

**STATEMENT OF THE PLAN PROPOSAL**

**PART-A:**  
1. ASSESSE NO. 41-115-05-0180-9  
2. DETAIL OF REGISTERED DEED.  
3. BOOK NO. 1 VOL. NO. 1602-2018. PAGE NO. 281183 TO 281220  
BEING NO. 160207817 YEAR: 2018 PLACE : D.S.R.1124 PARGANAS DATE -20.07.2018

**DETAIL OF BOUNDARY DECLARATION**  
BOOK NO. 1 VOL. NO. 1602-2019 PAGE NO. 240272 TO 240084  
BEING NO. 160206836 YEAR: 2019 PLACE : D.S.R. -II SOUTH24 PARGANAS DATE -26.08.19

4. a) AREA OF LAND AS PER TITLE DEED : 748.328 sqm. (11K-3CH-05QFT.)  
b) NO OF STOREY : +IV (TOW BLOCK)  
c) NO OF TENEMENTS : 24 NOS.  
5. SIZE OF TENEMENTS : a) 50 Sqm. TO 75 sqm. .... 13 NOS.  
b) 75 Sqm. TO 100 sqm. .... 7 NOS.  
c) BELOW 50 sqm. .... 4 NOS.

7. U.L.C. VIDE MEMO NO. - 901/U/LC/AL/P/2020/DT. 19.03.2020  
8. FIRE SEFTY RECOMMENDATION VIDE MEMO NO. - FSR/0125186218700533 DT. 23.08.2021

**4. PROPOSED AREA - BLOCK - A**

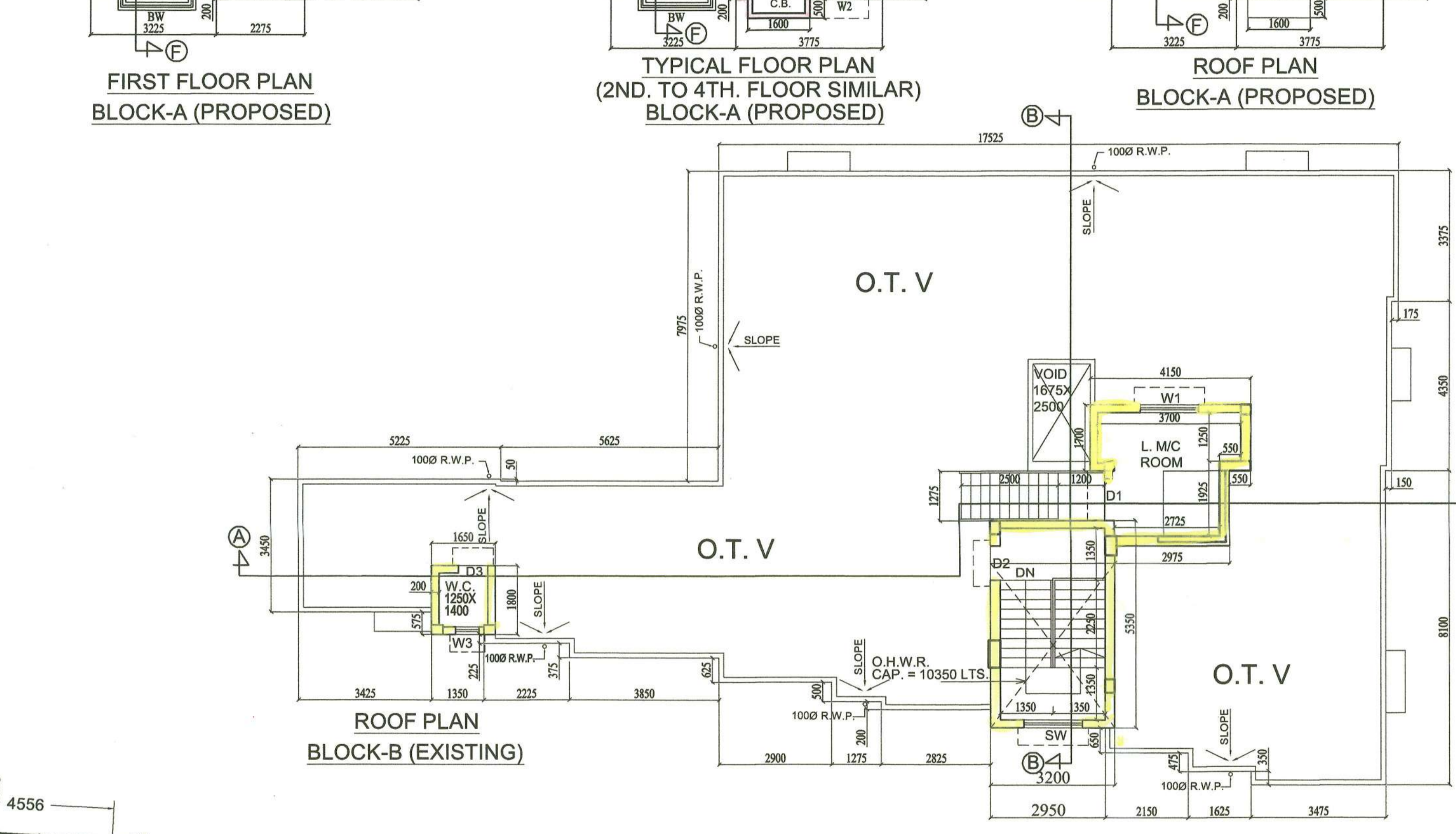
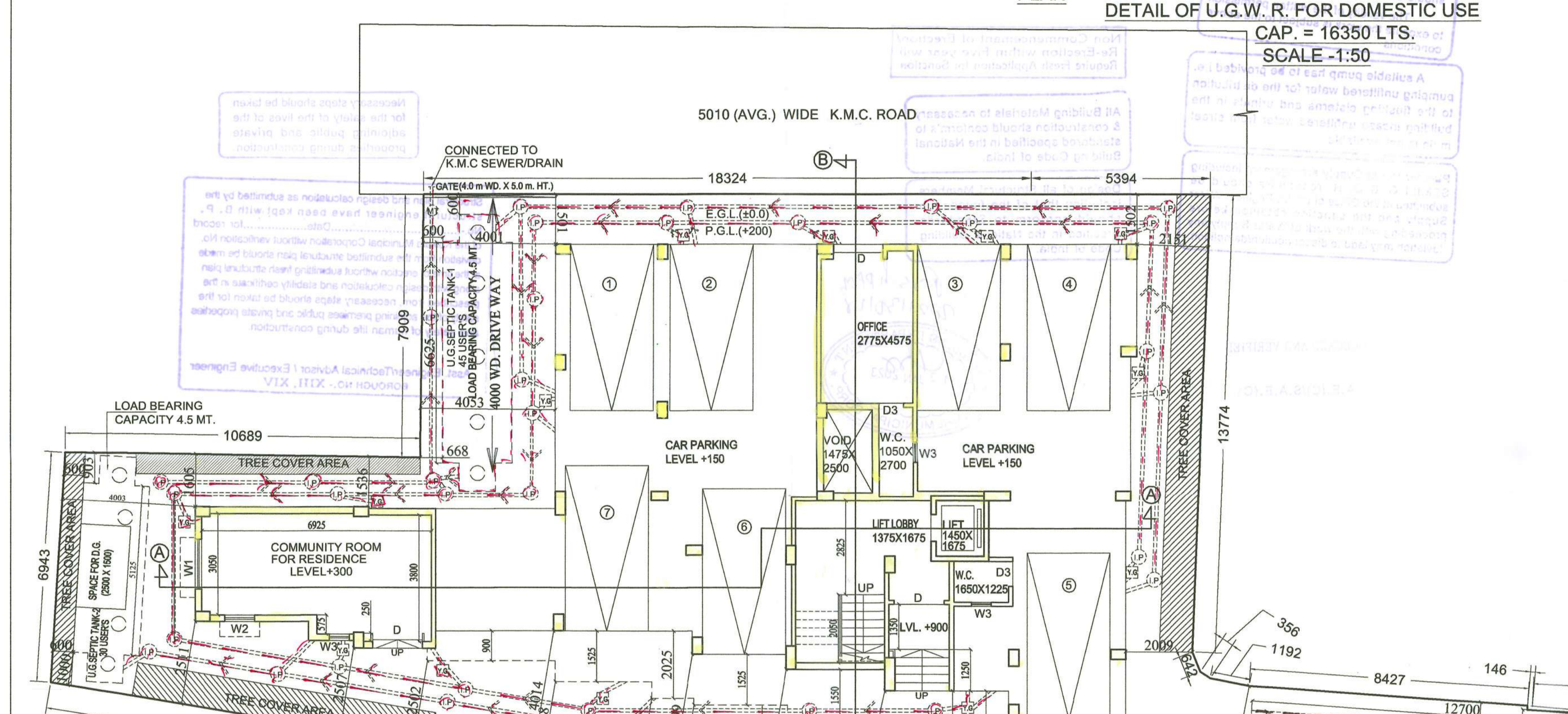
| FLOOR        | COVERED AREA (LIFT WELL) | EFFECTIVE AREA | STAIR & LOBBY | LIFT LOBBY | NET FLOOR AREA |
|--------------|--------------------------|----------------|---------------|------------|----------------|
| GROUND FLOOR | 63.899 SQ.M              | 63.899 SQ.M    | 10.34 SQ.M    | 2.18 SQ.M  | 51.489 SQ.M    |
| 1ST FLOOR    | 81.089 SQ.M              | 81.089 SQ.M    | 10.34 SQ.M    | 2.18 SQ.M  | 68.528 SQ.M    |
| 2ND FLOOR    | 81.089 SQ.M              | 81.089 SQ.M    | 10.34 SQ.M    | 2.18 SQ.M  | 68.528 SQ.M    |
| 3RD FLOOR    | 81.089 SQ.M              | 81.089 SQ.M    | 10.34 SQ.M    | 2.18 SQ.M  | 68.528 SQ.M    |
| 4TH FLOOR    | 81.089 SQ.M              | 81.089 SQ.M    | 10.34 SQ.M    | 2.18 SQ.M  | 68.528 SQ.M    |
| TOTAL        | 371.245 SQ.M             | 371.245 SQ.M   | 51.7 SQ.M     | 10.8 SQ.M  | 308.745 SQ.M   |

**5. PROPOSED TENEMENTS & CAR PARKING CALCULATION - (A) RESIDENTIAL**

| MARKED TENEMENT SIZE | PROPORTIONAL AREA TO BE ADDED | ACTUAL TENEMENT AREA | NO. OF TENEMENT | REQUIRED CAR PARKING |
|----------------------|-------------------------------|----------------------|-----------------|----------------------|
| A 48.6 SQ.M          | 16.111 SQ.M                   | 62.211 SQ.M          | 1               | 1 NO.                |
| B 63.7 SQ.M          | 21.399 SQ.M                   | 85.099 SQ.M          | 3               | 3 NOS.               |

6. i) BUILT UP AREA OF MERCANTILE (SHOP) : 29.742 SQ.M  
ii) CARPET AREA OF MERCANTILE (SHOP) : 24.173 SQ.M  
REQUIRED CAR PARKING FOR MERCANTILE (SHOP) = 0  
7. TOTAL REQUIRED CAR PARKING : (5+1) = 6 NOS.  
8. REQUIRED CAR PARKING FOR BLOCK-(EXISTING) = 6 NOS.  
9. REQUIRED CAR PARKING FOR BLOCK-(PROPOSED) = 1 NO.  
10. TOTAL PROVIDED CAR PARKING : 7 NOS.

11. PERMISSIBLE AREA FOR PARKING : (281.86 = 150 SQ.M)  
12. PROVIDED AREA OF PARKING : 15.357 SQ.M  
13. BONUS FOR CAR PARKING : 150 SQ.M  
14. EXEMPTED AREA (LIFT LOBBY + STAIR) = 10.8 + 51.7 = 62.5 SQ.M  
15. PERMISSIBLE F.A.R = 2.25  
16. EXISTING + PROPOSED F.A.R = ((1344.768+300.493) - 150)/748.32 = 1.998 < 2.25  
17. STAIR HEAD ROOM AREA = 13.51 SQ.M  
18. LIFT M/C ROOM AREA = 5.906 SQ.M  
19. TERRACE AREA = 81.089 SQ.M  
20. OVER HEAD RESERVOIR AREA = 7.56 SQ.M  
21. AREA OF CUP-BOARD = 5.4 SQ.M  
22. REQUIRED TREE COVER AREA = 33.652 SQ.M (4.497% TOTAL B-U-A)  
TOTAL BUILT UP AREA = 1781.916 SQ.M (BLOCK-A) = 362.993 SQ.M, BLOCK-B = 1418.923 SQ.M (15/6000) 1781.916 = 4.455 % i.e. 33.336 SQ.M  
21. PROVIDED TREE COVER AREA = 38.155 SQ.M (5.099% OF TOTAL B-U-A)



**5. TENEMENTS & CAR PARKING CALCULATION - (A) RESIDENTIAL**

| MARKED TENEMENT SIZE | PROPORTIONAL AREA TO BE ADDED | ACTUAL TENEMENT AREA | NO. OF TENEMENT | REQUIRED CAR PARKING |
|----------------------|-------------------------------|----------------------|-----------------|----------------------|
| A 61.988 SQ.M        | 11.903 SQ.M                   | 73.891 SQ.M          | 4               | 4 NOS.               |
| B 38.488 SQ.M        | 12.183 SQ.M                   | 50.671 SQ.M          | 4               | 2 NOS.               |
| C 51.867 SQ.M        | 8.171 SQ.M                    | 60.038 SQ.M          | 4               | 1 NO.                |
| D 31.209 SQ.M        | 2.54 SQ.M                     | 33.749 SQ.M          | 4               | 0                    |
| E 45.179 SQ.M        | 3.92 SQ.M                     | 49.101 SQ.M          | 4               | 1 NO.                |
| TOTAL                | 38.627 SQ.M                   | 165.630 SQ.M         | 20              | 5 NOS.               |

6. TOTAL PROVIDED CAR PARKING : 07 NOS.  
7. BUILT UP AREA OF OFFICE : 19.72 SQ.M  
8. CARPET AREA OF OFFICE : 15.357 SQ.M  
9. PERMISSIBLE AREA FOR PARKING : 125 SQ.M  
10. PROVIDED AREA OF PARKING : 181.808 SQ.M  
11. BONUS FOR CAR PARKING : 125 SQ.M  
12. EXEMPTED AREA (LIFT LOBBY + STAIR) = 11.515 + 62.64 = 74.169 SQ.M  
13. PERMISSIBLE F.A.R = 2.25  
14. EXISTING F.A.R = (1344.768 - 125)/748.32 = 1.63  
15. STAIR HEAD ROOM AREA = 17.12 SQ.M  
16. LIFT M/C ROOM AREA = 13.101 SQ.M  
17. TERRACE AREA : 291.894 SQ.M  
18. W.C AREA AT ROOF : 2.97 SQ.M  
19. RELAXATION OF AUTHORITY, IF ANY : N/A  
20. OVER HEAD RESERVOIR AREA : 13.6 SQ.M  
21. AREA OF CUP-BOARD = 15.252 SQ.M  
22. LIFT STAIR AREA = 4.719 SQ.M  
23. SANCTIONED TREE COVER AREA = 27.206 SQ.M (3.638%)  
24. REQUIRED TREE COVER AREA = 26.542 SQ.M (3.547%)

**19. AREA OF CUP-BOARD = 5.4 SQ.M**  
20. REQUIRED TREE COVER AREA = 33.652 SQ.M (4.497% TOTAL B-U-A)  
TOTAL BUILT UP AREA = 1781.916 SQ.M (BLOCK-A) = 362.993 SQ.M, BLOCK-B = 1418.923 SQ.M (15/6000) 1781.916 = 4.455 % i.e. 33.336 SQ.M  
21. PROVIDED TREE COVER AREA = 38.155 SQ.M (5.099% OF TOTAL B-U-A)

**SPECIFICATIONS**  
R.C.C. FRAME STRUCTURE WITH CONC. GRADE 1:1.5:3.  
200 M.M. THK. EXTERNAL 125 & 75 M.M. THK. INTERNAL WALLS WITH 1:4 CEMENT MORTAR JOINTS.  
STEEL Z-SECTION WINDOWS.  
CAST-IN-SITU MOSAIC FLOORING.  
1:6 & 1:4 CEMENT PLASTER ON INTERNAL WALLS AND CEILING RESPECTIVELY.  
WATER PROOFING TREATMENT.  
P.O.P. PUNNING ON INTERNAL WALLS & CEILING.

**CERTIFICATE OF STRUCTURAL ENGINEER**  
THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER N.B.C. OF INDIA AND CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT ON THE BASIS OF SOIL INVESTIGATION REPORT DONE AFTER DEMOLITION OF EXISTING STRUCTURE BY M/S FOUNDATION NERMAN (P.K. CHATTOPADHYAY, B.E. CIVIL-5/II) 3A, SATTEN ROY ROAD, KOLKATA-70004.  
THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATION.

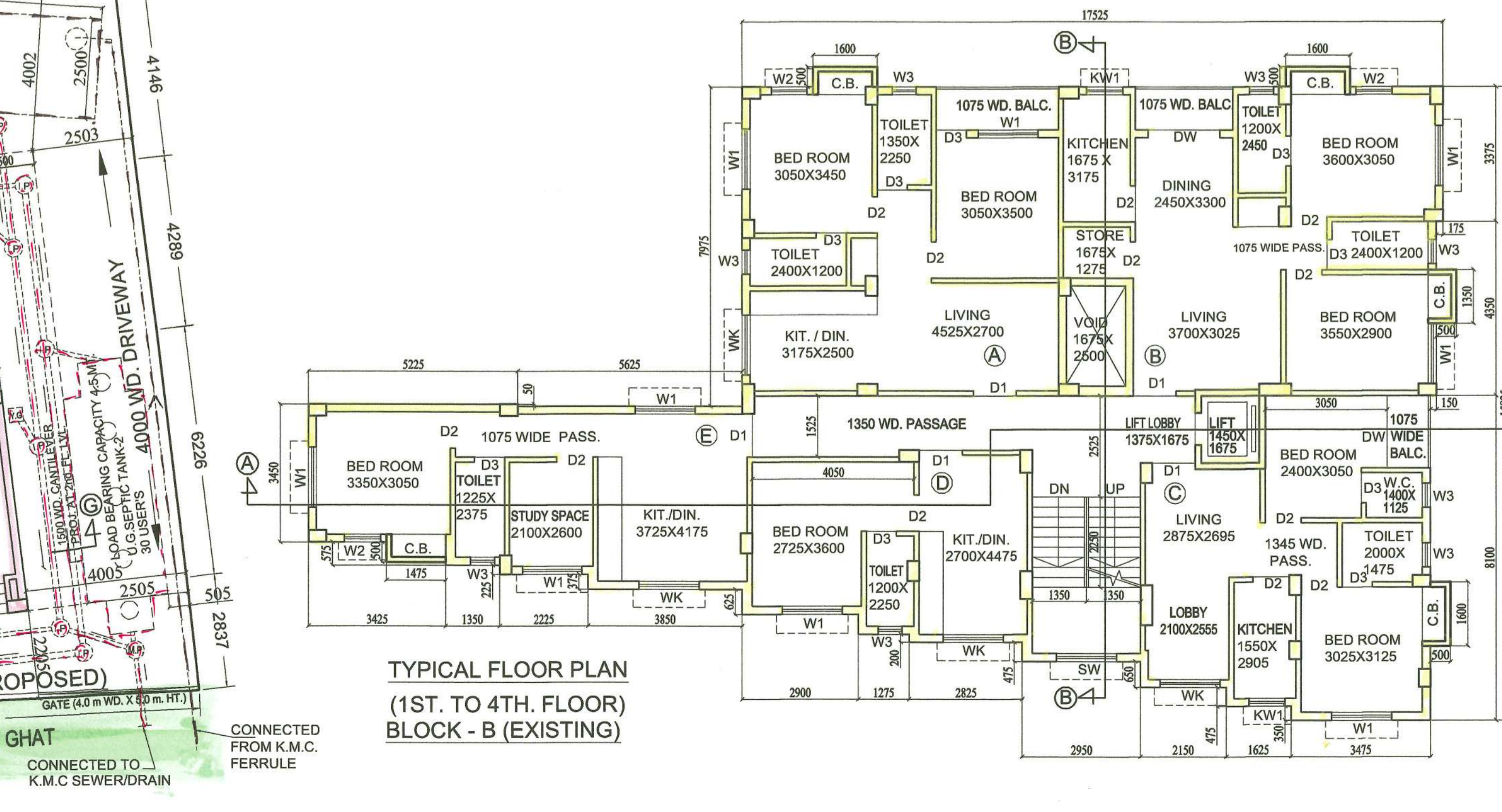
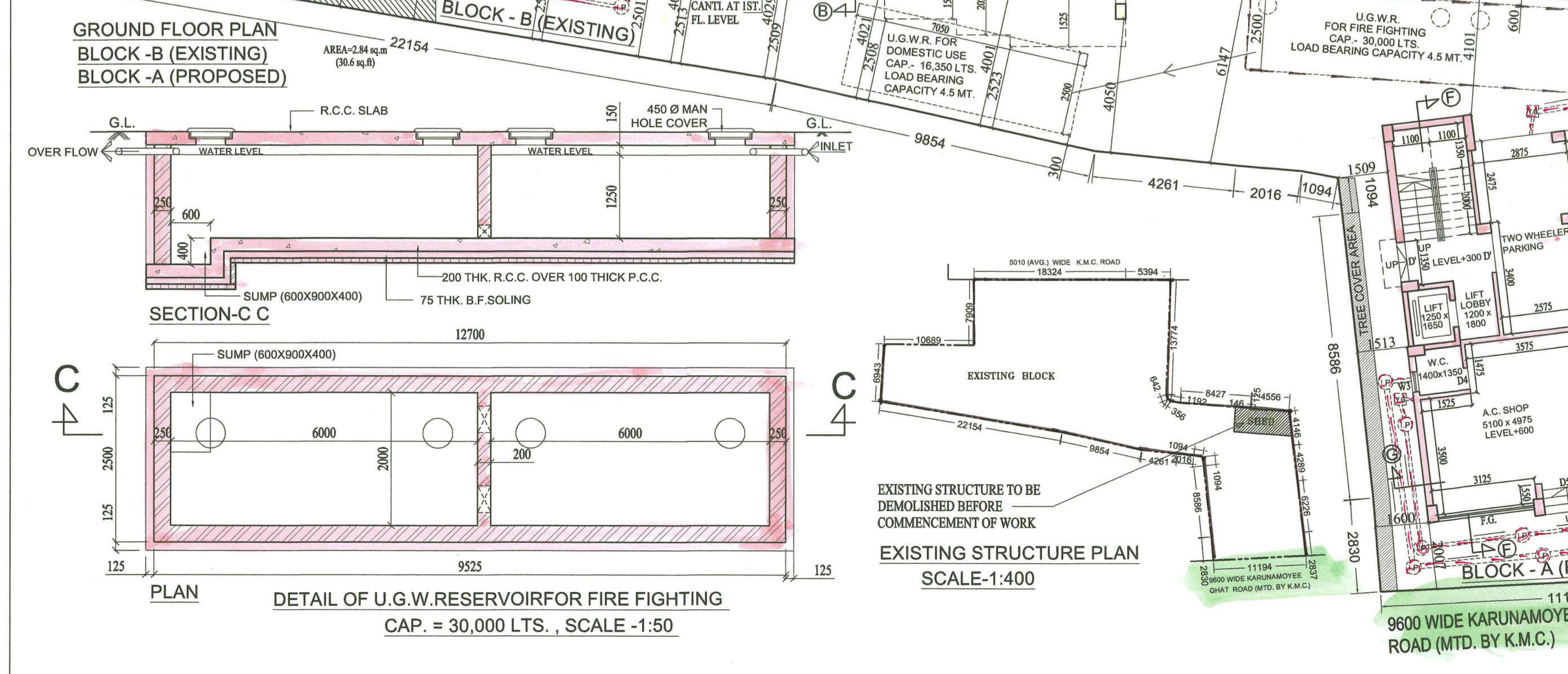
**PRABIR KR. CHATTOPADHYAY**  
B.E. (CIVIL), GT 5/II  
The Kolkata Municipal Corporation  
TAMAL KANTI BANDYOPADHYAY  
E.S.E.-II/393  
SIG. OF GEOTECHNICAL ENGINEER  
SIG. OF STRUCTURAL ENGINEER

**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 ADJUTING ROAD IS CONFORM WITH THE PLAN. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THE PORTION OF LAND WHERE PROPOSAL IS SUBMITTED, IS VACANT AT PRESENT.

**ANJAN UKIL**  
Architect  
C.O.A. Regn. No.- CA/94/16721  
L.B.A. A-271  
ANJAN UKIL  
(CA/94/16721)  
SIG. OF ARCHITECT

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 & ADJONING STRUCTURE IF ANY SUBMITTED DOCUMENT ARE FAKE. THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF U.G.W.R. UNDER THE GUIDANCE OF ARCHITECT / E.S.E. BEFORE STARTING OF BUILDING FOUNDATION.

**ESHA INVESTMENT & TRADING PVT. LTD.**  
Director  
(M/S ESHA INVESTMENT AND TRADING PVT. LTD.)  
SIGNATURE OF OWNER



**DOOR WINDOW SCHEDULE**

| TYPE | WIDTH | HT.  | TYPE | WIDTH        | HT.  |
|------|-------|------|------|--------------|------|
| D    | 1600  | 2150 | W1   | 1500         | 1250 |
| D1   | 1175  | 2150 | W2   | 900          | 1250 |
| D2   | 900   | 2150 | W3   | 800          | 800  |
| D3   | 750   | 2150 | WK   | 900          | 1100 |
| D4   | 650   | 2150 | W1'  | 1500         | 1100 |
| D5   | 1600  | 2150 | SW   | 2000x(425x2) | 1250 |
| D6   | 1475  | 2150 | W3'  | 800          | 1250 |

**TITLE:**  
GROUND FLOOR PLAN BLOCK - B (EXISTING) & BLOCK - A (PROPOSED), TYPICAL FLOOR PLAN BLOCK - B (EXISTING), 1ST FLOOR PLAN BLOCK - A (PROPOSED), TYPICAL FLOOR PLAN BLOCK - A (PROPOSED), ROOF PLAN BLOCK - A (PROPOSED), ROOF PLAN BLOCK - B (EXISTING), SITE PLAN, LOCATION PLAN, EXISTING STRUCTURE PLAN, U.G.W.R. FOR FIRE FIGHTING & DOMESTIC USE

**PROJECT:**  
PROPOSED ADDITION OF ONE BLOCK OF G+IV STORED (15.45 MT. HT.) RESIDENTIAL BUILDING US 394 OF K.M.C. ACT 1980, COMPLYING KMC BUILDING RULE 2009 (AMENDED) AT PRE. NO-45, KARUNAMAYEE GHAT ROAD, KOLKATA-700082 BOROUGH NO.-XIII, WARD NO.-115, P.S.-HARIDEPUR ONE BLOCK ALREADY SANCTIONED VIDE B.P. NO. 2020130137, DATED 01.12.2020

| JOB NO. | DRG. NO.     | DATE       | DEALT   |
|---------|--------------|------------|---------|
| 1088    | ARCH/CORP-01 | 06.02.2023 | SULAGNA |

**ANJAN UKIL**  
architect  
SCALE -1:100