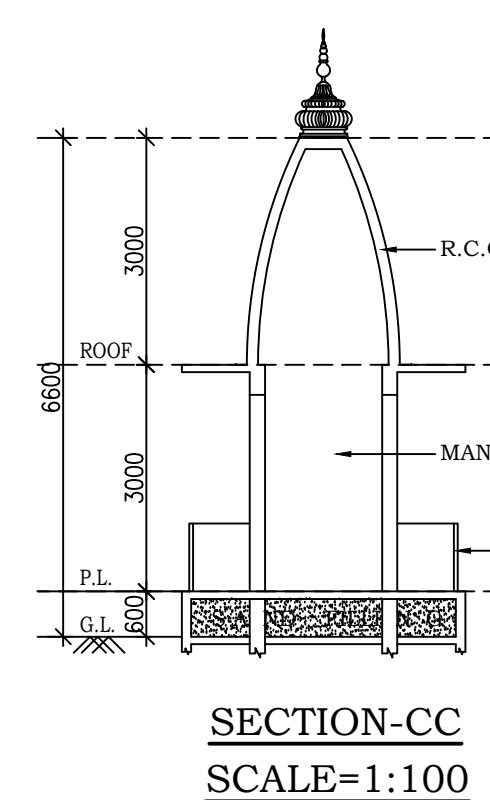
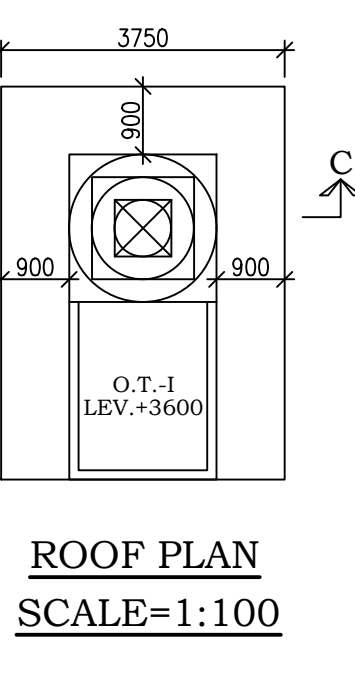
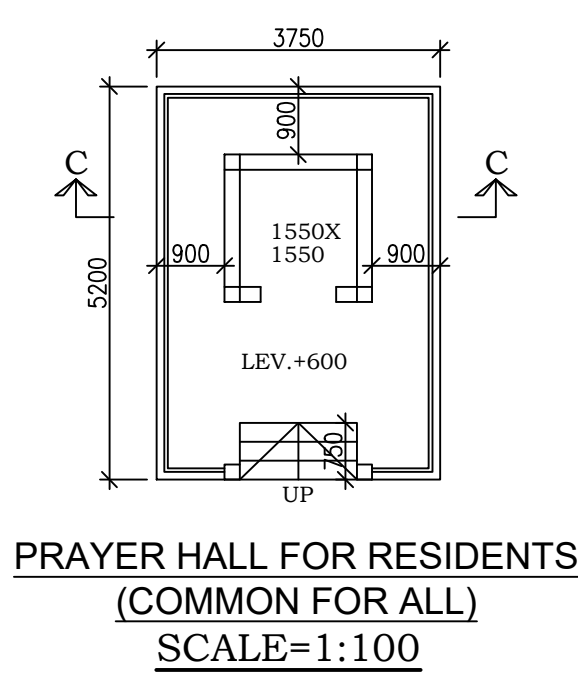


NOTE:-
LAND AREA= 2427.165 sqm. (01B-16K-04CH-26SQFT.)
REQUIRED GREEN AREA= 364.075 SQM.
PERCENTAGE OF GREEN AREA= 15.00% (REQUIRED)
PROPOSED GREEN AREA= 364.217 SQM.
PERCENTAGE OF GREEN AREA= 15.01% (PROPOSED)



GROUND FLOOR PLAN
SCALE=1:100



STATEMENT OF THE PLAN CASE NO. 2024010055

PART-A
1. ASSUSSE NO: 110084400725
2. PROBATED WILL OF BHABANATH SEN DATED- 20.05.1910.
3. WILL AND PROBATE OF SIRISH CHANDRA SEN CASE NO.-239 OF 1959. IN THE HIGH COURT AT CALCUTTA.
4. WILL AND PROBATE OF BHIRENDRA NATH SEN CASE NO.-180 OF 1978. IN THE HIGH COURT AT CALCUTTA.
5. WILL AND PROBATE OF SAUNDRA NATH SEN CASE NO.-102 OF 1979. IN THE HIGH COURT AT CALCUTTA.
6. WILL AND PROBATE OF SUHINDRA NATH SEN CASE NO.-243 OF 1979. IN THE HIGH COURT AT CALCUTTA.
7. WILL AND PROBATE OF BHIRENDRA NATH SEN CASE NO.-103 OF 1990. IN THE HIGH COURT AT CALCUTTA.
8. WILL AND PROBATE OF SATYENDRA NATH SEN CASE NO.-84 OF 2010. IN THE HIGH COURT AT CALCUTTA.
9. WILL AND PROBATE OF LATIKA GHOSH CASE NO.-286 OF 2014. IN THE HIGH COURT AT CALCUTTA.
10. WILL AND PROBATE OF DWIHENDRA NATH SEN CASE NO.-34 OF 2017. IN THE HIGH COURT AT CALCUTTA.
11. WILL AND PROBATE OF BISHU CHARAN SEN CASE NO.-436 OF 2019. IN THE HIGH COURT AT CALCUTTA.
12. DETAIL OF REGISTERED DEED-1.
BOOK NO: 1 VOL. NO: 1902-2023 PAGE NO: 26489 TO 26514
BEING NO: 190200506 YEAR: 2023 PLACE: A.R.A-II KOLKATA.
13. DETAIL OF REGISTERED DEED-2.
BOOK NO: 1 VOL. NO: 1902-2022 PAGE NO: 7574 TO 7574
BEING NO: 190216103 YEAR: 2022 PLACE: A.R.A-II KOLKATA.
14. DETAIL OF REGISTERED DEED-3.
BOOK NO: 1 VOL. NO: 1902-2022 PAGE NO: 485214 TO 485239
BEING NO: 190214382 YEAR: 2022 PLACE: A.R.A-II KOLKATA.
15. DETAIL OF REGISTERED DEED-4.
BOOK NO: 1 VOL. NO: 1902-2022 PAGE NO: 485159 TO 485183
BEING NO: 190214380 YEAR: 2022 PLACE: A.R.A-II KOLKATA.
16. DETAIL OF REGISTERED DEED-5.
BOOK NO: 1 VOL. NO: 1902-2022 PAGE NO: 485294 TO 485321
BEING NO: 190214385 YEAR: 2022 PLACE: A.R.A-II KOLKATA.
17. DETAIL OF REGISTERED DEED-6.
BOOK NO: 1 VOL. NO: 1902-2022 PAGE NO: 7525 TO 7549
BEING NO: 190216102 YEAR: 2022 PLACE: A.R.A-II KOLKATA.
18. DETAIL OF REGISTERED DEED-7.
BOOK NO: 1 VOL. NO: 1902-2022 PAGE NO: 486639 TO 486665
BEING NO: 190214371 YEAR: 2022 PLACE: A.R.A-II KOLKATA.
19. DETAIL OF REGISTERED DEED-8.
BOOK NO: 1 VOL. NO: 1902-2022 PAGE NO: 485322 TO 485349
BEING NO: 190214386 YEAR: 2022 PLACE: A.R.A-II KOLKATA.
20. DETAIL OF REGISTERED DEED-9.
BOOK NO: 1 VOL. NO: 1902-2022 PAGE NO: 486612 TO 486638
BEING NO: 190214372 YEAR: 2022 PLACE: A.R.A-II KOLKATA.
21. DETAIL OF REGISTERED DEED-10.
BOOK NO: 1 VOL. NO: 1902-2022 PAGE NO: 485240 TO 485266
BEING NO: 190214383 YEAR: 2022 PLACE: A.R.A-II KOLKATA.
22. DETAIL OF REGISTERED DEED-11.
BOOK NO: 1 VOL. NO: 1902-2022 PAGE NO: 485267 TO 485293
BEING NO: 190214384 YEAR: 2022 PLACE: A.R.A-II KOLKATA.
23. DETAIL OF REGISTERED DEED-12.
BOOK NO: 1 VOL. NO: 1902-2022 PAGE NO: 7380 TO 7404
BEING NO: 190216101 YEAR: 2022 PLACE: A.R.A-II KOLKATA.
24. DETAIL OF REGISTERED DEED-13.
BOOK NO: 1 VOL. NO: 1902-2022 PAGE NO: 485961 TO 485979
BEING NO: 190214375 YEAR: 2022 PLACE: A.R.A-II KOLKATA.
25. DETAIL OF REGISTERED DEED-14.
BOOK NO: 1 VOL. NO: 1902-2022 PAGE NO: 484577 TO 484595
BEING NO: 190214395 YEAR: 2022 PLACE: A.R.A-II KOLKATA.
26. DETAIL OF REGISTERED DEED-15.
BOOK NO: 1 VOL. NO: 1902-2022 PAGE NO: 485421 TO 485444
BEING NO: 190214329 YEAR: 2022 PLACE: A.R.A-II KOLKATA.
27. DETAIL OF REGISTERED DEED-16.
BOOK NO: 1 VOL. NO: 1902-2022 PAGE NO: 315477 TO 315492
BEING NO: 190208581 YEAR: 2022 PLACE: A.R.A-II KOLKATA.
28. DETAIL OF REGISTERED DEED-17.
BOOK NO: 1 VOL. NO: 1902-2022 PAGE NO: 315390 TO 315408
BEING NO: 190208585 YEAR: 2022 PLACE: A.R.A-II KOLKATA.
29. DETAIL OF REGISTERED DEED-18.
BOOK NO: 1 VOL. NO: 1902-2022 PAGE NO: 387542 TO 387557
BEING NO: 190210998 YEAR: 2022 PLACE: A.R.A-II KOLKATA.
30. DETAIL OF REGISTERED DEED-19.
BOOK NO: 1 VOL. NO: 1902-2022 PAGE NO: 387526 TO 387541
BEING NO: 190210997 YEAR: 2022 PLACE: A.R.A-II KOLKATA.
31. DETAIL OF REGISTERED DEED-20.
BOOK NO: 1 VOL. NO: 1902-2022 PAGE NO: 7363 TO 7379
BEING NO: 190216100 YEAR: 2022 PLACE: A.R.A-II KOLKATA.
32. DETAIL OF REGISTERED DEED-21.
BOOK NO: 1 VOL. NO: 1902-2022 PAGE NO: 7325 TO 7342
BEING NO: 190216098 YEAR: 2022 PLACE: A.R.A-II KOLKATA.
33. DETAIL OF REGISTERED DEED-22.
BOOK NO: 1 VOL. NO: 1902-2022 PAGE NO: 24331 TO 24357
BEING NO: 190200418 YEAR: 2022 PLACE: A.R.A-II KOLKATA.
34. DETAIL OF REGISTERED DEED-23.
BOOK NO: 1 VOL. NO: 1902-2022 PAGE NO: 485037 TO 485060
BEING NO: 190214374 YEAR: 2022 PLACE: A.R.A-II KOLKATA.
35. DETAIL OF REGISTERED DEED-24.
BOOK NO: 1 VOL. NO: 1902-2022 PAGE NO: 485011 TO 485036
BEING NO: 190214373 YEAR: 2022 PLACE: A.R.A-II KOLKATA.
36. DETAIL OF REGISTERED DEED-25.
BOOK NO: 1 VOL. NO: 1902-2023 PAGE NO: 91437 TO 91468
BEING NO: 190202675 YEAR: 2023 PLACE: A.R.A-II KOLKATA.
37. DETAIL OF REGISTERED DEED-26.
BOOK NO: 1 VOL. NO: 1902-2022 PAGE NO: 7280 TO 7305
BEING NO: 190216097 YEAR: 2022 PLACE: A.R.A-II KOLKATA.
38. DETAIL OF REGISTERED DEED-27.
BOOK NO: 1 VOL. NO: 1902-2022 PAGE NO: 485080 TO 485106
BEING NO: 190214376 YEAR: 2022 PLACE: A.R.A-II KOLKATA.
39. DETAIL OF REGISTERED DEED-28.
BOOK NO: 1 VOL. NO: 1902-2022 PAGE NO: 484294 TO 484323
BEING NO: 190214306 YEAR: 2022 PLACE: A.R.A-II KOLKATA.
40. DETAIL OF REGISTERED DEED-29.
BOOK NO: 1 VOL. NO: 1902-2022 PAGE NO: 485184 TO 485213
BEING NO: 190214381 YEAR: 2022 PLACE: A.R.A-II KOLKATA.
41. DETAIL OF REGISTERED DEED-30.
BOOK NO: 1 VOL. NO: 1902-2022 PAGE NO: 485107 TO 485137
BEING NO: 190214377 YEAR: 2022 PLACE: A.R.A-II KOLKATA.
42. DETAIL OF REGISTERED DEED-31.
BOOK NO: 1 VOL. NO: 1902-2022 PAGE NO: 467702 TO 467731
BEING NO: 190213698 YEAR: 2022 PLACE: A.R.A-II KOLKATA.
43. DETAIL OF REGISTERED DEED-32.
BOOK NO: 1 VOL. NO: 1902-2022 PAGE NO: 485392 TO 485420
BEING NO: 190214328 YEAR: 2022 PLACE: A.R.A-II KOLKATA.
44. DETAIL OF REGISTERED DEED-33.
BOOK NO: 1 VOL. NO: 1902-2022 PAGE NO: 467669 TO 467701
BEING NO: 190213697 YEAR: 2022 PLACE: A.R.A-II KOLKATA.
45. DETAIL OF REGISTERED DEED-34.
BOOK NO: 1 VOL. NO: 1902-2022 PAGE NO: 485350 TO 485376
BEING NO: 190214327 YEAR: 2022 PLACE: A.R.A-II KOLKATA.
46. DETAIL OF REGISTERED DEED-35.
BOOK NO: 1 VOL. NO: 1902-2022 PAGE NO: 468062 TO 468089
BEING NO: 190213705 YEAR: 2022 PLACE: A.R.A-II KOLKATA.
47. DETAIL OF REGISTERED DEED-36.
BOOK NO: 1 VOL. NO: 1902-2022 PAGE NO: 484354 TO 484382
BEING NO: 190214308 YEAR: 2022 PLACE: A.R.A-II KOLKATA.
48. DETAIL OF REGISTERED DEED-37.
BOOK NO: 1 VOL. NO: 1902-2022 PAGE NO: 468146 TO 468170
BEING NO: 190213706 YEAR: 2022 PLACE: A.R.A-II KOLKATA.
49. DETAIL OF REGISTERED DEED-38.
BOOK NO: 1 VOL. NO: 1902-2022 PAGE NO: 468035 TO 468061
BEING NO: 190213704 YEAR: 2022 PLACE: A.R.A-II KOLKATA.
50. DETAIL OF REGISTERED DEED-39.
BOOK NO: 1 VOL. NO: 1902-2022 PAGE NO: 468003 TO 468034
BEING NO: 190213703 YEAR: 2022 PLACE: A.R.A-II KOLKATA.
51. DETAIL OF REGISTERED DEED-40.
BOOK NO: 1 VOL. NO: 1902-2022 PAGE NO: 467642 TO 467668
BEING NO: 190213696 YEAR: 2022 PLACE: A.R.A-II KOLKATA.
52. DETAIL OF REGISTERED POWER OF ATTORNEY-1.
BOOK NO: 1 VOL. NO: 1902-2023 PAGE NO: 40131 TO 40180
BEING NO: 190200976 YEAR: 2023 PLACE: A.R.A-II KOLKATA.
53. DETAIL OF REGISTERED POWER OF ATTORNEY-2.
18TH JANUARY 2023 AUTHENTICATED BEFORE THE HONBLE CONSUL, CONSULATE GENERAL OF INDIA, MUSCAT, ON 18/01/2023 AND ADJUDICATED BY THE STAMP SUPERINTENDENT AT KOLKATA COLLECTORATE ON 06/02/2023.
54. DETAIL OF REGISTERED POWER OF ATTORNEY-3.
18TH JANUARY 2023 AUTHENTICATED BEFORE THE HONBLE CONSUL, CONSULATE GENERAL OF INDIA, CALIFORNIA, ON 18/01/2023 AND ADJUDICATED BY THE STAMP SUPERINTENDENT AT KOLKATA COLLECTORATE ON 21/03/2023.
55. DETAIL OF REGISTERED POWER OF ATTORNEY-4.
11TH JANUARY 2023 AUTHENTICATED BEFORE THE HONBLE CONSUL, CONSULATE GENERAL OF INDIA, DUBAI, ON 11/01/2023 AND ADJUDICATED BY THE STAMP SUPERINTENDENT AT KOLKATA COLLECTORATE ON 25/01/2023.
56. DETAIL OF REGISTERED POWER OF ATTORNEY-5.
11TH JANUARY 2023 AUTHENTICATED BEFORE THE HONBLE CONSUL, CONSULATE GENERAL OF INDIA, DUBAI, ON 18/01/2023 AND ADJUDICATED BY THE STAMP SUPERINTENDENT AT KOLKATA COLLECTORATE ON 25/01/2023.
57. DETAIL OF REGISTERED BOUNDARY DECLARATION.
BOOK NO: 1 VOL. NO: 1902-2024 PAGE NO: 184204 TO 184227
BEING NO: 190204453 YEAR: 2024 PLACE: ARA-II KOLKATA DATE - 22.04.24
58. DETAIL OF REGISTERED STRIP OF LAND-1.
BOOK NO: 1 VOL. NO: 1902-2024 PAGE NO: 184228 TO 184245
BEING NO: 190204455 YEAR: 2024 PLACE: ARA-II KOLKATA DATE - 22.04.24
59. DETAIL OF U.L.C.
U.L.C. NO: 1036/ULC/KOLKATA/2024 DATE- 05.04.2024

TENEMENTS & CAR PARKING CALCULATION :-					
MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
A	85.313 SQ.M	9.851 SQ.M	95.164 SQ.M	5	
B	110.413 SQ.M	12.749 SQ.M	123.162 SQ.M	5	
C	107.479 SQ.M	12.410 SQ.M	119.889 SQ.M	5	
D	66.408 SQ.M	7.668 SQ.M	74.076 SQ.M	5	1. FOR TENEMENT SIZE - 100 M ²
E	77.665 SQ.M	8.968 SQ.M	86.633 SQ.M	5	- 24 NOS.
F	101.901 SQ.M	11.766 SQ.M	113.667 SQ.M	5	
G	104.279 SQ.M	12.091 SQ.M	116.370 SQ.M	6	2. FOR TENEMENT SIZE 75 M ² - 100 M ²
H	66.314 SQ.M	7.657 SQ.M	73.971 SQ.M	6	- 9 NOS.
I	67.711 SQ.M	7.819 SQ.M	75.530 SQ.M	6	
K	81.308 SQ.M	9.399 SQ.M	90.797 SQ.M	1	3. FOR TENEMENT SIZE 50 M ² - 75 M ²
L	106.498 SQ.M	12.258 SQ.M	118.756 SQ.M	1	- 3 NOS.
M	104.321 SQ.M	12.096 SQ.M	116.417 SQ.M	1	
N	62.101 SQ.M	7.171 SQ.M	69.272 SQ.M	1	
O	74.125 SQ.M	8.559 SQ.M	82.684 SQ.M	1	
Q	56.022 SQ.M	11.088 SQ.M	107.110 SQ.M	1	
TOTAL	6052.289 SQ.M	53010 SQ.M	6004.716 SQ.M	54	36 NOS.

RESIDENTIAL AREA = 6004.716 SQ.M.
CAR PARKING REQUIRED = 36 NOS.
CAR PARKING PROVIDED = 52 NOS.(COVERED=34 NOS./OPEN=18 NOS.)
PERMISSIBLE AREA FOR PARKING = (36X25) = 900 SQ.M.
PROVIDED AREA FOR PARKING = 759.713 SQ.M.
COMMON AREA = 542.726 SQ.M.
TOTAL ADDITIONAL FLOOR AREA FOR FEES = 184.608 SQ.M.
STAIR HEAD ROOM AREA = 59.500 SQ.M.
LIFT ROOM AREA = 25.488 SQ.M.
OVER HEAD TANK AREA = 42.000 SQ.M.
AREA OF CUP-BORD = 96.660 SQ.M. / AREA OF ROOF TOP W.C = 2.960 SQ.M.
TOTAL AREA OF FEES = 6189.324 SQ.M.
SOLAR PANEL AREA = 31.500 SQ.M.
OPEN TERRACE AREA = 945.008 SQ.M.
ROOF STRUCTURE AREA = 129.948 SQ.M.
GROUND FLOOR PLAN, FIRE FIGHTING & DOMESTIC UNDER GROUND WATER RESERVOIR, SITE PLAN & LOCATION PLAN

PROJECT.	PROPOSED G+VI STORIED (HT.-21.500MT.) RESIDENTIAL BUILDING U/S 393(A) OF K.M.C. ACT 1980 COMPLYING K.M.C. BUILDING RULE 2009 AT- 44, RAMKANTA BOSE STREET, KOLKATA- 700003, WARD NO.-008, BOROUGH NO.-I, P.S.- SHYAMPURKUR.		
JOB NO.	DRG. NO.	DATE	DEALT
1300	ARCH/CORP-01	23.10.24	AVIK

DIGITAL SIGNATURE OF A.E.(C)BLDGBR-J.K.M.C.	DIGITAL SIGNATURE OF E.E.(C)BLDGBR-J.K.M.C.
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PLAN CASE NO.- 2024010055	B.P. NO: 2024010088
SCALE: 1:100, 1:600, 1:4000	DATE: 16/01/2025
DATE: 16/01/2025	VALID UP TO: 15/01/2030

CERTIFICATE OF STRUCTURAL ENGINEER	DECLARATION OF ARCHITECT	DECLARATION OF OWNER
THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING DONE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER N.B.C OF INDIA ON THE BASIS OF SOIL INVESTIGATION REPORT DONE BY GEO TECHNICAL ENGINEER, CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT.	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 & TENENT.	I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT, I SHALL ENGAGE ARCHITECT & ESE 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.R UNDER THE GUIDENCE OF ARCHITECT/ESE BEFORE STARTING OF BUILDING FOUNDATION.
(PRASANTA KUMAR GHOSH G.T.E.- 1/6) NAME OF GEOTECHNICAL ENGINEER	(KOUSHIK SENGUPTA E.S.E-1/76) NAME OF STRUCTURAL ENGINEER	(ANJAN UKIL CA/94/16721) NAME OF ARCHITECT
		MR. SATWIC VIVEK RUIA (DIRECTOR OF SWASTIC HEIGHTS PRIVATE LIMITED) (C.A. OF JAYASREE S&S 19 OTHERS)
		NAME OF OWNER

PART-B:		
1. PROPOSED GROUND COVERAGE		: 927.630 SQ.M.
2. PROPOSED F.A.R.		: 1.999-2.00
3. TOTAL COVERED AREA		: 6004.716 SQ.M.
4. TOTAL CAR PARKING AREA		: 759.713 SQ.M.
5. NO. OF REQUIRED CAR PARKING SPACE		: 36 NOS.
6. NO. OF PROVIDED CAR PARKING SPACE		: 52 NOS.(COVERED=34 NOS./OPEN=18 NOS.)
STATEMENT OF AREA:		
AREA OF LAND:- (01B-16K-04CH-26SQFT.) = 2427.165 SQ.M.(AS PER DEED&U.L.C)		
PERMISSIBLE F.A.R. = 2.00		
PERMISSIBLE GROUND COVERAGE (50.00%) = 1213.583 SQ.M.		
PROPOSED GROUND COVERAGE (38.22%) = 927.630 SQ.M.		
PROPOSED HEIGHT= 21.500 MT.		
PROPOSED AREA :-		
	COVERED AREA	CUT/OUT LIFT/STAIR
GROUND FL.	881.514 SQ.M	881.514 SQ.M
1ST FLOOR	866.821 SQ.M	883 SQ.M
2ND FLOOR	866.821 SQ.M	883 SQ.M
3RD FLOOR	866.821 SQ.M	883 SQ.M
4TH FLOOR	866.821 SQ.M	883 SQ.M
5TH FLOOR	866.821 SQ.M	883 SQ.M
6TH FLOOR	842.107 SQ.M	883 SQ.M
TOTAL	6052.289 SQ.M	53010 SQ.M
TOTAL AREA		
= 5610.966 SQ.M.		
BONUS FOR CAR PARKING		
= 759.713 SQ.M.(ACTUAL PARKING AREA)		
NET AREA (5610.966-759.713)		
= 4851.253 SQ.M.		
PROPOSED F.A.R. (4851.253/2427.165) = 1.999-2.00		