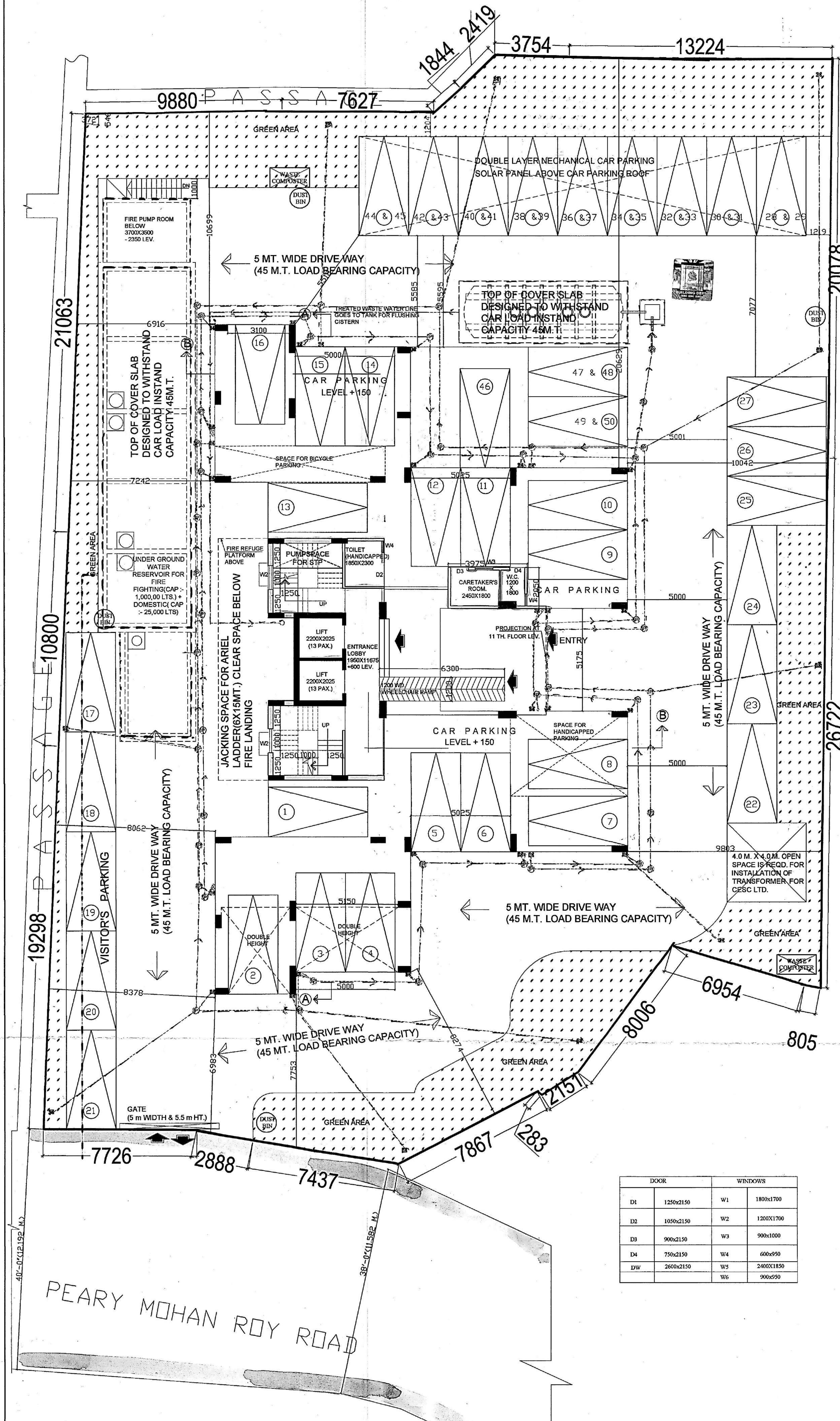


**STATEMENT OF THE PLAN PROPOSAL**

1. ASSESSE NO: 110821200921  
 2. DETAIL OF REGISTERED DEED:  
 (1) BOOK NO: 1, VOL. NO: 31, PAGE NO: 1870 TO 1878, BEING NO: 07138, YEAR- 2010, DATE: PLACE- A.D.S.R-ALIPORE, 24- PARGANAS.

3. DETAIL REGISTERED OF POWER ATTORNEY  
 A. BOOK NO: , VOL. NO: , PAGE NO: , BEING NO: , YEAR-  
 PLACE- , DATE

4. U.L.C. VIDE NO.: 9 UL  
 XVI-3014/2010 DATE: 05.02.2010  
 5. FIRE MEMO NO.: WBFES/5734/10/KOL-RB/616/10(624/10) DATE: 16.03.2023  
 6. AA/ER/NOOC(103/11)/959-962 DATE: 18.05.2011



**B**

1. AREA OF LAND:-  
 LAND AREA = 1902.638 SQ.M. / 01B-08K-07 CH-4.995 SQ.FT. (AS PER DEED)  
 = 1928.436 SQ.M. / 01B-08K-13CH-12.577 SQ.FT. (AS PER PHYSICAL)

2. (i) PERMISSIBLE GROUND COVERAGE (50.00%) = 951.319 SQ.M.  
 (ii) PROPOSED GROUND COVERAGE (28.333%) = 539.093 SQ.M.

3. PERMISSIBLE F.A.R. = 2.25 + 0.225 = 2.475 (AS PER GREEN BUILDING)  
 4. PROPOSED F.A.R. = 2.474  
 5. PROPOSED HEIGHT = 40.00 MT.

6. PROPOSED AREA:-

FLOOR	COVERED AREA	LIFT WELL	VOID	EFFECTIVE AREA	STAIRWAY	LIFT LOBBY	NET FLOOR AREA	REUSE AREA
GR. FLOOR	426.083 SQ.M.	-	-	426.083 SQ.M.	22.500 SQ.M.	6.000 SQ.M.	454.583 SQ.M.	-
1ST FLOOR	426.083 SQ.M.	8.910 SQ.M.	33.298 SQ.M.	384.875 SQ.M.	22.500 SQ.M.	6.000 SQ.M.	358.375 SQ.M.	-
2ND FLOOR	426.083 SQ.M.	8.910 SQ.M.	33.298 SQ.M.	384.875 SQ.M.	22.500 SQ.M.	6.000 SQ.M.	358.375 SQ.M.	-
3RD FLOOR	426.083 SQ.M.	8.910 SQ.M.	33.298 SQ.M.	384.875 SQ.M.	22.500 SQ.M.	6.000 SQ.M.	358.375 SQ.M.	-
4TH FLOOR	426.083 SQ.M.	8.910 SQ.M.	33.298 SQ.M.	384.875 SQ.M.	22.500 SQ.M.	6.000 SQ.M.	358.375 SQ.M.	-
5TH FLOOR	426.083 SQ.M.	8.910 SQ.M.	33.298 SQ.M.	384.875 SQ.M.	22.500 SQ.M.	6.000 SQ.M.	358.375 SQ.M.	-
6TH FLOOR	426.083 SQ.M.	8.910 SQ.M.	33.298 SQ.M.	384.875 SQ.M.	22.500 SQ.M.	6.000 SQ.M.	358.375 SQ.M.	-
7TH FLOOR	426.083 SQ.M.	8.910 SQ.M.	33.298 SQ.M.	384.875 SQ.M.	22.500 SQ.M.	6.000 SQ.M.	358.375 SQ.M.	-
8TH FLOOR	426.083 SQ.M.	8.910 SQ.M.	33.298 SQ.M.	384.875 SQ.M.	22.500 SQ.M.	6.000 SQ.M.	358.375 SQ.M.	-
9TH FLOOR	426.083 SQ.M.	8.910 SQ.M.	33.298 SQ.M.	384.875 SQ.M.	22.500 SQ.M.	6.000 SQ.M.	358.375 SQ.M.	-
10TH FLOOR	426.083 SQ.M.	8.910 SQ.M.	33.298 SQ.M.	384.875 SQ.M.	22.500 SQ.M.	6.000 SQ.M.	358.375 SQ.M.	-
11TH FLOOR	426.083 SQ.M.	8.910 SQ.M.	33.298 SQ.M.	384.875 SQ.M.	22.500 SQ.M.	6.000 SQ.M.	358.375 SQ.M.	-
12TH FLOOR	426.083 SQ.M.	8.910 SQ.M.	33.298 SQ.M.	384.875 SQ.M.	22.500 SQ.M.	6.000 SQ.M.	358.375 SQ.M.	-
13TH FLOOR	426.083 SQ.M.	8.910 SQ.M.	33.298 SQ.M.	384.875 SQ.M.	22.500 SQ.M.	6.000 SQ.M.	358.375 SQ.M.	-
14TH FLOOR	426.083 SQ.M.	8.910 SQ.M.	33.298 SQ.M.	384.875 SQ.M.	22.500 SQ.M.	6.000 SQ.M.	358.375 SQ.M.	-
15TH FLOOR	426.083 SQ.M.	8.910 SQ.M.	33.298 SQ.M.	384.875 SQ.M.	22.500 SQ.M.	6.000 SQ.M.	358.375 SQ.M.	-
16TH FLOOR	426.083 SQ.M.	8.910 SQ.M.	33.298 SQ.M.	384.875 SQ.M.	22.500 SQ.M.	6.000 SQ.M.	358.375 SQ.M.	-
17TH FLOOR	426.083 SQ.M.	8.910 SQ.M.	33.298 SQ.M.	384.875 SQ.M.	22.500 SQ.M.	6.000 SQ.M.	358.375 SQ.M.	-
18TH FLOOR	426.083 SQ.M.	8.910 SQ.M.	33.298 SQ.M.	384.875 SQ.M.	22.500 SQ.M.	6.000 SQ.M.	358.375 SQ.M.	-
19TH FLOOR	426.083 SQ.M.	8.910 SQ.M.	33.298 SQ.M.	384.875 SQ.M.	22.500 SQ.M.	6.000 SQ.M.	358.375 SQ.M.	-
20TH FLOOR	426.083 SQ.M.	8.910 SQ.M.	33.298 SQ.M.	384.875 SQ.M.	22.500 SQ.M.	6.000 SQ.M.	358.375 SQ.M.	-
TOTAL	5611.457 SQ.M.	106.803 SQ.M.	71.882 SQ.M.	5432.772 SQ.M.	292.500 SQ.M.	78.000 SQ.M.	5062.145 SQ.M.	68.108 SQ.M.

7. TENEMENTS & CAR PARKING CALCULATION -

(A) RESIDENTIAL:

MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE TAKEN	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
A	58.196 SQ.M.	13.533 SQ.M.	103.520 SQ.M.	12	12 NOS.
B	35.374 SQ.M.	16.754 SQ.M.	113.138 SQ.M.	10	10 NOS.
C	35.668 SQ.M.	16.635 SQ.M.	112.322 SQ.M.	10	10 NOS.
D	38.877 SQ.M.	15.451 SQ.M.	104.328 SQ.M.	11	11 NOS.
E	40.419 SQ.M.	11.350 SQ.M.	481.399 SQ.M.	1	4 NOS.
				44	47 NOS.

RESIDENTIAL AREA = 5611.457 SQ.M.  
 CAR PARKING REQUIRED = 47 NOS.  
 EXTRA 10% CAR PARKING REQUIRED FOR GREEN BUILDING = 4 NOS.  
 TOTAL CAR PARKING PROVIDED = 51 NOS.  
 CAR PARKING PROVIDED = 50 NOS. (16 NOS COVERED & 34 NOS OPEN)  
 PERMISSIBLE AREA FOR PARKING = (25X16) = 400 SQ.M.  
 PROVIDED AREA FOR PARKING = 353.862 SQ.M.  
 PROPOSED F.A.R. = 5062.145-353.862 / 1902.638 = 2.474<2.475

COMMON AREA = 711.661 SQ.M.  
 TOTAL ADDITIONAL FLOOR AREA FOR FEES = 280.857 SQ.M.  
 AREA OF SWIMMING POOL = 65.550 SQ.M.  
 AREA OF BATTERY ROOM = 8.690 SQ.M.  
 STAIR HEAD ROOM AREA = 30.853 SQ.M.  
 LIFT ROOM AREA = 21.732 SQ.M.  
 OVER HEAD TANK AREA = 35.792 SQ.M.  
 W.C. AREA = 2.972 SQ.M.  
 AREA OF CUP-BOARD = 95.468 SQ.M.  
 OPEN TERRACE AREA = 488.527 SQ.M.  
 ROOF STRUCTURE AREA = 165.389 SQ.M.

GREEN AREA CALCULATION:-  
 15% AREA TAKEN FROM 6000 SQ.M. BUILT UP  
 % OF GREEN AREA = 15X5611.457/6000 = 14.028%  
 MIN 14.028% (266.902 SQ.M.) OF THE PHYSICAL LAND AREA KEPT FOR GREEN AREA  
 REQUIRED GREEN AREA (PROPOSED) = 311.877 SQ.M. (9.696%)  
 PROVIDED GREEN AREA = 77.917+59.993+173.968 SQ.M. = 311.877 SQ.M. (16.391%)

GREEN AREA AT ROOF = 58.991 SQ.M.  
 TOTAL GREEN AREA = 368.867 SQ.M. (19.387%)

**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 BY ALOK ROY G.T.E. K.M.C. NO.-1/11, GEOTECH ENGINEERS PVT. LTD. 6A, LILAN PARK, KOLKATA-700084, THE RECOMMENDATIONS OF SOIL TEST REPORT TO BE CONSIDERED DURING STRUCTURAL CALCULATION.

ALOK ROY  
 Empanelled Geotechnical Engineer  
 Kolkata Municipal Corporation  
 Class-I, No.- G/T/11  
 6A, Milan Park, Kolkata-700 084  
 (ALOK ROY, G.T.E-1/11)

KOUSHIK SENGUPTA  
 B.E. (CIVIL), M.E. (STRUCTURE)  
 E.S.E.-1/76 (K.M.C.)  
 KOUSHIK SENGUPTA (E.S.E.-1/76)  
 SIG. OF GEO-TECHNICAL ENGINEER SIG. 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 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, AND IT IS OCCUPIED BY THE OWNER AND TENANT. THE PLOT IS BEYOND 500 M. FROM THE C/L OF THE E.M. BYE-PASS

ANJAN UKIL  
 Architect  
 C.O.A. Regn. No.- CA/94/16721  
 L.B.A. A-271  
 ANJAN UKIL (CA/94/16721)  
 SIGNATURE OF ARCHITECT.

**DECLARATION OF OWNER**

I DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE L.B.A & 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 U.G.W.RESERVOIR WILL BE TAKEN UNDER THE GUIDANCE OF ARCHITECT / E.S.E BEFORE STARTING OF BUILDING FOUNDATION. THE LAND IS FULLY OCCUPIED BY THE OWNERS. THERE IS NO TENANT. THE PLOT HAS BEEN IDENTIFIED BY USUAL PRACTICE DEPARTMENTAL INSPECTION.

RICKY CHANDRA  
 Constituted Attorney of  
 Sachin Nandan Manna  
 Sourendra Nath Manna  
 Sourendra Nath Manna  
 (t-mt.) Kalpana Manna  
 Animesh Manna, Amiya Mitra & Anila Sarkar  
 As Constituted Attorney  
 For Swastic Projects Pvt. Ltd.  
 SIGNATURE OF APPLICANT.  
 TITLE: GROUND FLOOR PLAN.

DOOR	WINDOWS
D1 1250x2150	W1 1800x1700
D2 1050x2150	W2 1200x1700
D3 900x2150	W3 900x1000
D4 750x2150	W4 600x950
DW 2600x2150	W5 2400x1850
	W6 900x950

**GROUND FLOOR PLAN.**  
 (SCALE=1:100)

JOB NO.	DRG. NO.	DATE	DEALT
594	ARCH/594/C-1	23.11.2023	RESHMI

PROJECT:  
 REVISED PLAN WITH PROPOSED ADDITION & ALTERATION U/R-26 (2a & 2b) AND RULE 69A OF K.M.C. BLDG RULE 2009 FOR G+XII STORED (HT.-40.0m.) RESIDENTIAL BUILDING AT PREMISES NO. 77, PEARY MOHAN ROY ROAD, KOLKATA 700 027. WARD NO-82, BR. NO-IX, P.S.-CHITLA.  
 PREVIOUSLY SANCTION VIDE B.P. NO - 2012090031, DATED 31.07.2012. REVALIDATION FOR FIVE YEARS WITH EFFECT FROM 07.10.2023 APPROVED BY D.G. BUILDING DATED 07.10.2023.

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

• Anjan Ukil  
**architect**



**PARTY'S COPY**

C/10

Approved by D.A. (Buildings) on 07/10/2023

KOLKATA MUNICIPAL CORPORATION  
BUILDING DEPTT.  
PLANS APPROVED U/R 26 (2a) & (2b) of  
K.M.C. BUILDING RULES 2009  
B.P. No. IX Dt. 21/02/2012  
Assistant Engineer Br. No. IX Ex. Engr. (Civil) Br. No. IX



10/11/2018