100=1
B3	48.51	13.51	62.02	3	REQ. CAR=0, 50+75=1+0
B4	47.67	13.28	60.95	3	NOS. + REQ. PARK. 2 NOS.
B5	47.16	13.13	60.29	3	
TOTAL NO OF FLAT				11	

FLOOR MARKED	COVERED AREA	CARPET AREA	REQUIRED CAR PARKING
GROUND FLOOR	21.509	17.497	NIL

FLOOR MARKED	COVERED AREA	CARPET AREA	REQUIRED CAR PARKING
GROUND FLOOR	7.375	49.38	NIL
1ST. FLOOR	67.884	49.38	
TOTAL	75.259	49.38	

REQUIRE CAR PARKING (BLOCK-A):-	REQUIRE CAR PARKING (BLOCK-B):-	TOTAL REQUIRED CAR PARKING (BLOCK-A+B):-
3 NOS.	2 NOS.	5 NOS.

NO.	DESCRIPTION	AREA (SQM)
7.	TOTAL PROVIDED CAR PARKING -	125.0
8.	PERMISSIBLE AREA FOR PARKING -	(2725+2725)
9.	PROVIDED CAR PARKING FOR EXEMPTED-	(44.965+61.65)
a)	PROVIDED AREA FOR EXEMPTED-	44.965
b)	PROVIDED AREA OF PARKING (BLOCK-B)	61.65
10.	PERMISSIBLE F.A.R.:-	2.5
11.	PROPOSED F.A.R.:-	(1078.972-106.615)/655.452
12.	STAIR HEAD ROOM AREA (BLOCK-ASB):-	32.740
13.	STAIR HEAD ROOM AREA (BLOCK-A):-	14.96
14.	STAIR HEAD ROOM AREA (BLOCK-B):-	17.79
15.	LIFT LOBBY AREA AT ROOF (BLOCK-ASB):-	12.13
a)	LIFT LOBBY AREA AT ROOF (BLOCK-A):-	5.78
b)	LIFT LOBBY AREA AT ROOF (BLOCK-B):-	6.35
16.	OVER HEAD TANK AREA (BLOCK-ASB):-	22.83
a)	OVER HEAD TANK AREA (BLOCK-A):-	10.800
b)	OVER HEAD TANK AREA (BLOCK-B):-	11.75
17.	TERRACE AREA (BLOCK-ASB):-	258.453
a)	TERRACE AREA (BLOCK-A):-	94.598
b)	TERRACE AREA (BLOCK-B):-	163.855
18.	AREA OF CLIP BOARD (BLOCK-ASB):-	22.838
a)	AREA OF CLIP BOARD (BLOCK-A):-	10.518
b)	AREA OF CLIP BOARD (BLOCK-B):-	12.29
19.	PERMISSIBLE TREE COVER AREA > (8.07%)	20.12
20.	PROPOSED TREE COVER AREA > (3.33%)	21.83
21.	RELAXATION OF AUTHORITY, IF ANY :-	67.708

SPECIFICATIONS

- R.C.C. FRAME STRUCTURE WITH CONC. GRADE 1:1.5:3.
- 200 M.M. THK. EXTERNAL 125 & 75 M.M. THK. INTERNAL WALLS WITH 1:4 CEMENT MORTAR JOINTS.
- STEEL Z-SECTION WINDOWS.
- CAST-IN-SITU MOSAIC FLOORING.
- 1:6 & 1:4 CEMENT PLASTER ON INTERNAL WALLS AND CEILING RESPECTIVELY.
- WATER PROOFING TREATMENT.
- P.O.P. PLANNING ON INTERNAL WALLS & CEILING.
- ALL WARDROBE ARE 500 MM WIDE.

SCHEDULE OF DOORS & WINDOWS

TYPE	SILL	UNITS	SIZE	TYPE	SILL	UNITS	SIZE
D1	2100	1200X1200	1200	W1	450	1200	1500X1650
D2	2100	1100X1200	1200	W2	450	2100	1200X1650
D3	2100	900X1200	1200	W3	450	2100	900X1650
D4	2100	750X1200	1200	W4	450	2100	900X1200
D5	2100	1500X1200	1200	W5	450	2100	1450X1650
D6	2100	1800X1200	1200	W6	1150	2100	900X1650
D7	2100	1800X1200	1200	W7	900	2100	1500X1200
D8	11200	2100	500X800				

CERTIFICATE OF OWNER

I, THE UNDERSIGNED, OWNER OF THE ABOVE SAID PROJECT, HAVE READ AND UNDERSTOOD THE CONDITIONS AND SPECIFICATIONS OF THE ARCHITECT AND E.S.E. DURING CONSTRUCTION OF THE BUILDING. I HEREBY CERTIFY THAT I SHALL ENGAGE ARCHITECT AND E.S.E. DURING CONSTRUCTION OF THE BUILDING. I SHALL FOLLOW THE INSTRUCTIONS OF ARCHITECT AND E.S.E. DURING CONSTRUCTION OF THE BUILDING. I SHALL BE RESPONSIBLE FOR THE STABILITY OF BUILDING AND ADDING STRUCTURE. I SHALL BE RESPONSIBLE FOR THE STABILITY OF BUILDING AND ADDING STRUCTURE. I SHALL BE RESPONSIBLE FOR THE STABILITY OF BUILDING AND ADDING STRUCTURE. I SHALL BE RESPONSIBLE FOR THE STABILITY OF BUILDING AND ADDING STRUCTURE.

NAME OF OWNER
 DEEPIKA DABRIWAL
 DIRECTOR OF
 ANJUNIAN AGENCY PRIVATE LTD.
 BY TENIA COMMERCE PRIVATE LTD.
 ADDRESS:
 2, ROWLAND ROAD
 KOLKATA-700020.

CERTIFICATE OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAVE BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER M.B.C OF INDIA AND CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT. SOIL INVESTIGATION REPORT HAS BEEN DONE BY ALOKE ROY (EMANELLED NO-11/) 6A, MILAN PARK, KOLKATA - 700084. THE RECOMMENDATION OF SOIL REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATION.

NAME OF STRUCTURAL ENGINEER
 SANJIV J. PAREKH,
 E.S.E. I (104),
 ADDRESS:
 14 RAMANOHAN DUTTA ROAD,
 KOLKATA - 700020.

CERTIFICATE OF ARCHITECT

THE L.B.A. HAS CERTIFIED ON THE PLAN ITSELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BLDG. RULES, 2009, AS AMENDED FROM TIME TO TIME AND THAT THE SITE CONDITION INCLUDING THE WIDTH OF THE ABUTTING ROAD CONFIRM WITH THE PLAN AND IT IS A BUILDABLE SITE AND NOT A TANK OR A FILLED UP TANK.

NAME OF ARCHITECT
 RAJ KUMAR AGARWAL,
 COUNCIL REGISTRATION NO. CA/94/17940
 ADDRESS:
 RAJ AGARWAL & ASSOCIATES
 8B, ROYD STREET (2ND FLOOR), KOLKATA-16.

UNDEERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THEREIN. 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 HEREIN IS SAFE & STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

NAME OF GEO-TECHNICAL ENGINEER
 ALOKE ROY
 EMANELLED NO-11/]
 ADDRESS:
 6A, MILAN PARK
 P.O. AREA,
 KOLKATA - 700084.

BUILDING PERMIT NO.-2023160002

DATE:- 04.04.2023 VALID UP TO:- 03.04.2028
 M.B.C MEETING NO - 609 MEETING DATE-17.01.2023
 M.B.C RESOLUTION NO - 308/22-23

DIGITAL OF SIGN OF A.E.

DIGITAL OF SIGN OF E.E.

TITLE: MASTER SHEET (SHEET 1 OF 3)

ITEMS: GROUND FLOOR PLAN, SITE PLAN, LOCATION PLAN, DETAILS U.G.W.R. & SEPTIC TANK

PROJECT

PROPOSED G+V STORED (15.5 MT. HT.) RESIDENTIAL BUILDING AT PRE. NO.-1095, MAHATMA GANDHI ROAD, R.S. DAG NO. 3814/9799 & 3855, R.S. KHATIAN NO.-1831 & 3103, MOTIYA-PURMA BARRISHA, P.S.-THAKURPURI, WARD NO.-124, BOROUGH-XVI, KOLKATA-700063.

DATE	DRG NO	DEAT	CHECKED	SHEET NO
19.07.2022	ARCH/696/2020	MTHUN	NORMAL	1 OF 3

SCALE: 1:1000 ARCHITECT

RAJ AGARWAL & ASSOCIATES
 8B, ROYD STREET, CALCUTTA-16