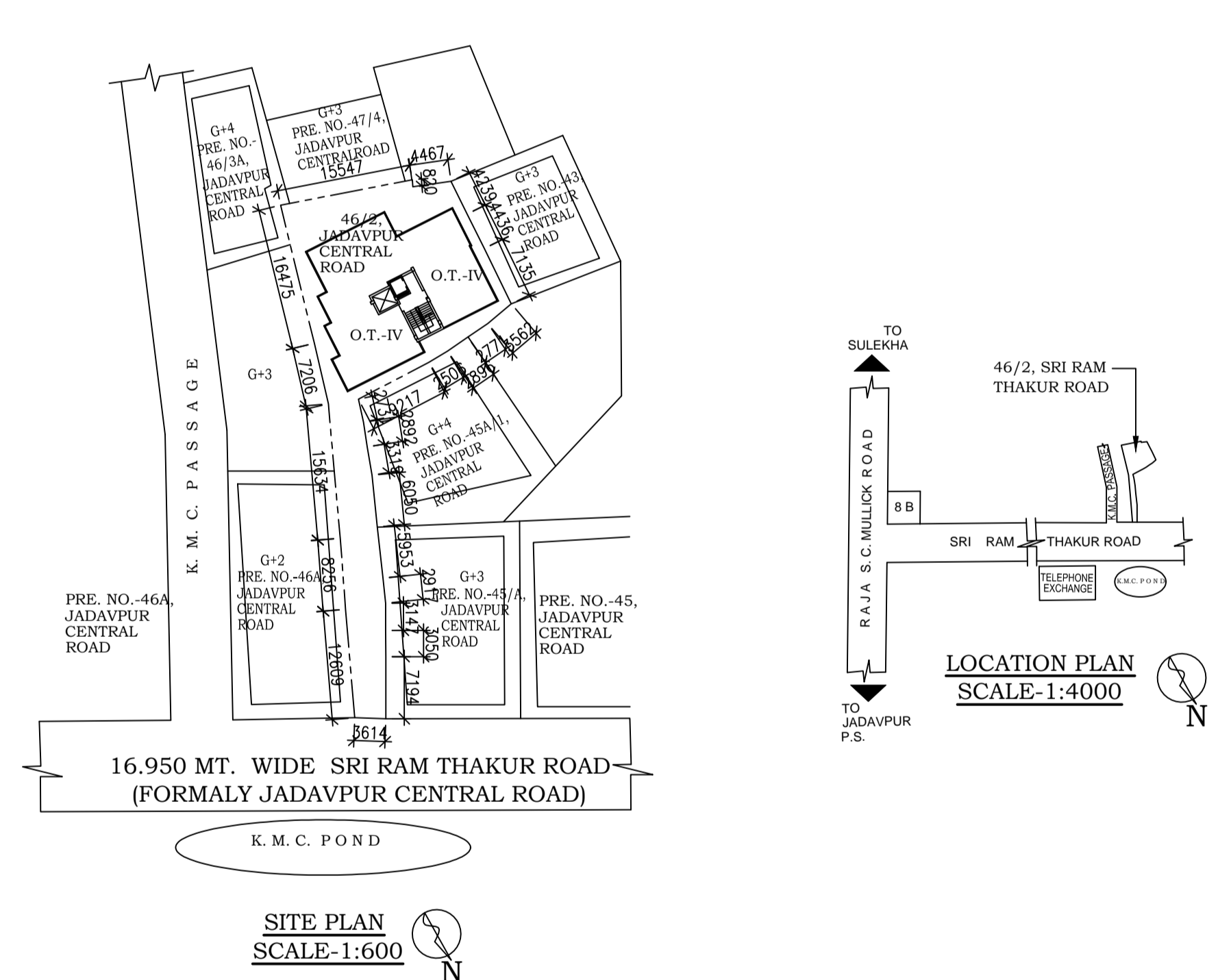
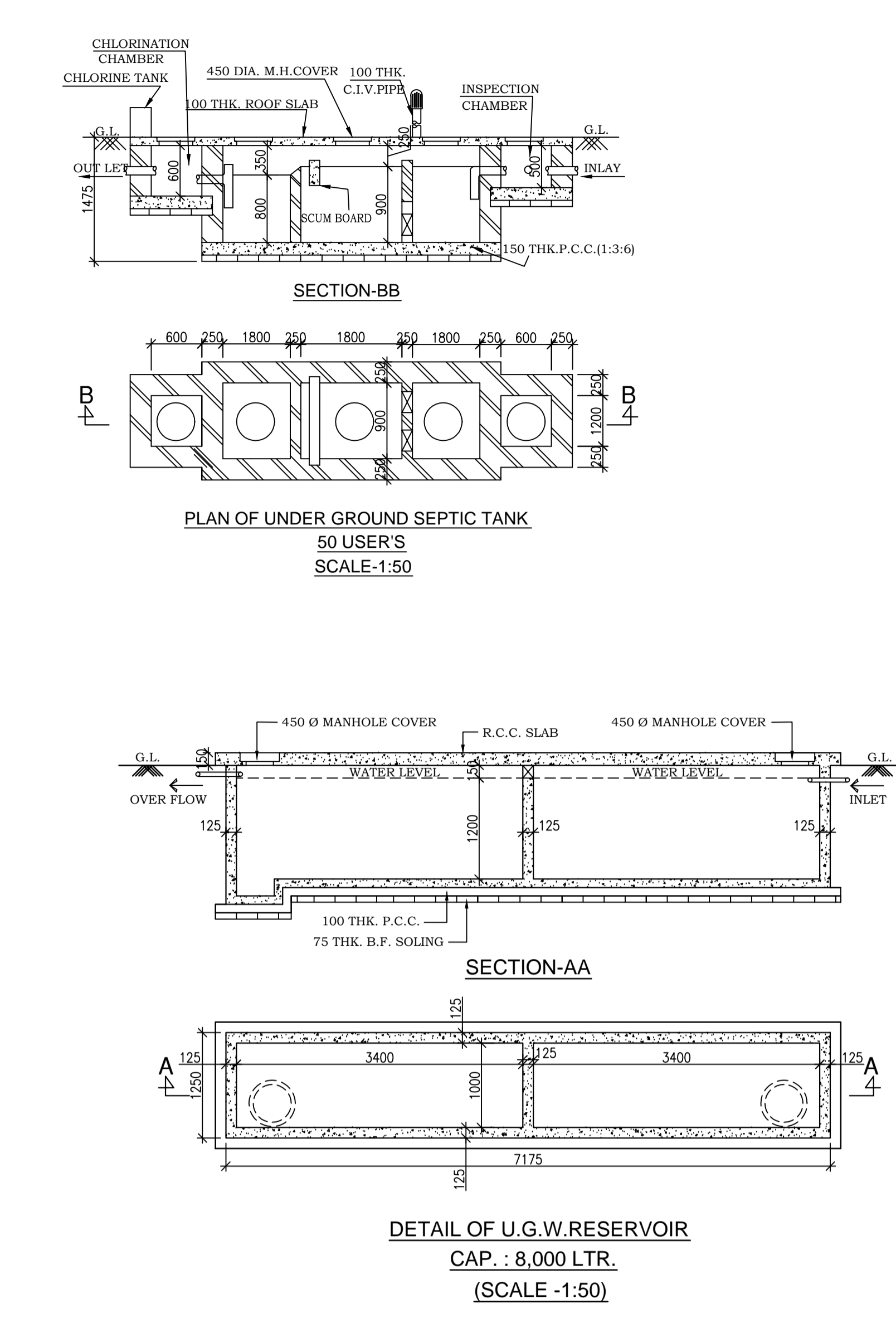


NOTE:-
 1. THE DEPTH OF THE U/G WATER RESERVOIR & SEPTIC TANK SHALL NOT EXCEED THE DEPTH OF THE FOUNDATION OF THE BUILDING.
 2. ALL PRECAUTIONS SHALL BE TAKEN DURING DEMOLITION OF EXISTING BUILDING AND THE CONSTRUCTION OF THE BUILDING & U.G.W.R. & SEPTIC TANK.
 3. RELAXATION OF RULE 57(C) ALONGWITH RULE 61(2) OF B/R09 RELAXED BY EX. ENGINEER(C)/BLDG/BR-X DATED 25/08/2022.



16.950 MT. WIDE SRI RAM THAKUR ROAD (FORMERLY JADAVPUR CENTRAL ROAD)
 (NON-RECORDED ROAD AS PER S.O.R.)
 VIDE CH. V&S I.D. NO. 521/2021-2022 dated 14/12/2021.

16.950 MT. WIDE SRI RAM THAKUR ROAD (FORMERLY JADAVPUR CENTRAL ROAD)
 (NON-RECORDED ROAD AS PER S.O.R.)
 VIDE CH. V&S I.D. NO. 521/2021-2022 dated 14/12/2021.

STATEMENT OF THE PLAN PROPOSAL						
PART-A:						
1. ASSESSE NO: 21960300361	PAGE NO: 191 TO 203					
2. a) DETAIL OF REGISTERED DREED.	PLACE: S.R.ALPORE DATE: 21.11.1959					
BOOK NO: 1 VOL. NO: 146	YEAR: 1959					
BEING NO: 9295	YEAR: 1959					
b) DETAIL OF REGISTERED DREED.	PLACE: S.R.ALPORE DATE: 03.03.1960					
BOOK NO: 1 VOL. NO: 42	YEAR: 1960					
BEING NO: 1123	YEAR: 1960					
3. DETAIL OF REGISTERED GIFT DEED.	PLACE: S.R.ALPORE DATE: 12.03.2021					
BOOK NO: 1 VOL. NO: 1904-2021	YEAR: 2021					
BEING NO: 190401746	YEAR: 2021					
4. DETAIL OF REGISTERED POWER OF ATTORNEY.	PLACE: A.R.A-IV DATE: 02.02.2022					
BOOK NO: 1 VOL. NO: 1903-2022	YEAR: 2022					
BEING NO: 190300266	YEAR: 2022					
5. DETAIL OF REGISTERED BOUNDARY DECLARATION.	PLACE: A.R.A-IV DATE: 13.05.2021					
BOOK NO: 1 VOL. NO: 1904-2021	YEAR: 2021					
BEING NO: 190405026	YEAR: 2021					
6. DETAIL OF U.L.C.	DATE: 29.07.2022					
U.L.C. NO: 864/U.L.C./Kolkata/2022						
PART-B:						
1. PROPOSED GROUND COVERAGE	= 272.387 SQM. (48.05%)					
2. PROPOSED F.A.R.	= 1.502					
3. TOTAL COVERED AREA	= 1041.172 SQM.					
4. TOTAL CAR PARKING AREA	= 200.131 SQM. (ACTUAL)					
5. NO. OF REQUIRED CAR PARKING SPACE	= 05 NOS.					
6. NO. OF PROVIDED CAR PARKING SPACE	= 08 NOS.					
STATEMENT OF AREA:-						
AREA OF LAND = 888.07CH. (27SQFT) = 566.89 SQM. (AS PER DEED U.L.C. & ASSESSMENT)						
AREA OF LAND = 89K. 02CH. (11SQFT) = 611.39 SQM. (AS PER PHYSICAL)						
PERMISSIBLE GROUND COVERAGE (50.00%) = 283.445 SQM.						
PROPOSED GROUND COVERAGE (48.05%) = 272.387 SQM.						
PROPOSED HEIGHT = 12.50 SQM.						
PROPOSED AREA						
COVERED AREA	LEFT WALL	RIGHT WALL	UPPER WALL	STAIR WAY	LEFT LOBBY	NET FLOOR AREA
GROUND FL. 233.776 SQM	-	-	-	-	-	233.776 SQM
1ST FLOOR 272.387 SQM	2.755 SQM	6.500 SQM	269.132 SQM	13.865 SQM	2.767 SQM	251.000 SQM
2ND FLOOR 272.387 SQM	2.755 SQM	6.500 SQM	269.132 SQM	13.865 SQM	2.767 SQM	251.000 SQM
3RD FLOOR 272.387 SQM	2.755 SQM	6.500 SQM	269.132 SQM	13.865 SQM	2.767 SQM	251.000 SQM
TOTAL AREA	1050.937 SQM	13.005 SQM	1064.172 SQM	47.595 SQM	11.066 SQM	976.644 SQM
BONUS FOR CAR PARKING = 125 SQM. (25X5)						
NET AREA (976.644-125) = 851.644 SQM.						
PERMISSIBLE F.A.R. = 2.00 (AS PER RULE 57 (C))						
PROPOSED F.A.R. = 851.644/566.89 = 1.502						
TENEMENTS & CAR PARKING CALCULATION:-						
WARRANT	TENEMENT SIZE	PROPORTIONAL AREA FOR ADD.	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING	
A	15.96.518 SQM	16.792 SQM	153.310 SQM	1	1 NO.	
B	13.336 SQM	13.311 SQM	122.057 SQM	1	1 NO.	
C	73.004 SQM	8.979 SQM	81.983 SQM	2	3 NOS.	
D	87.538 SQM	10.416 SQM	98.174 SQM	2	3 NOS.	
E	88.072 SQM	10.907 SQM	99.379 SQM	2	3 NOS.	
RESIDENTIAL AREA = 1041.172 SQM.						
CAR PARKING PROVIDED = 08 NOS.						
CAR PARKING REQUIRED = 05 NOS.						
PERMISSIBLE AREA FOR PARKING = (25X5) = 125 SQM.						
PROVIDED AREA FOR PARKING = 200.131 SQM.						
COMMON AREA = 92.123 SQM.						
TOTAL ADDITIONAL FLOOR AREA FOR FEES = 39.128 SQM.						
STAIR HEAD ROOM AREA = 19.493 SQM.						
LIFT ROOM AREA = 7.935 SQM.						
OVER HEAD TANK AREA = 11.04 SQM.						
AREA OF CUP-BOARD = 11.700 SQM.						
TOTAL AREA FOR FEES = 1080.390 SQM.						
OPEN TERRACE AREA = 272.387 SQM.						
ROOF STRUCTURE AREA = 27.428 SQM.						
DECLARATION 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.C.C OF INDIA ON THE BASIS OF SOIL INVESTIGATION REPORT TO BE DONE BY DR. SUJIT KUMAR BOSE G.T.E. K.M.C. NO. 1/12, BOSE ENGINEERS S1, PURNA CHANDRA MITRA LANE, KOLKATA-700033, CERTIFY THAT IT WILL BE SAFE AND STABLE IN ALL RESPECT.						
(DR. SUJIT KUMAR BOSE G.T.E. - 1/12)		(TAMAL KANTI BANDOYPADHYAY)		(S.E. - 1/1/2021)		
NAME OF GEOTECHNICAL ENGINEER		NAME 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 AND THE SITE CONDITION INCLUDING THE ABUTTING ROAD WIDTH IS 16.950 MT. 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						
DECLARATION OF OWNER/APPLICANT.						
I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT, I SHALL ENGAGE L.B.A. ESE & G.T.E DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF L.B.A. ESE & G.T.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.R UNDER THE GUIDANCE OF LBA/ESE BEFORE STARTING OF BUILDING FOUNDATION.						
MR. AMITAVA SINGHA ROY		DEVELOPER ASH PROJECTS AND VENTURES LLP AND C.A. OF LILLY DEY, PRITAM JYOTI DEY & PRIYANKA DEY				
NAME OF OWNER/APPLICANT						
GROUND FLOOR PLAN, EXISTING STRUCTURE PLAN & SECTION OF UNDER GROUND WATER RESERVOIR & SEPTIC TANK, LOCATION PLAN, SITE PLAN.						
PROJECT: PROPOSED G-III STORED (HT. 12.50MT.) RESIDENTIAL BUILDING US 393 A OF K.M.C. ACT 1980 AND BUILDING RULE 2009 AT PREMISES NO. 46/2, SRI RAM THAKUR ROAD, FORMERLY KNOWN AS JADAVPUR CENTRAL ROAD, KOLKATA - 700032, WARD NO.-96, BOROUGH NO.-X, P.S.- JADAVPUR. MBC ITEM NO. 03622-23 & MEETING NO.595 DATED 22/04/2022.						
JOB NO.	DRG. NO.	DATE	DEALT			
1161	ARCH-CORP-01	27.08.22	AVIK			
SCALE: 1:100		Anjan Ukil architect				
BUILDING PERMIT NO.: 2022100109		DATE: 29-AUG-2022				
VALID - 5 years from date of sanction.						
ASSISTANT ENGINEER (CIVIL)		EXECUTIVE ENGINEER (CIVIL)				
BLDG. DEPT. BOROUGH - X		BLDG. DEPT. BOROUGH - X				