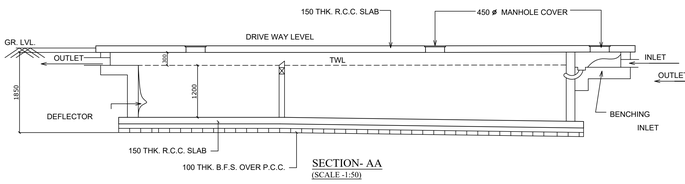
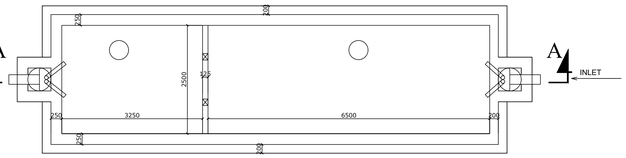


SECTION- AA
(SCALE -1:50)



DETAIL OF SEPTIC TANK
(100 USER'S)
(SCALE -1:50)

DOORS & WINDOWS SCHEDULE :-

MARKED	SILL HEIGHT	LINTEL HEIGHT	SIZE
D	----	2150	1500X2150
D1	----	2150	1200X2150
D2	----	2150	900X2150
D3	----	2150	750X2150
SD1	----	2150	2100X2150
W1	350	2150	2100X1800
W2	350	2150	1800X1250
W3	350	2150	1500X1250
W4	1050	2150	1200X1100
W5	350	2150	900X1800
W6	1250	2150	600X900

AMSL DECLARATION REGARDING OFFICE CIRCULAR NO. 13 OF 2022-23 OF D.G.(B), DT. 07/12/2022

PREMISES NO. - 927, KALIKAPUR ROAD, KOLKATA-700099, WARD NO.-106, BOROUGH-XII , P.S.- GARFA
ASSESSES NO. 311060709158
NAME OF OWNER(S)/APPLICANT(S):
AREA OF LAND: 854.907 sq.m AS PER PHYSICAL MEASUREMENT
NAME OF ARCHITECT: ANJAN UKIL (CA/94/16721)
PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAI: 33.00 M.
PROPOSED HEIGHT OF BUILDING (AMSL+R.G.L.+HT. OF BLDG.+ HT.TOP ROOF STRUCTURE) : 23.750 M.
CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL)

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS 84		SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE	
"A"	22°30'09.2"N	88°23'47.0"E	6.00 Meter
"B"	22°30'09.0"N	88°23'47.3"E	
"C"	22°30'10.3"N	88°23'47.8"E	
"D"	22°30'10.5"N	88°23'46.9"E	

THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF AT ANY STAGE, IT IS FOUND OTHERWISE, THEN WE SHALL BE FULLY LIABLE FOR WHICH K.M.C. AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST US AS PER LAW.

ANJAN UKIL (CA/94/16721)
NAME OF ARCHITECT

NAME OF OWNERS/APPLICANTS

STATEMENT OF THE PLAN PROPOSAL

A.-

1. ASSESSE NO : 311060709158
2. DETAIL OF REGISTERED DEED 1 :
   BOOK NO : I VOL. NO : 53
   BEING NO : 1929 PAGE NO : 491
   YEAR : 1997 PLACE : D.S.R. -III SOUTH 24 PARGANAS
3. DETAIL OF REGISTERED DEED 2 :
   BOOK NO : I VOL. NO : 59
   BEING NO : 1931 PAGE NO : 14
   YEAR : 1997 PLACE : D.S.R. -III SOUTH 24 PARGANAS
4. DETAIL OF REGISTERED DEED 3 :
   BOOK NO : I VOL. NO : 53
   BEING NO : 1930 PAGE NO : 505
   YEAR : 1997 PLACE : D.S.R. -III SOUTH 24 PARGANAS
5. DETAIL OF REGISTERED DEED 4 :
   BOOK NO : I VOL. NO : 59
   BEING NO : 1932 PAGE NO : 28
   YEAR : 1997 PLACE : D.S.R. -III SOUTH 24 PARGANAS
6. DETAIL OF REGISTERED DEED 5 :
   BOOK NO : I VOL. NO : 59
   BEING NO : 1933 PAGE NO : 42
   YEAR : 1997 PLACE : D.S.R. -III SOUTH 24 PARGANAS
3. DETAIL OF POWER OF ATTORNEY
   BOOK NO : I VOL. NO : 1603-2023
   BEING NO : 160304773 PAGE NO : 143880 to 143891
   YEAR : 2023 PLACE : D.S.R. -III SOUTH 24 PARGANAS
4. DETAIL OF BOUNDARY DECLARATION
   BOOK NO : I VOL. NO : 1603-2023
   BEING NO : 160312392 PAGE NO : 335040 TO 335049
   YEAR : 2023 PLACE : D.S.R. -III SOUTH 24 PARGANAS
5. DETAIL OF CORNER SPLAY
   BOOK NO : I VOL. NO : 1603-2023
   BEING NO : 160312393 PAGE NO : 334956 TO 334965
   YEAR : 2023 PLACE : D.S.R. -III SOUTH 24 PARGANAS
6. DETAIL OF STRIP OF LAND
   BOOK NO : I VOL. NO : 1603-2023
   BEING NO : 160312391 PAGE NO : 334966 TO 334975
   YEAR : 2023 PLACE : D.S.R. -III SOUTH 24 PARGANAS
7. a) LAND AREA(AS PER DEED) : 892.976 sq.m / 13 K - 5 CH - 27 SQ.FT.
   b) LAND AREA (AS PER PHY. MES.) = 867.450 sq.m
   c) NO OF STORY G+IV

PART-B:

1. PROPOSED GROUND COVERAGE : 419.358 sq.m (49.053 %)
2. F.A.R. CONSUMED : 1.959
3. TOTAL COVERED AREA : 2076.01SQ.M
4. TOTAL CAR PARKING AREA : 307.603 SQM.
5. NO OF REQUIRED CAR PARKING SPACE : 18 NOS.
6. NO OF PROVIDED CAR PARKING SPACE : 18 NOS. (COVERED) , 2 NO. (OPEN)

STATEMENT OF AREA

LAND AREA (AS / DEED) = 892.976 sq.m / 13 K - 5 CH - 27 SQ.FT.
LAND AREA (AS PER PHY. MES.) = 854.907 sq.m
PERMISSIBLE F.A.R : 2.000
PERMISSIBLE GROUND COVERAGE : 427.454 sq.m (50.000 %)
PROPOSED GROUND COVERAGE : 419.358 sq.m (49.053 %)

PROPOSED AREA :-

	COVERED AREA	CUTOUT	LIFT WELL	EFFECTIVE FLOOR AREA	STAIR WAY (TUMBLE+REDUCE 0.3 MS OUT)	LIFT LOBBY	NET FLOOR AREA
GROUND FLOOR AREA	419.358 SQ.M	-	-	419.358 SQ.M	2.800 SQ.M	2.800 SQ.M	391.568 SQ.M
1ST FLOOR AREA	419.358 SQ.M	9.000 SQ.M	7.945 SQ.M	407.413 SQ.M	13.365 SQ.M	2.994 SQ.M	391.054 SQ.M
2ND FLOOR AREA	419.358 SQ.M	-	2.945 SQ.M	416.413 SQ.M	13.365 SQ.M	2.994 SQ.M	400.054 SQ.M
3RD FLOOR AREA	419.358 SQ.M	-	2.945 SQ.M	416.413 SQ.M	13.365 SQ.M	2.994 SQ.M	400.054 SQ.M
4TH FLOOR AREA	419.358 SQ.M	-	2.945 SQ.M	416.413 SQ.M	13.365 SQ.M	2.994 SQ.M	400.054 SQ.M
TOTAL FLOOR AREA	2096.788 SQ.M	9.000 SQ.M	21.780 SQ.M	2076.01 SQ.M	79.460 SQ.M	14.776SQ.M	1982.784 SQ.M

TOTAL BUILT - UP AREA = 1982.784 SQ.M.
BONUS FOR CAR PARKING = 307.603 SQ.M.
NET AREA = 1982.784 SQ.M.
PROPOSED F.A.R = {(1982.784 - 307.603)/854.907} = 1.959

TENEMENTS & CAR PARKING CALCULATION :-

MARKED	ACTUAL TENEMENT AREA SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
A	83.387	13.408	96.795	3	3 NOS.
B	112.803	18.137	130.94	3	3 NOS.
C	97.428	15.665	113.093	1	1 NOS.
C	97.170	15.624	112.794	3	3 NOS.
D	95.831	15.376	111.207	4	4 NOS.
				14	14 NOS.

BUSINESS AREA :

(I) SHOW ROOM (MERCANTILE) BUILT-UP- AREA AT GR. FLOOR	:	56.130 sq.m
(II) SHOW ROOM (MERCANTILE) CARPET AREA AT GR. FLOOR	:	50.007 sq.m
(III) OFFICE (BUSINESS) BUILT-UP- AREA AT GR. FLOOR	:	11.444 sq.m
(IV) OFFICE (BUSINESS) BUILT-UP- AREA AT 1ST. FLOOR	:	130.356 sq.m
(V) OFFICE (BUSINESS) CARPET AREA AT 1ST. FLOOR	:	109.568 sq.m
REQ. PARKING (FOR MERCANTILE) 1PARKING FOR 35 sq.m	:	1 NO. [50.007/35]
REQ. PARKING (FOR BUSINESS) 1 PARKING FOR 50 sq.m	:	2 NO. [130.513/50]
RESIDENTIAL AREA [2076.01 - (56.130 + 11.444+ 130.356)] = (2076.01 - 197.930) = 1878.080 sq.m		

CAR PARKING REQUIRED = (14+1+2) = 17 NOS.
PROVIDED CAR PARKING = 18 NOS. (COVERED) , 02 NO. (OPEN)
PROVIDED AREA OF PARKING = 307.603 sq.m
COMMON AREA = 218.677 sq.m
STAIR HEAD ROOM AREA = 18.240 sq.m
OVER HEAD TANK AREA = 13.965 sq.m
W.C. AREA AT ROOF = 3.00 sq.m
LIFT MACHINE ROOM AREA = 7.455 sq.m
ROOF STRUCTURE AREA =(18.240+3.00+7.455)= 28.695 sq.m
TOTAL CUPBOARD AREA = 27.800 sq.m.
ADDITIONAL FLOOR AREA FOR FEES = (28.695 sq.m + 27.800) = 56.495 sq.m
TOTAL AREA FOR FEES = (2076.01+ 56.495) =2132.505 SQ.M
TERRACE AREA = 419.358 sq.m
REQUIRED TREE COVER AREA = 44.370 sq.m (5.190 %)
PROVIDED TREE COVER AREA = 45.423 sq.m (5.313 %)

CERTIFICATE OF E. S. E.

THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPER STRUCTURE 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 CERTIFY THAT IT WILL BE SAFE AND STABLE IN ALL RESPECT.

ALOK ROY (GTE- I/11)
NAME OF GEO-TECNICAL ENGINEER

CHANDI PROSAD KHANRA (E.S.E.- /2)
NAME 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 ALONG WITH LAND IS DEMARKATED BY BOUNDARY WALL. ALL EXISTING STRUCTURE OCCUPIED BY OWNER TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK. THERE IS NO TENANT .

ANJAN UKIL
CA/94/16721
NAME OF ARCHITECT

DECLARATION OF OWNER/ APPLICANT

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 L.B.A & 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 L.B.A / E.S.E BEFORE STARTING OF BUILDING FOUNDATION. ALL EXISTING STRUCTURE OCCUPIED BY OWNER TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK. THERE IS NO TENANT .

OM LEATHER ART DECO PVT. LTD.
NAME OF OWNER

TITLE:

GROUND FLOOR PLAN, EXISTING PLAN, SITE PLAN, LOCATION PLAN DETAIL OF U.G.W.R. AND SEPTIC TANK

PROJECT:

PROPOSED G+IV STORIED (15.475 MTS.)HT. RESIDENTIAL BUILDING U/S 393 A OF KMC ACT 1980, COMPLYING KMC BUILDING RULE 2009 (AMENDED) AT PRE. NO.- 927, KALIKAPUR ROAD, KOLKATA-700099, WARD NO.-106, BOROUGH-XII , P.S.- GARFA

JOB NO.	DRG. NO.	DATE	DEALT
1240	ARCH/1240/CORP-02	15/06/2024	RITA

SCALE -1:50,1:100,1:600,1:4000

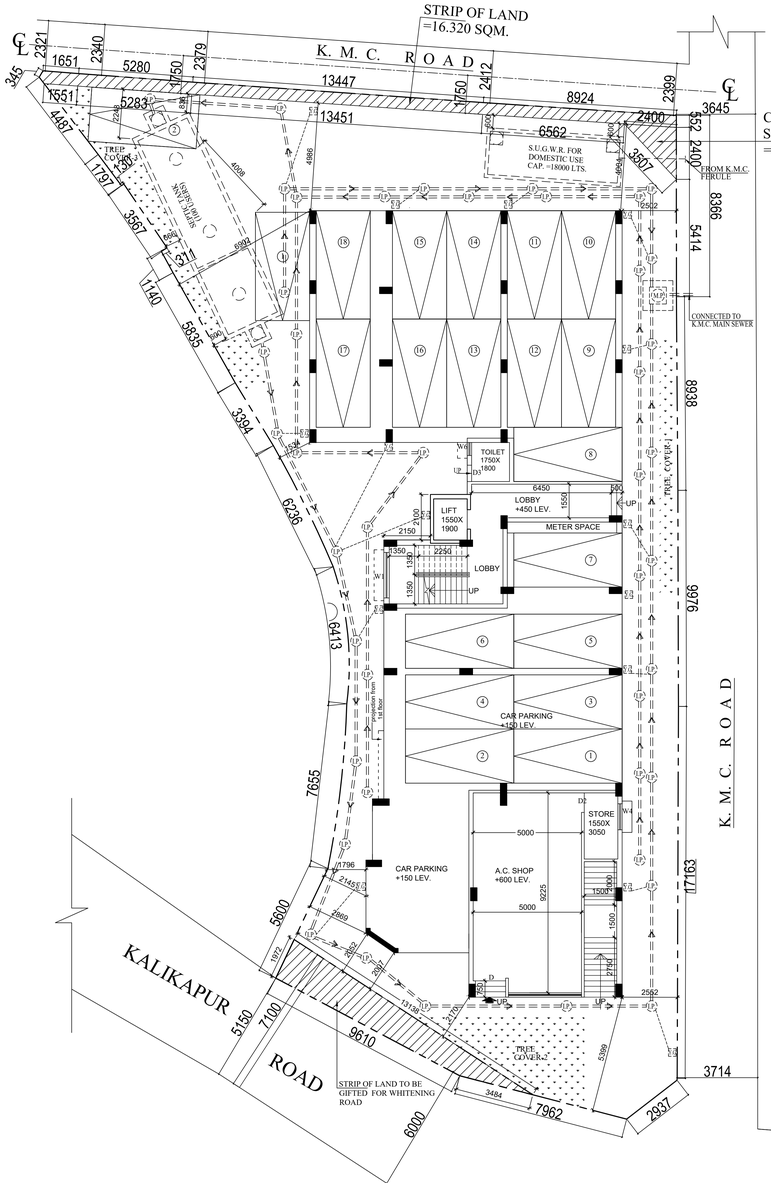
Anjan Ukil architect

PLAN CASE NUMBER - 2023120688

B.P. NO.- 2024120263 DATED:- 30-SEP-24 VALID UP TO:- 29-SEP-29

SUBRATA NAG — Digitally signed by SUBRATA NAG Date: 2024.09.30 17:08:12 +05'30'
SIG. OF A.E.

SHIBA PRASAD JANA — Digitally signed by SHIBA PRASAD JANA Date: 2024.09.30 17:08:35 +05'30'
SIG. OF E.E.



GROUND FLOOR PLAN
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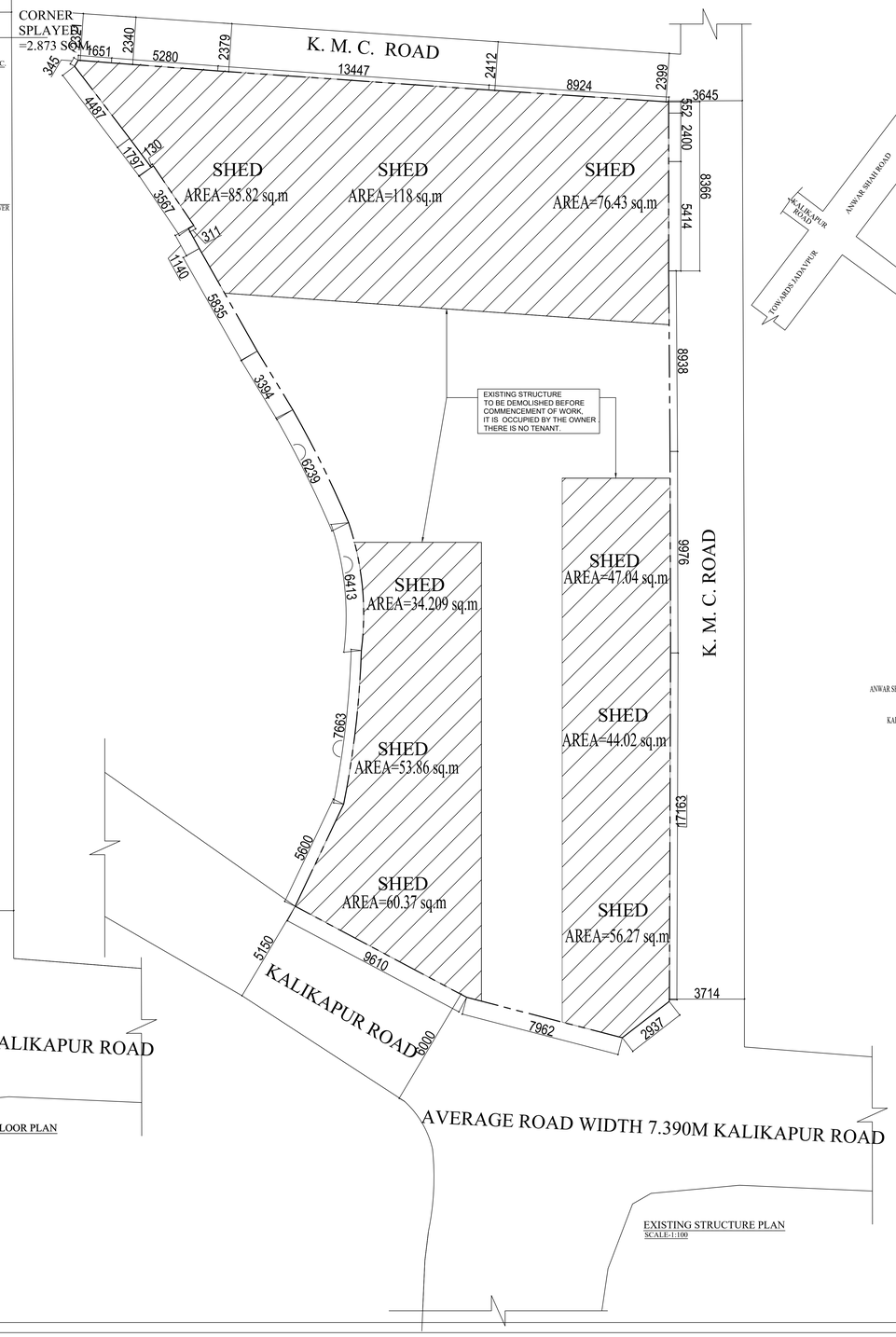

EXISTING STRUCTURE PLAN
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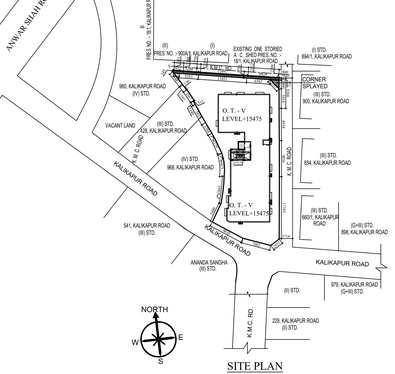

SITE PLAN
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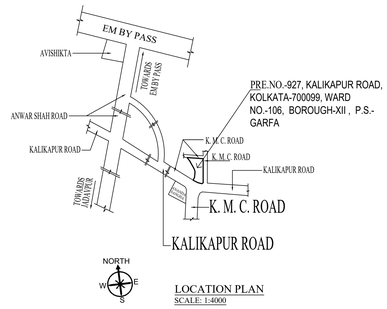

LOCATION PLAN
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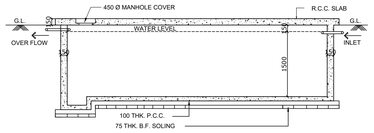
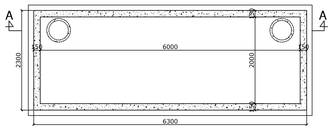


SECTION-AA



DETAIL OF U.G.W.RESERVOIR
CAP. : 18,000 LTR.
(SCALE -1:50)