

STATEMENT OF THE PLAN PROPOSAL

PART-A:
 1. ASSESSE NO: 110691600294
 2. DETAIL OF REGISTERED DEED.
 BOOK NO : I VOL. NO : 31 PAGE NO : 164 TO 166
 BEING NO : 1033 YEAR : 1945 PLACE : D.R.ALIPORE
 3. DETAIL OF REGISTERED POWER OF ATTORNEY.
 BOOK NO : I 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
 4. DETAIL OF REGISTERED BOUNDARY DECLARATION.
 BOOK NO : I 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
 5. DETAIL OF REGISTERED TENENT UNDERTAKING.
 BOOK NO : I VOL. NO : 1903-2020 PAGE NO : 273250 TO 273264
 BEING NO : 190305795 YEAR : 2020 PLACE : A.R.A-III KOLKATA DATE - 22.12.2020
 6. DETAIL OF REGISTERED ENCROCHMENT.
 BOOK NO : I 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

PART-B:
 1. PROPOSED GROUND COVERAGE : 283.989 SQ.M.
 2. PROPOSED F.A.R. : 1.996<2.00
 3. TOTAL COVERED AREA : 1301.818 SQ.M.
 4. TOTAL CAR PARKING AREA : 166.868 SQ.M.(ACTUAL)
 5. NO. OF REQUIRED CAR PARKING SPACE : 08 NOS.
 6. 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 SQM.

PROPOSED AREA :-

	COVERED AREA	CUTOUT (LIFT WELL)	STAR WELL	EFFECTIVE AREA	STAIR WAY	LIFT LOBBY	NET FLOOR AREA
GROUND FL.	255.789 SQ.M	-	-	255.789 SQ.M	12.690 SQ.M	2.665 SQ.M	240.434 SQ.M
1ST FLOOR	283.989 SQ.M	2.850 SQ.M	0.438 SQ.M	280.701 SQ.M	12.690 SQ.M	2.665 SQ.M	265.346 SQ.M
2ND FLOOR	283.989 SQ.M	2.850 SQ.M	0.438 SQ.M	280.701 SQ.M	12.690 SQ.M	2.665 SQ.M	265.346 SQ.M
3RD FLOOR	283.989 SQ.M	2.850 SQ.M	0.438 SQ.M	280.701 SQ.M	12.690 SQ.M	2.665 SQ.M	265.346 SQ.M
4TH FLOOR	283.989 SQ.M	2.850 SQ.M	0.438 SQ.M	280.701 SQ.M	12.690 SQ.M	2.665 SQ.M	265.346 SQ.M
TOTAL	1391.745 SQ.M	11.400 SQ.M	2.190 SQ.M	1378.593 SQ.M	63.450 SQ.M	13.325 SQ.M	1301.818 SQ.M

TOTAL AREA = 1301.818 SQ.M.
 BONUS FOR CAR PARKING = 166.868 SQ.M.(ACTUAL)
 NET AREA (1301.818-166.868) = 1134.950 SQ.M.
 PROPOSED F.A.R. ((1134.950/568.562) = 1.996<2.00

NOTE:-
 LAND AREA= 568.562 SQ.M. (08K.-08CH.-00SQFT.)
 REQUIRED GREEN AREA= 19.786 SQ.M.
 PERCENTAGE OF GREEN AREA= 3.48% (REQUIRED)
 PROVIDED GREEN AREA= 22.765 SQ.M.
 PERCENTAGE OF GREEN AREA= 4.00% (PROVIDED)

TENEMENTS & CAR PARKING CALCULATION :-

MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
A	129.965 SQ.M	11.098 SQ.M	141.063 SQ.M	2	2 NOS.
B	133.224 SQ.M	11.376 SQ.M	144.600 SQ.M	2	2 NOS.
C	80.975 SQ.M	6.915 SQ.M	87.890 SQ.M	2	2 NOS.
D	89.804 SQ.M	7.669 SQ.M	97.473 SQ.M	2	2 NOS.
E	92.409 SQ.M	7.891 SQ.M	100.300 SQ.M	2	2 NOS.
F	50.233 SQ.M	4.289 SQ.M	54.522 SQ.M	11	8 NOS.

RESIDENTIAL AREA = 1378.593 SQ.M.
 CAR PARKING REQUIRED = 08 NOS.
 CAR PARKING PROVIDED = 08 NOS.
 PERMISSIBLE AREA FOR PARKING = (25X8)=200 SQ.M.
 PROVIDED AREA FOR PARKING = 166.868 SQ.M.
 COMMON AREA = 94.186 SQ.M.
 TOTAL ADDITIONAL FLOOR AREA FOR FEES = 57.451 SQ.M.
 STAIR HEAD ROOM AREA = 16.733 SQ.M.
 LIFT ROOM AREA = 7.418 SQ.M.
 OVER HEAD TANK AREA = 10.695 SQ.M.
 AREA OF CUP-BOARD = 30.360 SQ.M.
 W.C. AREA AT ROOF = 2.940 SQ.M.
 TOTAL AREA OF FEES = 1436.044 SQ.M.
 OPEN TERRACE AREA = 283.989 SQ.M.
 ROOF STRUCTURE AREA = 27.091 SQ.M.

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. K.M.C. NO. -1/12, BOSE ENGINEERS 53, PURNA CHANDRA MITRA LANE, KOLKATA-700033. 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 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 & TENANT.

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

DECLARATION OF OWNER

I DO HERE BY 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 GUIDENCE OF LBA/EBE BEFORE STARTING OF BUILDING FOUNDATION.

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

GROUND FLOOR PLAN, EXISTING STRUCTURE PLAN, PLAN & SECTION OF U.G.W.R. SITE PLAN & LOCATION PLAN.

PROJECT.
 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.

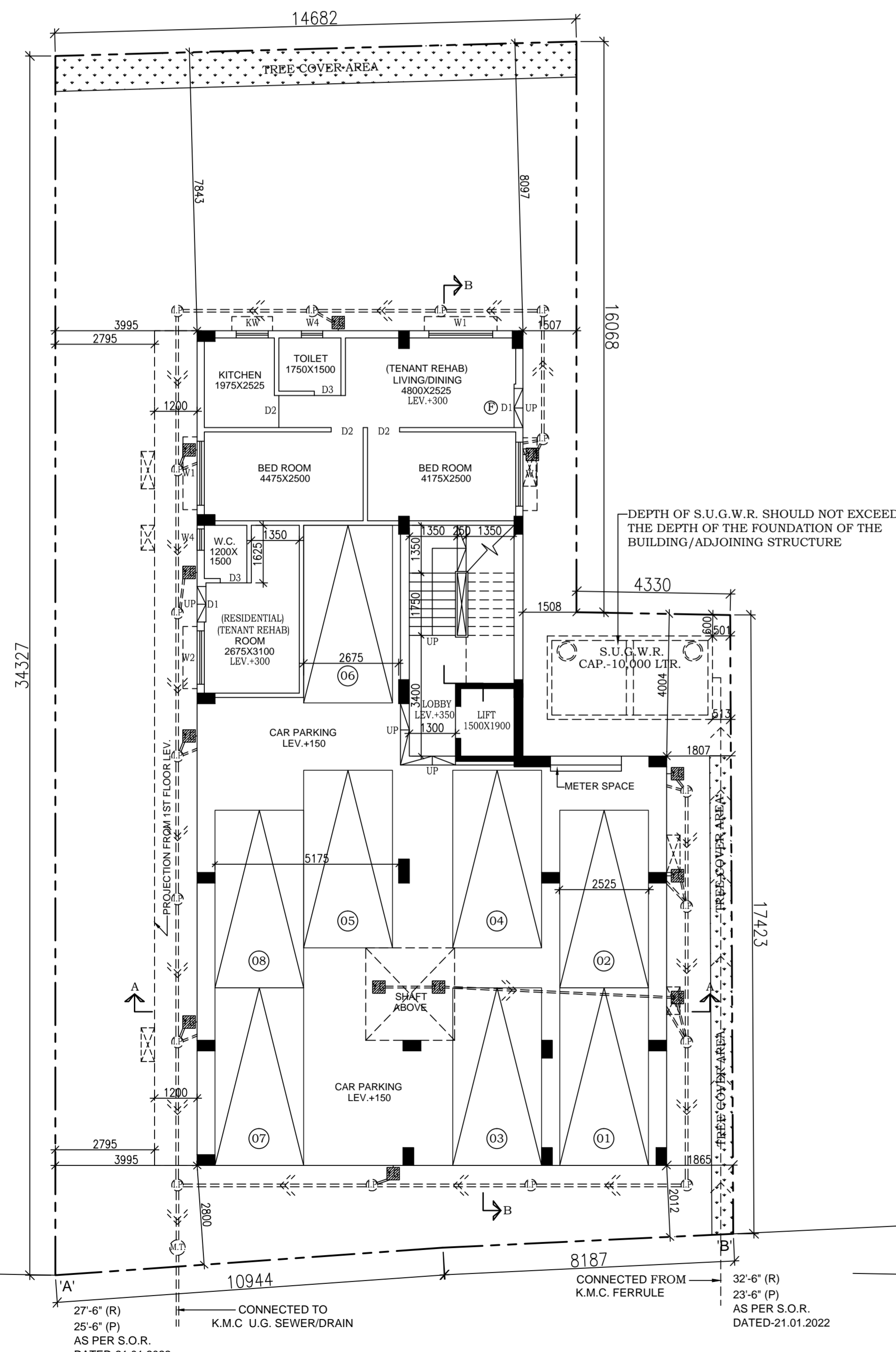
JOB NO.	DRG. NO.	DATE	DEALT
1140	ARCH/CORP-01	24.06.22	AVIK



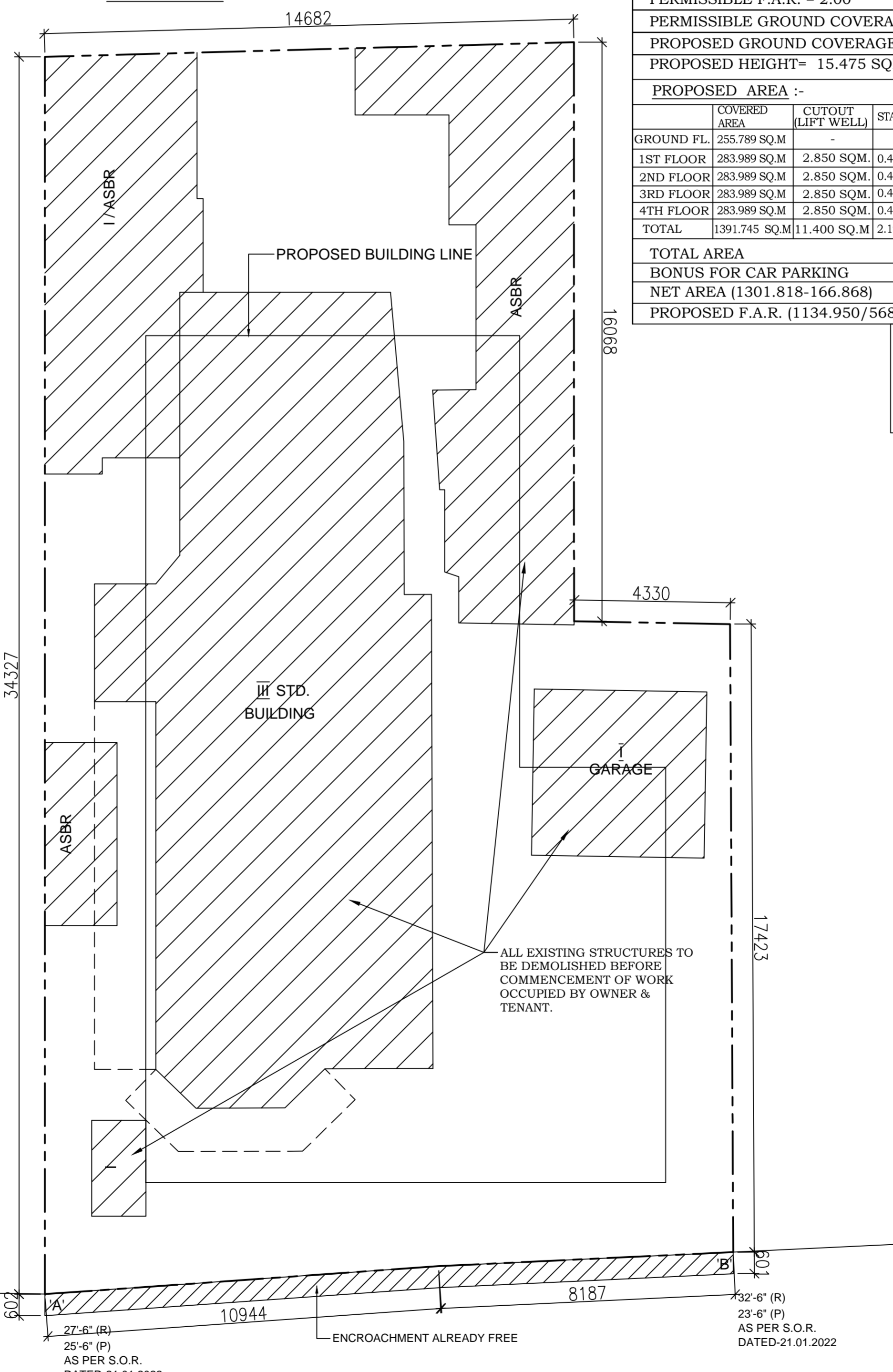
SCALE: 1:50, 1:100, 1:600, 1:4000 B.P. NO.: 2024080005

DATE: 24-04-2024 VALID UP TO: 23-04-2029

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



GROUND FLOOR PLAN
 SCALE- 1:100



EXISTING STRUCTURE PLAN
 SCALE- 1:100