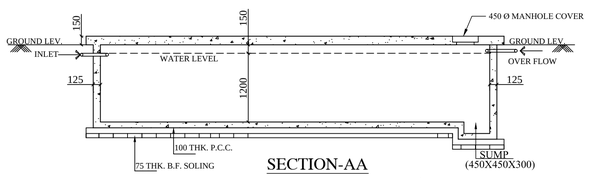
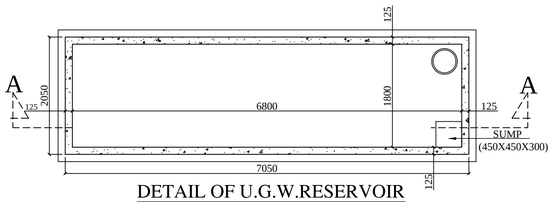


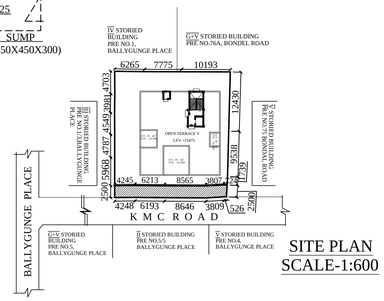
SECTION-AA



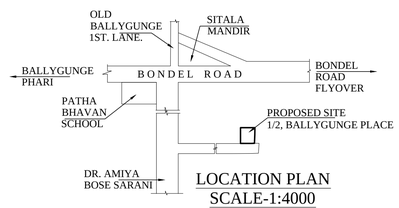
DETAIL OF U.G.W.RESERVOIR
CAP. : 12,000 LIT. (SCALE -1:50)

NOTE:-
1. THE DEPTH OF THE U/G WATER RESERVOIR & SEPTIC TANK SHALL NOT EXCEED THE DEPTH OF THE FOUNDATION OF THE BUILDING.

2. ALL PRECAUTIONS SHALL BE TAKEN DURING DEMOLITION OF EXISTING BUILDING AND THE
CONSTRUCTION OF THE BUILDING & U.G.W.R.



SITE PLAN
SCALE-1:600



LOCATION PLAN
SCALE-1:4000

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.

STATEMENT OF THE PLAN PROPOSAL

PART-A

1. ASSESSEE NO: 110680400027.

2. 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

3. 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

4. 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

5. 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

6. a) LAND AREA = 09K. - 05CH. - 14SQFT. = 624.210 SQ.M.(AS PER DEED)
= 629.722 SQ.M.(AS PER PHYSICAL MEASUREMENT)
= 58.72 SQ.M (AREA OF STRIP OF LAND)
b) NO. OF STOREY : G + IV

7. a) NO. OF TENAMENT : 7 NOS.
b)SIZE OF TENAMENT : 100 SQM.-200 SQM. ..... 03 NOS. ABV. 200 SQM .....04 NOS.

PART-B

1. PROPOSED GROUND COVERAGE	: 299.130 SQ.M	(47.921%)
2. F.A.R. CONSUMED	: 1.749 < 1.75	
3. TOTAL COVERED AREA	: 1352.707 SQ.M	
4. TOTAL CAR PARKING AREA	: 260.466 SQ.M.	
5. NO OF REQUIRED CAR PARKING SPACE	: 11 NOS.	
6. NO OF PROVIDED CAR PARKING SPACE	: 12 NOS. (COVERED)	
7. 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 (50.000%)
PROPOSED GROUND COVERAGE : 299.130 SQ.M (47.921%)

-: PROPOSED AREA :-

	COVERED AREA	LIFT WELL	EFFECTIVE FLOOR AREA	STAIR WAY	LIFT LOBBY	NET FLOOR AREA
GROUND FLOOR AREA	299.130 SQ.M	-	299.130 SQ.M	13.365 SQ.M	2.903 SQ.M	282.863 SQ.M
1ST FLOOR AREA	299.130 SQ.M	2.945 SQ.M	296.185 SQ.M	13.365 SQ.M	2.903 SQ.M	279.918 SQ.M
2ND FLOOR AREA	299.130 SQ.M	2.945 SQ.M	296.185 SQ.M	13.365 SQ.M	2.903 SQ.M	279.918 SQ.M
3RD FLOOR AREA	299.130 SQ.M	2.945 SQ.M	296.185 SQ.M	13.365 SQ.M	2.903 SQ.M	279.918 SQ.M
4TH FLOOR AREA	249.304 SQ.M	2.945 SQ.M	246.359 SQ.M	13.365 SQ.M	2.903 SQ.M	230.092 SQ.M
TOTAL FLOOR AREA	**1445.824 SQ.M**	**11.780 SQ.M**	**1434.044 SQ.M**	**66.825 SQ.M**	**14.513 SQ.M**	**1352.707 SQ.M**

TOTAL BUILT - UP AREA : 1352.707 SQM.
BONUS FOR CAR PARKING : 260.466 SQM.
NET BUILT UP AREA (1352.707 - 260.466) : 1092.241 SQ.M.
PROPOSED F.A.R :(1092.241 / 624.210) : 1.749

TENEMENTS & CAR PARKING CALCULATION :-

MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT SIZE	NO. OF TENEMENT	REQUIRED CAR PARKING
A	184.031 SQ.M	17.608 SQ.M	201.639 SQ.M	3 NOS	6 NOS
B	94.125 SQ.M	9.006 SQ.M	103.131SQ.M	3 NOS	3 NOS
C	228.331 SQ.M	21.847 SQ.M	250.177 SQ.M	1 NO	2 NOS

MERCANTILE RETAIL:
SHOP BUILTUP AREA = 9.090 SQM.
SHOPS CARPET AREA = 7.236 SQM. 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	= 1424.954 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.I/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)
NAME OF GEOTECNICAL ENGINEER

SANKAR DAS
E.S.E.-I/12
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 AMMENDED 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 STABILTY OF THE BUILDING & ADJOINING STRUCTURE IF ANY SUBMIITED DOCUMENT ARE FAKE. THE K.M.C AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTURCTION 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

PROPOSED GROUND FLOOR PLAN, EXISTING PLAN, LOCATION PLAN, SITE PLAN, DETAILS OF S.U.G.W.R.

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.

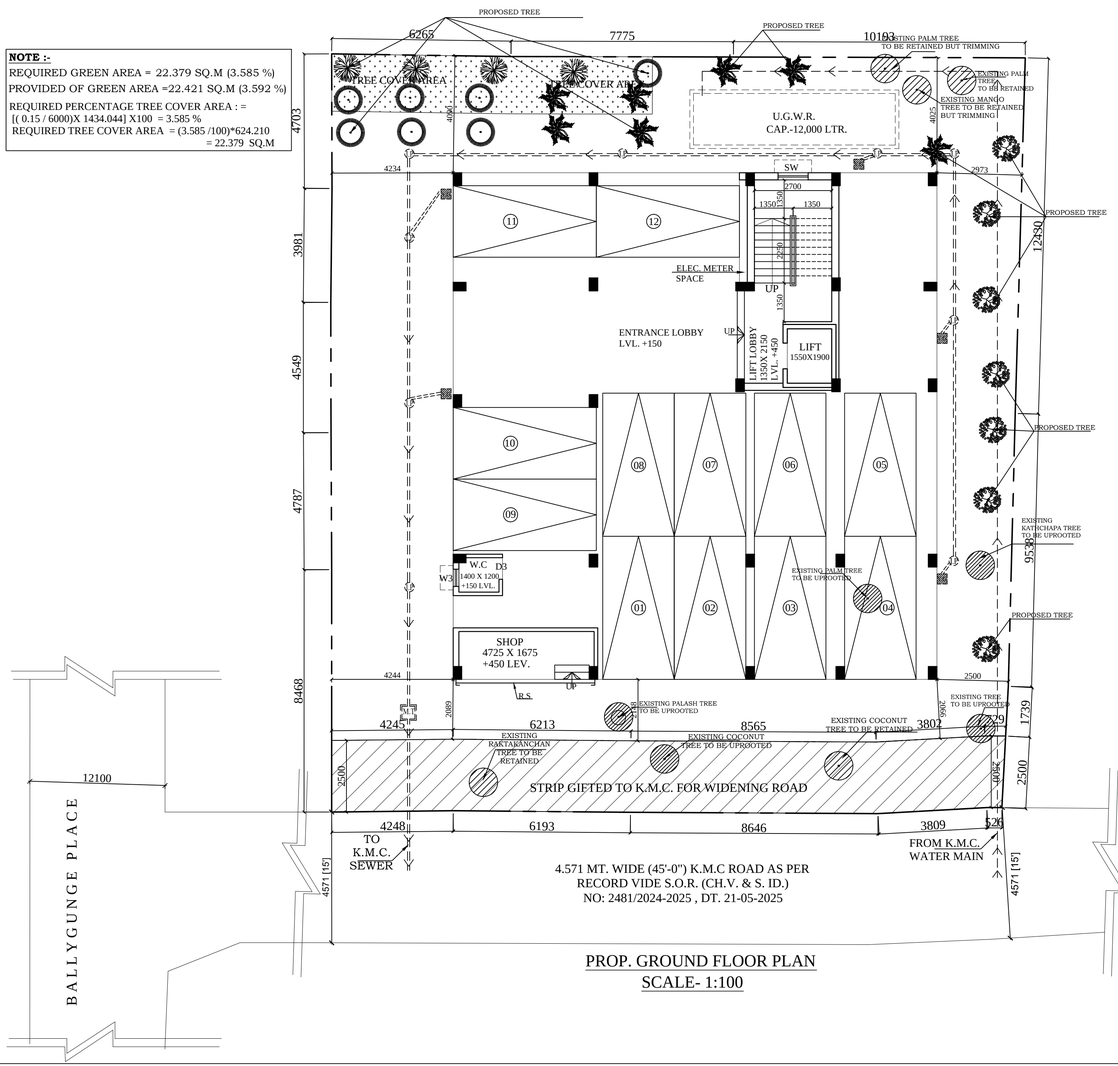
JOB NO.	DRG. NO.	DATE	DEALT
1348		07/08/2025	DIYA

SCALE -1:100

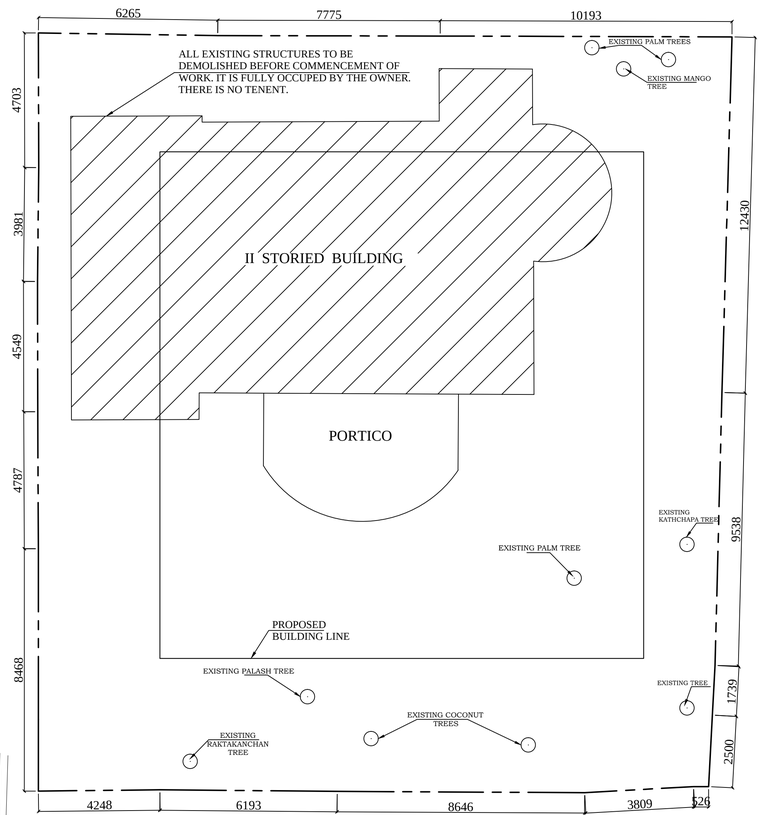
Anjan Ukil architect

BUILDING PERMIT NO:- 2025080060 DATE:- 20-08-2025
VALID UPTO : 19-08-2030

NOTE :-
REQUIRED GREEN AREA = 22.379 SQ.M (3.585 %)
PROVIDED OF GREEN AREA =22.421 SQ.M (3.592 %)
REQUIRED PERCENTAGE TREE COVER AREA : =
[(0.15 / 6000)X 1434.044] X100 = 3.585 %
REQUIRED TREE COVER AREA = (3.585 /100)*624.210
= 22.379 SQ.M



PROP. GROUND FLOOR PLAN
SCALE- 1:100



K M C ROAD

EXISTING STRUCTURE PLAN
SCALE: 1:100

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

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

SUBHRANSU SHEKHAR MONDAL
Digitally signed by SUBHRANSU SHEKHAR MONDAL
Date: 2025.08.20 14:33:43 +05'30'
Digital Signature of A.E(C)/Bldg/KMC

PARTHA GHOSH
Digitally signed by PARTHA GHOSH
Date: 2025.08.20 14:36:46 +05'30'
Digital Signature of E.E(C)/Bldg/KMC