



DETAILS OF PLAN PROPOSAL :-

A.

- ASSEESSEE NO. - 71-144-04-0249-9
- DETAILS OF REG DEED:
- DETAILS OF BOUNDARY DECLARATION
- DETAILS OF REG.P.O.A.
- (a) AREA OF LAND (AS PER U.L.C.R.) - (133K, 12CH, 36 SQ.FT.) - 8953.15 SQ.M.
- (b) NO. OF STOREY - (B+G+XIII)
- NO. OF TENANTS - 281 NOS.
- SIZE OF TENAMENT - (50 SQ.M. - 75 SQ.M.) - 4 (75 SQ.M.-100 SQ.M.) - 117 (100 SQ.M.-200 SQ.M.) - 160

B.

- GROUND COVERAGE - (29.24%) = 2617.61 SQ.M.
- F.A.R. CONSUMED = 3.129
- TOTAL COVERED AREA (INCL. EXEMPTED AREAS GIVEN BELOW) = 32842.44 SQ.M.
- TOTAL CAR PARKING AREA (IN GR.F.L.) = 1093.12 SQ.M.
- CAR PARKING AREA (BLOCK-1A, 1B & 1C) = 932.57 SQ.M.
- CAR PARKING AREA (BLOCK-M.L.C.P.) = 160.55 SQ.M.
- TOTAL SERVICE AREA (IN GR.F.L.) = 1172.21 SQ.M.
- TOTAL SHOW ROOM AREA (124.88+182.60) SQ.M. = 307.48 SQ.M. (IN GR. & 1ST. FL.)
- TOTAL CARPET AREA OF SHOW ROOM = 274.49 SQ.M.
- NO. OF CAR PARKING - REQUIRED - (210-8) = 222 NOS. (RESIDENTIAL-SHOW ROOM)
- PROVIDED - 271 NOS. BASEMENT - 87 NOS. GR. COVERED - 24 NOS. (INCL. 8 NOS. MECHANICAL PARKING) COV. M.L.C.P. - 23 NOS. (MECHANICAL PARKING) GR. OPEN - 137 NOS. (INCL. 34 NOS. MECHANICAL PARKING)

AREA STATEMENT :-

- LAND AREA (AS PER U.L.C.R.) (133K, 12CH, 36 SFT.) - 8953.15 SQ.M.
- F.A.R. AVAILABLE = 3.0
- F.A.R. AVAILABLE (CONSIDERING 20% FOR METRO CORRIDOR ADVANTAGE) = 3.6
- PERMISSIBLE GROUND COVERAGE - (45.00%) = 4028.92 SQ.M.
- PROPOSED TOTAL GROUND COVERAGE - (29.24%) = 2617.61 SQ.M.
- GROUND COVERAGE (BLOCK-1A, 1B & 1C) (27.443%) = 2457.06 SQ.M.
- GROUND COVERAGE (BLOCK-M.L.C.P.) (1.793%) = 160.55 SQ.M.
- PERMISSIBLE TOTAL COVERED AREA (EXCL. EXEMPTED AREAS GIVEN BELOW) = 32842.44 SQ.M.
- PROPOSED TOTAL BUILT UP AREA (INCL. EXEMPTED AREAS GIVEN BELOW)
- PROPOSED AREAS

	BL-1A (SQ.M.)	BL-1B (SQ.M.)	BL-1C (SQ.M.)	TOTAL (SQ.M.)
BASEMENT				2830.12
GR. FLOOR				2229.66
1ST. FLOOR				1876.71
2ND. FLOOR	687.77	718.36	735.85	2141.98
TYP. FLOOR	687.77 X 10	718.36 X 10	735.85 X 10	21419.80
(BRD.-12TH)	= 6877.70	= 7183.60	= 7358.50	21419.80
13TH. FLOOR	687.77	718.36	735.85	2141.98
LIFT LOBBY AT ROOF LEV.	13.68	13.75	14.21	41.64
TOTAL				32842.44

7a) AREA FOR M.L.C.P. BLOCK = 160.55 SQ.M.

8. TOTAL BUILT UP AREA (7a+7b) = 32842.44 SQ.M.

9. CAR PARKING AREA PROVIDED

FLOORS	AREA
BASEMENT	= 2591.24 SQ.M.
GROUND FLOOR	= 932.57 SQ.M.
M.L.C.P.	= 160.55 SQ.M.
TOTAL	= 3684.36 SQ.M.

10. CAR PARKING ADVANTAGE TAKEN-

FLOORS	AREA
BASEMENT	= 2591.24 SQ.M.
GROUND FLOOR	= 500.00 SQ.M.
M.L.C.P.	= 123.00 SQ.M.
TOTAL	= 3216.24 SQ.M.

11. TOTAL AREA EXEMPTED FOR F.A.R. CALCULATION (a+b+c) = 4829.69 SQ.M.

a) CAR PARKING AREA (IN BASEMENT - GR. & M.L.C.P.) = 3216.24 SQ.M.

b) TOTAL AREA OF STAIRWAYS = 1337.45 SQ.M.

c) LIFT LOBBY @ 8 SQ.M. IN 15 FLS. OF 3 BLOCKS + SHOWROOM LIFT LOBBY IN 2 FLOORS = 276.00 SQ.M.

12. TOTAL BUILT UP AREA (EXCL. EXEMPTED BUT INCL. CAR PARKING AREA) = (32842.44 - 1613.45) = 31228.99 SQ.M.

13. PROPOSED F.A.R. = $\frac{31228.99 \times 3.126 \times 2.4}{8953.15} = 3.129$

14. AREA OF CURBOARDS = 427.80 SQ.M.

15. W.C. AREA IN ROOF (2.94+2.94+2.99) = 8.77 SQ.M.

16. GATE GOOMTY AREA (7.09+7.91) SQ.M. = 15.00 SQ.M.

NOTE: * FOR MECHANICAL VENTILATION & ARTIFICIAL LIGHTING

SIGNATURE OF OWNER.

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.

SIGNATURE OF STRUC. ENGG. **SIGNATURE OF STRUC. REVIEWER**

CERTIFICATE OF ARCHITECT

I DO HEREBY CERTIFY WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER K.M.C. BUILDING RULE - 2009 AS AMENDED FROM TIME TO TIME THAT THE WIDTH OF THE ABUTTING ROAD CONFORM WITH THE PLAN AND IT IS A BUILDABLE SITE NOT A TANK OR A FILLED UP TANK. THE SITE PLAN, LOCATION PLAN AGREES WITH THE SITE. THE LOT IS DEMARCATED BY BOUNDARY WALLS & MEASUREMENTS TALLY WITH THE REGD. DEED PLAN.

SIGNATURE OF ARCHITECT

TITLE:
GROUND FLOOR PLAN, BASEMENT PLAN, SITE PLAN, LOCATION PLAN, DETAIL OF U.G.W.R. & PUMP ROOM

PROJECT:
PROPOSAL FOR OBTAINING THE SANCTION OF ADDITION & ALTERATION OF B-G-XIII STORED RESIDENTIAL BUILDING U/S 38A OF KMC ACT 1980 READ WITH U/R 26 (2a) ALONG WITH 69A(1)(g) OF KMC BUILDING RULES 2009 INCORPORATING ADDITION IN 1ST & 13TH FLOOR AT PREMISES NO. 24, DIAMOND HARBOUR ROAD, KOLKATA-700104, WARD-144, UNDER BOROUGH - XVI, P.S.-THAKURPURIKUR.

ARCHITECTS

AGRAWAL & AGRAWAL	BARODA	KOLKATA
SCALE	DATE	DEALT
1 : 200	29.05.17	POULOMJIMANN/SILP/SHRAMANA
		CHECKED
		SUPRIYA