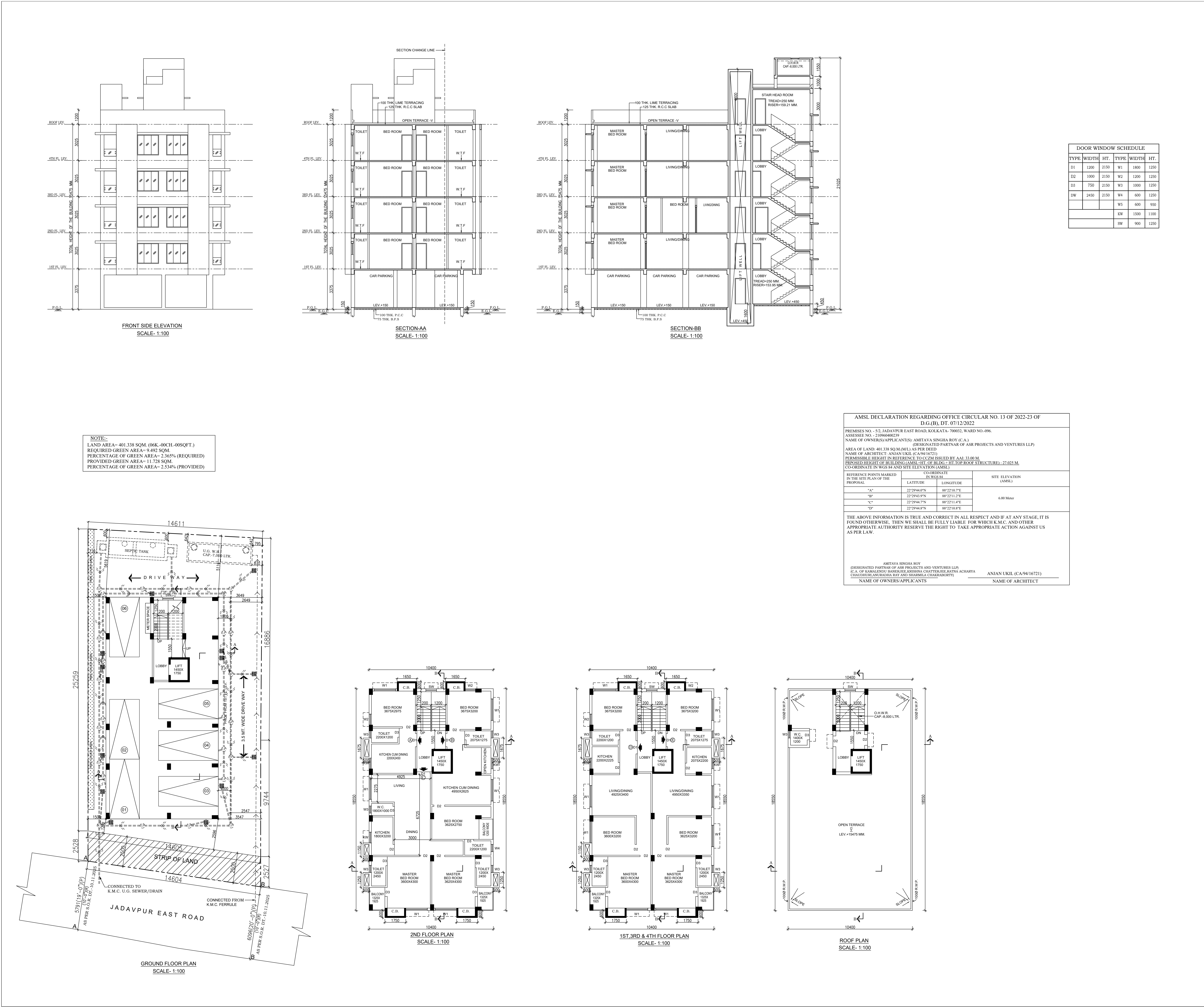
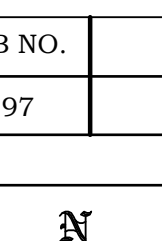
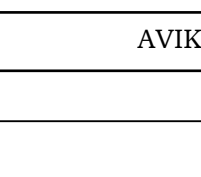




STATEMENT OF THE PLAN PROPOSAL						
PART-A:						
1. ASSESSE NO: 210960400239						
2. DETAIL OF REGISTERED DEED1.						
BOOK NO : 1		VOL. NO : 1602-2025		PAGE NO : 126502 TO 126530		
BEING NO : 160202911		YEAR : 2025		PLACE : D.S.R-II (S)24PGS.		DATE -11.03.2025
3. DETAIL OF REGISTERED DEED2.						
BOOK NO : 1		VOL. NO : 1602-2025		PAGE NO : 142448 TO 142475		
BEING NO : 160202910		YEAR : 2025		PLACE : D.S.R-II (S)24PGS.		DATE -18.03.2025
4. DETAIL OF REGISTERED BOUNDARY DECLARATION.						
BOOK NO : 1		VOL. NO : 1904-2025		PAGE NO : 409014 TO 409030		
BEING NO : 190409165		YEAR : 2025		PLACE : A.R.A-IV KOLKATA		DATE -24.06.2025
5. DETAIL OF REGISTERED POWER OF ATTORNEY.						
BOOK NO : 1		VOL. NO : 1602-2025		PAGE NO : 132538 TO 132558		
BEING NO : 160203328		YEAR : 2025		PLACE : D.S.R-II (S)24PGS.		DATE -12.03.2025
6. DETAIL OF REGISTERED STRIP OF LAND.						
BEING NO : 190407548		YEAR : 2025		PAGE NO : 336357 TO 336373		
				PLACE : A.R.A-IV KOLKATA		DATE -30.05.2025
PART-B:						
1. PROPOSED GROUND COVERAGE = 192.920 SQ.M.						
2. PROPOSED F.A.R. = 1.981<2.00						
3. TOTAL COVERED AREA = 935.898 SQ.M.						
4. TOTAL CAR PARKING AREA = 152.786 SQ.M.(ACTUAL)						
5. NO. OF REQUIRED CAR PARKING SPACE = 03 NOS.						
6. NO. OF PROVIDED CAR PARKING SPACE = 06 NOS.						
STATEMENT OF AREA:-						
AREA OF LAND:- 06K.-00CH.-00SQFT. = 401.338 SQM.(AS PER DEED)						
AREA OF LAND:- 06K.-02CH.-31.58SQFT. = 412.633 SQM.(AS PER PHYSICAL)						
PERMISSIBLE F.A.R. = 2.00						
PERMISSIBLE GROUND COVERAGE (60.00%) = 240.803 SQ.M.						
PROPOSED GROUND COVERAGE (48.07%) = 192.920 SQ.M.						
PROPOSED HEIGHT = 15.475 MT.						
PROPOSED AREA :-						
GROUND FL.	COVERED AREA	CUTOFF (LIFT WELL) AREA	EFFECTIVE AREA	STAIR WAY	LIFT LOBBY	NET FLOOR AREA
	174.370 SQ.M	-	174.370 SQ.M			
1ST FLOOR	192.920 SQ.M	2.538 SQ.M	190.382 SQ.M	10.800 SQ.M	2.375 SQ.M	177.207 SQ.M
2ND FLOOR	192.920 SQ.M	2.538 SQ.M	190.382 SQ.M	10.800 SQ.M	2.375 SQ.M	177.207 SQ.M
3RD FLOOR	192.920 SQ.M	2.538 SQ.M	190.382 SQ.M	10.800 SQ.M	2.375 SQ.M	177.207 SQ.M
4TH FLOOR	192.920 SQ.M	2.538 SQ.M	190.382 SQ.M	10.800 SQ.M	2.375 SQ.M	177.207 SQ.M
TOTAL	946.050 SQ.M	10.152 SQ.M	935.898 SQ.M	54.000 SQ.M	11.875 SQ.M	870.023 SQ.M
TOTAL AREA			= 870.023 SQ.M.			
BONUS FOR CAR PARKING			= 75.000 SQ.M. (25X3)			
NET AREA (870.023-75.000)			= 795.023 SQ.M.			
PROPOSED F.A.R. (795.023/401.338)			= 1.981<2.00			
TENEMENTS & CAR PARKING CALCULATION :-						
MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING	
A	28.550 SQ.M	3.306 SQ.M	31.856 SQ.M	1	0	
B	60.052 SQ.M	6.954 SQ.M	67.006 SQ.M	1	0	
C	86.851 SQ.M	10.057 SQ.M	96.908 SQ.M	1	0	
D	87.975 SQ.M	10.188 SQ.M	98.163 SQ.M	3	3 NOS.	
E	87.478 SQ.M	10.130 SQ.M	97.608 SQ.M	3	3 NOS.	
				9		
RESIDENTIAL AREA = 935.898 SQ.M.						
CAR PARKING REQUIRED = 03 NOS.						
CAR PARKING PROVIDED = 06 NOS.						
PERMISSIBLE AREA FOR PARKING = (25X3)=75.000 SQ.M.						
PROVIDED AREA FOR PARKING = 152.786 SQ.M.						
COMMON AREA = 81.304 SQ.M.						
TOTAL ADDITIONAL FLOOR AREA FOR FEES = 41.268 SQ.M.						
STAIR HEAD ROOM AREA = 15.080 SQ.M.						
LIFT ROOM AREA = 6.988 SQ.M.						
OVER HEAD TANK AREA = 9.425 SQ.M.						
W.C. AT ROOF AREA = 2.880 SQ.M.						
AREA OF CUP-BOARD = 16.320 SQ.M.						
TOTAL AREA OF FEES = 977.166 SQ.M.						
OPEN TERRACE AREA = 192.920 SQ.M.						
CERTIFICATE OF STRUCTURAL ENGINEER						
THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER N.B.C. OF INDIA AND ON THE BASIS OF SOIL INVESTIGATION REPORT DONE BY GEO-TECH ENGINEER AND CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT.						
DR. SUJIT KUMAR BOSE G.T.E.- 1/12				(TAMAL KANTI BANDYOPADHYAY) (E.S.E-II/393)		
NAME OF GEOTECHNICAL ENGINEER				NAME OF STRUCTURAL ENGINEER		
DECLARATION OF ARCHITECT						
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 ADJUTING 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.						
				ANJAN UKIL CA/94/16721		
				NAME OF ARCHITECT		
DECLARATION OF OWNER						
I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT, I SHALL ENGAGE ARCHITECT & 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 & ADJONING 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.						
AMITAVA SINGHA ROY (DESIGNATED PARTNER OF ASR PROJECTS AND VENTURES LLP) (C.A. OF KAMALENDU BANERJEE, KRISHNA CHATTERJEE, RATNA ACHARYA CHAUDHURI, ANURADHA RAY AND SHARMILA CHAKRABORTY) NAME OF OWNER						
GROUND FLOOR PLAN, FIRST TO FOURTH FLOOR PLAN, ROOF PLAN, SECTION- AA & BB, POINT ELEVATION.						
PROJECT: PROPOSED G+IV STORIED (HT.-15.475MT.) RESIDENTIAL BUILDING U/S 393A OF K.M.C. ACT-1980 AND BUILDING RULE 2009 AT- 5/2, JADAVPUR EAST ROAD, KOLKATA- 700032, WARD NO.-096, BOROUGH NO.-X, P.S.- JADAVPUR.						
JOB NO.	DRG. NO.		DATE	DEALT		
1297	ARCH/CORP-02		04.12.25	AVIK		
						
						
SCALE: 1:100, 1:600, 1:4000						
B.P. NO: 2025100176						
DATE: 09/12/2025			VALID UP TO: 09/12/2030			
SIGNATURE OF A.E. (C/BR.-X/BLDG. K.M.C.)				SIGNATURE OF E.E. (C/BR.-X/BLDG. K.M.C.)		