



**STATEMENT OF THE PLAN PROPOSAL**

PART-A:  
 1. ASSESSE NO: 110722400021  
 2. DETAIL OF REGISTERED DEED-1  
 BOOK NO: 1 VOL. NO: 1604-2022 PAGE NO: 180362 TO 180389  
 BEING NO: 160405175 YEAR: 2022 PLACE: D.S.R-IV DATE: 27.05.2022  
 3. DETAIL OF REGISTERED DEED-2  
 BOOK NO: 1 VOL. NO: 45 PAGE NO: 14 TO 21  
 BEING NO: 1084 YEAR: 1945 PLACE: D.S.R ALIPORE DATE: 29.05.1945  
 4. DETAIL OF REGISTERED DEED-3  
 BOOK NO: 1 VOL. NO: 84 PAGE NO: 205 TO 207  
 BEING NO: 5602 YEAR: 1960 PLACE: S.R.ALPORRE(S)24P.G.S. DATE: 03.08.1960  
 5. DETAIL OF REGISTERED DEED-4  
 BOOK NO: 1 VOL. NO: 1601-2021 PAGE NO: 133008 TO 133032  
 BEING NO: 160102663 YEAR: 2021 PLACE: D.S.R-I (S)24P.G.S. DATE: 27.10.2021  
 6. DETAIL OF REGISTERED DEED-5  
 BOOK NO: 1 VOL. NO: 1604-2022 PAGE NO: 186229 TO 186312  
 BEING NO: 160405460 YEAR: 2022 PLACE: D.S.R-IV ALIPORE (S)24P.G.S. DATE: 01.06.2022  
 7. DETAIL OF REGISTERED DEED-6  
 BOOK NO: 1 VOL. NO: 1604-2022 PAGE NO: 183048 TO 183066  
 BEING NO: 160405461 YEAR: 2022 PLACE: D.S.R-IV ALIPORE (S)24P.G.S. DATE: 31.05.2022  
 8. DETAIL OF REGISTERED BOUNDARY DECLARATION  
 BOOK NO: 1 VOL. NO: 1605-2023 PAGE NO: 16691 TO 16705  
 BEING NO: 160500437 YEAR: 2023 PLACE: A.D.S.R.ALPORRE DATE: 24.03.23  
 9. DETAIL OF REGISTERED STRIP OF LAND  
 BOOK NO: 1 VOL. NO: 1605-2023 PAGE NO: 16664 TO 16675  
 BEING NO: 160500435 YEAR: 2023 PLACE: A.D.S.R.ALPORRE DATE: 24.03.23  
 10. DETAIL OF REGISTERED SPLAY CORNER  
 BOOK NO: 1 VOL. NO: 1605-2023 PAGE NO: 16401 TO 16414  
 BEING NO: 160500436 YEAR: 2023 PLACE: A.D.S.R.ALPORRE DATE: 23.03.23  
 11. DETAIL OF REGISTERED POWER OF ATTORNEY  
 BOOK NO: 1 VOL. NO: 1630-2022 PAGE NO: 97095 TO 97120  
 BEING NO: 163002141 YEAR: 2022 PLACE: D.S.R-V ALIPORE DATE: 06.04.22  
 12. DETAIL OF U.L.C.  
 U.L.C. NO :889/U/LC/KOLKATA/2022 DATE: 06.12.2022

**PART-B:**

1. PROPOSED GROUND COVERAGE	= 325.720 SQM.
2. PROPOSED F.A.R.	= 1.907
3. TOTAL COVERED AREA	= 1545.388 SQM.
4. TOTAL CAR PARKING AREA	= 254.781 SQM.
5. NO. OF PROVIDED CAR PARKING SPACE	= 09 NOS.
6. NO. OF PROVIDED CAR PARKING SPACE	= 10 NOS.(COVERED)/ 01 NO.(OPEN)

**STATEMENT OF AREA:**

AREA OF LAND:- (10K-02CH-30SQFT) = 680.045 SQM (AS PER DEED&U.L.C)  
 AREA OF LAND:- (09K-11CH-40.70SQFT) = 651.774 SQM (AS PER PHYSICAL)  
 STRIP OF LAND AREA:- 27.711 SQM.  
 SPLAY CORNER AREA:- 2.87 SQM.  
 PERMISSIBLE F.A.R = 2.25  
 PERMISSIBLE GROUND COVERAGE (50.00%) = 325.887 SQM.  
 PROPOSED GROUND COVERAGE (49.97%) = 325.720 SQM.  
 PROPOSED HEIGHT = 15.475 SQM.

**PROPOSED AREA :-**

COVERED AREA	HEIGHT	EFFECTIVE AREA	STAIR AREA	LIFT AREA	NET FLOOR AREA
289.814 SQM	15.475	289.814 SQM	12.690 SQM	2.768 SQM	274.356 SQM
289.814 SQM	2.880 SQM	286.964 SQM	12.690 SQM	2.768 SQM	271.506 SQM
325.720 SQM	2.880 SQM	322.870 SQM	12.690 SQM	2.768 SQM	307.412 SQM
325.720 SQM	2.880 SQM	322.870 SQM	12.690 SQM	2.768 SQM	307.412 SQM
1586.788 SQM	11.400 SQM	1545.388 SQM	63.689 SQM	13.840 SQM	1468.098 SQM

**TOTAL AREA = 1468.098 SQM.**

BONUS FOR CAR PARKING = 225.000 SQM (25X9)  
 NET AREA (1468.098-225.000) = 1243.098 SQM.  
 PROPOSED F.A.R. (1243.098/651.774) = 1.907  
**TENEMENTS & CAR PARKING CALCULATION :-**

MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
A	102.498 SQM	9.131 SQM	111.629 SQM	1	1 NO.
B	99.932 SQM	8.802 SQM	108.834 SQM	4	4 NOS.
C	66.902 SQM	5.960 SQM	72.862 SQM	1	1 NO.
D	124.819 SQM	10.944 SQM	135.763 SQM	3	3 NOS.
E	90.585 SQM	8.069 SQM	98.654 SQM	3	3 NOS.
				12	9 NOS.

RESIDENTIAL AREA = 1545.388 SQM.  
 CAR PARKING REQUIRED = 09 NOS.  
 CAR PARKING PROVIDED = 10 NOS.(COVERED)/ 01 NO.(OPEN)  
 PERMISSIBLE AREA FOR PARKING = (25X9) = 225 SQM.  
 PROVIDED AREA FOR PARKING = 254.781 SQM.  
 COMMON AREA = 105.565 SQM.  
 TOTAL ADDITIONAL FLOOR AREA FOR FEES = 51.852 SQM.  
 STAIR HEAD ROOM AREA = 16.640 SQM.  
 LIFT ROOM AREA = 9.023 SQM.  
 OVER HEAD TANK AREA = 16.640 SQM.  
 AREA OF CUP-BOARD = 26.189 SQM.  
 TOTAL AREA OF FEES = 1597.240 SQM.  
 OPEN TERRACE AREA = 325.720 SQM.  
 ROOF STRUCTURE AREA = 42.303 SQM.

**NOTE:-**  
 LAND AREA= 656.912 SQM.(09K-13CH-06SQFT)  
 REQUIRED GREEN AREA= 25.685 SQM.  
 PERCENTAGE OF GREEN AREA= 3.91% (REQUIRED)  
 PROVIDED GREEN AREA= 26.956 SQM.  
 PERCENTAGE OF GREEN AREA= 4.10% (PROVIDED)

**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 B.C.O.F INDIA ON THE BASIS OF SOIL INVESTIGATION REPORT TO BE DONE AFTER DEMOLITION OF EXISTING STRUCTURE BY ALOK ROY G.T.E. K.M.C. NO. - 1/11. CERTIFY THAT IT WILL BE SAFE AND STABLE IN ALL RESPECT. PRESENTLY THE SITE IS MOSTLY COVERED BY EXISTING STRUCTURE AND SOIL TESTING IS NOT POSSIBLE.

(ALOK ROY G.T.E. - 1/11) (SOURAV KHANRA E.S.E-II/713)  
 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.

(ANJAN UKIL CA/94/16721)  
 NAME OF ARCHITECT

**DECLARATION OF OWNER**  
 I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT, I SHALL ENGAGE ARCHITECT & ESE 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 & ADJOINING STRUCTURE IF ANY SUBMITTED DOCUMENT ARE FAKE. THE K.M.C AUTHORITY MAY REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF U.G.W.R WILL BE UNDER THE GUIDANCE OF ARCHITECT/ESE BEFORE STARTING OF BUILDING FOUNDATION.

MR. SATWIC VIVEK RUIA  
 (DIRECTOR OF SWASTIC HEIGHTS PRIVATE LIMITED)  
 (FOR SELF & C.A. OF PAMPA SINHA & PINAKI SINHA)  
 NAME OF OWNER

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

**PROJECT:**  
 PROPOSED G+IV STORED (HT.-15.475MT.) RESIDENTIAL BUILDING U/S 393 A OF K.M.C. ACT 1980 AND BUILDING RULE 2009 AT- 1/A, PRANNATH PANDIT STREET, KOLKATA- 700025, WARD NO.-72, BOROUGH NO.-VIII, P.S. - BHOWANIPORE.

JOB NO.	DRG. NO.	DATE	DEALT
1244	ARCH/COOP-02	20.05.23	AVIK

PLAN CASE NO.- 2022080145 B.P. NO.: 2022080045  
 SCALE: 1:100, 1:600, 1:4000 VALID UP TO: 03-08-2028  
 DATE: 04-08-2023

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

Anjan Ukil architect