



AREA STATEMENT -									
PRINCIPLE USE GROUP									
PART-A									
1A. AREA OF LAND = (AS PER DEED) =				10 COTHA-03 CHATAK-17 SQ.FT.		683.017		SQ.M.	
1B. AREA OF LAND = (AS PER PHYSICAL MEASUREMENT) =				10 COTHA-03 CHATAK-8.276 SQ.FT.		682.207		SQ.M.	
2. I) PERMISSIBLE GROUND COVERAGE =		50%				341.103		SQ.M.	
II) PROPOSED GROUND COVERAGE =		40.023%				273.040		SQ.M.	
3. A) PROPOSED HEIGHT OF THE BUILDING =		21.5 M.		4. B) ROAD WIDTH =		12.15 M.			
5. NO. OF STOREY =		G+VI		6. NO. OF TENEMENT =		6 NOS.			
7. TOTAL TENEMENT AREA =		1652.86 SQ.M.		(INCLUDING LOBBY+SERVICE+AMENITIES)					
8. PERMISSIBLE BUILDING HEIGHT =		21.5 M.							
9. PERMISSIBLE F.A.R. =		2.25							
10. PERMISSIBLE F.A.R. AREA =		1534.370 SQ.M.		11. PROPOSED BUILT-UP AREA =		1885.120		SQ.M.	
12. PROPOSED AREA CALCULATION									
FLOOR	TOTAL COVERED AREA (A)	STAIRWELL (B)	LIFTWELL (C)	DUCT (D)	CUT OUT (E)	TOTAL BUILT UP AREA F+A-(B+C+D+E)	EXEMPTED AREA STAIRWAY (G) LIFT LOBBY (H)		NET FLOOR AREA F-(G+H)
GR. FLOOR	273.040 SQ.M.	0.00 SQ.M.	0.00 SQ.M.	0.00 SQ.M.	0.00 SQ.M.	273.040 SQ.M.	14.25 SQ.M.	3 SQ.M.	255.790 SQ.M.
1ST FLOOR	273.040 SQ.M.	0.00 SQ.M.	3.610 SQ.M.	0.75 SQ.M.	0.00 SQ.M.	268.680 SQ.M.	14.25 SQ.M.	3 SQ.M.	251.430 SQ.M.
2ND FLOOR	273.040 SQ.M.	0.00 SQ.M.	3.610 SQ.M.	0.75 SQ.M.	0.00 SQ.M.	268.680 SQ.M.	14.25 SQ.M.	3 SQ.M.	251.430 SQ.M.
3RD FLOOR	273.040 SQ.M.	0.00 SQ.M.	3.610 SQ.M.	0.75 SQ.M.	0.00 SQ.M.	268.680 SQ.M.	14.25 SQ.M.	3 SQ.M.	251.430 SQ.M.
4TH FLOOR	273.040 SQ.M.	0.00 SQ.M.	3.610 SQ.M.	0.75 SQ.M.	0.00 SQ.M.	268.680 SQ.M.	14.25 SQ.M.	3 SQ.M.	251.430 SQ.M.
5TH FLOOR	273.040 SQ.M.	0.00 SQ.M.	3.610 SQ.M.	0.75 SQ.M.	0.00 SQ.M.	268.680 SQ.M.	14.25 SQ.M.	3 SQ.M.	251.430 SQ.M.
6TH FLOOR	273.040 SQ.M.	0.00 SQ.M.	3.610 SQ.M.	0.75 SQ.M.	0.00 SQ.M.	268.680 SQ.M.	14.25 SQ.M.	3 SQ.M.	251.430 SQ.M.
TOTAL	1911.28 SQ.M.	0.00 SQ.M.	21.66 SQ.M.	4.50 SQ.M.	0.00 SQ.M.	1885.120 SQ.M.	99.75 SQ.M.	21 SQ.M.	1764.370 SQ.M.
13. CAR PARKING CALCULATION GROUND FLOOR PARKING = 230.00 SQ.M.									
14. AREA FOR F.A.R. = 1764.370 SQ.M. - 230.00 SQ.M. = 1534.370 SQ.M.									
15. RESIDENTIAL : (TENEMENT AREA)									
FLOOR	FLAT MKD.	TENEMENT AREA (M)	PROPORTIONAL AREA TO BE ADDED (N)	ACTUAL TENEMENT AREA (M+N)	200<300	REQUIRED CAR PARKING			
1ST FLOOR	FLAT-A	245.81	SQ.M.	30.087	SQ.M.	275.897	SQ.M.	1	2
2ND FLOOR	FLAT-A	245.81	SQ.M.	30.087	SQ.M.	275.897	SQ.M.	1	2
3RD FLOOR	FLAT-A	245.81	SQ.M.	30.087	SQ.M.	275.897	SQ.M.	1	2
4TH FLOOR	FLAT-A	245.81	SQ.M.	30.087	SQ.M.	275.897	SQ.M.	1	2
5TH FLOOR	FLAT-A	245.81	SQ.M.	30.087	SQ.M.	275.897	SQ.M.	1	2
6TH FLOOR	FLAT-A	245.81	SQ.M.	30.087	SQ.M.	275.897	SQ.M.	1	2
TOTAL		1474.86	SQ.M.	180.522	SQ.M.	1652.960	SQ.M.	TOTAL	12
RATIO ADD FOR ACTUAL TENEMENT AREA = TOTAL COMMON AREA / TOTAL FLAT AREA = 180.280 / 1474.86 = 0.122									
16. A) TOTAL REQUIRED CAR PARKING									
16. B) TOTAL PROVIDED CAR PARKING									
COVERED IN GR. FL									
I LAYER									
17. PERMISSIBLE F.A.R									
18. PROPOSED F.A.R									
19. TERRACE AREA (TOTAL)									
20. TOTAL REQUIRED TREE COVER AREA- (4.974% OF LAND AREA)									
21. TOTAL PROPOSED TREE COVER AREA- (8.89% OF LAND AREA)									
ADDITIONAL AREA FOR FEES -									
22. SWIMMING POOL									
23. LIFT SHAFT COVERED AREA									
24. ROOF SERVICES									
25. STAIR HEAD ROOM									
26. O.H.W.R.									
27. GATE GOOMTRY									
28. PUMP ROOM									
29. CURBOARD AREA									
30. OVER HEAD TANK AREA									

FLOORS	NOS. OF TOILET / WC	NOS. OF KITCHEN
GROUND	1 NO	----
1ST	6 NOS	1 NO
2ND	6 NOS	1 NO
3RD	6 NOS	1 NO
4TH	6 NOS	1 NO
5TH	6 NOS	1 NO
6TH	6 NOS	1 NO
ROOF	1 NO	----

WINDOWS SCHEDULE			DOORS SCHEDULE		
MKD.	WIDTH	SILL HEIGHT (80B)	MKD.	WIDTH	HEIGHT
W1	550	1300	D2	900	2300
W2	600	1500	D3	1000	2300
W3	675	1050	D4	1200	2300
W4	1150	300	D5	1500	2300
W5	1200	300	D6	1100	2300
W6	1550	300	SD	5000	2300
W7	1400	300			
W8	1000	300			
W9	5000	300			

Co-ordinate in WGS84 and site elevation(AMSL)		
Reference points marked in the site plan of the proposal		
Co-ordinate in WGS-84		Site elevation (AMSL)
Latitude	Longitude	
In front of the proposed building		26°41'42" 88°25'51.60" 5.9

#### STATEMENT OF THE PLAN PROPOSAL

- PART-A
- PLAN CASE NO: 2024080108
1. ASSESSEE NO: 110000702050
2. DETAIL OF REGISTERED DEED
- BOOK NO. - I VOL. NO.-1904-2023, PAGES-162137 TO 162167
- BENG NO. - 190402028, YEAR- 2023 A.R.A- N KOLKATA
- BOOK NO. - I VOL. NO.- 1902-2023, PAGES- 535718 TO 535745
- BENG NO. - 190215136, YEAR- 2023, A.R.A- II KOLKATA
3. DETAIL OF REGISTERED BOUNDARY DECLARATION
- BOOK NO. - I VOL. NO.- 1603-2024, PAGES- 194265 TO 194275
- BENG NO.- 160307770, YEAR- 2024, D.S.R.- II SOUTH 24 (P)
4. DETAIL OF REGISTERED UNDERPASS FOR TENANTS
- BOOK NO. - I VOL. NO.- 1603-2024, PAGES- 504775 TO 504784
- BENG NO.- 160319712, YEAR- 2024, D.S.R.- II SOUTH 24 (P)
5. DETAIL OF NOC OF KMDA : 26/NMDA/EOB/2024/716, DATE- 13.11.2024
6. DETAIL OF PROVISIONAL NOC FROM W.B.F&E.S : W.B.F&E.S/2063/0225186248700328 (CAF-2024080044), DATE- 02.09.2024
7. MUTATION CERTIFICATE : M/980/27-DEC-23/3724, DT- 27.12.2023
8. DETAIL OF NOC FROM ULB & S.O.S. : 1076/ILC/KOLKATA/2024, DATE- 03.09.2024
9. a) AREA OF LAND (as per Deed) : 683.017 sqm.
- b) AREA OF LAND (as per measurement) : 682.207 sqm.
- c) NO. OF STOREY : G+VI
- d) NO. OF TENEMENTS : 6 NOS.
10. e) ABOVE 200 Sqm.... 6 NOS.
11. SIZE OF TENEMENTS : a) ABOVE 200 Sqm.... 6 NOS.

SIG. OF ASSISTANT ENGINEER (C)

SIG. OF EXECUTIVE ENGINEER (C)

#### SPECIFICATIONS

- R.C.C. FRAME STRUCTURE WITH CONC. GRADE 1:1.5:3.
- 200 MM. THK. EXTERNAL BRICK WALL & 100 MM. THK. INTERNAL BRICK WALL WITH 1:4 CEMENT MORTAR JOINTS.
- ALUMINUM SECTION FOR WINDOWS.
- 1.8 & 1.4 CEMENT PLASTER ON INTERNAL WALLS AND CEILING RESPECTIVELY.
- WATER PROOFING TREATMENT.
- P.O.P. FINISHING ON INTERNAL WALLS & CEILING.

#### DECLARATION OF OWNER

- WE DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT
- WE SHALL ENGAGE ARCHITECT, E.S.E. & G.T.E. DURING CONSTRUCTION.
  - WE SHALL FOLLOW THE INSTRUCTION OF ARCHITECT, E.S.E. & G.T.E. DURING CONSTRUCTION OF THE BUILDING (AS PER B.S. PLAN).
  - K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE.
  - IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY MAY REVOKE THE SANCTION PLAN.
  - THE CONSTRUCTION OF UNDER GROUND WATER RESERVOIR WILL BE UNDER THE GUIDANCE OF ARCHITECT, E.S.E. & G.T.E. BEFORE STARTING OF BUILDING FOUNDATION WORK.
  - THE PREMISES IS NOT TENANTED AND FULLY OCCUPIED BY THE OWNERS.
  - DURING INSPECTION, THE PLOT WAS IDENTIFIED BY US.
  - THERE IS NO LEGAL COURT CASE PENDING AGAINST THE PREMISES.
  - EXISTING STRUCTURE TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK.

SRI TARANG DALMIA  
Authorised Signatory of  
VICARAGE REAL ESTATE LLP

#### DECLARATION OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGNS AND DRAWINGS OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING THE SOIL TEST REPORT (AS PER THESE RULES AND THE REGULATIONS MADE UNDER THE ACT) MADE BY GEOTECH ENGINEERS PVT. LTD. (MR. ALOK ROY) SA, MILAN PARK, KOLKATA-700084 AND ALSO CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER N.B.C. OF INDIA AND CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECTS.

SUNANDAN NARAYAN BASU

E.S.E.-II/15

NAME OF STRUCTURAL ENGINEER

#### DECLARATION OF ARCHITECT

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009 AS AMENDED FROM TIME TO TIME & THAT THE SITE CONDITION INCLUDING WIDTH OF THE ADJOINING ROAD CONFORMS WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK. THE LAND WITH EXISTING STRUCTURE ARE DEMARCATED BY BOUNDARY WALL. THE CONSTRUCTION OF UNDER GROUND WATER TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

NAME OF ARCHITECT

SANJAY MANDAL  
26/2 BALLYGUNGE CIRCULAR ROAD, KOL- 19  
C.O.A. REG. NO. CA/9923621

#### DECLARATION OF GEOTECHNICAL ENGINEER

THE UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THERE ON. IT IS CERTIFIED THAT EXISTING SOIL OF THE SITE IS ABLE TO CARRY THE LOAD COMING FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM PROPOSED HEREIN IS SAFE AND STABLE IN ALL RESPECT FROM THE GEO TECHNICAL POINT OF VIEW.

MR. ALOK ROY

G.TA/11

NAME OF GEOTECHNICAL ENGINEER

TITLE  
GROUND FLOOR PLAN, EXISTING  
STRUCTURE, AREA STATEMENT,  
UGR DETAILS.

JOB NO.	IN/1317
DRG. NO.	IN/1317/CORP/AR-01
DEALT	SDRY
ISSUE STATUS	SANCTION PLAN

- NOTE:
- ALL DIMENSIONS ARE TO BE READ, NOT TO BE MEASURED
  - ALL EXTERNAL WALLS ARE 200 THK. BRICK AND ALL INTERNAL WALLS ARE 100 THK. BRICK WALL.
  - ALL DIMENSIONS ARE IN MM.

ARCHITECT



26/2 Ballygunge Circular Road, Udayan Park Flat No.-7,  
3rd Floor, Kolkata-700019 FAX : (033) 2269-4026,  
TEL : (033) 4300-6422-26 www.innateltda.com

THIS DRAWING IS A PRIVATE AND CONFIDENTIAL DOCUMENT AND IT MUST NOT TO BE COPIED OR LENT WITHOUT THE CONSENT OF M/S INNATE

PROJECT

PROPOSED PLAN OF G+VI (21.5 M. HT.) STORIED  
RESIDENTIAL BUILDING U/S 393A OF KMC ACT 1980  
AND KMC BUILDING RULE 2009 AT PRE. NO.-218A,  
HEMANTA MUKHOPADHYAY SARANI, WARD NO.-90,  
BOROUGH- VIII, P.O.- SARAT BOSE ROAD, P.S.- LAKE,  
KOLKATA- 700029, UNDER KOLKATA MUNICIPAL  
CORPORATION.