

SPACE FOR OFFICE
 D/Case No. 024-D/XI/22-23

SKETCH PLAN OF A G+III STORED RESIDENTIAL BUILDING AT PREMISES NO-249, KENDUA MAIN ROAD, IN WARD NO-110, BOROUGH-XI, VIDE B.S. PLAN NO-2018110128 DATE-28/09/2018, BR-XI,

F.A.R. STATEMENT :

SL. NO	DESCRIPTION	AS PER SANCTIONED	AS PER SITE / EXECUTED AREA
1.	LAND AREA-	08 KH.-14 CH.-34 SQFT. =463.023 SQM.	08 KH.-14 CH.-34 SQFT. =463.023 SQM.
2.	ROAD WIDTH.	4.350 M	4.350 M
3.	PERMISSIBLE F.A.R.	1.75	1.75
4.	CONS. GR. COVERAGE	236.84 SQM. =51.15%	264.03 SQM. (57.023%)
5.	GR. FLOOR AREA (EXCLUDING STAIR & LIFT)	206.16 SQ.M	(264.03-22.80-3.133)=238.097 SQM.
6.	1ST. FLOOR AREA (EXC. STAIR/LIFTS/LIFT LOBBY)	202.95 SQ.M	(264.03-22.80-3.133-3.273)=234.824 SQM.
7.	2ND. FLOOR AREA (EXC. STAIR/LIFTS/LIFT LOBBY)	202.95 SQ.M	(264.03-22.80-3.133-3.273)=234.824 SQM.
8.	3RD. FLOOR AREA (EXC. STAIR/LIFTS/LIFT LOBBY)	202.95 SQ.M	(264.03-22.80-3.133-3.273)=234.824 SQM.
9.	TOTAL AREA	614.97 SQ.M	942.569-50=892.569/483.023 =1.827>1.75
10.	CONS. F.A.R.	1.652	
11.	C.B.T.	11.70 SQM	13.66 SQM
12.	LOFT	10.10	NIL
13.	SHOP	COV-27.15 CARPET-22.82	COV-34.481 CARPET-30.817
14.	CAR PARKING	02 NOS	REQUIRED=4 NO PROVIDED=2 NOS

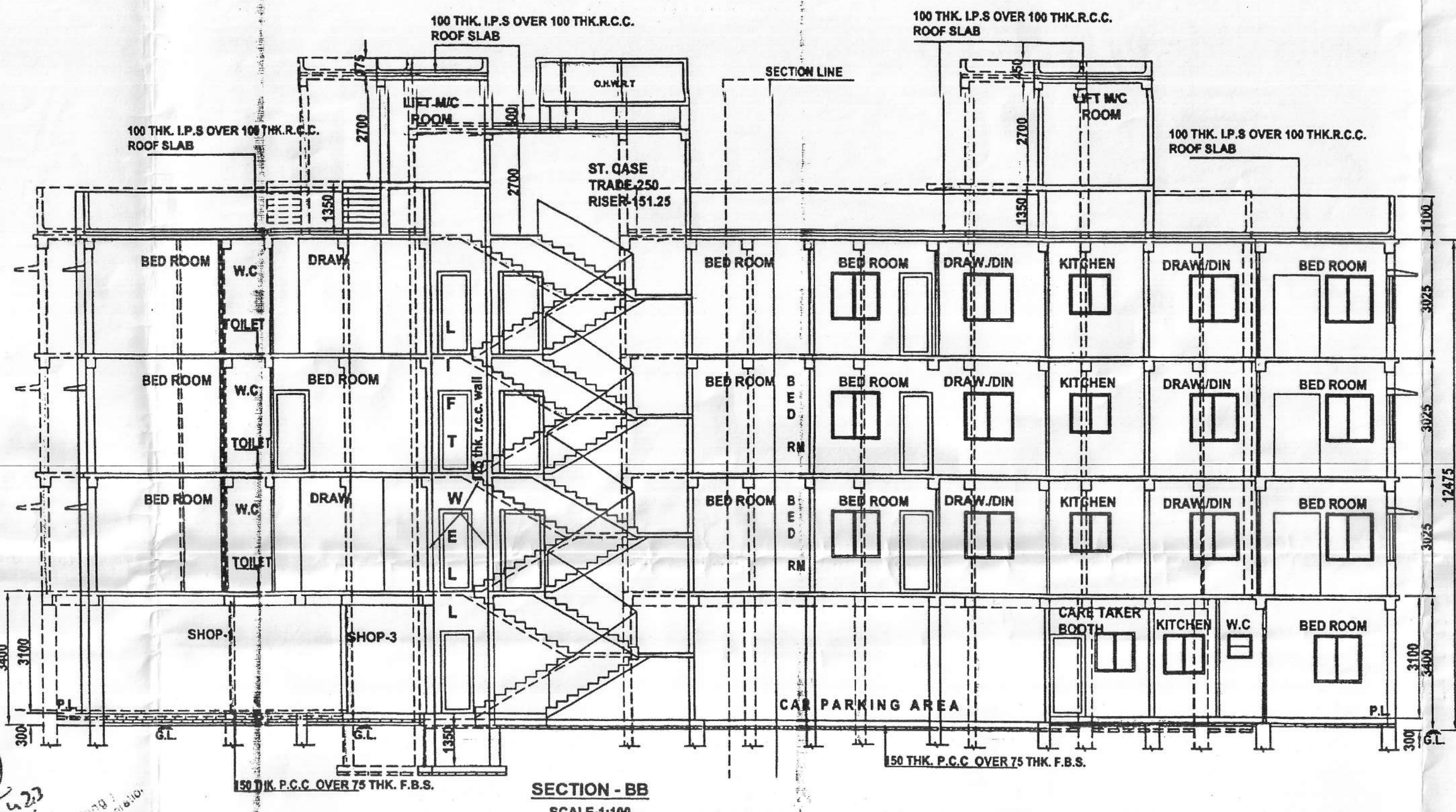
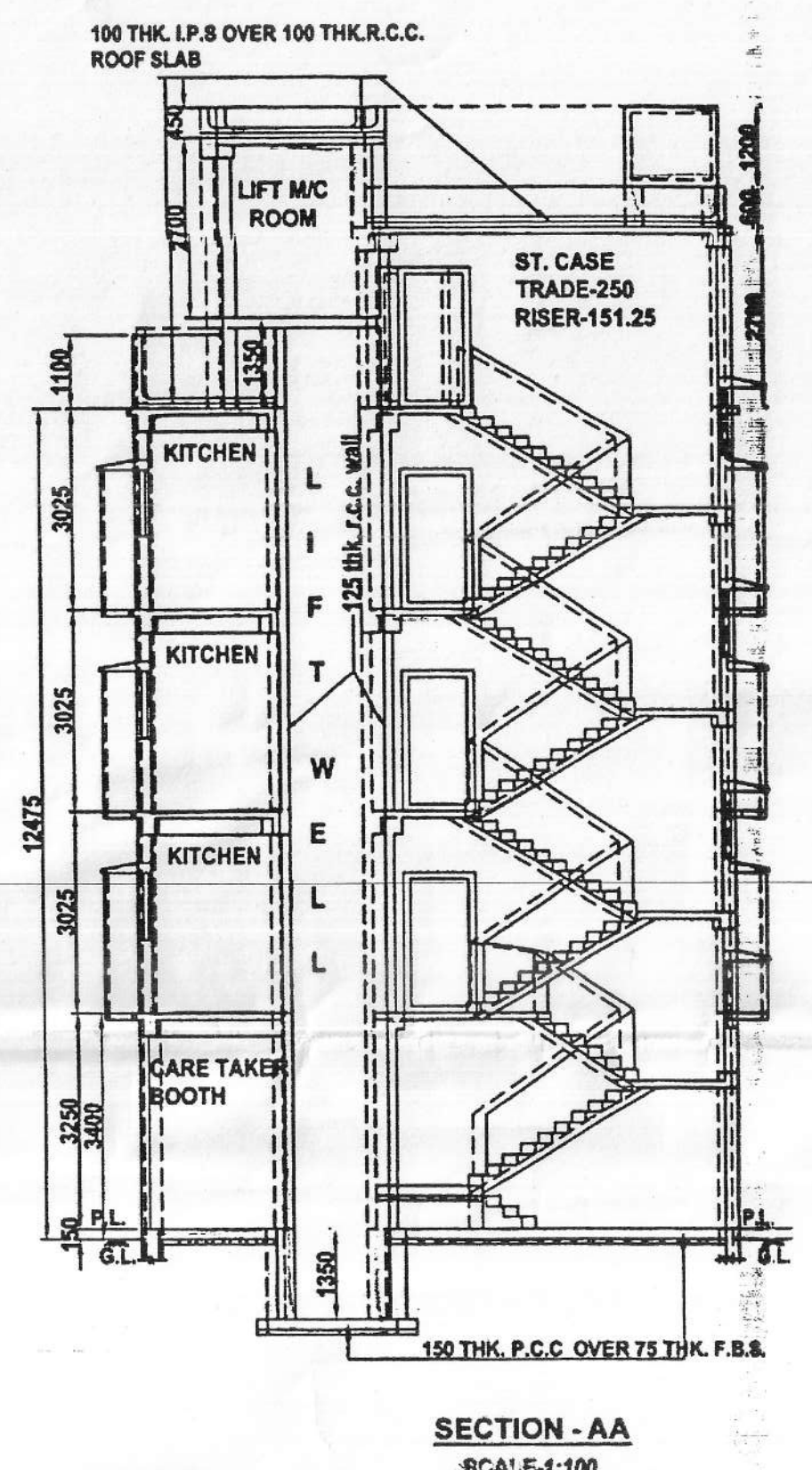
Size of Tenement (Sq.m.)

FLOOR	FLAT MARKED	INDIVIDUAL AREA	PROPORTIONATE SHARE OF COMMON AREA	TENEMENT AREA	PARKING CALCULATION (Multiple Tenement)
GR. FL.	FLAT-01	54.071	9.30	63.371	TOTAL NO. OF FLAT=13 nos
1ST.	FLAT-A/E	69.171	11.897	81.068	150-150=0 NOS
2ND.	FLAT-B/F	62.354	9.004	71.358	150-150=0 NOS
3RD.	FLAT-D/H/L	54.294	9.449	63.743	SHOP CARPET AREA=117 SQM CAR PARKING REQUIRED=1 NO TOTAL CAR PARKING REQUIRED=4 NOS

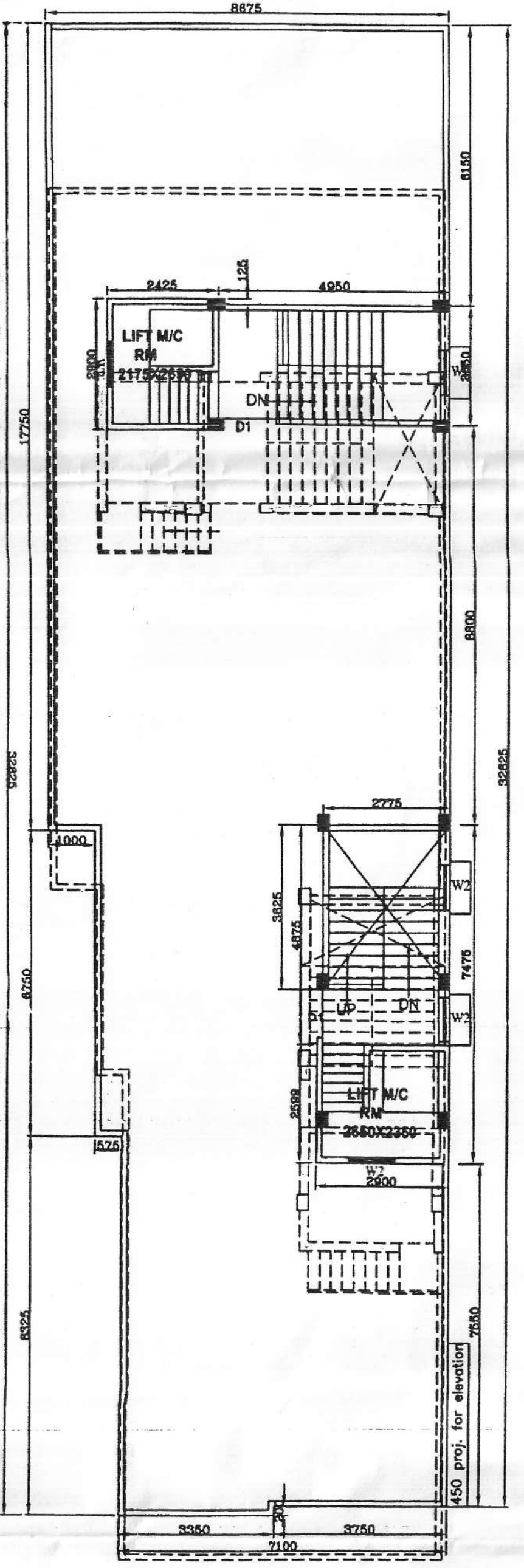
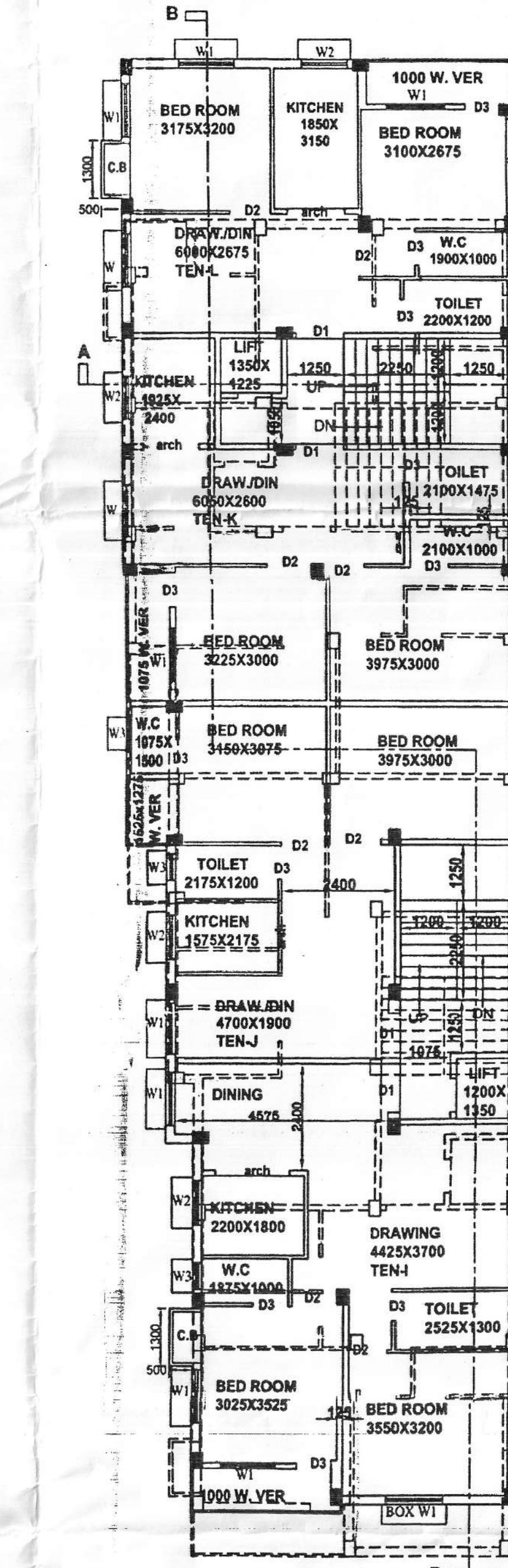
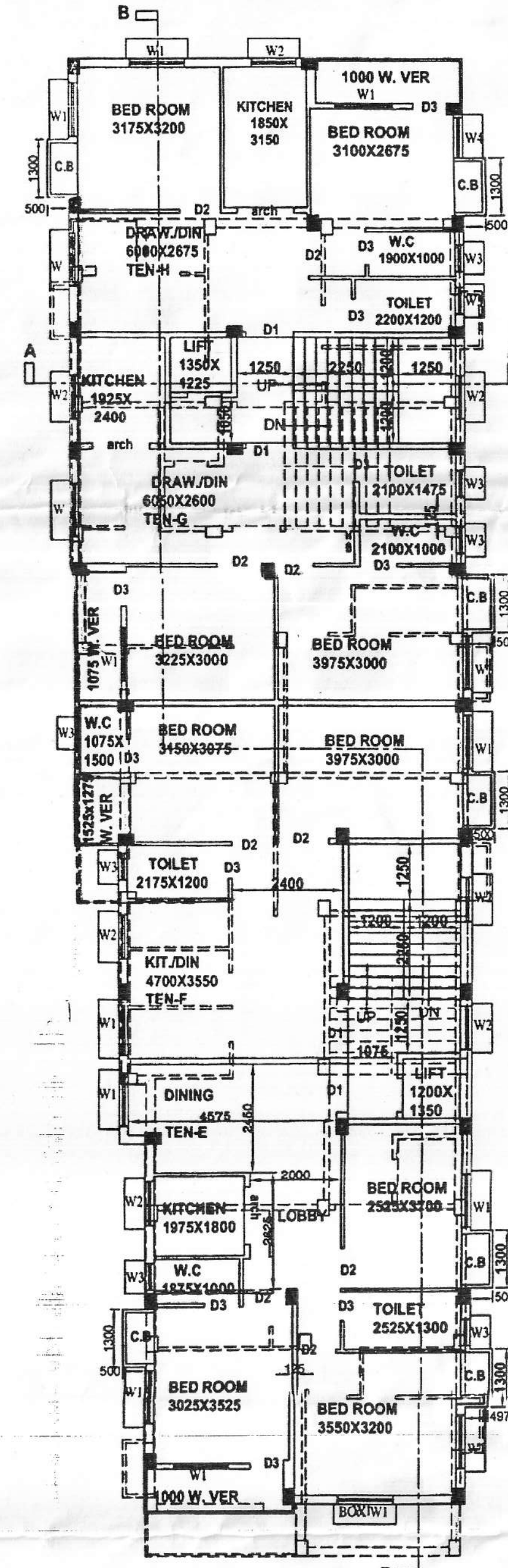
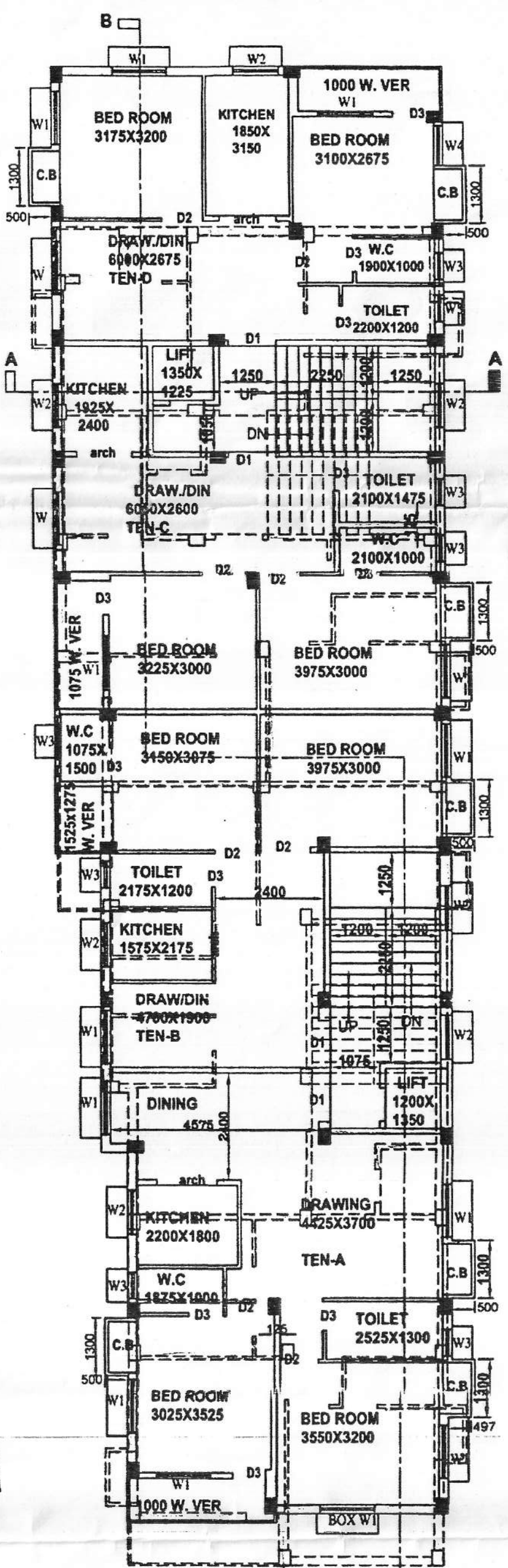
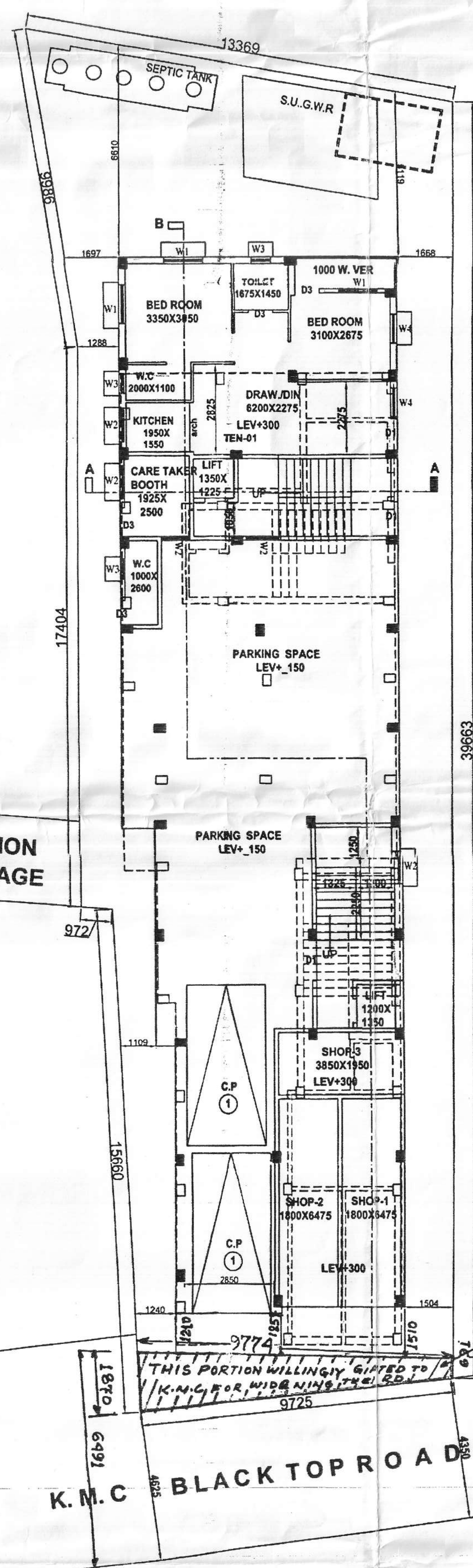
- CAR PARKING AREA- REQUIRED=35.00 SQM. PROVIDE=132.181 SQM
- SHOP AREA- COVER AREA=34.483 SQM. CARPET AREA=30.817 SQM
- OTHER AREA FOR FEES
- AREA OF STAIR HEAD ROOM=113.117+13.528=126.645 SQ.M
- AREA OF LIFT MACHINE ROOM=7.823+7.549=15.372 SQ.M (INCLUDING LIFT MR STAIR AREA)
- EXEMPTED AREA FOR FEES=103.735 SQM (STAIR + LIFT LOBBY)
- UNAUTHORIZED AREA (814.97-942.569)=127.599 SQM
- CH. H.W. T. AREA=13.228 SQM
- CHANGE OF USES AREA (54.071+7.331)=61.402 SQM

I, THE UNDERSIGNED HEREBY DECLARE THAT THE DEVIATION SKETCH PLAN PREPARED BY ME ON THE BASIS OF THE SITE CONDITION AS IT STANDS AT THE TIME OF INSPECTION OF THE EXTENT PREMISES STATES THAT ALL THE INFORMATION GIVEN IN THE DRAWING ARE TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF AT THAT MATERIAL POINT OF TIME OF INSPECTION HOWEVER THIS DOES NOT INCLUDE THE QUALITY AND CHARACTER OF THE MATERIALS OR STRUCTURAL STABILITY OF THE DEVIATED PORTION FROM THE ORIGINAL SANCTIONED PLAN OR ANY NEWLY CONSTRUCTION PORTION OVER AND ABOVE THE SAID PLAN.

Signature of the Engineer
 Signature of the Architect
 Signature of the Surveyor
 Signature of the Client
 Signature of the Owner

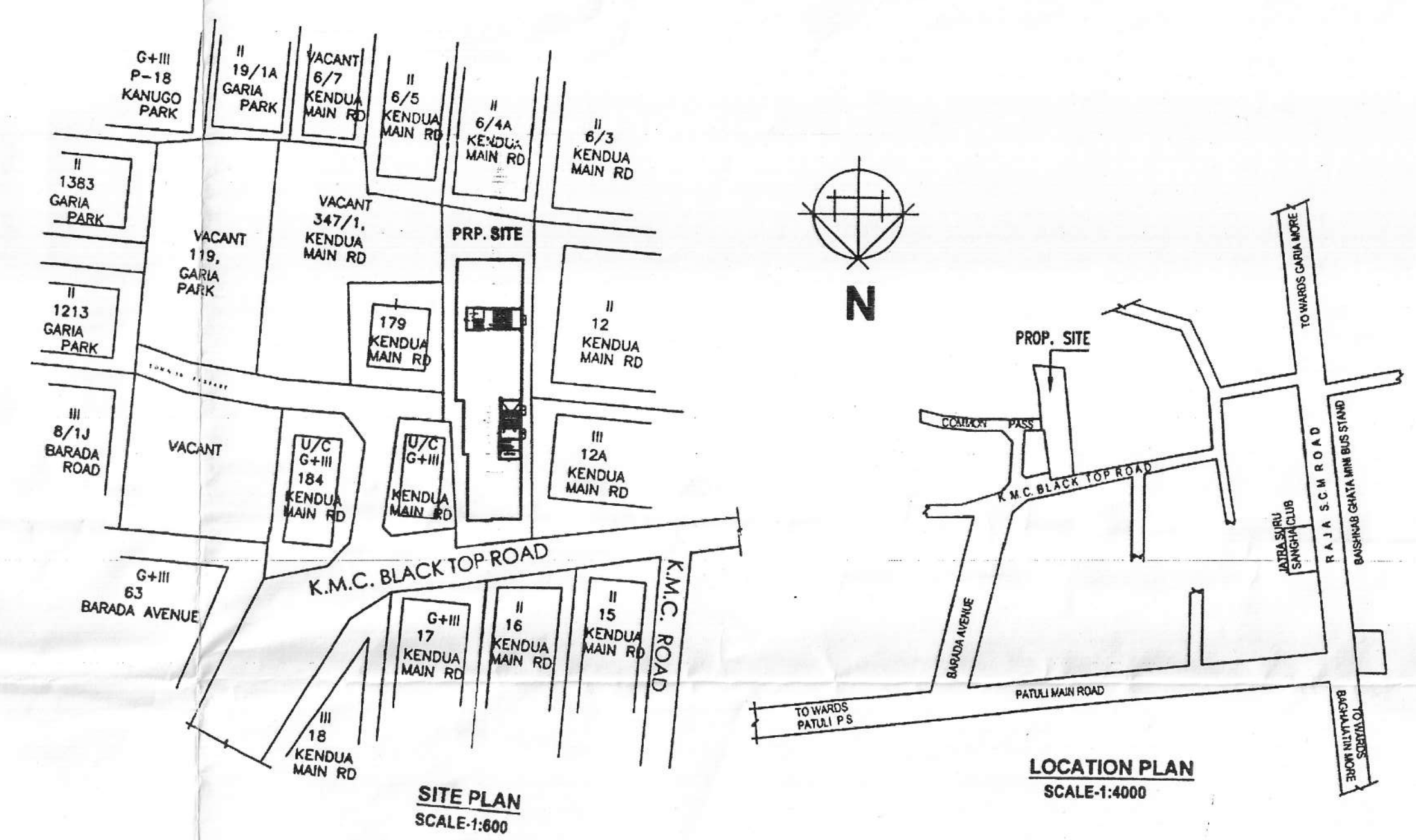


Handwritten notes: *Handwritten notes in blue ink, possibly indicating design changes or specific material requirements.*



ROOF & WINDOW SCHEDULE

DOOR MKD.	SIZE	WIN. MKD.	SIZE
D1	1150x2150	W1	1500x1800
D2	1060x1700	W1	1500x1200
D3	1700x2100	W2	1200x1200
		W3	1000x1000
		W4	600x750



COMMON PASSAGE

K.M.C. BLACK TOP ROAD

GIFTED AREA = 21,466

GROUND FLOOR PLAN SCALE: 1:100

1ST FLOOR PLAN SCALE: 1:100

2ND FLOOR PLAN SCALE: 1:100

3RD FLOOR PLAN SCALE: 1:100

ROOF PLAN SCALE: 1:100

SITE PLAN SCALE: 1:800

LOCATION PLAN SCALE: 1:8000

PARTY'S COPY

SI. NO. 008/BP-XI/23-24/ date 01.07.2023
Approved by S.O(B) dated 25.04.2023

THE KOLKATA MUNICIPAL CORPORATION
Certified Copy of the sketch plan considered by
the Municipal Commissioner on.....

Ex Engineer (C-B).....
on... *S.O(B) dated 25.04.2023*

in connection with demolition case under
section 402/416/410 of the C.M.C. Act 1980 in
respect of premises No. *249, Kenduamann Road*
within the Borough No. *XI*

M. Kumar
Assistant
Engineer XI

B
Executive
Engineer XI

THE KOLKATA MUNICIPAL CORPORATION
Building Department

Certified Copy of the approved demolition
sketch plan as per order of Special Officer
(Building) dated... *25.04.2023*

in Building demolition on Case No. *024-D/XI/22-23*
for the year of *22-23* in respect of Premises
No. *249, Kenduamann Road*
in Ward No. *110* under Borough No. *XI*

M. Kumar
Verified by
S.A.E. (C)

B
A.E. (C) XI E.E. (C-B) XI
Borough Nos. XI