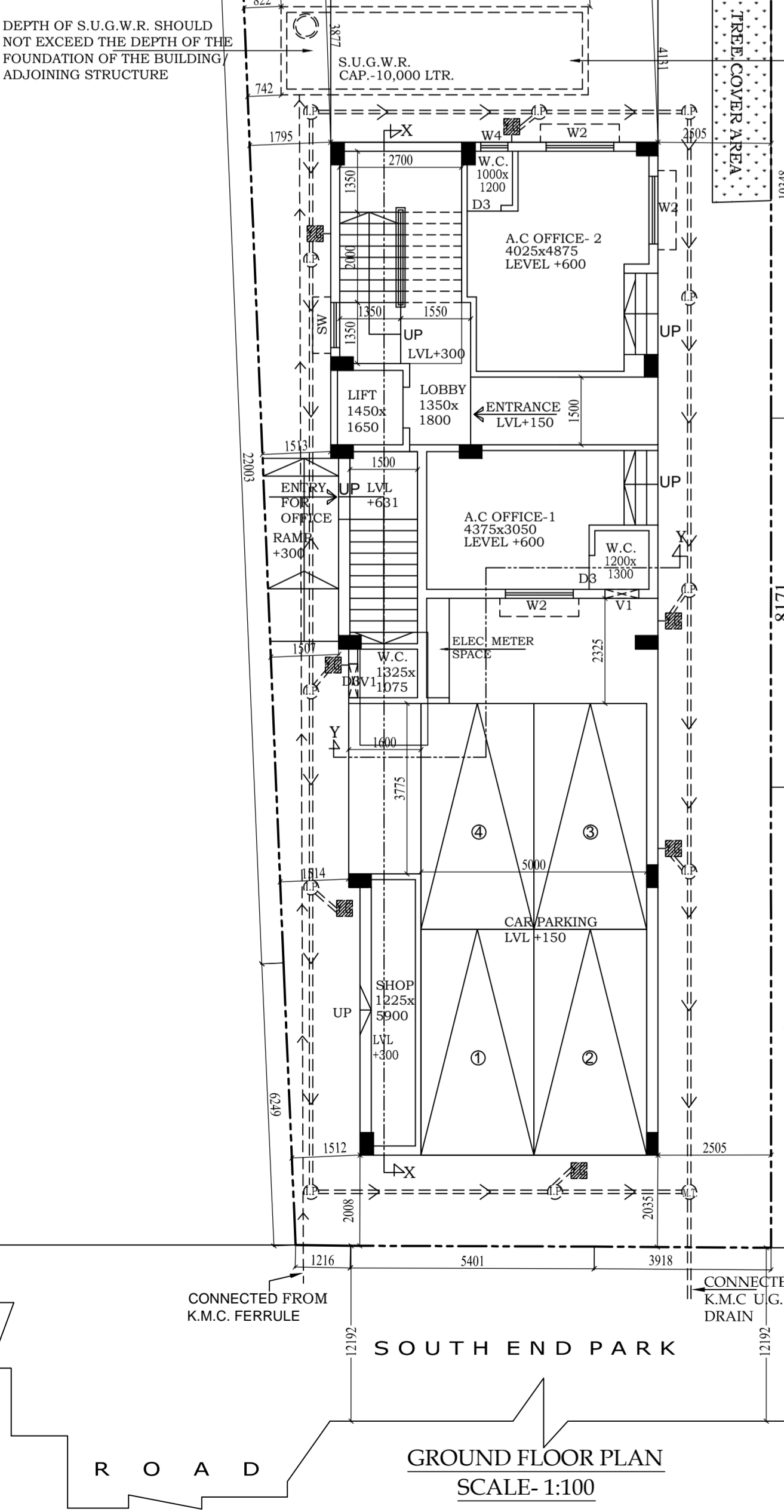


FRONT SIDE ELEVATION
SCALE-1:100

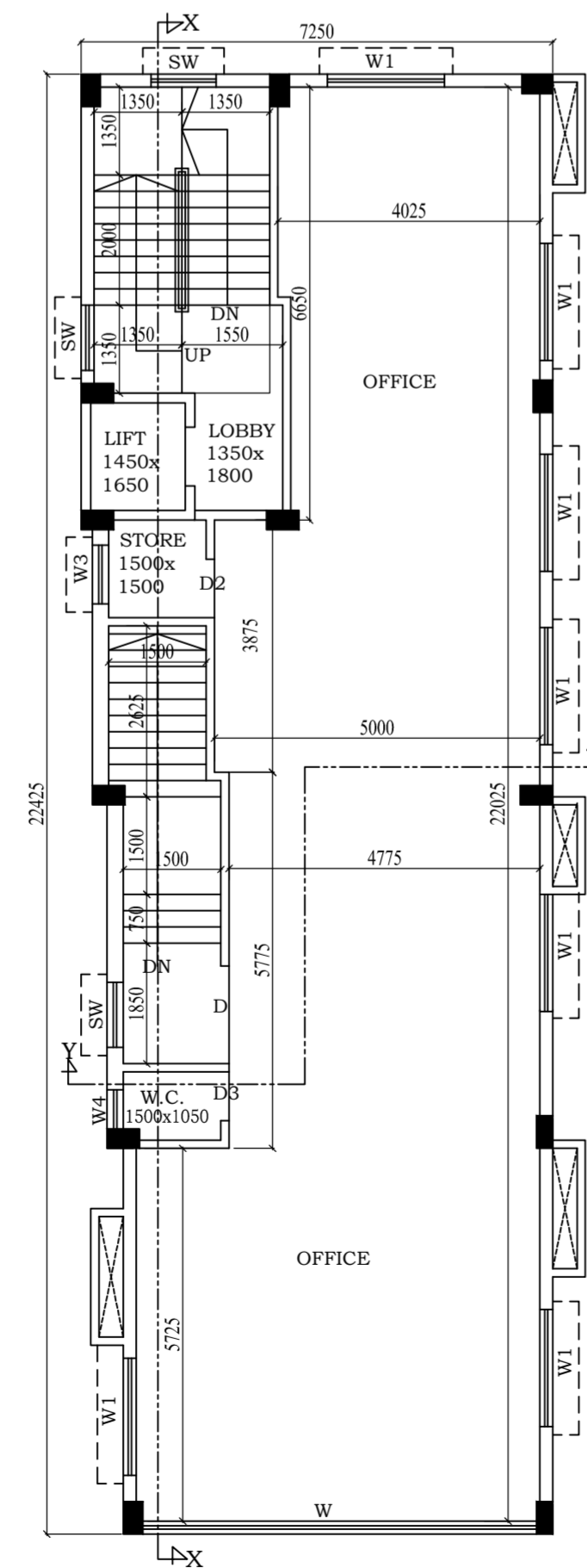
SECTION - XX
SCALE - 1:100

SECTION - YY
SCALE - 1:100

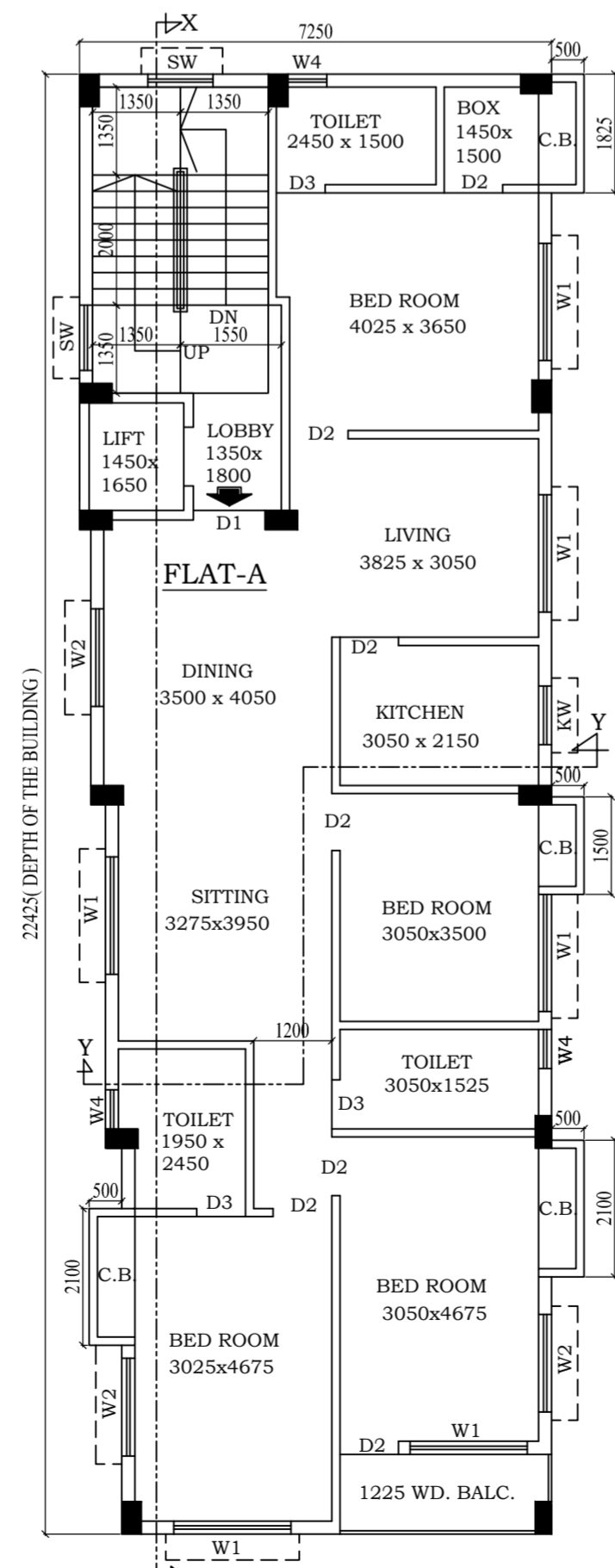
AVG. BACK CALCULATION :-
AREA=29.022 sq.m
AVG. BACK MARGIN =
(29.022/7250) = 4.003



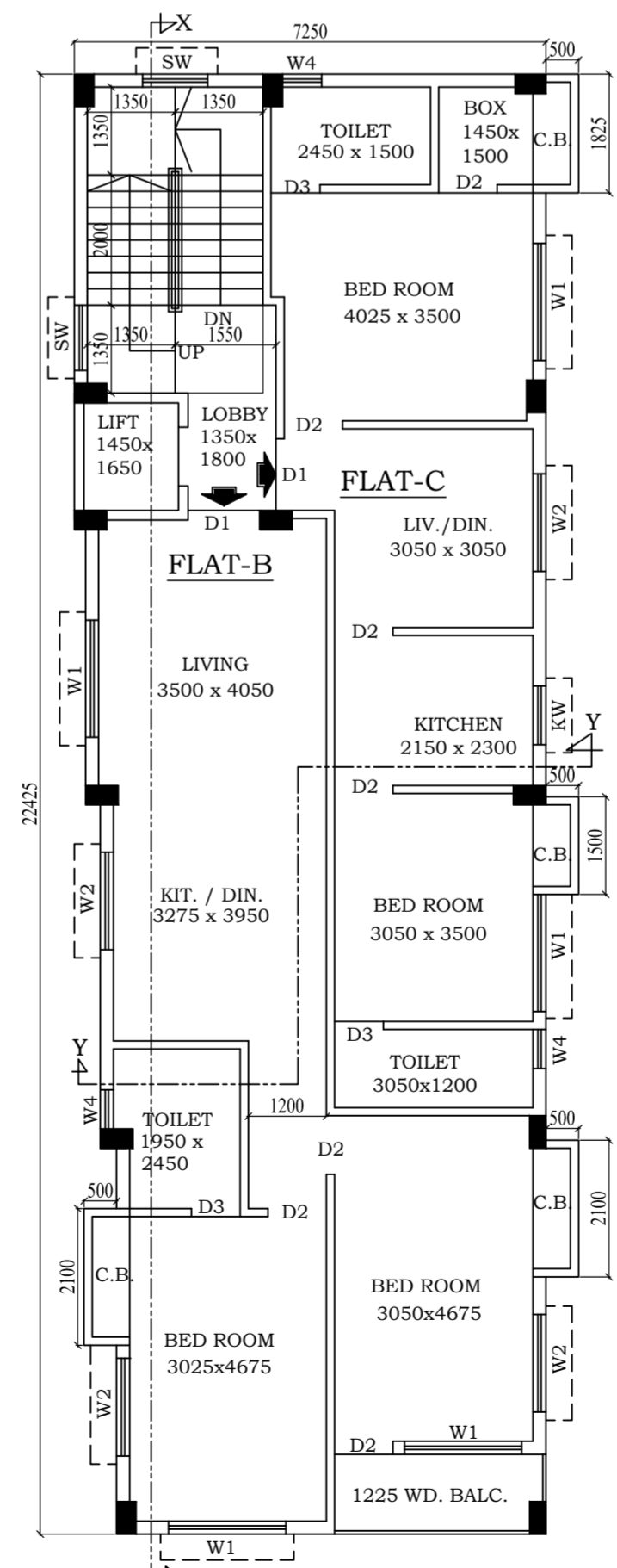
GROUND FLOOR PLAN
SCALE-1:100



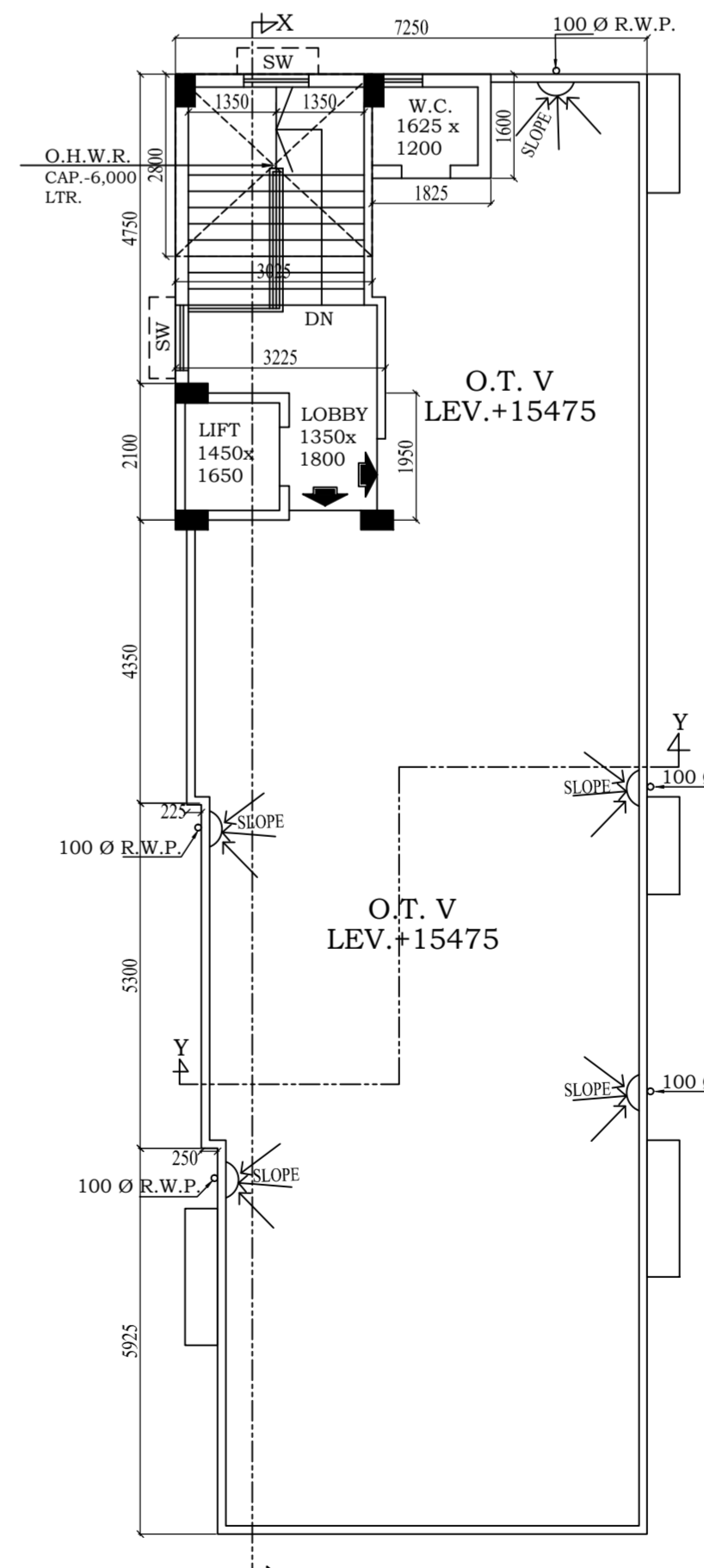
FIRST FLOOR PLAN
SCALE-1:100



TYPICAL (2ND & 3RD) FLOOR PLAN
SCALE-1:100



FOURTH FLOOR PLAN
SCALE-1:100



ROOF PLAN
SCALE-1:100

STATEMENT OF THE PLAN PROPOSAL

A.

- ASSEESSE NO: 110902501230.
- DETAIL OF REGISTERED DEED (I):
BOOK NO: I VOL. NO: 137 PAGE NO: 82 TO 95 BEING NO: 4215
YEAR: 1969 PLACE: D.S.R. ALIPORE. DATE: 03/11/1969
- DETAIL OF REGISTERED DEED (II):
BOOK NO: I VOL. NO: 134 PAGE NO: 134 TO 146 BEING NO: 4217
YEAR: 1969 PLACE: D.S.R. ALIPORE. DATE: 03/11/1969
- DETAIL OF REGISTERED DEED (III):
BOOK NO: I VOL. NO: 288 PAGE NO: 95 TO 104 BEING NO: 7365
YEAR: 1974 PLACE: REGISTERED OF ASSURANCE SEALDAH DATE: 07/12/1974
- DETAIL OF POWER OF ATTORNEY:
BOOK NO: I VOL. NO: 1604-2022 PAGE NO: 368820 TO 368835 BEING NO: 160412039
YEAR: 2022 PLACE: D.S.R-IV, SOUTH 24 P.G.S DATE: 03/11/2022
- DETAIL OF BOUNDARY DECLARATION:
BOOK NO: I VOL. NO: 1604-2023 PAGE NO: 16133 TO 16146 BEING NO: 160400445
YEAR: 2023 PLACE: D.S.R-IV, SOUTH 24 P.G.S DATE: 16/01/2023
- a) AREA OF LAND (AS PER DEED): 313.638 SQ.M. (04K. -11CH. -01SQ.FT)
(AS PER PHYSICAL MEASUREMENT): 316.732 SQ.M.
- b) NO. OF STOREY: G + IV
- a) NO. OF TENEMENT: 04 NOS.
- b) SIZE OF TENEMENT: (50-75 SQ.M.) - 01 NOS, (75-100 SQ.M.) - 01 NOS, (100-200 SQ.M.) - 2 NOS.

PART-B:

- PROPOSED GROUND COVERAGE: 155.881 SQ.M (49.701%)
- F.A.R. CONSUMED: 1.938
- TOTAL COVERED AREA: 677.141 SQ.M
- TOTAL CAR PARKING AREA: 69.293 SQ.M
- NO OF REQUIRED CAR PARKING SPACE: 04 NOS.
- NO OF PROVIDED CAR PARKING SPACE: 04 NOS. (COVERED)
- PROPOSED HEIGHT: 15.475 MT.

STATEMENT OF AREA

LAND AREA = 313.638 SQ.M. (04K. -11CH. -01 SQ.FT) (AS PER DEED)
= 316.732 SQ.M. (AS PER PHYSICAL MEASUREMENT)

PERMISSIBLE F.A.R.: 2.25
PERMISSIBLE GROUND COVERAGE: 176.302 SQ.M (56.212%)

PROPOSED GROUND COVERAGE: 155.881 SQ.M (49.701%)

PROPOSED AREA :-

COVERED AREA	LIFT WELL	CUT-OUT	EFFECTIVE FLOOR AREA	STAR WAY	LIFT LOBBY	NET FLOOR AREA
GROUND FLOOR AREA	155.881 SQ.M	-	155.881 SQ.M	(12.880x767) +22.427 SQ.M	2430 SQ.M	130.994 SQ.M
1ST FLOOR AREA	155.881 SQ.M	2392 SQ.M	146.16 SQ.M	12.680 SQ.M	2430 SQ.M	131.04 SQ.M
2ND FLOOR AREA	155.881 SQ.M	2392 SQ.M	153.489 SQ.M	12.680 SQ.M	2430 SQ.M	138.369 SQ.M
3RD FLOOR AREA	155.881 SQ.M	2392 SQ.M	153.489 SQ.M	12.680 SQ.M	2430 SQ.M	138.369 SQ.M
4TH FLOOR AREA	155.881 SQ.M	2392 SQ.M	153.489 SQ.M	12.680 SQ.M	2430 SQ.M	138.369 SQ.M
TOTAL FLOOR AREA	779.405 SQ.M	9568 SQ.M	762.508 SQ.M	73.217 SQ.M	12.15 SQ.M	677.141 SQ.M
TOTAL BUILT-UP AREA						677.141 SQ.M
BONUS FOR CAR PARKING						69.293 SQ.M
NET BUILT UP AREA						607.848 SQ.M
PROPOSED F.A.R. =						1.938

SCHEDULE OF DOORS & WINDOWS

MKD	SIZE	SILL	LINTEL	MKD	SIZE	SILL	LINTEL
D	1500x2150	---	2150	W	6050x1800	350	2150
D1	1100x2150	---	2150	W1	1800x1800	350	2150
D2	900x2150	---	2150	W2	1500x1250	900	2150
D3	750x2150	---	2150	W3	900x1000	1150	2150
				W4	600x900	1250	2150
				KW	900x1000	1150	2150
				SW	1000x1250	900	2150
				V1	750x350	-	-
					(VENTILATION)	-	-

NOTE:-
REQUIRED GREEN AREA= 5.388 SQ.M (1.701%)
PROVIDED GREEN AREA= 7.184 SQ.M. (2.290%)

TENEMENTS & CAR PARKING CALCULATION :-

MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO OF TENEMENT	REQUIRED CAR PARKING
A	135.768 SQ.M	35.541 SQ.M	169.309 SQ.M	2	2 NO.
B	76.601 SQ.M	18.920 SQ.M	95.521 SQ.M	1	1
C	59.166 SQ.M	14.617 SQ.M	73.783 SQ.M	1	1

RESIDENTIAL AREA = 577.275 SQ.M. REQUIRED CAR PARKING = 02 NO.

BUSINESS:-

(i) OFFICE BUILT-UP AREA :- (18.105 +22.290+7.971+128.439)= 176.805 SQ.M.
(ii) OFFICE CARPET AREA :- (13.897+ 17.709+ 115.082)= 146.688 SQ.M.
REQUIRED CAR PARKING :- 02 NO.

MERCANTILE RETAIL :-

(i) SHOP BUILTUP AREA = 8.478 SQ.M.
(ii) SHOPS CARPET AREA = 7.094 SQ.M. REQUIRED CAR PARKING = 0 NO

CAR PARKING REQUIRED :04 NO. (TOTAL)
PERMISSIBLE AREA FOR PARKING :100 SQ.M (25X4)
PROVIDED CAR PARKING :04 NO. (COVERED)
PROVIDED AREA OF PARKING :69.293 SQ.M
COMMON AREA :100.623 SQ.M
OPEN TERRACE AREA :155.881 SQ.M
STAIR HEAD ROOM AREA :15.117 SQ.M
LIFT MACHINE ROOM AREA :6.289 SQ.M
OVER HEAD TANK AREA :8.470 SQ.M
W.C AT ROOF AREA :2.290 SQ.M
CUPBOARD AREA :11.289 SQ.M
ADDITIONAL FLOOR AREA FOR FEES :15.117 + 6.289 +2.920 +11.289 = 35.615 SQ.M
TOTAL AREA FOR FEES :1762.508+35.615 :1798.123 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 ALOK ROY G.T.E. K.M.C. NO.- 1/11, GEOTECH ENGINEERS PVT. LTD. 6A, MILAN PARK, KOLKATA-700084, CERTIFY THAT IT WILL BE SAFE AND STABLE IN ALL RESPECT. PRESENTLY THE SITE IS ENTIRELY COVERED BY EXISTING STRUCTURE AND SOIL TESTING IS NOT POSSIBLE.

(ALOK ROY G.T.E.- 1/11) (TAMAL KANTI BANDOYPADHYAY)
(E.S.E-II/393)

NAME OF GEOTECHNICAL ENGINEER NAME OF STRUCTURAL ENGINEER

DECLARATION OF ARCHITECT

CERTIFIED THAT THE PLAN IS SELF 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 ABUTTING 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.

ANJAN UKIL
CA/94/16721
NAME OF ARCHITECT

DECLARATION OF OWNER/ APPLICANT

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE ARCHITECT & E.S.E DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF ARCHITECT & 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 ARCHITECT / E.S.E BEFORE STARTING OF BUILDING FOUNDATION. DURING INSPECTION OF THE SITE WAS IDENTIFIED BY US. THERE IS NO COURT CASE PENDING AGAINST THIS PREMISES.

SATWIC VIVEK RUIA
(DIRECTOR AUTHORISED SIGNATORY) OF SWASTIC PROJECTS PRIVATE LIMITED
the CONSTITUTE ATTORNEY OF CHITRAK MITRA
NAME OF OWNER

GROUND FLOOR PLAN, FIRST FLOOR PLAN, TYPICAL (SECOND & 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.- 3, SOUTH END PARK, KOLKATA-700029, WARD NO.-90, BOROUGH - VIII, P.S.- RABINDRA SAROBAR.

JOB NO.	DRG. NO.	DATE	DEALT
		06.03.2023	DIYA

SCALE-1:100

B.P. NO:- 2023080008

VALID UPTO: 25-04-2028 DATED:- 26-04-2023

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

Anjan Ukil
architect