

STATEMENT OF THE PLAN PROPOSAL

PART-A:

- ASSESS NO: 110833100506
- DETAIL OF REGISTERED DEED.
 - I. BOOK NO: 1 VOL. NO: 29 PAGE NO: 61 TO 69
 - BEING NO: 670 YEAR: 1971 PLACE: D.S.R. ALPORE DATE: 16.02.1971
 - II. BOOK NO: 1 VOL. NO: 21 PAGE NO: 140 TO 159
 - BEING NO: 668 YEAR: 1987 PLACE: S.R. SOUTH 24-PARGANAS DATE: 16.06.1987
 - III. GRANT OF PROBATA WILL (B. ACT. XXXIX CASE NO. 274 OF 2018 (PROBATE))
 - IV. BOOK NO: 1 VOL. NO: 1901-2018 PAGE NO: 289247 TO 289284
 - BEING NO: 19016978 YEAR: 2018 PLACE: A.R.A-1 KOLKATA DATE: 09.12.2018
 - V. BOOK NO: 1 VOL. NO: 1901-2018 PAGE NO: 289285 TO 289311
 - BEING NO: 19016979 YEAR: 2018 PLACE: A.R.A-1 KOLKATA DATE: 09.12.2018
 - VI. BOOK NO: 1 VOL. NO: 1901-2019 PAGE NO: 16613 TO 16643
 - BEING NO: 190100226 YEAR: 2019 PLACE: A.R.A-1 KOLKATA DATE: 14.01.2019
 - VII. BOOK NO: 1 VOL. NO: 1605-2019 PAGE NO: 72019 TO 72043
 - BEING NO: 160502071 YEAR: 2019 PLACE: A.D.S.R. ALPORE DATE: 09.04.2019
 - VIII. BOOK NO: 1 VOL. NO: 1604-2021 PAGE NO: 31212 TO 31240
 - BEING NO: 160405572 YEAR: 2020 PLACE: D.S.R. IV SOUTH 24-PARGANAS DATE: 05.02.2021
 - IX. BOOK NO: 1 VOL. NO: 1630-2022 PAGE NO: 27722 TO 27752
 - BEING NO: 16300277 YEAR: 2022 PLACE: D.S.R. V SOUTH 24-PARGANAS DATE: 03.02.2022
 - X. BOOK NO: 1 VOL. NO: 1630-2021 PAGE NO: 109346 TO 109376
 - BEING NO: 163002978 YEAR: 2021 PLACE: D.S.R. V SOUTH 24-PARGANAS DATE: 08.09.2021
 - XI. BOOK NO: 1 VOL. NO: 1630-2021 PAGE NO: 109317 TO 109345
 - BEING NO: 163002979 YEAR: 2021 PLACE: D.S.R. V SOUTH 24-PARGANAS DATE: 08.09.2021

PART-B:

- PROPOSED GROUND COVERAGE: 136.020 SQM.
- PROPOSED F.A.R.: 1.892
- TOTAL COVERED AREA: 662.479 SQM.
- TOTAL CAR PARKING AREA: 58.647 SQM.
- NO. OF PROVIDED CAR PARKING SPACE: 03 NOS.
- NO. OF REQUIRED CAR PARKING SPACE: 03 NOS.

STATEMENT OF AREA:-

AREA OF LAND:- (04K-02CH-15SQFT) = 277.313 SQM (AS PER DEED)

AREA OF LAND:- (04K-01CH-24 (630SQFT)) = 273.973 SQM (AS PER PHYSICAL)

CORNER SPLAY AREA = 1.981 SQM.

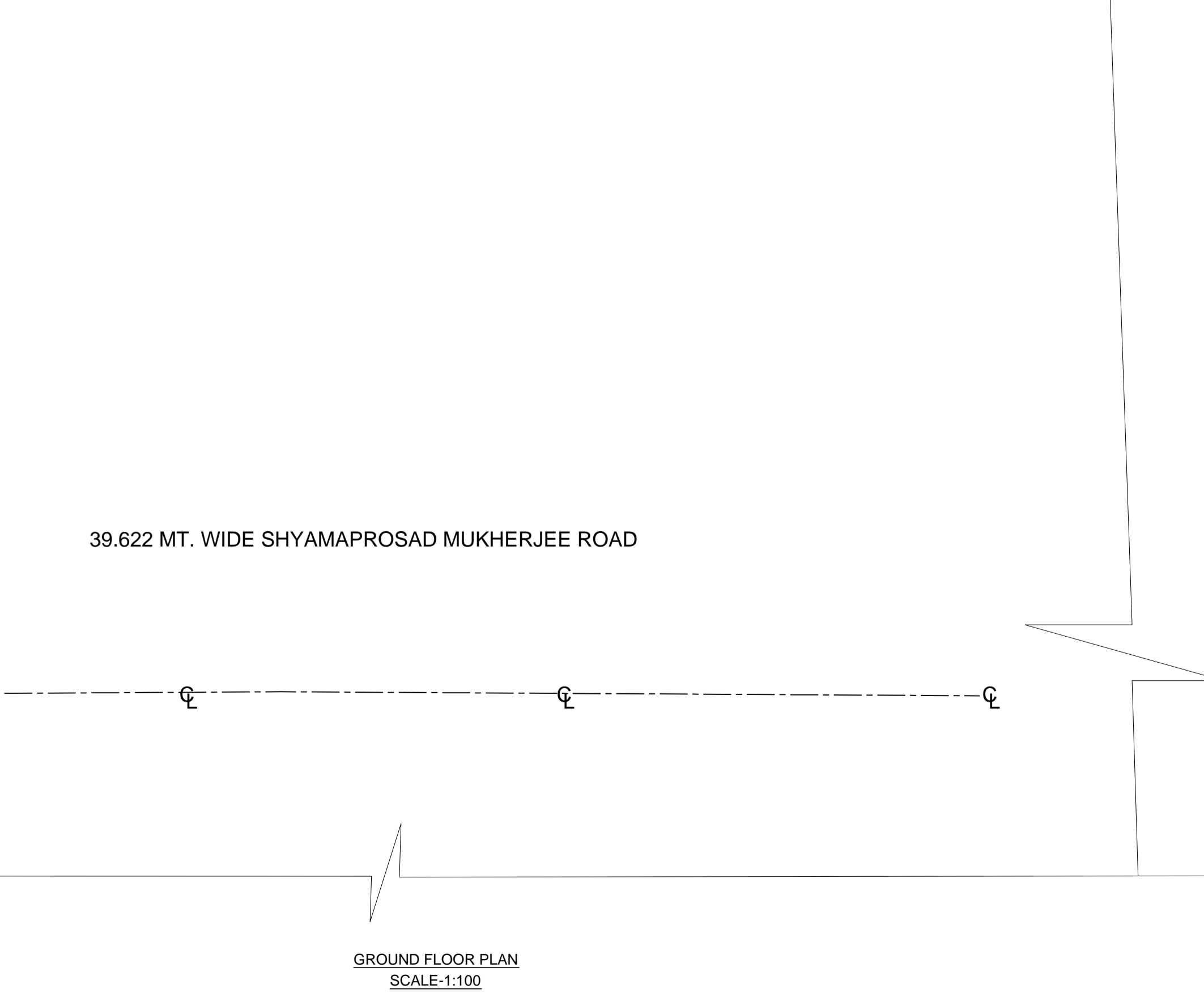
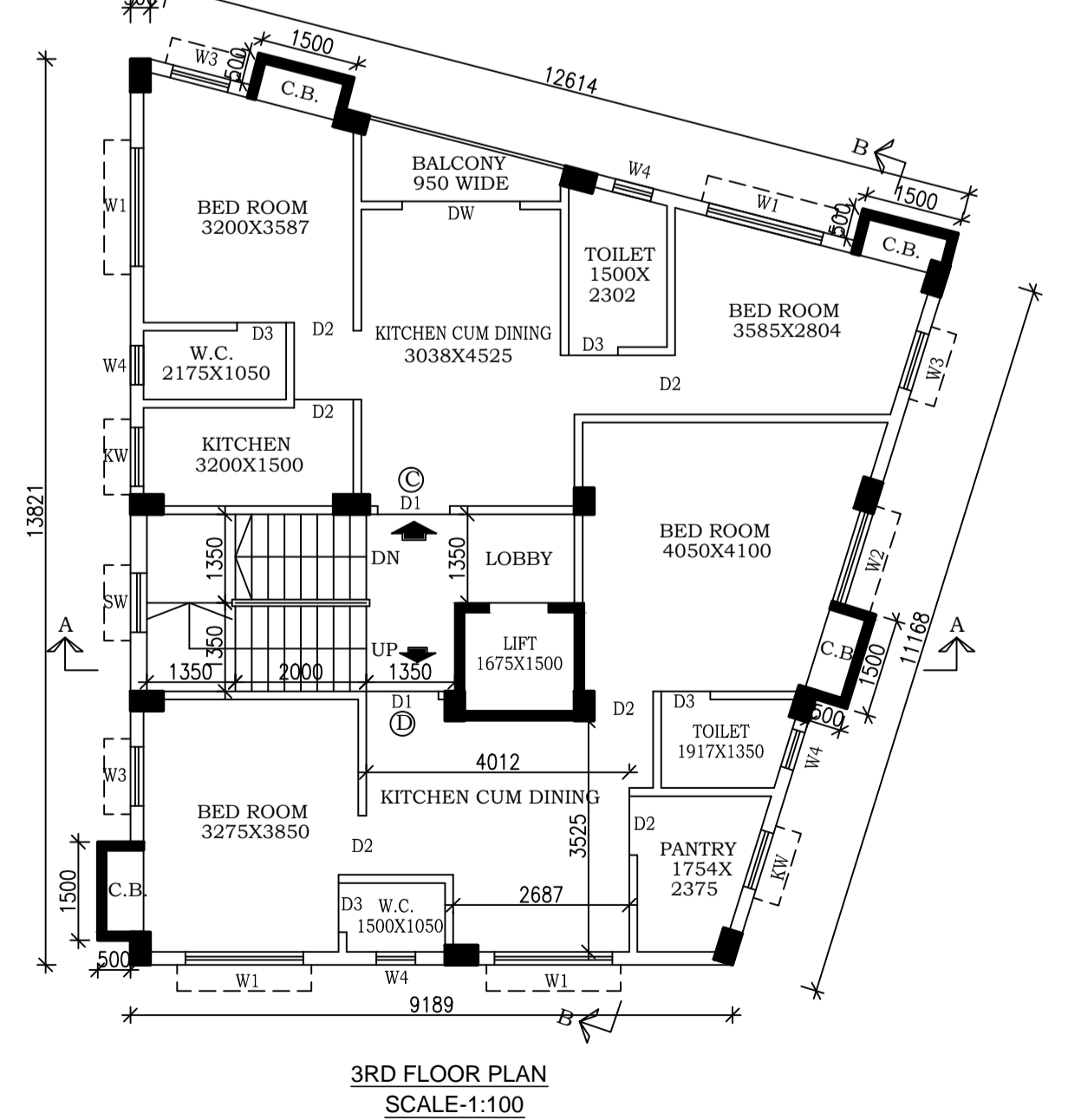
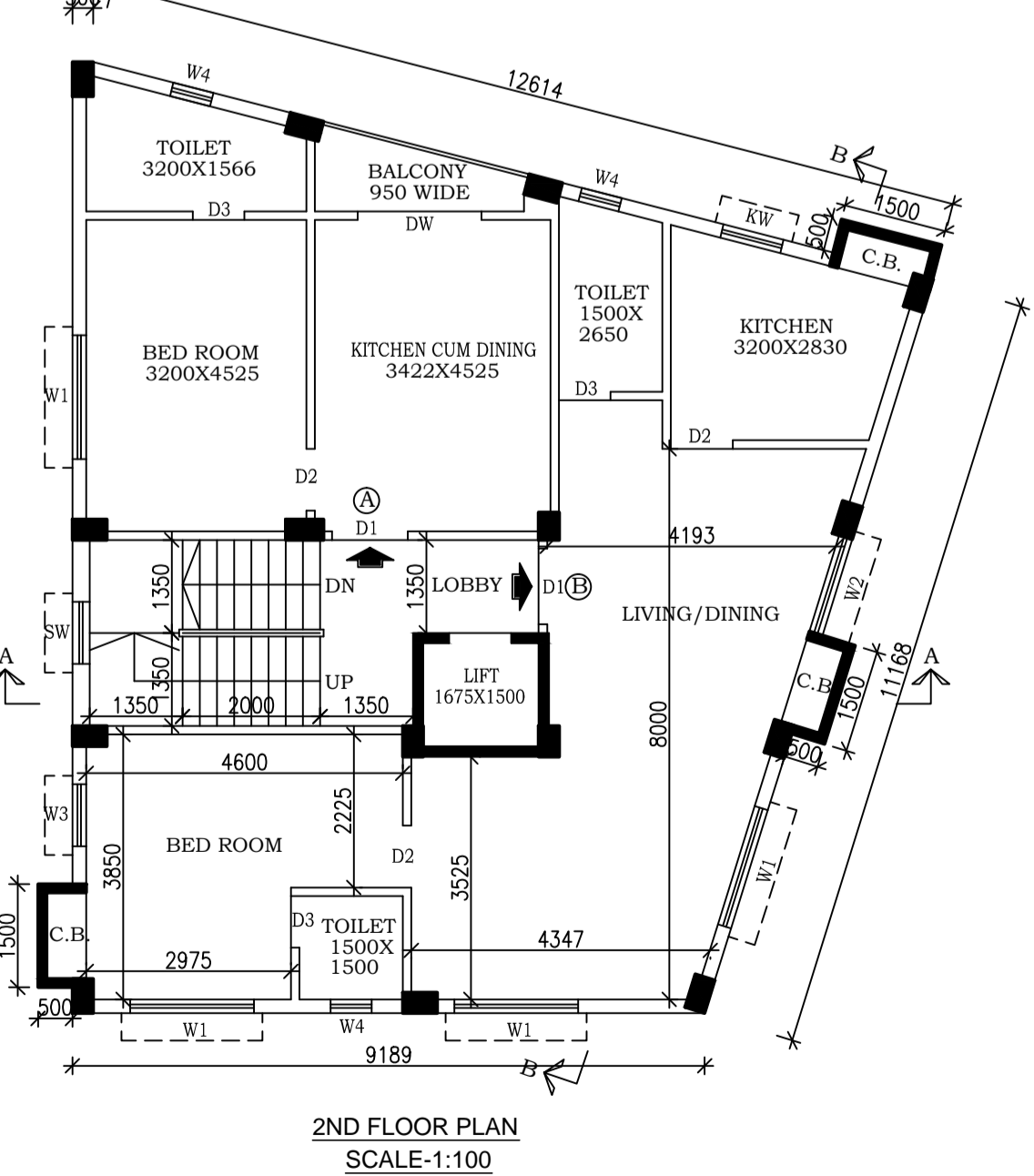
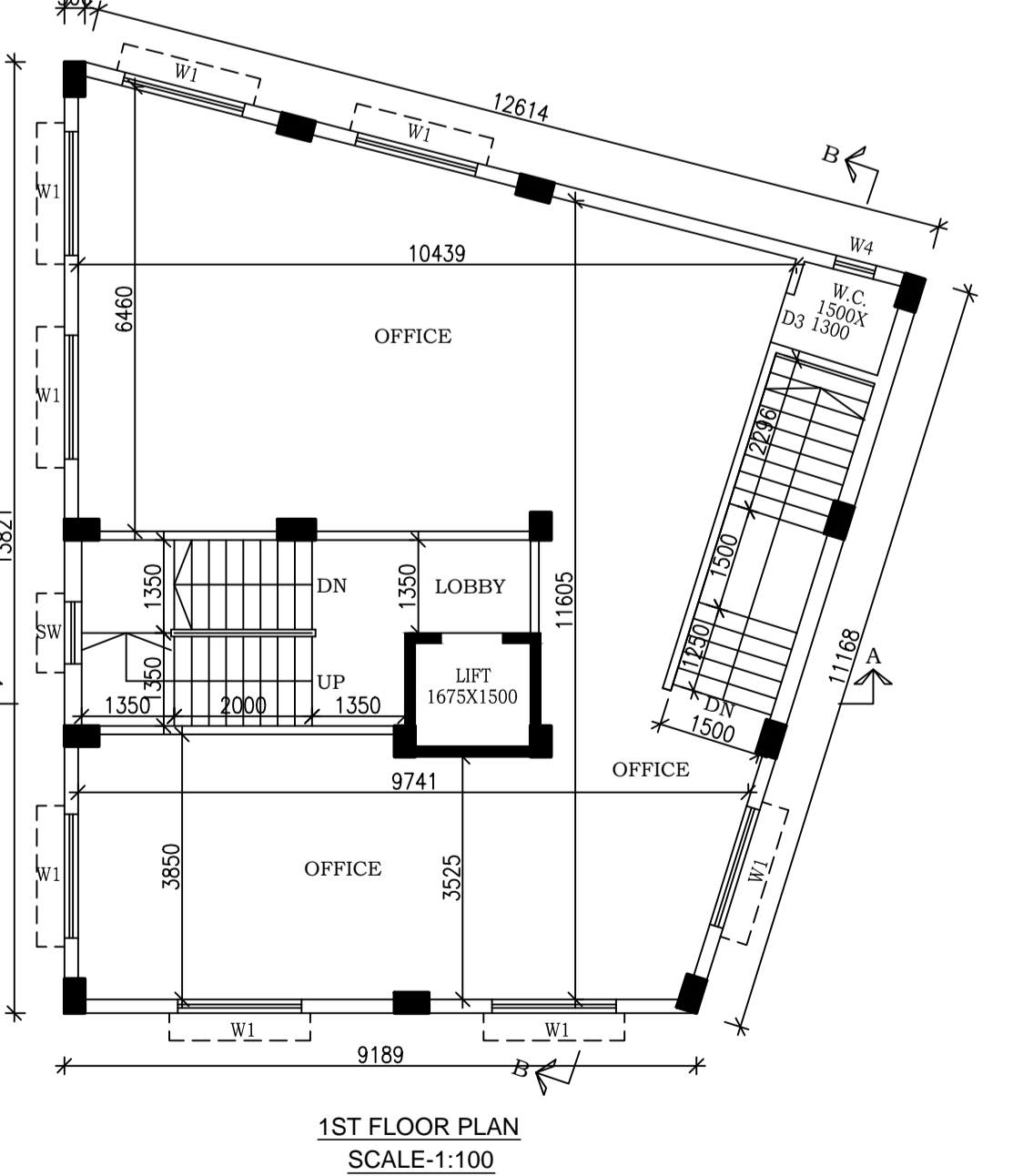
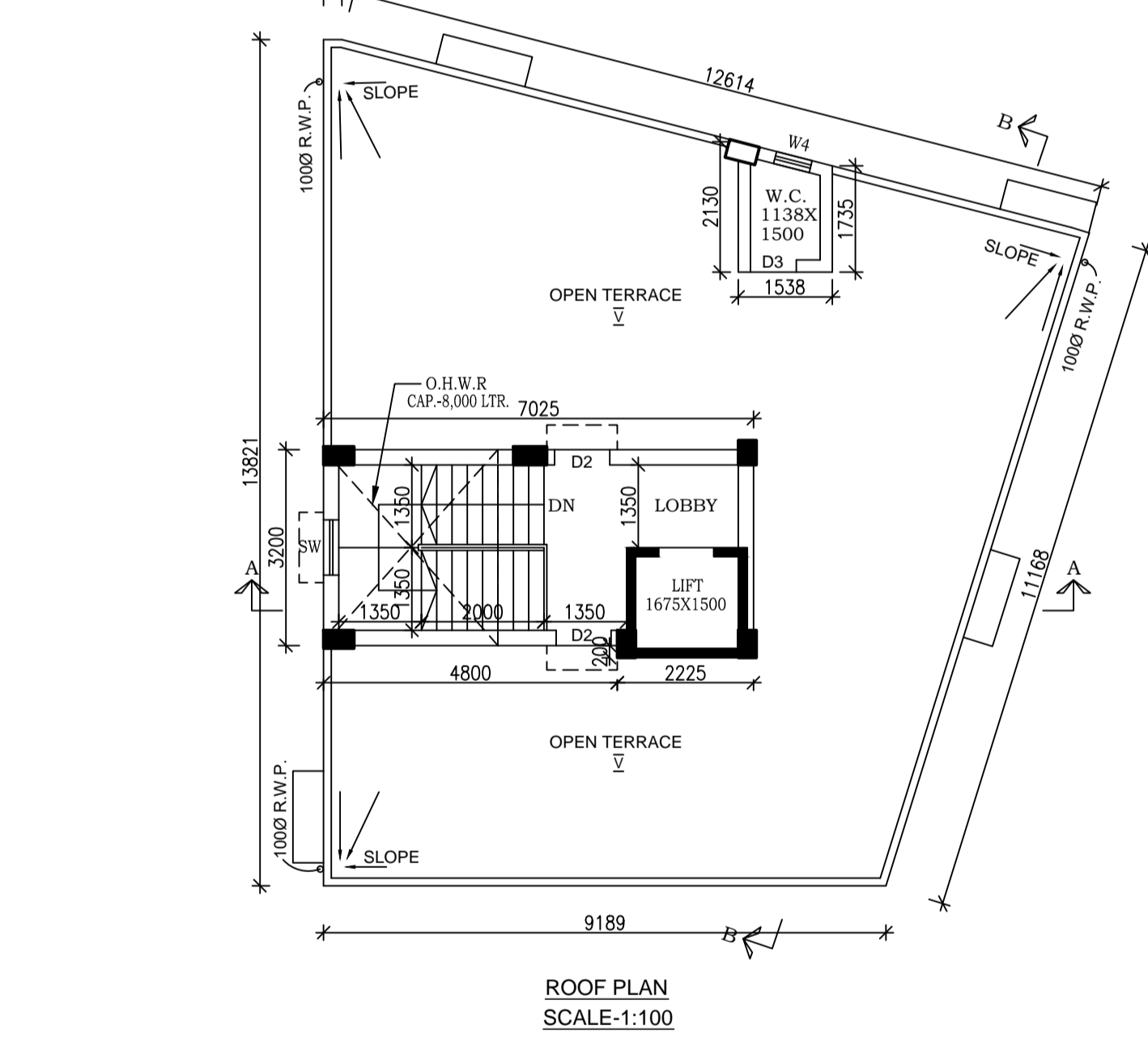
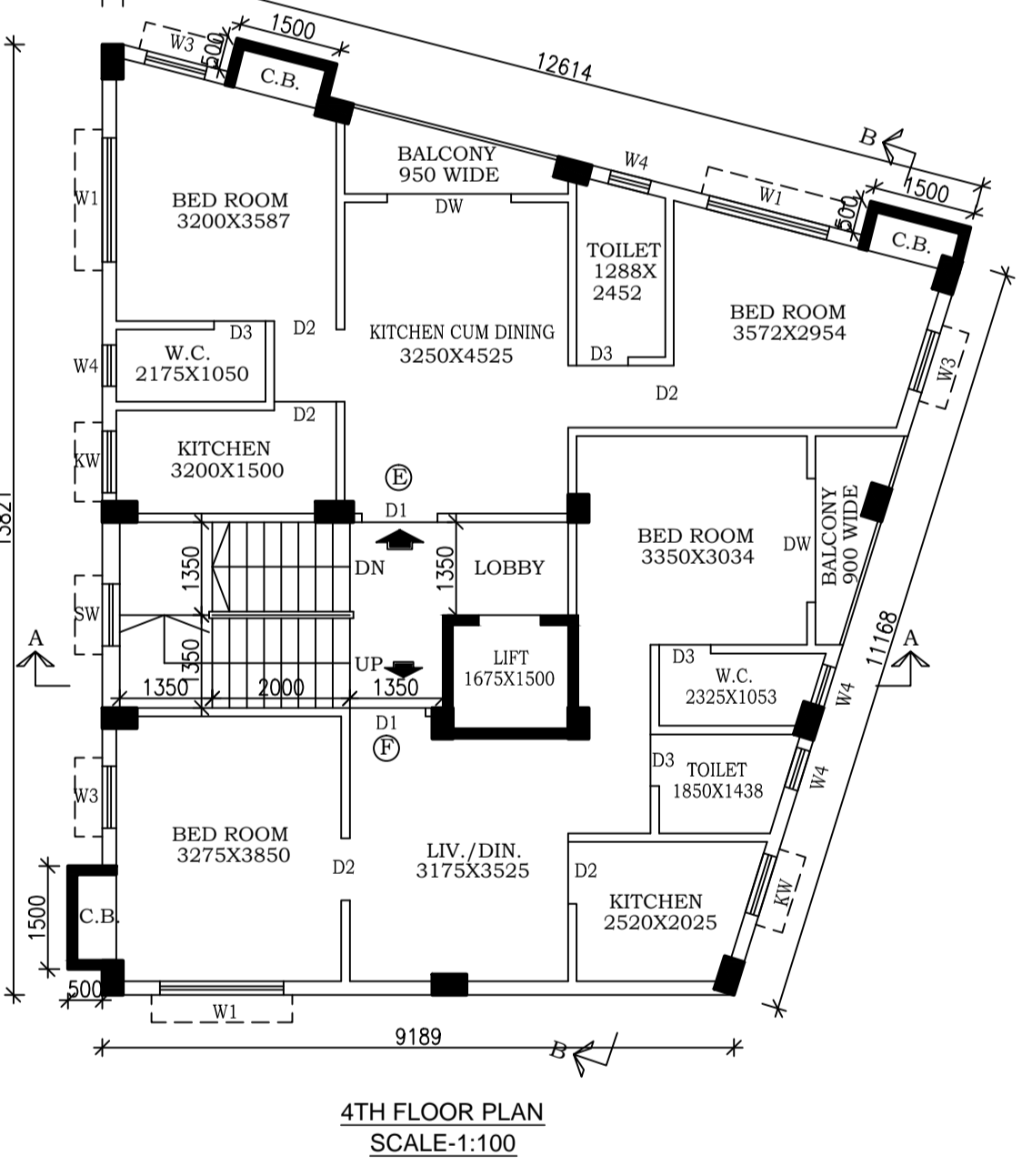
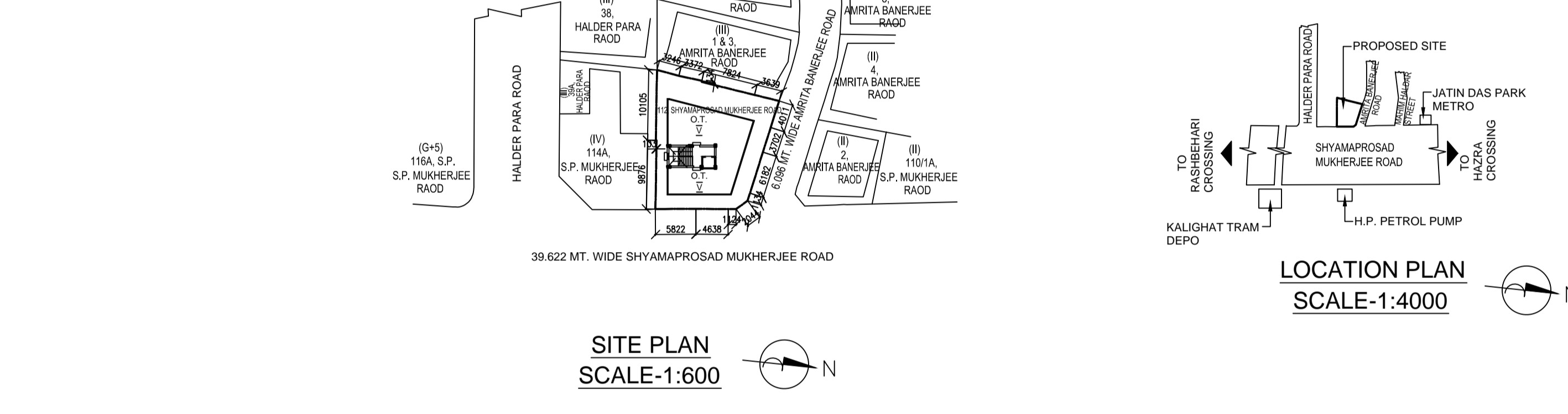
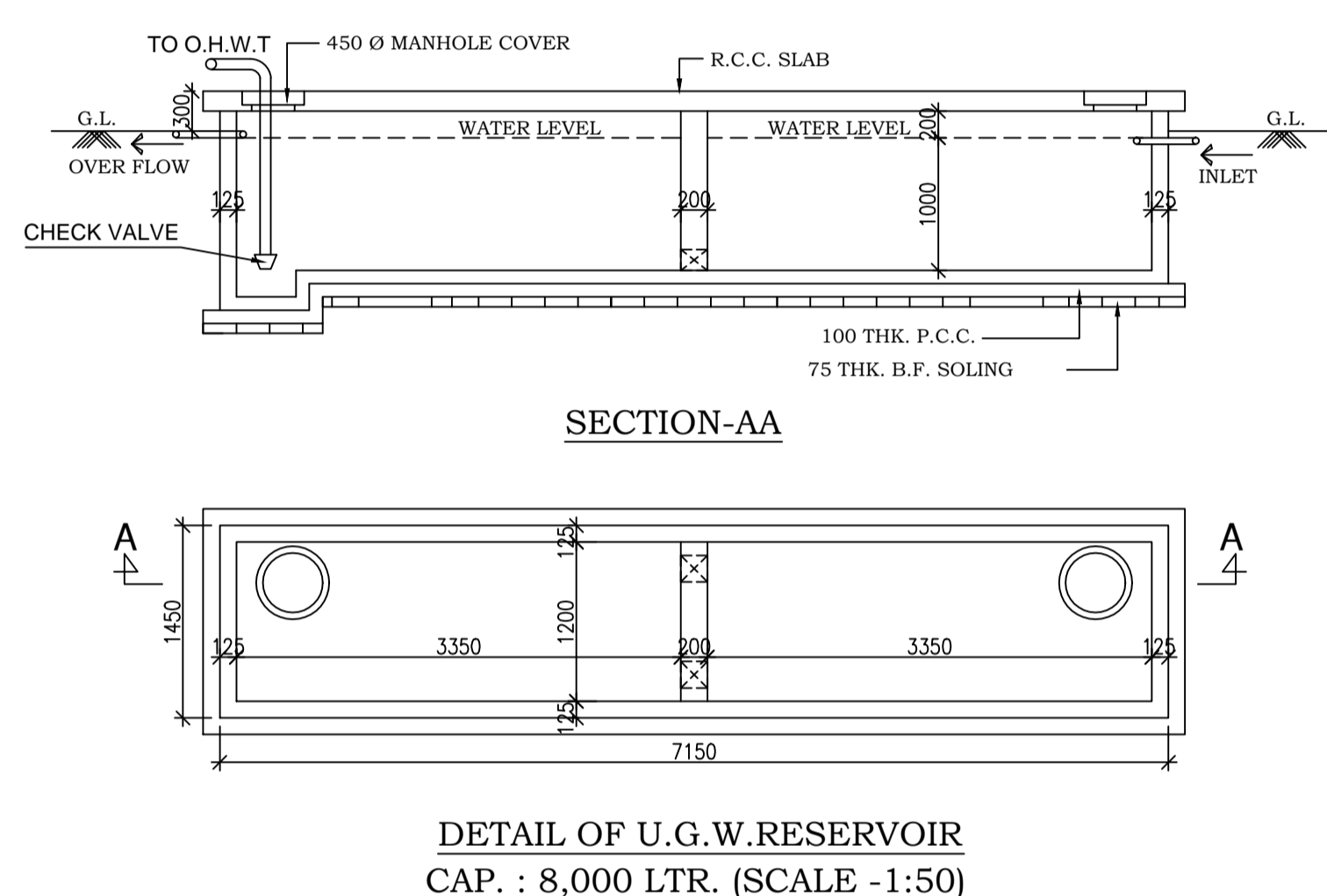
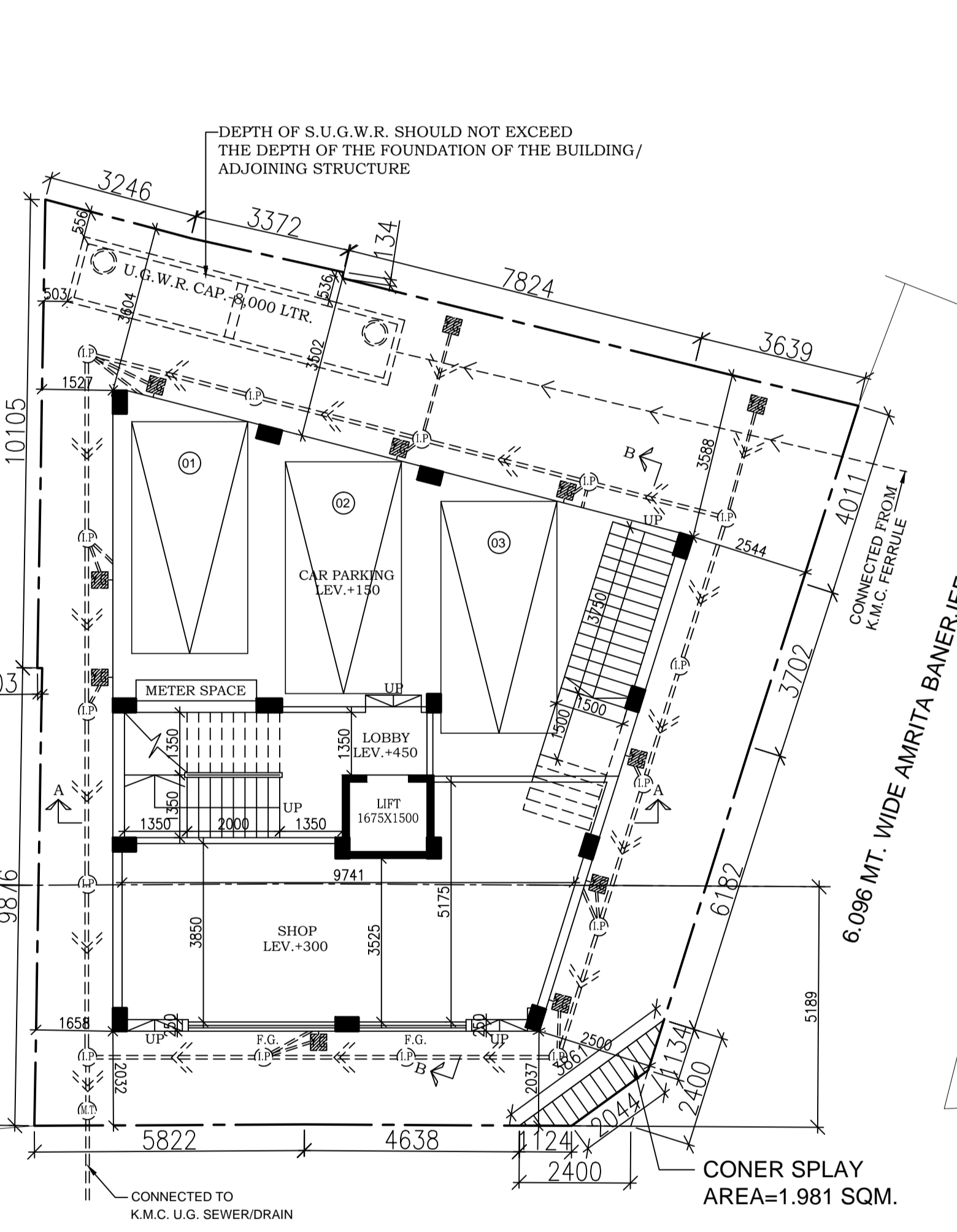
PERMISSIBLE GROUND COVERAGE (57.534%) = 157.628 SQM.

PROPOSED GROUND COVERAGE (49.65%) = 136.020 SQM.

PROPOSED HEIGHT = 15.475 SQM.

DOOR WINDOW SCHEDULE

TYPE	WIDTH	HT.	TYPE	WIDTH	HT.
D1	1100	2150	W1	1800	1250
D2	900	2150	W2	1500	1250
D3	750	2150	W3	900	1250
D4	1800	2150	W4	600	1250
			KW	900	1100
			SW	900	1250



PROPOSED AREA :-

AREA	LIFT WELL	CUTOUT	EFFECTIVE AREA	STAR WAY	LIFT LOBBY	NET FLOOR AREA
GROUND FL.	136.020 SQM	-	136.020 SQM	22.46 SQM	2.46 SQM	111.116 SQM
1ST FLOOR	136.020 SQM	2.513 SQM	133.507 SQM	25.98 SQM	2.46 SQM	110.786 SQM
2ND FLOOR	136.020 SQM	2.513 SQM	133.507 SQM	25.98 SQM	2.46 SQM	110.786 SQM
3RD FLOOR	136.020 SQM	2.513 SQM	133.507 SQM	25.98 SQM	2.46 SQM	110.786 SQM
4TH FLOOR	136.020 SQM	2.513 SQM	133.507 SQM	25.98 SQM	2.46 SQM	110.786 SQM
TOTAL	544.100 SQM	10.052 SQM	534.048 SQM	104.38 SQM	9.84 SQM	439.668 SQM
TOTAL AREA	= 576.959 SQM					
BONUS FOR CAR PARKING	= 58.647 SQM (PROVIDED PARKING AREA)					
NET AREA (576.959 SQM)	= 518.312 SQM					
PROPOSED F.A.R. (518.312/273.973)	= 1.892					
PERMISSIBLE F.A.R. = 3.000						

TENEMENTS & CAR PARKING CALCULATION :-

RESIDENTIAL:

MARKED	TENEMENT SIZE	PROPORTION AREA (ACCORD)	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
A	42.891 SQM	10.59 SQM	53.481 SQM	1	0
B	74.334 SQM	18.353 SQM	92.687 SQM	1	0
C	58.569 SQM	14.461 SQM	73.030 SQM	1	
D	54.637 SQM	14.462 SQM	73.139 SQM	1	1 NO.
E	59.308 SQM	14.643 SQM	73.951 SQM	1	
F	57.918 SQM	14.30 SQM	72.218 SQM	1	1 NO.

BUSINESS AREA:

OFFICE BUILTUP AREA = 119.543 SQM. REQUIRED CAR PARKING = 1 NO.

OFFICE CARPET AREA = 97.443 SQM. REQUIRED CAR PARKING = 1 NO.

MERCANTILE RETAIL AREA:

SHOP BUILTUP AREA = 45.775 SQM.

SHOP CARPET AREA = 40.378 SQM. REQUIRED CAR PARKING = 1 NO.

RESIDENTIAL AREA = 497.162 SQM.

CAR PARKING REQUIRED = 03 NOS.

CAR PARKING PROVIDED = 03 NOS.

PERMISSIBLE AREA OF PARKING = 03 NOS/ 75 SQM.

PROVIDED AREA OF PARKING = 58.647 SQM.

COMMON AREA = 86.840 SQM.

TOTAL ADDITIONAL FLOOR AREA FOR FEES = 33.397 SQM.

STAIR HEAD ROOM AREA = 16.320 SQM.

LIFT ROOM AREA = 6.605 SQM.

COVER HEAD TANK AREA = 9.120 SQM.

AREA OF CUT-BOARD = 7.500 SQM.

W.C. AREA AT ROOF = 2.972 SQM.

TOTAL AREA OF FEES = 696.620 SQM.

OPEN TERRACE AREA = 116.020 SQM.

ROOF STRUCTURE AREA = 35.017 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 AND BASIS OF SOIL INVESTIGATION REPORT DONE BY DR. SUJIT KUMAR BOSE G.T.E-I/12 BOSE ENGINEERS - 53, PURNA CHANDRA MITRA LANE, KOLKATA-700025. CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT. PRESENTLY THE SITE IS ENTIRELY COVERED BY EXISTING STRUCTURE AND SOIL TESTING IS NOT POSSIBLE.

(DR. SUJIT KUMAR BOSE G.T.E-I/12) (SANKAR DAS E.S.E. - I/12)

NAME OF GEOTECHNICAL ENGINEER NAME OF STRUCTURAL ENGINEER

DECLARATION OF ARCHITECT.

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 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 AND TENENT.

ANJAN UKIL
CA/94/16721
NAME 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 GUIDENCE OF ARCHITECT/ E.S.E BEFORE STARTING OF BUILDING FOUNDATION.

MR. SATWIC VIVEK RUIA
(DIRECTOR OF SATVIC PROJECTS PVT. LTD.)
(C.A. OF DEBANYOTI BHATTACHARYA, DIPALI MUKHERJEE, DEBJANI GANGULY, DEBARATI SAMADDAR, TANUSREED MUKHERJEE)

NAME OF OWNER/APPLICANT

GROUND FLOOR PLAN, FIRST TO FOURTH FLOOR PLAN, ROOF PLAN, SITE & LOCATION PLAN, SECTION-AA & BB, FRONT ELEVATION.

PROJECT:

PROPOSED G+IV STORED (HT-15.475MT) RESIDENTIAL BUILDING US 393 A OF K.M.C. ACT 1980 AND BUILDING RULE 2009 AT PREMISES NO- 112, SHYAMAPROSAD MUKHERJEE ROAD, (AMALGAMATED WITH 112A, SHYAMAPROSAD MUKHERJEE ROAD) KOLKATA- 700026, WARD NO.-83, BOROUGH NO.-VIII, P.S.- KALIGHAT.

JOB NO.	DRG. NO.	DATE	DEALT
1151	ARCH CORP-02	10.11.22	AVIK

SCALE: 1:100

PLAN CASE NO: 2022080089 B.P. NO: 2022080107

DATE: 22-11-2022 VALID UP TO: 21-11-2027

SIGNATURE OF A.E.(C)/BR-VIII SIGNATURE OF E.E.(C)/ BR-VIII