

STATEMENT OF THE PLAN PROPOSAL

PART A :

- ASSEESSEE NO. 11-01041-0008-9
- BOUNDARY DECLARATION : I) BOOK NO. - I, II) VOLUME NO. - 1904 - 2023, III) BEING NO. - 19040335, IV) PAGE - 311746 - 311757, V) DATE - 08/05/2023, REGD. AT - A.R.A. IV KOLKATA.
- DEED OF GIFT : I) BOOK NO. - I, II) VOLUME NO. - 1902 - 2023, III) BEING NO. - 190209190, IV) PAGE - 298023 - 298034, V) DATE - 14/07/2023, REGD. AT - A.R.A. II KOLKATA.
- REGISTERED SANCTIONED ALIGNMENT : I) BOOK NO. - I, II) VOLUME NO. - 1902 - 2023, III) BEING NO. - 190209191, IV) PAGE - 298035 - 298046, V) DATE - 14/07/2023, REGD. AT - A.R.A. II KOLKATA.
- DEED OF GIFT : I) BOOK NO. - I, II) VOLUME NO. - 1904 - 2023, III) BEING NO. - 19040338, IV) PAGE - 311734 - 311745, V) DATE - 08/05/2023, REGD. AT - A.R.A. IV KOLKATA.

3. AREA OF THE PLOT OF LAND - AS PER DOCUMENT = 444.258 SQM. (06 KH. 10 CH. 12 SFT.) (AS PER DEED)

4. NO. OF TENEMENTS = 9

- BELOW 50 SQ.M = NIL
- 50 SQ.M TO 75 SQ.M = 6 NOS.
- 75 SQ.M TO 100 SQ.M = 3 NOS.
- MORE THAN 100 SQ.M = NIL

PART B :

1. AREA OF LAND = 420.383 SQM. (06 KH. 04 CH. 25 SFT.) (AS PER BOUNDARY DECLARATION)

2. WIDTH OF ROAD = 4.577 M & 3.658 M.

3. PERMISSIBLE F.A.R. = 1.75

4. PROPOSED F.A.R. = 1.666

5. (i) PERMISSIBLE GROUND COVERAGE (52.653% OF LA) = 221.344 SQM.

(ii) PROPOSED GROUND COVERAGE (50.309% OF LA) = 211.490 SQM.

6. PROPOSED HEIGHT = 12.475 SQM.

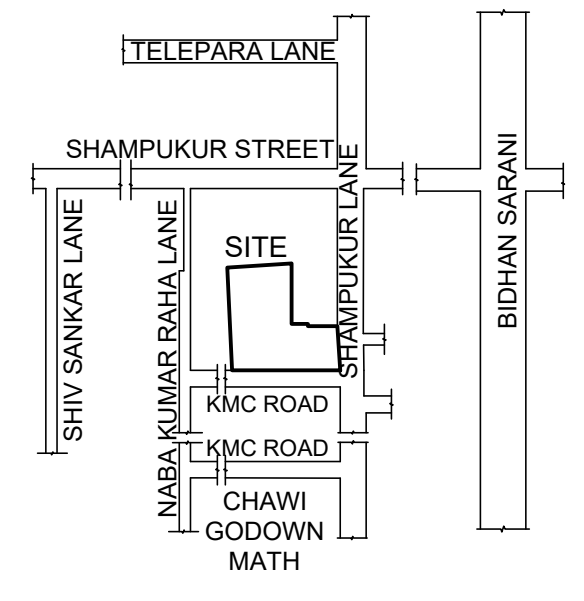
7. CORNER SPLAY AREA = 2.879 SQM.

8. STRIP OF LAND AREA = 54.507 SQM.

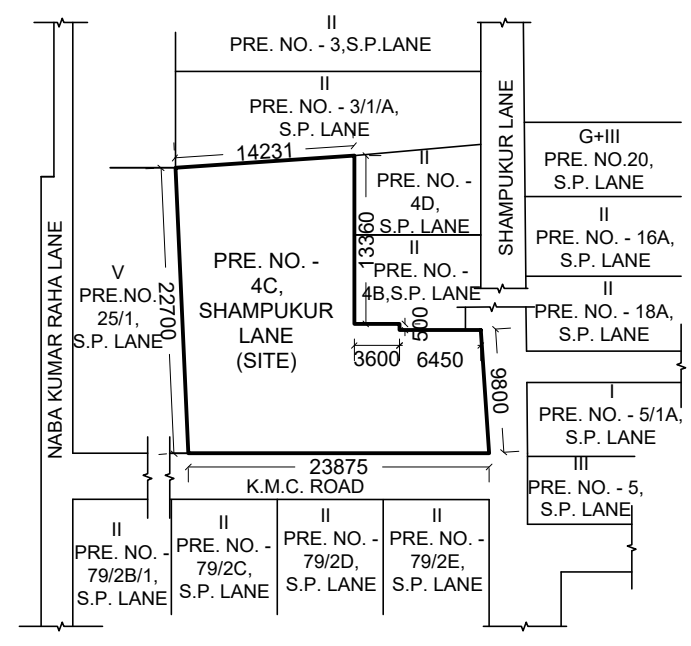
9. SANCTION ALIGNMENT AREA = 16.378 SQM.

NOTE :

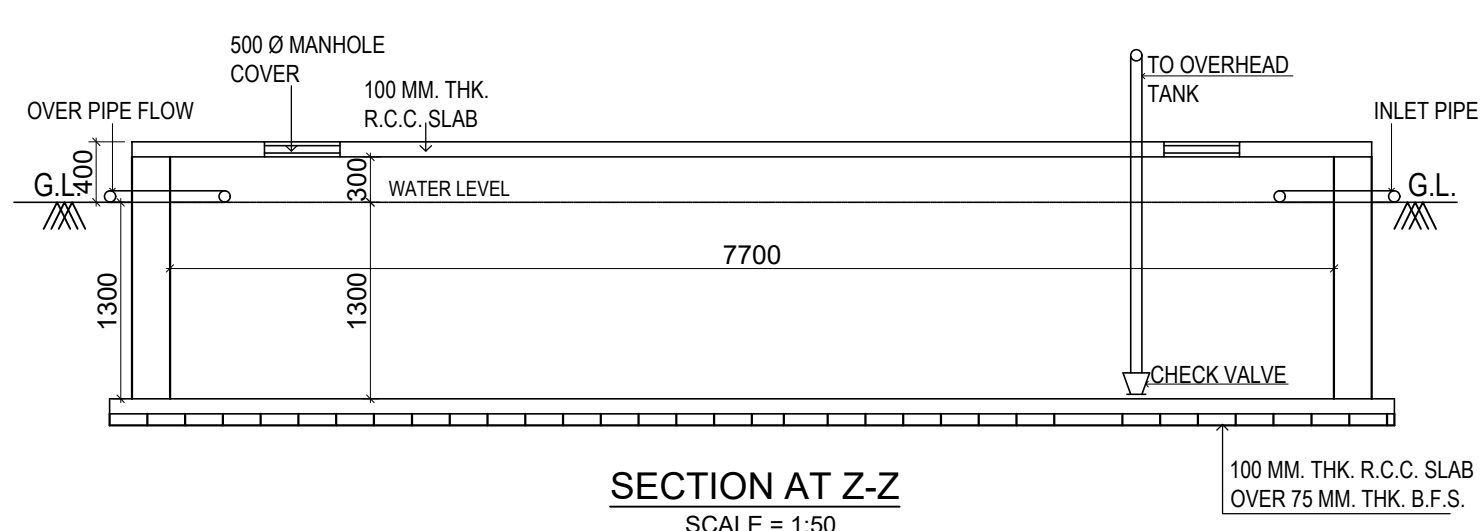
- ALL MATERIALS FOR CONSTRUCTION TO BE OF I.S. STANDARD.
- ALL CONSTRUCTION PRACTICE TO FOLLOW I.S. GUIDELINES.
- ONLY WRITTEN DIMENSIONS TO BE FOLLOWED.
- ALL DIMENSION ARE IN MM.
- ALL THE EXTERNAL WALLS ARE 200 MM THICK AND ALL THE INTERNAL WALLS ARE 125 & 75MM THICK UNLESS SPECIFIED.
- DEPTH OF U.G. & SEMI U.G. RESERVOIRS NOT TO EXCEED DEPTH OF NEAREST FOUNDATION.



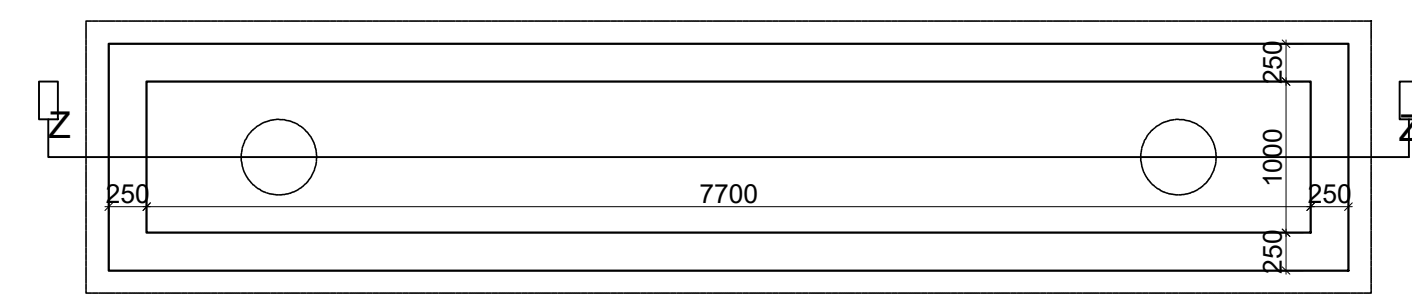
LOCATION PLAN
SCALE : 1 : 4000



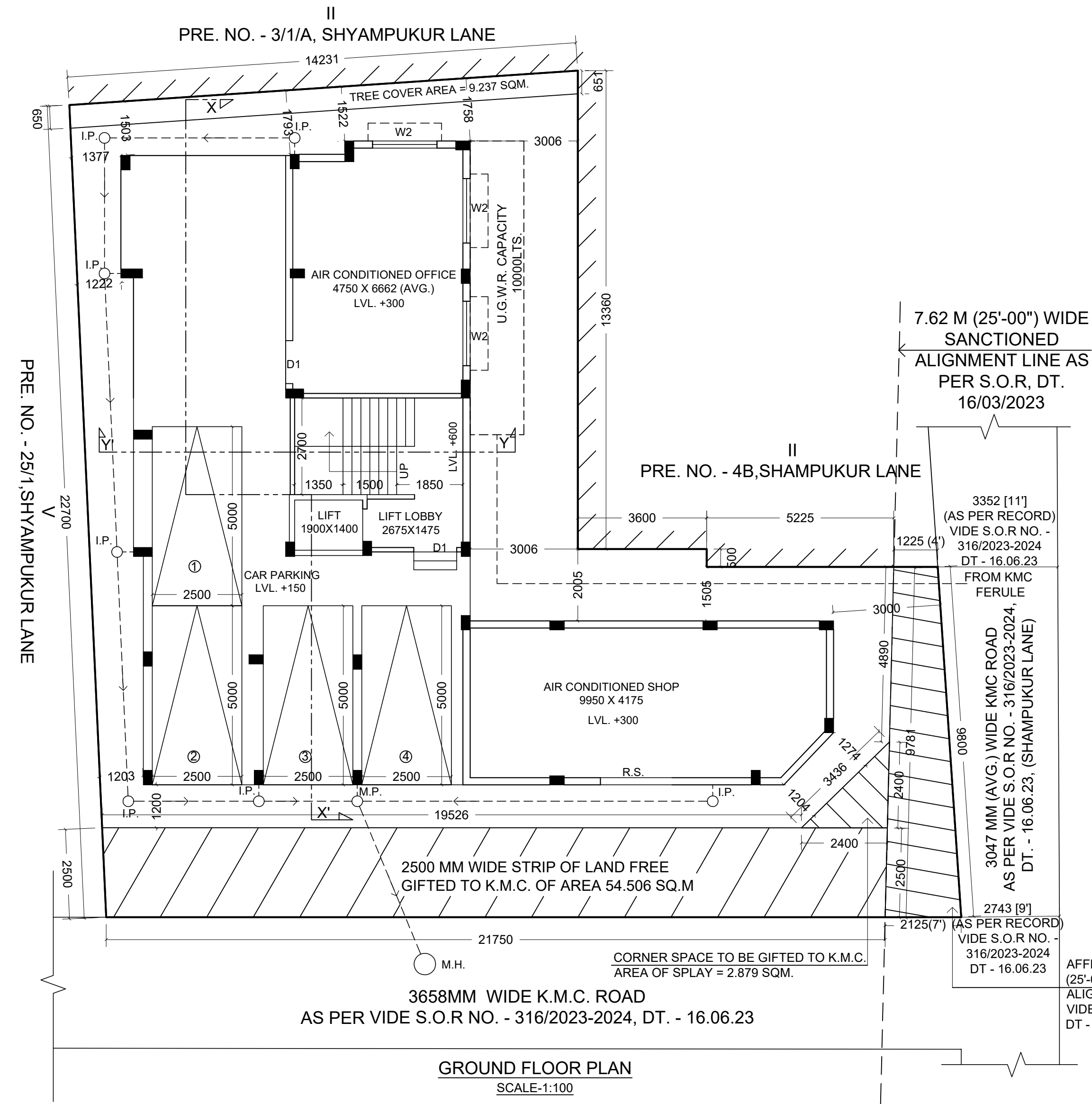
SITE PLAN
SCALE - 1:600



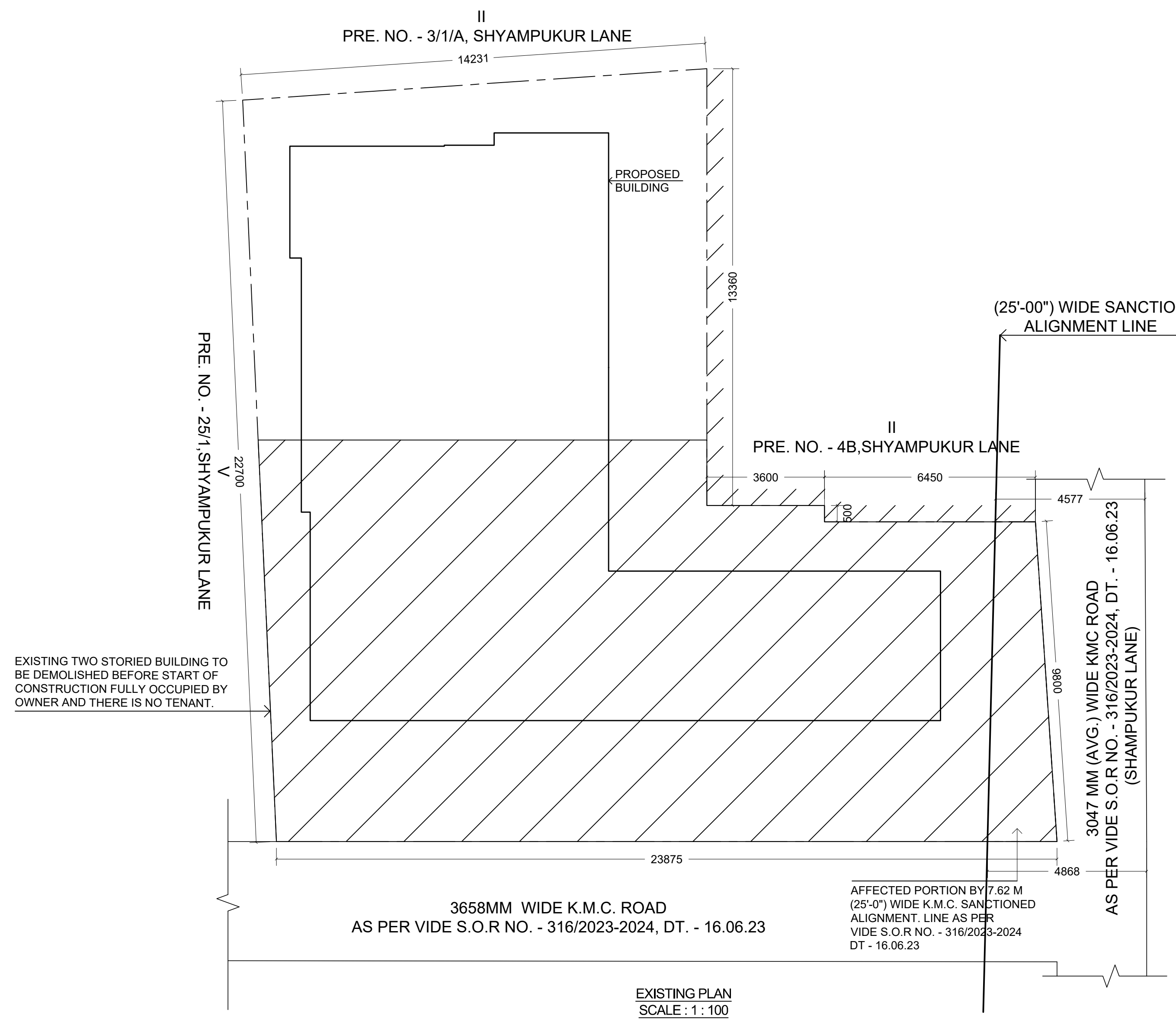
SECTION AT Z-Z
SCALE : 1:50



DETAILS OF SEMI U/G WATER RESERVOIR
CAPACITY : 10000 LTS.
SCALE : 1:50



GROUND FLOOR PLAN
SCALE:1:100



EXISTING PLAN
SCALE : 1 : 100

EXISTING TWO STORED BUILDING TO BE DEMOLISHED BEFORE START OF CONSTRUCTION FULLY OCCUPIED BY OWNER AND THERE IS NO TENANT.

PERMISSIBLE TOP ELEVATION - 33.00 M.
PROPOSED TOP ELEVATION - 25.345 M.

CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL)		
REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS 84	SITE ELEVATION
	LATITUDE	LONGITUDE
(A)	22°45'47"	88°22'12"
		7.545 M.

THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF ANY STAGE, IT IS FOUND OTHERWISE, THEN I SHALL BE FULLY LIABLE FOR WHICH K.M.C AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME AS PER LAW.

OFFICE USE	
PLAN CASE NO. : 2023020046	SANCTION DATE : 23/09/2023
VIDE B.P. NO. : 2023020042	VALID UPTO : 22/09/2028

FLOOR MKD.	COVERED AREA (LIFT WELL + SHAFT)	GROSS FLOOR AREA	STAIR+STAIR LOBBY	EXEMPTED AREA	NET FLOOR AREA
GROUND	211.490 SQM.	---	211.490 SQM.	12.690 SQM.	3.000 SQM.
1ST	211.490 SQM.	2.660 SQM.	208.830 SQM.	12.690 SQM.	3.000 SQM.
2ND	211.490 SQM.	2.660 SQM.	208.830 SQM.	12.690 SQM.	3.000 SQM.
3RD	211.490 SQM.	2.660 SQM.	208.830 SQM.	12.690 SQM.	3.000 SQM.
TOTAL	845.960 SQM.	7.980 SQM.	837.980 SQM.	50.760 SQM.	12.000 SQM.

7.(B) OFFICE (BUSINESS) COVERED AREA = 36.329 SQM.

7.(C) MERCANTILE COVERED AREA = 46.340 SQM.

8. TENEMENTS & CAR PARKING CALCULATION :-

(A) RESIDENTIAL :

FLAT MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
FLAT A	71.192 SQM.	9.410 SQM.	80.602 SQM.	3	2 NOS.
FLAT B	63.590 SQM.	8.405 SQM.	71.995 SQM.	3	
FLAT C	56.108 SQM.	7.417 SQM.	63.525 SQM.	3	

8.(B) OFFICE (BUSINESS) CARPET AREA = 31.938 SQM.
COVERED AREA = 36.329 SQM.

8.(C) MERCANTILE CARPET AREA = 40.330 SQM.
COVERED AREA = 46.340 SQM.

CAR PARKING REQUIRED = 1 NOS.

9A. TOTAL REQUIRED CAR PARKING = 3 NOS.

B. TOTAL PROPOSED CAR PARKING : COVERED = 4 NOS.

10. ALLOWABLE AREA FOR PARKING = 75 SQM.

11. PROPOSED AREA FOR PARKING = 106.944 SQM.

12. PERMISSIBLE FAR = 1.75

13. PROPOSED F.A.R. = (775.220 - 75) / 420.383 = 1.666 < 1.75

14. STAIR HEAD ROOM AREA = 15.267 SQM.

15. LIFT MACHINE ROOM AREA = 8.098 SQM.

16. TERRACE AREA = 211.490 SQM.

17. RELAXATION OF AUTHORITY, IF ANY : - NOT APPLICABLE

18. OVER HEAD TANK AREA = 11.070 SQM.

19. TREE COVER REQUIRED : 2.095 %

20. TREE COVER PROPOSED : 9.237 SQM (2.197 %)

21. TOTAL EXEMPTION AREA (STAIR+ LIFT LANDING) = 62.760 SQM.

22. TOTAL CURBOARD AREA = 11.007 SQM. (1.314 %)

23. TOTAL BUILT-UP AREA FOR FEES = 875.343 SQM.

24. GROUND FLOOR AREA = 211.490 SQM.

25. ROOF TOP W.C. AREA = 2.991 SQM.

CERTIFICATE OF ARCHITECT :

I SUPRATIM CHOUDHURY, CA/2002/28856, CERTIFIED ON THE PLAN IT SELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C BUILDING RULE - 2009 AS AMENDED FROM TIME TO TIME & THAT THE SITE CONDITIONS INCLUDING THE WIDTH OF ABUTTING ROAD CONFORM WITH THE PLAN & THAT IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THE PLOT IS BOUNDED BY BOUNDARY WALL & THE BOUNDARY MEASUREMENT AGREED WITH THE REG. DEED ENTIRE SITE FULLY OCCUPIED BY OWNER AND THERE IS NO TENANT. AS PER DECLARATION OF OWNER.

NAME OF ARCHITECT
SUPRATIM CHOUDHURY
CA/2002/28856

CERTIFICATE OF STRUCTURAL ENGINEER :

THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC & WIND LOAD AND AS PER THE SOIL INVESTIGATION REPORT SUBMITTED HERewith AND THE NATIONAL BUILDING CODE OF INDIA AND CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECTS.

NAME OF STRUCTURAL ENGINEER
JAYDEB DEY
E.S.E. - III/605

CERTIFICATE OF GEO-TECHNICAL ENGINEER :

THE 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 FOUNDATION SYSTEM PROPOSED HEREIN IS SAFE AND STABLE IN ALL RESPECTS FROM THE GEO-TECHNICAL POINT OF VIEW.

NAME OF GEO-TECHNICAL ENGINEER
RUPAK KUMAR BANERJEE
GT/13(K.M.C.)

DECLARATION OF OWNERS :

WE DO HERE BY UNDERTAKE WITH FULL RESPONSIBILITY THAT:

- WE SHALL ENGAGE ARCHITECT & E.S.E. DURING CONSTRUCTION AND FOLLOW THEIR INSTRUCTION AND NOT DEVIATE FROM SANCTION PLAN WITHOUT PRIOR INTIMATION.
- K.M.C. AUTHORITIES WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURES.
- IF THE SUBMITTED DOCUMENTS ARE FOUND FAKE THE K.M.C. AUTHORITY MIGHT REVOKE THE SANCTION PLAN
- D.G. SET & TRANSFORMER SHALL BE INSTALLED AFTER TAKING NECESSARY PERMISSION

NAME OF OWNER
MR. SHAHNAWAZ ALAM PROPRIETOR OF ASA ENTERPRISE

PROJECT :

PROPOSED G+III STORIED (HEIGHT:12.475 M)
RESIDENTIAL BUILDING PLAN U/S 393(A), AT PRE. NO. - 4C, SHAMPUKUR LANE, KOLKATA - 700004, WARD NO.-10, BOROUGH - II, P.S. - SHAMPUKUR, P.O.-SHYAMBAZAR.

NORTH		ARCHITECTS:	
		NEXUS 529, PARANASREE PALLY, KOLKATA-700060 MOB: 9830264868, TELEFAX : 033-24077731 EMAIL: nexus_arch@yahoo.com WEBSITE:NEXUS-ARCH.IN	
		SCALE	DATE
1:50, 1:100, 1:800, 1:4000	04-08-2023	REV. DATE	CHECKED BY
		A.R.	S.C.

SIGNATURE OF A.E.(C), BR - II
BUILDING DEPARTMENT / K.M.C.

SIGNATURE OF E.E.(C), BR - II
BUILDING DEPARTMENT / K.M.C.

SHEET NO. 1