



NOTE:-

- ASSESS NO: 110691600294
- LAND AREA=568.562 SQM. (08K.-08CH.-00SQFT.)
- REQUIRED GREEN AREA= 19.786 SQM.
- PERCENTAGE OF GREEN AREA= 3.48% (REQUIRED)
- PROVIDED GREEN AREA= 22.765 SQM.
- PERCENTAGE OF GREEN AREA= 4.00% (PROVIDED)

STATEMENT OF THE PLAN PROPOSAL

PART-A:

- ASSESS NO: 110691600294
- DETAIL OF REGISTERED DEED.
 - BOOK NO: 1 VOL. NO: 31 PAGE NO: 164 TO 166
 - BEING NO: 1033 YEAR: 1945 PLACE: D.R.ALPFORE
- DETAIL OF REGISTERED POWER OF ATTORNEY.
 - BOOK NO: 1 VOL. NO: 1602-2020 PAGE NO: 190902 TO 190931
 - BEING NO: 160204887 YEAR: 2020 PLACE: D.S.R-II (S) 24 P.G.S DATE: 16.09.2020
- DETAIL OF REGISTERED BOUNDARY DECLARATION.
 - BOOK NO: 1 VOL. NO: 1630-2021 PAGE NO: 130300 TO 130318
 - BEING NO: 163003572 YEAR: 2021 PLACE: D.S.R-V (S) 24 P.G.S DATE: 07.10.2021
- DETAIL OF REGISTERED TENANT UNDERTAKING.
 - BOOK NO: 1 VOL. NO: 1903-2020 PAGE NO: 273250 TO 273264
 - BEING NO: 190305796 YEAR: 2020 PLACE: A.R.A-III KOLKATA DATE: 22.12.2020
- DETAIL OF REGISTERED ENCROACHMENT.
 - BOOK NO: 1 VOL. NO: 1630-2021 PAGE NO: 130319 TO 130335
 - BEING NO: 163003571 YEAR: 2021 PLACE: D.S.R-V (S) 24 P.G.S DATE: 07.10.2021

DOOR WINDOW SCHEDULE

TYPE	WIDTH	HT.	TYPE	WIDTH	HT.
D1	1200	2100	W1	1800	1200
D2	900	2100	W2	1500	1200
D3	750	2100	W3	900	1200
DW	1800	2100	W4	600	900
			KW	900	1100
			SW	900	1200

PART-B:

- PROPOSED GROUND COVERAGE : 283.989 SQM.
- PROPOSED F.A.R. : 1.996<2.00
- TOTAL COVERED AREA : 1301.818 SQM.
- TOTAL CAR PARKING AREA : 166.868 SQM.(ACTUAL)
- NO. OF REQUIRED CAR PARKING SPACE : 08 NOS.
- NO. OF PROVIDED CAR PARKING SPACE : 08 NOS.

STATEMENT OF AREA:

AREA OF LAND:- (08K.-08CH.-00SQFT.)=568.562 SQM.(AS PER DEED)

AREA OF LAND:- (08K.-09CH.-36.72SQFT.)=576.154 SQM.(AS PER PHYSICAL)

PERMISSIBLE F.A.R. = 2.00

PERMISSIBLE GROUND COVERAGE (50.00%)= 284.281 SQM.

PROPOSED GROUND COVERAGE (49.95%)= 283.989 SQM.

PROPOSED HEIGHT= 15.475 MT.

PROPOSED AREA :-

COVERED AREA	CUTOFF	LIFT WELL	STAR WELL	EFFECTIVE	STAIR WAY	LIFT LOBBY	NET FLOOR AREA
GROUND FL.	255.789 SQM	-	-	255.789 SQM	12.690 SQM	2.665 SQM	240.434 SQM
1ST FLOOR	283.989 SQM	2.850 SQM	0.438 SQM	286.701 SQM	12.690 SQM	2.665 SQM	265.346 SQM
2ND FLOOR	283.989 SQM	2.850 SQM	0.438 SQM	286.701 SQM	12.690 SQM	2.665 SQM	265.346 SQM
3RD FLOOR	283.989 SQM	2.850 SQM	0.438 SQM	286.701 SQM	12.690 SQM	2.665 SQM	265.346 SQM
4TH FLOOR	283.989 SQM	2.850 SQM	0.438 SQM	286.701 SQM	12.690 SQM	2.665 SQM	265.346 SQM
TOTAL	1391.745 SQM	11.400 SQM	2.190 SQM	1378.993 SQM	63.450 SQM	13.325 SQM	1301.818 SQM

TOTAL AREA :- = 1301.818 SQM

BONUS FOR CAR PARKING :- = 166.868 SQM (ACTUAL)

NET AREA (1301.818-166.868) = 1134.950 SQM.

PROPOSED F.A.R. (1134.950/568.562) = 1.996<2.00

TENEMENTS & CAR PARKING CALCULATION :-

MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
A	129.965 SQM	11.998 SQM	141.963 SQM	2	2 NOS.
B	113.224 SQM	10.395 SQM	123.619 SQM	2	2 NOS.
C	80.975 SQM	6.915 SQM	87.890 SQM	2	2 NOS.
D	89.804 SQM	7.669 SQM	97.473 SQM	2	2 NOS.
E	92.409 SQM	7.891 SQM	100.300 SQM	2	2 NOS.
F	50.233 SQM	4.289 SQM	54.522 SQM	1	-
				11	8 NOS.

RESIDENTIAL AREA = 1378.593 SQM.

CAR PARKING REQUIRED = 08 NOS.

CAR PARKING PROVIDED = 08 NOS.

PERMISSIBLE AREA FOR PARKING = (25X8)=200 SQM.

PROVIDED AREA FOR PARKING = 166.868 SQM.

COMMON AREA = 94.186 SQM.

TOTAL ADDITIONAL FLOOR AREA FOR FEES = 57.451 SQM.

STAIR HEAD ROOM AREA = 16.733 SQM.

LIFT ROOM AREA = 7.418 SQM.

OVER HEAD TANK AREA = 10.695 SQM.

AREA OF CUP-BOARD = 30.360 SQM.

W.C. AREA AT ROOF = 2.940 SQM.

TOTAL AREA OF FEES = 1436.044 SQM.

OPEN TERRACE AREA = 283.989 SQM.

ROOF STRUCTURE AREA = 27.091 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 TO BE DONE AFTER DEMOLITION OF EXISTING STRUCTURE BY DR. SUJIT KUMAR BOSE G.T.E. I.C.M.C. NO. - 1712, BOSE ENGINEERS S3, PURNA CHANDRA MITRA LANE, KOLKATA-700053. I CERTIFY THAT IT WILL BE SAFE AND STABLE IN ALL RESPECT. PRESENTLY THE SITE IS ENTIRELY COVERED BY EXISTING STRUCTURE AND SOIL TESTING IS NOT POSSIBLE.

(DR. SUJIT KUMAR BOSE G.T.E. - 1/12) **(KOUSHIK SENGUPTA E.S.E-1/76)**
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 ADJOINING 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 & TENANT.

(ANJAN UKIL CA/94/16721)
NAME 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.R UNDER THE GUIDANCE OF LBA/EBE BEFORE STARTING OF BUILDING FOUNDATION.

SATWIC VIVEK RUIA
(DIR. OF SWASTIC PROJECTS PRIVATE LIMITED)
(C.A. OF ABHJIT SANYAL, DEBAPRIYA SANYAL, BISWAPRIYA SANYAL, MAHUA SANYAL-SEBATH SREE SREE, ISHVAR LAKSHMI MATA THAKURANI)
NAME OF OWNER

GROUND FLOOR PLAN, FIRST, SECOND, SECTION-AA & BB, FRONT ELEVATION, SITE PLAN, LOCATION PLAN, PLAN & SECTION OF U.G.W.R.

PROPOSED G+IV STORIED (HT.-15.475MT.) RESIDENTIAL BUILDING U/S. 393A OF K.M.C. ACT-1980 AND BUILDING RULE 2009 AT- 13C, DEODAR STREET, KOLKATA- 700019, WARD NO.-69, BOROUGH NO.-VIII, P.S.- BALLYGUNGE.

JOB NO.	DRG. NO.	DATE	DEALT
1140	ARCH/CORP-02	24.06.22	AVIK

architect

• Anjan Ukil

SCALE: 1:50, 1:100, 1:600, 1:4000

B.P. NO: 202408005

DATE: 24-04-2024

VALID UP TO: 23-04-2029

SIGNATURE OF A.E. SIGNATURE OF E.E.