

DOOR WINDOW SCHEDULE					
TYPE	WIDTH	HT.	TYPE	WIDTH	HT.
D1	1050	2150	W1	1500	1250
D2	900	2150	W2	900	1250
D3	750	2150	W3	900	1000
DW	1800	2150	W4	600	750

**STATEMENT OF THE PLAN PROPOSAL**

A.

1. ASSESSE NO : 210921201187

2. DETAIL OF REGISTERED DEED :-  
 BOOK NO : 1, VOL. NO : 1630-2021, PAGE NO : 101018 TO 101064, BEING NO : 163002977,  
 YEAR-2021, DATE : 27.08.2021, PLACE- D.S.R.-V, SOUTH 24-PARGANAS.

3. DETAIL OF REGISTERED (STRIP OF LAND) GIFT DEED:-  
 BOOK NO : 1, VOL. NO : 1630-2022, PAGE NO : 60486 TO 60501, BEING NO : 163001144,  
 DATE : 09.03.2022 YEAR- 2022, PLACE- D.S.R.-V SOUTH 24TH PARGANAS.

**PART-B:**

1. PROPOSED GROUND COVERAGE	: 198.445 SQM. (48.294%)
2. PERMISSIBLE F.A.R.	: 1.75
3. PROPOSED F.A.R.	: 1.741
4. TOTAL COVERED AREA	: 966.707 SQM.
5. TOTAL CAR PARKING AREA	: 140.624 SQM.
6. NO. OF REQUIRED CAR PARKING SPACE	: 06 NOS.
7. NO. OF PROVIDED CAR PARKING SPACE	: 06 NOS.

**STATEMENT OF AREA**

AREA OF LAND:- (06K-02CH-13SQFT.) = 410.906 SQM.  
 (AS PER DEED & DEED PLAN & ASSESSMENT BOOK COPY)

PERMISSIBLE GROUND COVERAGE (52.969%) = 217.652 SQM.  
 PROPOSED GROUND COVERAGE (48.294%) = 198.445 SQM.  
 PROPOSED HEIGHT = 15.475 SQM.  
 STRIP OF LAND AREA = 34.805 SQM.

NET LAND AREA = 376.101 SQM. (410.906 - 34.805 SQM.)

**PROPOSED AREA :-**

COVERED AREA	LIFT WELL	CUTOUT	EFFECTIVE AREA	STAIR WAY	LIFT LOBBY	NET FLOOR AREA
GROUND FL.	172.927 SQM	-	172.927 SQM	9.000+13.365 = 22.365 SQM	3.000 SQM	147.562 SQM
1ST FLOOR	198.445 SQM	2.712 SQM	195.733 SQM	13.365 SQM	3.000 SQM	179.368 SQM
2ND FLOOR	198.445 SQM	2.712 SQM	195.733 SQM	13.365 SQM	3.000 SQM	179.368 SQM
3RD FLOOR	198.445 SQM	2.712 SQM	195.733 SQM	13.365 SQM	3.000 SQM	179.368 SQM
4TH FLOOR	198.445 SQM	2.712 SQM	195.733 SQM	13.365 SQM	3.000 SQM	179.368 SQM
TOTAL	966.707 SQM	10.848 SQM	955.859 SQM	75.825 SQM	15.000 SQM	854.034 SQM

TOTAL AREA = 946.859 SQM.  
 BONUS FOR CAR PARKING = 140.624 SQM.  
 NET AREA (856.034-140.624) = 715.410 SQM.  
 PROPOSED F.A.R. (715.410/410.906) = 1.741<1.75

**TENEMENTS & BUSINESS CAR PARKING CALCULATION :-**

MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
A	83.617 SQ.M	13.254 SQ.M	96.86 SQ.M	4	2 NOS.
B	94.226 SQ.M	14.418 SQ.M	108.63 SQ.M	3	3 NOS.
C	BUSINESS CARPET AREA				5 NOS.
	BUSINESS BUILT-UP AREA				1 NOS.
					TOTAL NOS OF CAR

RESIDENTIAL AREA = 854.049 SQM.  
 CAR PARKING REQUIRED = 06 NOS.  
 CAR PARKING PROVIDED = 06 NOS.  
 PERMISSIBLE AREA FOR PARKING = (25X6) = 150 SQM.  
 PROVIDED AREA FOR PARKING = 140.624 SQM.  
 COMMON AREA = 96.270 SQM.  
 TOTAL ADDITIONAL FLOOR AREA FOR FEES = 48.16 SQM.  
 STAIR HEAD ROOM AREA = 16.587 SQM.  
 LIFT ROOM AREA = 8.543 SQM.  
 OVER HEAD TANK AREA = 9.048 SQ.M.  
 W.C. AREA = 3.00 SQ.M.  
 AREA OF CUP-BOARD = 20.028 SQM.  
 TOTAL AREA FOR FEES = 995.02 SQM.  
 OPEN TERRACE AREA = 198.445 SQM.  
 ROOF STRUCTURE AREA = 28.130 SQM.

**CERTIFICATE OF STRUCTURAL ENGINEER**

THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPER STRUCTURE 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 PRASANTA KUMAR GHOSH G.T.E. (K.M.C.) I/6, PREPARED BY GEOCON 55, BADAN ROY LANE, BELIAGHATA, KOLKATA -700 010. CERTIFY THAT IT WILL BE SAFE AND STABLE IN ALL RESPECT. PRESENTLY THE SITE IS COVERED BY EXISTING STRUCTURE AND SOIL TESTING IS NOT POSSIBLE.

(PRASANTA KUMAR GHOSH. G.T.E-I/6)(K.M.C.) TAMAL KANTI BANDYOPADHYAY  
 NAME OF GEO-TECHNICAL ENGINEER E.S.E.-II/393 (K.M.C.)  
 NAME 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. THE SITE CONDITION INCLUDING THE ABUTTING ROAD WIDTH IS VARRIES 4.682 m TO 4.722 m. 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 HERE BY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE L.B.A & E.S.E., G.T.E. DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF L.B.A, E.S.E & G.T.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 WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF U.G.W. RESERVOIR WILL BE TAKEN UNDER THE GUIDANCE OF L.B.A / E.S.E BEFORE STARTING OF BUILDING FOUNDATION. DURING INSPECTION OF THE SITE WAS IDENTIFIED BY US. THERE IS NO COURT CASE PENDING AGAINST THIS PREMISES. EXISTING STRUCTURE TO BE DEMOLISHED AND THERE IS NO TENANT IN EXISTING BUILDING.

I SHALL SUBMIT STRUCTURAL PLAN, DESIGN CALCULATION & SOIL TEST REPORT SIGNED BY G.T.E. E.S.E. & L.B.A. AT THE TIME OF PLINTH LEVEL APPLICATION.

VIVEK RUIA, DIRECTOR OF GOPALA COMPLEX PRIVATE LIMITED  
 NAME OF OWNER/ APPLICANT.

TITLE:- GR. FLOOR PLAN, 1ST FLOOR PLA, 2ND FLOOR PLAN, 3RD FLOOR PLAN, 4TH FLOOR PLAN, SECTION-AA, SECTION-BB & FRONT ELEVATION.

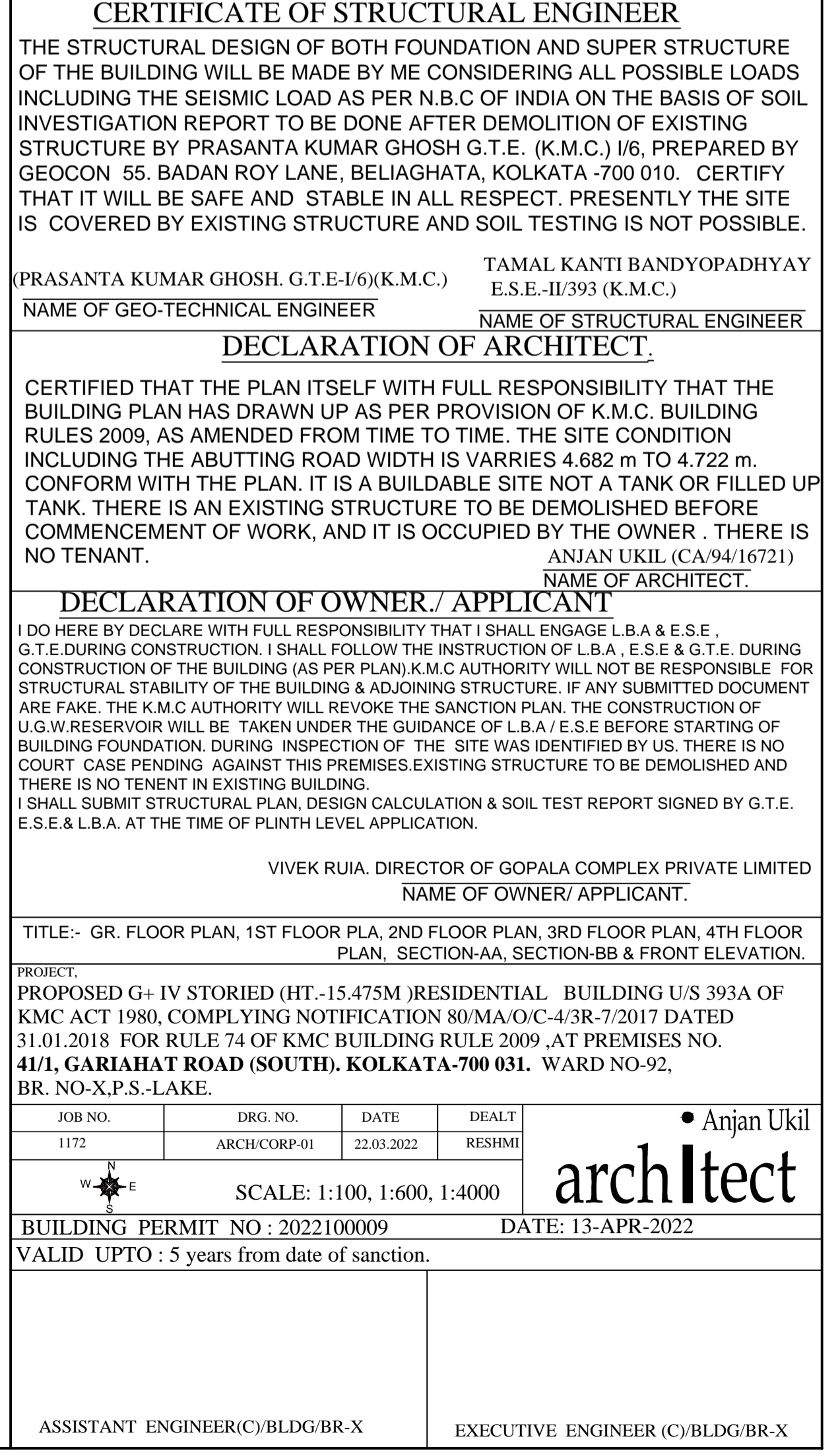
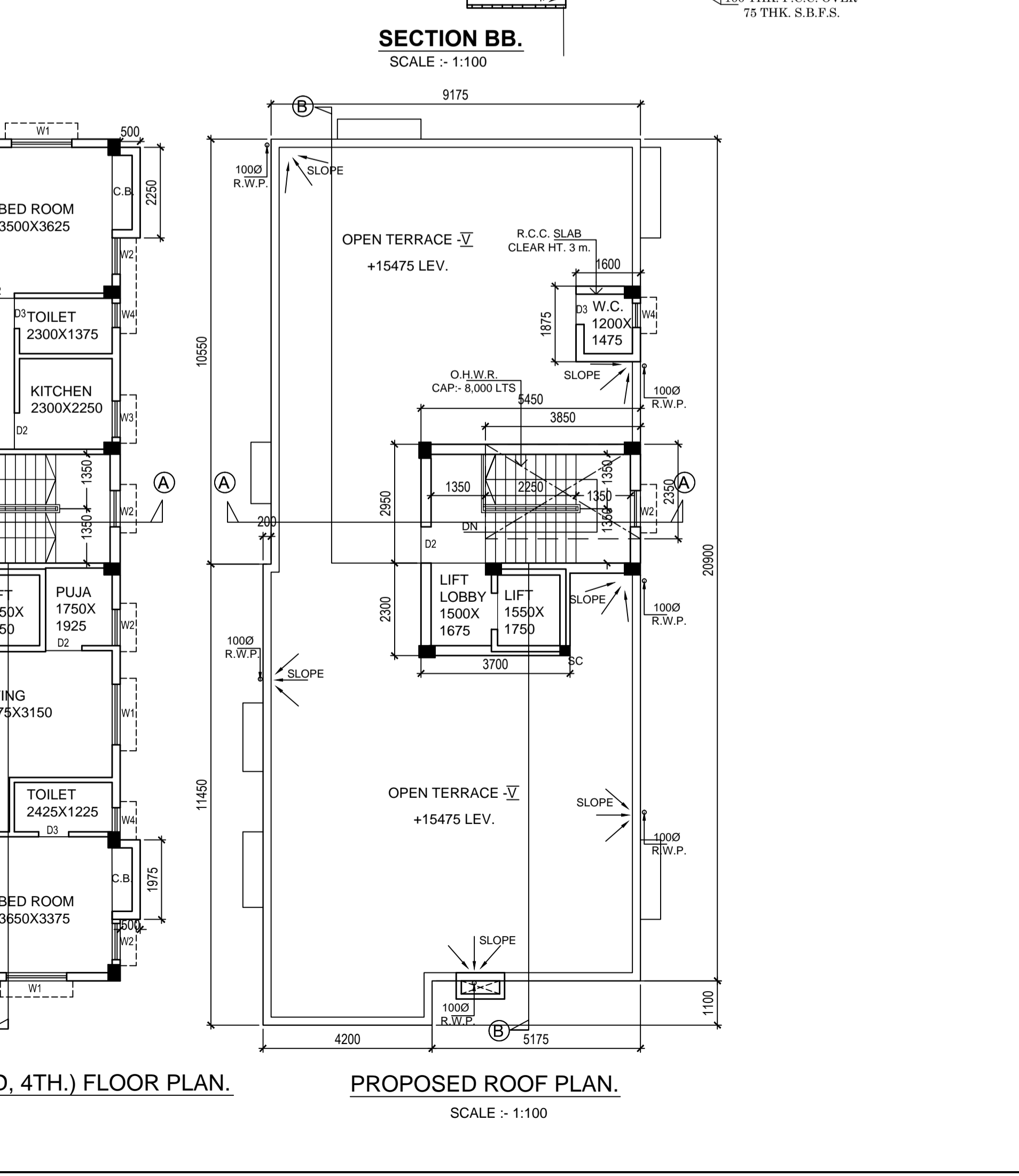
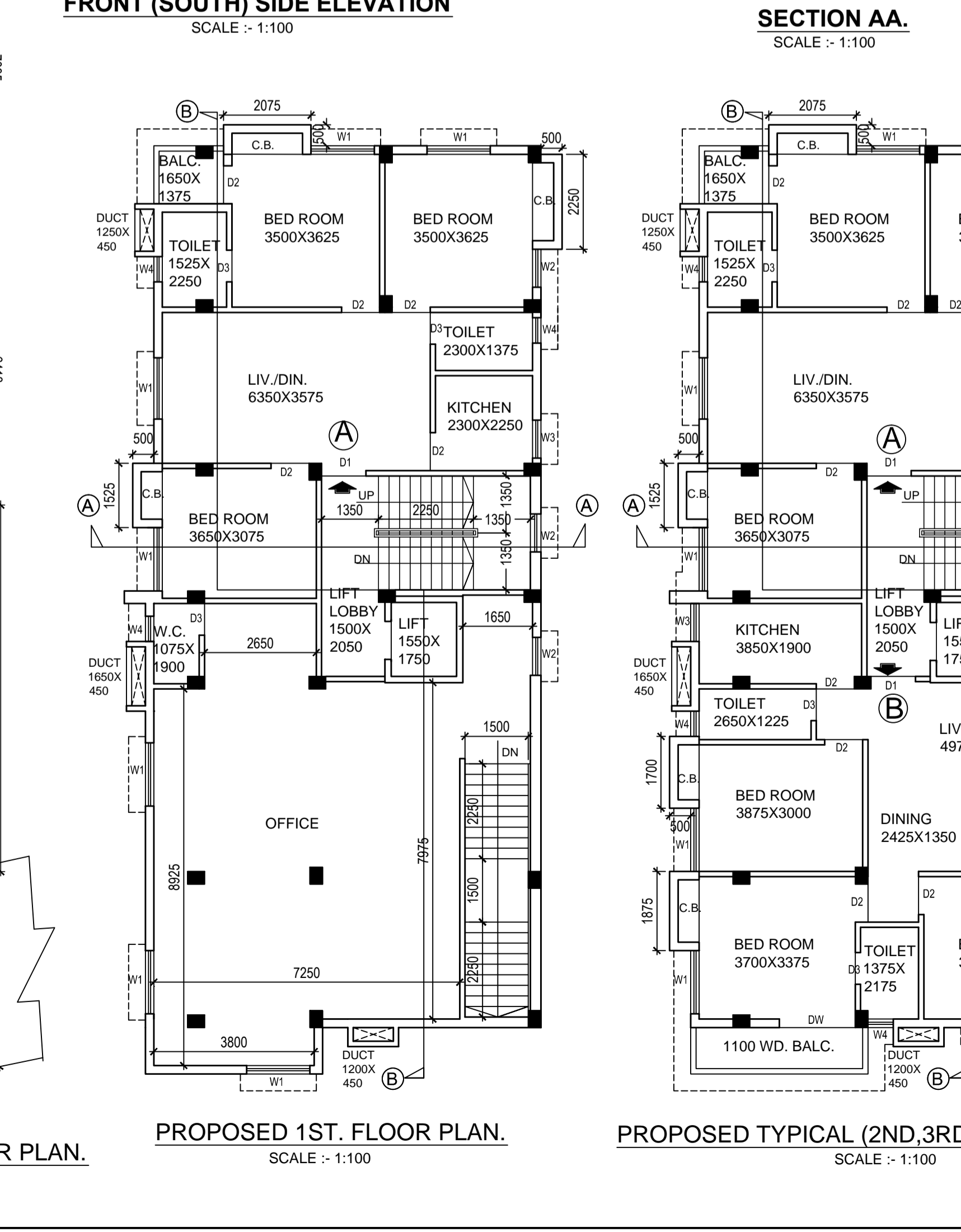
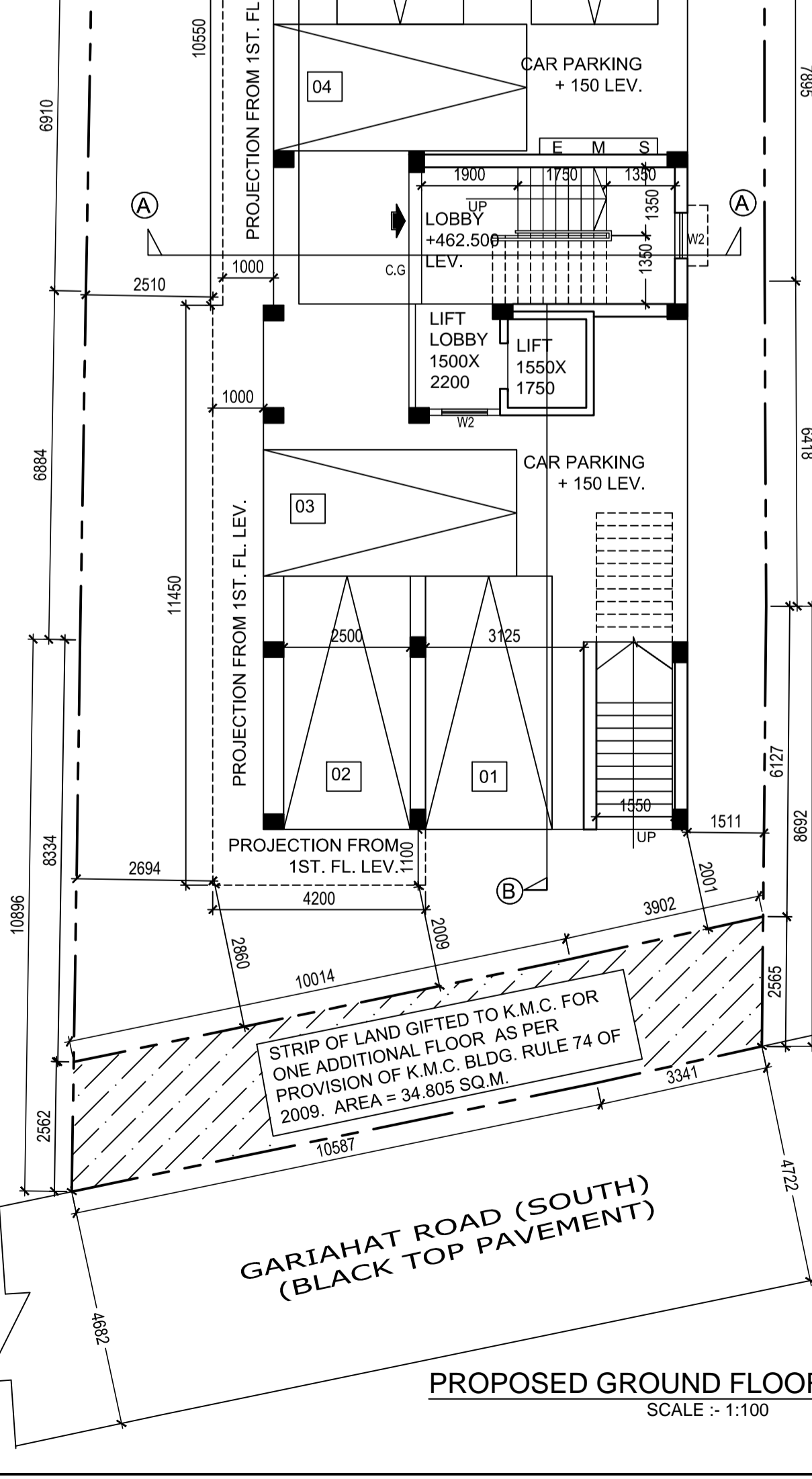
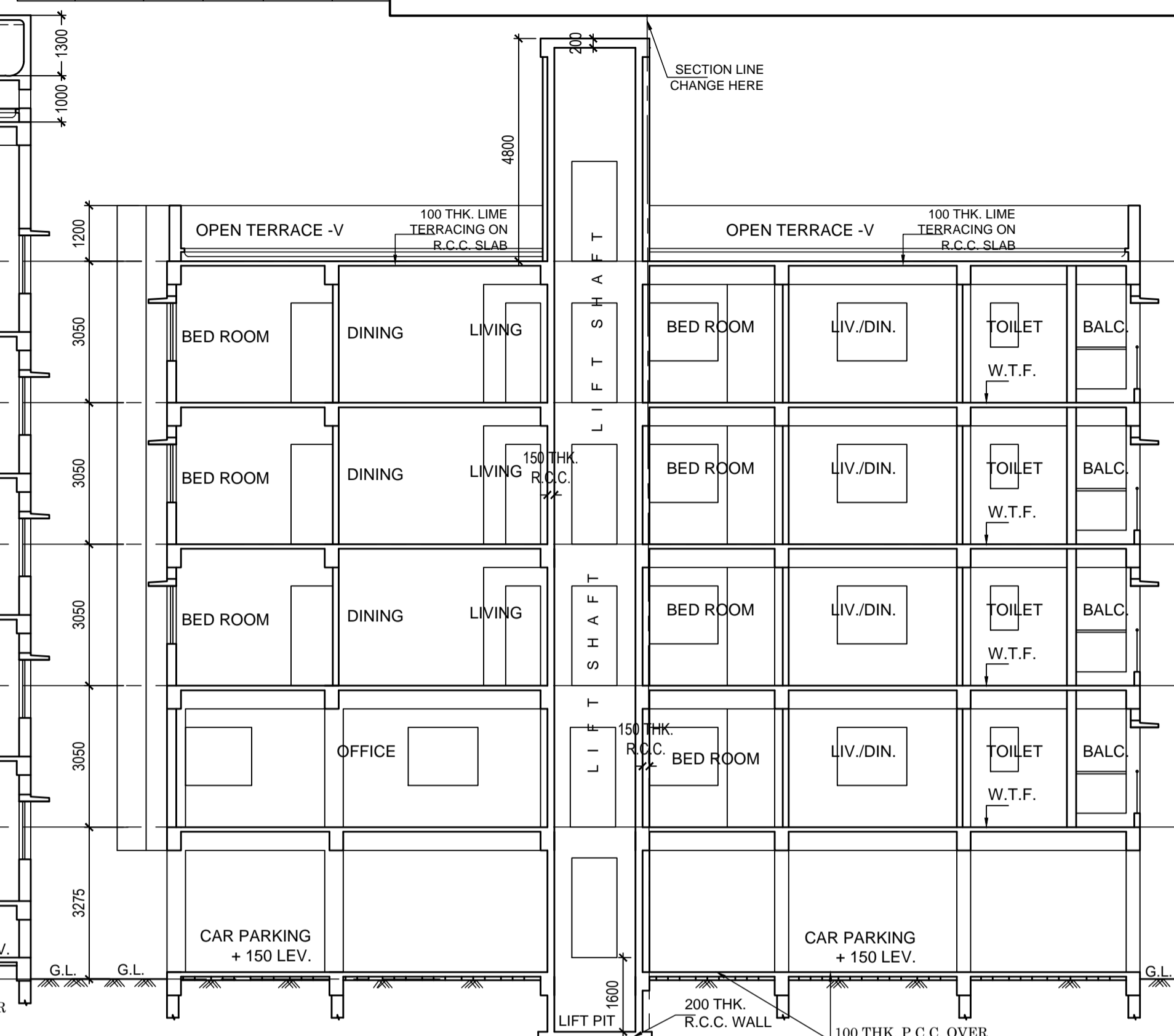
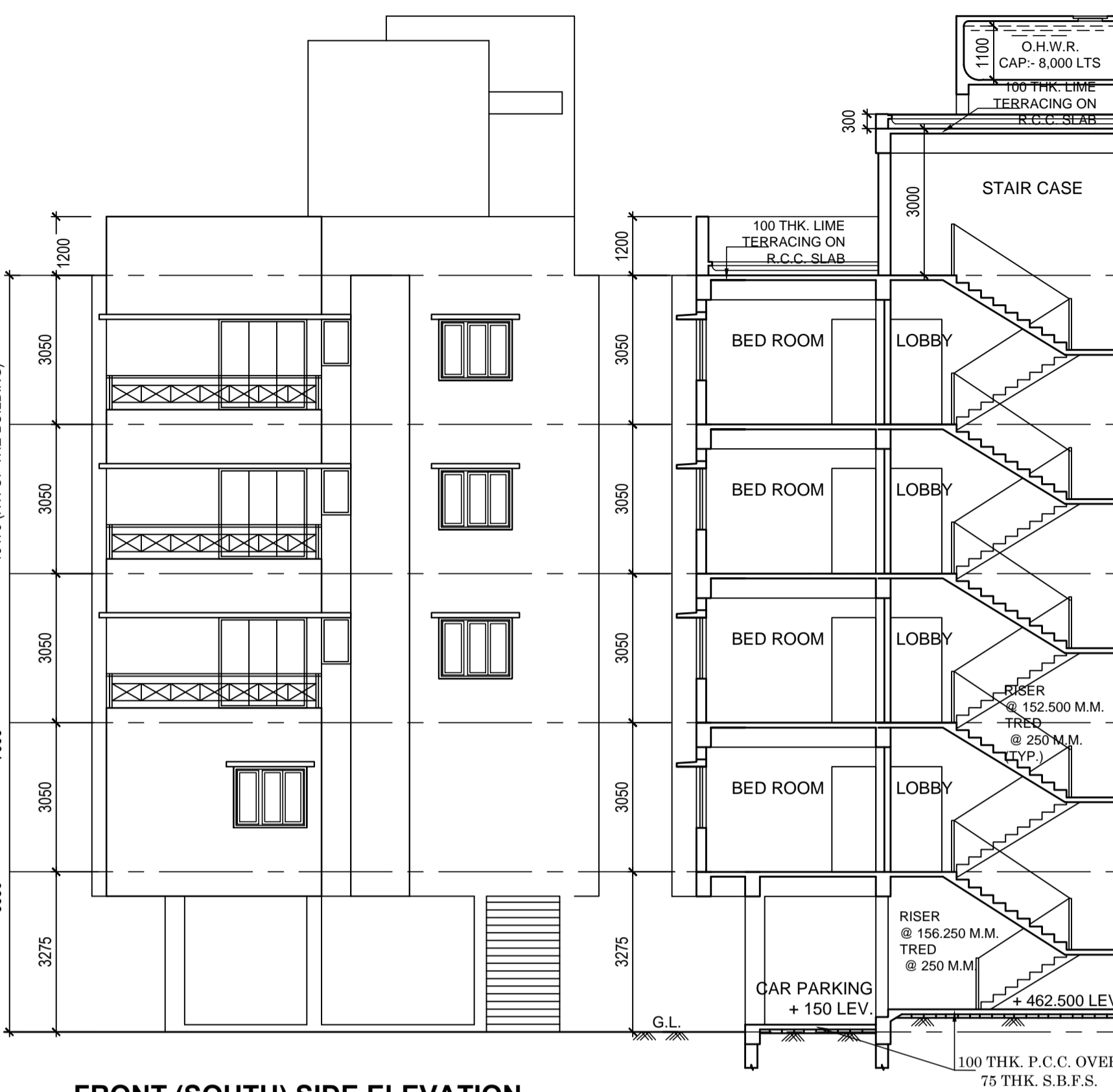
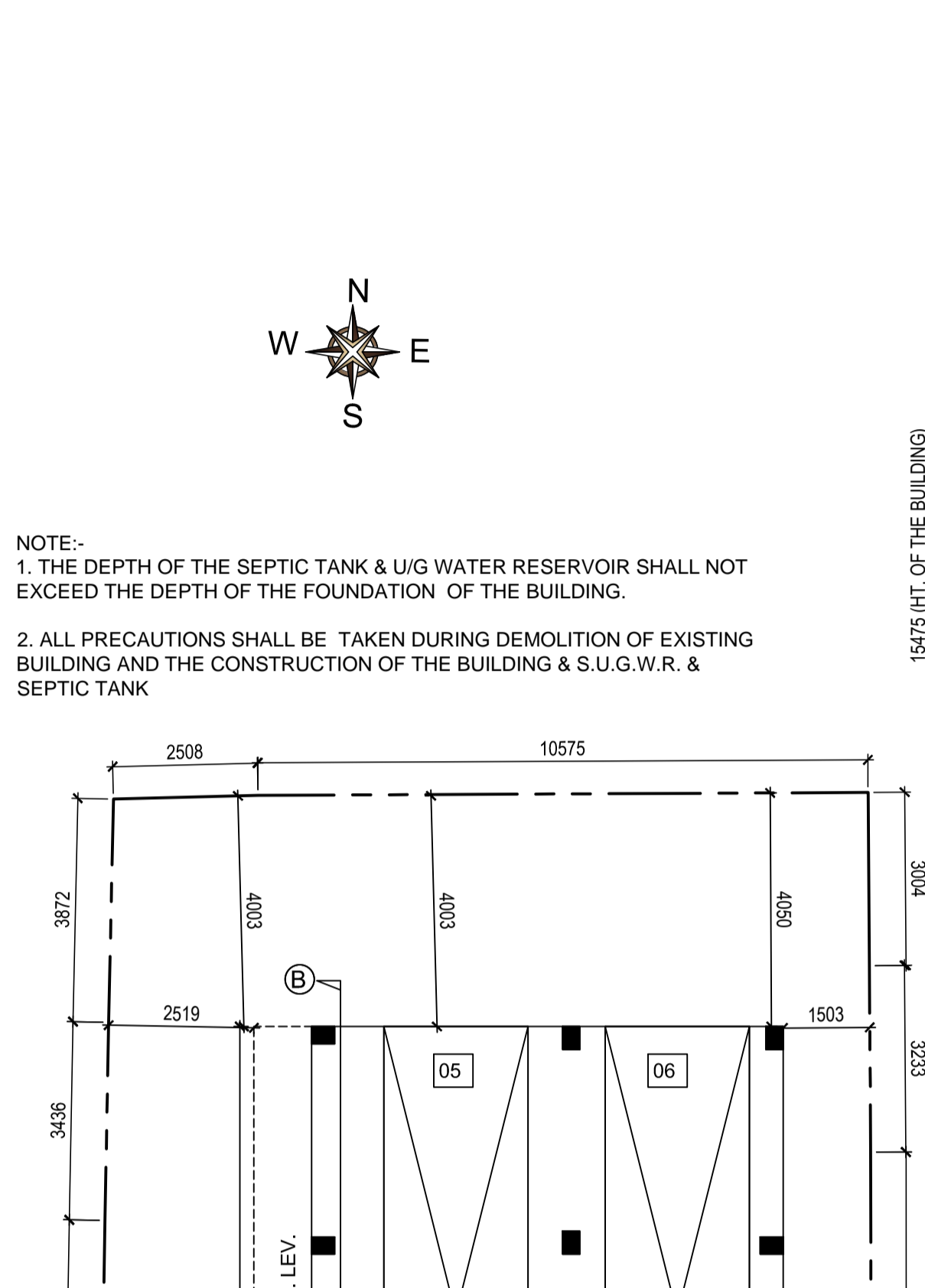
PROJECT: PROPOSED G+ IV STORED (HT.-15.475M) RESIDENTIAL BUILDING U/S 393A OF KMC ACT 1980, COMPLYING NOTIFICATION 80/MA/O/C-4/3R-7/2017 DATED 31.01.2018 FOR RULE 74 OF KMC BUILDING RULE 2009. AT PREMISES NO. 41/1, GARIAHAT ROAD (SOUTH), KOLKATA-700 031. WARD NO-92, BR. NO-X,P.S.-LAKE.

JOB NO.	DRG. NO.	DATE	DEALT
1172	ARCH-CORP-01	22.03.2022	RESHMI

• Anjan Ukil  
**architect**

BUILDING PERMIT NO : 2022100009 DATE: 13-APR-2022  
 VALID UPTO : 5 years from date of sanction.

ASSISTANT ENGINEER(C)/BLDG/BR-X EXECUTIVE ENGINEER (C)/BLDG/BR-X



NOTE:-  
 1. THE DEPTH OF THE SEPTIC TANK & U/G WATER RESERVOIR SHALL NOT EXCEED THE DEPTH OF THE FOUNDATION OF THE BUILDING.  
 2. ALL PRECAUTIONS SHALL BE TAKEN DURING DEMOLITION OF EXISTING BUILDING AND THE CONSTRUCTION OF THE BUILDING & S.U.G.W.R. & SEPTIC TANK

STRIP OF LAND GIFTED TO K.M.C. FOR ONE ADDITIONAL FLOOR AS PER PROVISION OF K.M.C. BLDG. RULE 74 OF 2009. AREA = 34.805 SQ.M.

GARIAHAT ROAD (SOUTH)  
 (BLACK TOP PAVEMENT)