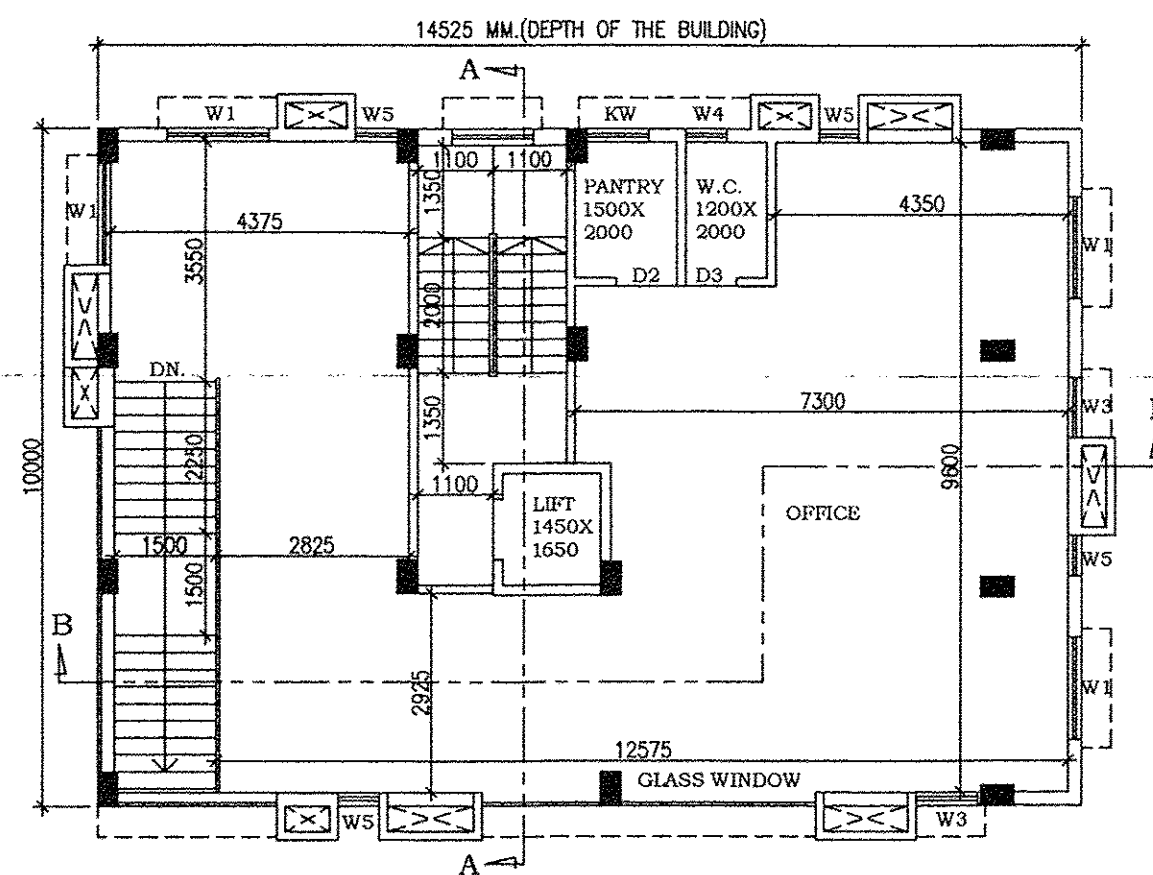
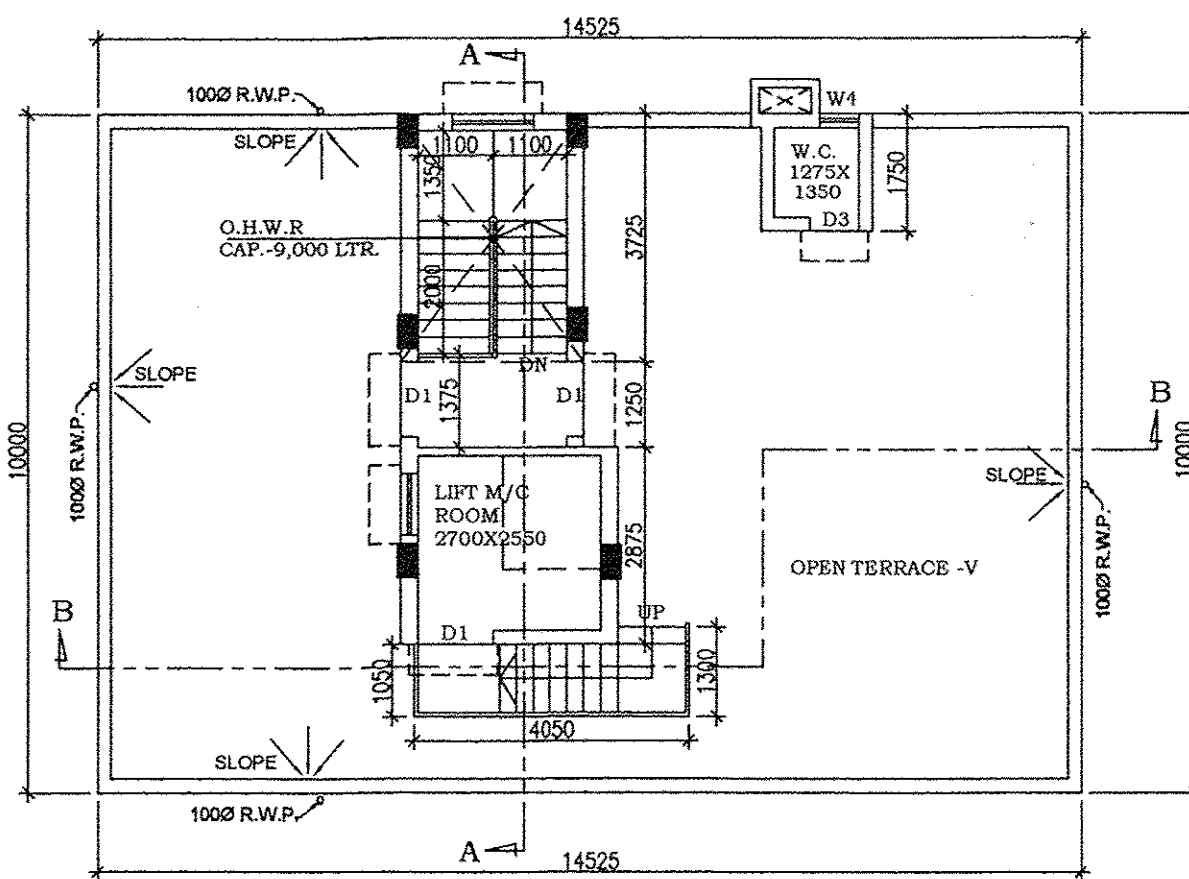
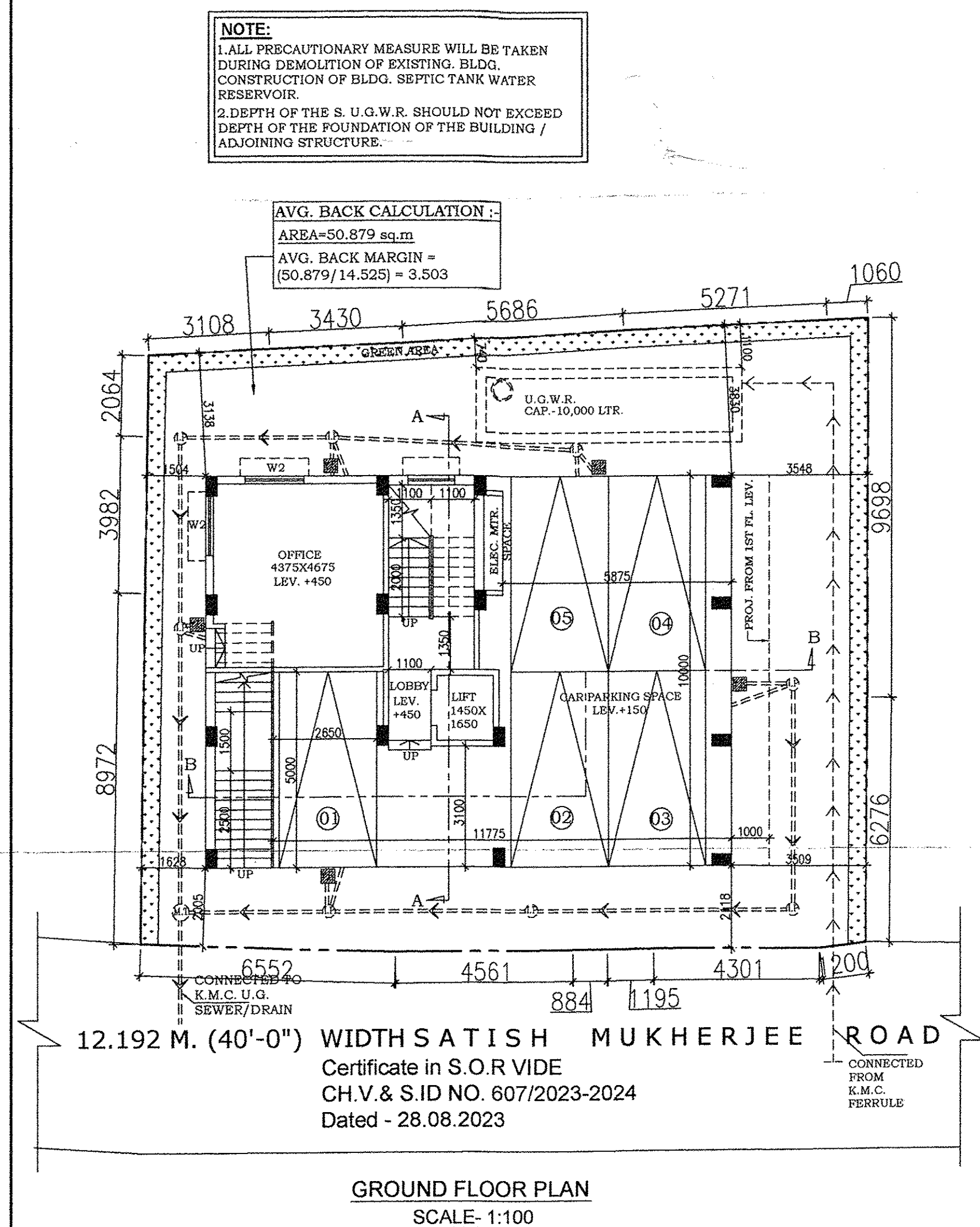
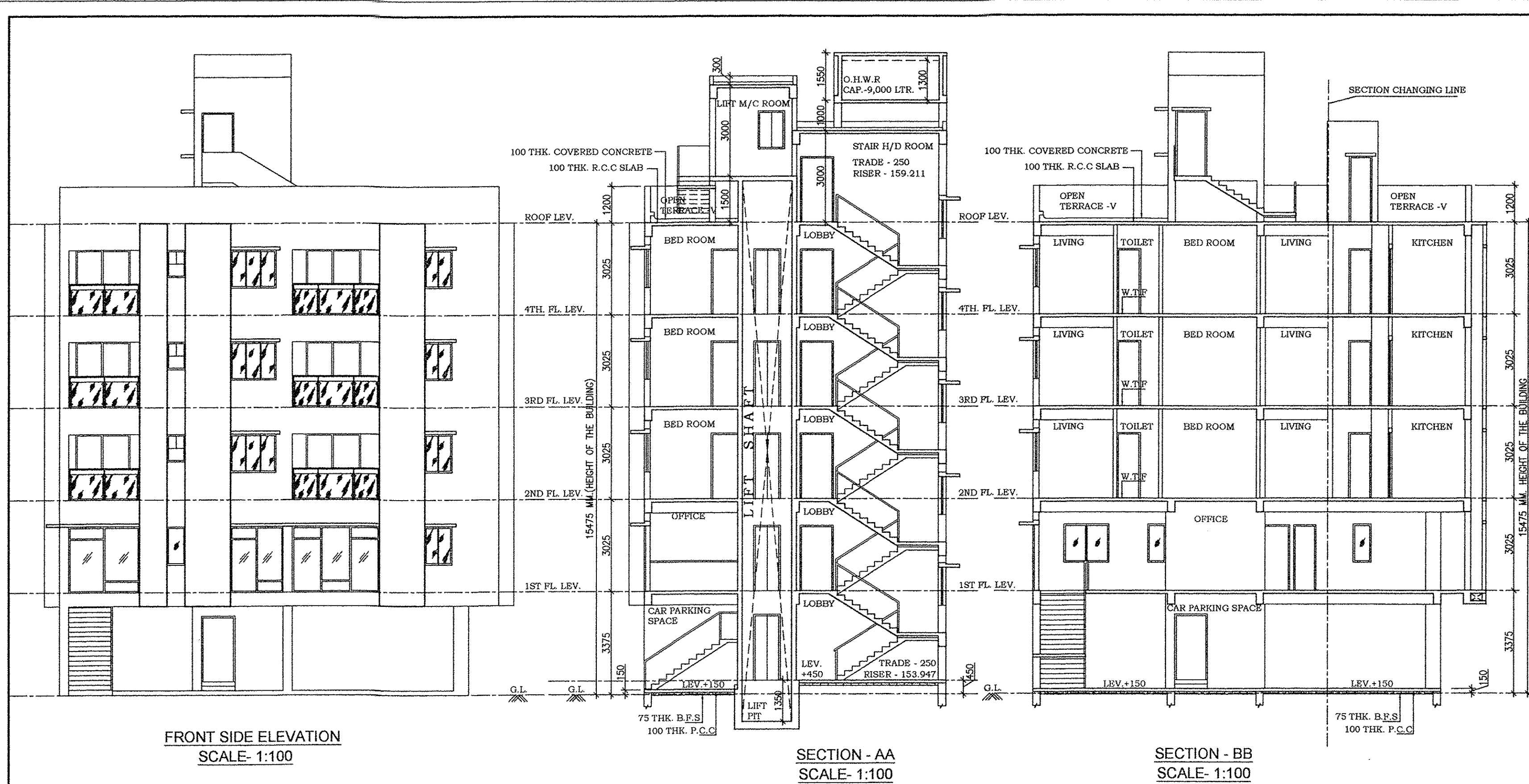
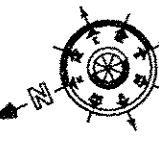




STATEMENT OF THE PLAN PROPOSAL			
PART-A			
1. ADDRESS NO: 11-084-20-0068-3			
2. DETAIL OF REGISTERED DEED:			
a) BOOK NO: 1	VOL. NO: 1	PAGE NO: 1 TO 35	BEING NO: 18549
YEAR: 2006	PLACE: A.R.A. - I, KOLKATA	DATE: 01/06/2006	
3. DETAIL OF REGISTERED GENERAL POWER OF ATTORNEY:			
a) BOOK NO: 1	VOL. NO: 1602-2023	PAGE NO: 240309 TO 240322	BEING NO: 160207128
YEAR: 2023	PLACE: D.S.R-II, SOUTH 24 PARGANAS	DATE: 26/05/2023	
4. DETAIL OF BOUNDARY DECLARATION:			
a) BOOK NO: 1	VOL. NO: 1602-2023	PAGE NO: 387904 TO 387915	BEING NO: 160211444
YEAR: 2023	PLACE: D.S.R-II, SOUTH 24 PARGANAS	DATE: 14/08/2023	
5. a) LAND AREA = 04 K. - 03 CH. - 25 SQFT. = 282.423 SQM. (AS PER DEED) LAND AREA = 291.276 SQM. (AS PER PHYSICAL)			
b) NO. OF STOREY: G + IV			
6. a) NO. OF TENEMENT: 06 NOS.			
b) SIZE OF TENEMENT: 50 - 75 SQM. 03 NOS.			
75 - 100 SQM. 03 NOS.			
PART-B:			
1. PROPOSED GROUND COVERAGE: 145.250 SQ.M. (51.430 %)			
2. F.A.R. CONSUMED: 1.953			
3. TOTAL COVERED AREA: 626.628 SQ.M.			
4. TOTAL CAR PARKING AREA: 83.852 SQ.M.			
5. NO OF REQUIRED CAR PARKING SPACE: 03 NOS.			
6. NO OF PROVIDED CAR PARKING SPACE: 05 NOS. (COVERED)			
7. PROPOSED HEIGHT: 15.475 MT.			
STATEMENT OF AREA			
LAND AREA = 04 K. - 03 CH. - 25 SQFT. = 282.423 SQM. (AS PER DEED)			
LAND AREA = 291.276 SQM. (AS PER PHYSICAL)			
PERMISSIBLE F.A.R.: 2.50			
PERMISSIBLE GROUND COVERAGE: 161.694 SQ.M. (57.253 %)			
PROPOSED GROUND COVERAGE: 145.250 SQ.M. (51.430 %)			
PROPOSED AREA :-			
COVERED AREA	OUT-OUT	LIFT WELL	STAIR WAY
GROUND FLOOR AREA: 135.250 SQ.M.	135.250 SQ.M.	1.980 SQ.M.	13.550 SQ.M.
1ST FLOOR AREA: 145.250 SQ.M.	9.075 SQ.M.	2.993 SQ.M.	10.340 SQ.M.
2ND FLOOR AREA: 145.250 SQ.M.	2.393 SQ.M.	14.287 SQ.M.	10.340 SQ.M.
3RD FLOOR AREA: 145.250 SQ.M.	2.393 SQ.M.	14.287 SQ.M.	10.340 SQ.M.
4TH FLOOR AREA: 145.250 SQ.M.	2.393 SQ.M.	14.287 SQ.M.	10.340 SQ.M.
TOTAL FLOOR AREA: 716.250 SQ.M.	9.075 SQ.M.	61.075 SQ.M.	9.000 SQ.M.
TOTAL BUILT-UP AREA: 626.628 SQ.M.			
BONUS FOR CAR PARKING: 75 SQ.M.			
NET BUILT-UP AREA (626.628 - 75): 551.628 SQ.M.			
PROPOSED F.A.R. = (551.628/282.423): 1.953			
TENEMENTS & CAR PARKING CALCULATION :-			
MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA
A	55.978 SQ.M.	10.408 SQ.M.	66.386 SQ.M.
B	73.597 SQ.M.	13.684 SQ.M.	87.281 SQ.M.
		TOTAL REQUIRED CAR PARKING	1 NOS.
BUSINESS:-			
(i) OFFICE BUILT-UP AREA :- 152.750 SQ.M.			
(ii) OFFICE CARPET AREA :- 128.232 SQ.M.			
RESIDENTIAL AREA :- 544.857 SQ.M.			
TOTAL CAR PARKING REQUIRED :- 03 NOS.			
PROVIDED CAR PARKING :- 05 NOS. (COVERED)			
PERMISSIBLE AREA FOR PARKING :- 75 SQ.M. (25X3)			
PROVIDED AREA OF PARKING :- 83.852 SQ.M.			
COMMON AREA :- 72.276 SQ.M.			
TOTAL ADDITIONAL FLOOR AREA FOR FEES = 41.329 SQ.M.			
STAIR HEAD ROOM AREA :- 13.433 SQ.M.			
LIFT MACHINE ROOM AREA = 9.200 SQ.M.			
LIFT MACHINE ROOM STAIR AREA = 4.515 SQ.M.			
COVER HEAD TANK AREA :- 10.058 SQ.M.			
CUPBOARD AREA :- 11.250 SQ.M.			
W.C. AREA AT ROOF :- 2.931 SQ.M.			
TOTAL AREA FOR FEES = [697.603 + 41.329] = 738.932 SQ.M.			
OPEN TERRACE AREA = 145.250 SQ.M.			
ROOF STRUCTURE AREA = 30.079 SQ.M.			
NOTE :-			
LAND AREA = 04 K. - 03 CH. - 25 SQFT. = 282.423 SQ.M.			
(AS PER DEED)			
LAND AREA = 291.276 SQ.M. (AS PER PHYSICAL)			
REQUIRED GREEN AREA = 5.128 SQ.M. (1.816 %)			
PROVIDED OF GREEN AREA = 10.433 SQ.M. (3.694%)			
DOORS & WINDOWS SCHEDULE :-			
MARKED	SILL HEIGHT FROM FLOOR	LINTEL HEIGHT FROM FLOOR	SIZE
SD	2150	2150	1800x2150
D1	2150	2150	1100x2150
D2	2150	2150	900x2150
D3	2150	2150	750x2150
W1	900	2150	1500x2150
W2	900	2150	1200x2150
W3	900	2150	900x2150
W4	1250	2150	600x900
W5	900	2150	600x1250
KW	1100	2150	900x1050
8W	2150	2150	1200x1250

SPECIFICATIONS			
R.C.C. FRAME STRUCTURE WITH M20 CONC. GRADE. 200 M.M. THK. EXTERNAL 125 & 75 M.M. THK. INTERNAL WALLS WITH 1:4 CEMENT MORTAR JOINTS. STEEL Z-SECTION / ALUMINIUM / WINDOWS. MARBLE FLOORING . 1:6 & 1:4 CEMENT PLASTER ON INTERNAL WALLS AND CEILING RESPECTIVELY. WATER PROOFING TREATMENT. P.O.P. PUNNING ON INTERNAL WALLS & CEILING. THE DEPTH OF THE U.G. WATER RESERVOIR SHALL NOT EXCEED THE DEPTH OF THE FOUNDATION OF THE BUILDING. ALL PRECAUTIONS SHALL BE TAKEN DURING DEMOLITION OF EXISTING BUILDING AND THE CONSTRUCTION OF THE BUILDING & U.G.W.R.			
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 M.B.C OF INDIA ON THE BASIS OF SOIL INVESTIGATION REPORT TO BE DONE BY DR. SUJIT KUMAR BOSE G.T.E. K.M.C. NO. - 1/12, BOSE ENGINEERS 53, PURNA CHANDRA MITRA LANE, KOLKATA-700033, CERTIFY THAT IT WILL BE SAFE AND STABLE IN ALL RESPECT. PRESENTLY THE SITE IS ENTIRELY COVERED BY EXISTING STRUCTURE AND SOIL TESTING IS NOT POSSIBLE.			
(DR. SUJIT KUMAR BOSE G.T.E. - 1/12)	(KOUSHIK SENGUPTA) (E.S.E-I/76)		
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. 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 ALONG WITH LAND IS DEMARKATED BY BOUNDARY WALL, THERE IS NO TENENT. OCCUPIED BY OWNER.			
ANJAN UKIL CA/94/16721			
NAME OF ARCHITECT			
DECLARATION OF OWNER / APPLICANT			
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 L.B.A & 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 S.U.G.W. RESERVOIR WILL BE TAKEN UNDER THE GUIDANCE OF L.B.A / E.S.E BEFORE STARTING OF BUILDING FOUNDATION. EXISTING STRUCTURE NOTED IN ASSESSMENT BOOK TO BE DEMOLISHED. THERE IS NO TENENT. OCCUPIED BY OWNER.			
SRI JAY S. KAMDAR LAWFUL C/A OF SMT. ANITA MEHRA & SMT. GEETA MEHRA NAME OF OWNER			
GROUND FLOOR PLAN, FIRST FLOOR PLAN, SECOND FLOOR PLAN, THIRD FLOOR PLAN, FOURTH FLOOR PLAN, ROOF PLAN, FRONT ELEVATION & SECTIONS.			
PROJECT			
PROPOSED G +IV (15.475 MT.) STORIED RESIDENTIAL BUILDING U/S 393A OF KMC ACT 1980, COMPLYING KMC BUILDING RULE 2009 AT PREMISES NO. - 57A SATISH MUKHERJEE ROAD, KOLKATA - 700 026, WARD NO. - 84, BOROUGH - VIII, P.S. - TOLLYGUNGE. UNDER KOLKATA MUNICIPAL CORPORATION.			
JOB NO.	DRG. NO.	DATE	DEALT
1265	ARCH/999/CORP-01	28.06.2024	RITA
		• Anjan Ukil architect	
SCALE: 1:100			
B.P. NO:- 2024080040			
VALID UPTO :- 24-07-2029		DATED:- 25-07-2024	
SANDIP MANDAL Digitally signed by SANDIP MANDAL Date: 2024.07.25 17:47:44 +05'30'		PARTHA GHOSH Digitally signed by PARTHA GHOSH Date: 2024.07.25 17:46:06 +05'30'	
Digital Signature of A.E(C)/Bldg/KMC		Digital Signature of E.E(C)/Bldg/KMC	