

FRONT SIDE (SOUTH) ELEVATION

SCALE :- 1:100

SECTION AA.

SCALE :- 1:100

SECTION BB.

SCALE :- 1:100

STATEMENT OF THE PLAN PROPOSAL

PART-A:
 1. ASSESSE NO: 110871900590
 2. DETAIL OF REGISTERED DEED 1 .
 BOOK NO : I VOL. NO : 229 PAGE NO : 21 TO 27
 BEING NO : 6085 YEAR : 1973 PLACE : R.A.CALCUTTA DATE - 31.10.1973
 3. DETAIL OF REGISTERED DEED 2 .
 BOOK NO : I VOL. NO : 204 PAGE NO : 281 TO 287
 BEING NO : 6082 YEAR : 1973 PLACE : R.A.CALCUTTA DATE - 31.10.1973
 4. WILL FILED ON 23 MARCH 1962.
 5. DETAIL OF POWER OF ATTORNEY.
 BOOK NO : I VOL. NO : 1604-2022 PAGE NO : 250976 TO 250993
 BEING NO : 160407989 YEAR : 2022 PLACE : D.S.R-IV (S)24 PGS DATE - 25-07-2022
 6. DETAIL OF BOUNDARY DECLARATION.
 BOOK NO : I VOL. NO : 1604-2022 PAGE NO : 256908 TO 256921
 BEING NO : 160408242 YEAR : 2022 PLACE : D.S.R-IV (S)24 PGS DATE - 28-07-2022

PART-B:
 1. PROPOSED GROUND COVERAGE : 155.326 SQM.
 2. PROPOSED F.A.R. : 2.016
 3. TOTAL COVERED AREA : 766.246 SQM.
 4. TOTAL CAR PARKING AREA : 66.299 SQM. (PROVIDED)
 5. NO. OF REQUIRED CAR PARKING SPACE : 04 NOS.
 6. NO. OF PROVIDED CAR PARKING SPACE : 04 NOS.

STATEMENT OF AREA:
 AREA OF LAND:- (04K-09CH-32SQFT.) = 308.156 SQM.(AS PER DEED)
 AREA OF LAND:- (04K-09CH-30SQFT.) = 308.010 SQM.(AS PER PHYSICAL)
 PERMISSIBLE F.A.R. = 2.25
 PERMISSIBLE GROUND COVERAGE (56.40%) = 173.718 SQM.
 PROPOSED GROUND COVERAGE (50.43%) = 155.326 SQM.
 PROPOSED HEIGHT = 15.475 MT.

| DOOR WINDOW SCHEDULE | | | | | |
|----------------------|-------|------|------|-------|------|
| TYPE | WIDTH | HT. | TYPE | WIDTH | HT. |
| D1 | 1100 | 2100 | W1 | 1500 | 1250 |
| D2 | 900 | 2100 | W2 | 1200 | 1250 |
| D3 | 750 | 2100 | W3 | 900 | 1100 |
| GD1 | 2000 | 2100 | W4 | 600 | 650 |
| | | | W5 | 1000 | 1250 |
| | | | W6 | 900 | 1250 |

LAND AREA= 04K-09CH-30 SQFT = 308.010 SQMT
 REQUIRED GREEN AREA= 5.982 SQM.
 PERCENTAGE OF GREEN AREA= 1.942 % (REQUIRED)
 PROVIDED GREEN AREA= 6.453 SQM.
 PERCENTAGE OF GREEN AREA= 2.095 % (PROVIDED)

| PROPOSED AREA :- | | | | | | |
|-----------------------------------|-------------------------|--------------------|----------------|-------------|-------------|----------------|
| | COVERED AREA | CUTOUT (LIFT WELL) | EFFECTIVE AREA | STAIR | LIFT LOBBY | NET FLOOR AREA |
| GROUND FL. | 155.326 SQ.M | - | 155.326 SQ.M | 13.365 SQ.M | 2.464 SQ.M | 139.497 SQ.M |
| 1ST FLOOR | 155.326 SQ.M | 2.596 SQ.M | 152.730 SQ.M | 13.365 SQ.M | 2.464 SQ.M | 136.901 SQ.M |
| 2ND FLOOR | 155.326 SQ.M | 2.596 SQ.M | 152.730 SQ.M | 13.365 SQ.M | 2.464 SQ.M | 136.901 SQ.M |
| 3RD FLOOR | 155.326 SQ.M | 2.596 SQ.M | 152.730 SQ.M | 13.365 SQ.M | 2.464 SQ.M | 136.901 SQ.M |
| 4TH FLOOR | 155.326 SQ.M | 2.596 SQ.M | 152.730 SQ.M | 13.365 SQ.M | 2.464 SQ.M | 136.901 SQ.M |
| TOTAL | 776.630 SQ.M | 10.384 SQ.M | 766.246 SQ.M | 66.825 SQ.M | 12.320 SQ.M | 687.101 SQ.M |
| TOTAL AREA | = 687.101 SQM. | | | | | |
| BONUS FOR CAR PARKING | = 66.299 SQM.(PROVIDED) | | | | | |
| NET AREA (687.101-66.299) | = 620.802 SQM. | | | | | |
| PROPOSED F.A.R. (620.802/308.010) | = 2.016 | | | | | |

| TENEMENTS & CAR PARKING CALCULATION :- | | | | | |
|----------------------------------------|---------------|-------------------------------|----------------------|-----------------|----------------------|
| MARKED | TENEMENT SIZE | PROPORTIONAL AREA TO BE ADDED | ACTUAL TENEMENT AREA | NO. OF TENEMENT | REQUIRED CAR PARKING |
| A | 135.093 SQ.M | 23.668 SQ.M | 158.761 SQ.M | 4 | 4 NOS. |
| | | | | 4 | 4 NOS. |

OFFICE BUILT UP AREA = 40.554 SQM.
 OFFICE CARPET AREA = 35.074 SQM.
 SHOP BUILT UP AREA = 24.372 SQM.
 SHOP CARPET AREA = 20.160 SQM.
 RESIDENTIAL AREA = 701.322 SQM.
 CAR PARKING REQUIRED = 04 NOS.
 CAR PARKING PROVIDED = 04 NOS.
 PERMISSIBLE AREA FOR PARKING = (25X4) = 100.000 SQM.
 PROVIDED AREA FOR PARKING = 66.299 SQM.
 COMMON AREA = 94.651 SQM.
 TOTAL ADDITIONAL FLOOR AREA FOR FEES = 43.950 SQM.
 STAIR HEAD ROOM AREA = 16.430 SQM.
 LIFT ROOM AREA = 6.760 SQM.
 OVER HEAD TANK AREA = 11.780 SQM.
 AREA OF CUP-BOARD = 18.040 SQM.
 W.C. AREA AT ROOF = 2.720 SQM.
 TOTAL AREA OF FEES = 810.196 SQM.
 OPEN TERRACE AREA = 155.326 SQM.
 TREE COVER AREA = 6.453 SQM.

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 BY ALOK ROY(GTE-I/11) . CERTIFY THAT IT WILL BE SAFE AND STABLE IN ALL RESPECT.

ALOK ROY(GTE-I/11) NAME OF GEOTECHNICAL ENGINEER
 SANKAR DAS E.S.E.-I/12 NAME OF STRUCTURAL ENGINEER

DECLARATION OF ARCHITECT

THE BUILDING PLAN HAS DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009. AS AMMENDED 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. THERE IS AN EXISTING STRUCTURE TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK IT IS FULLY OCCUPIED BY THE OWNER. THERE IS NO TENENT.

RUPANSHI BANS (CA/2005/36712) NAME OF ARCHITECT

DECLARATION OF OWNER

I DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, I SHALL ENGAGE L.B.A & ESE DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF L.B.A & 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 GUIDENCE OF LBA/EBE BEFORE STARTING OF BUILDING FOUNDATION.

SATWIC VIVEK RUIA DIRECTOR OF SWASTIC PROJECTS PRIVATE LIMITED C.A OF BHASKAR SARKAR & SOUMI SARKAR NAME OF OWNER

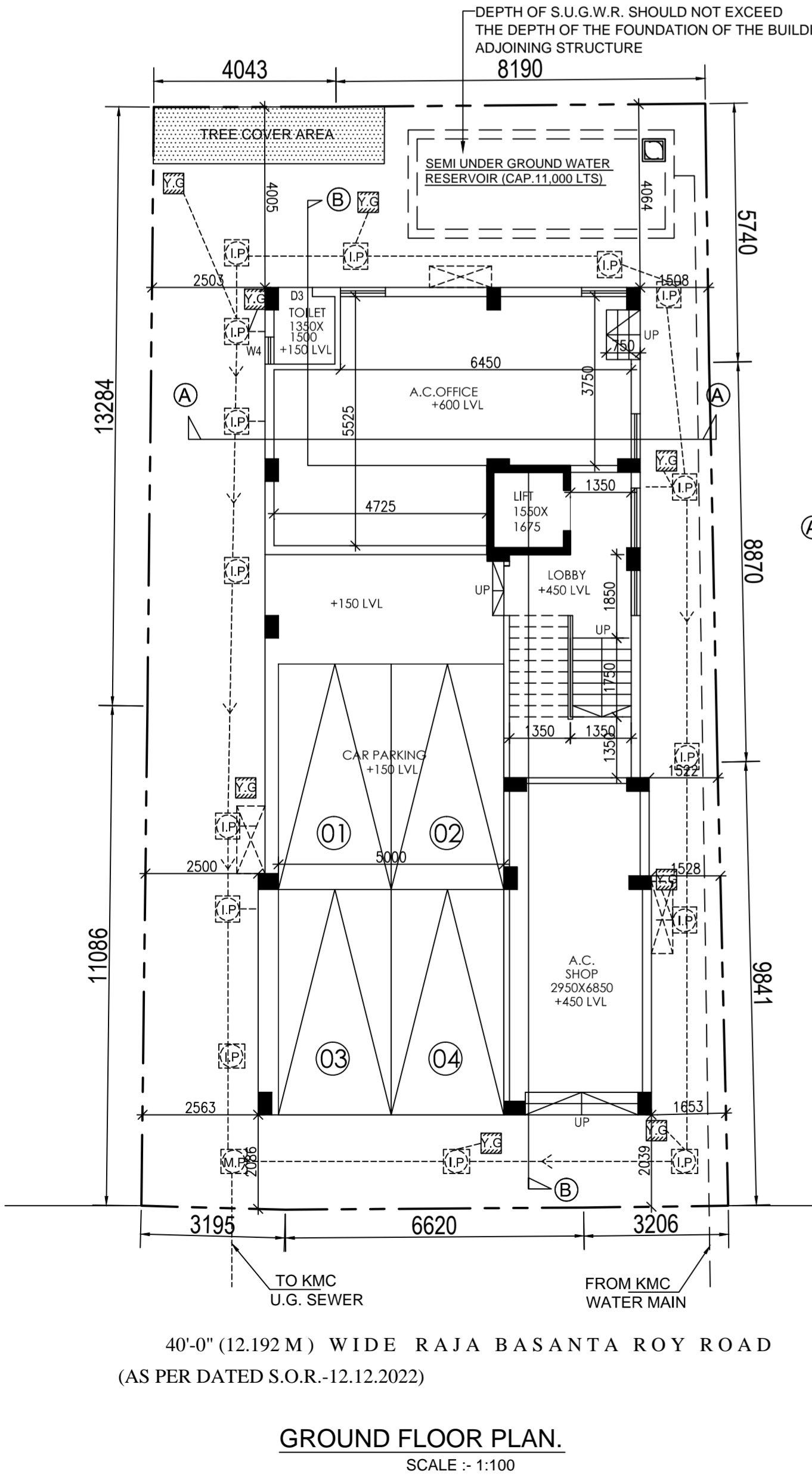
GROUND FLOOR PLAN, 1ST TO 4TH FLOOR PLAN, ROOF PLAN, SITE PLAN, & LOCATION PLAN.

PROJECT.
 PROPOSED G+IV STORIED (15.475 MTS.)HT. RESIDENTIAL BUILDING U/S 393A OF KMC ACT 1980, COMPLYING KMC BUILDING RULE 2009 (AMENDED)
 AT PREMISES NO. - 41,RAJA BASANTA ROY ROAD. KOLKATA-700 029. WARD NO-69, BR. NO-VIII ,P.S.-TOLLYGUNNJ.

| JOB NO. | DRG. NO. | DATE | DEALT |
|---------|--------------|----------|----------|
| | ARCH/CORP-01 | 14.04.24 | RUPANSHI |

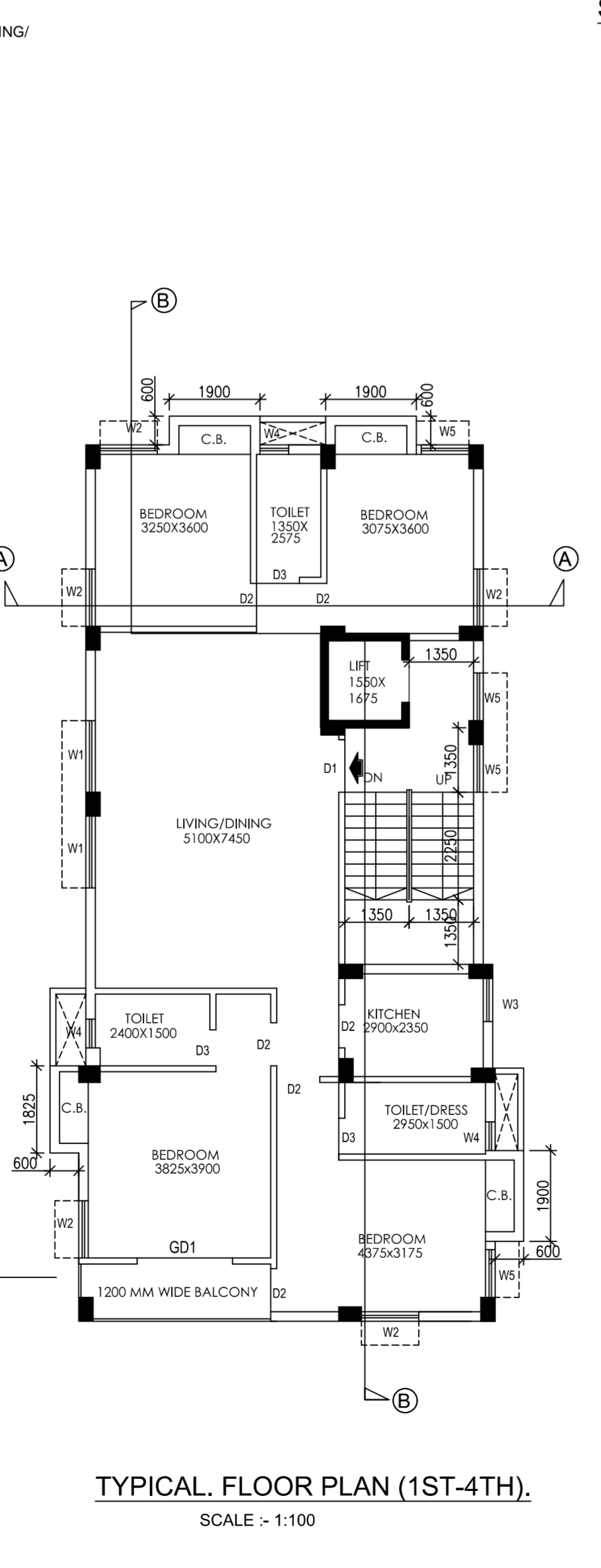
SCALE: 1:100 B.P. NO.: 2024080021
 DATE: 30-05-2024 VALID UP TO: 29-05-2029

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



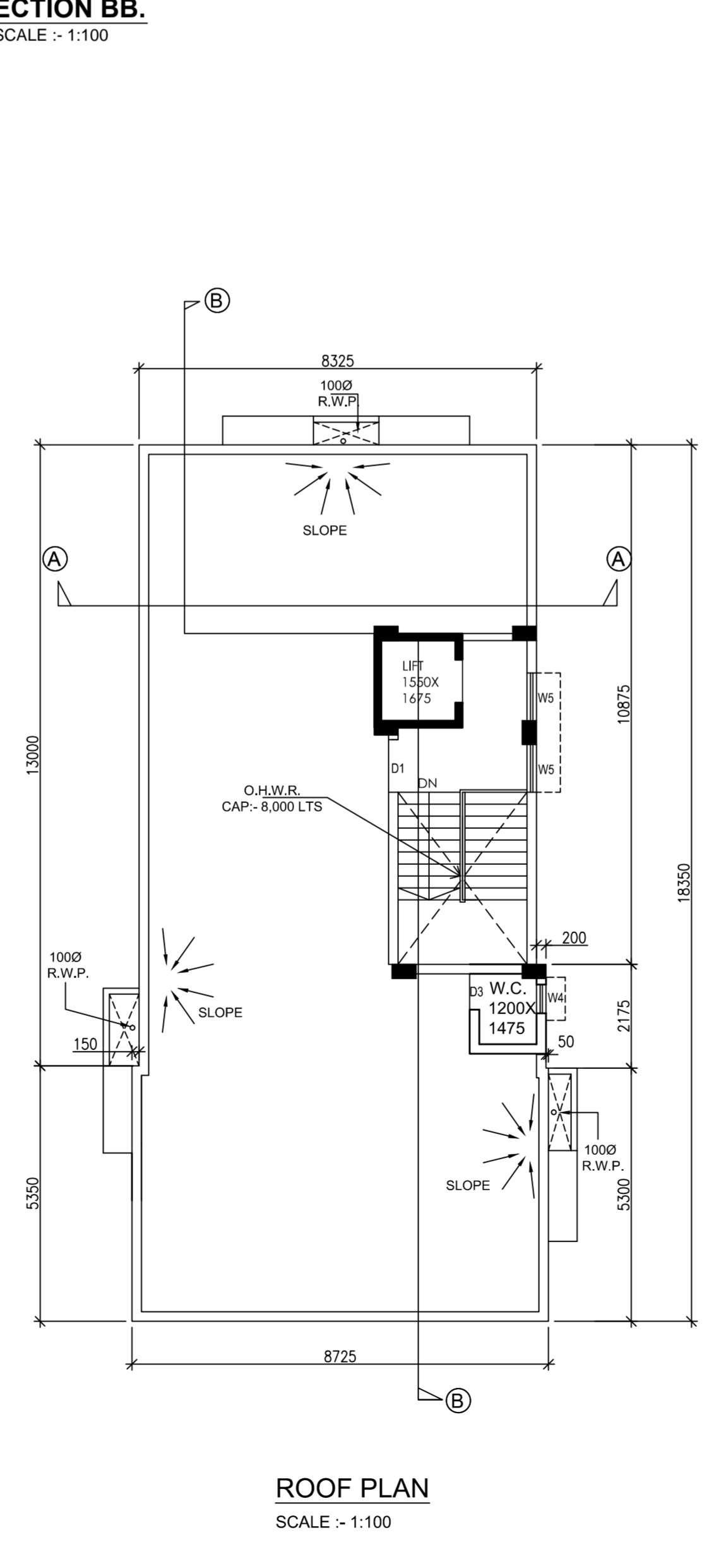
GROUND FLOOR PLAN.

SCALE :- 1:100



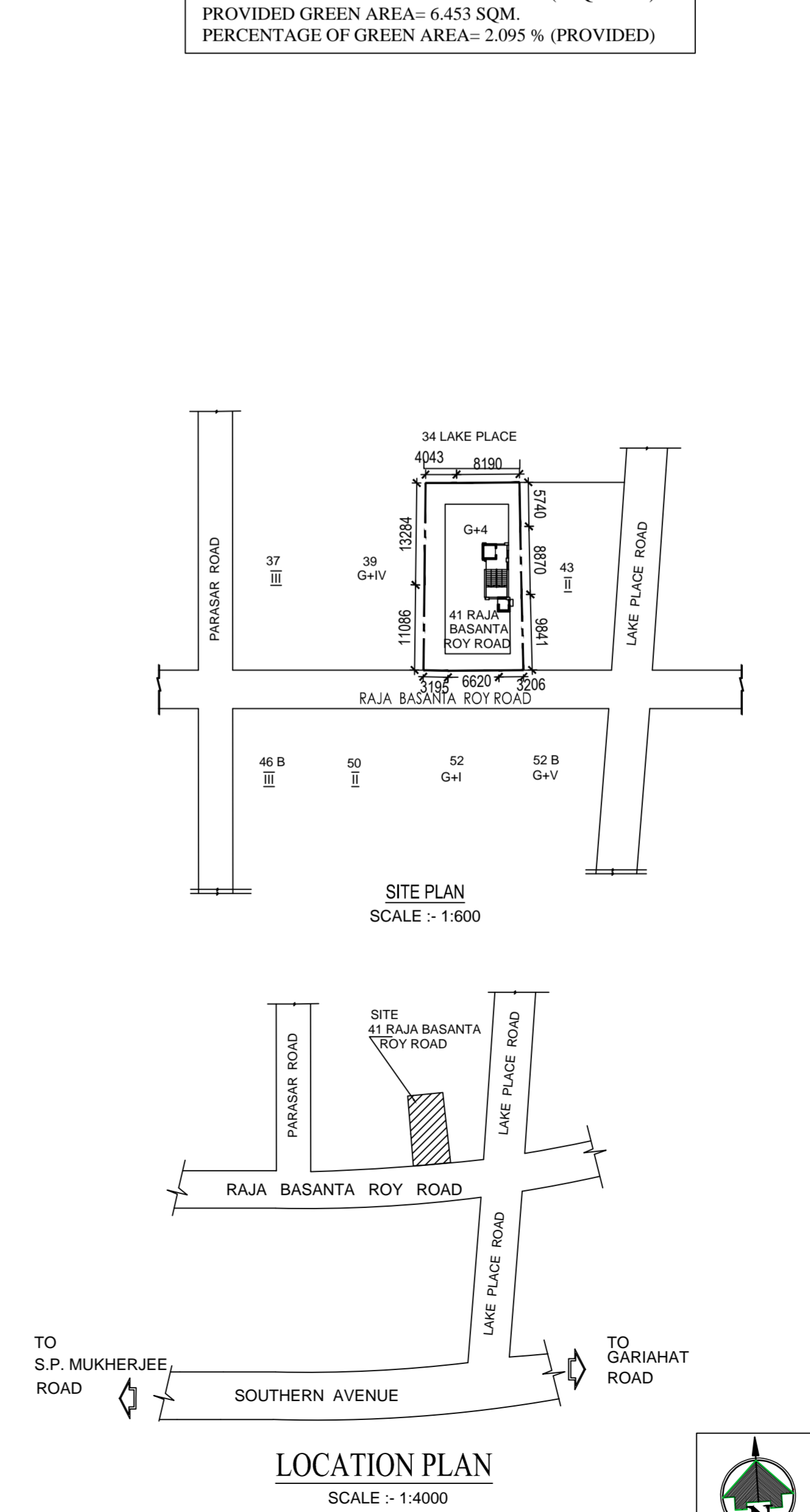
TYPICAL FLOOR PLAN (1ST-4TH).

SCALE :- 1:100



ROOF PLAN

SCALE :- 1:100



LOCATION PLAN

SCALE :- 1:4000

