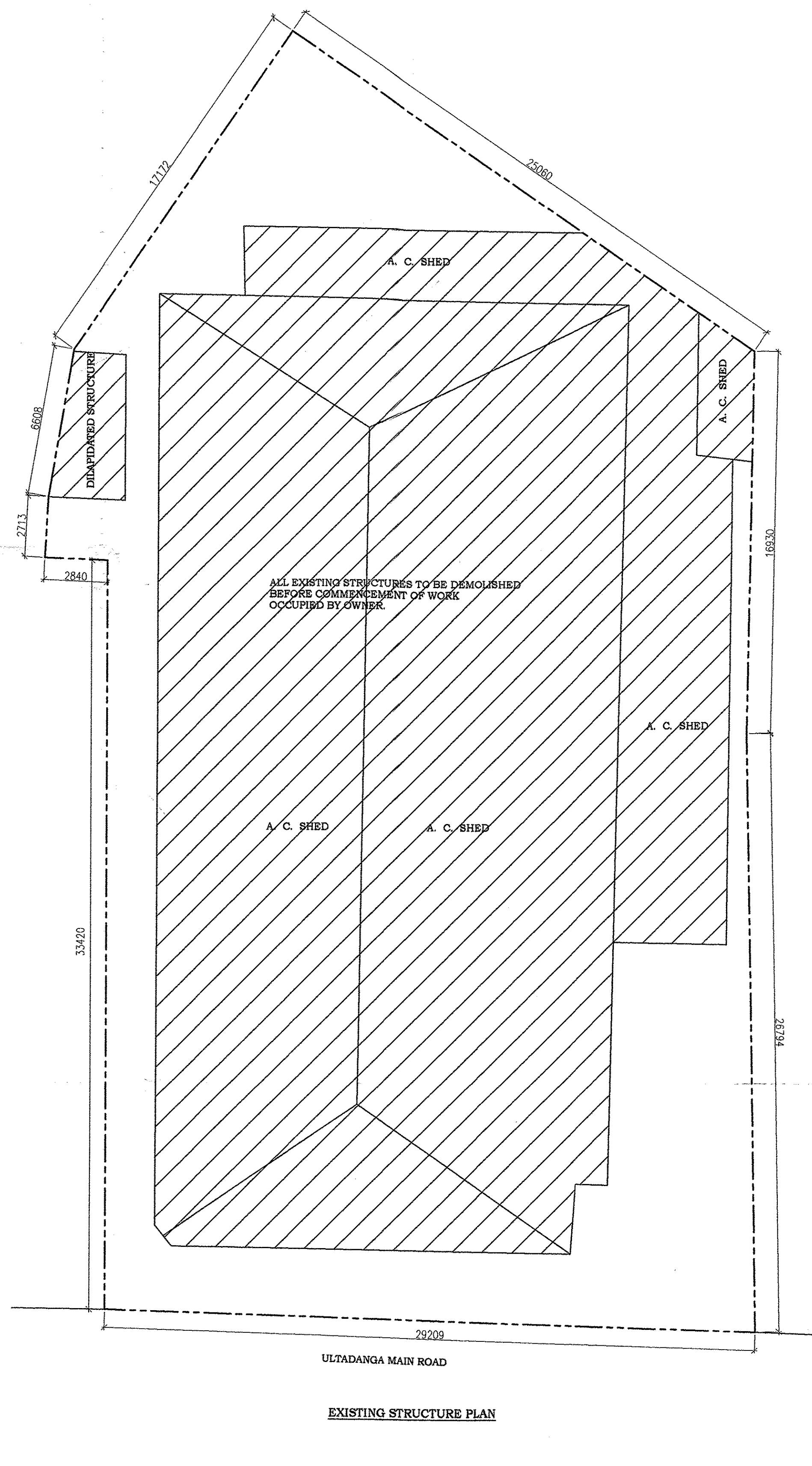
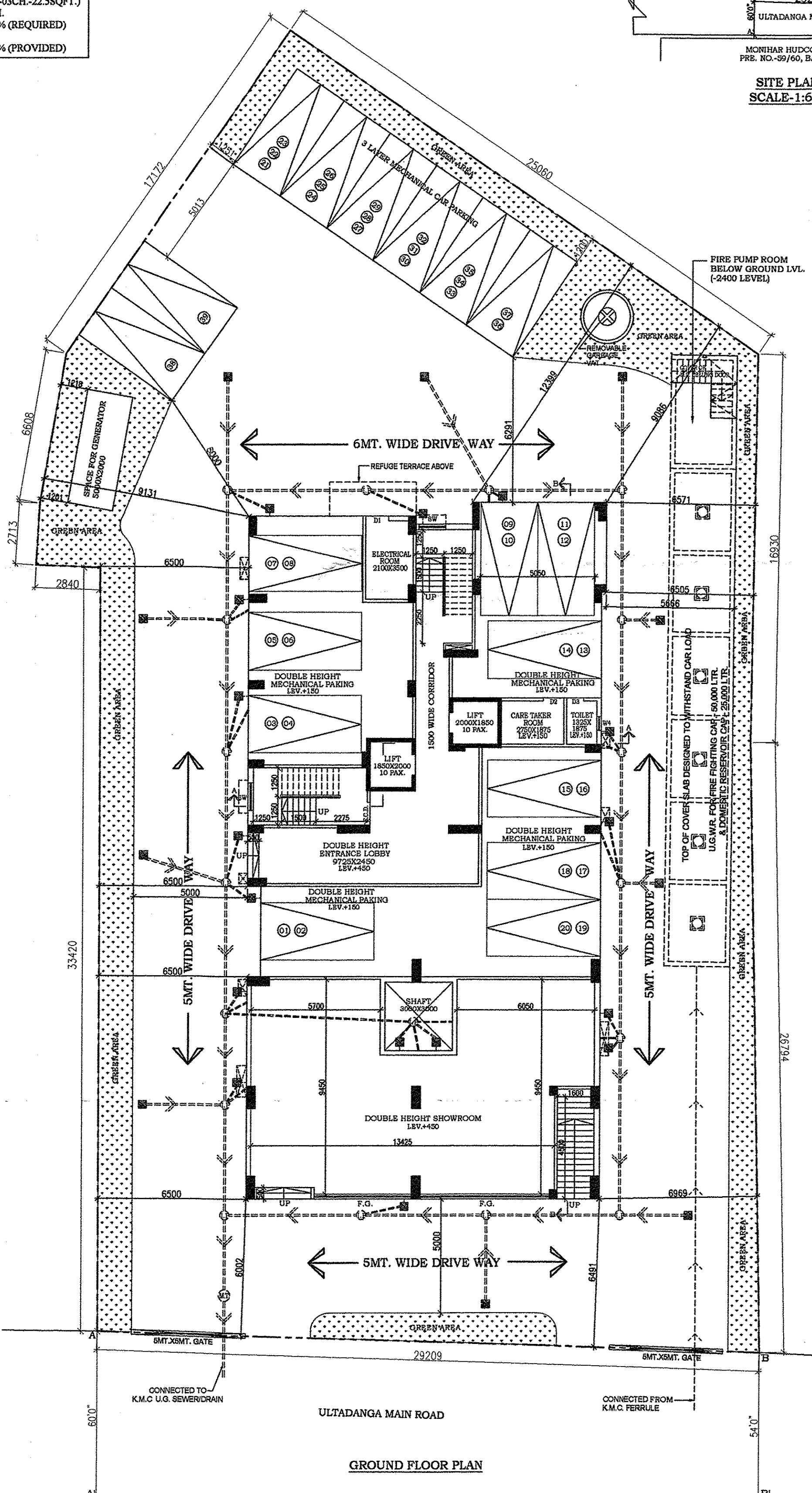


STATEMENT OF THE PLAN PROPOSAL - 2021030079

PART-A:

- ASSESSOR NO: 11023000058
- DETAIL OF REGISTERED DEED-1.
BEING NO: 2509 YEAR: 1938 PLACE: S.R.S DATE: 13.12.1938
BOOK NO: 1 VOL: NO: 39 PAGE NO: 171 TO 175
- DETAIL OF REGISTERED DEED-2.
BEING NO: 87 YEAR: 1943 PLACE: S.R.S DATE: 30.01.1943
BOOK NO: 1 VOL: NO: 06 PAGE NO: 289 TO 294
- DETAIL OF REGISTERED DEED-3.
BEING NO: 4245 YEAR: 1952 PLACE: R.CALCUTTA DATE: 13.12.1952
BOOK NO: 1 VOL: NO: 120 PAGE NO: 42 TO 47
- DETAIL OF REGISTERED DEED-4.
BEING NO: 2059 YEAR: 1971 PLACE: R.CALCUTTA DATE: 12.06.1971
BOOK NO: 1 VOL: NO: 27 PAGE NO: 286 TO 290
- DETAIL OF REGISTERED DEED-5.
BEING NO: 1504 YEAR: 1966 PLACE: S.R.S DATE: 05.08.1966
BOOK NO: 1 VOL: NO: 192 PAGE NO: 137 TO 143
- DETAIL OF REGISTERED DEED-6.
BEING NO: 2059 YEAR: 1971 PLACE: R.CALCUTTA DATE: 12.06.1971
BOOK NO: 1 VOL: NO: 27 PAGE NO: 179 TO 183
- DETAIL OF BOUNDARY DECLARATION.
BEING NO: 160303277 YEAR: 2021 PLACE: D.S.R.-III DATE: 22.04.2021
- DETAIL OF POWER OF ATTORNEY.
BEING NO: 168001998 YEAR: 2021 PLACE: D.S.R. ALIPURE DATE: 29.04.21
- AREA OF LAND: 1486.204 sqm. (01B-02K-03CH-22.58SQFT) (AS PER DEED)
- NO OF STOREY: G+IX
- NO. OF TENEMENTS: 30 NOS.
- SIZE OF TENEMENTS: a) 75 Sqm. TO 100 sqm. 14 NOS.
b) ABOVE 100 sqm. 16 NOS.

NOTE:-
LAND AREA= 1486.204 SQM. (01B-02K-03CH-22.58SQFT.)
REQUIRED GREEN AREA= 182.209 SQM.
PERCENTAGE OF GREEN AREA= 12.26% (REQUIRED)
PROVIDED GREEN AREA= 188.27 SQM.
PERCENTAGE OF GREEN AREA= 12.67% (PROVIDED)



PART-B:

- AREA OF LAND: (01B-02K-03CH-22.58SQFT) = 1486.204 SQM. (AS PER DEED)
- (i) PERMISSIBLE GROUND COVERAGE (50.00%) = 743.102 SQM.
(ii) PROPOSED GROUND COVERAGE (31.29%) = 464.965 SQM.
- PROPOSED HEIGHT= 36.240 SQM.

4. PROPOSED AREA :-

COVERED AREA	CUTOFF	CUTOFF	CUTOFF	STAIR	LIFT LOBBY	NET FLOOR AREA
GROUND FL.	468.190 SQ.M	25.000 SQ.M	42.760 SQ.M	6.000 SQ.M	429.430 SQ.M	
1ST FLOOR	459.190 SQ.M	0.264 SQ.M	7.400 SQ.M	25.000 SQ.M	6.000 SQ.M	281.857 SQ.M
2ND FLOOR	459.190 SQ.M	0.264 SQ.M	7.400 SQ.M	25.000 SQ.M	6.000 SQ.M	429.526 SQ.M
3RD FLOOR	459.190 SQ.M	0.264 SQ.M	7.400 SQ.M	25.000 SQ.M	6.000 SQ.M	429.526 SQ.M
4TH FLOOR	459.190 SQ.M	0.264 SQ.M	7.400 SQ.M	25.000 SQ.M	6.000 SQ.M	429.526 SQ.M
5TH FLOOR	459.190 SQ.M	0.264 SQ.M	7.400 SQ.M	25.000 SQ.M	6.000 SQ.M	429.526 SQ.M
6TH FLOOR	459.190 SQ.M	0.264 SQ.M	7.400 SQ.M	25.000 SQ.M	6.000 SQ.M	429.526 SQ.M
7TH FLOOR	459.190 SQ.M	0.264 SQ.M	7.400 SQ.M	25.000 SQ.M	6.000 SQ.M	429.526 SQ.M
8TH FLOOR	459.190 SQ.M	0.264 SQ.M	7.400 SQ.M	25.000 SQ.M	6.000 SQ.M	429.526 SQ.M
9TH FLOOR	459.190 SQ.M	0.264 SQ.M	7.400 SQ.M	25.000 SQ.M	6.000 SQ.M	429.526 SQ.M
TOTAL	4444.833 SQ.M	2.276 SQ.M	66.000 SQ.M	287.760 SQ.M	60.000 SQ.M	3918.466 SQ.M

5. TENEMENTS & CAR PARKING CALCULATION :-

RESIDENTIAL:

MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ALLOCATED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
A	75.285 SQ.M	12.701 SQ.M	91.985 SQ.M	7	7 NOS.
B	85.370 SQ.M	13.675 SQ.M	99.043 SQ.M	7	7 NOS.
C	119.525 SQ.M	19.169 SQ.M	138.884 SQ.M	8	8 NOS.
D	125.195 SQ.M	20.585 SQ.M	145.280 SQ.M	1	1 NOS.
				23	23 NOS.

6. BUSINESS:-

- OFFICE BUILTUP AREA = 267.578 SQM.
- OFFICE CARPET AREA = 240.201 SQM. / REQUIRED PARKING= 4 NOS.
- MERCANTILE RETAIL:-
- SHOWROOM BUILTUP AREA = 133.767 SQM.
- SHOWROOM CARPET AREA = 122.786 SQM. / REQUIRED PARKING= 3 NOS.
- TOTAL REQUIRED CAR PARKING = 30 NOS.
- TOTAL PROVIDED CAR PARKING = 39 NOS. (COVERED=20NOS.&OPEN=19NOS)
- PERMISSIBLE AREA FOR PARKING :- 250 SQ.M.
- PROVIDED AREA OF PARKING :- 210.823 SQ.M.
- PERMISSIBLE F.A.R = 2.5
- PROPOSED F.A.R = 3918.860-210.823 / 1486.204 = 2.49<2.5
- TERRACE AREA = 303.125 SQ.M.
- STAIR HEAD ROOM AREA = 33.75 SQ.M.
- LIFT ROOM AREA = 25.313 SQ.M.
- OVER HEAD TANK AREA = 27.500 SQ.M.
- W.C. AREA AT ROOF = 2.890 SQ.M.
- AREA OF CUP-BEARD = 39.600 SQ.M.
- OTHER AREA ONLY FOR FEES = (257.760+60.000+33.720) = 351.480 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. SUNIT KUMAR BOSE G.T.E. K.M.C. NO.-1/12, BOSE ENGINEERS 53, PURNA CHANDRA MITRA LANE, KOLKATA-700035. STRUCTURAL DESIGN AND DRAWINGS WILL BE SUBMITTED FOR APPROVAL AT PLINTH LEVEL OF CONSTRUCTION. PRESENTLY THE SITE IS FULLY COVERED BY EXISTING STRUCTURE AND SOIL TESTING IS NOT POSSIBLE.

(SANJIB GUHA E.S.R.-[188/16])
NAME OF STRUCTURAL REVIEWER

(DR. SUJIT KUMAR BOSE G.T.E-1/12) (CHANDI PROSAD KHANRA E.S.E-1/2)
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 EXISTING ROAD IS CONFORM WITH THE PLAN. THERE 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

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 GUIDENCE OF LBA/BBE BEFORE STARTING OF BUILDING FOUNDATION.

JAY S. KAMDAR
(AS CONSTITUTED ATTORNEY FOR 1.SRI. ARINDAM DHAR, 2.SMT. SIBANI DHAR, 3.SMT. GAYATRI MUKHERJEE, 4.SMT. MATREYES DHAR, 5.SRI. DIHA NATHI DHAR, 6.SRI. SANKAR NATH DHAR, 7.SRI. ALOKE NATH DHAR, 8.SRI. SAUBENRA NATH DHAR, 9.SRI. SAMIR KUMAR DHAR, 10.SMT. APARNA DHAR, 11.SMT. SUPARNA SEN, 12.SRI. INDIRA NATH DHAR, 13.SMT. BHITHIKA BORAL, 14.SMT. SHYAMALI MULLICK, 15.SMT. NINA MALLIK, 16.SMT. GITA DHAR, 17.SRI. SAMAR DHAR, 18.SRI. SANJOY DHAR, 19.SRI. SUBHENDU DHAR, 20.SRI. DURGA CHARAN DHAR.)

NAME OF OWNER

GROUND FLOOR PLAN, EXISTING STRUCTURE PLAN, SITE PLAN, LOCATION PLAN & FIRE & DOMESTIC UNDER GROUND WATER RESERVOIR PLAN & SECTION.

PROJECT:
PROPOSED G+IX STORED (HT.-36.240MT.) RESIDENTIAL BUILDING US 595 A OF K.M.C. ACT 1980 AND BUILDING RULE 2009 - 92, BIDHAN NAGAR ROAD, KOLKATA - 700067, WARD NO.-032, BOROUGH NO.-III, P.S.- ULTADANGA.

JOB NO.	DRG. NO.	DATE	DEALT
1156	ARCH/CORP-01	21.05.22	AVIK

SCALE: 1:100, 1:200, 1:600, 1:4000

B.P. NO: 2022030030

DATE: 28/06/2022

VALID UP TO: 27/06/2027

SANTA DUTTA Digitally signed by SANTANU DUTTA Date: 2022.06.28 15:46:10 +05'30'

ANJAN UKIL architect

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