



**DETAILS OF PLAN PROPOSAL :-**

- A.
1. ASSESSEE NO. - 11 357 02 00 21
2. DETAILS OF REG'D. - DATE OF REG.: 25.05.2010
- BOOK NO.: 1; VOLUME NO.: 13; BEING NO.: 05109; YEAR: 2010; PAGE FROM: 2646-2668.
3. DETAILS OF REG.P.O.A-BOOK NO. IV, VOL. NO. 14; BEING NO. 07750; YEAR: 2014; PAGE FROM: 3289-3299.
4. a) LAND AREA (AS PER U.L.C.R.) - 36709.81 SQ.M.
- b) LAND AREA (AS PER SURVEY) - 29481.04 SQ.M.
- (c) NO. OF STOREY - (G+XXXI), (G+XXIX), (B-G+VII) & (G+II)
5. NO. OF TENEMENTS - 424 NOS.
6. SIZE OF TENAMENT - (100 SQ.M. - 200 SQ.M.) - 300 NOS.  
(200 SQ.M. - 300 SQ.M.) - 124 NOS.

- B.
1. GROUND COVERAGE (26.91%) = 7016.70 SQ.M.
2. F.A.R. CONSUMED = 2.249
3. TOTAL SERVICE AREA (IN GR.FL.) = 2028.68 SQ.M.
4. TOTAL CAR PARKING AREA IN BASEMENT = 1875.97 SQ.M.
5. NO. OF CAR PARKING - REQUIRED - 568 NOS.  
PROVIDED - 914 NOS.  
M.L.C.P. - 560 NOS.  
GR. FL. OPEN - 163 NOS.  
GR. FL. COVERED - 191 NOS.

**AREA STATEMENT (ALL AREAS ARE IN SQ.M) :-**

1. (a) LAND AREA - AT PREMISES NO. 33A - 26070.30 SQ.M.
- (b) GIFTED TO K.M.C. (PART-A(33A/4) & B(33A/5)) - (624.755+2765.978) = 3410.734 SQ.M. .... (i)
- (ONLY F.A.R. WILL BE AVAILABLE ON GIFTED LAND)
- (c) IN REF. TO M.C. ITEM NO. 78.7 DTD 05.02.14, LAND AREA FOR F.A.R. - (26070.30+3410.734) SQ.M. (I - II) = 29481.034 SQ.M.
- (d) NO. OF STOREY - (G+XXXI), (G+XXIX), (B-G+VII) & (G+II)
2. F.A.R. PERMISSIBLE (CONSIDERING ROAD WIDTH 10.667 M) - 2.25
3. PERMISSIBLE GROUND COVERAGE (45.00%) ON LAND AREA 26070.30 SQ.M = 11731.625 SQ.M.
4. PROPOSED GROUND COVERAGE (26.91%) = 7016.70 SQ.M.
5. PERMISSIBLE TOTAL COVERED AREA (EXCLUDING EXEMPTED AREAS) = 66701.58 SQ.M.
6. PROPOSED TOTAL BUILT-UP AREA = 36050.56 SQ.M. (EXCLUDING EXEMPTED AREAS INCLUDING PARKING)

**7. PROPOSED AREAS**

**A) BLOCK - B (M.L.C.P.)**

FLOOR	GROSS COV. AREA	CUT OUT (STAIR WELL, LIFT+RAMP)	EXEMPTED AREAS		NET FLOOR AREA
			STAIRWAY	LIFT LOBBY	
i) BASEMENT	= 1931.625	7.99	20.25	6.00	1897.38
GROUND FLOOR	= 1531.625	---	23.75	6.00	1901.88
1ST-6TH FLOORS	(1931.625X6) = 11589.75	(7.99X6)=47.97	142.50	36.00	11363.28
7TH FLOOR	= 1531.625	(7.99+162.00) = 169.99	23.75	6.00	1731.88
TOTAL OF BLOCK-B	= 17364.525	= 225.96	= 210.25	= 54.00	16894.42

**SCHEDULE OF DOORS & WINDOWS**

NO	SILL	LINTEL	SIZE
D1	---	2150	1200X2150
D2	---	2150	900X2150
F.C.D	---	2150	1200X2150
W4	1250	2150	600X900

**SIGNATURE OF OWNER**

1. M/S PAKS TRADE CENTRE PVT LTD.
2. M/S. NISHANT FISCAL SERVICES PVT LTD.
3. M/S. HARMONY MERCHANTS PVT LTD.
4. M/S. VARDHAMAN GEARS PVT LTD

**CERTIFICATE OF STRUCTURAL ENGINEER.**

THIS IS TO CERTIFY THAT THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECTS.

*Utpal Santra*  
**SIGNATURE OF STRUCTURAL ENGG.**  
 UTPAL SANTRA  
 E.S.E.-I/58

UTPAL SANTRA  
 B.C.E. M.C.E. (STRUCT.)  
 M.I.E. - 48122104  
 I.M.C. Registered Structural Engineer  
 Class-I, E.S.E. No. 106

*Mriganka Kumar Roy*  
**SIGNATURE OF STRUCTURAL REVIEWER.**  
 MRIGANKA KUMAR ROY  
 E.S.E.-I/06

M. K. ROY  
 B.C.E. (Structural), M.Sc. FECH. (Mechanical), J.K.J.  
 A.M.C.S.T.C. ENGR. N.I. STRUCT. E. (London)  
 Membership No. 20168550  
 I.M.C. Empowered Structural Engineer,  
 Class-I, E.S.E. No. 18

*Jishnu Pal*  
**SIGNATURE OF GEO-TECHNICAL ENGG.**  
 JISHNU PAL

JISHNU PAL  
 B.Tech (Civil), M.E. (Geo-tech)

**CERTIFICATE OF ARCHITECT**

I DO HEREBY CERTIFY WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER K.M.C. BUILDING RULES - 2006 AS AMENDED FROM TIME TO TIME. THE WIDTH OF THE ABUTTING ROAD CONFORM WITH THE PLAN AND IT IS A BUILDABLE SITE TANK. THE SITE PLAN, LOCATION PLAN AGREES WITH THE SITE. THE PLOT IS DEMARCATED BY BOUNDARY WALLS & MEASUREMENTS TALLY WITH THE REGD. DEED PLAN. THE EXISTING STRUCTURE AS SHOWN FULLY OCCUPIED BY OWNERS AS PER OWNERS UNDERTAKING.

*Jay Prakash Bharat Kumar Agrawal*  
**SIGNATURE OF ARCHITECT**  
 JAY PRAKASH BHARAT KUMAR AGRAWAL  
 REGN. NO. - CA/86/10098

JAY PRAKASH BHARAT KUMAR AGRAWAL  
 M.A. (Arch), M.Sc. (Arch), M.A. (Urban Planning), J.K.J.  
 A.M.C.S.T.C. ENGR. N.I. STRUCT. E. (London)  
 Membership No. 20168550  
 I.M.C. Empowered Architect, Class-I, E.S.E. No. 18

**TITLE:**  
 GROUND FLOOR PLAN, BASEMENT P.AN, MLCP-1 AND MLCP-2 PLAN BLOCK-B

**PROJECT:**  
 PROPOSED BLOCK-A (G+XXXI), BLOCK-B (B+G+VII), BLOCK-C (G+XXIX) & BLOCK-D (G+II) STORIED RESIDENTIAL COMPLEX AT 33 A CANAL SOUTH ROAD, KOLKATA -15 WARD NO. - 57, BOROUGH - VII COMPLYING U/S 393 A OF K.M.C. ACT 1580 AND K.M.C. BUILDING RULE 2009.

**ARCHITECTS**  
 AGRAWAL & AGRAWAL  
 BARODA KOLKATA

SCALE - 1:200	DATE	DEALT	CHECKED
	25.07.16	MITHL/N/TA/RAK	SUPRIYA/SOUMAYA

**PARTY'S COPY**

Plan for Water Supply arrangement including SEMN, G. A. D. H. etc. should be submitted at the Office of the Executive Engineer Water Supply and the sanction obtained before proceeding with the work of Water Supply any deviation may lead to disconnection/demolition.

Before starting any Construction the site must conform with the plans sanctioned and all the conditions as proposed in the plan should be fulfilled.  
The validity of the written permission to execute the work is subject to the above conditions.

No rain water pipe should be fixed or discharged on Road or Footpath. Drainage plan should be submitted at the Borough Executive Engineer's Office and the sanction obtained before proceeding with the drainage work.

Design of all Structural Members including that of the foundation should conform to Standards specified in the National Building Code of India.

A suitable pump has to be provided i.e. pumping unfiltered water for the distribution to the flushing cisterns and urinals in the building in case unfiltered water from street main is not available.

All Building Materials to necessary & construction should conform to standards specified in the National Building Code of India.

DEVIATION WOULD MEAN DEMOLITION

Non Commencement of Erection/ Re-Erection within Two Year will Require Fresh Application for Sanction.

Approved By *M.B. Mehta* no. 512 at 15/11/2015 The Building Committee

THE SANCTION IS VALIED UP TO 23/08/2021

APPROVED AS PER RESOLUTION OF M.C., VIDE ITEM NO. *MAA-2010* DT. *21/08/16*

**APPROVED**  
ASSISTANT ENGINEER (C)  
BOROUGH NO. *11*



Approved subject to Compliance of requisition of West Bengal Fire Services, if any.

"Provision for use of solar energy in the form of solar heater and / or solar photo-cells shall be provided as required under Rule 147 of Building rules, 2009 and completion certificate will not be issued in case of building without having such provision"

CONSTRUCTION SITE SHALL BE MAINTAINED TO PREVENT MOSQUITO BREEDING AS REQUIRED U/S 498 (1) & (2) OF CMC ACT 1980. IN SUCH MANNER SO THAT ALL WATER COLLECTION & PARTICULARLY LIFT WELLS, VATS, BASEMENT CURING SITES, OPEN RECEPTACLES ETC. MUST BE EMPTIED COMPLETELY TWICE A WEEK.

The building materials that will be stacked on Road/Passage or Foot-path beyond 3-months or after construction of G Floor, whichever is earlier may be seized forthwith by the K.M.C. at the cost and risk of the owner.

RESIDENTIAL BUILDING