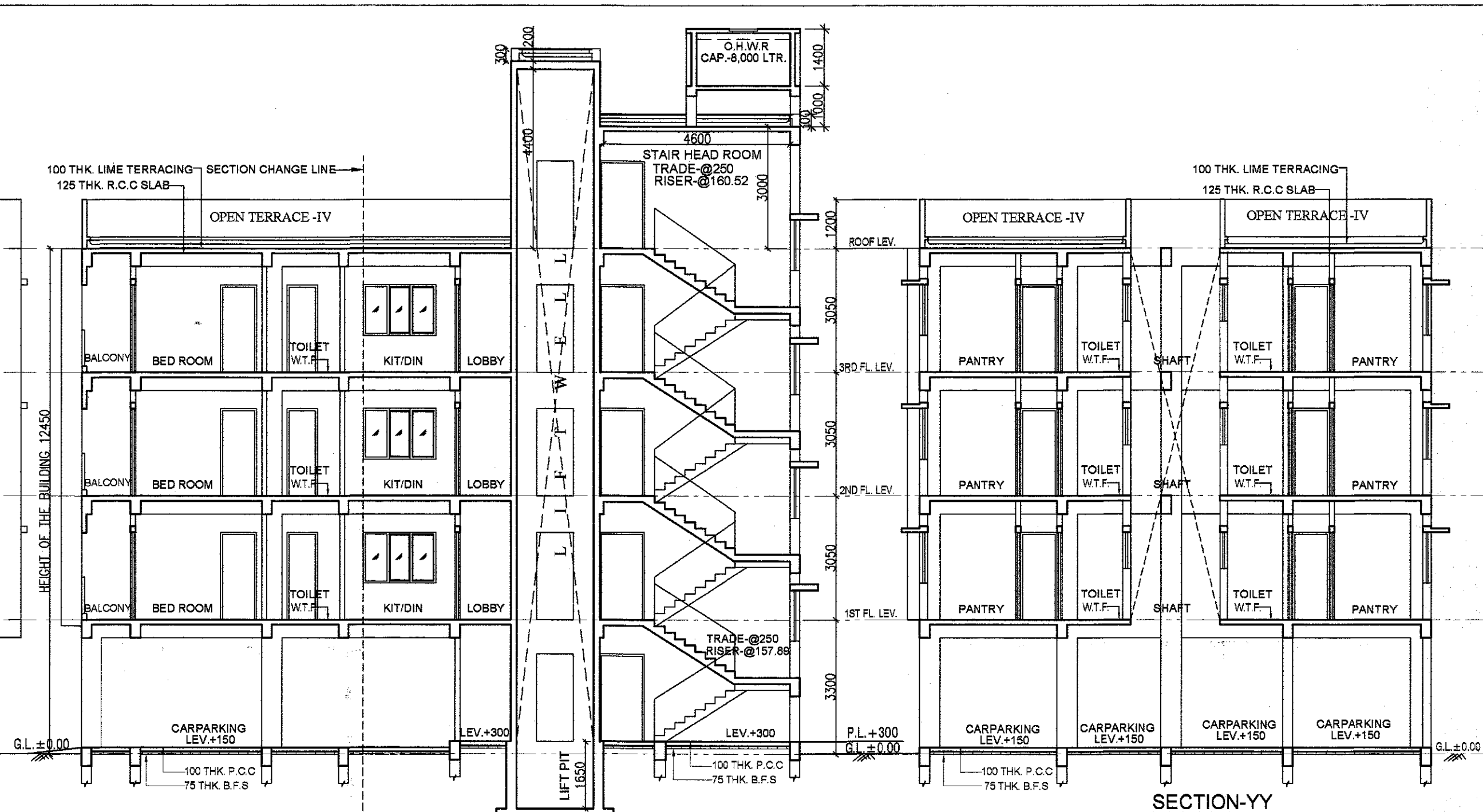




FRONT SIDE ELEVATION
SCALE: 1:100

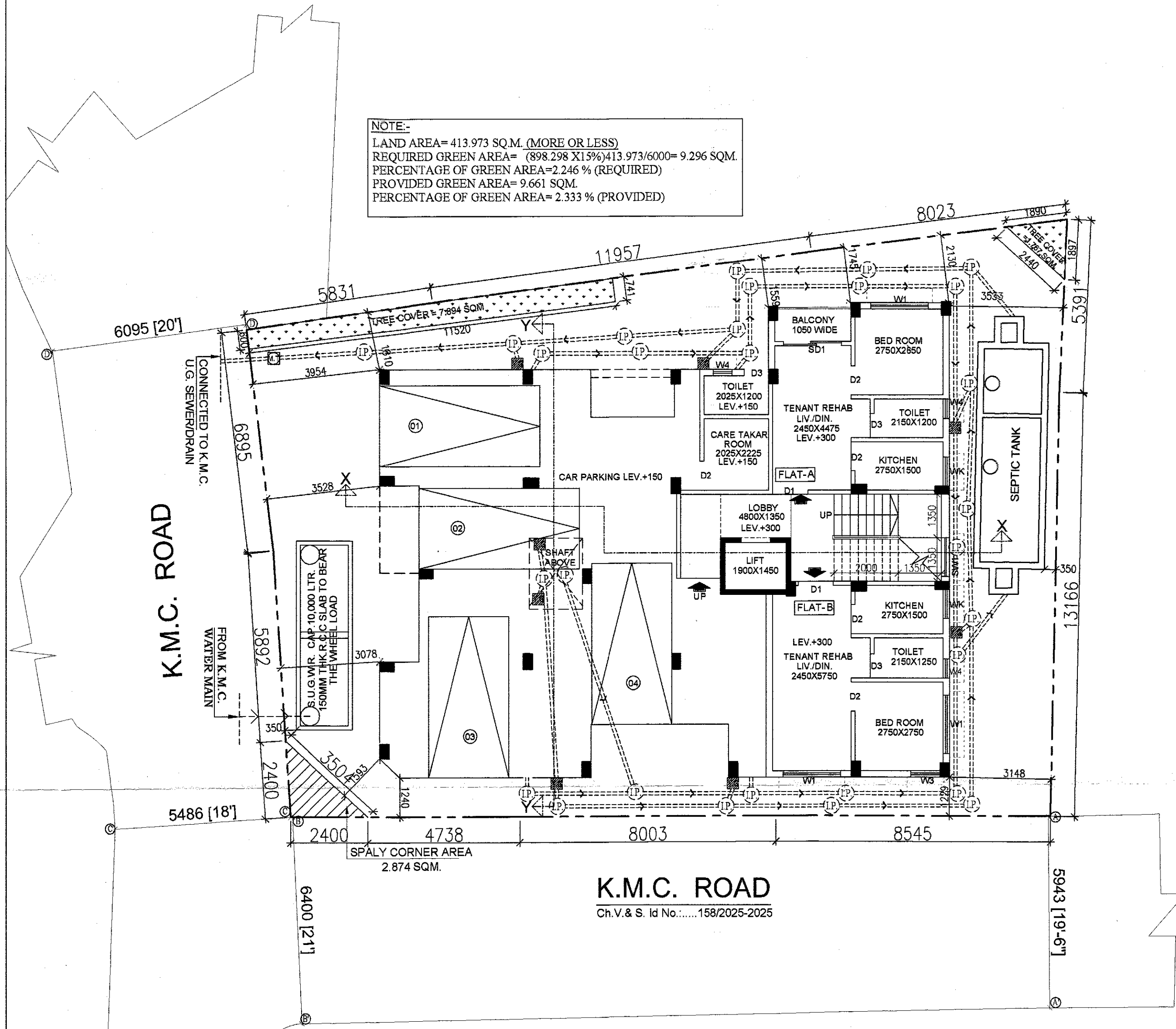
LEFT SIDE ELEVATION
SCALE: 1:100



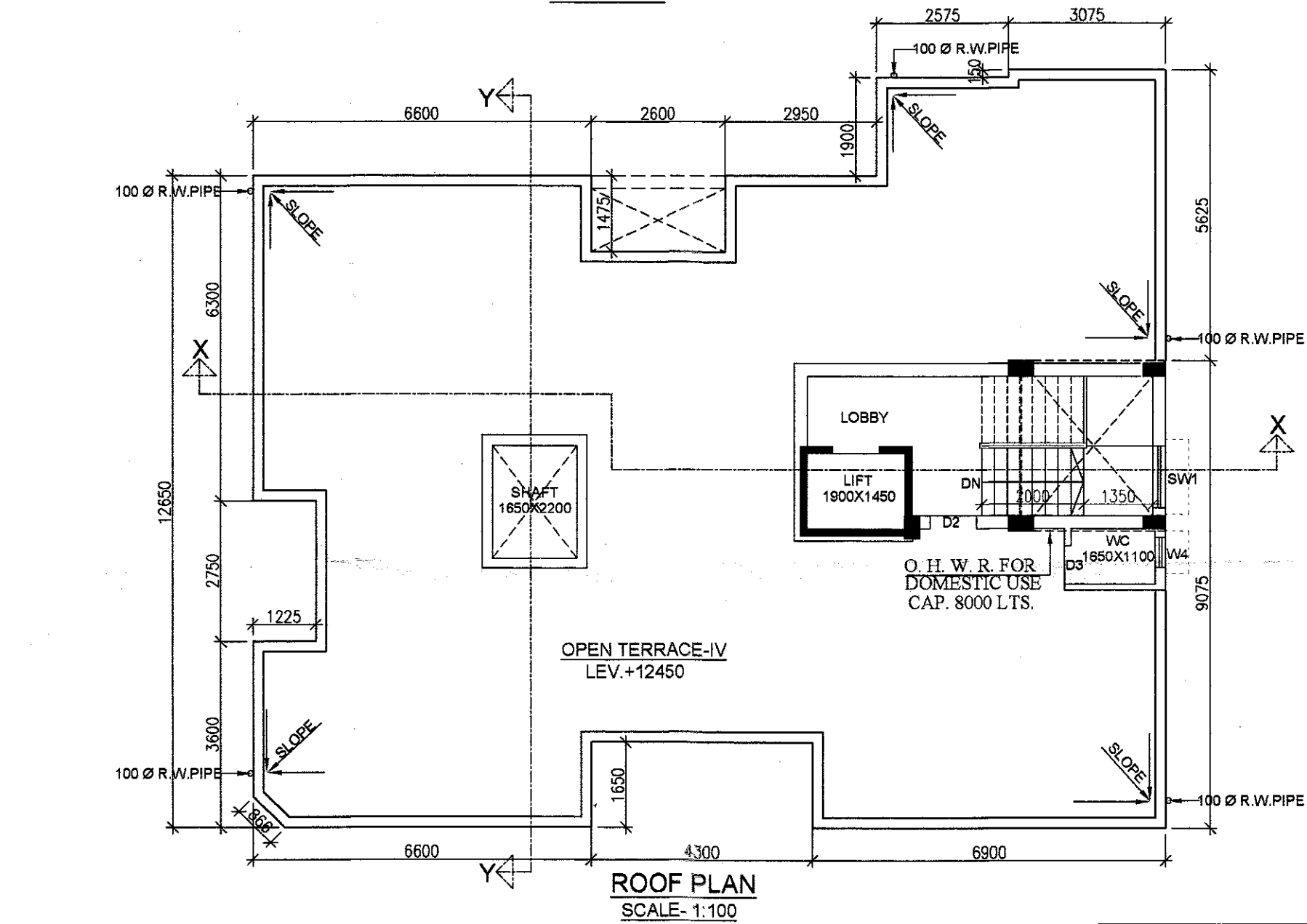
SECTION-XX
SCALE: 1:100

SECTION-YY
SCALE: 1:100

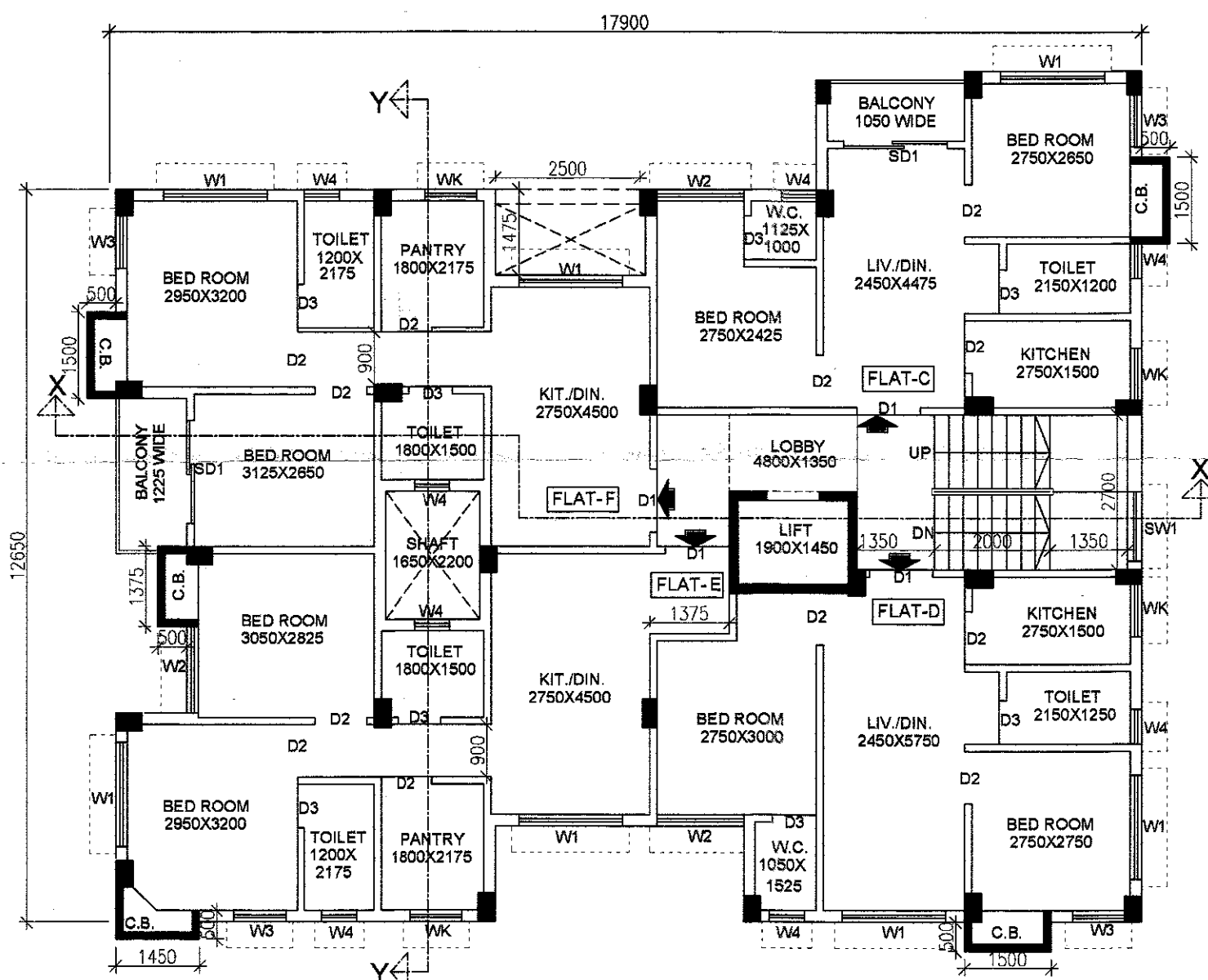
NOTE:-
LAND AREA=413.973 SQ.M. (MORE OR LESS)
REQUIRED GREEN AREA= (898.298 X15%)413.973/6000= 9.296 SQ.M.
PERCENTAGE OF GREEN AREA=2.46 % (REQUIRED)
PROVIDED GREEN AREA= 9.661 SQ.M.
PERCENTAGE OF GREEN AREA= 2.333 % (PROVIDED)



GROUND FLOOR PLAN
SCALE: 1:100



ROOF PLAN
SCALE: 1:100



TYPICAL FLOOR PLAN
(1ST TO 3RD FLOOR)
SCALE: 1:100

STATEMENT OF THE PLAN PROPOSAL

PART-A:
1. ASSESSMENT NO: 21080701323
2. DETAIL OF DEED-1
BOOK NO: 1 VOL NO: 1601-2016 PAGE NO: 95776 TO 95821 DATE: 20.08.2018
BEING NO: 160102736 YEAR: 2018 PLACE: D.S.R-II SOUTH 24-PARGANAS

3. DETAIL OF DEED-2
BOOK NO: 1 VOL NO: 160 PAGE NO: 170 TO 178 DATE: 25.06.91
BEING NO: 9821 YEAR: 91 PLACE: D.S.R-I SOUTH 24-PARGANAS

4. DEED OF DECLARATION
BOOK NO: IV VOL NO: 1603-2025 PAGE NO: 1132 TO 1142 DATE: 20.01.2025
BEING NO: 160300063 YEAR: 2025 PLACE: D.S.R-II SOUTH 24-PARGANAS

5. DETAIL OF REGISTERED BOUNDARY DECLARATION
BOOK NO: 1 VOL NO: 1602-2025 PAGE NO: 170027 TO 170022 DATE: 03.04.2025
BEING NO: 160204686 YEAR: 2025 PLACE: D.S.R-II SOUTH 24-PARGANAS

6. DETAIL OF REGISTERED CORNER SPLOED
BOOK NO: 1 VOL NO: 1602-2025 PAGE NO: 170023 TO 170027 DATE: 03.04.2025
BEING NO: 160204687 YEAR: 2025 PLACE: D.S.R-II SOUTH 24-PARGANAS

7. DETAIL OF REGISTERED NON EVICTION TENANT
BOOK NO: 1 VOL NO: 1602-2025 PAGE NO: 446248 TO 446259 DATE: 22.07.2025
BEING NO: 160210715 YEAR: 2025 PLACE: D.S.R-II SOUTH 24-PARGANAS

PART-B:
1. PROPOSED GROUND COVERAGE: 218.249 SQ.M.
2. PROPOSED F.A.R.: 1.748
3. TOTAL COVERED AREA: 861.424 SQ.M.
4. TOTAL CAR PARKING AREA: 115.200 SQ.M. (ACTUAL)
5. NO. OF REQUIRED CAR PARKING SPACE: 03 NOS.
6. NO. OF PROVIDED CAR PARKING SPACE: 04 NOS.
7. OPEN CAR PARKING: 1 NOS. AND COVERED CAR PARKING: 03 NOS.

STATEMENT OF AREA:
AREA OF LAND: 06K-03CH-018QFT = 413.973 SQ.M. (MORE OR LESS)
BOUNDARY DECLARATION & ASSESSMENT BOOK COPY)

PERMISSIBLE F.A.R. = 1.748
PERMISSIBLE GROUND COVERAGE (62.888%) = 218.859 SQ.M.
PROPOSED GROUND COVERAGE (62.720%) = 218.249 SQ.M.
PROPOSED HEIGHT = 12.480 MT.

PROPOSED AREA:

MARK	COVERED AREA	OPEN AREA	EFFECTIVE AREA	STAIR WAY	LIFT LOBBY	NET FLOOR AREA
GROUND FLOOR	218.249 SQ.M.	214.942 SQ.M.	12.860 SQ.M.	2.970 SQ.M.	199.262 SQ.M.	218.249 SQ.M.
1ST FLOOR	218.249 SQ.M.	214.942 SQ.M.	12.860 SQ.M.	2.970 SQ.M.	199.262 SQ.M.	218.249 SQ.M.
2ND FLOOR	218.249 SQ.M.	214.942 SQ.M.	12.860 SQ.M.	2.970 SQ.M.	199.262 SQ.M.	218.249 SQ.M.
3RD FLOOR	218.249 SQ.M.	214.942 SQ.M.	12.860 SQ.M.	2.970 SQ.M.	199.262 SQ.M.	218.249 SQ.M.
TOTAL	873.896 SQ.M.	859.868 SQ.M.	50.760 SQ.M.	11.880 SQ.M.	798.784 SQ.M.	873.896 SQ.M.

TOTAL AREA = 798.784 SQ.M.
BONUS FOR CAR PARKING = 115.200 SQ.M.
NET AREA (798.784 - 75) = 723.784 SQ.M.
PROPOSED F.A.R. (723.784/413.973) = 1.748

TENEMENTS & CAR PARKING CALCULATION:-

MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE COVERED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
FLAT-A	33.396 SQ.M.	4.458 SQ.M.	37.854 SQ.M.	1	NIL
FLAT-B	33.892 SQ.M.	4.882 SQ.M.	38.774 SQ.M.	1	NIL
FLAT-C	44.188 SQ.M.	6.364 SQ.M.	50.553 SQ.M.	3	
FLAT-D	46.319 SQ.M.	6.870 SQ.M.	53.189 SQ.M.	3	
FLAT-E	51.862 SQ.M.	7.468 SQ.M.	59.333 SQ.M.	3	3
FLAT-F	52.758 SQ.M.	7.597 SQ.M.	60.355 SQ.M.	3	
W1	900	2150	1500X1250	1	
W2	900	2150	1500X1250	1	
W3	900	2150	900X1250	1	
W4	900	2150	900X1250	1	
W5	1250	2150	600X900	1	

RESIDENTIAL AREA = 861.424 SQ.M.
CAR PARKING REQUIRED = 03 NOS.
CAR PARKING PROVIDED = 04 NOS. (COVERED-3) & (OPEN-1)
PERMISSIBLE = 253.975 SQ.M.
PROVIDED AREA FOR PARKING = 115.200 SQ.M.
COMMON AREA = 93.854 SQ.M.
TOTAL ADDITIONAL FLOOR AREA FOR FEES = 36.874 SQ.M.
STAIR HEAD ROOM AREA = 15.840 SQ.M.
LIFT ROOM AREA = 7.858 SQ.M.
OVER HEAD TANK AREA = 9.322 SQ.M.
W.C. AT ROOF AREA = 2.419 SQ.M.
AREA OF CUP-BOARD = 10.680 SQ.M.
TOTAL AREA OF FEES = 865.293 SQ.M.
OPEN TERRACE AREA = 218.249 SQ.M.

CERTIFICATE OF STRUCTURAL ENGINEER
THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER B.O. OF INDIA ON THE BASIS OF SOIL INVESTIGATION REPORT DONE BY DR. SUJIT KUMAR BOSE G.T.E. K.M.C. NO: 112, BOSE ENGINEERS S3, PURNA CHANDRA MITRA LANE, KOLKATA-700033, CERTIFY THAT IT IS STRUCTURALLY SAFE AND STABLE IN ALL RESPECT.

DR. SUJIT KUMAR BOSE G.T.E.-112 (TAMAL KANTI BANDYOPADHYAY) (E.S.E.-11393)
NAME OF GEOTECHNICAL ENGINEER 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 AND THE SITE CONDITION INCLUDING THE ADJUTING ROAD ARE CONFORM WITH THE PLAN. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. IT IS FULLY OCCUPIED BY THE OWNER & TENANT.

ANJAN UKIL CA/94/16721
NAME OF ARCHITECT

DECLARATION OF OWNER
I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT, I SHALL INSTRUCT 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 GUIDANCE OF ARCHITECT/ESE BEFORE STARTING OF BUILDING FOUNDATION.

Tushar S. Kamder
CA OF
Sri Debasis Saha
Sri Swapan Saha
NAME OF OWNER

GROUND FLOOR PLAN, FIRST TO THIRD FLOOR PLAN, ROOF PLAN, SECTION-XX & YY, FRONT ELEVATION, LEFT SIDE ELEVATION

PROJECT:
PROPOSED G+III STORED (HT-12.450MT.) RESIDENTIAL BUILDING AT PREMISES NO.- 21C PADDAPUR ROAD, KOLKATA-700 047, WARD NO.-98, BOROUGH NO.-X, P.S.- JADA VPU UNDER K.M.C.

JOB NO. DRG. NO. DATE DEALT
- ARCH/CORP-01 12.08.25 TUMPA

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

PREMISES NO. - 21C PADDAPUR ROAD, KOLKATA-700 047, WARD NO.-98, BOROUGH NO.-X, P.S.- JADA VPU UNDER K.M.C.

NAME OF OWNER(S)/APPLICANT(S): Tushar S. Kamder CA OF Sri Debasis Saha Sri Swapan Saha

AREA OF LAND: 06K-03CH-018QFT = 413.973 SQ.M. SQ.M.

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

CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL)

WIDTH OF MEANS ACCESS-6400

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL

	LATITUDE	LONGITUDE	SITE ELEVATION (AMSL)
"A"	22° 28' 41.6" N	88° 21' 56.7" E	6.00 Meter
"B"	22° 28' 41.5" N	88° 21' 56.5" E	
"C"	22° 28' 41.7" N	88° 21' 56.4" E	
"D"	22° 28' 41.3" N	88° 21' 59.3" 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.

SCALE: 1:100

B.P. NO. - 2025100097

DATE - 20/08/2025

VALID UP TO - 20/08/2030

DEBARATI CHAKRABORTY
ASSISTANT ENGINEER (C/BLD/GR-X)

TUSHAR JATI
EXECUTIVE ENGINEER (C/BLD/GR-X)