

## STATEMENT OF THE PLAN PROPOSAL

- ASSEESSE NO : 110842100380
- DETAIL OF REGISTERED DEED 1.  
BOOK NO : I VOL NO : 20 PAGE NO : 153 TO 157 BEING NO : 1445 YEAR : 1952 PLACE : SUB REGISTER ALIPORE  
DETAIL OF REGISTERED DEED 2.  
BOOK NO : I CD VOL NO : 34 PAGE NO : 2989 TO 3007 BEING NO : 07708 YEAR : 2012 PLACE : ADSR ALIPORE  
DETAIL OF REGISTERED DEED 3.  
BOOK NO : I CD VOL NO : 34 PAGE NO : 3685 TO 3703 BEING NO : 07709 YEAR : 2012 PLACE : ADSR ALIPORE  
3. DETAIL OF POWER ATTORNEY  
BOOK NO : I VOL NO : 4 PAGE NO : 4230 TO 4238 BEING NO : 100992 YEAR : 2013  
PLACE : A.D.S.R. ALIPORE  
4. DETAIL OF BOUNDARY DECLARATION BOOK NO : VOL NO : PAGE NO :  
BEING NO : YEAR : PLACE : DATE :  
5. FIRE : MEMO NO :

## B

- AREA OF LAND:-  
LAND AREA = 1090.393 SQ.M. / 16K-04CH-37 SQ.FT. (AS PER DEED)  
= 1090.393 SQ.M. / 16K-04CH-37 SQ.FT. (AS PER PHYSICAL)
- (i) PERMISSIBLE GROUND COVERAGE (50.00%) = 545.196 SQ.M.  
(ii) PROPOSED GROUND COVERAGE (49.738%)  
= 454.405 SQ.M. (PROPOSED) + 82.507 SQ.M. (EXISTING) = 536.912 SQ.M.
- PERMISSIBLE F.A.R. = 3
- PROPOSED F.A.R. = 2.665
- PROPOSED HEIGHT = 21.5 MT.

## 6. PROPOSED AREA :-

MARKED	PROPOSED COVERED AREA	EXISTING COVERED AREA	VOID	CUTOUT (LIFT WELL)	EFFECTIVE AREA	STAIR LOBBY	LIFT LOBBY	NET FLOOR AREA
GR. FLOOR	454.405 SQ.M.	82.507 SQ.M.			542.344 SQ.M.	25.125 SQ.M.	2.665 SQ.M.	514.554 SQ.M.
1ST FLOOR	454.405 SQ.M.	73.027 SQ.M.	9.433 SQ.M.	2.945 SQ.M.	520.778 SQ.M.	15.750 SQ.M.	2.665 SQ.M.	502.083 SQ.M.
2ND FLOOR	454.405 SQ.M.		0.433 SQ.M.	2.945 SQ.M.	451.027 SQ.M.	15.750 SQ.M.	2.665 SQ.M.	432.612 SQ.M.
3RD FLOOR	454.405 SQ.M.		0.433 SQ.M.	2.945 SQ.M.	451.027 SQ.M.	15.750 SQ.M.	2.665 SQ.M.	432.612 SQ.M.
4TH FLOOR	454.405 SQ.M.		0.433 SQ.M.	2.945 SQ.M.	451.027 SQ.M.	15.750 SQ.M.	2.665 SQ.M.	432.612 SQ.M.
5TH FLOOR	454.405 SQ.M.		0.433 SQ.M.	2.945 SQ.M.	451.027 SQ.M.	15.750 SQ.M.	2.665 SQ.M.	432.612 SQ.M.
6TH FLOOR	454.405 SQ.M.		0.433 SQ.M.	2.945 SQ.M.	451.027 SQ.M.	15.750 SQ.M.	2.665 SQ.M.	432.612 SQ.M.
	3180.835 SQ.M.	155.534 SQ.M.	12.031 SQ.M.	17.670 SQ.M.	3306.668 SQ.M.	119.825 SQ.M.	18.655 SQ.M.	3168.388 SQ.M.

## 7. TENEMENTS &amp; CAR PARKING CALCULATION RESIDENTIAL, BUSINESS &amp; MERCANTILE :-

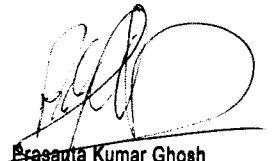
TENEMENT SIZE	PROPORTIONAL AREA (TO BE ADDED)	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
FLAT A	44.654 SQ.M.	3.678 SQ.M.	48.332 SQ.M.	1
FLAT B	46.220 SQ.M.	3.867 SQ.M.	50.027 SQ.M.	1
FLAT C	94.523 SQ.M.	7.766 SQ.M.	102.309 SQ.M.	5
FLAT D	212.023 SQ.M.	17.466 SQ.M.	229.489 SQ.M.	1
FLAT E	123.930 SQ.M.	10.209 SQ.M.	134.139 SQ.M.	1
FLAT F	204.969 SQ.M.	16.884 SQ.M.	221.853 SQ.M.	4
FLAT G	130.984 SQ.M.	10.790 SQ.M.	141.774 SQ.M.	4

D. SHOP (MERCANTILE) CARPET AREA	116.010 SQ.M.	17	20 NOS.
SHOP (MERCANTILE) BUILT-UP AREA	124.536 SQ.M.		3 NOS.
D. OFFICE (BUSINESS) CARPET AREA	282.540 SQ.M.		5 NOS.
OFFICE (BUSINESS) BUILT-UP AREA	332.958 SQ.M.		
TOTAL NOS. OF CAR			28 NOS.

- TOTAL REQUIRED CAR PARKING :- 28 NOS.
- TOTAL PROVIDED CAR PARKING :- 28 NOS.
- PROVIDED AREA OF PARKING :- 261.974 SQ.M.
- PERMISSIBLE F.A.R. = 3
- PROPOSED F.A.R. = (3168.388 - 262.347) / 1090.393 = 2.665
- STAIR HEAD ROOM AREA :- 20.213 SQ.M.
- LIFT M/C AREA :- 8.225 SQ.M.
- TERRACE AREA :- 448.155 (O.T-VII) SQ.M. (PROPOSED) + 82.507 SQ.M. (EXISTING)
- RELAXATION OF AUTHORITY, IF ANY :- M.B.C.
- OVER HEAD TANK AREA :- 14 SQ.M.
- AREA OF CUP-BEARD = 44.646 SQ.M.
- TOILET AT ROOF = 2.972 SQ.M.
- OTHER AREA ONLY FOR FEES = (119.625+18.655+44.646) = 182.926 SQ.M.
- GREEN AREA CALCULATION:-  
15% AREA TAKEN FROM 6000 SQ.M. BUILT UP  
% OF GREEN AREA = 15X3180.835/6000  
= 7.952%  
MIN 7.952 % OF THE PHYSICAL LAND AREA KEPT FOR GREEN AREA  
REQUIRED GREEN AREA (PROPOSED) = 86.708 SQ.M. (7.952%)  
PROVIDED GREEN AREA :-  
= 87.042 SQ.M. (7.982%)

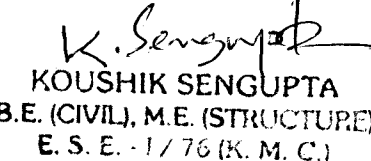
## CERTIFICATE OF GEO-TECNICAL ENGINEER

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 THEREIN WILL BE SAFE & STABLE IN ALL RESPECT FROM GEO-TECNICAL POINT OF VIEW.

  
PRASANTA KUMAR GHOSH (GTE-61)  
SIG. OF GEO-TECNICAL ENGINEER

## CERTIFICATE OF STRUCTURAL ENGINEER

THIS IS TO CERTIFY THAT THE STRUCTURAL DESIGN AND DRAWINGS OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECTS. THE SOIL TEST REPORT HAS BEEN DONE BY PRASANTA KUMAR GHOSH (GTE-61) OF GEOCON 55, BADAN ROY LANE, BELUAGHATA, KOLKATA-700010, THE RECOMMENDATION OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATION.

  
KOUSHIK SENGUPTA  
B.E. (CIVIL), M.E. (STRUCTURE)  
E.S.E. - 1/76 (B.M.C.)  
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 AND TENANT.

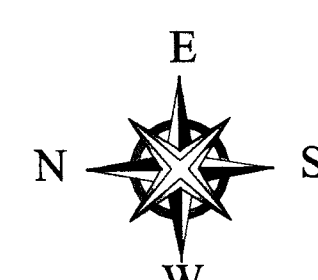
  
ANJAN UKIL  
Architect  
C.O.A. Regn. No.- CA/94/16721  
L.B.A. A-271  
ANJAN UKIL (CA/94/16721)  
SIGNATURE OF ARCHITECT.

TITLE.  
GROUND FLOOR PLAN.

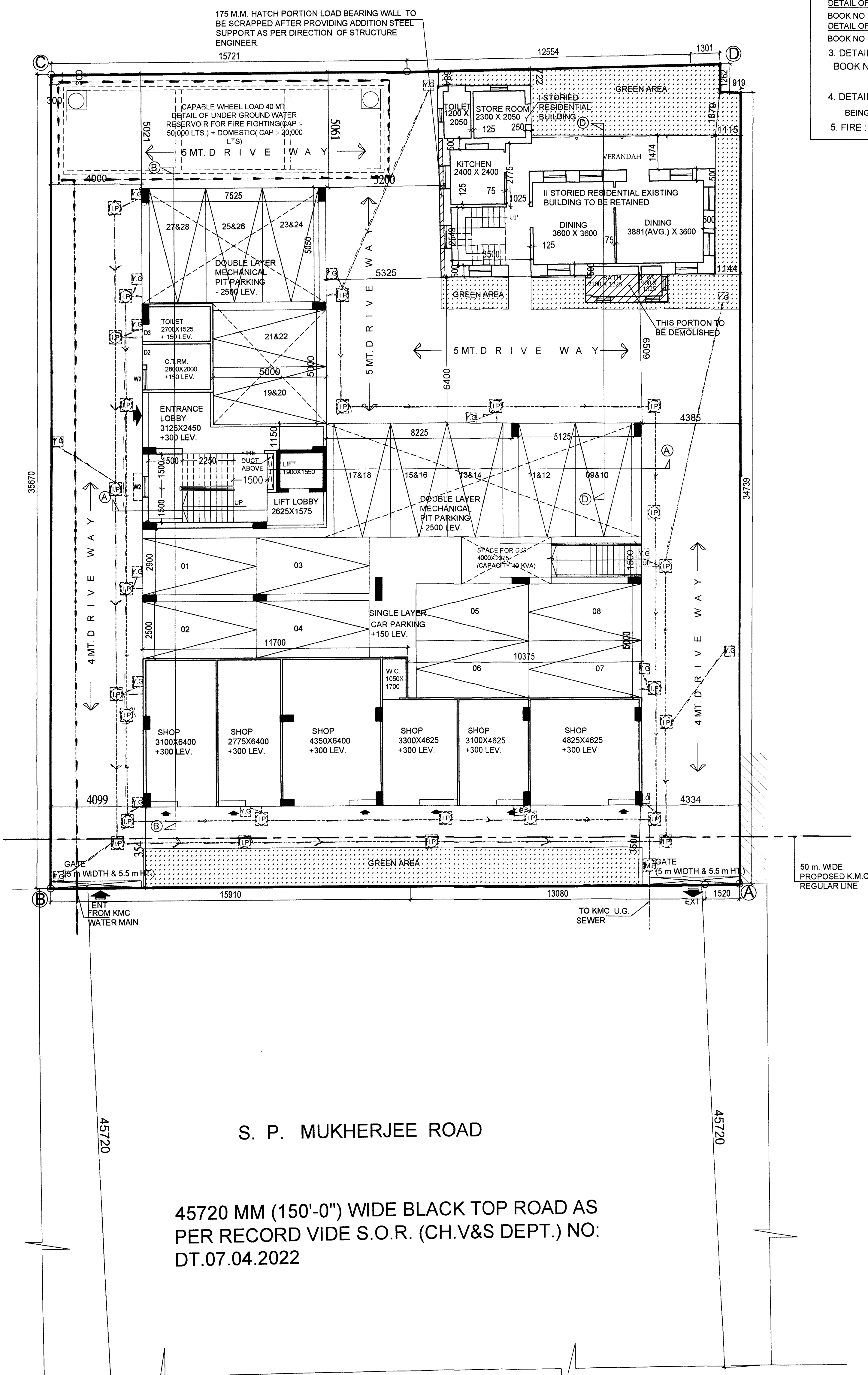
## PROJECT,

PROPOSED ADDITION OF ONE BLOCK OF G+VI STORIED (21.5 MTS.) HT. RESIDENTIAL BUILDING U/S 394 A OF KMC ACT 1980 AND COMPLYING KMC BUILDING RULE 2009, AT PREMISES NO.- 107, SHYAMA PRASAD MUKHERJEE ROAD, KOLKATA- 700 026, WARD- 84, BOROUGH-VIII. P.S - TOLLYGUNGE.

JOB NO.	DRG. NO.	DATE	DEALT
734	ARCH/1033/C-I	20.09.2023	RESHMI



• Anjan Ukil  
architect



GROUND FLOOR PLAN.  
SCALE :- 1:100

## DECLARATION OF OWNER.

I DO HERE BY 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 ARCHITECT / E.S.E BEFORE STARTING OF BUILDING FOUNDATION.

For Swastic Vidrik Realty Pvt. Ltd.

Director

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

PREMISES NO. - 107, SHYAMA PRASAD MUKHERJEE ROAD, WARD NO. - 84, BOROUGH NO. - VIII,  
ASSEESSE NO. - 110842100380  
NAME OF OWNER(S)/APPLICANT(S):

MR VIVEK RUIA,  
(DIRECTOR OF SWASTIC VIDRIK REALTY PRIVATE LIMITED)  
&  
C.A. OF UDAY BHANU BHATTACHARYA, ASHANI  
BHATTACHARYA & ANWESHA BANDOPADHYAYA.

MR. PRATEEK TULSYAN,  
(DIRECTOR OF PRANITI PROJECTS PRIVATE LIMITED)  
MR.VIVEK RUIA,  
C.A. OF UDAYAN BANERJEE.

AREA OF LAND: 1090.393 SQ.M.  
NAME OF ARCHITECT: ANJAN UKIL (CA/94/16721)

PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AA: 33.00 M.  
PROPOSED HEIGHT OF BUILDING (AMSL+R.G.L.+HT. OF BLDG.+ HT.TOP ROOF STRUCTURE): 28.30 M.  
CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL)

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	COORDINATE IN WGS 84		SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE	
"A"	22°31'04.4"N	88°20'46.4"E	6.00 Meter
"B"	22°31'04.9"N	88°20'46.6"E	
"C"	22°31'04.7"N	88°20'47.3"E	
"D"	22°31'04.3"N	88°20'47.2"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.

MR.VIVEK RUIA,  
(DIRECTOR OF SWASTIC VIDRIK REALTY PRIVATE LIMITED)  
MR. PRATEEK TULSYAN,  
(DIRECTOR OF VIDRIK REALTY PRIVATE LIMITED)  
C.A. OF UDAY BHANU BHATTACHARYA, ASHANI  
BHATTACHARYA & ANWESHA BANDOPADHYAYA.

SIG. OF OWNERS/APPLICANTS

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

MR.VIVEK RUIA,  
(DIRECTOR OF SWASTIC VIDRIK REALTY PRIVATE LIMITED)  
&  
C.A. OF UDAY BHANU BHATTACHARYA, ASHANI  
BHATTACHARYA & ANWESHA BANDOPADHYAYA.

MR. PRATEEK TULSYAN,  
(DIRECTOR OF PRANITI PROJECTS PRIVATE LIMITED)  
MR.VIVEK RUIA,  
C.A. OF UDAYAN BANERJEE.

PARTY'S COPY

Plan for Water Supply arrangement including SEMI U. G. & O. H. reservoirs should be submitted at the Office of the Ex-Engineer Water Supply and the sanction obtained before proceeding with the work of Water Supply any deviation may lead to disconnection/demolition.

The building materials that will be stacked on Road/Passage or Foot-path beyond 3-months or after construction of G. Floor, whichever is earlier may be seized forthwith by the K.M.C. at the cost and risk of the owner.

A suitable pump has to be provided for pumping unfiltered water for the distribution to the flushing cisterns and urinals in the building incase unfiltered water from street main is not available.

CONSTRUCTION SITE SHALL BE MAINTAINED TO PREVENT MOSQUITO BREEDING AS REQUIRED U/S 496 (1) & (2) OF CMCACT 1993, IN SUCH MANNER SO THAT ALL WATER COLLECTION & PARTICULARLY LIFT WELLS, VATS, BASEMENT CURING SITES, OPEN RECEPTACLES ETC. MUST BE EMPITED COMPLETELY TWICE A WEEK.

No rain water pipe should be fixed or discharged on Road or Footpath. Drainage plan should be submitted at the Borough Executive Engineer's Office and the sanction obtained before proceeding with the drainage work.

All Building Materials to necessary & construction should conform to the standarder specified in the National Building Code of India.

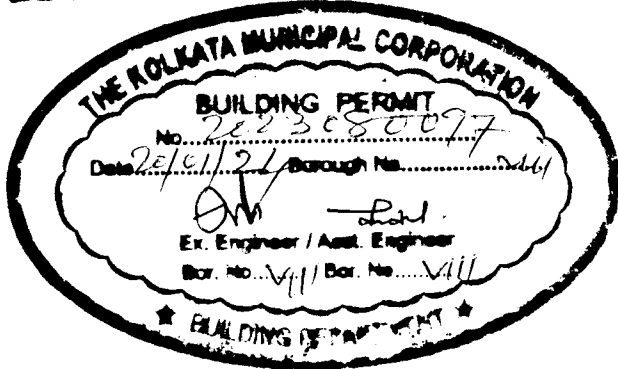
Necessary steps should be taken for the safety of the lives of the adjoining public and private properties during construction.

Non Commencement of Erection/ Re-Erection within Five year will Require Fresh Application for Sanction.

DEVIATION WOULD MEAN DEMOLITION

Approved By : MPC Meeting No. 632  
Item No. 229/23-24 Dt. 09/11/23

THE SANCTION IS VALID UP TO 09/11/2028



RESIDENTIAL