

FLOOR	TOILET	KITCHEN	PANTRY	W.C
GR. FL.	-	-	-	2
1ST. FL.	2	-	-	-
2ND. FL.	7	3	-	-
3RD. FL.	7	3	-	-
4TH. FL.	7	3	-	-
ROOF	-	-	-	-

**NOTE:-**  
 LAND AREA= 07K-00CH-14 SQ.FT./ 469.519 SQ.M.  
 GREEN AREA= 13.799 SQ.M.  
 PERCENTAGE OF GREEN AREA= 2.939 % (REQUIRED)  
 PROVIDED GREEN AREA= 14.212 SQ.M.  
 PERCENTAGE OF GREEN AREA= 3.026 % (PROVIDED)

PREMISES NO : 22A,PARK SIDE ROAD KOLKATA- 700026, WARD NO.- 84, BOROUGH NO.-VIII, P.S.- TOLLYGUNGE.  
 ASSESSEE NO : 110841500271  
 NAME OF THE OWNER(S)/ APPLICANT : SRI TUSHAR S. KAMDAR AS CONSTITUTE ATTORNEY OF 1.SRI ARUNENDU BANERJEE AND 14 OTHERS  
 AREA OF LAND : 07K-00CH-14 SQ.FT./ 469.519 SQ.M.  
 NAME OF ARCHITECT : ANJAN UKIL NO: CA/94/16721  
 PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAI: 33.000M

CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL):

POINT MARK	LATITUDE (N)	LONGITUDE (E)	SITE ELEVATION (AMSL) (MTR)
A	22°31'05.8"N	88°21'01.7"E	6.0
B	22°31'05.5"N	88°21'01.5"E	6.0
C	22°31'05.4"N	88°21'01.6"E	6.0
D	22°31'05.2"N	88°21'01.4"E	6.0

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

WINDOW MARKED	DOOR MARKED
W1 - 800X900 LINTEL HT - 2150 SILL HT - 1250	D - 1050X2150 LINTEL HT - 2150
W2 - 900X1050 LINTEL HT - 2150 SILL HT - 1100	D1 - 750X2150 LINTEL HT - 2150
W3 - 1200X1200 LINTEL HT - 2150 SILL HT - 950	D2 - 900X2150 LINTEL HT - 2150
W4 - 1500X1200 LINTEL HT - 2150 SILL HT - 950	SD - 1800X2150 LINTEL HT - 2150
W5 - 1800X1200 LINTEL HT - 2150 SILL HT - 950	
SW - 1200X1200 LINTEL HT - 2150 SILL HT - 950	

**STATEMENT OF THE PLAN PROPOSAL**

- PART-A:**
- ASSESS NO : 110841500271
  - DETAIL OF REGISTERED DEED - 1.  
BOOK NO : 1 VOL. NO : 57 PAGE NO : 128 TO 135  
BEING NO : 2552 YEAR : 1944 PLACE : Sub - Register Alipore DATE - 28.07.1944
  - DETAIL OF REGISTERED DEED - 2.  
BOOK NO : 1 VOL. NO : 182 PAGE NO : 45 TO 48  
BEING NO : 9555 YEAR : 1965 PLACE : Sub - Register Alipore,Dist 24 Paraganas DATE - 22.12.1965
  - DETAIL OF REGISTERED DEED - 3.  
BOOK NO : 1 VOL. NO : 149 PAGE NO : 41 TO 44  
BEING NO : 8317 YEAR : 1985 PLACE : Sub - Register Alipore,Dist 24 Paraganas DATE - 27.09.1985
  - DETAIL OF REGISTERED DEED - 4.  
BOOK NO : 1 VOL. NO : PAGE NO :  
BEING NO : 13555 YEAR : 1985 PLACE : ADSR Alipore,Dist 24 Paraganas DATE - 12.11.1985
  - DETAIL OF REGISTERED DEED - 5.  
BOOK NO : 1 VOL. NO : 195 PAGE NO : 14 TO 32  
BEING NO : 02951 YEAR : 2008 PLACE : DSR-1 Alipore,South 24 Paraganas DATE - 15.10.2008
  - DETAIL OF REGISTERED DEED - 6.  
BOOK NO : 1 VOL. NO : 195 PAGE NO : 33 TO 51  
BEING NO : 02952 YEAR : 2008 PLACE : DSR-1 Alipore,South 24 Paraganas DATE - 15.10.2008
  - DETAIL OF REGISTERED DEED - 7.  
BOOK NO : 1 VOL. NO : 17 PAGE NO : 266 TO 270  
BEING NO : 1375 YEAR : 1980 PLACE : Sub - Register Alipore,Dist 24 Paraganas DATE - 30.08.1980
  - DETAIL OF REGISTERED DEED - 8.  
BOOK NO : 1 VOL. NO : 1603-2024 PAGE NO : 25609 TO 25646  
BEING NO : 160301046 YEAR : 2024 PLACE : D.S.R - III South 24 - Paraganas DATE - 22.01.2024
  - DETAIL OF REGISTERED DEED - 9.  
BOOK NO : 1 VOL. NO : 1603-2024 PAGE NO : 27706 TO 27743  
BEING NO : 160301131 YEAR : 2024 PLACE : D.S.R - III South 24 - Paraganas DATE - 24.01.2024
  - DETAIL OF REGISTERED DEED - 10.  
BOOK NO : 1 VOL. NO : 1603-2024 PAGE NO : 27744 TO 27779  
BEING NO : 160301132 YEAR : 2024 PLACE : D.S.R - III South 24 - Paraganas DATE - 24.01.2024
  - DETAIL OF REGISTERED GENERAL POWER OF ATTORNEY - 1  
BOOK NO : 1 VOL. NO : 1602-2022 PAGE NO : 378585 TO 378602  
BEING NO : 160210820 YEAR : 2022 PLACE : D.S.R - II South 24 - Paraganas DATE - 16.08.2022
  - DETAIL OF REGISTERED GENERAL POWER OF ATTORNEY - 2  
BOOK NO : 1 VOL. NO : 1602-2022 PAGE NO : 393617 TO 393633  
BEING NO : 160210857 YEAR : 2022 PLACE : D.S.R - II South 24 - Paraganas DATE - 26.08.2022
  - DETAIL OF REGISTERED GENERAL POWER OF ATTORNEY - 3  
BOOK NO : 1 VOL. NO : 1602-2022 PAGE NO : 401403 TO 401421  
BEING NO : 160210870 YEAR : 2022 PLACE : D.S.R - II South 24 - Paraganas DATE - 29.08.2022
  - DETAIL OF REGISTERED GENERAL POWER OF ATTORNEY - 4  
BOOK NO : 1 VOL. NO : 1602-2022 PAGE NO : 407518 TO 407535  
BEING NO : 160211184 YEAR : 2022 PLACE : D.S.R - II South 24 - Paraganas DATE - 31.08.2022
  - DETAIL OF REGISTERED GENERAL POWER OF ATTORNEY - 5  
BOOK NO : 1 VOL. NO : 1602-2022 PAGE NO : 509528 TO 509545  
BEING NO : 160213875 YEAR : 2022 PLACE : D.S.R - II South 24 - Paraganas DATE - 04.11.2022
  - DETAIL OF REGISTERED GENERAL POWER OF ATTORNEY - 6  
BOOK NO : 1 VOL. NO : 1602-2023 PAGE NO : 370866 TO 370701  
BEING NO : 160210897 YEAR : 2023 PLACE : D.S.R - II South 24 - Paraganas DATE - 03.08.2023
  - DETAIL OF REGISTERED BOUNDARY DECLARATION.  
BOOK NO : 1 VOL. NO : 1602-2022 PAGE NO : 96528 TO 96547  
BEING NO : 160202937 YEAR : 2024 PLACE : D.S.R - II South 24 - Paraganas DATE - 28.02.2024

**PART-B:**

- PROPOSED GROUND COVERAGE : 238.980 SQM.
- PROPOSED F.A.R. : 2.002 < 2.25
- TOTAL COVERED AREA : 1152.557 SQM.
- TOTAL CAR PARKING AREA : 115.625 SQM.(ACTUAL PARKING AREA)
- NO. OF REQUIRED CAR PARKING SPACE : 08 NOS.
- NO. OF PROVIDED CAR PARKING SPACE : 10 NOS.

**STATEMENT OF AREA:**

AREA OF LAND:- 07K-01CH.-23 SQ.FT./ 474.544 SQ.M.(AS PER DEED)  
 AREA OF LAND:- 07K-00CH.-14 SQ.FT./ 469.519 SQ.M.(AS PER PHYSICAL)  
 PERMISSIBLE F.A.R = 2.25  
 PERMISSIBLE GROUND COVERAGE (51.016 %) = 239.529 SQM.  
 PROPOSED GROUND COVERAGE (60.898 %) = 238.980 SQM.  
 PROPOSED HEIGHT= 15.475 SQM.

**PROPOSED AREA :-**

COVERED AREA	CUTOUT (LIFTWELL)	EFFECTIVE AREA	STAIR WAY	LIFT LOBBY	NET FLOOR AREA
GROUND FL. 217.255 SQM	-	217.255 SQM	15.000 SQM	2.860 SQM	191.955 SQM
1ST FLOOR 238.980 SQM	12.722 SQM	226.258 SQM	15.000 SQM	2.860 SQM	208.308 SQM
2ND FLOOR 238.980 SQM	2.832 SQM	236.148 SQM	15.000 SQM	2.860 SQM	218.398 SQM
3RD FLOOR 238.980 SQM	2.832 SQM	236.148 SQM	15.000 SQM	2.860 SQM	218.398 SQM
4TH FLOOR 238.980 SQM	2.832 SQM	236.148 SQM	15.000 SQM	2.860 SQM	218.398 SQM
TOTAL 1173.175 SQM	20.618 SQM	1152.557 SQM	60.000 SQM	11.340 SQM	1055.457 SQM

TOTAL AREA = 1055.457 SQM.  
 BONUS FOR CAR PARKING = 115.625 SQM.  
 NET AREA (1055.457 - 115.625) = 939.832 SQM.  
 PROPOSED F.A.R. (939.832 / 469.519) = 2.002 < 2.25

**TENEMENTS & CAR PARKING CALCULATION :-**

MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
A	88.632 SQ.M	15.681 SQ.M	104.283 SQ.M	3	3 NOS
B	64.823 SQ.M	11.447 SQ.M	076.271 SQ.M	3	1 NOS
C	63.635 SQ.M	11.237 SQ.M	074.873 SQ.M	3	0 NOS

SHOP BUILT UP AREA = 56.301 SQM. SHOP CARPET AREA = 50.930 SQM. - 1 NO CAR.  
 OFFICE BUILT UP AREA = 214.352 SQM. OFFICE CARPET AREA = 190.191 SQM. - 3 NO CARS.

RESIDENTIAL AREA = 881.901 SQM.  
 CAR PARKING PROVIDED = 08 NOS.  
 CAR PARKING REQUIRED = 10 NOS.  
 PERMISSIBLE AREA FOR PARKING = (25X8) = 200 SQM.  
 PROVIDED AREA FOR PARKING = 115.625 SQM.

COMMON AREA = 115.002 SQM.  
 STAIR HEAD ROOM AREA = 17.680 SQM.  
 LIFT ROOM AREA = 7.650 SQM.  
 OVER HEAD TANK AREA = 10.880 SQM.  
 AREA OF CUP-BOARD = 15.186 SQM.  
 OPEN TERRACE AREA = 238.980 SQM.  
 TOTAL ADDITIONAL AREA = 17.680 + 7.650 + 15.195 = 40.525 SQM.  
 TOTAL AREA FOR FEES = 40.525 + 1152.557 = 1193.082 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 ON THE BASIS OF SOIL INVESTIGATION REPORT DONE BY SUBHANKAR ROY G.T.E. K.M.C. NO - 1/5, BS PROJECTS & ENGINEERS PVT.LTD. KOLKATA-700028, CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT.

(KAUSHIK SENGUPTA E.S.E-I/76)  
 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. THERE IS NO TENENT.

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

**CERTIFICATE OF GEO TECHNICAL ENGINEER**

UNDERSIGNED HAS INSPECTED THE SITE & CARRIED OUT OF SOIL INVESTIGATION THEREIN, IT IS CERTIFIED THAT EXISTING SOIL OF THE SITE IS ABLE TO CARRY OUT THE LOAD FROM THE PROPOSED CONSTRUCTION & THE FOUNDATION SYSTEM THERE IN AS DESIGNED BY ESE IS SAFE & STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

(SUBHAKAR ROY)  
 (G.T.E.-I / 5)  
 NAME. OF GEOTECHNICAL ENGINEER

**DECLARATION OF OWNER**

I DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE L.B.A. , G.T.E. & E.S.E DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF L.B.A , G.T.E. & 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 S.U.G.W.RESERVOIR & SEPTIC TANK WILL BE TAKEN UNDER THE GUIDANCE OF ARCHITECT / E.S.E BEFORE STARTING OF BUILDING FOUNDATION. EXISTING STRUCTURE OCCUPIED BY OWNERS. THERE IS NO TENANT. DURING INSPECTION PLOT WAS IDENTIFIED BY ME . THERE IS NO CIVIL OR CRIMINAL SUIT PENDING AGAINST THIS PREMISES.

SRI TUSHAR S. KAMDAR  
 C.A OF  
 1.SRI. ARUNENDU BANERJEE , 2. SRI KAUSHIK BANERJEE  
 3.SRI. DIBYENDU BANERJEE , 4. SMT. MADHUMITA ROYCHOUDHURY  
 5.SRI. KRISHNENDU BANERJEE , 6. SRI. ASIM BANERJEE  
 7.SRI. NIRMALYA BANERJEE , 8. SRI. TAPAS BANERJEE  
 9.SRI. ANJAN BANERJEE , 10. SMT. INDRANI BHATTACHARJEE  
 11. SRI. UDAY BHANU BANERJEE 12. SRI. NEMAI BANERJEE  
 13. SRI. ANIRUDDHA BANERJEE 14. SRI. ABHIJIT BANERJEE  
 15. SMT. MADHURI BHATTACHARYA  
 NAME OF OWNERS/APPLICANTS

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

PROJECT:  
 PROPOSED G+HV STORIED (HT.-15.475 MT.) RESIDENTIAL BUILDING U/S 393 A OF K.M.C. ACT 1980 AND BUILDING RULE 2009 AT- 22A,PARK SIDE ROAD KOLKATA- 700026, WARD NO.- 84, BOROUGH NO.-VIII, P.S.- TOLLYGUNGE .

JOB NO.	DRG. NO.	DATE	DEALT
1298	ARCH/CORP-02	16.07.2024	BISWAJIT

W N E S

Anjan Ukil  
**architect**

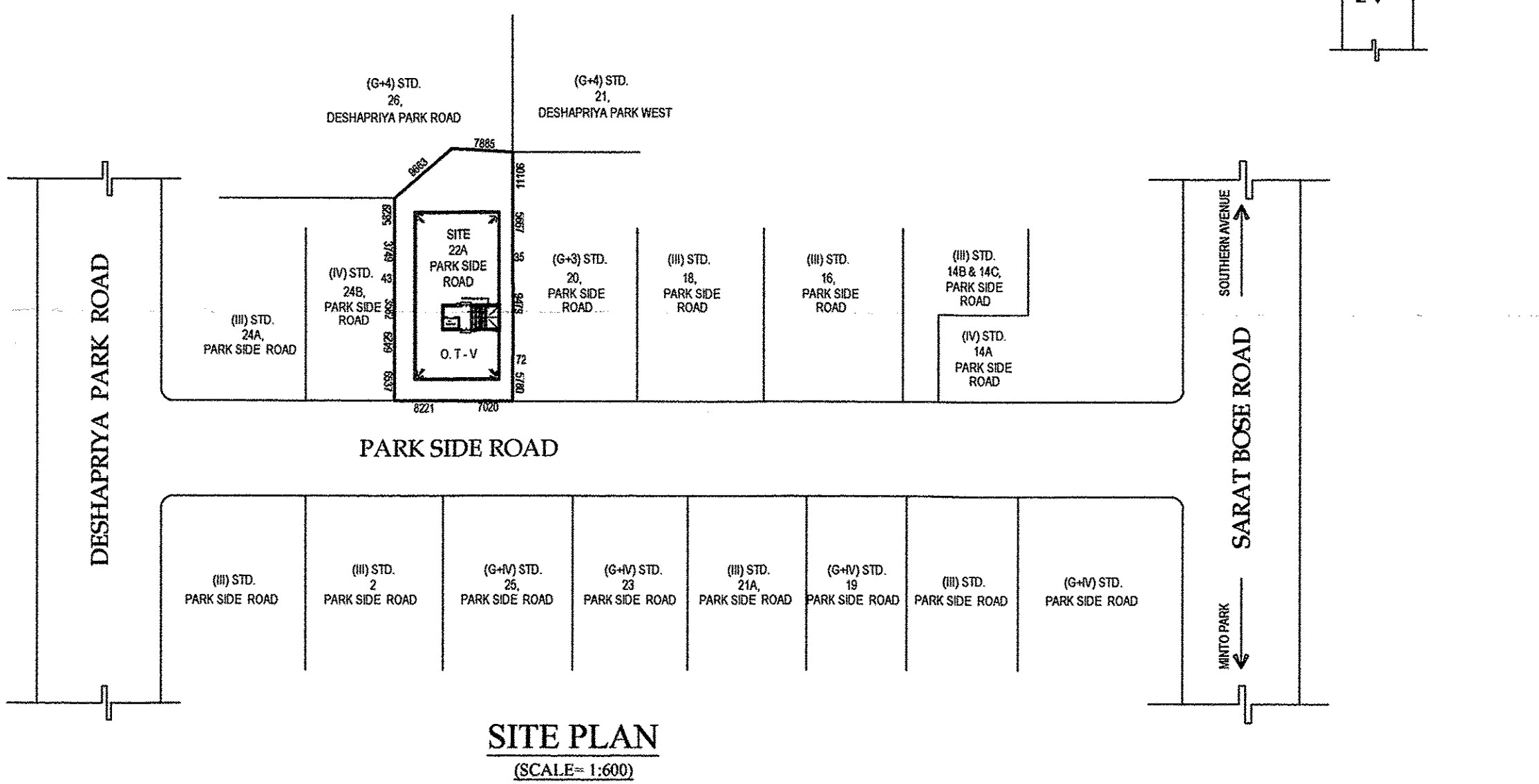
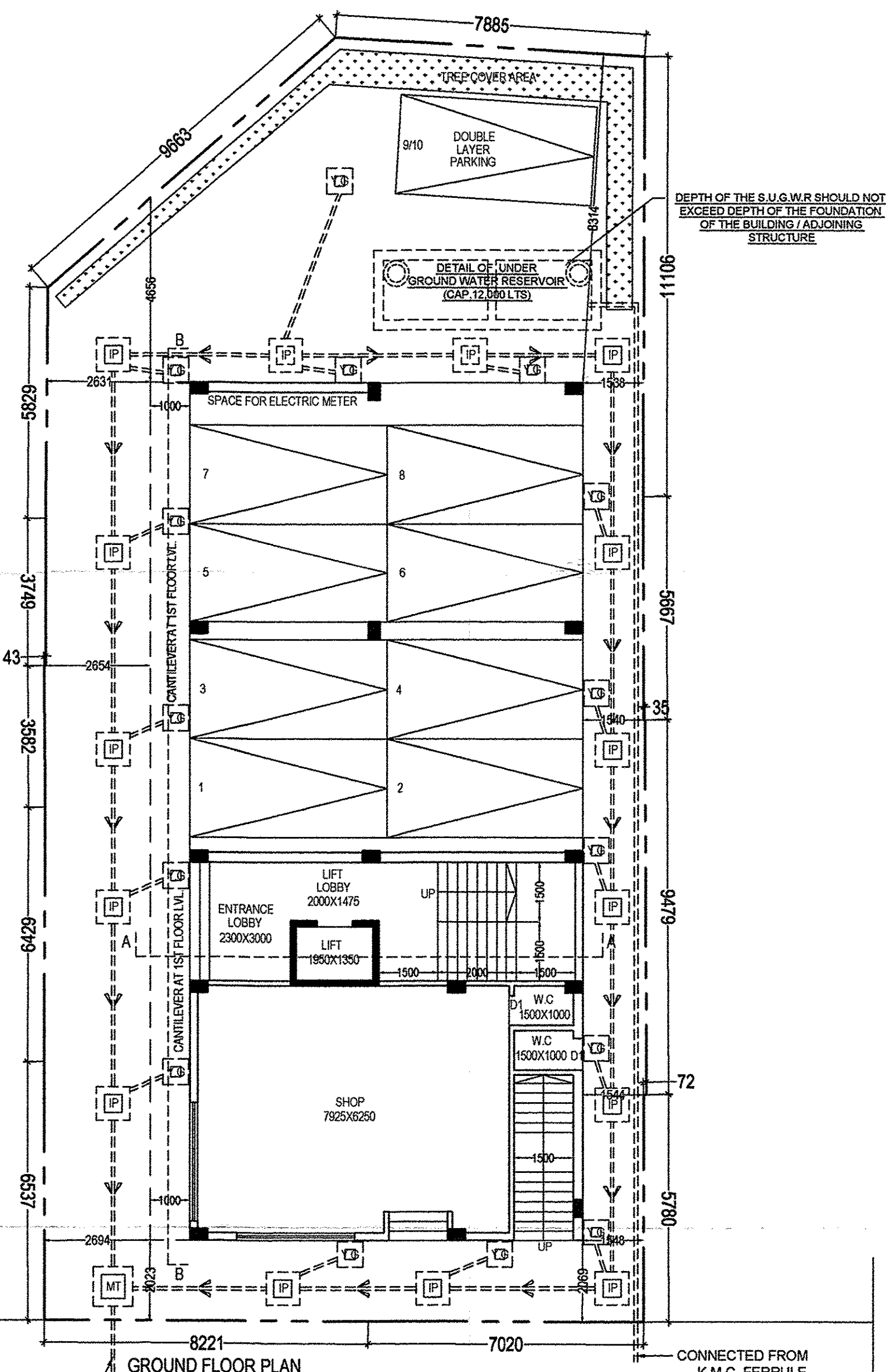
PLAN CASE NO.- 2024080043	B.P. NO.: 2024080039
SCALE: 1:100, 1:600, 1:4000	VALID UP TO: 23-07-2029
DATE: 24-07-2024	

SANDIP MANDAL Digitally signed by SANDIP MANDAL Date: 2024.07.24 17:20:02 +05'30'

PARTHA GHOSH Digitally signed by PARTHA GHOSH Date: 2024.07.25 11:03:04 +05'30'

SIGNATURE OF A.E.  
(C/BR.-VIII/BLDG. K.M.C.)

SIGNATURE OF E.E.  
(C/BR.-VIII/BLDG. K.M.C.)



CONNECTED TO K.M.C. U.G. SEWER/DRAIN

CONNECTED FROM K.M.C. FERRULE

12.192 M.T (40'-0") WD PARK SIDE ROAD

**SITE PLAN**  
 (SCALE= 1:600)