



- SPECIFICATIONS:**
- ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE STATED.
  - ALL EXTERNAL WALLS ARE 250/200 IN. & ALL INTERNAL WALLS ARE 125/100 IN. & 75 IN.
  - THE DEPTH OF S.U.G.W.R. & SEPTIC TANK SHALL NEVER EXCEED THE DEPTH OF FCU/DATUM.
  - BRICK WORK IN 250/200 IN. MORTAR 1:6 & BRICK WORK IN 125/100 IN. & 75 IN. MORTAR 1:4
  - ALL R.C.C. WORKS AS SPECIFIED BY STRUCTURAL ENGINEER
  - GRADE OF STEEL AS SPECIFIED BY STRUCTURAL ENGINEER
  - ALL SORTS OF PRECAUTIONARY MEASURE WILL BE TAKEN AT THE TIME OF CONSTRUCTION.
  - OTHER ITEMS ARE AS PER I.S. SPECIFICATION.

**STATEMENT OF PLAN PROPOSAL:**

01. ASSESSEE NO. - 210971/2000/04  
 02. DETAILS OF REGISTERED DEED:-  
 BOOK NO. - 1  
 VOLUME NO. - 62  
 PAGES - 157 TO 163  
 BEING NO. 2259, YEAR - 1940  
 03. DETAILS OF POWER OF ATTORNEY: YES  
 REG. BOOK - IV  
 VOLUME NO. - 1801-2015, PAGE NO. - 2047-2068  
 BEING NO. - 160/00670 FOR THE YEAR 2015  
 04. (a) LAND AREA = 10184.97 SQ.M.  
 (b) AREA OF 5M. FREE GIFTED STRIP OF LAND = 33.50 SQ.M.  
 (c) LAND AREA AFTER FREE GIFTING = 9949.37 SQ.M.  
 (As per U.L.C. document)  
 05. NO OF STORED INDICATING BASEMENT IF ANY-(B+G+26) STORED BUILDING  
 06. NO. OF TENEMENTS - 138 NOS.  
 07. SIZE OF TENEMENTS - ABOVE 100 SQ.M. = 92 NOS.  
 ABOVE 200 SQ.M. = 46 NOS.  
 08. GROUND COVERAGE - 2130.193 SQ.M. (20.915%)  
 09. F.A.R. CONSUMED - 1242 < 2.25 (OK)  
 10. TOTAL COVERED AREA - 32235.429 SQ.M.  
 11. TOTAL SERVICE AREA IN G.F.L. - 273.829 SQ.M.  
 12. TOTAL CAR PARKING AREA - 6975.108 SQ.M.  
 13. NO. OF CAR PARKING SPACE - 223 NOS. (COVERED)  
 64 NOS. (OPEN INCLUDING A/SH/STAIR/CL)

**AREA STATEMENT:**

LAND AREA = 10184.97 SQ.M. (As per U.L.C. document)  
 ABUTTING ROAD WIDTH = 10.663 M.  
 PERMISSIBLE HEIGHT = NO RESTRICTION  
 PERMISSIBLE F.A.R. = 2.25  
 PERMISSIBLE GROUND COVERAGE = 45% = 4583.237 SQ.M.  
 PERMISSIBLE BUILT UP AREA = 22916.1825 SQ.M.  
 PROPOSED HEIGHT = 88.85 M.  
 PROPOSED GROUND COVERAGE = 2130.193 SQ.M. = 20.915%

PROPOSED BASEMENT FLOOR AREA = 273.829 SQ.M.  
 PROPOSED GROUND FLOOR AREA = 1153.665 SQ.M.  
 PROPOSED FIRST FLOOR AREA = 1728.974 SQ.M.  
 PROPOSED SECOND FLOOR AREA = 1391.533 SQ.M.  
 PROPOSED THIRD FLOOR AREA = 1197.71 SQ.M.  
 PROPOSED TYPICAL FLOOR AREA (4TH TO 25TH) = 2336.766 SQ.M.

PROPOSED TOTAL FLOOR AREA = 32235.429 SQ.M.  
 EXEMPTION AREA:  
 a) STAIRCASE = 1800.707 SQ.M.  
 b) LIFT LOBBY = 534 SQ.M.  
 RELAXATION FOR CAR PARKING = 6975.108 SQ.M.  
 PROPOSED EFFECTIVE FLOOR AREA = 22935.614 SQ.M.  
 PROPOSED F.A.R. = 22935.614/10184.97 = 2.242 < 2.25 (OK)

REQUIRED NO. OF CAR PARKING = 212  
 PROVIDED NO. OF COVERED CAR PARKING = 223  
 (77 NOS. IN BASEMENT, 66 NOS. IN GROUND FLOOR, 40 NOS. IN 1ST FLOOR & 40 NOS. IN 2ND FLOOR)  
 PROVIDED NO. OF OPEN CAR PARKING = 64 (including mechanical car parking)  
 TOTAL PROVIDED NO. OF CAR PARKING = 287

STAIR HEAD ROOM AREA = 82.821 SQ.M.  
 LIFT MACHINE ROOM AREA (machine room less) = 50.15 SQ.M.  
 CUPBOARD AREA = 378.074 SQ.M.

THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING IS IN ACCORDANCE WITH THE PROVISIONS OF THE BUILDING REGULATIONS, 1960 AND THE BUILDING CODE OF PRACTICE, 1980 AND THE NATIONAL BUILDING CODE OF PRACTICE, 2000. THE STRUCTURE WILL BE SAFE & STABLE AGAINST ALL VERTICAL AND LATERAL LOADS AND WILL BE FIT FOR HABITABLE USE.

*Ujjwal Sankar*  
 UJJWAL SANKAR  
 B.E., M.C.E. (STRUCTURE)  
 REGISTERED STRUCTURAL ENGINEER  
 CHINA, I.C.E.E. No. 5778

SIGN OF STRUCTURAL ENGINEER

I HAVE REVIEWED / CHECKED THE STRUCTURAL DRAWING AND DESIGN OF THIS PROJECT AND I AM SURE THAT THE STRUCTURE WILL BE SAFE & STABLE AGAINST ALL VERTICAL AND LATERAL LOADS AND WILL BE FIT FOR HABITABLE USE.

*M. K. ROY*  
 M. K. ROY  
 B.E., M.C.E. (STRUCTURE)  
 REGISTERED STRUCTURAL ENGINEER  
 CHINA, I.C.E.E. No. 5778

SIGN OF STRUCTURAL REVIEWER

WE DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT WE SHALL ENGAGE ARCHITECT & E.S.E. DURING CONSTRUCTION, (2) WE SHALL FOLLOW THE INSTRUCTION OF ARCHITECT & E.S.E. DURING CONSTRUCTION OF THE BUILDING AS PER HIS PLAN. (3) THE AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING'S EXISTING STRUCTURE. (4) IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FALSE, THE AUTHORITY WILL REVOKE THE SANCTION PLAN. (5) THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDER THE GUIDANCE OF ARCHITECT & E.S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK.

TOLLYGUNGE ESTATES PVT. LTD.  
*Pran Kumar*  
 Pran Kumar  
 Chartered Accountant

SIGN OF OWNER

I CERTIFY WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN, OF PREMISES NO. 3, N.S.C. BOSE ROAD, KOLKATA, TOLLYGUNGE METRO, WARD - 97, BOROUGH - X, HAS BEEN DRAWN AS PER PROVISIONS OF BUILDING REGULATIONS, 1960 AND THE NATIONAL BUILDING CODE OF PRACTICE, 2000. THE STRUCTURE WILL BE SAFE & STABLE AGAINST ALL VERTICAL AND LATERAL LOADS AND WILL BE FIT FOR HABITABLE USE.

*Subir Kumar Basu*  
 SUBIR KUMAR BASU  
 Registered Architect  
 Reg. No. - CA/78/4375

SIGN OF ARCHITECT

**PROJECT TITLE:-**  
 PROPOSED (B+G+26) STORED RESIDENTIAL BUILDING AT 3, NETAJI SUBHASH CHANDRA BOSE ROAD, KOLKATA - 700040, P.S. - REGENT PARK, WARD - 97, BOROUGH - X.

**SHEET TITLE:- GROUND FLOOR PLAN**

**ARCHITECT**  
 Subir Kumar Basu  
 CONSULTING ARCHITECTS & ENGINEERS  
 4, BROAD STREET  
 CALCUTTA-700019

**DRAWN BY:** MADHUMITA **CHECKED BY:** SAUNIYA **APPROVED BY:** SKB  
**SCALE:** 1:200 **SHEET NO.:** 2 OF 8 **DATE:** 25.04.2016

**DRAWING NO.:** SKB/TOLLY/SANC/AR/02

