



WINDOWS SCHEDULE				DOORS SCHEDULE			
MKD.	WIDTH	SILL HEIGHT	UNTEL (BOB)	MKD.	WIDTH	HEIGHT	
W1	550	1300	2300	D1	750	2300	
W2	600	1500	2300	D2	900	2300	
W3	675	1050	2300	D3	1000	2300	
W4	1150	300	2300	D4	1200	2300	
W5	1200	300	2300	D5	1500	2300	
W6	1350	300	2300	FCD	1100	2300	
W7	1400	300	2300	SD	5000	2300	
W8	1000	300	2300				
W9	5000	300	2300				

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	---

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

SPECIFICATIONS	
1.	R.C.C. FRAME STRUCTURE WITH CONC. GRADE 1:1.5:3.
2.	200 MM. THK. EXTERNAL BRICK WALL & 100 MM. THK. INTERNAL BRICK WALL WITH 1:4 CEMENT MORTAR JOINTS.
3.	ALUMINUM SECTION FOR WINDOWS.
4.	1:6 & 1:4 CEMENT PLASTER ON INTERNAL WALLS AND CEILING RESPECTIVELY.
5.	WATER PROOFING TREATMENT.
6.	P.O.P. PUNNING ON INTERNAL WALLS & CEILING.

AREA STATEMENT -	
PRINCIPLE USE GROUP	
PART-A	
14. AREA OF LAND = (AS PER DEED) =	10 COTHA-03 CHATAK-17 SQ.FT. RESIDENTIAL
18. AREA OF LAND = (AS PER PHYSICAL MEASUREMENT) =	10 COTHA-03 CHATAK-8 278 SQ.FT. RESIDENTIAL
2. I) PERMISSIBLE GROUND COVERAGE =	50%
3. A) PROPOSED HEIGHT OF THE BUILDING =	21.5 M.
4. B) ROAD WIDTH =	12.15 M.
5. NO. OF STOREY =	6 NOS.
7. TOTAL TENEMENT AREA =	1652.960 SQ.M.
9. PERMISSIBLE BUILDING HEIGHT =	21.5 M.
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)
GR. FLOOR	273.040 SQ.M.
1ST FLOOR	273.040 SQ.M.
2ND FLOOR	273.040 SQ.M.
3RD FLOOR	273.040 SQ.M.
4TH FLOOR	273.040 SQ.M.
5TH FLOOR	273.040 SQ.M.
6TH FLOOR	273.040 SQ.M.
TOTAL	1911.28 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.
1ST FLOOR	FLAT-A
2ND FLOOR	FLAT-A
3RD FLOOR	FLAT-A
4TH FLOOR	FLAT-A
5TH FLOOR	FLAT-A
6TH FLOOR	FLAT-A
TOTAL	1474.88 SQ.M.

16. A) TOTAL REQUIRED CAR PARKING	12
16. B) TOTAL PROVIDED CAR PARKING	15
COVERED IN GR. FL	1 LAYER

17. PERMISSIBLE F.A.R.	2.25
18. PROPOSED F.A.R.	2.249 < 2.25
19. TERRACE AREA (TOTAL)	272.280 SQ.M.
20. TOTAL REQUIRED TREE COVER AREA - (4.974% OF LAND AREA)	33.935 SQ.M.
21. TOTAL PROPOSED TREE COVER AREA - (8.88% OF LAND AREA)	60.684 SQ.M.
ADDITIONAL AREA FOR FEES =	108.446 SQ.M.
22. SWIMMING POOL	37.41 SQ.M.
23. LIFT SHAFT COVERED AREA	9.445 SQ.M.
24. ROOF SERVICES	2.996 SQ.M.
25. STAIR HEAD ROOM	17.510 SQ.M.
26. C.H.W.R.	5.099 SQ.M.
27. GATE GOOMTRY	4.140 SQ.M.
28. PUMP ROOM	0.000 SQ.M.
29. CUPBOARD AREA	32.97 SQ.M.
30. OVER HEAD TANK AREA	21.630 SQ.M.

B.P. NO. :- 2024080086  
SANCTIONED DATE :- 23-12-2024  
VALID UPTO :- 22-12-2029

SIG. OF ASSISTANT ENGINEER (C)

SIG. OF EXECUTIVE ENGINEER (C)

## STATEMENT OF THE PLAN PROPOSAL

- PART-A:
- PLAN CASE NO. 2024080108
- ASSEESSEE NO. 11090702050
  - DETAIL OF REGISTERED DEED  
BOOK NO. - L VOL. NO.-1904-2023, PAGES-162137 TO 162167  
BENG NO.- 19043028, YEAR- 2023, A.R.A.- II KOLKATA
  - DETAIL OF REGISTERED BOUNDARY DECLARATION  
BOOK NO. - L VOL. NO.- 1603-2024, PAGES- 194265 TO 194275  
BENG NO.- 160307770, YEAR- 2024, D.S.R.- III SOUTH 24 (P)
  - DETAIL OF REGISTERED UNDERDRAWING FOR TENANTS  
BOOK NO. - L VOL. NO.- 1603-2024, PAGES- 504775 TO 504784  
BENG NO.- 160319172, YEAR- 2024, D.S.R.- III SOUTH 24 (P)
  - DETAIL OF NOC OF KMDA : 26/MDA/EOB/2024/716, DATE- 13.11.2024
  - DETAIL OF PROVISIONAL NOC FROM W.B.F.A.S. : WBES/3063/022516240700328 (CAP-2024080086), DATE- 02.08.2024
  - MUTATION CERTIFICATE : M/096/27-DEC-23/3724, DT.- 27.12.2023
  - DETAIL OF NOC FROM ULC & S.D.O.-1076/ULC/KOLKATA/2024, DATE- 03.09.2024
  - 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+V  
d) NO. OF TENANTS : 6 NOS.  
e) NO. OF TENANTS : 6 NOS.

## 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 S.P. 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 REMOVE 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 THIS PREMISES.
  - EXISTING STRUCTURE TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK.

SRI TARANG DALMA  
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) 6A, MILAN PARK, KOLKATA-700084, AND ALSO CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER 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 ABUTTING 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. CA9823621

## 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.

M. ALOK ROY  
G.T/II/1  
NAME OF GEOTECHNICAL ENGINEER

TITLE  
GROUND FLOOR PLAN, TYPICAL FLOOR PLAN (1ST. TO 6TH), ROOF PLAN, ELEVATION (EAST AND NORTH SIDE), SECTION.

SCALE 1:100

JOB NO.	IN1317
DRG. NO.	IN1317/CORP/AR-01
DEALT	SOEY
ISSUE STATUS	SANCTION PLAN
NOTE:	1. ALL DIMENSIONS ARE TO BE READ, NOT TO BE MEASURED
	2. ALL EXTERNAL WALLS ARE 200 THK. BRICK AND ALL INTERNAL WALLS ARE 100 THK BRICK WALL.
	3. ALL DIMENSIONS ARE IN MM.

ARCHITECT

26/2 Ballygunge Circular Road, Udayan Park Flat No.-7,  
3rd Floor, Kolkata-700019 FAX : (033) 2289-4026,  
TEL : (033) 4000-6422-26 www.innateindia.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

## PROPOSED PLAN OF G+V (21.5 M. HT.) STORED

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-III, P.O.- SARAT BOSE ROAD, P.S.- LAKE, KOLKATA- 700029, UNDER KOLKATA MUNICIPAL CORPORATION.