

SPACE FOR KMC STAMP

MAIN CHARACTERISTICS OF THE PROPOSAL

PART B

PART A
1. ASSESSEE NO.: 31-109-02-5129-0
2. DETAILS OF GENERAL POWER OF ATTORNEY:
NOTARIZED POWER OF ATTORNEY IN FAVOUR OF
BENGAL AMBUJA HOUSING DEVELOPMENT LIMITED, 8&C TORSA ROAD (SOUTH),
KOLKATA - 700046, DATED 31.12.2009.
3. NAME OF THE OWNER: WEST BENGAL HOUSING BOARD
4. DETAILS OF REGD. TITLE DEED

PART B
AREA OF THE SITE AS PER DEED (LOT A + LOT B) = 81,682.48 SQ.M.
AREA OF THE SITE (LOT B) (NOT CONTIGUOUS) = 1,821.70 SQ.M.
AREA OF THE SITE AS PER DEED (LOT A) = (81,682.48 + 1,821.70) = 79,860.78 SQ.M.
AREA OF THE SITE AS PER EXISTING BOUNDARY & CONSIDERED FOR F.A.R. = 75,863.73 SQ.M.
AREA OF GIFT OF LAND (As per Land Deed) = 92,677 SQ.M.
AREA OF GIFT OF LAND (As per Boundary Declaration) = 34,988 SQ.M.

LOCATION PLAN
SCALE 1: 4000

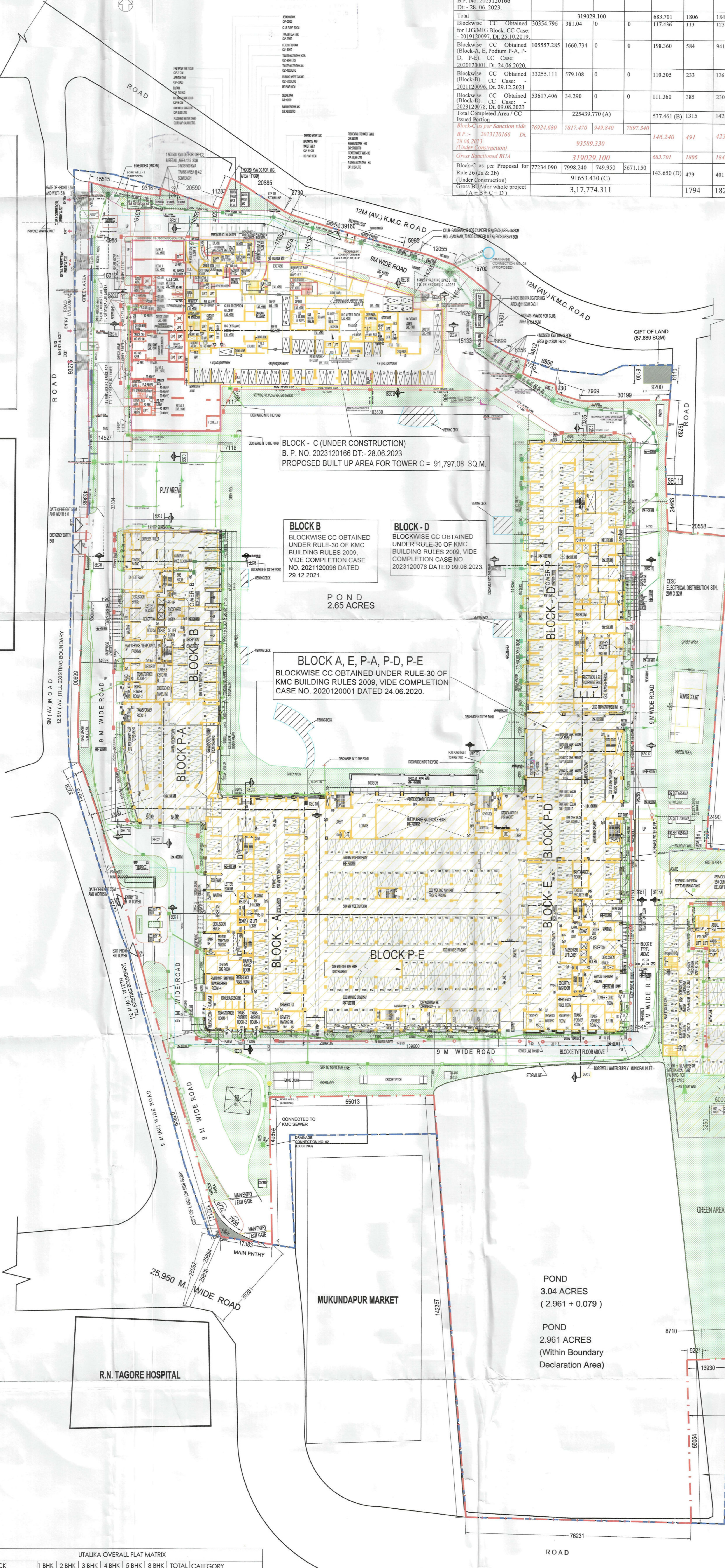


Table with columns: Use Group, Residential, Assembly, Mercantile, Business, Stair Room Area, No. of Car Parks, No. of Car Parks Proposed. Includes data for various blocks and totals.

PROPOSED & EXECUTED
GROUND COVERAGE = 26,013.16 SQ.M = 34.28% %
HEIGHT = 114.10 M
BUILT UP AREA FOR PROPOSED TOWER C = 91,797.08 SQ.M

GREEN / TREE COVER AREA CALCULATION:
BOUNDARY & TO BE CONSIDERED FOR F.A.R. = 75,863.73 SQ.M.
TOTAL POND AREA (AS PER PHYSICAL BOUNDARY) = 2,2708.50 SQ.M.
Exclusive Green Area (Excluding Waterbody) = 10902.786 = 20.51% (75863.73-22708.50)

DECLARATION OF GEO TECHNICAL ENGINEER:
UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THEREON. IT IS CERTIFIED THAT THE EXISTING SOIL OF THE SITE IS ABLE TO CARRY THE LOAD COMING FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM PROPOSED HEREIN IS SAFE AND STABLE IN ALL RESPECT FROM GEO TECHNICAL POINT OF VIEW.

DECLARATION OF STRUCTURAL REVIEWER:
I HAVE REVIEWED/CHECKED THE STRUCTURAL DRAWING AND DESIGN DETAILS OF THIS PROJECT WHICH HAS BEEN PREPARED BY THE STRUCTURAL ENGINEER ANKIT AGARWALA, HAVING E.S.E. NO. ESE/1104 WHICH HAS BEEN DONE COMPLYING RELEVANT I.S. CODE INCLUDING SEISMIC AND NATIONAL BUILDING CODE. I CERTIFY THAT THE STRUCTURE WILL BE SAFE AND STABLE AGAINST ALL VERTICAL AND LATERAL LOADS AND WILL BE FIT FOR HABITABLE USE.

DECLARATION OF ARCHITECT:
THIS IS TO CERTIFY THAT THE BUILDING PLAN HAS BEEN DRAWN AS PER THE PROVISIONS OF K.M.C. BUILDING RULE 2009, AS AMENDED FROM TIME TO TIME. THE RESULTING K.M.C. ROAD CONFORMS WITH THE PLAN & THAT IT IS A BUILDABLE SITE, NOT A TANK OR FILLED UP TANK & HAS TWO WATERBODIES.

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UTALIKA AREA CALCULATION FOR LAND USE
Table with columns: Area (SQ.M), 100%, 0.046 %, 34.289 %, 29.933 %, 10.048 %, 1.390 %, 0.478 %, 14.371 %, 0.558 %, 0.387 %.

BLOCK WISE FLAT MATRIX
Table with columns: BLOCK, REVISION, SANCTION 2014, SANCTION 2019, SANCTION U/S, SANCTION U/S.

- CHAIN OF EVENTS
1. OBTAINED INITIAL SANCTION U/S 393 OF KMC ACT, 1980 ON 13.06.2014 VIDE B.P. NO. - 2014/120161 VALID UP TO 12.06.2019.
2. OBTAINED REVISED SANCTION U/R 26 (2A,2B) OF KMC BUILDING RULE, 2009 ON 29.03.2019.
3. OBTAINED VALIDITY EXTENSION OF SANCTIONED PLAN FOR FURTHER FIVE (5) YEARS, WHICH IS VALID UP TO 12.06.2024.
4. OBTAINED BLOCKWISE COMPLETION CERTIFICATE OF BLOCK-LIG-MIG U/R 30 OF KMC BUILDING RULE, 2009 VIDE CC CASE NO. - 2019/120097, DT. - 25.10.2019.
5. OBTAINED BLOCKWISE COMPLETION CERTIFICATE OF BLOCK-A, E AND ADJACENT PODIUM BLOCKS-P-A, P-D & P-E U/R 30 OF KMC BUILDING RULE, 2009 VIDE CC CASE NO. - 2020/120001, DT. - 24.06.2020.
6. OBTAINED BLOCKWISE COMPLETION CERTIFICATE OF BLOCK-B U/R 30 OF KMC BUILDING RULE, 2009 VIDE CC CASE NO. - 2021/120006, DT. - 29.12.2021.
7. OBTAINED REVISED SANCTION OF TOWER-C U/S 394 OF KMC ACT, 1980 VIDE BUILDING PERMIT NO. 2023/20166 DT. - 28.06.2023.
8. OBTAINED BLOCKWISE COMPLETION CERTIFICATE OF BLOCK-D U/R 30 OF KMC BUILDING RULE, 2009 VIDE CC CASE NO. - 2023/120078 DT 09.08.2023.

PROJECT:
REVISED PLAN PROPOSAL U/R 26 (2A,2B) OF KMC BUILDING RULE 2009 FOR (G + XXXIII) STORED BUILDING 'BLOCK C' OF RESIDENTIAL COMPLEX 'UTALIKA' VIDE B.P. NO. - 2023/20166 DT. - 28.06.2023 U/S 394 OF KMC ACT, 1980 AT PREMISES NO. - 405, BARAKHOLA, DAG NO-135(P), 136(P), 137(F), 126/165(P), 127/169(P), 128/170(P), 129/171(P) & 124/167(P) IN MOUZA-BARAKHOLA, J.L. NO. - 21, P.S. - PURBA JADAVPUR, DIST. - 24 PGS. (SOUTH), MUKUNDAPUR KMC WARD NO-109, BOROUGH NO-XII, KOL. - 700 099.
ASSESSEE NO. 31/109/02/5129.

OWNER:
WEST BENGAL HOUSING BOARD
DEVELOPER:
BENGAL AMBUJA HOUSING DEVELOPMENT LTD
TITLE:
MASTER PLAN

ARCHITECT:
SUKANYA & ASSOCIATES
FD- 224, SECTOR- III,
SALT LAKE,
KOLKATA- 700 106

Table with columns: SCALE, DRAWING NO., DATE, DEALT BY, REVISION.

UTALIKA OVERALL FLAT MATRIX
Table with columns: BLOCK, 1 BHK, 2 BHK, 3 BHK, 4 BHK, 5 BHK, 8 BHK, TOTAL, CATEGORY.

AT PRESENT, THERE IS NO SERVICE PIPELINE IN FRONT OF THE PREMISES TO PROVIDE FERRULE WATER CONNECTION, THEREFORE AT PRESENT KMC IS NOT CAPABLE TO FULFILL THE HUGE FRESH WATER DEMAND OF THE HOUSING COMPLEX. HENCE, ALTERNATIVE ARRANGEMENT THROUGH PERMITTED BOREWELLS IS SUGGESTED FOR THE ABOVE.

DETAILS OF EXISTING 3 nos. OF BOREWELL PERMISSION vide
1. Permit No. - P0010912PREM405K1402TLE, Dt. - 18/09/2012.
2. Permit No. - P001091605K1401TLE, Dt. - 18/09/2012.
3. Permit No. - P001210915BPNR1600TLE, Dt. - 18/10/2019.

NOTES:
ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE STATED.
ALL EXTERNAL WALLS ARE 200 TH & ALL INTERNAL WALLS ARE 100 TH (200 TH FOR LIG & MIG BLOCK WALLS ARE 150 TH & 200 TH WALLS.
BLOCK WORK 200 TH. MORTAR 1:8 & BLOCK WORK 100 TH. MORTAR 1:4.
GRADE OF CONCRETE WILL BE AS PER STRUCTURAL DESIGN.
GRADE OF STEEL IS IS 46B IS CODE T18-1979.
ALL INTERNAL DRAINAGE IS CAPABLE TO CARRY AT LEAST LOAD.



**RESIDENTIAL BUILDING**

Approval of MRB Meeting  
 Date: 01/06/2019  
 Approved By: [Signature]

Approval of MRC Meeting  
 Date: 01/06/2019  
 Approved By: [Signature]

**P.T.O.**

Municipal Commissioner  
 K.M.C. Bldg Deptt.  
 1st Floor, B-3, Sector-1, Salt Lake, Kolkata-700064

**RESIDENTIAL BUILDING**

**Indian Green Building Council (IGBC)**

**UTALIKA - THE CONDOVILLE**  
 An Ambujnests Project, Kolkata  
 (IGBC Registration No. 01421491)

The project has demonstrated intent to design and build high performance building in accordance with IGBC Green Affordable Housing Rating System May 2017. This project was awarded the 5 Star rating in the category of residential buildings.

Project Details:  
 Plot Area: 15000 Sq. Mts.  
 Built-up Area: 15000 Sq. Mts.  
 No. of Floors: 10  
 No. of Units: 100

Approved By: [Signature]  
 Date: 01/06/2019

**RESIDENTIAL BUILDING**

**PARTY'S COPY**

Approved by D4(Building) dt. 15-12-2018

**KOLKATA MUNICIPAL CORPORATION  
 BUILDING DEPTT.**

PLANS APPROVED UR 26 (2a) & (2b) of C.M.C. BUILDING RULES 1988/2001  
 B.P. No. 166/Br. No. XI/15/23-24

Assistant Engineer Ex. Engr. (Civil)  
 Ex. Engr. (Civil)  
 Ex. Engr. (Civil)

**GREEN BUILDING**

Green Building Rating: Platinum  
 Certifying Authority: IGC  
 Reference No.: G-12/14/3  
 Date: 2017

K.M.C. Bldg Deptt.

**RESIDENTIAL BUILDING**



**RESIDENTIAL BUILDING**

Approval of MRB Meeting  
 Date: 01/06/2019  
 Approved By: [Signature]

Approval of MRC Meeting  
 Date: 01/06/2019  
 Approved By: [Signature]

**RESIDENTIAL BUILDING**