



STATEMENT OF THE PLAN PROVISION

1. ADDRESS NO. 157/22/2004
 2. DETAIL OF REGISTERED DEED:-
 BOOK NO. I, VOL. NO. 1803-2022, PAGE NO. 3374 TO 3380, BEING NO. 03828, YEAR-2010, DATE: 20.04.2010. PLACE: ADDITIONAL REGISTER OF ADDIRANCE, KOLKATA, WEST BENGAL.
 3. DETAIL OF REGISTERED DEED:-
 BOOK NO. I, VOL. NO. 1804-2021, PAGE NO. 20300 TO 20308, BEING NO. 1904834, DATE: 20.02.2021 YEAR: 2021. PLACE: A.R.-IV KOLKATA, WEST BENGAL.
 4. DETAIL OF REGISTERED DEED:-
 BOOK NO. I, VOL. NO. 1803-2022, PAGE NO. 3374 TO 3380, BEING NO. 03828, YEAR-2010, DATE: 20.04.2010. PLACE: ADDITIONAL REGISTER OF ADDIRANCE, KOLKATA, WEST BENGAL.
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DETAIL REGISTERED OF BOUNDARY REGISTRATION

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STATEMENT OF AREA

AREA OF LAND:-
 LAND AREA = 855.165 SQ.M / 12 K-12 CH-25 SQ.FT.
 PER DEED & AS PER PHYSICAL MEASUREMENT
 PERMISSIBLE GROUND COVERAGE (50%) = 427.582 SQ.M
 PROPOSED GROUND COVERAGE (49.953%) = 427.185 SQ.M
 PROPOSED HEIGHT = 15.475 M
 PERMISSIBLE FAR = 2.25

PROPOSED AREA

COVERED AREA	UPPER FLOOR	GROUND FLOOR	NET FLOOR AREA
1ST FLOOR	388.92 SQ.M	188.27 SQ.M	577.19 SQ.M
2ND FLOOR	427.18 SQ.M	188.27 SQ.M	615.45 SQ.M
3RD FLOOR	427.18 SQ.M	188.27 SQ.M	615.45 SQ.M
4TH FLOOR	427.18 SQ.M	188.27 SQ.M	615.45 SQ.M
TOTAL	1670.66 SQ.M	763.10 SQ.M	2433.76 SQ.M

TOTAL AREA = 1674.878 SQ.M
BONUS FOR CAR PARKING = 237.827 SQ.M (ACTUAL)
BONUS FOR CAR PARKING = 235.111 SQ.M (PROVIDED)

NET AREA (1674.878 - 237.827) = 1437.051 SQ.M
PROPOSED FAR (1437.051 / 855.165) = 1.68

ITEMS & CAR PARKING CALCULATION RESIDENTIAL & MERCANTILE

ITEMS	REQUIREMENT	ACTUAL	NO. OF ITEMS	REQUIRED CAR PARKING
A	66.97 SQ.M	13.76 SQ.M	1	1 NO.
B	38.94 SQ.M	8.25 SQ.M	1	1 NO.
C	80.97 SQ.M	10.75 SQ.M	1	1 NO.
D	103.28 SQ.M	18.89 SQ.M	1	1 NO.
E	46.46 SQ.M	13.96 SQ.M	1	1 NO.
F	31.08 SQ.M	16.75 SQ.M	1	1 NO.

TOTAL NO. OF CAR = 14 NO.

MERCANTILE RETAIL AREA = 164.791 SQ.M
RESIDENTIAL AREA = 1882.176 SQ.M
CAR PARKING REQUIRED = 17 NO.
CAR PARKING PROVIDED = 19 NO.
PERMISSIBLE AREA FOR PARKING = (2541.27 / 275) SQ.M
PROVIDED AREA FOR PARKING = 237.827 SQ.M
COMMON AREA = 219.091 SQ.M
STAIR HEAD ROOM AREA = 32.915 SQ.M
LEFT BOILER AREA = 15.713 SQ.M
OVER HEAD TANK AREA = 16.943 SQ.M
SERVICE TOILET AREA = 2.969 SQ.M
AREA OF CUP BOARD = 4.41.788 SQ.M
TOTAL AREA FOR FEES = (2046.962 + 1.788 + 32.915 + 15.713 + 16.943 + 2.969) SQ.M
OPEN TERRACE AREA = 237.185 SQ.M
ROOF STRUCTURE AREA = (32.915 + 15.713 + 16.943 + 2.969) SQ.M = 68.540 SQ.M
GREEN AREA CALCULATION
 15% AREA TAKEN FROM 6000 SQ.M BUILT UP
 % OF GREEN AREA = (1000 / 6000) = 16.67%
 MIN 5.669 SQ.M OF THE PHYSICAL LAND AREA KEPT FOR GREEN AREA
 REQUIRED GREEN AREA (PROPOSED) = 44.651 SQ.M (5.166%)
 PROVIDED GREEN AREA = 48.656 SQ.M (5.689%)

CERTIFICATE OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING WILL BE MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER I.B.O. OF INDIA ON THE BASIS OF SOIL INVESTIGATION REPORT TO BE DONE AFTER DEMOLITION OF EXISTING STRUCTURE BY DR. SUJIT KUMAR BOSE, G.T.E. K.M.C. NO. -112, STRUCTURAL DESIGN AND DRAWINGS WILL BE SUBMITTED FOR APPROVAL AT PLUMB LEVEL. OF CONSTRUCTION, PRESENTLY THE SITE IS PARTLY COVERED BY EXISTING STRUCTURE AND SOIL TESTING IS NOT POSSIBLE.

(DR. SUJIT KUMAR BOSE, G.T.E.-112) NAME OF GEO-TECHNICAL ENGINEER
 SANJIB J PAREKH (E.S.E. 1/104) NAME OF STRUCTURAL ENGINEER

DECLARATION OF ARCHITECT

CERTIFIED ON 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. THE SITE CONDITION INCLUDING THE ABUTTING ROAD IS CONFORM WITH THE PLAN. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THERE IS AN EXISTING STRUCTURE TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK, AND IT IS OCCUPIED BY THE OWNER. THERE IS NO TENANT.

ANJAN UKIL (CA/9116721) NAME OF ARCHITECT

DECLARATION OF OWNER / APPLICANT

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE ARCHITECT & E.S.E. 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 THE BUILDING / S.U.G.W. RESERVOIR WILL BE TAKEN UNDER THE GUIDANCE OF ARCHITECT / E.S.E. BEFORE STARTING OF BUILDING FOUNDATION.

MR. SOUMYOJIT GUPTA (DIRECTOR OF SUNRISE BUILDERS AND FINANCE PVT. LTD. & URVASHI DISTRIBUTORS PVT LTD.) (CA. CHANDRAN CHOWDHURY SMT. CHANDA CHOWDHURY (ALIAS CHANDINA CHOWDHURY) NAME OF OWNER/APPLICANT

TITLE
 GROUND FLOOR PLAN, EXISTING PLAN, SITE PLAN, LOCATION PLAN, WATER RESERVOIR

PROPOSED G-IV STORED (HT.-15.475M) RESIDENTIAL BUILDING U/S 393A OF K.M.C. ACT 1980, K.M.C. BUILDING RULE 2009, AT PREMISES NO. 152, PRIYANATH MULLICK ROAD, KOLKATA-700 026, WARD NO-72 BR. NO-VIII, P.S.-SHOWANIPUR, AMALGAMATED WITH PREMISES NO15/A & 15/B, PRIYANATH MULLICK ROAD.

JOB NO. 2022080123, DATE: 22-01-2023, SCALE: 1:100, 1:600, 1:4000, B.P. NO. 2022080140, VALID UP TO: 21-03-2028

BISWAJIT DATTA (Digitally signed by BISWAJIT DATTA, Date: 2023.01.22 10:48:49 +05'30')
ABHIJIT KUMAR DAS (Digitally signed by ABHIJIT KUMAR DAS, Date: 2023.01.22 11:44:31 +05'30')

SIGNATURE OF A.E. (C/BR-VIII/BLDG K.M.C.)
 SIGNATURE OF E.E. (C/BR-VIII/BLDG K.M.C.)

