

NOTE:-
LAND AREA= 511.52 SQM. (07K-10CH-16SQFT.)
REQUIRED GREEN AREA= 16.317 SQM.
PERCENTAGE OF GREEN AREA= 3.19% (REQUIRED)
PROVIDED GREEN AREA= 26.618 SQM.
PERCENTAGE OF GREEN AREA= 5.20% (PROVIDED)

DOOR WINDOW SCHEDULE					
TYPE	WIDTH	HT.	TYPE	WIDTH	HT.
D1	1200	2150	W1	2400	1250
D2	900	2150	W2	1800	1250
D3	750	2150	W3	1200	1250
DW	4000	2150	W4	900	1250
DW	2050	2150	W5	600	950
			KW	900	1100
			SW	900	1250
			SW1	600	1250

STATEMENT OF THE PLAN PROPOSAL

PART-A:
1. ASSESSE NO: 110690802077
2. DETAIL OF REGISTERED DEED-1.
BOOK NO: 1 VOL. NO: PAGE NO: 1 TO 27
BEING NO: 190104996 YEAR: 2003 PLACE: A.R.A-1 KOLKATA
3. DETAIL OF REGISTERED DEED-2.
BOOK NO: 1 VOL. NO: 1603-2016 PAGE NO: 110612 TO 110629
BEING NO: 160303608 YEAR: 2016 PLACE: D.S.R-III (S) 24 P.G.S DATE: 03.08.16
4. DETAIL OF REGISTERED DEED-3.
BOOK NO: 1 VOL. NO: 1630-2021 PAGE NO: 30955 TO 30982
BEING NO: 163000716 YEAR: 2021 PLACE: D.S.R-V ALIPORE DATE: 24.02.21
5. DETAIL OF REGISTERED POWER OF ATTORNEY.
BOOK NO: 1 VOL. NO: 1603-2021 PAGE NO: 140786 TO 140803
BEING NO: 160394116 YEAR: 2021 PLACE: D.S.R-III (S) 24 P.G.S DATE: 22.07.21
6. DETAIL OF REGISTERED BOUNDARY DECLARATION.
BOOK NO: 1 VOL. NO: 1603-2021 PAGE NO: 117461 TO 117474
BEING NO: 160303532 YEAR: 2021 PLACE: D.S.R-III (S) 24 P.G.S DATE: 13.05.2021
7. DETAIL OF REGISTERED COMMON PASSAGE DECLARATION.
BOOK NO: 1 VOL. NO: 1630-2022 PAGE NO: 51044 TO 51062
BEING NO: 163000984 YEAR: 2022 PLACE: D.S.R-V ALIPORE (S) 24 P.G.S DATE: 25.02.2022

PART-B:
1. PROPOSED GROUND COVERAGE : 255.643 SQM.
2. PROPOSED F.A.R. : 1.874
3. TOTAL COVERED AREA : 1261.046 SQM.
4. TOTAL CAR PARKING AREA : 214.505 SQM.
5. NO. OF REQUIRED CAR PARKING SPACE : 09 NOS.
6. NO. OF PROVIDED CAR PARKING SPACE : 10 NOS.

STATEMENT OF AREA:
AREA OF LAND:- (07K-10CH-37SQFT.) = 513.471 SQM.(AS PER DEED)
AREA OF LAND:- (07K-10CH-16SQFT.) = 511.52 SQM.(AS PER PHYSICAL)
PERMISSIBLE F.A.R. = 2.25
PERMISSIBLE GROUND COVERAGE (50.00%)= 255.760 SQM.
PROPOSED GROUND COVERAGE (49.98%)= 255.643 SQM.
PROPOSED HEIGHT= 15.475 SQM.

PROPOSED AREA :-					
COVERED AREA	CUTOUT (LIFT WELLS)	CUTOUT (CORSPRGL)	EFFECTIVE AREA	STAIR	LIFT LOBBY
GROUND FL 255.643 SQM	-	255.643 SQM	15.000 SQM	2.599 SQM	238.044 SQM
1ST FLOOR 255.643 SQM	2.850 SQM	-	252.793 SQM	15.000 SQM	2.599 SQM
2ND FLOOR 255.643 SQM	2.850 SQM	-	252.793 SQM	15.000 SQM	2.599 SQM
3RD FLOOR 255.643 SQM	2.850 SQM	5.769 SQM	247.024 SQM	15.000 SQM	2.599 SQM
4TH FLOOR 255.643 SQM	2.850 SQM	-	252.793 SQM	15.000 SQM	2.599 SQM
TOTAL 1278.215 SQM	11.400 SQM	5.769 SQM	1261.046 SQM	75.000 SQM	1173.051 SQM
TOTAL AREA = 1173.051 SQM.					
BONUS FOR CAR PARKING = 214.505 SQM.(ACTUAL PARKING AREA)					
NET AREA (1173.051+214.505) = 958.546 SQM.					
PROPOSED F.A.R. (958.546/511.52) = 1.874					

TENEMENTS & CAR PARKING CALCULATION :-					
MARGED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ALLOC	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
A	232.846 SQ M	30.419 SQ M	261.265 SQ M	2	4 NOS.
B	459.923 SQ M	60.085 SQ M	520.008 SQ M	3	5 NOS.

RESIDENTIAL AREA = 1261.046 SQM.
CAR PARKING REQUIRED = 09 NOS.
CAR PARKING PROVIDED = 10 NOS.
PERMISSIBLE AREA FOR PARKING = (25X9)= 225 SQM.
PROVIDED AREA FOR PARKING = 214.505 SQM.
COMMON AREA = 120.923 SQM.
TOTAL ADDITIONAL FLOOR AREA FOR FEES = 43.947 SQM.
STAIR HEAD ROOM AREA = 18.813 SQM.
LIFT ROOM AREA = 6.958 SQM.
OVER HEAD TANK AREA = 10.500 SQM.
AREA OF CUP-BOARD = 15.200 SQM.
W.C. AREA AT ROOF = 2.976 SQM.
TOTAL AREA OF FEES = 1304.993 SQM.
OPEN TERRACE AREA = 255.643 SQM.
ROOF STRUCTURE AREA = 28.747 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 ALOK ROY G.T.E. (KMC) NO.1/11 GEOTEST ENGINEERS PVT. LTD. 6A, MILAN PARK, KOLKATA-700084, CERTIFY THAT IT WILL BE SAFE AND STABLE IN ALL RESPECT.

(ALOK ROY G.T.E. - 1/11)
NAME OF GEOTECHNICAL ENGINEER
(CHANDI PROSAD KHANRA E.S.E-1/2)
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 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 HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, I SHALL ENGAGE L.B.A & ESE 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/EBE BEFORE STARTING OF BUILDING FOUNDATION.

SWASTIC VIDRIK REALTY PRIVATE LIMITED
(C.A. OF INDIRA SARKAR & AVIJIT SARKAR)
NAME OF OWNER

GROUND FLOOR PLAN, FIRST TO FOURTH FLOOR PLAN, ROOF PLAN, SECTION-AA&BB, POINT ELEVATION.

PROJECT.
PROPOSED G+IV STORIED (HT.-15.475MT.) RESIDENTIAL BUILDING U/S 393 A OF K.M.C. ACT 1980 AND BUILDING RULE 2009 AT- 55/3C, BALLYGUNGE CIRCULAR ROAD, KOLKATA- 700019, WARD NO.-69, BOROUGH NO.-VIII, P.S.- BALLYGUNGE.

JOB NO.	DRG. NO.	DATE	DEALT
1168	ARCH/CORP-02	19.04.22	AVIK

 

SCALE: 1:100 B.P. NO.: 2022080042
DATE: 25/06/2022 VALID UP TO: 24/06/2027

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

