



**STATEMENT OF THE PLAN PROPOSAL (A)**

1. ASSESSE NO: 11016040018  
 2. DETAIL OF REGISTERED DEED 1  
 BOOK NO: 1, VOLUME NO: 1901-2022, PAGE NO: 202647 TO 202675, BEING NO: 190103146, YEAR: 2022, DATE: 11.05.2022, PLACE: A.R.A.-II, KOLKATA, WEST BENGAL.

**DETAIL OF REGISTERED DEED 2**  
 BOOK NO: 1, VOLUME NO: 1901-2022, PAGE NO: 202619 TO 202646, BEING NO: 190103145, YEAR: 2022, DATE: 11.05.2022, PLACE: A.R.A.-II, KOLKATA, WEST BENGAL.

**DETAIL OF REGISTERED DEED 3**  
 BOOK NO: 1, VOLUME NO: 1902-2016, PAGE NO: 128974 TO 129003, BEING NO: 190204093, YEAR: 2016, DATE: 10.05.2016, PLACE: A.R.A.-II, KOLKATA, WEST BENGAL.

**DETAIL OF REGISTERED DEED 4**  
 BOOK NO: 1, VOLUME NO: 1904-2019, PAGE NO: 550052 TO 550016, BEING NO: 190411192, YEAR: 2019, DATE: 13.12.2019, PLACE: A.R.A.-II, KOLKATA, WEST BENGAL.

**DETAIL OF REGISTERED DEED 5**  
 BOOK NO: 1, VOLUME NO: 1902-2016, PAGE NO: 128953 TO 128977, BEING NO: 190204092, YEAR: 2016, DATE: 05.10.2016, PLACE: A.R.A.-II, KOLKATA, WEST BENGAL.

**DETAIL OF REGISTERED DEED 6**  
 BOOK NO: 1, C.D. VOLUME NO: 27, PAGE NO: 3981 TO 3982, BEING NO: 09980, YEAR: 2014, DATE: 20.05.2014, PLACE: A.R.A.-II, KOLKATA, WEST BENGAL.

**DETAIL OF REGISTERED DEED 7**  
 BOOK NO: 1, VOLUME NO: 1902-2016, PAGE NO: 129004 TO 129028, BEING NO: 190204094, YEAR: 2016, DATE: 10.05.2016, PLACE: A.R.A.-II, KOLKATA, WEST BENGAL.

**DETAIL OF REGISTERED DEED 8**  
 BOOK NO: 1, VOLUME NO: 1902-2016, PAGE NO: 69314 TO 69340, BEING NO: 190202230, YEAR: 2016, DATE: 24.05.2016, PLACE: A.R.A.-II, KOLKATA, WEST BENGAL.

**DETAIL OF REGISTERED DEED 9**  
 BOOK NO: 1, VOLUME NO: 1902-2016, PAGE NO: 128927 TO 128962, BEING NO: 190204091, YEAR: 2016, DATE: 10.05.2016, PLACE: A.R.A.-II, KOLKATA, WEST BENGAL.

**DETAIL OF REGISTERED DEED 10**  
 BOOK NO: 1, VOLUME NO: 1901-2022, PAGE NO: 202654 TO 202661, BEING NO: 190104657, YEAR: 2022, DATE: 26.05.2022, PLACE: A.R.A.-II, KOLKATA, WEST BENGAL.

3. DETAIL OF POWER ATTORNEY  
 BOOK NO: 1, VOL. NO: 1902-2022, PAGE NO: 364753 TO 364759, BEING NO: 190201063, YEAR: 2022, DATE: 09.09.2022, PLACE: A.R.A.-III, KOLKATA, WEST BENGAL.

4. DETAIL OF BOUNDARY DECLARATION  
 BOOK NO: 1, VOL. NO: 1902-2022, PAGE NO: 375108 TO 375122, BEING NO: 190201058, YEAR: 2022, DATE: 13.03.2022, PLACE: A.R.A.-II, KOLKATA, WEST BENGAL.

5. U.L.C. VIDE NO: 952 / 1 / U.L.C. / KOLKATA / 2023, DATE: 07.07.2023.

6. A.A.I. DETAIL: KOL/EAST/B/092322/699562 DATE: 14.10.2022.

**B**

1. AREA OF LAND:  
 LAND AREA = 1166.388 SQ.M. / 17K-07 CH-00 SQ.FT. (AS PER DEED)  
 = 1166.39 SQ.M. / 17K-07 CH-00 SQ.FT. (AS PER U.L.C.)  
 = 1172.113 SQ.M. / 17K-08CH-16.624 SQ.FT. (AS PER PHYSICAL)

2. CORNER SPLAY AREA = 8.094 SQ.M.

3. (i) PERMISSIBLE GROUND COVERAGE (50.00%) = 583.194 SQ.M.  
 (ii) PROPOSED GROUND COVERAGE (31.178%) = 363.665 SQ.M.

4. PERMISSIBLE F.A.R. = 3 + 0.6 = 3.6 (AS PER METRO CORRIDOR)  
 5. PROPOSED F.A.R. = 3.384

6. PROPOSED HEIGHT = 40.00 MT.

7. PROPOSED AREA -

FLOOR	COVERED AREA	LIFT WELL	VOID	OFFICE AREA	STAIRWAY	LIFT LOBBY	OFFICE AREA	REFERENCE
1ST FLOOR	331.659 SQ.M.	1.885 SQ.M.	1.448 SQ.M.	33.822 SQ.M.	24.125 SQ.M.	6.000 SQ.M.	331.659 SQ.M.	331.659 SQ.M.
2ND FLOOR	331.659 SQ.M.	1.885 SQ.M.	1.448 SQ.M.	33.822 SQ.M.	24.125 SQ.M.	6.000 SQ.M.	331.659 SQ.M.	331.659 SQ.M.
3RD FLOOR	331.659 SQ.M.	1.885 SQ.M.	1.448 SQ.M.	33.822 SQ.M.	24.125 SQ.M.	6.000 SQ.M.	331.659 SQ.M.	331.659 SQ.M.
4TH FLOOR	331.659 SQ.M.	1.885 SQ.M.	1.448 SQ.M.	33.822 SQ.M.	24.125 SQ.M.	6.000 SQ.M.	331.659 SQ.M.	331.659 SQ.M.
5TH FLOOR	331.659 SQ.M.	1.885 SQ.M.	1.448 SQ.M.	33.822 SQ.M.	24.125 SQ.M.	6.000 SQ.M.	331.659 SQ.M.	331.659 SQ.M.
6TH FLOOR	331.659 SQ.M.	1.885 SQ.M.	1.448 SQ.M.	33.822 SQ.M.	24.125 SQ.M.	6.000 SQ.M.	331.659 SQ.M.	331.659 SQ.M.
TOTAL	1774.104 SQ.M.	11.437 SQ.M.	5.872 SQ.M.	170.288 SQ.M.	120.625 SQ.M.	36.000 SQ.M.	1774.104 SQ.M.	1774.104 SQ.M.

**7. TENEMENTS & CAR PARKING CALCULATION -**

(A) RESIDENTIAL:

MARKED	TENEMENT SIZE	PROPORTIONAL AREA	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
PLAT A	84.50 SQ.M.	15.100 SQ.M.	112.660 SQ.M.	11	11 NOS.
PLAT B	110.748 SQ.M.	25.061 SQ.M.	109.340 SQ.M.	11	11 NOS.
PLAT C	14.841 SQ.M.	16.240 SQ.M.	101.081 SQ.M.	11	11 NOS.
D	OFFICE (BUSINESS CARPET AREA)		104.644 SQ.M.	33 NOS.	33 NOS.
	OFFICE (BUSINESS BUILT UP AREA)		214.649 SQ.M.		36 NOS.
	BUSINESS AREA		233.127 SQ.M.		4368.099 SQ.M.
	RESIDENTIAL AREA		4368.099 SQ.M.		36 NOS.
	CAR PARKING PROVIDED		39 NOS.	(33 NOS COVERED & 6 NOS OPEN)	
	PERMISSIBLE AREA FOR PARKING		2523311.775 SQ.M.		
	PROVIDED AREA FOR PARKING		264.087 SQ.M.		
	PROPOSED F.A.R. = 4211.251-264.087 / 1166.388 = 3.643-3.6		659.243 SQ.M.		
	CORRIDOR AREA		8.094 SQ.M.		
	TOTAL ADDITIONAL FLOOR AREA FOR FEES = 433.969 SQ.M.				
	AREA OF BATTERY ROOM		5.625 SQ.M.		
	STAIR HEAD ROOM AREA		30.047 SQ.M.		
	LIFT ROOM AREA		19.931 SQ.M.		
	OVER HEAD TANK AREA		20.548 SQ.M.		
	U.V.C. AREA		2.890 SQ.M.		
	AREA OF CLIP-BOARD		44.094 SQ.M.		
	OPEN TERRACE AREA		387.867 SQ.M.		
	ROOF STRUCTURE AREA		94.582 SQ.M.		
	GREEN AREA CALCULATION -				
	15% AREA TAKEN FROM 6000 SQ.M. BUILT UP		900 SQ.M.		
	% OF GREEN AREA = 15X4601.226/6000		11.503%		
	MIN 11.503% OF THE PHYSICAL LAND AREA KEPT FOR GREEN AREA		134.169 SQ.M. (11.503%)		
	REQUIRED GREEN AREA (PROPOSED) = 134.169 SQ.M. (11.503%)				
	PROVIDED GREEN AREA -		138.913 SQ.M. (11.928%)		

JOB NO.	DRG. NO.	DATE	DEALT
1215	ARCH/1215/C-1	10.07.2023	RESHMI

**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 & 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. THE LAND IS FULLY OCCUPIED BY THE OWNERS. THERE IS NO TENANT. THE PLOT HAVE BEEN IDENTIFIED BY US AT THE TIME OF DEPARTMENTAL INSPECTION.

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

RANJAN SAHA,  
 DIRECTOR OF GRIHAM REAL ESTATES PVT. LTD.  
 C.A. OF MR. AVIJIT SACHA ROY & M/S R.K.I. SMELTERS PVT. LTD.  
 NAME OF APPLICANT.

**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. BY-PASS

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

**PROPOSED G+XII STORED (HT-40.0 m) RESIDENTIAL BUILDING - U/S 393A OF KMC ACT 1980 COMPLYING BUILDING RULE 2009. AT PREMISES NO. 65, BIDHAN SARANI, KOLKATA-700 006, WARD NO-16, BR. NO-II, P.S.- BURTOLLA.**

PROJECT

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

**TITLE: GROUND FLOOR PLAN.**

**VALID:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**ANJAN UKIL architect**

SIGNATURE OF ASSISTANT ENGINEER: \_\_\_\_\_ SIGNATURE OF EXECUTIVE ENGINEER: \_\_\_\_\_