



**DOORS & WINDOWS SCHEDULE :-**

MARKED	SILL HEIGHT FROM FLOOR	LINTEL HEIGHT FROM FLOOR	SIZE
D	---	2150	1200x2150
D1	---	2150	900x2150
D2	---	2150	750x2150
DW	---	2150	2400x2150
W1	525	2150	600x900
W2	950	2150	1000x1000
W3	1550	2150	1200x1200
W4	650	2150	1500x1500

**STATEMENT OF THE PLAN PROPOSAL**

1. ASSESSE NO : 11-086-19-0029-0  
 2. DETAIL OF REGISTERED DEED  
 BOOK NO : I VOL. NO : 1903-2019  
 BEING NO : 190304529 PAGE NO : 196530 TO 196617  
 YEAR : 2019 PLACE : A.R.A - III KOLKATA, DATE - 13/09/2019  
 3. DETAIL OF POWER OF ATTORNEY  
 BOOK NO : I VOL. NO : 1903-2019  
 BEING NO : 190306461 PAGE NO : 269098 TO 269137  
 YEAR : 2019 PLACE : A.R.A - III KOLKATA, DATE - 05/12/2019  
 3. DETAIL OF NON AVICTION TENANTS  
 BOOK NO : I VOL. NO : 1604-2022  
 BEING NO : 160405158 PAGE NO : 170350 TO 170361  
 YEAR : 2022 PLACE : D.S.R - IV SOUTH PARAGANAS, DATE - 20/05/2022  
 5. a) NET LAND AREA - 412.11 SQM / 6K - 02 CH - 26 SFT. (DEED)  
 b) NO OF STOREY G+VI

**B**

1. GROUND COVERAGE : 210.245 SQ.M. (51.016 %)  
 2. TOTAL COVERED AREA : 1471.715 SQ.M.  
 3. TOTAL SERVICE AREA : NIL  
 4. TOTAL CAR PARKING AREA : 95.795 SQ.M.  
 7. NO. OF PROVIDED CAR PARKING SPACE: 04 NOS.(COVERED)

**STATEMENT OF AREA**

NET LAND AREA : 412.11 SQM / 6K - 02 CH - 26 SFT. (DEED)  
 PERMISSIBLE GROUND COVERAGE : 247.266 SQ.M. (60.000 %)  
 PROPOSED GROUND COVERAGE : 210.245 SQ.M. (51.016 %)

**AREA STATEMENT OF OWNER:-**

SL. NO.	NAME OF THE OWNER	USE	FLOOR	EXISTING AREA(SQ.M)			PROPOSED AREA(SQ.M)		
				OCCUPIED	COMMON	TOTAL	OCCUPIED	COMMON	TOTAL
01.	OWNER	GR. FL.		41.662	0.116	41.778			
TOTAL						41.778			

**AREA STATEMENT OF TENANT(S):-**

SL. NO.	NAME OF THE TENANT(S)	USE	FLOOR	EXISTING AREA(SQ.M)			PROPOSED AREA(SQ.M)					
				OCCUPIED	COMMON	TOTAL	OCCUPIED	COMMON	TOTAL			
01.	RAM BHANDER	COMMERCIAL	GR. FL.	20.624	21.178	20.624	20.624	COMMERCIAL	GROUND FLOOR SHOP	30.757	0.636	31.393
02.	BISWAJIT GANGULY	RESIDENTIAL	GR. FL.	99.962	102.117	99.962	99.962	RESIDENTIAL	2ND FLOOR (FLAT - A & C)	81.801	29.724	111.525
03.	SHELLA AGARWAL	RESIDENTIAL	GR. FL.	75.994	75.565	75.565	75.565	RESIDENTIAL	5TH FLOOR (FLAT - A)	76.982	1.519	78.501
04.	LAKE VIEW STORE	COMMERCIAL	GR. FL.	30.657	33.058	30.657	30.657	COMMERCIAL	GROUND FLOOR SHOP	31.783	0.655	32.438
05.	S.P. ELECTRICAL	COMMERCIAL	GR. FL.	04.738	04.771	04.738	04.738	COMMERCIAL	GROUND FLOOR SHOP	3.695	0.118	3.813
06.	SANKALAN CLUB	COMMERCIAL	GR. FL.	23.269	23.072	23.269	23.269	COMMERCIAL	GROUND FLOOR	14.533	0.325	14.858
07.	K.P. JHUNJHUNWALA	RESIDENTIAL	1ST FL.	200.854	201.714	200.854	200.854	RESIDENTIAL	3RD FLOOR (FLAT - A)	87.624	1.721	89.345
08.	V. JAY NANDAN KHEMKA	RESIDENTIAL	2ND FL.	200.854	201.714	200.854	200.854	RESIDENTIAL	2ND FLOOR (FLAT - B)	110.366	2.155	112.521
TOTAL(C)				658.523	658.523	658.523	658.523			730.443	14.435	744.878

**NET BUILT UP AREA**

PROP. GROUND FL. AREA : 210.245 SQ.M. (51.016 %)  
 PROP. 1ST FLOOR AREA : 210.245 SQ.M. (51.016 %)  
 PROP. 2ND FLOOR AREA : 210.245 SQ.M. (51.016 %)  
 PROP. 3RD FLOOR AREA : 210.245 SQ.M. (51.016 %)  
 PROP. 4TH FLOOR AREA : 210.245 SQ.M. (51.016 %)  
 PROP. 5TH FLOOR AREA : 210.245 SQ.M. (51.016 %)  
 PROP. 6TH FLOOR AREA : 210.245 SQ.M. (51.016 %)  
 TOTAL AREA : 1471.715 SQM  
 TOTAL BUILT - UP AREA : 1316.175 SQ.M.  
 BONUS FOR CAR PARKING : 95.795 SQ.M.  
 NET BUILT UP AREA : 1220.380 SQ.M.  
 O.H.W.TANK AREA : 22.865 SQ.M.  
 STAIR HEAD ROOM AREA : 18.525 SQM  
 LIFT MACHINE AREA : 7.950 SQM  
 C.B AREA : 12.750 SQM  
 OTHERS AREA FOR FEES : 143.925 SQM  
 LOFT AREA : 6.000 SQM  
 W.C AT ROOF AREA : 2.973 SQM

**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 N.B.C. OF INDIA AND CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT. SOIL TESTING WILL BE DONE BY BOSE ENGINEERS, 53, PURNA CHANDRA MITRA LANE, KOL - 700033. THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATION.

**DR. SUJIT KUMAR BOSE**  
 Ph.D., M.C.E.(S&I), B.C.E.(Hons.)  
 MGS, MIRC  
 Empaneled Geotechnical Engineer  
 SIG. OF GEOTECHNICAL ENGINEER

**SANJIV J. PAREKH**  
 Architect  
 M.E.(STRUCTURE), M.E.(CONST. ENG.),  
 B.C.E., FIE. (F-018202-4)  
 E. S. E. No. 104 (1) K. M. C.  
 SANJIV J. PAREKH (I/104)  
 SIG. OF STRUCTURAL ENGINEER

**DECLARATION OF ARCHITECT**

CERTIFIED THAT THE PLAN ITSELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009, AS AMENDED FROM TIME TO TIME. 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, AND IT IS OCCUPIED BY THE OWNER AND TENANT.

**ANJAN UKIL**  
 C.O.A. Regn. No.: CA/94/16721  
 L.B.A. A-271  
 ANJAN UKIL (CA/94/16721)  
 SIGNATURE OF ARCHITECT.

**DECLARATION OF OWNER**

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE L.B.A & E.S.E DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF L.B.A & 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 WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF U.G.W. RESERVOIR WILL BE TAKEN UNDER THE GUIDANCE OF L.B.A / E.S.E BEFORE STARTING OF BUILDING FOUNDATION.

**ASIS SARKAR**  
 CONSTITUTED ATTORNEY OF:  
 MR. REVIEW DEALCOMM PVT. LTD.  
 MR. SATYENDRA KUMAR CHOPRA  
 MRS. VIKKI CHOPRA  
 MR. KUNDAN CHOPRA  
 MR. BIRESHWAR BISWAS  
 MRS. DOLLY BISWAS  
 MR. SIDDHANT BISWAS  
 SIGNATURE OF OWNER

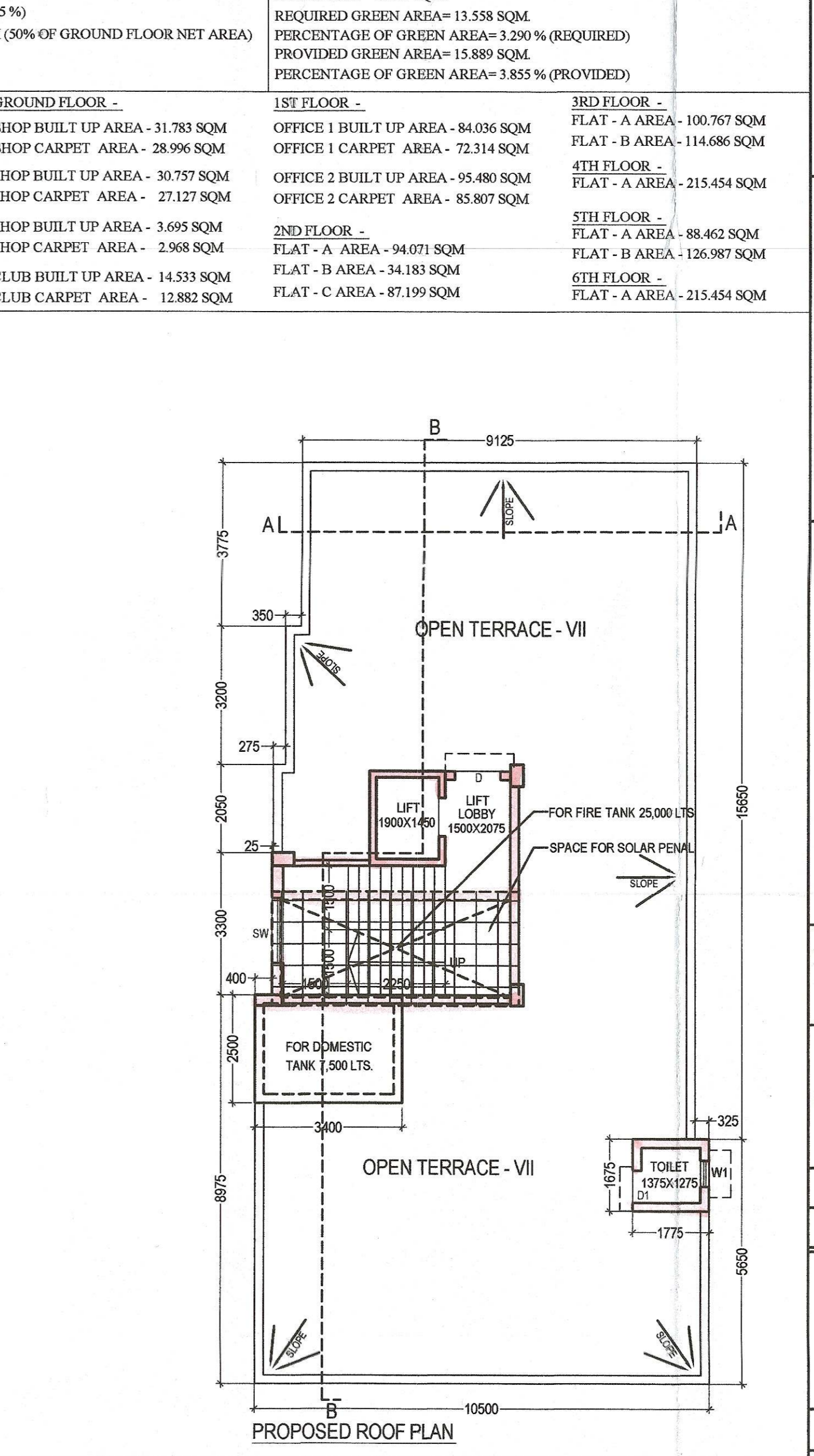
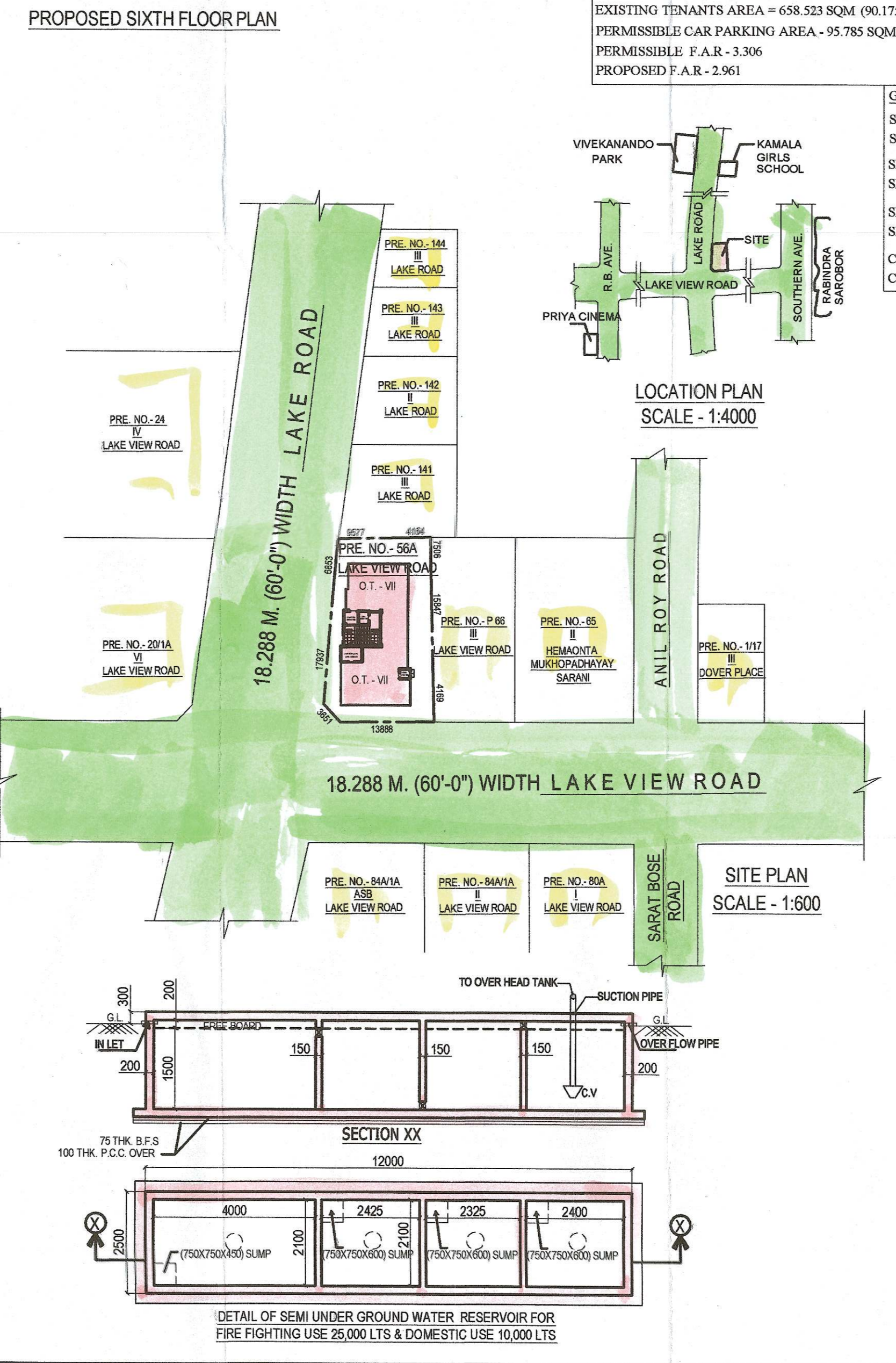
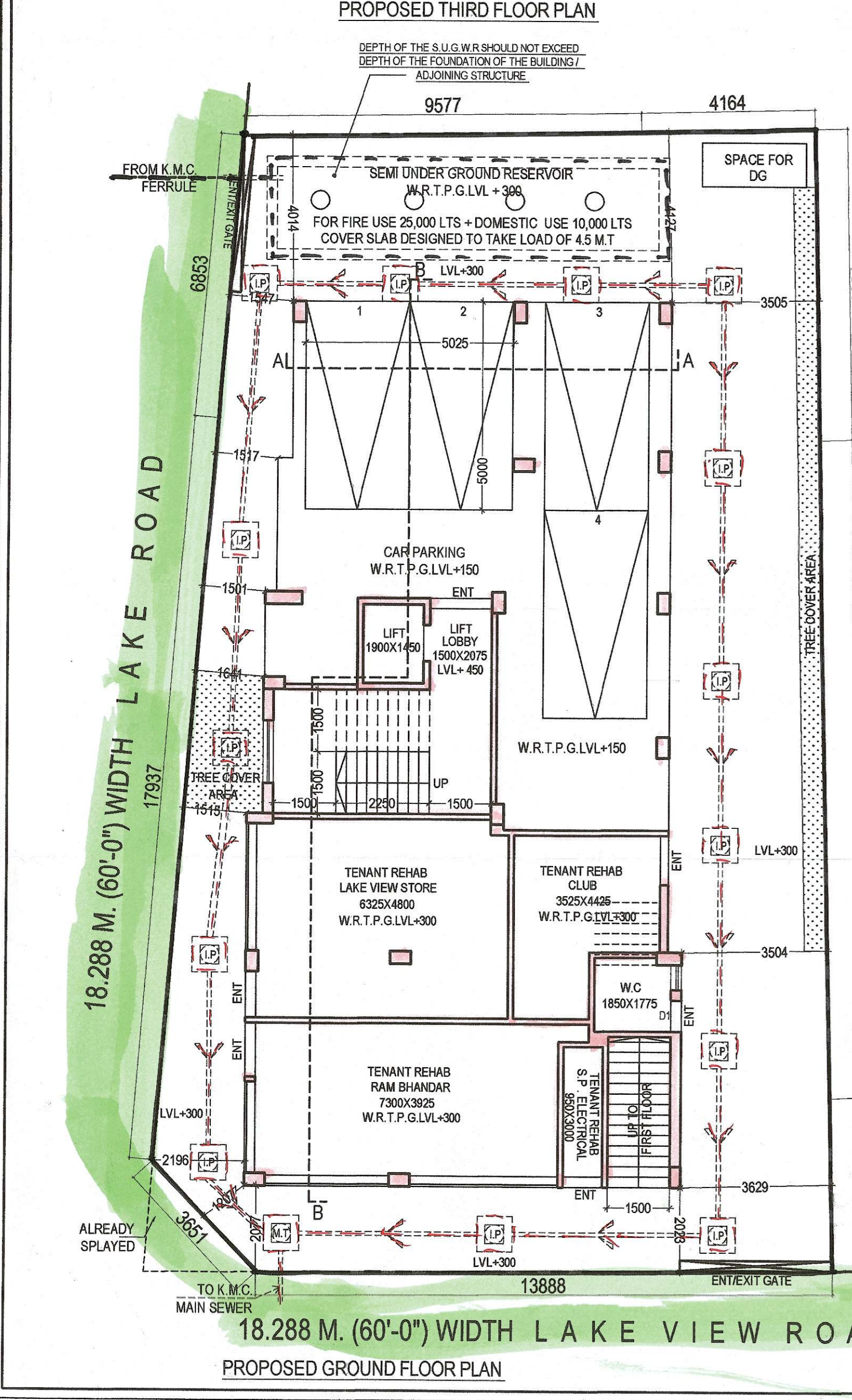
**TITLE**  
 PRO. GROUND FLOOR PLAN, EXISTING GR. FL. PLAN, ROOF PLAN, LOCATION AND SITE PLAN, THIRD TO SIXTH FLOORS U.G.R. DETAIL PLAN.

**PROJECT**  
 PROPOSED G+VI STORED (21.500 MTS.) RESIDENTIAL BUILDING AT PREMISES NO.- 56A, LAKE VIEW ROAD KOLKATA-700 029, WARD NO.- 86, BOROUGH NO.-VIII, P.S.- RABINDRA SAROBAR, UNDER RULE-142 OF K.M.C. BUILDING RULE 2009.

JOB NO.	DRG. NO.	DATE	DEALT
1109	ARCH/1109/C-1	09.08.2022	BISWAJIT

SCALE -1:100

**Anjan Ukil**  
 architect







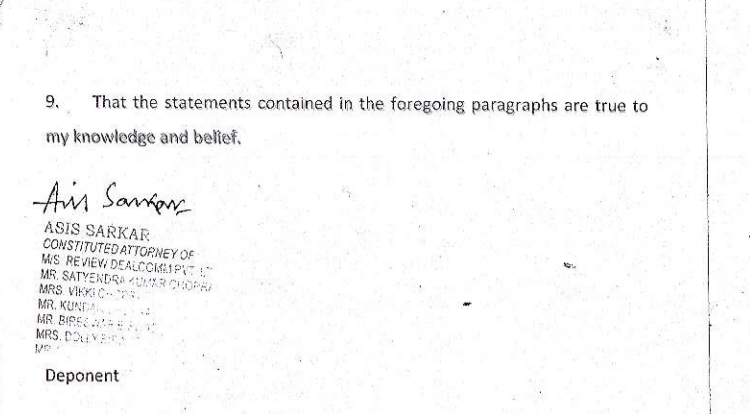
77AB 133945  
WEST BENGAL

INFORMANT FOR SUBMISSION TO THE KMC  
In terms of the Municipal Commissioner's Circular No. 132 of 2018-19 dated 20/02/2019  
(Affidavit sworn before G.D. 1st Class Judicial Magistrate)  
Re: Premises No. 56A, Lake View Road, Assessee No. 11086100229, P.S. Bahadur Sarbari, Kolkata - 700029, under Ward No. 86, Borough - VIII of Kolkata Municipal Corporation.

5. That written consent/no-objection of the aforesaid tenant(s)/Occupier(s) to the proposed development, upon demolition of the existing structure and the area proposed to be affected to each of them in the newly constructed building, are annexed hereto and (collectively) marked Annexure 'C'. Self-attached copies of the Identity Cards of the aforesaid tenant(s)/Occupier(s) are also enclosed with such written consent as stated herein above.  
6. That I, the constituted attorney, of the said Owner, of the said existing building to be developed, under the West Bengal Premises Tenancy Act, 1957, and/or other laws of the land, as the case may be, shall be protected, that they will not be evicted, from their respective tenancies and/or occupy in their occupation, taking advantage of the fact that they will be required to vacate their respective occupied areas to facilitate the development work. I further undertake to rehabilitate the said tenant(s)/Occupier(s) in the newly constructed building and provide them with at least the area in their occupation in the existing building, as specified in the Statement hereinafter, by consent and indicated in the building plan submitted to KMC.  
That I hereby indemnify and keep KMC indemnified from any legal proceedings and consequent financial loss, costs and/or damages arising out of any dispute with the tenant(s)/Occupier(s), in the matter of Allocation of suitable areas in the newly constructed building, as indicated in Annexure 'B' and building plans submitted to the KMC sanction.  
8. That it is understood that the event of breach of any of the terms of this undertaking, the Kolkata Municipal Corporation will be at liberty to revoke / cancel the sanction of the building plan submitted by me by invoking Section 357 of the KMC Act, 1986.

OFFICE OF THE EX-ENGINEER (CIVIL)  
BUILDING DEPARTMENT  
THE KOLKATA MUNICIPAL CORPORATION  
104 RAJABAI AVENUE  
KOLKATA - 700029

STATEMENT OF TENANTS/ OCCUPIERS  
Table with columns for Name, Address, and other details of tenants/occupiers.



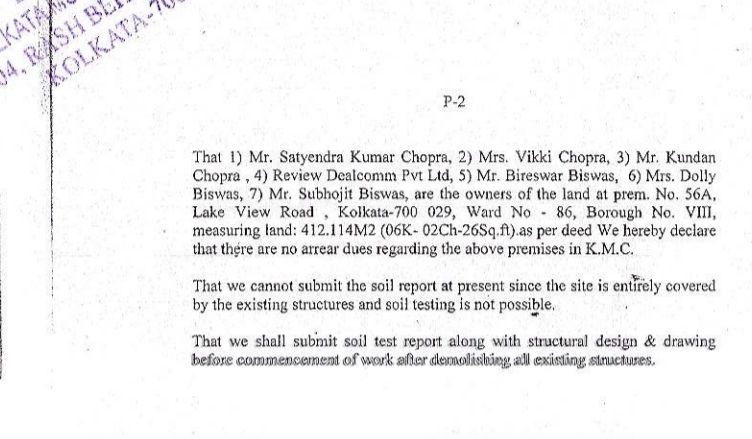
9. That the statements contained in the foregoing paragraphs are true to my knowledge and belief.  
Signature of Anil Sarma  
Deposent



DECLARATION  
I, Mr. ASH SARKAR, son of Nagesh Kumar, residing at 2, Dr. T.N. Mukherjee Street, Kolkata - 700 026, being one of the Director of our co-owner M/s. REVIEW MALCOM PVT. LTD. & Constituent Authority of D. Mr. Subrata Kumar Chatterjee, son of Late Chand Chatterjee, residing at 201A, Lake View Road, P.O. Bahadur Sarbari, Kolkata-700029, P.S. Bahadur Sarbari, Kolkata-700029, District West Bengal, do hereby solemnly affirm and declare as under:  
Signature of Anil Sarma  
Deposent



UNDERTAKING  
I, Mr. ASH SARKAR, son of Nagesh Kumar, residing at 2, Dr. T.N. Mukherjee Street, Kolkata - 700 026, being one of the Director of our co-owner M/s. REVIEW MALCOM PVT. LTD. & Constituent Authority of D. Mr. Subrata Kumar Chatterjee, son of Late Chand Chatterjee, residing at 201A, Lake View Road, P.O. Bahadur Sarbari, Kolkata-700029, P.S. Bahadur Sarbari, Kolkata-700029, District West Bengal, do hereby solemnly affirm and declare as under:  
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Signature of Anil Sarma  
Deposent

PARTY'S COPY

Plan for Water Supply arrangement including SEMI I.G. & O.H. towers etc. should be submitted at the Office of the Ex-Engineer who Supply and the sanction obtained before proceeding with the work of Water Supply any deviation may lead to disconnection/demotion.

A suitable pump has to be provided i.e. pumping unfiltered water for the distribution to the flushing cisterns and urinals in the building hence unfiltered water from street main is not permissible.

No rain water pipe should be fixed or discharged on Road or Footpath. Drainage plan should be submitted at the Borough Executive Engineer's Office and the sanction obtained before proceeding with the drainage work.

Necessary steps should be taken for the safety of the lives of the adjoining public and private properties during construction.

DEVIATION WOULD MEAN DEMOLITION  
THE SANCTION IS VALID UP TO 09/11/2022



The building materials that will be stacked on Road/Passage or Footpath beyond 3 months or after construction of G. Floor, whichever is earlier may be seized forthwith by the K.M.C. at the cost and risk of the owner.

CONSTRUCTION SITE SHALL BE MAINTAINED TO PREVENT MOSQUITO BREEDING AS REQUIRED UNDER SECTION 196B OF THE K.M.C. ACT 1986 IN SUCH MANNER SO THAT ALL WATER COLLECTION & PARTICULARLY LIFT WELLS, TAPS, BASEMENT CURING SITES, OPEN RECEPTACLES ETC. MUST BE EMPTIED COMPLETELY TWICE A WEEK.

All Building Materials to necessary & construction should conform to the standard specified in the National Building Code of India.

Non Commencement of Erection/Re-Erection within Five year will Require Fresh Application for Sanction

Approved By : MPC Meeting No. 603  
Item No. 201/22-23, 19/09/2022

