



STATEMENT OF THE PLAN CASE NO. 2022020054			
PART A:			
1) ASSESSEE NO.	110111600417		
2) DETAILS OF REGISTERED DOC :			
TYPE	BOOK NO. (VOL. NO. PAGE FROM TO BEING NO.)	REG. AT	DATE & YEAR
DEED 1	I 1902-2017/11488-111544/190203113	A.R.A. - II KOL	23/09/2017
DEED 2	I 1902-2017/11547-111591/190203114	A.R.A. - II KOL	23/09/2017
BOUNDARY DEC.	I 1902-2021/168800-168819/190202974	A.R.A. - II KOL	10/09/2021
3. a) AREA OF LAND : 626.908 Sqm. (09K-05CH-43.016 SFT)			
b) NO OF STOREY : G+IV			
c) NO OF TENEMENTS : 14 NOS.			
d) SIZE OF TENEMENTS : 50 to 75 Sqm. 06 NOS OF TENEMENT. 75 to 100 Sqm. 02 NOS OF TENEMENT. ABOVE 100 Sqm. 06 NOS OF TENEMENT.			
PART B:			
1. AREA OF LAND AS PER TITLE DEED (09K-05CH-49 SQ FT)= 626.908 SQM.			
2. AS PER BOUNDARY DECLARATION (09K-05CH-43.016 SQ FT)= 626.908 SQM.			
3. PERMISSIBLE GROUND COVERAGE (50.00%)= 313.454 SQM.			
4. PROPOSED GROUND COVERAGE (49.968%)= 313.253 SQM.			
5. PROPOSED HEIGHT = 15.475 MT. 6. ROAD WIDTH= 8.839 MT.			
TYPE	TOTAL AREA	DUCT	LIFT WELL
GR FLOOR	246.970 SQM		
1ST FLOOR	246.970 SQM		
2ND FLOOR	113.263 SQM		
3RD FLOOR	313.263 SQM		
4TH FLOOR	313.263 SQM		
TOTAL	1030.429 SQM		
7. TENEMENTS & CAR PARKING CALCULATION -			
FLAT	TENEMENT SIZE	PROPORTIONAL LOADING AREA	ACTUAL TENEMENT AREA
A	110.454 SQM	17.783 SQM	128.237 SQM
B	135.060 SQM	21.745 SQM	156.865 SQM
C	62.524 SQM	10.866 SQM	72.89 SQM
D	62.525 SQM	10.023 SQM	72.278 SQM
E	75.657 SQM	12.181 SQM	87.838 SQM
F	75.656 SQM	12.181 SQM	87.837 SQM
8. TOTAL REQUIRED CAR PARKING - 06 NOS.			
9. TOTAL PROVIDED CAR PARKING - 12 NOS. (COVERED)			
10. PROVIDED AREA OF PARKING - 206.470 SQM.			
11. PERMISSIBLE F.A.R. = 2.00			
12. PROPOSED F.A.R. = (1373.439 - 150) / 626.905 = 1.952 < 2.00			
13. STAIR HEAD ROOM AREA - 17.800 SQM.			
14. LIFT MACHINE ROOM AREA - 10.100 SQM.			
15. OVER HEAD TANK AREA - 4.899 SQM.			
16. CUP BOARD - = 32.552 SQM.			
17. ROOF TERRACE (G+IV) = 313.253 SQM.			
18. ROOF STRUCTURE = 30.002 SQM + 11.030 OF ROOF AREA (10x18 SQM)			
19. OTHER AREA ONLY FOR FEES = 115.00 (LIFT LOBBY) + 64.125 (STAIR LOBBY) = 179.125 SQM			
20. PERMISSIBLE TREE COVERED AREA = 23.029 SQM. (3.673%)			
PROPOSED TREE COVERED AREA = 23.886 SQM. (3.807%)			
NOTES:			
1. ALL DIMENSIONS ARE IN MM.			
2. RCC FRAMED STRUCTURE.			
3. SCALE: 1:100 (UNLESS OTHERWISE MENTIONED).			
4. 200 MM THK. EXTERNAL 125 MM THK. INTERNAL WALLS WITH 1:4 CEMENT MORTAR JOINTS.			
CERTIFICATE OF GEO-TECHNICAL ENGINEER			
UNDERSIGNED HAS INSPECTED THE SITE, CARRIED OUT THE SOIL INVESTIGATION THEREIN. IT IS CERTIFIED THAT THE EXISTING SOIL OF THE SITE IS ABLE TO CARRY THE LOAD COMING FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM PROPOSED THEREIN IS SAFE AND STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.			
NAME OF THE GEO-TECHNICAL ENGINEER			
MR. SUBHANKAR ROY (M.E. (C.E.))			
CERTIFICATE OF STRUCTURAL ENGINEER			
THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER N.B.C. OF INDIA AND BASIS OF SOIL INVESTIGATION REPORT BY SUBHANKAR ROY CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT.			
NAME OF THE STRUCTURAL ENGINEER			
MITA SAHA (E.S.E. - 92/1) M.I.E.M.E. (STRUCTURE) C.E.			
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 ADJUTING ROAD IS 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.			
NAME OF THE ARCHITECT			
AMITAV BISWAS (CA / 2010 / 47702)			
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 REMOVE THE SANCTION PLAN. THE CONSTRUCTION OF U.G.W.R. TAKEN UNDER THE GUIDANCE OF L.B.A/E.S.E BEFORE STARTING OF BUILDING FOUNDATION.			
NAME OF THE OWNER(S)			
PUNJRAJ BADD DIRECTOR OF KIC RESOURCES LIMITED			
TITLE:			
GROUND, FIRST TO FOURTH FLOOR & ROOF PLAN, FRONT ELEVATION, SECTION A-A & B-B.			
PROJECT:			
PROPOSED G+IV STORIED RESIDENTIAL BUILDING OF HEIGHT 15.475M. AT PREMISES NO. -5A, RAJA RAJ KRISHNA STREET, P.S.-BURTOLLA, KOL-06, WARD NO-11, BOROUGH -II COMPLYING K.M.C. BUILDING RULES 2009 UNDER SECTION 393A OF K.M.C. ACT 1980 WITHIN THE KOLKATA MUNICIPAL CORPORATION			
PROJECT ARCHITECT			
PRAKALPA			
145, NANI GOPAL ROY CHOWDHURY AVENUE, Mezzanine & 2nd floor, KOLKATA - 700 014 T: 033 64507757. WEB SITE : www.pralpa.in E-MAIL : prkalpa.arch@gmail.com			
DRAWN BY : KRISHNA SARDAR			
CHECKED BY : AMITAV BISWAS			
APPROVED BY :			
SCALE = 1:100 (U.O.M)			
DATE : 20.06.2022			
SUBMISSION DRAWING			
DRAWING NO.			
REVISION NO. -R0			
B.P. NO.- 2022020054		VALID UP TO :- 12/12/2027	
DATED:- 13/12/2022		THIS PLAN PROPOSAL HAS BEEN APPROVED FOR SANCTION AS PER RESOLUTION OF MBC MEETING NO. 605 VIDE ITEM NO. 244 OF 2022 TO 2023, DT. 07.11.2022.	
DIGITAL SIGNATURE OF SANCTIONING AUTHORITY			
SIGNATURE OF A.E. (C)/Bldg./Br.-II		SIGNATURE OF E.E.(C)/Bldg./Br.-II	

EXISTING GROUND FLOOR PLAN SCALE-1:100

GROUND FLOOR PLAN

B.P. NO.- 2022020054  
 DATED:- 13/12/2022  
 THIS PLAN PROPOSAL HAS BEEN APPROVED FOR SANCTION AS PER RESOLUTION OF MBC MEETING NO. 605 VIDE ITEM NO. 244 OF 2022 TO 2023, DT. 07.11.2022.

BUILDING(G+4)  
 PRE.NO.- 153/2B A.P.C. ROAD  
 RANGANA THEATRE  
 PRE.NO.- 153/2A A.P.C. ROAD

BUILDING(G+4)  
 PRE.NO.- 153/2B A.P.C. ROAD  
 RANGANA THEATRE  
 PRE.NO.- 153/2A A.P.C. ROAD