

DETAIL OF SEMI UNDER GROUND WATER RESERVOIR (CAP. 11,000 LTS) SCALE: 1:100

THE DEPTH OF THE SEMI U/G WATER RESERVOIR SHALL NOT EXCEED THE DEPTH OF THE FOUNDATION OF THE BUILDING ADJOINING STRUCTURE.

TOILET/ KITCHEN SCHEDULE		
	NOS. OF TOILET/ W.C.	NOS. OF KITCHEN/ PANTRY
GR. FLOOR	1	0
1ST. FLOOR	8	3
2ND. FLOOR	11	4
3RD. FLOOR	11	4
4TH. FLOOR	11	4
ROOF		

**STATEMENT OF THE PLAN PROPOSAL**  
 1. ASSESSE NO: 11072250349  
 2. DETAIL OF REGISTERED DEED-I :-  
 BOOK NO:1, CD VOL. NO:10, PAGE NO:3374 TO 3390, BEING NO:03828, YEAR-2010, DATE:20.04.2010, PLACE-ADDITIONAL REGISTER OF ASSURANCE-I, KOLKATA.  
 DETAIL OF REGISTERED DEED-II :-  
 BOOK NO:1, VOL. NO:183, PAGE NO:272 TO 295, BEING NO:02679, YEAR-2003, DATE:17.01.2003, PLACE-A.D.S.R. ALIPORE, SOUTH 24TH PARGONAS.  
 DETAIL OF REGISTERED DEED-III :-  
 BOOK NO:1, VOL. NO:81, PAGE NO:243 TO 280, BEING NO:2183, YEAR-1994, DATE:21.08.1998, PLACE-A.D.S.R. ALIPORE, SOUTH 24TH PARGONAS.  
 3. DETAIL REGISTERED OF POWER ATTORNEY-I :-  
 BOOK NO:1, VOL. NO:1603-2021, PAGE NO:58548 TO 58569, BEING NO:160302216, YEAR-2021, DATE:23.03.2021 PLACE-D.S.R-III, SOUTH 24TH PARGONAS, WEST BENGAL.  
 DETAIL REGISTERED OF POWER ATTORNEY-II :-  
 BOOK NO:1, VOL. NO:1603-2022, PAGE NO:48347 TO 48373, BEING NO:160301617, YEAR-2022, DATE:02.02.2022, PLACE-D.S.R-III, SOUTH 24TH PARGONAS, WEST BENGAL.  
 DETAIL REGISTERED OF POWER ATTORNEY-III :-  
 BOOK NO:1, VOL. NO:1603-2023, PAGE NO:97084 TO 97087, BEING NO:160303277, YEAR-2023, DATE:02.03.2023, PLACE-D.S.R-III, SOUTH 24TH PARGONAS, WEST BENGAL.

**4. DETAIL REGISTERED OF BOUNDARY DECLARATION**  
 BOOK NO:1, VOL. NO:1803-2022, PAGE NO:562125 TO 562135, BEING NO:160317350, DATE:14.11.2022 YEAR-2022, PLACE-D.S.R-III SOUTH 24-PARGANAS, WEST BENGAL.  
 5. DETAIL OF DEED-OF EXCHANGE :-  
 BOOK NO:1, VOL. NO:1904-2021, PAGE NO:283301 TO 283335, BEING NO:190405343, DATE:02-07-2021 YEAR-2021, PLACE-A.R.A-IV KOLKATA, WEST BENGAL.  
 DETAIL OF DEED-II OF EXCHANGE :-  
 BOOK NO:1, VOL. NO:1904-2021, PAGE NO:283285 TO 283300, BEING NO:190405344, DATE:02-07-2021 YEAR-2021, PLACE-A.R.A-IV KOLKATA, WEST BENGAL.  
 DETAIL OF DEED-III OF EXCHANGE :-  
 BOOK NO:1, VOL. NO:1904-2021, PAGE NO:283235 TO 283264, BEING NO:190405345, DATE:02-07-2021 YEAR-2021, PLACE-A.R.A-IV KOLKATA, WEST BENGAL.  
**PART-B 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 :-**

FLOOR	COVERED AREA	LIFTWELL	VOID	EFFECTIVE AREA	STAIRWAY	LIFT LOBBY	NET FLOOR AREA
GROUND FL.	388.978 SQ.M	-	-	388.978 SQ.M	38.922 SQ.M	5.806 SQ.M	384.250 SQ.M
1ST FLOOR	388.978 SQ.M	5.683 SQ.M	8.420 SQ.M	384.955 SQ.M	26.987 SQ.M	5.806 SQ.M	385.112 SQ.M
2ND FLOOR	427.186 SQ.M	5.683 SQ.M	0.000 SQ.M	421.033 SQ.M	20.766 SQ.M	5.806 SQ.M	389.172 SQ.M
3RD FLOOR	427.186 SQ.M	5.683 SQ.M	0.000 SQ.M	421.033 SQ.M	20.766 SQ.M	5.806 SQ.M	389.172 SQ.M
4TH FLOOR	427.186 SQ.M	5.683 SQ.M	0.000 SQ.M	421.033 SQ.M	20.766 SQ.M	5.806 SQ.M	389.172 SQ.M
TOTAL	2079.523 SQ.M	22.142 SQ.M	8.420 SQ.M	2046.982 SQ.M	143.074 SQ.M	28.030 SQ.M	1874.878 SQ.M

**NET AREA (1874.878 - 237.621) = 1637.257 SQ.M.**  
**PROPOSED F.A.R. (1637.257/855.165) = 1.915**

**TENEMENTS & CAR PARKING CALCULATION RESIDENTIAL & MERCANTILE :-**

MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
A	89.679 SQ.M	13.700 SQ.M	103.499 SQ.M	1	1 NOS.
B	89.443 SQ.M	13.283 SQ.M	89.726 SQ.M	1	1 NOS.
C	89.910 SQ.M	13.816 SQ.M	103.726 SQ.M	4	4 NOS.
D	103.028 SQ.M	15.851 SQ.M	118.880 SQ.M	3	3 NOS.
E	98.454 SQ.M	15.128 SQ.M	113.582 SQ.M	3	3 NOS.
F	85.106 SQ.M	14.614 SQ.M	109.720 SQ.M	3	3 NOS.
					14 NOS.

**D. MERCANTILE CARPET AREA**  
 81.820 SQ.M (GR.FL.)  
 75.338 SQ.M (1ST FL.)  
 = 157.158 SQ.M  
 TOTAL NOS OF CAR = 3 NOS.

**MERCANTILE RETAIL AREA = 164.791 SQ.M.**  
**RESIDENTIAL AREA = 1682.192 SQ.M.**  
**CAR PARKING REQUIRED = 17 NOS.**  
**CAR PARKING PROPOSED = 19 NOS.**  
**PERMISSIBLE AREA FOR PARKING = (25X11) = 275 NOS.**  
**PROVIDED AREA FOR PARKING = 237.621 SQ.M.**  
**COMMON AREA = 219.051 SQ.M.**  
**STAIR HEAD ROOM AREA = 32.913 SQ.M.**  
**LIFT ROOM AREA = 16.736 SQ.M.**  
**OVER HEAD TANK AREA = 16.940 SQ.M.**  
**SERVICE TOILET AREA = 2.993 SQ.M.**  
**AREA OF CUP-BOARD = 41.788 SQ.M.**  
**TOTAL AREA FOR FEES = (2046.982+41.788+32.913+16.736+2.993) SQ.M. = 2141.414 SQ.M.**  
**OPEN TERRACE AREA = 427.185 SQ.M.**  
**ROOF STRUCTURE AREA (32.913+16.736+16.940+2.993) = 69.584 SQ.M.**

**GREEN AREA CALCULATION:-**  
 15% AREA TAKEN FROM 6000 SQ.M. BUILT UP  
 % OF GREEN AREA = 15X2079.523/6000  
 = 5.198%  
 MIN 5.689 % OF THE PHYSICAL LAND AREA KEPT FOR GREEN AREA  
 REQUIRED GREEN AREA(PROPOSED) = 44.451 SQ.M.(5.198%)  
 PROVIDED GREEN AREA = 48.658 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 N.B.C 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 PLINTH 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-I/12) NAME OF GEO-TECHNICAL ENGINEER  
 SANJIB J PAREKH (E.S.E. I/10) 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/9416721) NAME OF ARCHITECT.

**DECLARATION OF OWNER/ APPLICANT**  
 I DO HERE BY 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. SOUMYOY AJIT GUPTA, (DIRECTOR OF SUNRISE BUILDERS AND FINANCE PVT. LTD. & URVASHI DISTRIBUTORS PVT LTD.) (C.A. OFBISWESWAR CHOWDHURY, SMT.CHANDA CHOWDHURY (ALIAS CHHANDA CHOWDHURY) NAME OF OWNER/APPLICANT.

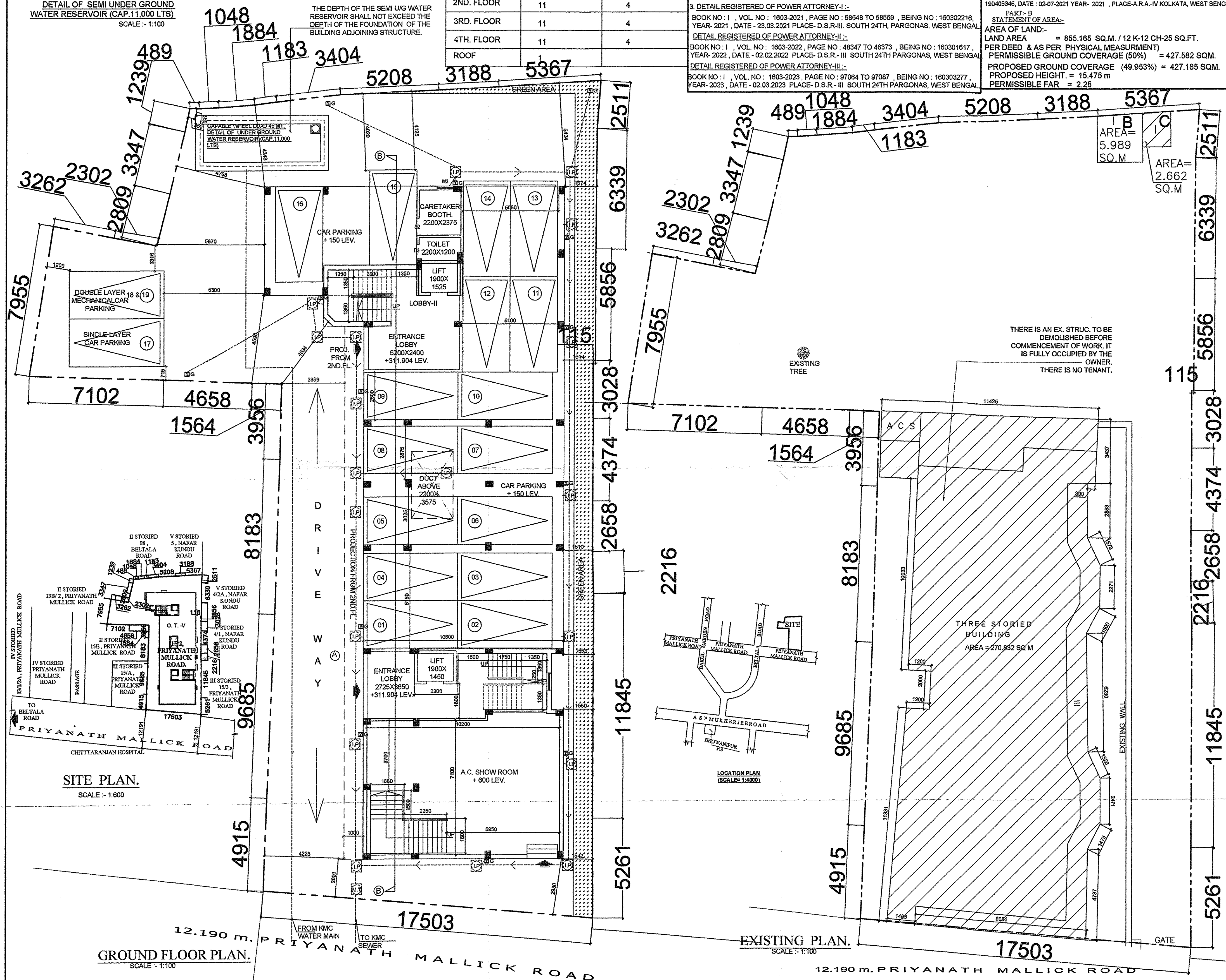
**TITLE:-** GROUND FLOOR PLAN, EXISTING PLAN, SITE PLAN, LOCATION PLAN, WATER RESERVOIR.  
**PROPOSED:** PROPOSED G+ IV STORIED (HT.-15.475M) RESIDENTIAL BUILDING U/S 393A OF KMC ACT 1980, KMC BUILDING RULE 2009, AT PREMISES-NO: 15/2, PRIYANATH MULLICK ROAD, KOLKATA-700 026, WARD NO-72 BR. NO-VIII, P.S.-BHOWANIPUR, AMALGAMATED WITH PREMISES NO15/1A & 15/1B, PRIYANATH MULLICK ROAD.

JOB NO.	DRG. NO.	DATE	DEALT
1199	ARCH/CORP-01	06.03.2023	RESHDE

PLAN CASE NO: 2022080123

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

**BISWAJIT DATTA** Digitally signed by BISWAJIT DATTA Date: 2023.03.22 12:40:48 +05'30'  
**ABHIJIT KUMAR DAS** Digitally signed by ABHIJIT KUMAR DAS Date: 2023.03.22 12:44:23 +05'30'



SITE PLAN. SCALE: 1:600

GROUND FLOOR PLAN. SCALE: 1:100

LOCATION PLAN (SCALE: 1:4000)

EXISTING PLAN. SCALE: 1:100

