

FLOOR	TOILET	KITCHEN	PANTRY	W.C
GR. FL.	-	-	-	1
1ST. FL.	6	2	-	-
2ND. FL.	6	2	-	-
3RD. FL.	6	2	-	-
4TH. FL.	5	1	1	-
ROOF	-	-	-	1

PREMISES NO - 1/2, BALLYGUNGE PLACE , KOLKATA -700 019, WARD NO.-68 , BR.- VIII , P.S.-GARIAHAT.
ASSESSEE NO : 110680400027
NAME OF THE OWNER(S)/ APPLICANT :SATWIC VIVEK RUIA DIRECTOR OF SATVIC PROJECTS PRIVATE LIMITED
AREA OF LAND : 09K. - 05CH. - 14SQFT. = 624.210 SQM.
NAME OF ARCHITECT : ANJAN UKIL NO: CA/94/16721
PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAI: 33.000M

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

POINT MARK	LATITUDE (N)	LONGITUDE (E)	SITE ELEVATION (AMSL) (MTR)
A	22°31'42.6"N	88°22'08.1"E	6.0
B	22°31'42.6"N	88°22'08.8"E	6.0
C	22°31'43.4"N	88°22'08.8"E	6.0
D	22°31'43.4"N	88°22'08.0"E	6.0

THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF AT ANY STAGE, IT IS FOUND OTHERWISE, THEN I SHALL BE FULLY LIABLE FOR WHICH KMC AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME AS PER LAW.

SCHEDULE OF DOORS & WINDOWS

MKD.	SIZE	SILL	LINTEL	MKD.	SIZE	SILL	LINTEL
D'	2000x2150	---	2150	W1	1800X1250	900	2150
D1	1200x2150	---	2150	W2	1200X1250	900	2150
D2	900x2150	---	2150	W3	600X900	1250	2150
D3	750x2150	---	2150	KW	900X1050	1100	2150
SD	2100x2150	---	2150	SW	1050X1250	900	2150

STATEMENT OF THE PLAN PROPOSAL

PART-A

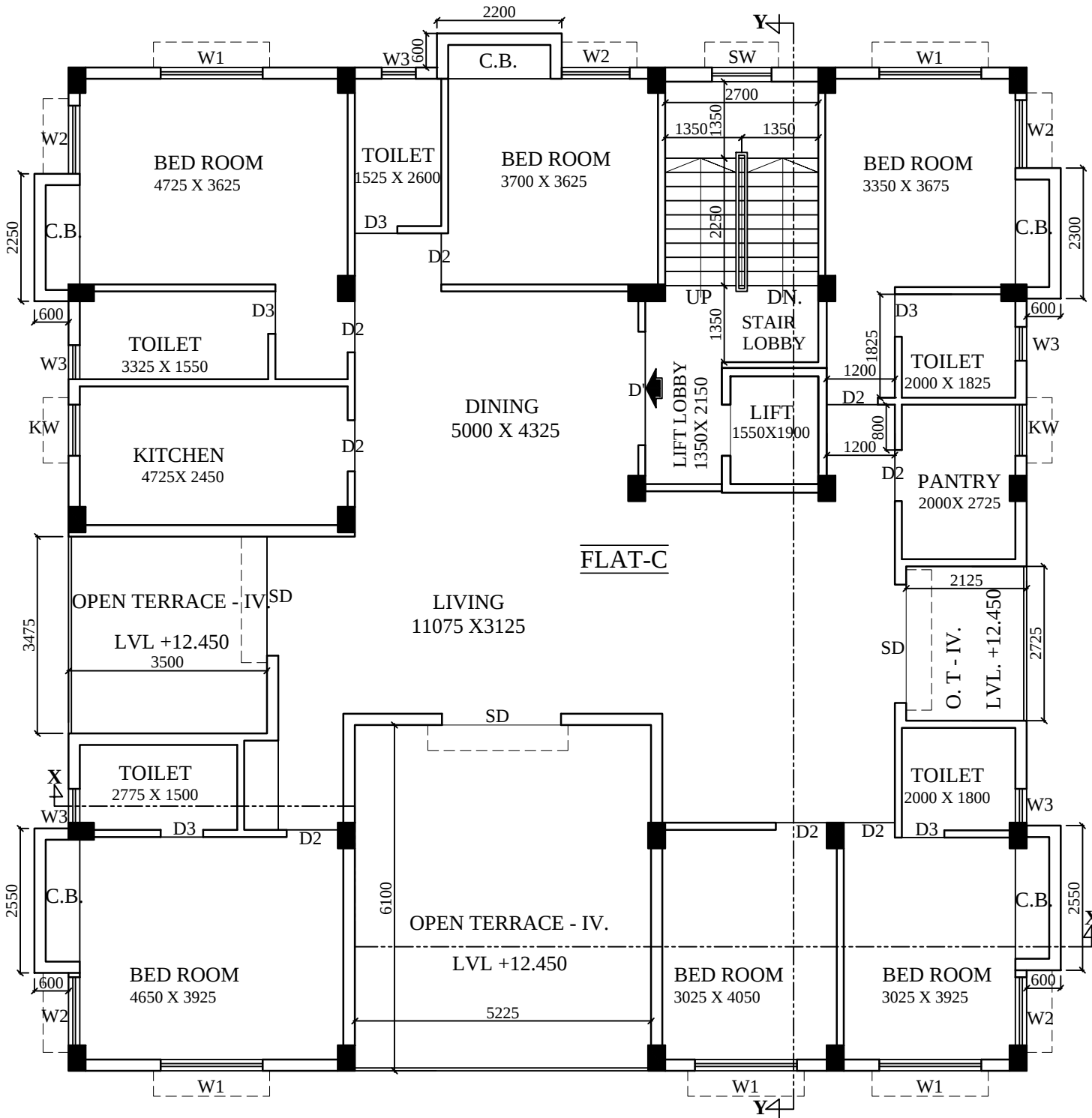
- ASSESSEE NO: 110680400027.
- DETAIL OF REGISTERED DEED :
BOOK NO : I VOL. NO : 1604 - 2024 PAGE NO :305071 TO 305091 BEING NO : 160410247
YEAR : 2024 PLACE : D.S.R. IV ,SOUTH 24 P.G.S DATE : 26/09/2024
- DETAIL OF REGISTERED POWER OF ATTORNEY :
BOOK NO : I VOL. NO : 1604 - 2025 PAGE NO : 7753 TO 7770 BEING NO :160400180
YEAR : 2025 PLACE : D.S.R. IV ,SOUTH 24 P.G.S DATE : 08/01/2025
- DETAIL OF REGISTERED BOUNDARY DECLARATION :
BOOK NO : I VOL. NO : 1604 - 2025 PAGE NO : 38714 TO 38726 BEING NO :160401125
YEAR : 2025 PLACE : D.S.R. IV ,SOUTH 24 P.G.S DATE : 12/02/2025
- DETAIL OF REGISTERED DEED OF GIFT :
BOOK NO : I VOL. NO : 1604 - 2024 PAGE NO : 311693 TO 311705 BEING NO : 160410835
YEAR : 2024 PLACE : D.S.R - IV, SOUTH 24-PARGANAS DATE : 03/10/2024
- a) LAND AREA = 09K. - 05CH. - 14SQFT. = 624.210 SQ.M.(AS PER DEED)
= 629.722 SQ.M.(AS PER PHYSICAL MEASUREMENT)
b) NO. OF STOREY : G + IV = 58.72 SQ.M (AREA OF STRIP OF LAND)
- a) NO. OF TENAMENT : 7 NOS.
b)SIZE OF TENAMENT: 100 SQM.-200 SQM. 03 NOS. ABV. 200 SQM04 NOS.

PART-B

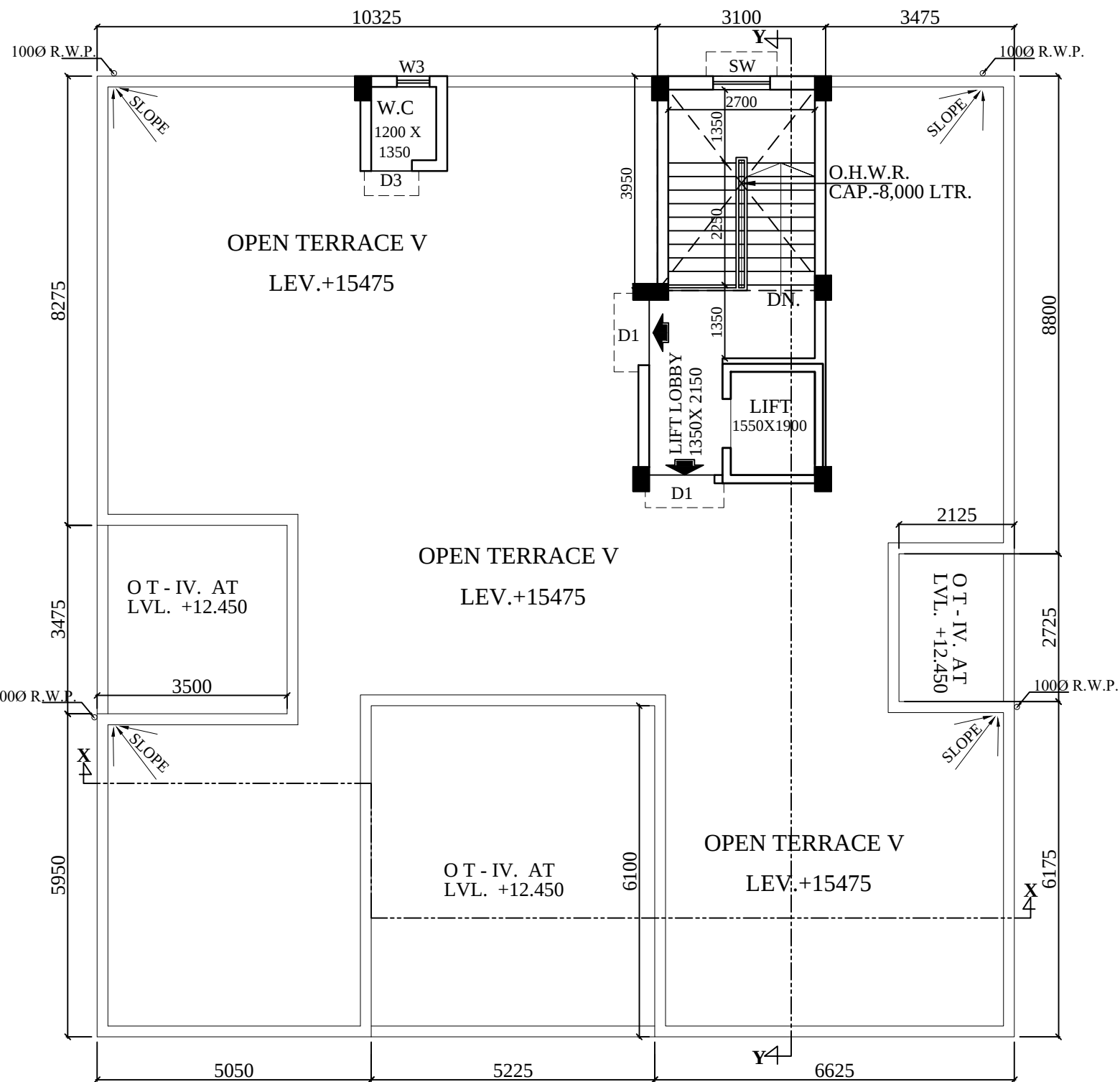
- PROPOSED GROUND COVERAGE : 299,130 SQ.M (47.921%)
- F.A.R. CONSUMED : 1.749 < 1.75
- TOTAL COVERED AREA : 1352.707 SQ.M
- TOTAL CAR PARKING AREA : 260.466 SQ.M.
- NO OF REQUIRED CAR PARKING SPACE : 11 NOS.
- NO OF PROVIDED CAR PARKING SPACE : 12 NOS. (COVERED)
- PROPOSED HEIGHT : 15.475 MT.

STATEMENT OF AREA

LAND AREA : 624.210 SQ.M / 09K. 05CH. 14SQFT. (AS PER DEED)					
629.722 SQ.M (AS PER PHYSICAL MEASUREMENT)					
PERMISSIBLE F.A.R. : 1.75					
PERMISSIBLE GROUND COVERAGE : 312.105 SQ.M (50.00%)					
PROPOSED GROUND COVERAGE : 299.130 SQ.M (47.92%)					
PROPOSED AREA :-					
COVERED AREA	EFFECTIVE FLOOR AREA				
GROUND FLOOR AREA	299.130 SQ.M				
1ST FLOOR AREA	299.130 SQ.M				
2ND FLOOR AREA	299.130 SQ.M				
3RD FLOOR AREA	299.130 SQ.M				
4TH FLOOR AREA	299.130 SQ.M				
TOTAL FLOOR AREA	1493.870 SQ.M				
TOTAL BUILT - UP AREA	1352.707 SQ.M				
BONUS FOR CAR PARKING	260.466 SQ.M				
NET BUILT UP AREA (1352.707 + 260.466)	1613.173 SQ.M				
PROPOSED F.A.R	(1613.173 / 624.210) : 2.58				
TENEMENTS & CAR PARKING CALCULATION :-					
MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT SIZE	NO. OF TENEMENTS	REQUIRED CAR PARKING
A	184.031 SQ.M	17.698 SQ.M	201.639 SQ.M	3 NOS	6 NOS
B	94.125 SQ.M	9.086 SQ.M	103.131SQ.M	3 NOS	3 NOS
C	228.331 SQ.M	21.847 SQ.M	290.177 SQ.M	1 NOS	2 NOS
MERCANTILE RETAIL:-					
SHOP BUILT UP AREA = 9.090 SQ.M.					
SHOPS CARPET AREA = 7.236 SQ.M.					
REQUIRED PARKING= NIL.					
CAR PARKING REQUIRED = 11 NOS.					
CAR PARKING PROVIDED = 12 NOS. (COVERED)					
PERMISSIBLE AREA FOR PARKING = (25X11) = 275 SQ.M					
PROVIDED AREA OF PARKING = 260.466 SQ.M					
TOTAL RESIDENTIAL AREA = 1 424.954 SQ.M					
TOTAL COMMON AREA = 101.689 SQ.M					
STAIR HEAD ROOM AREA = 16.946 SQ.M					
LIFT MACHINE ROOM AREA = 7.590 SQ.M					
OVER HEAD TANK AREA = 12.245 SQ.M					
W.C. AT ROOF = 2.800 SQ.M					
CUPBOARD AREA = 32.490 SQ.M					
OPEN TERRACE AREA = (5.791+ 12.163+ 31.873+ 249.304) = 299.130 SQ.M					
ROOF STRUCTURE AREA = 27.336 SQ.M					
ADDITIONAL FLOOR AREA FOR FEES = 59.826 SQ.M					
TOTAL AREA FOR FEES = (59.826 + 1434.044) = 1493.870 SQ.M					
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 N.B.C OF INDIA ON THE BASIS OF SOIL INVESTIGATION REPORT TO BE DONE BY ALOK ROY G.T.E. (KMC) NO.1/11 GEOTEST ENGINEERS PVT. LTD. 6A, MILAN PARK, KOLKATA-700084, CERTIFY THAT IT WILL BE SAFE AND STABLE IN ALL RESPECT. PRESENTLY THE SITEIS ENTIRELY COVERED BY EXISTING STRUCTURE AND SOIL TESTING IS NOT POSSIBLE.					
(ALOK ROY G.T.E.- I/11)		SANKAR DAS		E.S.E.- I/12	
NAME OF GEOTECHNICAL ENGINEER		NAME OF STRUCTURAL ENGINEER			
DECLARATION OF ARCHITECT.					
CERTIFIED THAT THE PLAN IT SELF 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 ABUTTING ROAD ARE CONFORM WITH THE PLAN. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THERE IS AN EX. STRUC. TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK. IT IS FULLY OCCUPIED BY THE OWNER. THERE IS NO TENENT.					
ANJAN UKIL		CA/94/16721		NAME OF ARCHITECT	
DECLARATION OF OWNER / APPLICANT					
I DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, I SHALL ENGAGE ARCHITECT, ESE & G.T.E DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF ARCHITECT, ESE & G.T.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 / E.S.E BEFORE STARTING OF BUILDING FOUNDATION.					
SATWIC VIVEK RUIA		DIRECTOR OF SATVIC PROJECTS PRIVATE LIMITED,AS		OWNER & C. A OF DEBANGSHU BHATTACHARYA, ANANYA BHATTACHARYA & ADWITIYA BHATTACHARYA	
NAME OF OWNER					
FOURTH FLOOR PLAN & ROOF PLAN.					
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.- 1/2, BALLYGUNGE PLACE , KOLKATA -700 019,					
WARD NO.-68 , BR.- VIII , P.S.-GARIAHAT.					
UNDER KOLKATA MUNICIPAL CORPORATION.					
JOB NO.	DRG. NO.	DATE	DEALT		
1348		07/08/2025	DIYA		
SCALE -1:100	N W E S		Anjan Ukil architect		
BUILDING PERMIT NO:- 2025080060		DATE:- 20-08-2025			
VALID UPTO : 19-08-2030					
Digital Signature of A.E(C)/Bldg/KMC		Digital Signature of E.E(C)/Bldg/KMC			



PROP. 4TH. FLOOR PLAN
SCALE- 1:100



PROP. ROOF PLAN
SCALE- 1:100