

STATEMENT OF THE PLAN PROPOSAL

PART-A

1. ASSESSE NO: 201930404135.
2. DETAIL OF REGISTERED DEED :
 BOOK NO : I VOL. NO :132 PAGE NO : 59 TO 78 BEING NO : 6414
 YEAR : 1965 PLACE : S.R. ALIPUR. DATE : 17/08/1965

3. DETAIL OF REGISTERED POWER OF ATTORNEY I :
 BOOK NO : I VOL. NO : 1604 - 2022 PAGE NO : 366035 TO 366050 BEING NO : 160410967
 YEAR : 2022 PLACE : D.S.R. IV, SOUTH 24 P.G.S DATE : 02/11/2022

4. DETAIL OF REGISTERED POWER OF ATTORNEY II :
 SEEN IN THE CONSULATE GENERAL OF INDIA
 NEW YORK, USA
 NO USANC 0883122 DATE: 21/09/2022

5. DETAIL OF REGISTERED BOUNDARY DECLARATION :
 BOOK NO : I VOL. NO : 1604 - 2022 PAGE NO : 373399 TO 373412 BEING NO : 160412255
 YEAR : 2022 PLACE : D.S.R. IV, SOUTH 24 P.G.S DATE : 09/11/2022

6. a) AREA OF LAND (AS PER DEED) : 388.238 SQ.M. (05 K. -12 CH. -39 SQ.FT)
 b) AREA OF LAND (AS PER PHYSICAL MEASUREMENT) : 387.804 sq.m.
 c) NO OF STOREY : G + IV
 7. a) NO. OF TENAMENT : 07 NOS.
 b) SIZE OF TENAMENT : (75-100 SQM.) - 06 NOS. (100-200 SQM.) - 01NO.

PART-B

1. PROPOSED GROUND COVERAGE : 208.177 SQ.M. (53.68%)
 2. F.A.R. CONSUMED : 2.075
 3. TOTAL COVERED AREA : 929.338 SQ.M.
 4. TOTAL CAR PARKING AREA : 124.486 SQ.M.
 5. NO OF REQUIRED CAR PARKING SPACE : 08 NOS.
 6. NO OF PROVIDED CAR PARKING SPACE : 08 NOS. (COVERED)

STATEMENT OF AREA

a) AREA OF LAND (AS PER DEED) : 388.238 sq.m. (05 K. -12 CH. -39 SQ.FT)
 b) AREA OF LAND (AS PER PHYSICAL MEASUREMENT) : 387.804 sq.m.
 PERMISSIBLE F.A.R : 2.25
 PERMISSIBLE GROUND COVERAGE : 208.405 SQ.M. (53.74%)
 PROPOSED GROUND COVERAGE : 208.177 SQ.M. (53.68%)

PREMISES NO : 1/301 GARIAHAT ROAD, KOLKATA- 700 068, WARD NO.- 93, BOROUGH - X, P.S. - LAKE.
 ASSESSEE NO : 201930404135.
 NAME OF THE OWNER(S)/ APPLICANT : MR SATWIK VIVEK RUIA
 DIRECTOR / AUTHORISED SIGNATORY OF SWASTIC PROJECTS PRIVATE LIMITED
 CA OF NILOTPOL MITRA
 KRISHNAKOLI BOSE
 AREA OF LAND : (05 K. -12 CH. -39 SQ.FT) 388.238 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°30'13.8"N	88°21'58.1"E	6.0
B	22°30'14.0"N	88°21'58.5"E	6.0
C	22°30'14.6"N	88°21'58.4"E	6.0
D	22°30'14.7"N	88°21'57.9"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.

PROPOSED AREA :-

AREA	COVERED AREA	LIFT WELL	EFFECTIVE FLOOR AREA	STAIR WAY	LIFT LOBBY	NET FLOOR AREA
GR. FLOOR AREA	190.110 SQ.M	-	190.110 SQ.M	13.365 SQ.M	2.975 SQ.M	173.455 SQ.M
1ST FLOOR AREA	208.177 SQ.M	2.945 SQ.M	205.232 SQ.M	13.365 SQ.M	2.975 SQ.M	188.752 SQ.M
2ND FLOOR AREA	208.177 SQ.M	2.945 SQ.M	205.232 SQ.M	13.365 SQ.M	2.975 SQ.M	188.752 SQ.M
3RD FLOOR AREA	208.177 SQ.M	2.945 SQ.M	205.232 SQ.M	13.365 SQ.M	2.975 SQ.M	188.752 SQ.M
4TH FLOOR AREA	208.177 SQ.M	2.945 SQ.M	205.232 SQ.M	13.365 SQ.M	2.975 SQ.M	188.752 SQ.M
TOTAL FLOOR AREA	1022.818 SQ.M	11.780 SQ.M	1011.038SQ.M	66.825 SQ.M	14.875 SQ.M	929.338 SQ.M
TOTAL BUILT - UP AREA	= 929.338 SQ.M.					
BONUS FOR CAR PARKING	= 124.486 SQ.M.					
NET BUILT UP AREA (929.338-124.486)	= 804.852 SQ.M.					
PROPOSED F.A.R = (804.852 / 387.804)	= 2.075 < 2.25					

TENEMENTS & CAR PARKING CALCULATION :-

MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
A	97.882 SQ.M	14.193 SQ.M	112.08 SQ.M	3	3 NOS.
B	89.399 SQ.M	12.963 SQ.M	102.37 SQ.M	3	3 NOS.
C	187.280 SQ.M	27.156 SQ.M	214.45 SQ.M	1	2 NOS.

MERCANTILE RETAIL:-

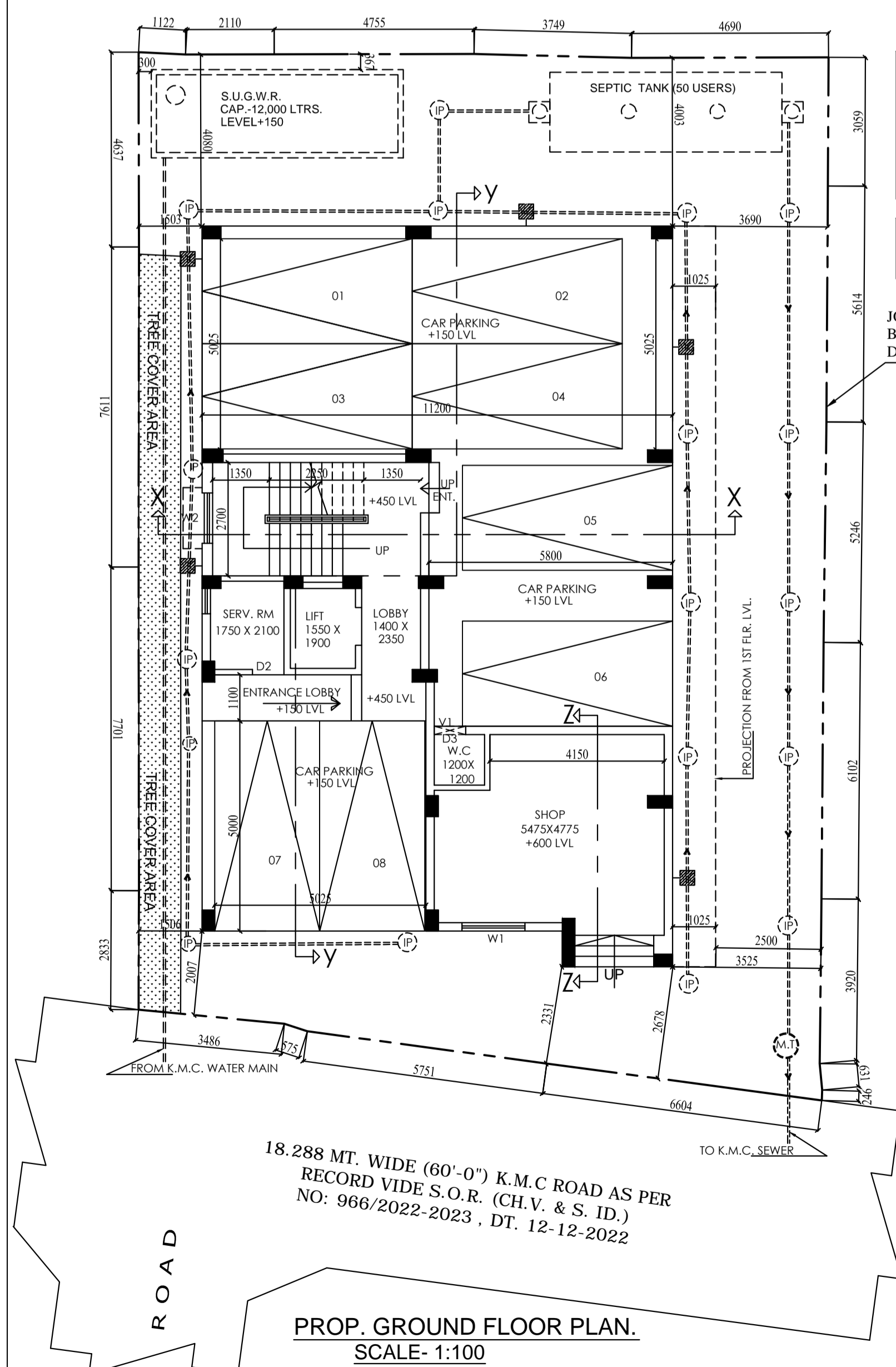
(i) SHOP BUILT-UP AREA :- 28.732SQ.M.
 (ii) SHOP CARPET AREA :- 23.543 SQ.M.
 TOTAL CAR PARKING REQUIRED :- 08 NOS. (COVERED)
 PROVIDED CAR PARKING :- 08 NOS. (COVERED)
 PERMISSIBLE AREA FOR PARKING :- 200 SQ.M (25X8)
 PROVIDED AREA OF PARKING :- 124.486 SQ.M
 TOTAL RESIDENTIAL AREA (EXCLD. SHOP AREA) :- 982.307 SQ.M
 COMMON AREA :- 108.698 SQ.M
 STAIR HEAD ROOM AREA :- 16.208 SQ.M
 LIFT SHAFT AREA :- 7.573 SQ.M
 OVER HEAD TANK AREA :- 11.344 SQ.M
 CUPBOARD AREA :- 19.467 SQ.M
 W.C. AREA AT ROOF :- 2.983 SQ.M
 TOTAL / ADDITIONAL FLOOR AREA FOR FEES :- (16.208+7.573+19.467+2.983) :- 46.211SQ.M
 TOTAL AREA FOR FEES :- (1011.038 + 46.211) :- 1057.249 SQ.M
 OPEN TERRACE AREA :- 208.177SQ.M
 ROOF STRUCTURE AREA :- (16.208+7.573+2.983) :- 26.744 SQ.M

CERTIFICATION OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAVE BEEN 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 M/S. GEO-TEST ENGINEERS PVT. LTD. 6A, MILAN PARK, KOLKATA-700084, TO BE SIGNED BY ALOK ROY G.T.E. (KMC) NO.1/11, CERTIFY THAT IT HAVE BEEN SAFE AND STABLE IN ALL RESPECT.

DECLARATION OF ARCHITECT:

I, **ANJAN UKIL**, CA/94/16721, DO HEREBY DECLARE 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 ADJOINING ROAD ARE CONFORM WITH THE PLAN. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THERE IS AN EX. STRUC. TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK. IT IS FULLY OCCUPIED BY THE OWNER. THERE IS NO TENENT. THE SITE WILL BE SUPERVISED BY ME.



NOTE:

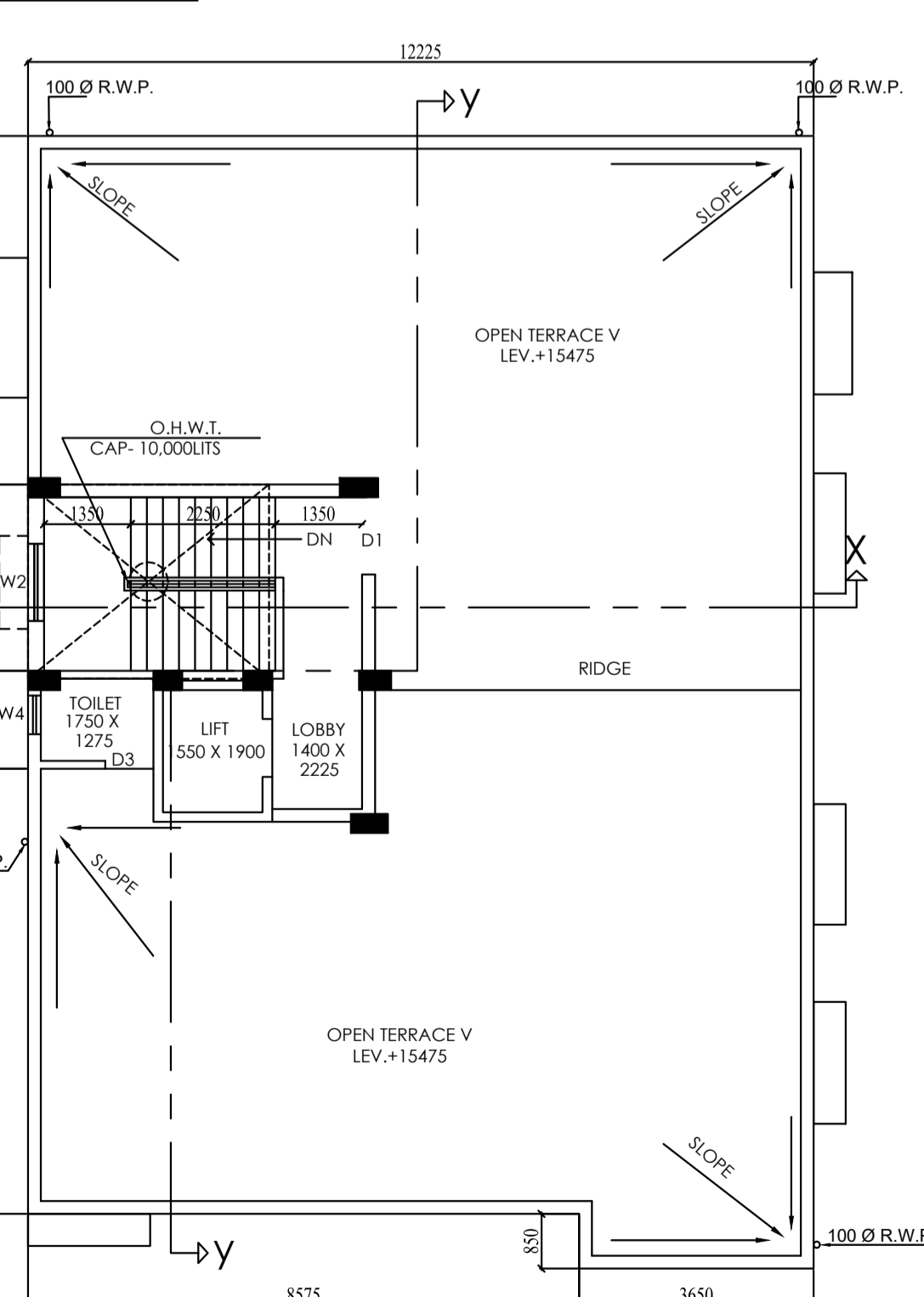
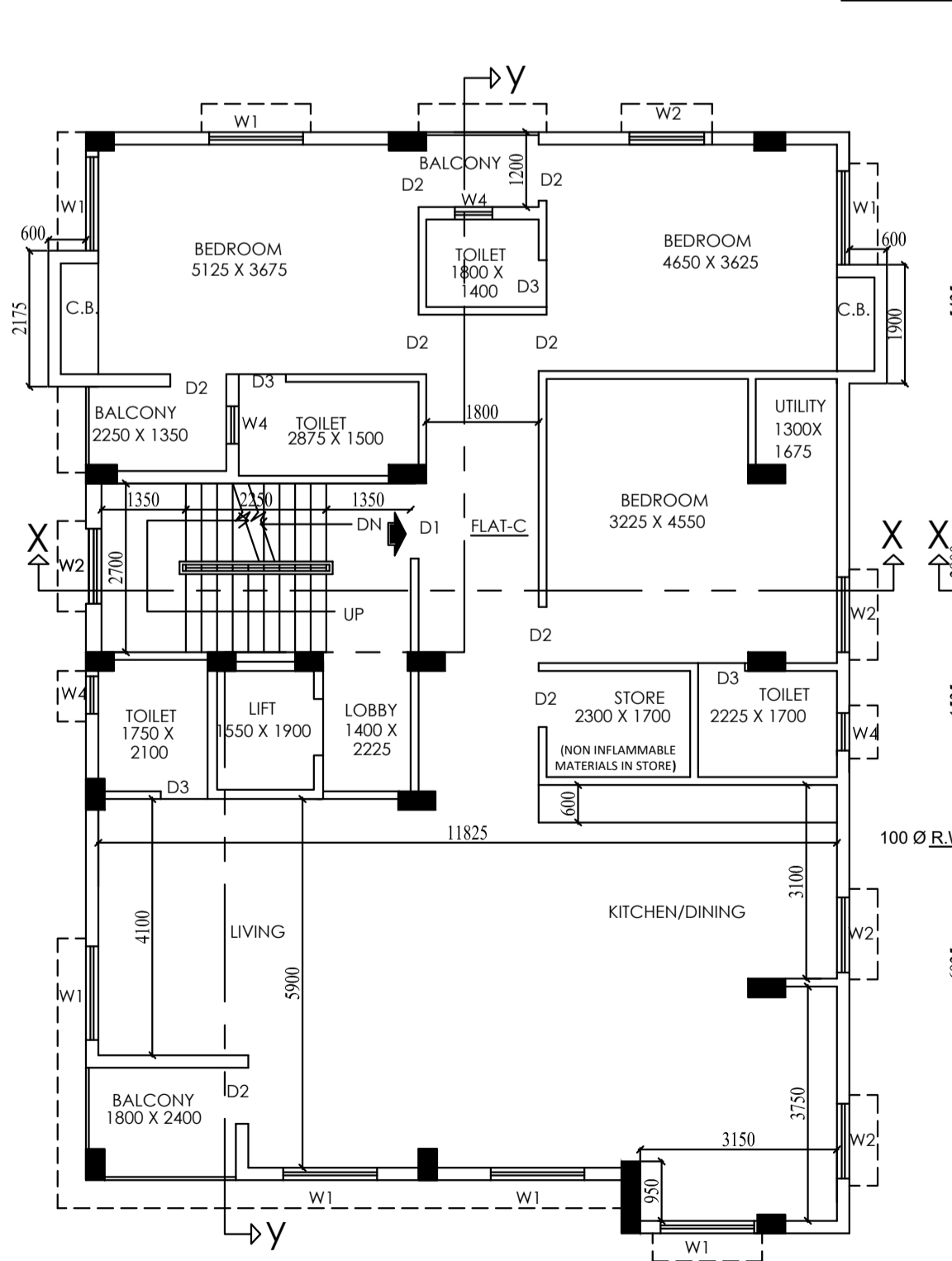
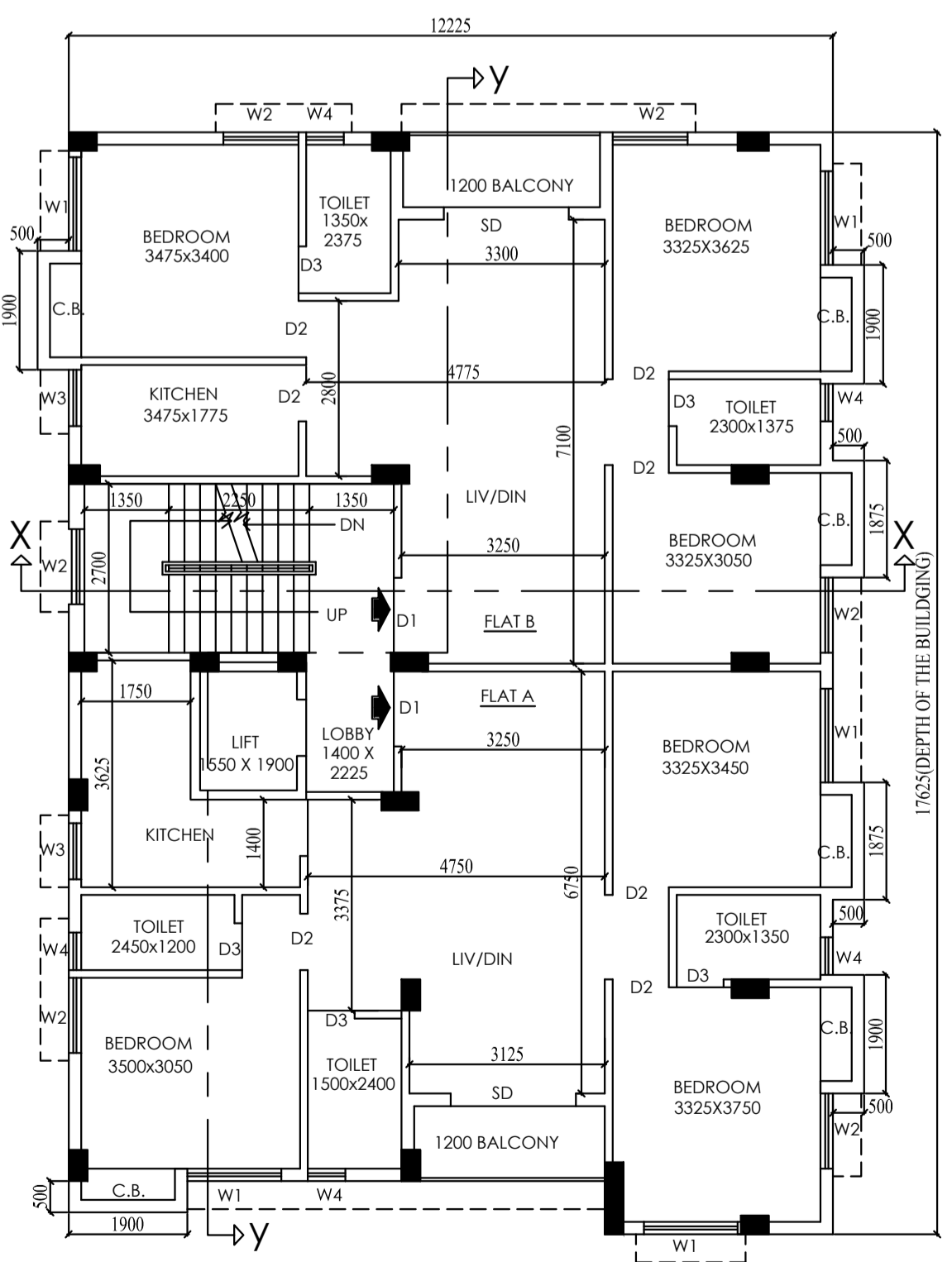
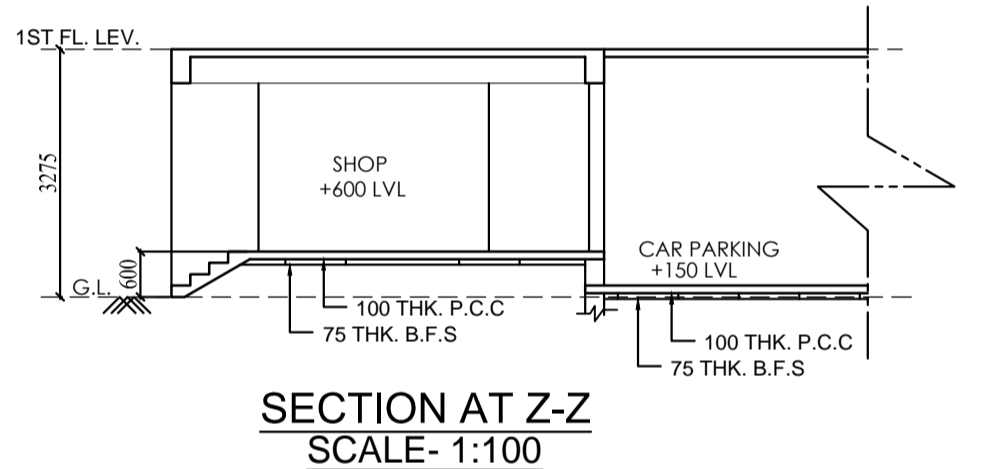
1. ALL PRECAUTIONARY MEASURE WILL BE TAKEN DURING DEMOLITION OF EXISTING. BLDG. CONSTRUCTION OF BLDG. SEPTIC TANK WATER RESERVOIR.

2. DEPTH OF THE S.U.G.W.R. SHOULD NOT EXCEED DEPTH OF THE FOUNDATION OF THE BUILDING / ADJOINING STRUCTURE

NOTE:

REQUIRED GREEN AREA= 9.009 SQM.(2.323%)
 PROVIDED GREEN AREA= 17.997 SQM.(4.641%)

JOINT OPEN SPACE RELAXED BY D.G BUILDING DATED: 19.07.2023



SCHEDULE OF DOORS & WINDOWS

MKD.	SIZE	SILL.	LINTEL.
D1	1200x2150	---	2150
D2	900x2150	---	2150
D3	750x2150	---	2150
SD	2000x2150	---	2150

MKD.	SIZE	SILL.	LINTEL.
W1	1500x1250	900	2150
W2	1200 X 1250	900	2150
W3	900 X 1050	1100	2150
W4	600x900	1250	2150
V1	750x350 (VENTILATIONS)	-	-

FLOOR	TOILET	KITCHEN	KIT/DIN	W.C.
GROUND FL.	-	-	-	1
1ST. FLOOR	5	2	-	-
2ND. FLOOR	5	2	-	-
3RD. FLOOR	5	2	-	-
4TH. FLOOR	4	-	1	-
ROOF	-	-	-	1

DECLARATION OF OWNER/ APPLICANT

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE ARCHITECT, E.S.E & G.T.E DURING CONSTRUCTION.

I SHALL FOLLOW THE INSTRUCTION OF ARCHITECT, E.S.E & 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. RESERVOIR WILL BE TAKEN UNDER THE GUIDANCE OF ARCHITECT / E.S.E BEFORE STARTING OF BUILDING FOUNDATION.

*DURING INSPECTION THE SITE WAS IDENTIFIED BY US.

*THERE IS NO COURT CASE PENDING AGAINST THIS PREMISES.

*THERE IS NO TENENT IN THE EXISTING BUILDING. IT IS FULLY OCCUPIED BY THE OWNER.

MR. SATWIK VIVEK RUIA
 DIRECTOR / AUTHORISED SIGNATORY OF SWASTIC PROJECTS PRIVATE LIMITED
 CA OF NILOTPOL MITRA
 KRISHNAKOLI BOSE
 NAME OF OWNER

GROUND FLOOR PLAN, TYPICAL (FIRST TO THIRD) FLOOR PLAN, FOURTH FLOOR PLAN, ROOF PLAN, FRONT ELEVATION & SECTIONS.

PROJECT.

PROPOSED G +IV (15.475 MT.) STORIED RESIDENTIAL BUILDING U/S 393A OF KMC ACT 1980, COMPLYING KMC BUILDING RULE 2009 AT PREMISES NO.- 1/301 GARIAHAT ROAD, KOLKATA- 700 068, WARD NO.- 93, BOROUGH - X, P.S. - LAKE.

JOB NO.	DRG. NO.	DATE	DEALT
1250	ARCH/CORP-01	09.08.2023	DIYA

North

SCALE -1:100

BUILDING PERMIT NO:- 2023100092 DATE: 17-AUG-2023
 VALID FOR 5 YEARS FROM DATE OF SANCTION.

Digital Signature of A.E(C)/Bldg/KMC Digital Signature of E.E(C)/Bldg/KMC

18.288 MT. WIDE (60'-0") K.M.C ROAD AS PER RECORD VIDE S.O.R. (CH.V. & S. ID.) NO: 966/2022-2023, DT. 12-12-2022