



STATEMENT OF THE PLAN PROPOSAL

PART-A:

- ASSEESSEE NO: 11087050075
- DETAIL OF REGISTERED DEED-1:
BOOK NO: 1 VOL. NO: 20 PAGE NO: 84 TO 86 DATE: 05.02.1937
BEING NO: 368 YEAR: 1937 PLACE: D.S.R., ALIPORE
- DETAIL OF REGISTERED DEED-2:
BOOK NO: 1 VOL. NO: 17 PAGE NO: 222 TO 227 DATE: 05.02.1937
BEING NO: 369 YEAR: 1937 PLACE: D.S.R., ALIPORE
- DETAIL OF REGISTERED DEED-3:
BOOK NO: 1 VOL. NO: 50 PAGE NO: 150 TO 155 DATE: 14.06.1937
BEING NO: 2079 YEAR: 1937 PLACE: D.S.R., ALIPORE
- PROBATE OF THE WILL DATED 22 ND MARCH 1953 GRANTED BY THE LD. DISTRICT DELEGATE, ALIPORE IN ACT 39 CASE NO. 139 OF 1969
- DETAIL OF REGISTERED DEED-4:
BOOK NO: 1 VOL. NO: 27 PAGE NO: 147 TO 157
BEING NO: 1247 YEAR: 1990 PLACE: A.D.S.R., ALIPORE
- DETAIL OF REGISTERED DEED-5:
BOOK NO: 1 VOL. NO: 1604-2023 PAGE NO: 128814 TO 128845
BEING NO: 160404404 YEAR: 2023 PLACE: D.S.R-IV (S) 24 P.G.S ALIPORE DATE: 17.04.2023
- DETAIL OF REGISTERED DEED-6:
BOOK NO: 1 VOL. NO: 1604-2023 PAGE NO: 335272 TO 335298
BEING NO: 160410583 YEAR: 2023 PLACE: D.S.R-IV (S) 24 P.G.S ALIPORE DATE: 01.09.2023
- DETAIL OF REGISTERED DEED-7:
BOOK NO: 1 VOL. NO: 1604-2023 PAGE NO: 342089 TO 342115
BEING NO: 160410584 YEAR: 2023 PLACE: D.S.R-IV (S) 24 P.G.S ALIPORE DATE: 11.09.2023
- DETAIL OF REGISTERED POWER OF ATTORNEY-1:
BOOK NO: 1 VOL. NO: 1604-2023 PAGE NO: 156112 TO 156128
BEING NO: 160404474 YEAR: 2023 PLACE: D.S.R-IV (S) 24 P.G.S ALIPORE DATE: 12.05.2023
- DETAIL OF REGISTERED POWER OF ATTORNEY-2:
BOOK NO: 1 VOL. NO: 1604-2023 PAGE NO: 156088 TO 156111
BEING NO: 160404475 YEAR: 2023 PLACE: D.S.R-IV (S) 24 P.G.S ALIPORE DATE: 12.05.2023
- DETAIL OF REGISTERED POWER OF ATTORNEY-3:
BOOK NO: 1 VOL. NO: 1604-2023 PAGE NO: 289184 TO 289206
BEING NO: 160409024 YEAR: 2023 PLACE: D.S.R-IV (S) 24 P.G.S ALIPORE DATE: 26.07.2023
- DETAIL OF REGISTERED POWER OF ATTORNEY-4:
29TH APRIL 2023 AUTHENTICATED BEFORE HON'BLE CONSUL CONSULATE GENERAL OF INDIA ATLANTA, USA ON 10TH MAY 2023 AND ADJUDICATED BY THE STAMP SUPERINTENDENT AT KOLKATA COLLECTORATE ON 05/06/2023
- DETAIL OF REGISTERED POWER OF ATTORNEY-5:
27TH APRIL 2023 AUTHENTICATED BEFORE HON'BLE CONSUL CONSULATE GENERAL OF INDIA NEW YORK, USA ON 02 TH MAY 2023 AND ADJUDICATED BY THE STAMP SUPERINTENDENT AT KOLKATA COLLECTORATE ON 05/06/2023
- DETAIL OF REGISTERED BOUNDARY DECLARATION (I):
BOOK NO: 1 VOL. NO: 1604-2024 PAGE NO: 34684 TO 34684 BEING NO: 160400832 YEAR: 2024 PLACE: D.S.R-IV, SOUTH 24 PARGANAS DATE: 01/02/2024
- DETAIL OF REGISTERED TENANTS UNDERTAKING:
BOOK NO: 1 VOL. NO: 1604-2024 PAGE NO: 34685 TO 34703 BEING NO: 160400835 YEAR: 2024 PLACE: D.S.R-IV, SOUTH 24 PARGANAS DATE: 01/02/2024

PART-B:

- PROPOSED GROUND COVERAGE : 177.407 SQM.
- PROPOSED F.A.R. : 2.025
- TOTAL COVERED AREA : 887.035 SQM
- TOTAL CAR PARKING AREA : 90.861 SQM (ACTUAL)
- NO. OF REQUIRED CAR PARKING SPACE : 04 NOS.
- NO. OF PROVIDED CAR PARKING SPACE : 06 NOS.

STATEMENT OF AREA:

AREA OF LAND: 339.993 SQ.M. / 05 K. 01 CH-15 SQ FT. (AS PER DEED)

AREA OF LAND: 339.993 SQ.M. (AS PER PHYSICAL MEASUREMENT)

PERMISSIBLE F.A.R. = 2.25

PERMISSIBLE GROUND COVERAGE (55.33%) = 188.090 SQM

PROPOSED GROUND COVERAGE (32.13%) = 177.407 SQM

PROPOSED HEIGHT = 15.475 SQM

PROPOSED AREA:

GROUND FL.	COVERED AREA	CUTOUT - STAIR W.C. LIFT LEVEL	EFFECTIVE AREA	STAIR WAY	LIFT LOBBY	NET FLOOR AREA
1ST FLOOR	177.407 SQM	(8.625-2.712) = 11.337 SQM	166.070 SQM	(8.000-12.690) = 21.690 SQM	2.632 SQM	155.085 SQM
2ND FLOOR	177.407 SQM	2.712 SQM	174.695 SQM	13.365 SQM	2.632 SQM	158.698 SQM
3RD FLOOR	177.407 SQM	2.712 SQM	174.695 SQM	13.365 SQM	2.632 SQM	158.698 SQM
4TH FLOOR	177.407 SQM	2.712 SQM	174.695 SQM	13.365 SQM	2.632 SQM	158.698 SQM
TOTAL	887.035 SQM	19.473 SQM	867.562 SQM	75.150 SQM	13.160 SQM	779.252 SQM

TOTAL NET FLOOR AREA = 779.252 SQM

PROVIDED CAR PARKING = 90.861 SQM

NET AREA (779.252 - 90.861) = 688.391 SQM

PROPOSED F.A.R. (688.391 / 339.993) = 2.025

TENEMENTS & CAR PARKING CALCULATION:

MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
A	52.119 SQM	9.428 SQM	61.547 SQM	1	1
B	15.382 SQM	2.735 SQM	18.117 SQM	1	1
A	82.283 SQM	14.863 SQM	97.146 SQM	3	3
B	75.360 SQM	13.561 SQM	88.921 SQM	3	3

RESIDENTIAL AREA = 770.904 sqm

CAR PARKING REQUIRED = (3+1) = 4 NOS.

PROVIDED CAR PARKING = 06 NOS. (COVERED)

PROVIDED AREA OF PARKING = 90.861 sqm

COMMON AREA = 163.985 sqm

STAIR HEAD ROOM AREA = 15.732 sqm

COVER HEAD TANK AREA = 19.483 sqm

W.C. AREA AT ROOF = 5.936 sqm

LIFT ROOM AREA = 7.307 sqm

ROOF STRUCTURE AREA = 25.975 sqm

C.B. AREA = 19.787 SQM

ADDITIONAL FLOOR AREA FOR FEES = (25.975 sqm + 19.787 sqm) = 45.762 sqm

TOTAL AREA FOR FEES = (867.562 + 45.762) = 913.324 SQM

TERRACE AREA = 177.407 sqm

REQUIRED TREE COVER AREA = 7.373 sqm (2.169 %)

PROVIDED TREE COVER AREA = 7.840 sqm (2.307 %)

GREEN AREA CALCULATION:

15% AREA TAKEN FROM 6000 SQM BUILT UP = 900 SQM

% OF GREEN AREA = 150857.652/6000 = 2.514 %

MIN. 2.169 % OF THE PHYSICAL LAND AREA KEPT FOR GREEN AREA

PROPOSED GREEN AREA = 7.840 SQM (2.307 %)

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 B.O.F. INDIA ON THE BASIS OF SOIL INVESTIGATION REPORT TO BE DONE BY ALOK ROY G.T.E. (KMC) NO.1/11 GEOTEST. ENGINEERS PVT. LTD. 6A, MILAN PARK, KOLKATA-700084. CERTIFY THAT IT WILL BE SAFE AND STABLE IN ALL RESPECT. PRESENTLY THE SITE IS ENTIRELY COVERED BY EXISTING STRUCTURE AND SOIL TESTING IS NOT POSSIBLE. (KOUSHIK SENGUPTA) (E.S.E-1/76)

CERTIFICATE OF GEO TECHNICAL ENGINEER

UNDER SIGNED HAS INSPECTED THE SITE & CARRIED OUT OF SOIL INVESTIGATION THEREIN. IT IS CERTIFY THAT EXISTING SOIL OF THE SITE IS ABLE TO CARRY OUT THE LOAD FROM THE PROPOSED CONSTRUCTION & THE FOUNDATION SYSTEM THERE IN AS DESIGNED BY ESE IS SAFE & STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW. (ALOK ROY G.T.E.-1/11)

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/94/16721) 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 S.U.G.W. RESERVOIR WILL BE TAKEN UNDER THE GUIDANCE OF ARCHITECT / E.S.E BEFORE STARTING OF BUILDING FOUNDATION. MR. SATYK VIVEK RUIA DIRECTOR, OF SWASTIC PROJECTS PVT. LTD. (C.A. OF CHANDRIMA DUTTA, MINATI HORE, SUPRAVA HORE, MOUSUMI HORE, DEEPSIKHA HORE, DEEPAJANAN HORE, DEBUT HORE, PABITRA BANERJEE, MAHABIR BANERJEE, SAMIR KUMAR SARKAR & SALLI SARKAR) NAME OF OWNER/APPLICANT

TITLE: GR. FLOOR PLAN, 1ST. FLOOR PLAN, TYPICAL (2ND. TO 4TH.) FLOOR PLAN, ROOF PLAN

PROJECT: PROPOSED G+ IV STORED (HT.-15.475M) RESIDENTIAL BUILDING U/S 393A OF KMC ACT 1980, KMC BUILDING RULE 2009, AT PREMISES NO.- 6A, SARAT BANERJEE ROAD, KOLKATA-700029, WARD NO.-87, BOROUGH-VIII, P.S.- TOLLYGUNGE

JOB NO.	DRG. NO.	DATE	DEALT
1294	ARCH/COMP-02	30.04.2024	B/S/W/ART

MR. SATYK VIVEK RUIA DIRECTOR, OF SWASTIC PROJECTS PVT. LTD. (DIRECTOR FOR CHANDRIMA DUTTA, MINATI HORE, SUPRAVA HORE, MOUSUMI HORE, DEEPSIKHA HORE, DEEPAJANAN HORE, DEBUT HORE, PABITRA BANERJEE, MAHABIR BANERJEE, SAMIR KUMAR SARKAR & SALLI SARKAR)

ANJAN UKIL (CA/94/16721) NAME OF ARCHITECT

NAME OF OWNERS/APPLICANTS

SCALE: 1:100, DATE: 19-06-2024

B.P. NO.: 2024080024, VALID UP TO: 18-06-2029

SIGNATURE OF A.E., SIGNATURE OF E.E.

DOOR WINDOW SCHEDULE

FLOOR	TOILET	KITCHEN	W.C.	TYPE	WIDTH	HT.	TYPE	WIDTH	HT.
GROUND FL.	-	-	2	D	1500	2150	W1	1800	1500
1ST. FLOOR	4	1	1	D1	1050	2150	W2	1500	1500
2ND. FLOOR	4	2	-	D2	900	2150	W3	1200	1500
3RD. FLOOR	4	2	-	D3	750	2150	W4	900	1100
4TH. FLOOR	4	2	-	SD1	1800	2150	W5	900	1100
ROOF	-	-	1	W6	600	900	W7	550	900
				W1	750	ABOVE			

AMSIL DECLARATION REGARDING OFFICE CIRCULAR NO. 13 OF 2023-23 OF D.G.(B), DT. 07/12/2022

P.S.- TOLLYGUNGE

ASSEESSEE NO. 11485-05-007-5

NAME OF OWNERS/APPLICANTS: MR. SATYK VIVEK RUIA DIRECTOR OF SWASTIC PROJECTS PVT. LTD. (DIRECTOR FOR CHANDRIMA DUTTA, MINATI HORE, SUPRAVA HORE, MOUSUMI HORE, DEEPSIKHA HORE, DEEPAJANAN HORE, DEBUT HORE, PABITRA BANERJEE, MAHABIR BANERJEE, SAMIR KUMAR SARKAR & SALLI SARKAR)

AREA OF LAND: 339.993 SQ.M (M) AS PER PHYSICAL MEASUREMENT

NAME OF ARCHITECT: ANJAN UKIL (CA/94/16721)

PERMISSIBLE HEIGHT IN REFERENCE TO CGZM (AS PER BYE-LAW 310.0 M)

PROPOSED HEIGHT OF BUILDING (AS PER HT. OF BLDG.-HT. TOP ROOF STRUCTURE): 15.475 M

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL

	CO-ORDINATE IN WGS 84	SITE ELEVATION (AMSL)
"A"	22°30'51.6"N	88°21'02.4"E
"B"	22°30'51.6"N	88°21'02.3"E
"C"	22°30'51.2"N	88°21'02.3"E
"D"	22°30'51.2"N	88°21'02.5"E

6.00 Meter

THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF AT ANY STAGE, IT IS FOUND OTHERWISE, THEN WE SHALL BE FULLY LIABLE FOR WHICH K.M.C. AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST US AS PER LAW.

MR. SATYK VIVEK RUIA DIRECTOR, OF SWASTIC PROJECTS PVT. LTD. (C.A. OF CHANDRIMA DUTTA, MINATI HORE, SUPRAVA HORE, MOUSUMI HORE, DEEPSIKHA HORE, DEEPAJANAN HORE, DEBUT HORE, PABITRA BANERJEE, MAHABIR BANERJEE, SAMIR KUMAR SARKAR & SALLI SARKAR)

ANJAN UKIL (CA/94/16721) NAME OF ARCHITECT

NAME OF OWNERS/APPLICANTS

SCALE: 1:100, DATE: 19-06-2024

B.P. NO.: 2024080024, VALID UP TO: 18-06-2029

SIGNATURE OF A.E., SIGNATURE OF E.E.