

1. ASSESSEE NO. - 40983
 2. DETAILS OF REGULATED BOOK NO. - 1
 VOL. NO. - 142
 PAGE NO. - 237 TO 254
 BEING NO. - 5852
 YEAR - 1989
 3. DETAILS OF REG.P.O.A. BOOK NO. - 1
 VOL. NO. - 0501-2018
 PAGE NO. - 117140 TO 117179
 BEING NO. 05010419
 YEAR - 2018
 4(A). AREA OF LAND - (118-9K - 6CH - 22 SQ.FT.) = 15346.30 SQ.M.
 (B). NO. OF STOREYS = 8 - G + 10X
 5. NO. OF TENEMENTS = 363 NOS.
 6. SIZE OF TENEMENTS = (100 - 200) SQ.M. = 362 NOS.
 (50 - 75) SQ.M. = 1 NOS.
 7. PROPOSED GROUND COVERAGE (48.59%) = 7456.00 SQ.M.
 8. F.A.R. CONSUMED = 2.744
 9. TOTAL COVERED AREA = 4122.85 SQ.M.
 10. TOTAL SERVICE AREA IN GR. FL. = 2390.10 SQ.M.
 11. TOTAL CAR PARKING AREA IN GR. FL. = 4987.09 SQ.M.
 12. REQUIRED NO. OF CAR PARKING = 395 NOS (WITH 10% EXTRA PARKING)
 PROVIDED - 413 NOS (incl. 15 nos. visitors car parking)
 (COVERED) 158 NOS (GR. FL.)
 134 NOS (1ST. FL.)
 63 NOS (OPEN)
 13. PROPOSED HEIGHT OF THE BUILDING - 60.00 M.

AREA STATEMENT :-
 1. AREA OF LAND - (118-9K-6CH-22 SQ.FT.) = 15346.30 SQ.M.
 1A. AVG. ROAD WIDTH = 21.60 M.
 2. F.A.R. AVAILABLE = 2.744
 3. PERMISSIBLE GROUND COVERAGE (45.00%) = 6903.385 SQ.M.
 4. PERMISSIBLE EXTRA GROUND COVERAGE (15.00%) = 2301.795 SQ.M.
 5. TOTAL GROUND COVERAGE (60.00%) = 9205.18 SQ.M.
 6. TOTAL PROPOSED GROUND COVERAGE (47.81%) = 7337.15 SQ.M.
 (A) EXISTING GROUND COVERAGE (3.77%) = 558.88 SQ.M.
 (B) TOTAL GROUND COVERAGE (48.59%) = 7456.00 SQ.M.
 7. PERMISSIBLE TOTAL BUILT-UP AREA = 42199.58 SQ.M.
 8. PROPOSED TOTAL BUILT-UP AREA = 4122.85 SQ.M.
 (EXCL. EXEMPTED AREAS GIVEN BELOW)

	(SQ.M.)	(SQ.M.)
COVER ALL GROUND FLOOR	7297.19	
OVER ALL FIRST FLOOR	4523.11	
BASEMENT	85.62	
TOWER - 1		
BLOCK - 1A		
2ND & 3RD FLOOR	171.15	X 2 = 342.30
4TH FLOOR	171.15	X 1 = 171.15
TYPICAL FLOOR (5TH TO 8TH)	436.61	X 5 = 2183.05
TYPICAL FLOOR (9TH TO 13TH)	349.63	X 4 = 1398.52
TYPICAL FLOOR (14TH & 15TH)	436.61	X 2 = 873.22
16TH FLOOR	436.61	X 1 = 436.61
TYPICAL FLOOR (17TH TO 19TH)	436.61	X 3 = 1309.83
BLOCK - 1B		
4TH FLOOR	377.67	X 1 = 377.67
TYPICAL FLOOR (5TH TO 8TH)	412.88	X 4 = 1651.52
TYPICAL FLOOR (9TH TO 13TH)	326.48	X 4 = 1305.92
TYPICAL FLOOR (14TH & 15TH)	412.88	X 2 = 825.76
16TH FLOOR	412.88	X 1 = 412.88
TYPICAL FLOOR (17TH & 18TH)	412.88	X 2 = 825.76
BLOCK - 2A		
2ND & 3RD FLOOR	252.18	X 2 = 504.36
4TH FLOOR	252.18	X 1 = 252.18
TYPICAL FLOOR (5TH TO 8TH)	466.48	X 5 = 2332.40
TYPICAL FLOOR (9TH TO 13TH)	380.09	X 4 = 1520.36
TYPICAL FLOOR (14TH TO 17TH)	466.48	X 4 = 1865.92
TYPICAL FLOOR (18TH & 19TH)	466.48	X 2 = 932.96
BLOCK - 2B		
2ND & 3RD FLOOR	249.91	X 2 = 499.82
4TH FLOOR	249.91	X 1 = 249.91
TYPICAL FLOOR (5TH TO 8TH)	436.88	X 5 = 2184.40
TYPICAL FLOOR (9TH TO 13TH)	350.48	X 4 = 1401.92
TYPICAL FLOOR (14TH TO 17TH)	436.88	X 4 = 1747.44
TYPICAL FLOOR (18TH & 19TH)	436.88	X 2 = 873.76
TOWER - 3		
2ND & 3RD FLOOR	280.13	X 2 = 560.26
4TH FLOOR	280.13	X 1 = 280.13
TYPICAL FLOOR (5TH TO 8TH)	474.27	X 5 = 2371.35
TYPICAL FLOOR (9TH TO 13TH)	327.29	X 4 = 1309.16
TYPICAL FLOOR (14TH TO 17TH)	474.27	X 4 = 1897.08
TYPICAL FLOOR (18TH & 19TH)	474.27	X 2 = 948.54
TOWER - 4		
2ND & 3RD FLOOR	247.76	X 2 = 495.52
4TH FLOOR	247.76	X 1 = 247.76
TYPICAL FLOOR (5TH TO 8TH)	447.40	X 5 = 2237.00
TYPICAL FLOOR (9TH TO 13TH)	347.17	X 4 = 1388.68
TYPICAL FLOOR (14TH TO 17TH)	447.40	X 4 = 1789.60
TYPICAL FLOOR (18TH & 19TH)	447.40	X 2 = 894.80
CLUB		
2ND FLOOR	964.70	X 1 = 964.70
3RD FLOOR	406.93	X 1 = 406.93
EXISTING BUILDING		
GROUND	113.21	
MEZZANINE	89.35	
1ST FLOOR	119.50	
TOTAL COVERED AREA		5044.40

8. AREAS EXEMPTED IN F.A.R. CALCULATION

9. STAIRWAYS AREA

Twr	(2nd to 18th fl.)	19th FLOOR	
TOWER - 1	BLOCK - 1A - 30.00 X 17 = 510.00	30.00 X 1 = 30.00	540.00 SQ.M.
	BLOCK - 1B - 30.75 X 15 = 461.25	30.00 X 1 = 30.00	491.25 SQ.M.
TOWER - 2	BLOCK - 2A - 30.00 X 17 = 510.00	30.00 X 1 = 30.00	540.00 SQ.M.
	BLOCK - 2B - 30.00 X 17 = 510.00	30.00 X 1 = 30.00	540.00 SQ.M.
TOWER - 3	30.00 X 17 = 510.00	30.00 X 1 = 30.00	540.00 SQ.M.
TOWER - 4	30.00 X 17 = 510.00	30.00 X 1 = 30.00	540.00 SQ.M.
CLUB	2nd fl.		68.00 SQ.M.
	3rd fl.		30.75 SQ.M.
COVER ALL GROUND FLOOR			238.90 SQ.M.
COVER ALL 1ST FLOOR			212.30 SQ.M.
BASEMENT (FIRE PUMP ROOM)			10.50 SQ.M.
TOTAL STAIRWAYS AREA			3880.30 SQ.M.
(B) TOTAL LIFT LOBBY AREA 6*19 FL. (63 SQ.M. MAX.)			714.00 SQ.M.
TOTAL EXEMPTED AREA			4294.30 SQ.M.

10. AREA EXCLUDING EXEMPTED AREA = (5044.40 - 4294.30) SQ.M. = 5050.10 SQ.M.
 (INCL. CAR PARKING)

11. CAR PARKING AREA

12. CAR PARKING IN GROUND FLOOR = 4987.09 SQ.M.
 NOS. OF COVERED CAR 196
 (19625-4987.09 SQ.M.)

13. CAR PARKING IN 1ST FLOOR = 3036.36 SQ.M.
 NOS. OF COVERED CAR 134
 (134636-3036.36 SQ.M.)

TOTAL CAR PARKING AREA = 8023.45 SQ.M.

14. TOTAL AREA IN F.A.R. = (5050.10 - 8023.45) SQ.M. = 2744
 (EXCL. CAR PARKING AREA) = 4122.85 SQ.M.

15. F.A.R. CONSUMED = 2.744

16. REQUIRED TREE COVER AREA = 15% (2501.795 SQ.M.)
 (AS PER H.C.C.)

17. REQUIRED TREE COVER AREA = 20% (2009.06 SQ.M.)
 (AS PER P.C.B.)

18. PROPOSED TREE COVER AREA = 20.06% (2079.91 SQ.M.)

19. PROPOSED PUBLIC OPEN SPACE AREA = 8.00 % (1516.72 SQ.M.) = 1227.72 SQ.M.
 PROVIDED MINIMUM WIDTH - 10.75 M.
 PROVIDED MINIMUM AREA - 812.29 SQ.M.
 PROVIDED ACCESS INTERNAL ROAD WIDTH - 7.0 M.
 (AS PER WEST BENGAL MUNICIPAL BUILDING RULES, 2007)

OWNER'S DECLARATION

1. WE DO HEREBY BY DECLARE WITH FULL RESPONSIBILITY THAT I / WE SHALL ENGAGE I. B.A. & E.S.E. DURING CONSTRUCTION I / WE SHALL FOLLOW THE INSTRUCTIONS OF I. B.A. AND E.S.E. DURING CONSTRUCTION OF THE BUILDING AS PER S.S. PLAN & M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING ACCORDING STRUCTURES.

2. ANY GUARANTEED 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.E.'S L.B.A. BEFORE STARTING OF BUILDING FOUNDATION WORK.

3. SIGNATURE OF OWNER

E.S.E. DECLARATION

THE STRUCTURAL DESIGN DRAWINGS OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING BASIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND CERTIFIED BY ME AS TRUE AND CORRECT IN ALL RESPECTS.

100. TESTING HAS BEEN DONE BY MR. ALOK ROY OF M/S GEOTECH ENGINEERS PVT. LTD. IN ACCORDANCE WITH IS: 15268-1999. THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

Signature: *Manoj Kumar Jaiswal*
MANOJ KUMAR JAISWAL
 E.S.E. (CLASS-I) No. 197
 Howrah Municipal Corporation

SIGNATURE OF STRUCTURAL ENGINEER

I. B.A. / L.B.A. DECLARATION

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF PUBLIC BUILDING RULES 2007 AS AMENDED FROM TIME TO TIME & THAT THE SITE LOCATION INCLUDING THE BEST FITTING CONDITIONS WITH THE PLAN, WHICH HAS BEEN DRAWN AND PROVIDED BY THE OWNER IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK.

SIGNATURE OF I.B.A.

TITLE: GROUND FLOOR, SITE PLAN, LOCATION PLAN, DETAIL OF S.T.P., DETAIL RAIN WATER HARVESTING PIT.

PROJECT: REGULARIZATION PLAN UNDER RULE 28 (2A & 2B) OF B-G-XIX STORED RESIDENTIAL BUILDING AT PREMISES NO. 151, ANDUL ROAD, L.R. DAG NO. 78 TO 79, TOLA, KANTHAN NO. 28, MOLDA, SHIBPUR, STREET NO. 140, P.S. SHIBPUR, J.L. NO. - 1, R.S. NO. 194, TOLUJ NO. - 798, WARD NO. - 38 OF THE HOWRAH MUNICIPAL CORPORATION, HOWRAH, SANCTIONED VIDE B.P. NO. 198-19-58 DATED 01.12.18 & SANCTIONED AS PER M.C. MEETING DECISION DATED 01.10.18.

ARCHITECTS: **SDB architects**

SCALE: DWG. NO. DATE DETAIL CHECKED

1/300 AS-01-22 01.03.19 MBF

