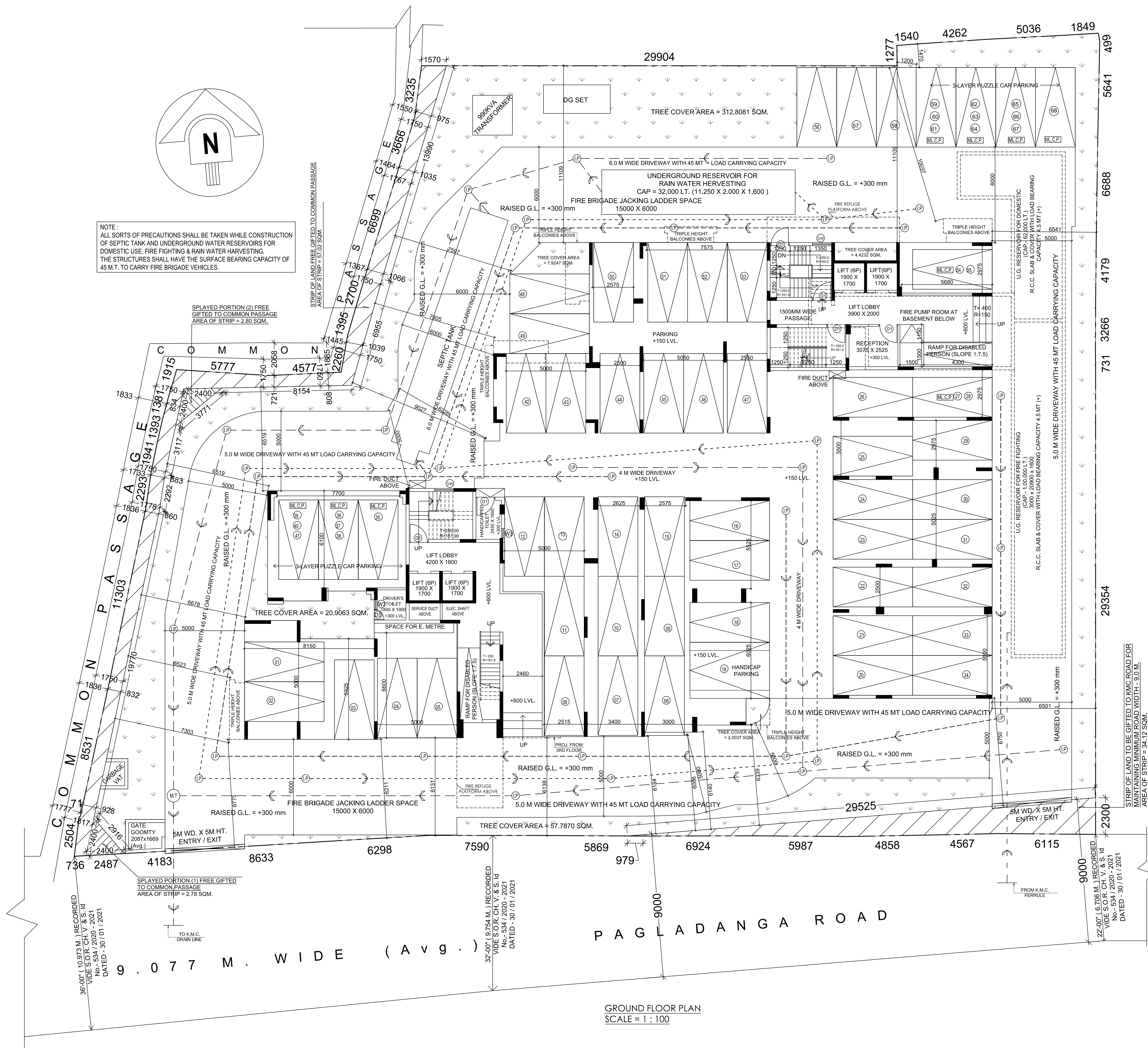




STATEMENT OF PROPOSAL

PART-A:
1. ASSESSEE NO: 110572101368
NAME OF OWNERS : A. TALUKDAR & CO. FERTILISERS PVT.LTD

2. DETAIL OF REGISTERED DEED
BOOK NO : I VOL. NO : 56, PAGE NO : 74 to 82,
BEING NO : 1838, YEAR : 1974, PLACE : D. S. R., ALIPORE

2A. DETAIL OF REGISTERED BOUNDARY DECLARATION
BOOK NO : I VOL. NO : 1906-2021, PAGE NO : 148225 to 148240,
BEING NO : 190603618, YEAR : 2021, PLACE : A.D.S.R. SEALDAH, WEST BENGAL

2B. DETAIL OF REGISTERED DEED OF GIFT
BOOK NO : I VOL. NO : 1906-2021, PAGE NO : 148191 to 148207,
BEING NO : 190603621, YEAR : 2021, PLACE : A.D.S.R. SEALDAH, WEST BENGAL
AREA OF STRIP OF LAND = 34.12 SQM.

2C. DETAIL OF REGISTERED DEED OF GIFT
BOOK NO : I VOL. NO : 1906-2021, PAGE NO : 148208 to 148224,
BEING NO : 190603619, YEAR : 2021, PLACE : A.D.S.R. SEALDAH, WEST BENGAL
AREA OF STRIP OF LAND = 57.02 SQM.

2D. DETAIL OF REGISTERED DEED OF GIFT
BOOK NO : I VOL. NO : 1906-2021, PAGE NO : 148157 to 148173,
BEING NO : 190603620, YEAR : 2021, PLACE : A.D.S.R. SEALDAH, WEST BENGAL
AREA OF STRIP OF LAND = (2.78 + 2.80) = 5.58 SQM.

PART - B

1. AREA OF LAND :
AS PER TITLE DEED, ASSESSMENT BOOK RECORD, BOUNDARY DECLARATION & U.L.C
= 2675.77 SQM. (2 B + 0 K + 0 CH + 2 SQFT.)

2. NET AREA OF LAND (AREA OF LAND - AREA OF LAND GIFTED)
(2675.77 - (34.12 + 57.02 + 5.58)) = 2579.05 SQM.

3. PERMISSIBLE GROUND COVERAGE = 50.000 % = 1337.8850 Sqm.

4. PROPOSED GROUND COVERAGE = 42.822 % = 1124.4037 Sqm.

COVERED AREA (A)	STAIR VOID (B)	LIFT VOID (C)	OTHER CUTOUTS (D)	STAIR WAY EXCL. LOBBY (E)	LIFT LOBBY (F)	Net Floor Area (A+B+C+D+E+F)
Basement 61.9058	()	()	()	8.9750	52.6308	123.5116
Gr. Floor 1100.7013	()	()	()	48.6875	12.0000	1261.3888
1st Floor 641.9358	1.7625	12.9200	5.2780	45.8750	12.0000	729.9913
2nd Floor 599.7758	1.7625	12.9200	92.8888	45.8750	12.0000	764.4621
3rd Floor 750.2712	1.7625	12.9200	9.3636	45.8750	12.0000	822.8323
4th Floor 750.2712	1.7625	12.9200	9.3636	45.8750	12.0000	822.8323
5th Floor 750.2712	1.7625	12.9200	9.3636	45.8750	12.0000	822.8323
6th Floor 750.2712	1.7625	12.9200	9.3636	45.8750	12.0000	822.8323
7th Floor 750.2712	1.7625	12.9200	9.3636	45.8750	12.0000	822.8323
8th Floor 750.2712	1.7625	12.9200	9.3636	45.8750	12.0000	822.8323
9th Floor 750.2712	1.7625	12.9200	9.3636	45.8750	12.0000	822.8323
10th Floor 689.4987	1.7625	12.9200	9.3636	45.8750	12.0000	769.6383
11th Floor 222.5504	1.7625	12.9200	0.2400	45.8750	12.0000	294.5459
Total 8567.8667	19.3875	142.1200	173.3136	562.1875	144.0000	17526.8581

TOTAL COVERED AREA EXCLUDING VOIDS = 8233.0456 Sqm.
TOTAL EXEMPTED AREA = (562.1875 + 144.0000) = 706.1875 Sqm.

6. PARKING CALCULATION :

A)	Prop. Share	Tenement Size	Tenement No	Reqd. Parking
Between 75 - 100 Sqm.				
C - 62.6175 Sqm.	19.1855	81.8030 Sqm.	7 Nos.	7 Nos.
F - 66.0728 Sqm.	20.2442	86.3170 Sqm.	8 Nos.	8 Nos.
Above 100 Sqm.				
A - 117.0650 Sqm.	35.8679	152.9329 Sqm.	8 Nos.	8 Nos.
B - 95.2838 Sqm.	29.1942	124.4780 Sqm.	7 Nos.	7 Nos.
B1 - 95.5038 Sqm.	29.2616	124.7654 Sqm.	3 Nos.	3 Nos.
D - 90.0494 Sqm.	27.8094	117.6398 Sqm.	10 Nos.	10 Nos.
E - 88.4656 Sqm.	27.1052	115.5708 Sqm.	10 Nos.	10 Nos.
G - 96.2378 Sqm.	29.4866	125.7244 Sqm.	8 Nos.	8 Nos.
G1 - 97.0525 Sqm.	29.7382	126.7887 Sqm.	2 Nos.	2 Nos.
Total Required Parking =				55 Nos.

B) NOS. OF PARKING PROVIDED
GROUND FLOOR COVERED PARKING = 44 Nos. (+ 6 Nos Mechanical Parking)
GROUND FLOOR OPEN PARKING = 12 Nos. (+ 6 Nos Mechanical Parking)

C) Permissible area for parking : GROUND FLOOR = 44 Nos. x 25
D) Actual area of parking provided : GROUND FLOOR PARKING = 909.1336 Sqm.

7. PERMISSIBLE F. A. R. = $2.25 + 0.225 = 2.475$ (+10% For Green Building)
8. PROPOSED F. A. R. = $(7526.8581 - 909.1336) / 2675.77 = 2.473$

- STAIR HEAD ROOM AREA = 84.8151 SQM.
- MRL TOP COVER AREA = 15.8472 SQM.
- OVER HEAD WATER RESERVOIR AREA = 25.8050 SQM.
- ROOF-TOP SWIMMING POOL AREA = 81.3950 SQM.
- SOLAR PANEL AREA = 90.7050 SQM.
- FIRE REFUGE PLATFORM AREA = 62.7072 SQM.
- TRIPLE HEIGHT TERRACE AREA = 138.0975 SQM.
- CUPBOARD AREA = 162.1150 SQM.
- GATE GOOMTY AREA = 5.1451 SQM.
- TREE COVER AREA = 405.8530 SQM. (15.1677 %)
- ADDITIONAL FLOOR AREA FOR FEES = 544.9770 SQM.
- HEIGHT OF THE BUILDING = 38.650 M.
- RELAXATION OF AUTHORITY : U/R 76(i) of K.M.C. Building Rules, 2009

NOTES :
1. ALL DIMENSIONS ARE IN MM. UNLESS OTHERWISE MENTIONED.
2. ALL EXTERNAL WALLS ARE 200 THK & INTERNAL WALLS ARE 125 THK.
IF NOT STATED IN 1:4 CEMENT SAND MORTAR.
3. ALL ELEVATION PROJECTIONS ARE 600 MM. PROJECTED.
4. DEPTH OF UNDERGROUND WATER RESERVOIR SHOULD NOT EXCEED THE DEPTH OF FOUNDATION.
5. GRADE OF CONCRETE & GRADE OF STEEL USED ARE M20 & Fe500 RESPECTIVELY.
6. R.C.C. FRAMED STRUCTURE.
7. ANY DISCREPANCY IN SCALE, THE WRITTEN DIMENSION SHALL GOVERN.
8. FOR SPECIFICATION OF MATERIALS & WORKMANSHIP N.B.C. 2016 TO BE FOLLOWED.
9. OPEN TERRACE WITH LIME TERRAZZOING OF RATIO 2:2:7.
10. DAMP PROOF COURSE TO BE PROVIDED WITH P.C.C. (1:2:4).

SCHEDULE OF DOORS & WINDOWS

MD.	WIDTH	HEIGHT	REMARKS	MD.	WIDTH	HEIGHT	SILL
D1	1200	2400	SINGLE PANEL	W1	1500	2100	300
D2	900	2400	SINGLE PANEL	W1*	1475	2100	300
D3	750	2400	SINGLE PANEL	W1*	1100	2100	300
D3*	650	2400	SINGLE PANEL	W2	1200	1400	1000
D4	1200	2400	SINGLE PANEL	W3	900	2100	300
SD1	2900	2400	SLIDING DOOR	W4	600	1200	1200
SD2	1975	2400	SLIDING DOOR	SW	1200	1800	600
SD3	2400	2400	SLIDING DOOR				
SD4	2975	2400	SLIDING DOOR				
SD5	2750	2400	SLIDING DOOR				
SD6	3500	2400	SLIDING DOOR				
SD7	2975	2400	SLIDING DOOR				
SD8	3050	2400	SLIDING DOOR				
SD9	1600	2400	SLIDING DOOR				
SD9*	1425	2400	SLIDING DOOR				
SD10	1225	2400	SLIDING DOOR				
D1A	1200	2400	SINGLE PANEL				

DECLARATION OF OWNERS

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT, I SHALL ENGAGE ARCHITECT & ESE DURING CONSTRUCTION.
I SHALL FOLLOW THE INSTRUCTION OF ARCHITECT & E.S.E DURING CONSTRUCTION OF THE BUILDING (AS PER PLAN).
K.M.C AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE.
IF ANY SUBMITTED DOCUMENT ARE FAKE, THE K.M.C AUTHORITY MAY REVOKE THE SANCTION PLAN.
THE CONSTRUCTION OF U.G.W.R. R.W.H. TANK W/ RECHARGE PIT, SEPTIC TANK WILL BE TAKEN UNDER THE GUIDANCE OF ARCHITECT / ESE BEFORE STARTING OF BUILDING FOUNDATION.

A. TALUKDAR & CO. FERTILISERS PVT.LTD
NAME OF OWNER

DECLARATION OF E.S.E.

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 N.B.C OF INDIA AND BASIS OF SOIL INVESTIGATION REPORT BY ME. CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT.
SOIL TESTING HAS BEEN DONE BY JISHNU PAUL (G.T.E. NO. - 32 / 1) OF JP GEO CONSULTANTS OF (ADDRESS) 86, ANDUL ROAD, HOWRAH - 711 109. THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

ANKIT AGARWALA
E.S.E. NO. - 1 / 172
NAME OF E.S.E.

DECLARATION OF G.T.E.

UNDERSIGNED HAS INSPECTED THE SITE & CARRIED OUT THE SOIL INVESTIGATION THEREIN. IT IS CERTIFIED THAT EXISTING SOIL OF THE SITE IS ABLE TO CARRY OUT THE LOAD FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM THEREIN IS SAFE & STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

JISHNU PAUL
K.M.C G.T.E. NO. - 1 / 32
NAME OF G.T.E.

DECLARATION OF ARCHITECT

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

KAMAL KUMAR PERIWAL
CA-51-18679
NAME OF ARCHITECT

PROJECT :

PROPOSED B + G + XI STORIED (Height = 38.650 m.) RESIDENTIAL BUILDING U/S 393A OF K.M.C. ACT 1980, & K.M.C. Building Rules, 2009, AT PRE. No.- 17, PAGLADANGA ROAD, KOLKATA - 700 105. P.S. - PRAGATI MAIDAN (FORMERLY - TILJALA). WARD NO. - 57, BR. - VII

CONTENTS :

PROPOSED GROUND FLOOR PLAN, PROPOSED UNDERGROUND PUMP ROOM - PLAN & SECTION			
SUBMISSION DRAWING		SHEET NO. - 01/08	
NORTH	DRG.NO.		
REV. DATE	-	REV. NO.	-
SCALE	1:100, 1:200, 1:600, 1:4000	DEALT	
DATE	04.03.2022	CHECKED	

ARCHITECT :

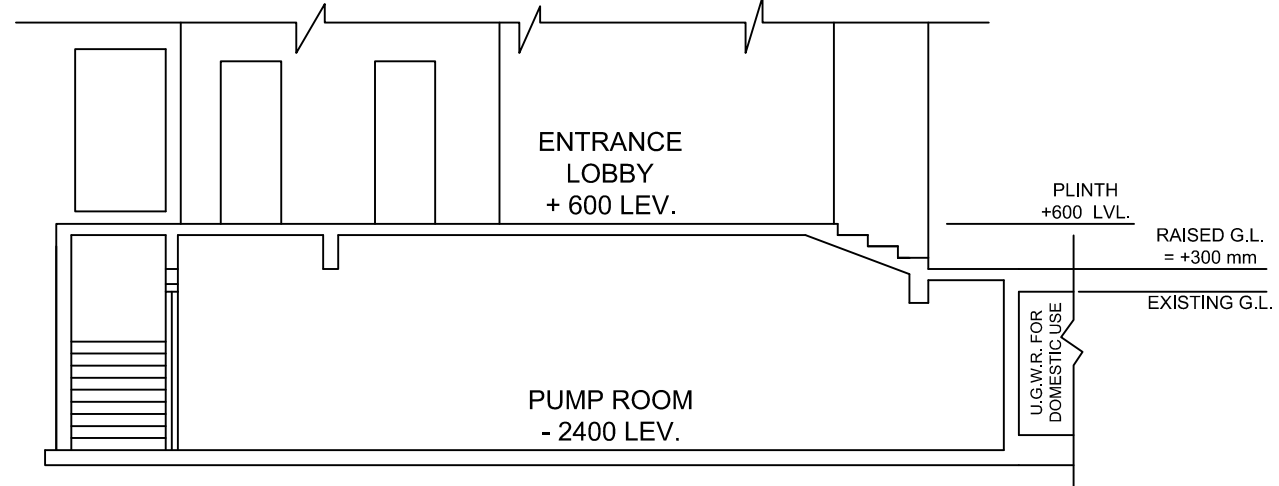
MAHESHWARI & ASSOCIATES
'RAJ BABA'
37A, BAKER ROAD, 2ND FLOOR, ALIPORE, KOLKATA-27
TEL. : 65228584, www.architectmaheshwari.com

B.P.NO.-

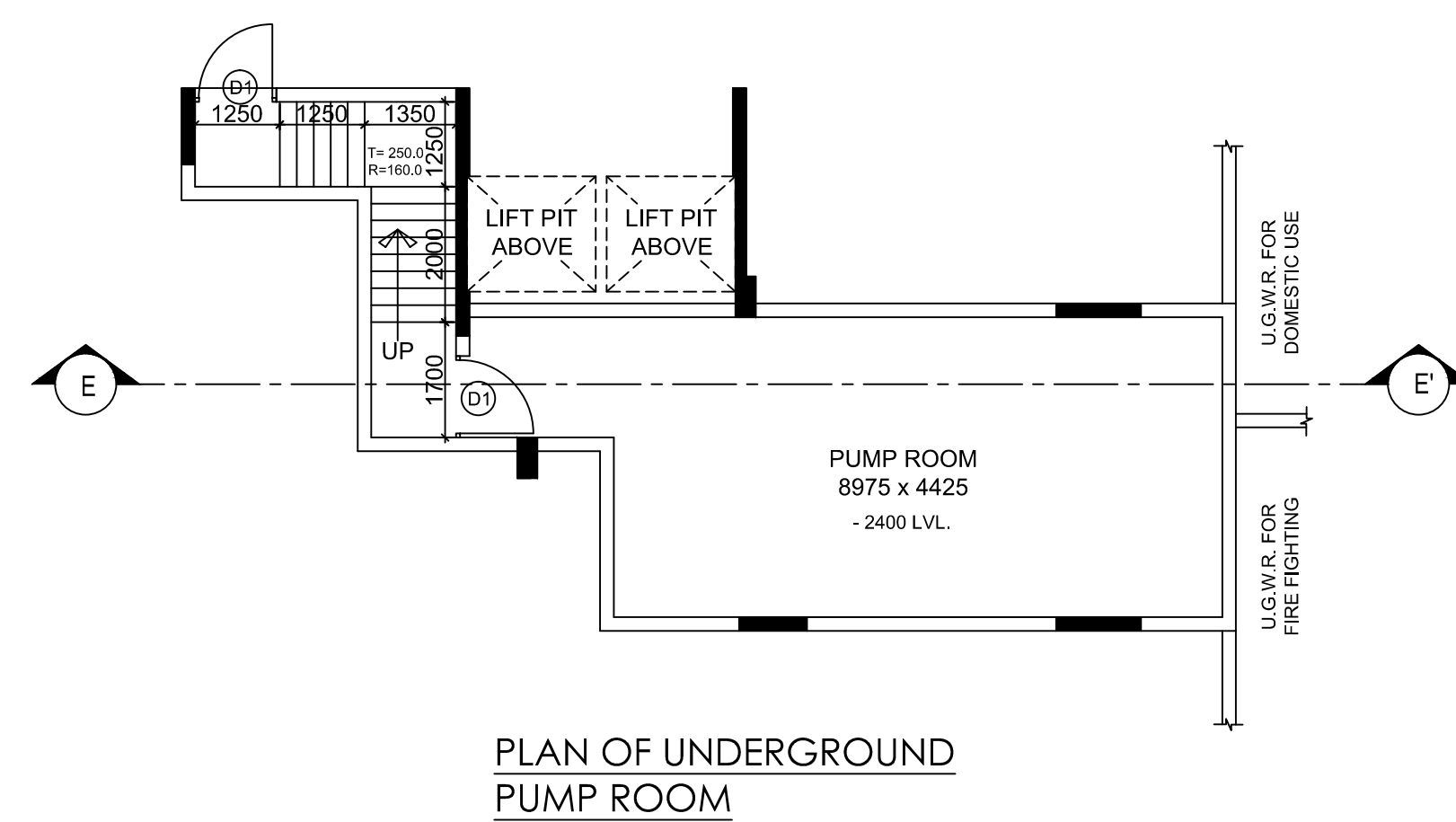
DATE -
VALID UPTO -

DIGITAL SIGNATURE OF A.E

DIGITAL SIGNATURE OF E.E



SECTION-EE
SCALE-1:100



PLAN OF UNDERGROUND PUMP ROOM