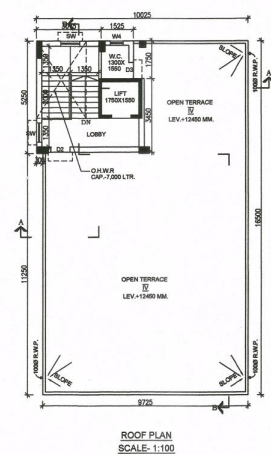
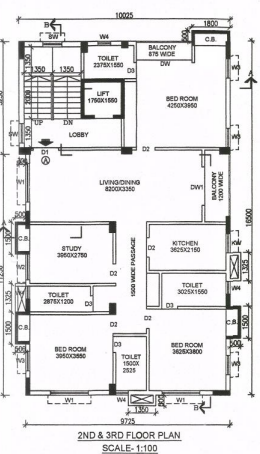
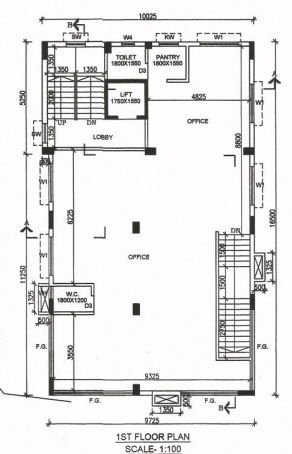
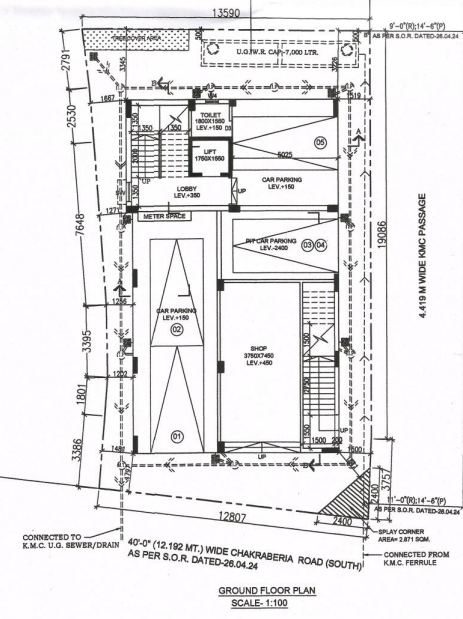
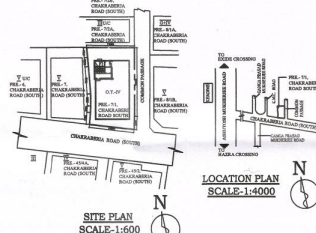


NOTE:-
LAND AREA= 284.161 SQM. (04K-03CH-43.71SQFT)
REQUIRED GREEN AREA= 4.603 SQM.
PERCENTAGE OF GREEN AREA= 1.62% (REQUIRED)
PROVIDED GREEN AREA= 4.962 SQM.
PERCENTAGE OF GREEN AREA= 1.746% (PROVIDED)

DEPTH OF S.U.G.W.R. SHOULD NOT EXCEED THE DEPTH OF THE FOUNDATION OF THE BUILDING/ ADJOINING STRUCTURE

DOOR WINDOW SCHEDULE					
TYPE	WIDTH	HT.	TYPE	WIDTH	HT.
D1	1200	2150	W1	1800	1200
D2	900	2150	W2	1800	1200
D3	750	2150	W3	900	1200
D4	1800	2150	W4	900	950
			W5	900	1100
			D5	900	1200



STATEMENT OF THE PLAN PROPOSAL		PROPOSED AREA	
1. ADDRESS NO: 110701200056	PAGE NO: 197 TO 300	GROUND FL.	162.038 SQM
2. DETAIL OF REGISTERED DIBED.	BOOK NO: I VOL. NO: 160	1ST FLOOR	162.038 SQM
3. DETAIL OF REGISTERED WILL.	BEING NO: 9836 YEAR: 1987	2ND FLOOR	162.038 SQM
4. DETAIL OF REGISTERED POWER OF ATTORNEY.	BOOK NO: III VOL. NO: 1	3RD FLOOR	162.038 SQM
5. DETAIL OF REGISTERED BOUNDARY DECLARATION.	BEING NO: 00109 YEAR: 2009	TOTAL	486.114 SQM
6. DETAIL OF REGISTERED CORNER SPLAY.	BOOK NO: I VOL. NO: 1603-2024	NET AREA (59.418-88.194)	= 88.194 SQM.
7. DETAIL OF REGISTERED CORNER SPLAY.	BEING NO: 160305688 YEAR: 2024	PROPOSED F.A.R. (47.1224/284.161)	= 1.658
STATEMENT OF AREA:			
1. PROPOSED GROUND COVERAGE	162.038 SQM.	OFFICE CARPET AREA	= 146.850 SQM.
2. PROPOSED P.A.R.	1.658	MERCANTILE RETAIL CARPET AREA	= 28.310 SQM. / REQUIRED CAR PARKING = NIL.
3. TOTAL COVERED AREA	631.388 SQM.	RESIDENTIAL AREA	= 452.032 SQM.
4. TOTAL CAR PARKING AREA	88.194 SQM (ACTUAL)	CAR PARKING PROVIDED	= 04 NOS.
5. NO. OF REQUIRED CAR PARKING SPACE	04 NOS.	CAR PARKING REQUIRED	= 04 NOS.
6. NO. OF PROVIDED CAR PARKING SPACE	05 NOS.	PERMISSIBLE AREA FOR PARKING	= (85X5)=125 SQM.
STATEMENT OF AREA:			
AREA OF LAND: 04K-04CH-1.18SQFT = 285.674 SQM (AS PER DEED)		PROVIDED AREA FOR PARKING	= 88.194 SQM.
AREA OF LAND: 04K-03CH-43.71SQFT = 284.161 SQM (AS PER PHYSICAL)		COMMON AREA	= 80.738 SQM.
SPLAY COVER AREA: 2.871 SQM		TOTAL ADDITIONAL FLOOR AREA FOR FEES	= 32.719 SQM.
PERMISSIBLE F.A.R. = 2.25		STAIR HEAD ROOM AREA	= 16.104 SQM.
PERMISSIBLE GROUND COVERAGE (87.194%) = 162.525 SQM.		LIFT ROOM AREA	= 7.418 SQM.
PROPOSED GROUND COVERAGE (57.02%) = 162.038 SQM.		OVER HEAD TANK AREA	= 8.460 SQM.
PROPOSED HEIGHT = 12.450 MT.		W.C. AT ROOF AREA	= 2.898 SQM.
		AREA OF CUR-BEARD	= 6.300 SQM.
		TOTAL AREA OF FEES	= 64.109 SQM.
		OPEN TERRACE AREA	= 162.038 SQM.

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

PREMISES NO.- 71, CHAKRABARTI ROAD SOUTH, KOLKATA- 700023, WARD NO.- 70, BOROUGH NO.- VII, ADDRESS NO.- 110701200056

NAME OF OWNER/APPLICANTS: ABHJIT CHAKRABORTY (DIRECTOR OF PRIME REALCON PRIVATE LIMITED) (C.A. OF SUPARNA MUKHERJEE)

AREA OF LAND: 284.161 SQM (M.M.) AS PER PHYSICAL MEASUREMENT

NAME OF ARCHITECT: ANJAN UKIL (CA/94721)

PERMISSIBLE HEIGHT IN REFERENCE TO CGM ISSUED BY AAL 33.0 D.M.

PROPOSED HEIGHT OF BUILDING (M.M.) = 12.450 MT. (HT. TOP FLOOR STRUCTURE) = 24.280 M.

COORDINATE IN WGS 84 AND SITE ELEVATION (AMSL)

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	COORDINATE BY WGS 84	SITE ELEVATION (AMSL)
A	23°13'N 89°29'E	6.00 Meter
B	23°13'N 89°29'E	
C	23°13'N 89°29'E	

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 WHICHEVER AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST US AS PER LAW.

ABHJIT CHAKRABORTY
(DIR. OF PRIME REALCON PRIVATE LIMITED)
(C.A. OF SUPARNA MUKHERJEE)

ANJAN UKIL (CA/94721)
NAME OF ARCHITECT

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 I.S. 1893 (PART I & II) AND ALL NECESSARY INVESTIGATION REPORT TO BE DONE AFTER DEMOLITION OF EXISTING STRUCTURE BY GEO-TECH ENGINEER. CERTIFY THAT IT WILL BE SAFE AND STABLE IN ALL RESPECT. PROBABLY THIS SITE IS ENTIRELY COVERED BY EXISTING STRUCTURE AND SOIL TESTING IS NOT POSSIBLE.

DR. SUJIT KUMAR BOSE G.T.E.- I/12
NAME OF GEOTECHNICAL ENGINEER

SANJIB J PAREKH (E.S.E. 1/104)
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 CONDITIONS INCLUDING THE SURROUNDING 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 & TENANT.

ANJAN UKIL CA/94/16721
NAME OF ARCHITECT

DECLARATION OF OWNER

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT, I SHALL ENGAGE ARCHITECT & ENGINEER DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF ARCHITECT & ENGINEER 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 REMOVE THE SANCTION PLAN. THE CONSTRUCTION OF U.G.W.R. UNDER THE GUIDANCE OF ARCHITECT/ENGINEER BEFORE STARTING OF BUILDING FOUNDATION.

ABHJIT CHAKRABORTY
(DIR. OF PRIME REALCON PRIVATE LIMITED)
(C.A. OF SUPARNA MUKHERJEE)

NAME OF OWNER

GROUND FLOOR PLAN, FIRST TO THIRD FLOOR PLAN, ROOF PLAN, SECTION-AA & BB, FRONT ELEVATION, SITE PLAN, LOCATION PLAN, PLAN & SECTION OF U.G.W.R.

PROPOSED G+HII STORED (HT-12.450MT) RESIDENTIAL BUILDING U.S. 393A OF K.M.C. AT-190 AND BUILDING RULE 2009 AT- 71, CHAKRABARTI ROAD SOUTH, KOLKATA- 700025, WARD NO.- 70, BOROUGH NO.- VIII, P.S.- BHOWANIPORE.

JOB NO. 1997 DRG. NO. ARCH/COMP-02 DATE 02.05.24 DEALT AVIK

PLAN CASE NO.- 2024080008
SCALE: 1:100, 1:600, 1:4000
DATE: 18-05-2024

B.P. NO.: 2024080017
VALID UP TO: 17-05-2029

SANDIP MANDAL Digitally signed by SANDIP MANDAL
Date: 2024.05.18 14:35:48 +05'30'

SIGNATURE OF A.E.
(C.B.R.-VIII/BLDG. K.M.C.)