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

PREMISES NO. - 5,LEELA ROY SARANI, WARD NO. - 68, BOROUGH NO. - VIII,

ASSESSEE NO. -110570204373 NAME OF OWNER(S)/APPLICANT(S):

SATWIC VIVEK RUIA DIRECTOR OF SWASTIC PRANITI PVT. LTD. & C.A. OF
SIPRA BANERJEE .
SATYA DARSI BANERJEE.

AREA OF LAND: = 1146.785 SQ.M. / 17K-02 CH-14 SQ.FT. (AS PER DEED)
= 1135.792 SQ.M. (AS PER PHYSICAL)
= 1146.785 SQ.M. / 17K-02 CH-14 SQ.FT. (AS PER ULC)

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

PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAI: 33.00 M.
PRPOSED HEIGHT OF BUILDING (AMSL+R.G.L.+HT. OF BLDG.+ HT.TOP ROOF STRUCTURE) : 39.665 M.
CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL)

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE	CO-ORDINATE IN WGS 84		SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE	
	22°31'38.66" N	88°21'58.91" E	4.24 Meter
	22°31'39.64" N	88°21'58.91" E	
	22°31'39.82" N	88°22'00.15" E	
	22°31'38.83" N	88°22'00.21" 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.

SIPRA BANERJEE .
SATYA DARSI BANERJEE.
NAME OF OWNERS/APPLICANTS

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

STATEMENT OF THE PLAN PROPOSAL

A

1. ASSESSE NO : 110682500037

2. DETAIL OF REGISTERED DEED 1 .

(I) BOOK NO : I , VOL. NO : 27 , PAGE NO : 107 TO 115 , BEING NO : 995 , YEAR- 1958 ,DATE : 24.03.1958, PLACE- 24- PARGANAS.

(II) BOOK NO : I , CD VOL. NO : 16 , PAGE NO : 586 TO 599 , BEING NO : 08152 , YEAR- 2013,DATE : 22.08.2013, PLACE- A.R.A-I KOLKATA, WEST BENGAL.

(III) BOOK NO : I , VOL. NO : 1604-2023 , PAGE NO : 107632 TO 107657 , BEING NO : 160403508 , YEAR- 2023,DATE : 30.03.2023, PLACE- D.S.R-IV SOUTH 24TH PARGANAS, WEST BENGAL.

3. DETAIL OF POWER ATTORNEY

(I) BOOK NO : I , VOL. NO : 1604-2023 , PAGE NO : 105712 TO 105729 , BEING NO : 160403580 , YEAR- 2023 ,DATE : 29.03.2023 , PLACE- D.S.R.-IV, SOUTH 24- PARGANAS, WEST BENGAL.

(II) BOOK NO : I , VOL. NO : 1604-2023 , PAGE NO : 98962 TO 98978 , BEING NO : 160403506 , YEAR- 2023 , DATE : 24.03.2023 , PLACE- D,S,R.-IV, SOUTH 24- PARGANAS, WEST BENGAL.

4. DETAIL OF BOUNDARY DECLARATION.

BOOK NO : I ,VOL. NO : 1604-2023 , PAGE NO : 286444 TO 286461 , BEING NO : 160408945 , YEAR- 2023 ,DATE : 25.07.2023 , PLACE- D,S,R,-Iv, SOUTH 24- PARGANAS, WEST BENGAL.

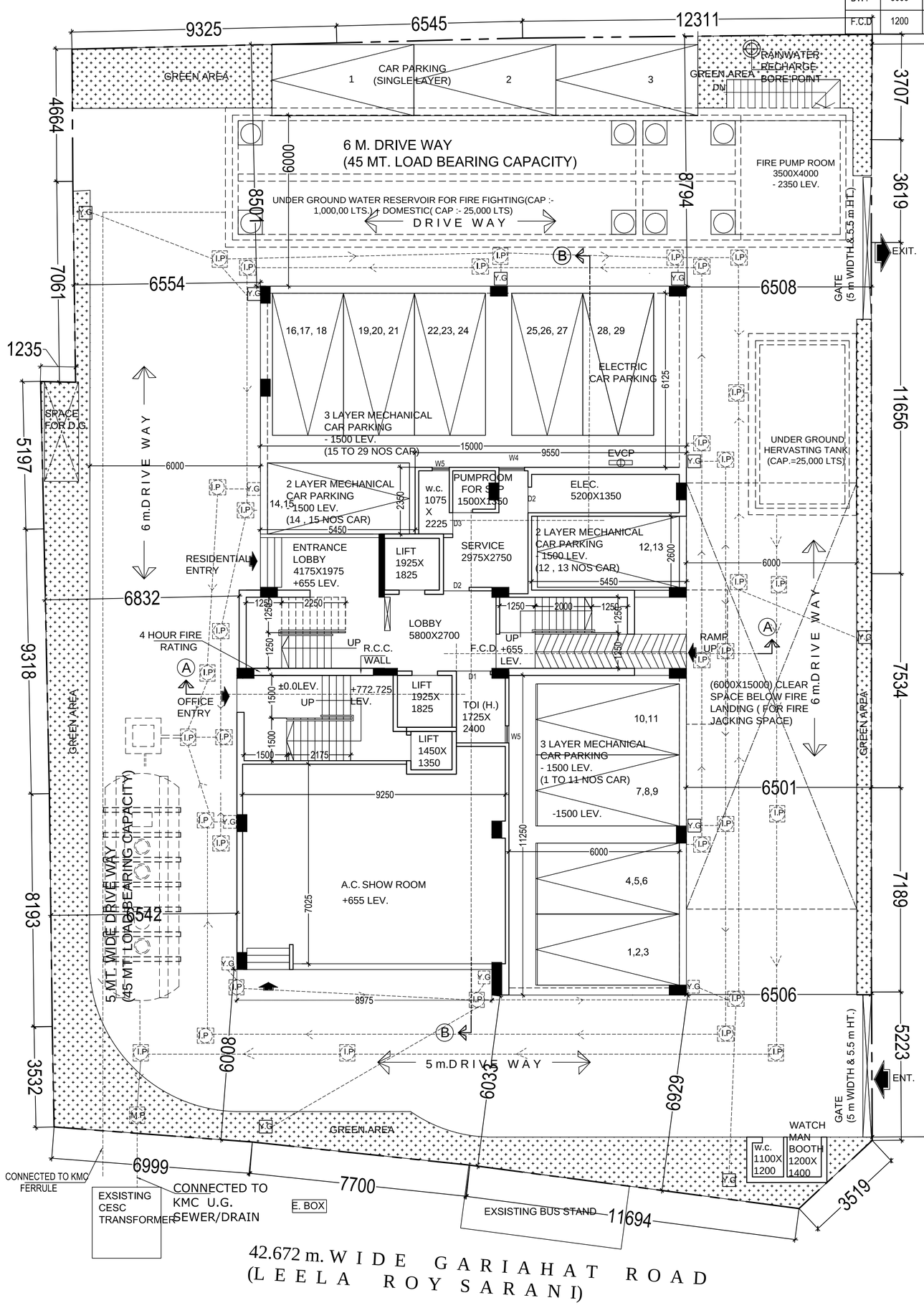
5. U.L.C. VIDE NO.: 948/ULC /KOLKATA/2023 DATE: 03.07.2023

6 A.A.I. DETAIL : BEHA/EAST/B/053023/ 760790 DATE: 04.07.2023

7. IGBC. REGISTRANTION NO : GH2300316 DECEMBER 2023 VALID FOR 3 YEARS.

DOOR WINDOW SCHEDULE

TYPE	WIDTH	HT.	TYPE	WIDTH	HT.
D1	1200	2150	W1	1800	1250
D2	900	2150	W2	1500	1250
D3	750	2150	W3	1200	1250
DW	2400	2150	W4	1200	1000
DW1	3000	2150	W5	600	950
F.C.D	1200	2150	W6	3000	1700



GROUND FLOOR PLAN.
(SCALE =1:100)

B

1. AREA OF LAND:-
LAND AREA = 1146.785 SQ.M. / 17K-02 CH-14 SQ.FT. (AS PER DEED)
= 1135.792 SQ.M. (AS PER PHYSICAL)
= 1146.785 SQ.M. / 17K-02 CH-14 SQ.FT. (AS PER ULC)

2. (i) PERMISSIBLE GROUND COVERAGE (50.00%) = 567.896 SQM.
(ii) PROPOSED GROUND COVERAGE (32.853%) = 373.150 SQM.

3. PERMISSIBLE F.A.R. = 3.0 + 0.3 = 3.3 (AS PER GREEN BUILDING)

4. PROPOSED F.A.R. = 3.299

5. PROPOSED HEIGHT= 40.00 MT.

6. PROPOSED AREA :-

	COVERED AREA	LIFT WELL	VOID	EFFECTIVE AREA	STAIR WAY	LIFT LOBBY	NET FLOOR AREA FIRE	REFUGE AREA
GR. FLOOR	373.150 SQ.M	-	-	373.150 SQ.M	38.875 SQ.M	5.935 SQ.M	328.340 SQ.M	-
1ST FLOOR	373.149 SQ.M	8.984 SQM.	0.235 SQM.	363.931 SQ.M	38.875 SQ.M	5.147 SQ.M	319.909 SQ.M	-
2ND FLOOR	353.425 SQ.M	8.984 SQM.	12.110 SQM.	332.331 SQ.M	23.125 SQ.M	5.147 SQ.M	304.059 SQ.M	-
3RD FLOOR	332.178 SQ.M	7.026 SQM.	0.235 SQM.	324.917 SQ.M	23.125 SQ.M	5.448 SQ.M	296.344 SQ.M	-
4TH FLOOR	332.178 SQ.M	7.026 SQM.	0.235 SQM.	324.917 SQ.M	23.125 SQ.M	5.448 SQ.M	296.344 SQ.M	-
5TH FLOOR	332.178 SQ.M	7.026 SQM.	0.235 SQM.	324.917 SQ.M	23.125 SQ.M	5.448 SQ.M	296.344 SQ.M	-
6TH FLOOR	332.178 SQ.M	7.026 SQM.	0.235 SQM.	324.917 SQ.M	23.125 SQ.M	5.448 SQ.M	296.344 SQ.M	-
7TH FLOOR	332.178 SQ.M	7.026 SQM.	0.235 SQM.	324.917 SQ.M	23.125 SQ.M	5.448 SQ.M	296.344 SQ.M	15.354 SQ.M
8TH FLOOR	332.178 SQ.M	7.026 SQM.	0.235 SQM.	324.917 SQ.M	23.125 SQ.M	5.448 SQ.M	296.344 SQ.M	-
9TH FLOOR	332.178 SQ.M	7.026 SQM.	0.235 SQM.	324.917 SQ.M	23.125 SQ.M	5.448 SQ.M	296.344 SQ.M	-
10TH FLOOR	332.178 SQ.M	7.026 SQM.	0.235 SQM.	324.917 SQ.M	23.125 SQ.M	5.448 SQ.M	296.344 SQ.M	-
11TH FLOOR	349.387 SQ.M	7.026 SQM.	0.235 SQM.	342.126 SQ.M	23.125 SQ.M	5.448 SQ.M	313.553 SQ.M	-
12TH FLOOR	332.178 SQ.M	7.026 SQM.	0.235 SQM.	324.917 SQ.M	23.125 SQ.M	5.448 SQ.M	296.344 SQ.M	15.354 SQ.M
ROOF						5.448 SQ.M		
TOTAL	4438.090 SQ.M	88.228 SQM.	14.695 SQM.	4335.791 SQ.M	332.125 SQ.M	76.157 SQ.M	(3932.957-5.448)SQ.M 3927.509 SQ.M	30.708 SQ.M

7. TENEMENTS & CAR PARKING CALCULATION :-
(A) RESIDENTIAL:

MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
FLAT-A	148.808 SQ.M	24.310 SQ.M	173.118 SQ.M	9	9 NOS.
FLAT-B	142.985 SQ.M	23.359 SQ.M	166.344 SQ.M	9	9 NOS.
FLAT-C	156.128 SQ.M	25.506 SQ.M	181.634 SQ.M	1	1 NOS.
FLAT-D	152.873 SQ.M	24.975 SQ.M	177.848 SQ.M	1	1 NOS.
				20	20 NOS.

(B) MERCANTILE:-

SHOP (MERCANTILE) CARPET AREA	:	64.080 SQ.M	1 NOS.
SHOP (MERCANTILE) BUILT-UP AREA	:	70.809 SQ.M	

(C) BUSINESS:-

OFFICE (BUSINESS) CARPET AREA	:	566.948 SQ.M	11 NOS.
OFFICE (BUSINESS) BUILT-UP AREA	:	656.744 SQ.M	
		TOTAL REQIIRED CAR PARKING	32 NOS.

RESIDENTIAL AREA = 3608.237 SQM.
CAR PARKING REQUIRED = 32 NOS.
CAR PARKING PROVIDED = 32 NOS. (29 NOS COVERED & 3 NOS OPEN)
PERMISSIBLE AREA FOR PARKING = (11X25)= 275 SQM.
PROVIDED AREA FOR PARKING = 179.192 SQM.
PROPOSED F.A.R = 3927.509-179.192 / 1135.792 = 3.299<3.3
COMMON AREA = 479.508 SQM.
TOTAL ADDITIONAL FLOOR AREA FOR FEES = 272.725 SQM.
TOTAL AREA FOR FEES = 4608.515 SQM.
STAIR HEAD ROOM AREA = 29.999 SQM.
LIFT ROOM AREA = 24.072 SQM.
OVER HEAD TANK AREA = 25.950 SQ.M.
W.C AREA = 2.824 SQ.M.
AREA OF CUP-BOARD = 90.570 SQM.
OPEN TERRACE AREA = 393.512 SQM.
ROOF STRUCTURE AREA = 56.896 SQM.
SOLAR AREA = 82.733 SQM.
TRIPLE HT BALCONY AREA = 87.232 SQM.
GOOMTY AREA = 4.520 SQM.

GREEN AREA CALCULATION:-
15% AREA TAKEN FROM 6000 SQ.M. BUILT UP
% OF GREEN AREA = 15X4335.165/6000
= 10.837%
MIN 10.837 % OF THE PHYSICAL LAND AREA KEPT FOR GREEN AREA
REQUIRED GREEN AREA(PROPOSED) = 123.085 SQ.M.(10.837%)
PROVIDED GREEN AREA :-
= 123.371 SQ.M. (10.862%)

CERTIFICATE OF GEO-TECNICAL ENGINEER

UNDERSIGNED HAS INSPECTED THE SITE & WILL CARRY OUT THE SOIL INVESTIGATION THEREIN, IT IS CERTIFIED THAT EXISTING SOIL OF THE SITE IS ABLE TO CARRY OUT THE LOAD FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM THERE IN WILL BE SAFE & STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

(ALOKE ROY G.T.E-I/11)
NAME OF GEO-TECNICAL ENGINEER

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 ALOKE ROY G.T.E. K.M.C. NO.- I/11. STRUCTURAL DESIGN AND DRAWINGS WILL BE SUBMITTED FOR APPROVAL AT PLINTH LEVEL OF CONSTRUCTION. PRESENTLY THE SITE IS PARTLY COVERED BY EXISTING STRUCTURE AND SOIL TESTING IS NOT POSSIBLE.

KOUSHIK SENGUPTA (E.S.E. 1/76)
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 . THERE IS NO TENANT. THE PLOT IS BEYOND 500 M. FROM THE C/L/ OF THE E.M. BYE-PASS

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

TITLE.
GROUND FLOOR PLAN,.

PROJECT.
PROPOSED G+XII STORIED (HT.-40.0M)RESIDENTIAL BUILDING , U/S 393A OF KMC ACT 1980 COMPLYING BUILDING RULE 2009 ,AT PREMISES NO. **5, LEELA ROY SARANI. KOLKATA.** WARD NO-68, BR. NO-VIII, P.S.- GARIAHAT.

JOB NO.	DRG. NO.	DATE	DEALT
1255	ARCH/1255/C-1	16.07.2024	RESHMI

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

• Anjan Ukil
architect

BUILDING PERMIT NO.: 2024080043 DATE: 26-07-2024
VALID UPTO : 25-07-2029

SANDIP MANDAL Digitally signed by SANDIP MANDAL Date: 2024.07.26 15:25:29 +05'30'
SIGNATURE OF ASSISTANT ENGINEER.

PARTHA GHOSH Digitally signed by PARTHA GHOSH Date: 2024.07.26 15:32:41 +05'30'
SIGNATURE OF EXECUTIVE ENGINEER .

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 TENENT. THE PLOT HAVE BEEN IDENTIFIED BY US AT THE TIME OF DEPARTMENTAL INSPECTION.

SATWIC VIVEK RUIA DIRECTOR OF SWASTIC PRANITI PVT. LTD. & C.A. OF
SIPRA BANERJEE .
SATYA DARSI BANERJEE.
NAME OF OWNER