

MKD	SIZE	SILL	LINTEL	MKD	SIZE	SILL	LINTEL
D	1500x2150	---	2150	W1	1800x1800	350	2150
D1	1050x2150	---	2150	W2	1500x1250	900	2150
D2	900x2150	---	2150	W3	1200x1250	900	2150
D3	750x2150	---	2150	W4	1000x1250	900	2150
D4	1800x2150	---	2150	KW	900x1000	1150	2150
D5	1725x2150	---	2150	W5	600x900	1250	2150
GLASS DOOR	1900x2150	---	2150	W*	900x1250	900	2150
				V1	1800x350	-	-
				V2	600x350	-	-
				LV	750x350	-	-

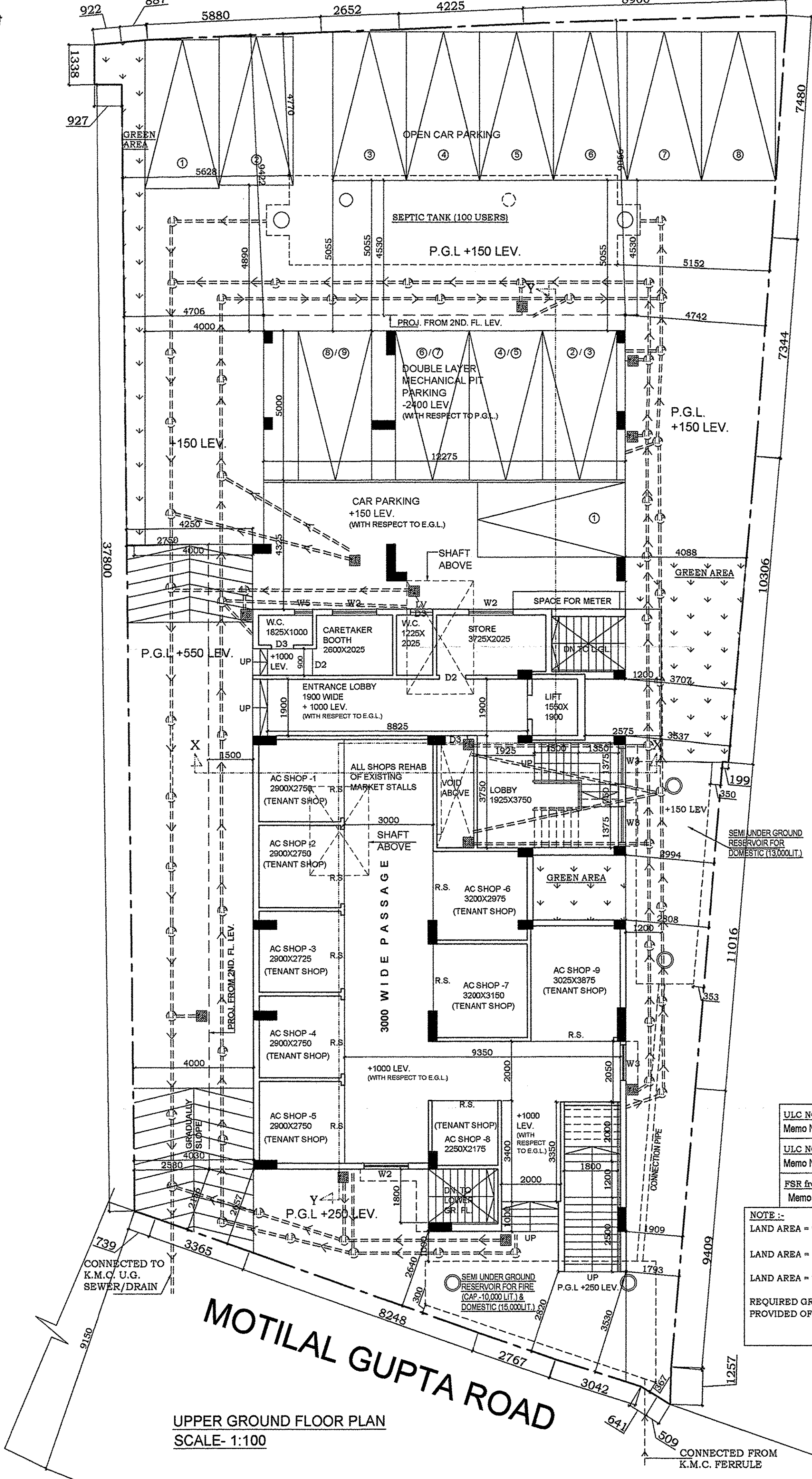
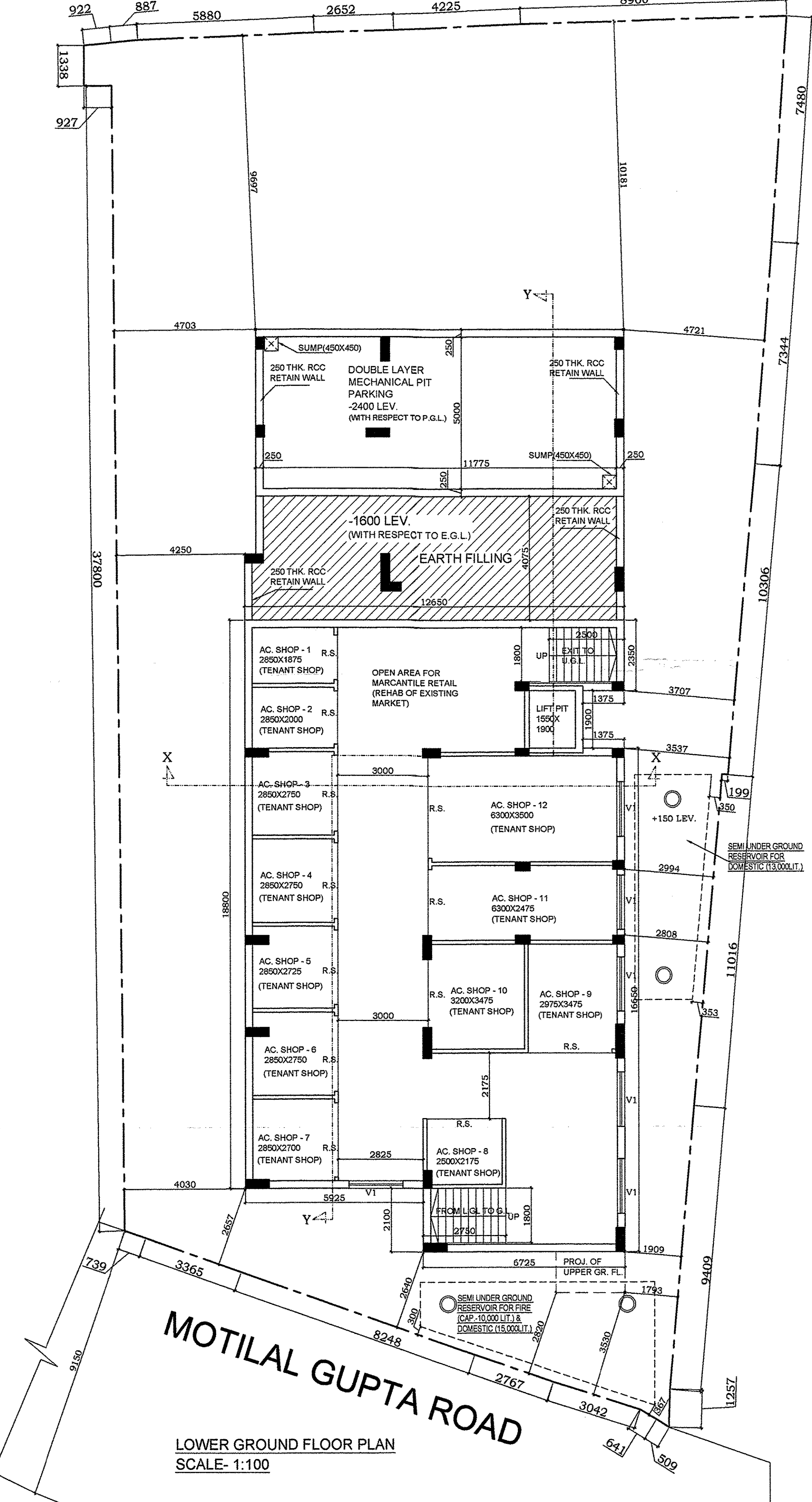
STATEMENT OF THE PLAN PROPOSAL PART-A:	
1. ASSESSE NO: 411220802892	
2. DETAIL OF REGISTERED DEED:	
a) BOOK NO: I VOL. NO: 37	PAGE NO: 467 TO 473
b) BOOK NO: II VOL. NO: 276	PAGE NO: 82 TO 92
c) YEAR: 1988	PLACE: S.R. SOUTH 24 PARGANAS, BEHALA
d) YEAR: 1987	PLACE: S.R. ALIPORE, SOUTH 24 PARGANAS
e) YEAR: 1993	PLACE: S.R. SOUTH 24 PARGANAS
f) YEAR: 1998	PLACE: S.R. SOUTH 24 PARGANAS, ALIPORE
g) YEAR: 2011	PLACE: A.R.A.-I, KOLKATA
h) YEAR: 2009	PLACE: D.S.R.-II, SOUTH 24 PARGANAS
i) YEAR: 1988	DATE: 18/11/88
j) YEAR: 1991	DATE: 03/09/87
k) YEAR: 2006	DATE: 10/03/93
l) YEAR: 1990	DATE: 23/02/98
m) YEAR: 1993	DATE: 16/09/2011
n) YEAR: 1993	DATE: 18/08/2009

3. DETAIL OF REGISTERED DEED OF GIFT:	
a) BOOK NO: I VOL. NO: 1630-2021	PAGE NO: 54336 TO 54373
b) BOOK NO: I VOL. NO: 1630-2021	PAGE NO: 54336 TO 54373
c) YEAR: 2021	DATE: 24/03/2021
d) YEAR: 2020	DATE: 18/02/2020
e) YEAR: 1991	DATE: 23/09/1991
f) YEAR: 1992	DATE: 05/02/92
g) YEAR: 2006	DATE: 01/03/2007
h) YEAR: 1990	DATE: 12/10/1990
i) YEAR: 1993	DATE: 01/12/1993
j) YEAR: 1993	DATE: 10/03/1993

4. DETAIL OF REGISTERED DEED OF PARTITION:	
a) BOOK NO: I VOL. NO: 1607-2021	PAGE NO: 38068 TO 38351
b) YEAR: 2021	DATE: 21/01/2021
5. DETAIL OF REGISTERED BOUNDARY DECLARATION:	
a) BOOK NO: I VOL. NO: 1602-2022	PAGE NO: 95304 TO 95332
b) YEAR: 2022	DATE: 07/03/2022
6. DETAIL OF REGISTERED DEED OF DEVELOPMENT AGREEMENT TOGETHER WITH DEVELOPMENT POWER OF ATTORNEY:	
a) BOOK NO: I VOL. NO: 1604-2022	PAGE NO: 20668 TO 20989
b) YEAR: 2022	DATE: 20/01/2022
7. DETAIL OF REGISTERED UNDERTAKING FOR TENANT:	
a) BOOK NO: I VOL. NO: 1602-2022	PAGE NO: 180826 TO 180846
b) YEAR: 2022	DATE: 13/04/2022

5. a) LAND AREA = 909.192 SQ.M. (13K. -09CH. -21.55SQ.FT) (AS PER DEED)	
LAND AREA = 881.664 SQ.M. (13K. -02CH. -40.23SQ.FT) (AS PER BOUNDARY DECLARATION)	
LAND AREA = 797.66 SQ.M. (11K. -14CH. -36SQ.FT) (AS PER U.L.C.)	
b) NO. OF STOREY: 2G + IV	
c) NO. OF TENEMENT: 12 NOS.	
d) SIZE OF TENEMENT: 75-100 SQ.M. 09 NOS.	
ABOVE 100 SQ.M. 03 NOS.	
PART-B:	
1. PROPOSED GROUND COVERAGE	: 394.823 SQ.M. (49.498%)
2. F.A.R. CONSUMED	: 2.179
3. TOTAL COVERED AREA (INCL. EXP. AREA)	: 1945.576 SQ.M.
4. TOTAL CAR PARKING AREA	: 112.992 SQ.M.
5. NO OF CAR PARKING PROVIDED	: 17 NOS.
6. NO OF CAR PARKING PROVIDED	: 17 NOS.
7. PROPOSED HEIGHT	: 15.475 MT.
STATEMENT OF AREA	
LAND AREA = 909.192 SQ.M. (13K. -09CH. -21.55SQ.FT) (AS PER DEED)	
LAND AREA = 881.664 SQ.M. (13K. -02CH. -40.23SQ.FT) (AS PER BOUNDARY DECLARATION)	
LAND AREA = 797.66 SQ.M. (11K. -14CH. -36SQ.FT) (AS PER U.L.C.)	

NOTE:-
1. THE DEPTH OF THE U.G. WATER RESERVOIR SHALL NOT EXCEED THE DEPTH OF THE FOUNDATION OF THE BUILDING.
2. ALL PRECAUTIONS SHALL BE TAKEN DURING DEMOLITION OF EXISTING BUILDING AND THE CONSTRUCTION OF THE BUILDING & U.G.W.R.



PERMISSIBLE F.A.R. : 2.25					
PERMISSIBLE GROUND COVERAGE	: 398.830 SQ.M. (50.00%)				
PROPOSED GROUND COVERAGE	: 394.823 SQ.M. (49.498%)				
PROPOSED AREA :-					
COVERED AREA	248.330 SQ.M.				
OUT-GOING AREA	248.330 SQ.M.				
LIFT WELL	2.945 SQ.M.				
STAIR CUT	2.945 SQ.M.				
EFFECTIVE FLOOR AREA	248.330 SQ.M.				
STAIR WAY	2.945 SQ.M.				
LIFT LOBBY	2.945 SQ.M.				
NET FLOOR AREA	248.330 SQ.M.				
UPPER GR. FL. AREA	354.277 SQ.M.				
1ST FLOOR AREA	360.884 SQ.M.				
2ND FLOOR AREA	322.443 SQ.M.				
3RD FLOOR AREA	307.129 SQ.M.				
4TH FLOOR AREA	322.443 SQ.M.				
TOTAL FLOOR AREA	2054.450 SQ.M.				
TOTAL COVERED AREA (EXCLUDING EXEMPTED AREA)	= 1850.876 SQ.M.				
CAR PARKING AREA	= 112.992 SQ.M.				
NET BUILT UP AREA FOR F.A.R. (1850.876-112.992)	= 1737.884 SQ.M.				
PROPOSED F.A.R. = (1737.884/797.66)	= 2.179				
TENEMENTS & CAR PARKING CALCULATION :-					
MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
A/E/I	68.545 SQ.M.	15.890 SQ.M.	84.435 SQ.M.	3	4 NOS.
B/F/J	77.594 SQ.M.	17.988 SQ.M.	95.582 SQ.M.	3	
C/G/K	65.537 SQ.M.	15.193 SQ.M.	80.730 SQ.M.	3	
D/L	83.985 SQ.M.	19.470 SQ.M.	103.455 SQ.M.	2	2 NOS.
H	88.671 SQ.M.	20.556 SQ.M.	109.227 SQ.M.	1	1 NO.

MARCANTILE RETAIL:-	
(i) SHOP BUILT-UP AREA	: 734.210 SQ.M.
(ii) SHOP CARPET AREA	: (114.637+268.906) = 383.543 SQ.M.
CAR PARKING REQUIRED FOR SHOP	: 10 NOS.
TOTAL CAR PARKING PROVIDED	: (7+10) = 17 NOS.
PROVIDED CAR PARKING	: 01 NOS. (TWO TIER COVERED AT GROUND FLOOR)
	: 01 NOS. COVERED AT GROUND FLOOR
	: 06 NOS. OPEN PARKING
TOTAL CAR PARKING PROVIDED	: (4+2)+1+6 = 17 NOS.
PERMISSIBLE AREA FOR PARKING	: 125 SQ.M. (25X5)
PROVIDED AREA OF PARKING	: 112.992 SQ.M.
STAIR HEAD ROOM AREA	: 20.600 SQ.M.
LIFT MACHINE ROOM AREA	: 8.116 SQ.M.
FIRE PUMP ROOM AREA	: 4.714 SQ.M.
OVER HEAD TANK AREA	: (20.600+8.086) = 28.686 SQ.M.
CUPBOARD AREA	: (6.189X3) = 18.567 SQ.M.
OPEN TERRACE-III AREA	: 50.578 SQ.M.
OPEN TERRACE-IV AREA	: 4.686 SQ.M.
OPEN TERRACE-V AREA	: 339.538 SQ.M.
TOTAL	: 344.822 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 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.

(DR. SUJIT KUMAR BOSE G.T.E.- 1/12)
NAME OF GEOTECHNICAL ENGINEER
(CHANDI PROSAD KHANRA)
(E.S.E-1/2)
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. THE SITE CONDITION INCLUDING THE ABUTTING ROAD WIDTH IS VARIES 9.150 m TO 9.730 m. 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, AND IT IS OCCUPIED BY THE OWNER & TENANT.

ANJAN UKIL
CA/94/16721
NAME OF ARCHITECT

DECLARATION OF OWNER/ APPLICANT
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 S.U.G.W. RESERVOIR WILL BE TAKEN UNDER THE GUIDANCE OF L.B.A / E.S.E BEFORE STARTING OF BUILDING FOUNDATION. THERE IS AN EXISTING STRUCTURE TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK. THE LAND IS TENANTED DURING INSPECTION PLOT WAS IDENTIFIED BY US.

MR. TUSHAR S. KAMDAR
(DIRECTOR OF M/S SHANKARA CONSTRUCTION PRIVATE LIMITED)
CONSTITUTED ATTORNEY OF SANJAY DEY & 51 OTHERS
NAME OF OWNER

LOWER GROUND FLOOR PLAN, UPPER GROUND FLOOR PLAN.
PROJECT:
PROPOSED 2G + IV (15.475 MT.) STORIED RESIDENTIAL BUILDING U/S 393 A OF KMC ACT 1980, COMPLYING KMC BUILDING RULE 2009 (AMENDED) AT PREMISES NO.- 409, MOTILAL GUPTA ROAD, KOLKATA-700082, WARD NO.-122, BOROUGH - XIII, P.S.- HARIDIEVPUR.
UNDER KOLKATA MUNICIPAL CORPORATION.

JOB NO.	DRG. NO.	DATE	DEALT
1181	ARCH/999/CORP-01	28.07.2022	DIPAN

U/LC NOC (PREVIOUS)
Memo No. -801/U/LC/Alipore/2022 DATED 25.02.2022
U/LC NOC (REVISED)
Memo No. -1403/U/LC/Alipore/2023 DATED 03.05.2023
FSR from WBFS
Memo No. -FSR/0225186228700867 DATED 07.10.2022

NOTE:-
LAND AREA = 909.192 SQ.M. (13K. -09CH. -21.55SQ.FT) (AS PER DEED)
LAND AREA = 881.664 SQ.M. (13K. -02CH. -40.23SQ.FT) (AS PER BOUNDARY DECLARATION)
LAND AREA = 797.66 SQ.M. (11K. -14CH. -36SQ.FT) (AS PER U.L.C.)
REQUIRED GREEN AREA = 39.037 SQ.M. (4.894%)
PROVIDED OF GREEN AREA = (13.333+19.629+6.851) = 40.113 SQ.M. (5.016%)

M.B.C RESOLUTION VIDE ITEM NO- 292/22-23, MEETING NO- 608 MEETING DATE- 22.12.2022
B.P. NO:-2023130058 DATED:-16.06.2023 VALID UPTO :- 15.06.2028

ATISH RANJAN MANNA
DIGITAL SIG. OF A.E.
DIGITAL SIG. OF A.E.
DIGITAL SIG. OF A.E.
SHEET-1