

STATEMENT OF THE PLAN PROPOSAL

PART-A:
 1. ASSESSEE NO: 110871200308
 2. DETAIL OF REGISTERED DEED-1
 BOOK NO: 1 VOL. NO: 36 PAGE NO: 126 TO 132
 BEING NO: 1496 YEAR: 1970 PLACE: J.S.R. ALIPORE DATE: -
 3. DETAIL OF REGISTERED DEED-2
 BOOK NO: 1 VOL. NO: 247 PAGE NO: 80 TO 84
 BEING NO: 100033 YEAR: 1989 PLACE: R.A. CALCUTTA DATE: -
 4. PROBATE OF THE LAST WILL DATED 26TH MARCH 1999 FROM THE COURT OF THE LD. CIVIL JUDGE (JR. DIVISION) 3RD COURT, ALIPORE ON 7TH DECEMBER 2009 IN CASE NO.-44 OF 2008.
 5. DETAIL OF REGISTERED DEED-3
 BOOK NO: 1 VOL. NO: 27 PAGE NO: 246 TO 249
 BEING NO: 1696 YEAR: 1956 PLACE: SUB-REGISTRAR SEALDAH DATE: -
 6. DETAIL OF REGISTERED DEED-4
 BOOK NO: 1 VOL. NO: 1902-2021 PAGE NO: 112782 TO 112814
 BEING NO: 190204630 YEAR: 2020 PLACE: ARA-II KOLKATA DATE: -
 7. DETAIL OF REGISTERED DEED-5
 BOOK NO: 1 VOL. NO: 1902-2021 PAGE NO: 112750 TO 112781
 BEING NO: 190204629 YEAR: 2020 PLACE: ARA-II KOLKATA DATE: -
 8. DETAIL OF REGISTERED DEED-6
 BOOK NO: 1 VOL. NO: 117 PAGE NO: 45 TO 51
 BEING NO: 3670 YEAR: 1959 PLACE: JOIN SUB-REGISTERED ALIPORE.
 9. DETAIL OF REGISTERED DEED-7
 BOOK NO: 1 VOL. NO: 1630-2022 PAGE NO: 42333 TO 42352
 BEING NO: 163000474 YEAR: 2022 PLACE: D.S.R.-V ALIPORE.
 10. DETAIL OF REGISTERED DEED-8
 BOOK NO: 1 VOL. NO: 1630-2021 PAGE NO: 7010 TO 7038
 BEING NO: 163003233 YEAR: 2021 PLACE: D.S.R.-V S-24(PGS.) ALIPORE.
 11. DETAIL OF REGISTERED DEED-9
 BOOK NO: 1 VOL. NO: 1630-2021 PAGE NO: 7039 TO 7067
 BEING NO: 163003234 YEAR: 2021 PLACE: D.S.R.-V S-24(PGS.) ALIPORE.
 12. DETAIL OF REGISTERED DEED-10
 BOOK NO: 1 VOL. NO: 1630-2022 PAGE NO: 57606 TO 57638
 BEING NO: 163000981 YEAR: 2022 PLACE: D.S.R.-V S-24(PGS.) ALIPORE.
 13. DETAIL OF REGISTERED DEED-11
 BOOK NO: 1 VOL. NO: 1630-2022 PAGE NO: 52727 TO 52751
 BEING NO: 163000986 YEAR: 2022 PLACE: D.S.R.-V S-24(PGS.) ALIPORE.
 14. DETAIL OF REGISTERED POWER OF ATTORNEY-1
 BOOK NO: 1 VOL. NO: 1630-2021 PAGE NO: 11978 TO 12000
 BEING NO: 163000110 YEAR: 2021 PLACE: D.S.R.-V ALIPORE DATE: 22.01.21
 15. DETAIL OF REGISTERED POWER OF ATTORNEY-2
 BOOK NO: 1 VOL. NO: 1630-2021 PAGE NO: 14414 TO 14436
 BEING NO: 163000109 YEAR: 2021 PLACE: D.S.R.-V ALIPORE DATE: 27.01.21
 16. DETAIL OF REGISTERED POWER OF ATTORNEY-3
 BOOK NO: 1 VOL. NO: 1630-2022 PAGE NO: 52707 TO 52726
 BEING NO: 163000985 YEAR: 2022 PLACE: D.S.R.-V ALIPORE DATE: 03.03.22
 17. DETAIL OF REGISTERED TENANT UNDERTAKING
 BOOK NO: 1 VOL. NO: 1604-2022 PAGE NO: 264717 TO 264729
 BEING NO: 160408436 YEAR: 2022 PLACE: D.S.R.-IV (S) 24 P.G.S. DATE: 03.08.22
 18. DETAIL OF REGISTERED BOUNDARY DECLARATION
 BOOK NO: 1 VOL. NO: 1604-2022 PAGE NO: 274426 TO 274444
 BEING NO: 160408435 YEAR: 2022 PLACE: D.S.R.-IV (S) 24 P.G.S. DATE: 16.08.22
 19. DETAIL OF U.L.C.
 U.L.C. NO: 874/ULC/KOLKATA/2022 DATE: 16.09.2022
 20. DETAIL OF FIRE MEMO
 FSR/0225186228701112 DATE: 16.02.2023

PART-B:

- PROPOSED GROUND COVERAGE = 275.585 SQM.
- PROPOSED F.A.R. = 2.248-2.245
- TOTAL COVERED AREA = 1733.664 SQM.
- TOTAL CAR PARKING AREA = 235.851 SQM.
- NO. OF REQUIRED CAR PARKING SPACE = 13 NOS.
- NO. OF PROVIDED CAR PARKING SPACE = 15 NOS.

STATEMENT OF AREA:

AREA OF LAND:- (09K-15CH-18 SQFT) = 666.434 SQM (AS PER DEED/ULC)
 AREA OF LAND:- (10K-00CH-37.08SQFT) = 672.341 SQM (AS PER PHYSICAL)
 PERMISSIBLE F.A.R. = 2.25
 PERMISSIBLE GROUND COVERAGE (60.00%) = 333.217 SQM.
 PROPOSED GROUND COVERAGE (41.35%) = 275.585 SQM.
 PROPOSED HEIGHT = 21.500 SQM.

PROPOSED AREA :-

FLOOR	COVERED AREA	CUTOFF AREA	CUTOFF AREA	CUTOFF AREA	EFFECTIVE AREA	STAIR	W.C.	LOBBY	LIFT	NET FLOOR AREA
GROUND FL.	275.585 SQM	275.585 SQM	15.700+13.800	20.200 SQM	275.585 SQM	15.700+13.800	20.200 SQM	20.200 SQM	20.200 SQM	243.033 SQM
1ST FLOOR	275.585 SQM	2045 SQM	133000 SQM	0.300 SQM	258.780 SQM	15.750 SQM	15.750 SQM	15.750 SQM	15.750 SQM	240.030 SQM
2ND FLOOR	275.585 SQM	2045 SQM	133000 SQM	0.300 SQM	272.280 SQM	15.750 SQM	15.750 SQM	15.750 SQM	15.750 SQM	253.330 SQM
3RD FLOOR	275.585 SQM	2045 SQM	133000 SQM	0.300 SQM	272.280 SQM	15.750 SQM	15.750 SQM	15.750 SQM	15.750 SQM	253.330 SQM
4TH FLOOR	275.585 SQM	2045 SQM	133000 SQM	0.300 SQM	272.280 SQM	15.750 SQM	15.750 SQM	15.750 SQM	15.750 SQM	253.330 SQM
5TH FLOOR	275.585 SQM	2045 SQM	133000 SQM	0.300 SQM	272.280 SQM	15.750 SQM	15.750 SQM	15.750 SQM	15.750 SQM	253.330 SQM
6TH FLOOR	275.585 SQM	2045 SQM	133000 SQM	0.300 SQM	272.280 SQM	15.750 SQM	15.750 SQM	15.750 SQM	15.750 SQM	253.330 SQM
TOTAL	1924.044 SQM	15750 SQM	133000 SQM	2.100 SQM	1658.714 SQM	105.000 SQM	105.000 SQM	105.000 SQM	105.000 SQM	1733.664 SQM

TOTAL AREA = 1733.664 SQM.
BONUS FOR CAR PARKING = 235.851 SQM (ACTUAL PARKING AREA)
NET AREA (1733.664-235.851) = 1497.813 SQM.
PROPOSED F.A.R. (1497.813/666.434) = 2.248-2.245

ITEMS & CAR PARKING CALCULATION :-

MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
A	80.622 SQM	10.170 SQM	90.792 SQM	3	1 NO.
B	89.243 SQM	11.257 SQM	100.500 SQM	3	1 NO.
C	81.134 SQM	10.234 SQM	91.368 SQM	3	1 NO.
D	78.276 SQM	9.874 SQM	88.150 SQM	2	1 NO.
E	92.101 SQM	11.618 SQM	103.719 SQM	3	1 NO.
F	78.667 SQM	9.926 SQM	88.593 SQM	3	1 NO.
G	94.036 SQM	11.862 SQM	105.898 SQM	3	1 NO.
H	87.965 SQM	11.096 SQM	99.061 SQM	3	1 NO.
J	84.413 SQM	10.396 SQM	94.809 SQM	3	6 NOS.
K	75.822 SQM	9.564 SQM	85.386 SQM	3	1 NO.
L	78.617 SQM	9.915 SQM	88.532 SQM	3	1 NO.
M	78.607 SQM	9.916 SQM	88.523 SQM	3	9 NOS.

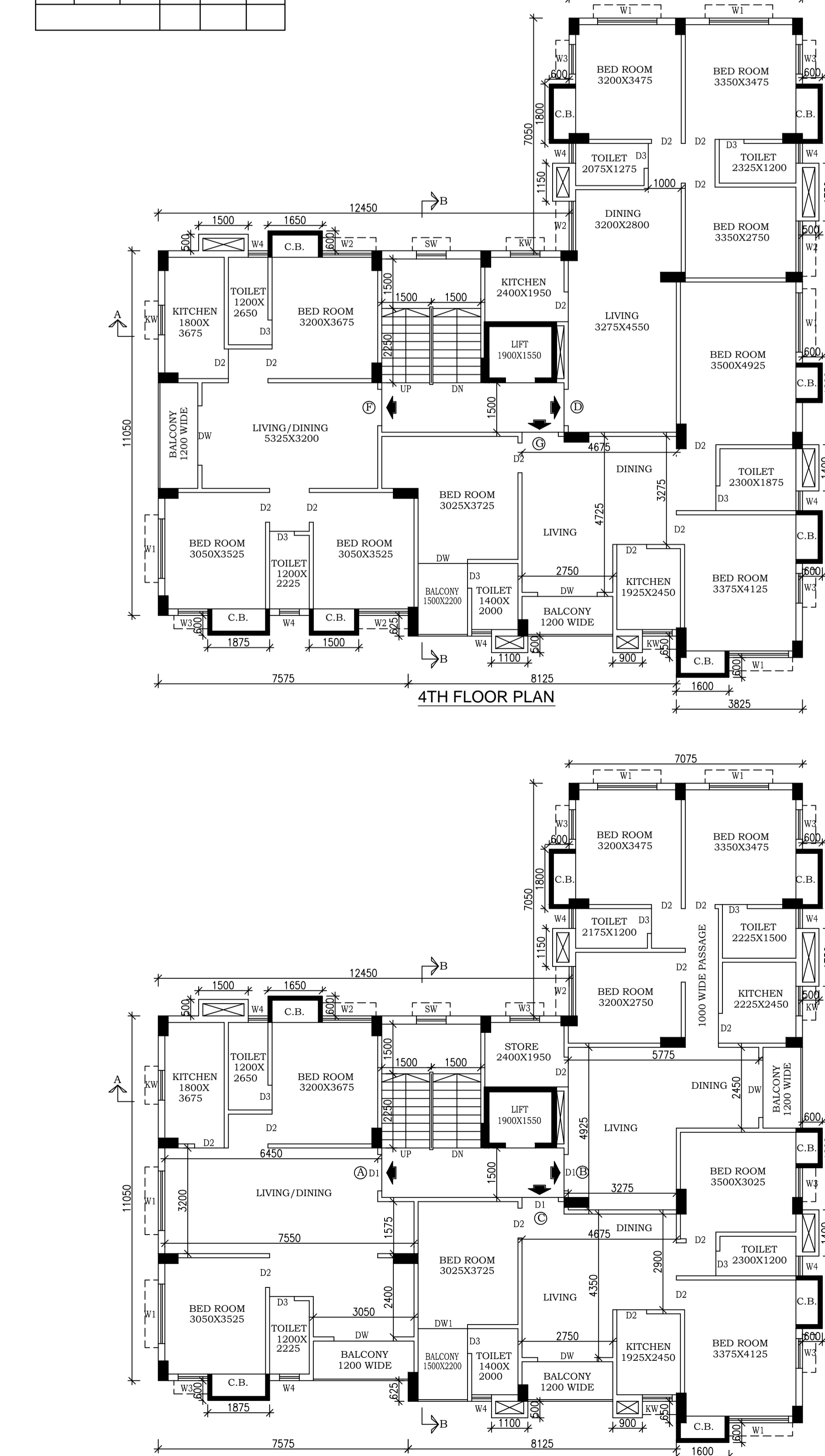
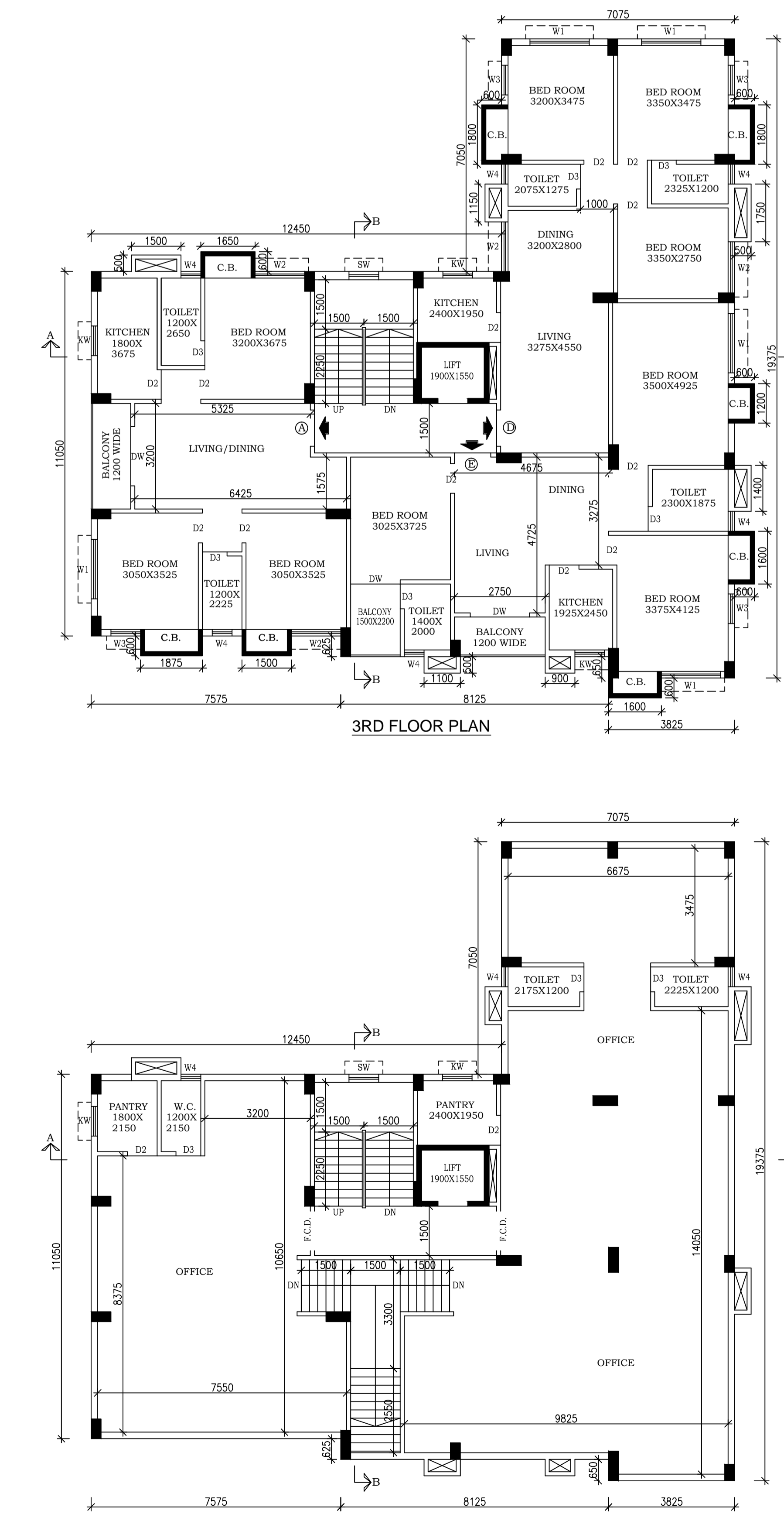
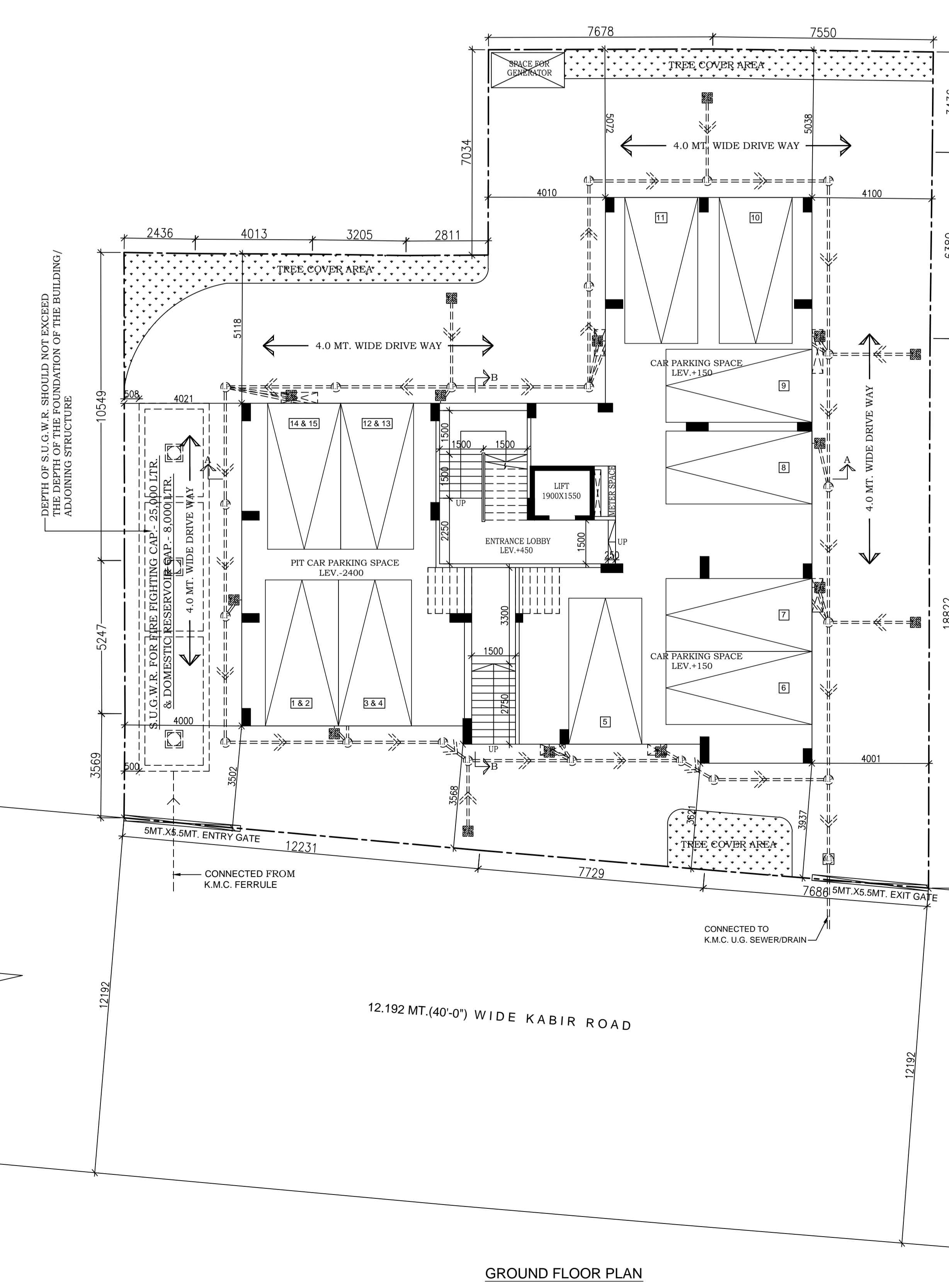
BUSINESS:
 OFFICE BUILTUP AREA = 248.874 SQM.
 OFFICE CARPET AREA = 216.110 SQM.
 RESIDENTIAL AREA = 1629.840 SQM.
 CAR PARKING PROVIDED = 13 NOS.
 CAR PARKING PROVIDED = 15 NOS.
 PERMISSIBLE AREA FOR PARKING = 235.851 SQM.
 PROVIDED AREA FOR PARKING = 235.851 SQM.
 COMMON AREA = 156.045 SQM.
 TOTAL ADDITIONAL FLOOR AREA FOR FEES = 71.188 SQM.
 STAIR HEAD ROOM AREA = 20.125 SQM.
 LIFT ROOM AREA = 9.990 SQM.
 OVER HEAD TANK AREA = 20.400 SQM.
 AREA OF CUP-BOARD = 38.175 SQM.
 W.C. AREA AT ROOF = 2.898 SQM.
 TOTAL AREA OF FEES = 1949.902 SQM.
 TOTAL ADDITIONAL FLOOR AREA = 20.125 SQM.
 ROOF STRUCTURE AREA = 33.013 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 BY PRASANTA KUMAR GHOSH G.T.E. (EMO) NO.1/6 GEOCONS-55, BAHAN ROY LANE, BELGHATTA, KOLKATA-700010, CERTIFY THAT IT WILL BE SAFE AND STABLE IN ALL RESPECT.

NOTE:-
 LAND AREA= 666.434 SQM (09K-15CH-18.508QFT)
 REQUIRED GREEN AREA= 31.856 SQM.
 PERCENTAGE OF GREEN AREA= 4.78% (REQUIRED)
 PROVIDED GREEN AREA= 36.042 SQM.
 PERCENTAGE OF GREEN AREA= 5.54% (PROVIDED)

DOOR WINDOW SCHEDULE

TYPE	WIDTH	HT.	TYPE	WIDTH	HT.
D1	1100	2150	W1	1800	1250
D2	900	2150	W2	1500	1250
D3	750	2150	W3	900	1250
DW	1800	2150	W4	600	950
DW1	1500	2150	W5	900	1100
			SW	900	1250



(PRASANTA KUMAR GHOSH G.T.E.-1/6) (CHANDI PRASAD KHANRA E.S.E.-1/2)
 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 FILED UP TANK. THERE IS AN EXISTING STRUCTURE TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK IT IS FULLY OCCUPIED BY THE OWNER. THERE IS NO TENANT.

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

DECLARATION OF OWNER

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT, I SHALL ENGAGE ARCHITECT & ESE DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF ARCHITECT & 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 BEVOKE THE SANCTION PLAN. THE CONSTRUCTION OF U.G.W.R UNDER THE GUIDANCE OF ARCHITECT/ESE BEFORE STARTING OF BUILDING FOUNDATION.

MR. SATWIK VIVEK RUIA
 (DIRECTOR OF SWASTIC PRANITI PRIVATE LIMITED)
 (C.A. OF UTPAL BHATTACHARYA, HIMANSU BHATTACHARYA, RATNA MITRA, SREYAN MITRA, SUCHARITA BOSE.)
 NAME OF OWNER

GROUND FLOOR PLAN, FIRST TO SIXTH FLOOR PLAN, ROOF PLAN, SECTION-AA&BB, FRONT ELEVATION.

PROJECT:
 PROPOSED G+VI STORED (HT.-21.500MT.) RESIDENTIAL BUILDING U/S 393 A OF K.M.C. ACT 1980 AND BUILDING RULE 2009 AT- 2A, KABIR ROAD, KOLKATA- 700026. WARD NO.-87, BOROUGH NO.-VIII, P.S.- TOLLYGUNGE.

JOB NO.	DRG. NO.	DATE	DEALT
1171	ARCH/CORP-02	01.03.23	AVIK

PLAN CASE NO.- 2022080124
 SCALE: 1:100, 1:600, 1:4000
 DATE: 26/05/2023
 VALID UP TO: 25/05/2028

SIGNATURE OF A.E. (C.B.R.-VIII BLDG. K.M.C.) SIGNATURE OF E.E. (C.B.R.-VIII BLDG. K.M.C.)

Anjan Ukil architect