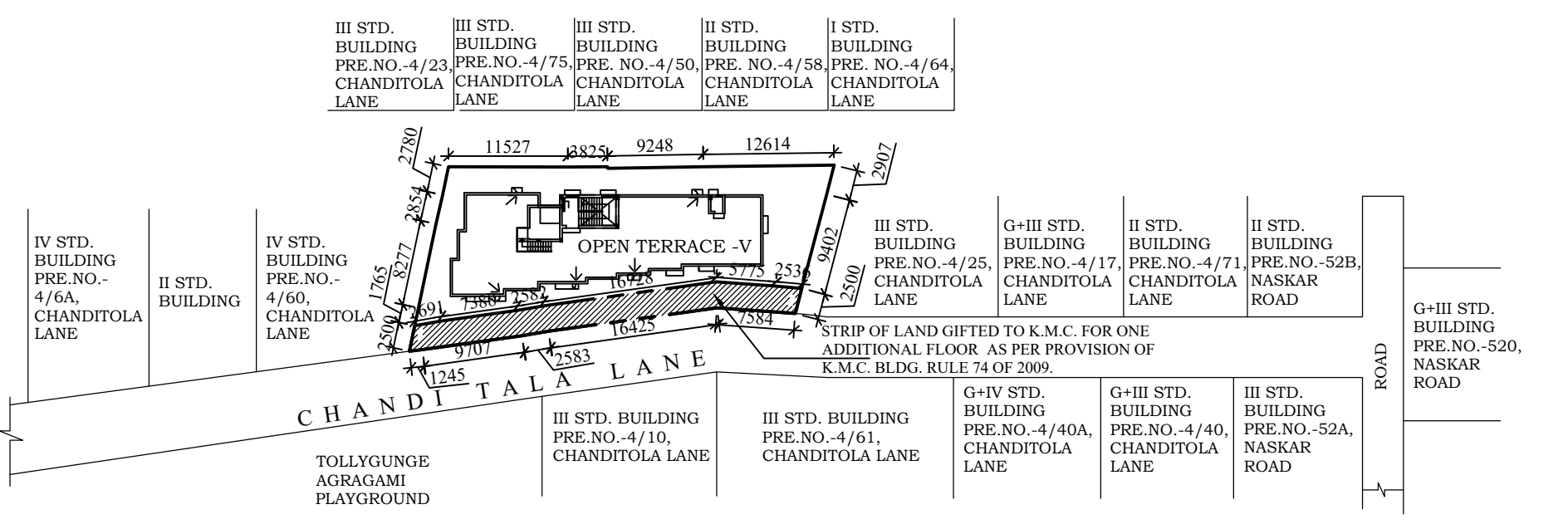
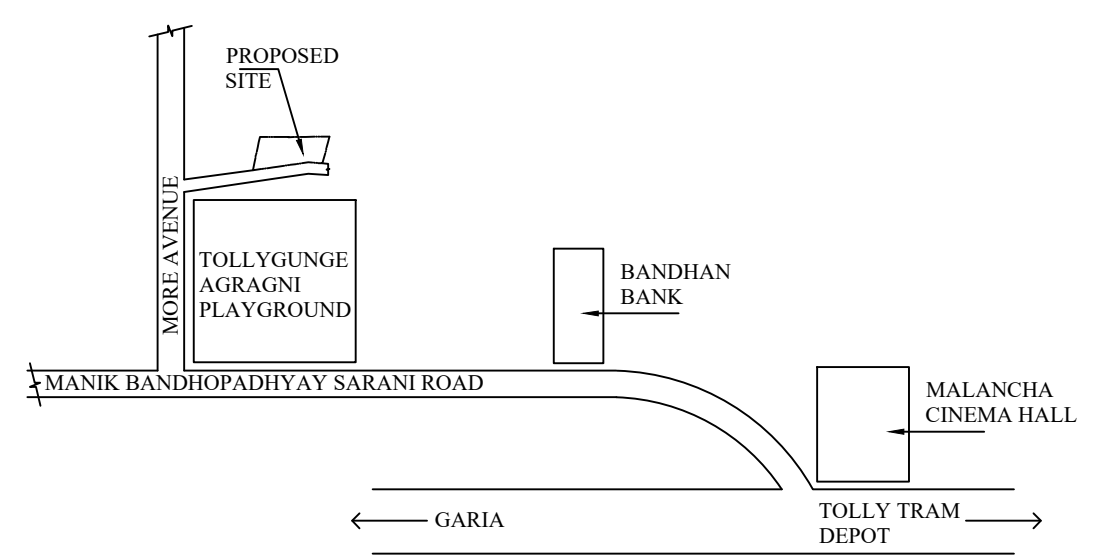
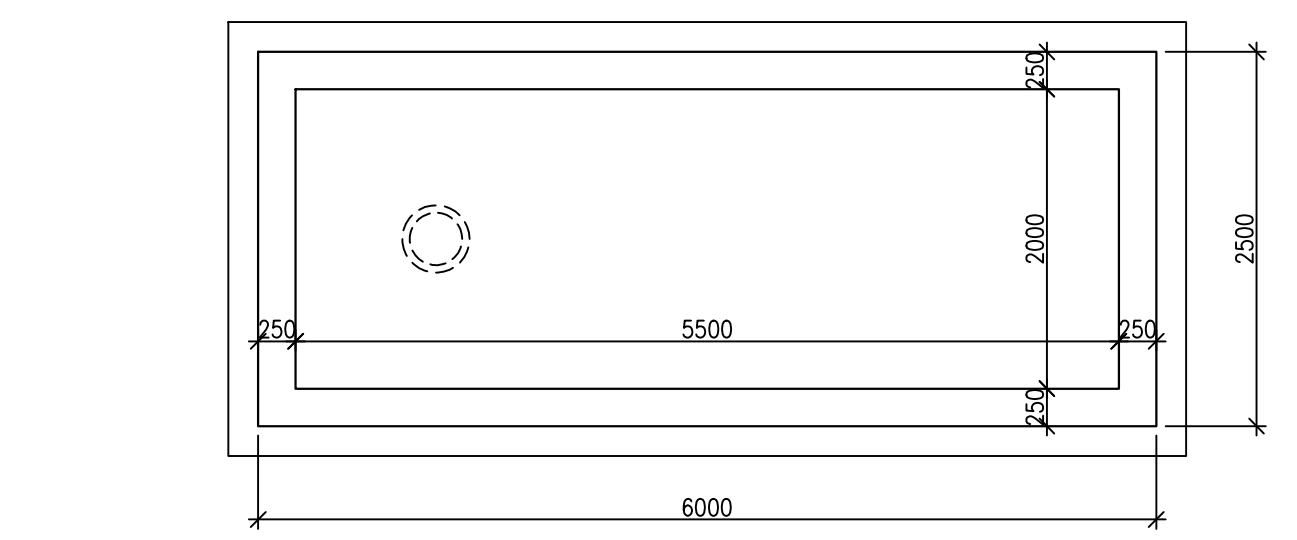
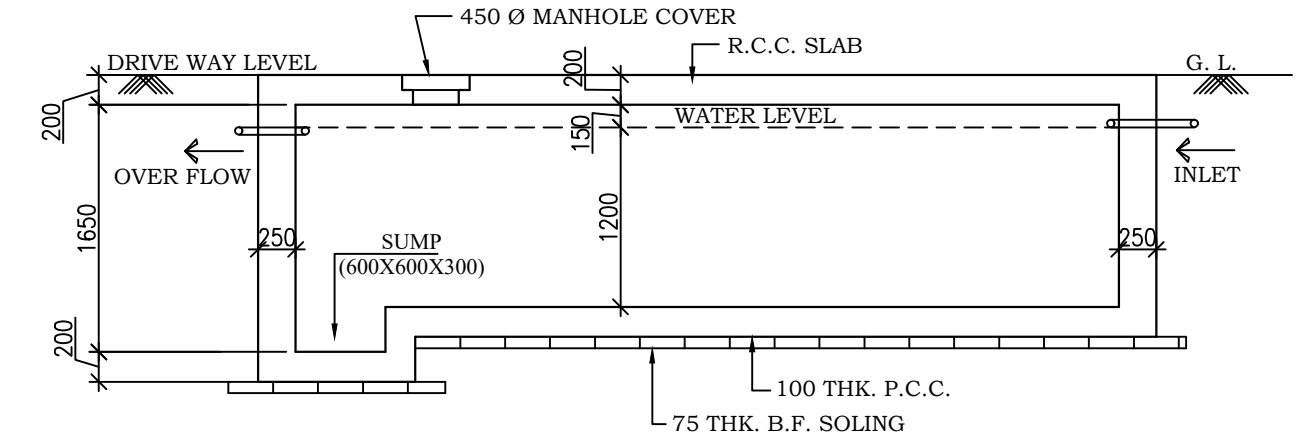
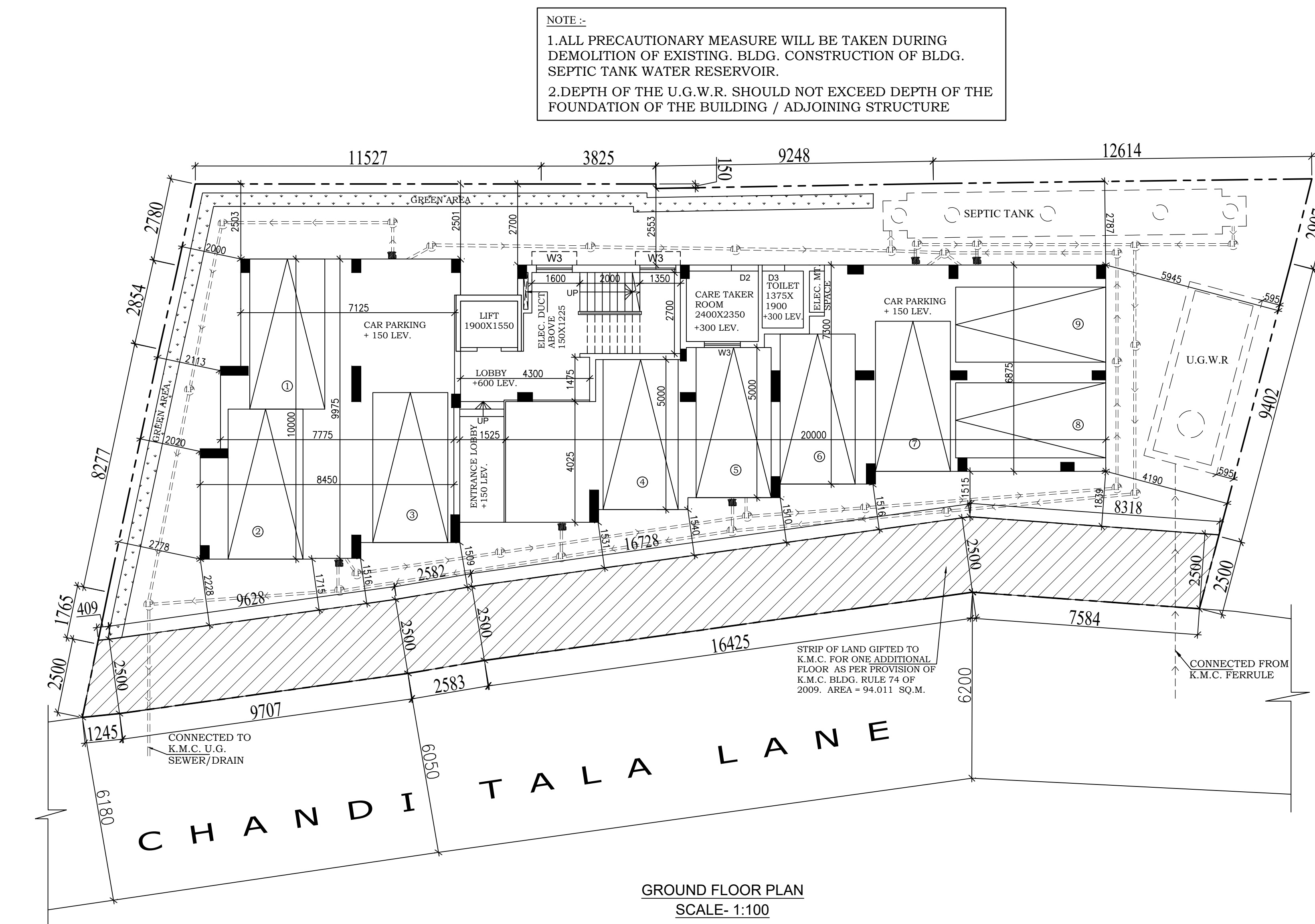
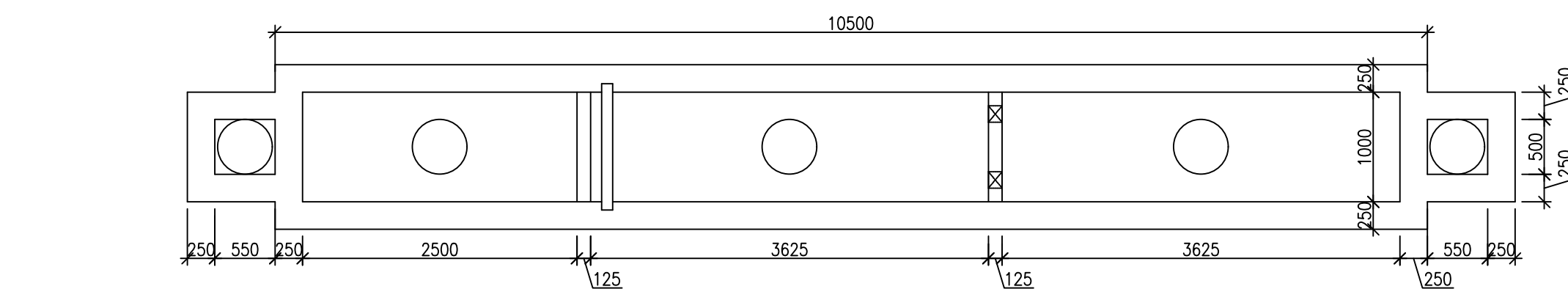
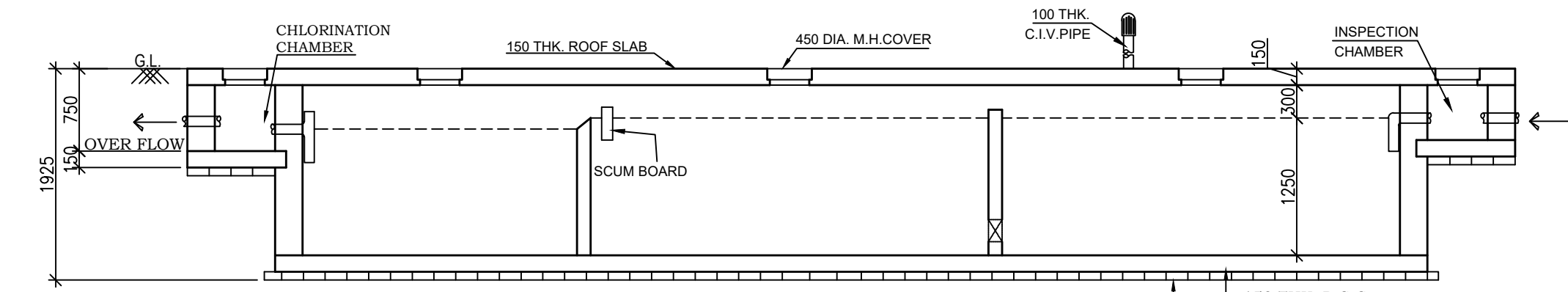
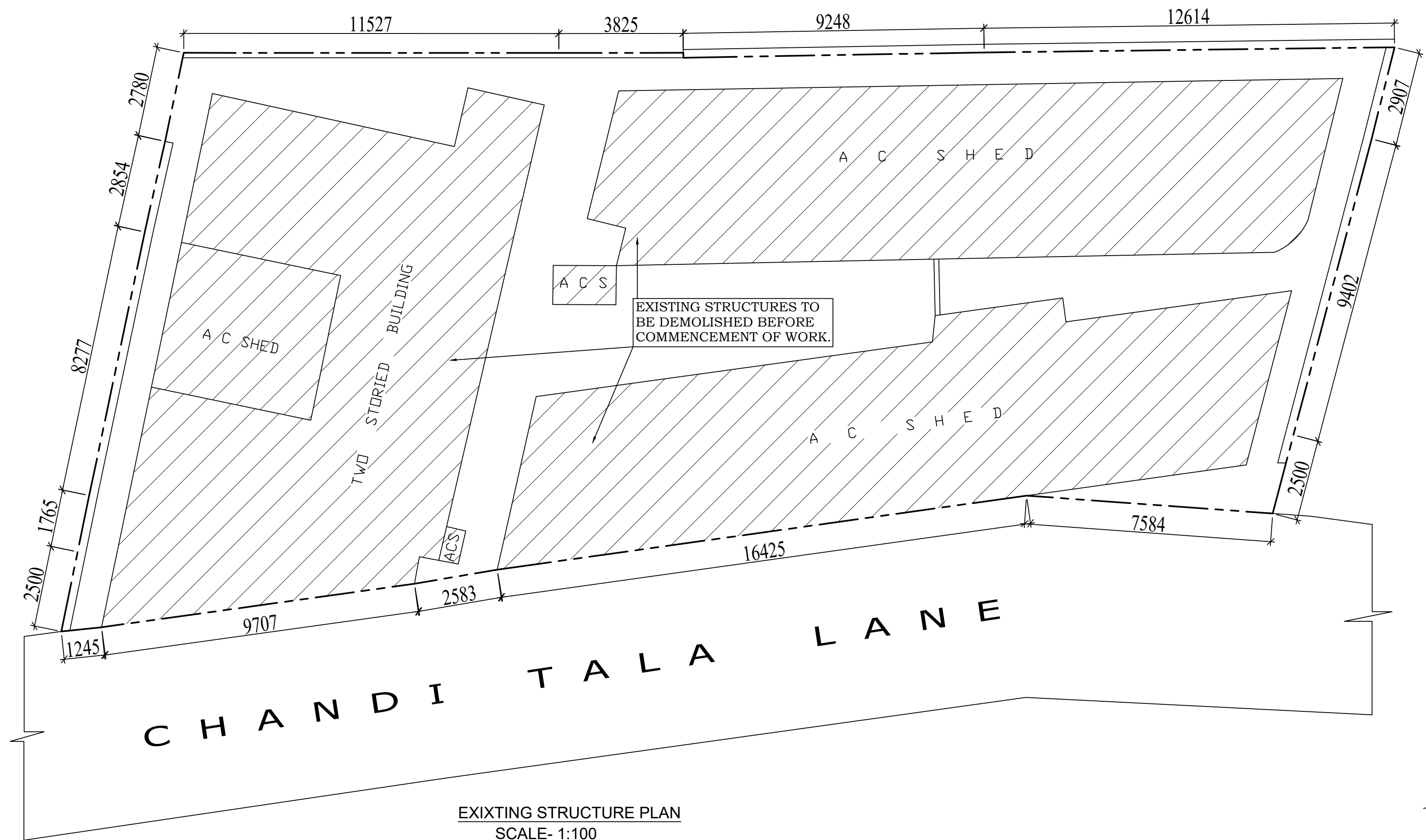




STATEMENT OF THE PLAN PROPOSAL			
A.			
1. ASSESSEE NO: 210970300326			
2. <u>DETAIL OF REGISTERED DEED (I) :</u>			
a) BOOK NO : I	VOL. NO : 1605- 2019	PAGE NO : 241631 TO 241665	BEING NO : 160507060
YEAR : 2019		PLACE : A.D.S.R. - ALIPORE	
DATE : 20/12/2019			
3. <u>DETAIL OF REGISTERED DEED (II) :</u>			
a) BOOK NO : I	VOL. NO : 1602 - 2023	PAGE NO : 220163 TO 220201	BEING NO : 160206821
YEAR : 2023		PLACE : D.S.R.-II - SOUTH 24- PARGANAS	
DATE : 17/05/2023			
4. <u>DETAIL OF REGISTERED DEED (II) :</u>			
a) BOOK NO : I	VOL. NO : 1605 - 2019	PAGE NO : 161203 TO 161231	BEING NO : 160504733
YEAR : 2019		PLACE : A.D.S.R. - ALIPORE	
DATE : 14/08/2019			
5. <u>DETAIL OF REGISTERED DEED (II) :</u>			
a) BOOK NO : I	VOL. NO : 1605 - 2019	PAGE NO : 182129 TO 182159	BEING NO : 160505333
YEAR : 2019		PLACE : A.D.S.R. - ALIPORE	
DATE : 12/09/2019			
6. <u>DETAIL OF REGISTERED DEED (II) :</u>			
a) BOOK NO : I	VOL. NO : 1605 - 2019	PAGE NO : 131154 TO 131183	BEING NO : 160503861
YEAR : 2019		PLACE : A.D.S.R. - ALIPORE	
DATE : 09/07/2019			
7. <u>DETAIL OF REGISTERED DEED (II) :</u>			
a) BOOK NO : I	VOL. NO : 1605 - 2019	PAGE NO : 208727 TO 208758	BEING NO : 160506054
YEAR : 2019		PLACE : A.D.S.R. - ALIPORE	
DATE : 11/06/2019			
8. <u>DETAIL OF REGISTERED DEED (II) :</u>			
a) BOOK NO : I	VOL. NO : 1605 - 2019	PAGE NO : 215201 TO 215235	BEING NO : 160506303
YEAR : 2019		PLACE : A.D.S.R. - ALIPORE	
DATE : 15/11/2019			
9. <u>DETAIL OF REGISTERED DEED (I) :</u>			
a) BOOK NO : I	VOL. NO : 1605 - 2019	PAGE NO : 235264 TO 235298	BEING NO : 160506884
YEAR : 2019		PLACE : A.D.S.R. - ALIPORE	
DATE : 12/11/2019			
10. <u>DETAIL OF REGISTERED DEED (II) :</u>			
a) BOOK NO : I	VOL. NO : 1605 - 2020	PAGE NO : 2389 TO 2418	BEING NO : 1605074656
YEAR : 2019		PLACE : A.D.S.R. - ALIPORE	
DATE : 06/01/2020			
11. <u>DETAIL OF REGISTERED DEED (II) :</u>			
a) BOOK NO : I	VOL. NO : 1605 - 2021	PAGE NO : 39403 TO 39432	BEING NO : 160500867
YEAR : 2021		PLACE : A.D.S.R. - ALIPORE	
DATE : 09/03/2021			
12. <u>DETAIL OF REGISTERED DEED (II) :</u>			
a) BOOK NO : I	VOL. NO : 1605 - 2019	PAGE NO : 244922 TO 244956	BEING NO : 160507240
YEAR : 2019		PLACE : A.D.S.R. - ALIPORE	
DATE : 23/12/2019			
13. <u>DETAIL OF REGISTERED DEED (II) :</u>			
a) BOOK NO : I	VOL. NO : 1605 - 2021	PAGE NO : 38479 TO 38511	BEING NO : 160500807
YEAR : 2021		PLACE : A.D.S.R. - ALIPORE	
DATE : 05/03/2021			
14. <u>DETAIL OF REGISTERED DEED (II) :</u>			
a) BOOK NO : I	VOL. NO : 1605 - 2020	PAGE NO : 37312 TO 37341	BEING NO : 160500922
YEAR : 2020		PLACE : A.D.S.R. - ALIPORE	
DATE : 27/02/2020			
15. <u>DETAIL OF REGISTERED DEED (II) :</u>			
a) BOOK NO : I	VOL. NO : 1605 - 2019	PAGE NO : 168479 TO 168509	BEING NO : 160504855
YEAR : 2019		PLACE : A.D.S.R. - ALIPORE	
DATE : 27/08/2019			
16. <u>DETAIL OF REGISTERED DEED (II) :</u>			
a) BOOK NO : I	VOL. NO : 1605 - 2019	PAGE NO : 131121 TO 131153	BEING NO : 160503860
YEAR : 2019		PLACE : A.D.S.R. - ALIPORE	
DATE : 09/07/2019			
17. <u>DETAIL OF REGISTERED DEED (II) :</u>			
a) BOOK NO : I	VOL. NO : 1605 - 2019	PAGE NO : 178139 TO 178170	BEING NO : 160505207
YEAR : 2019		PLACE : A.D.S.R. - ALIPORE	
DATE : 06/09/2019			
18. <u>DETAIL OF BOUNDARY DECLARATION (II) :</u>			
a) BOOK NO : I	VOL. NO : 1602 - 2023	PAGE NO : 394678 TO 394689	BEING NO : 160211960
YEAR : 2023		PLACE : D.S.R.-II, SOUTH 24 PARGANAS	
DATE : 22/08/2023			
19. <u>DETAIL OF STRIP OF LAND (II) :</u>			
a) BOOK NO : I	VOL. NO : 1602-2024	PAGE NO : 118515-118526	BEING NO : 160203662
YEAR : 2024		PLACE : D.S.R.-II, SOUTH 24 PARGANAS	
DATE : 14/03/2024			
20. ULC NO. : 981/1/ULC/Kolkata/2023			
21. a) LAND AREA = 08K. - 07CH. - 20SQFT. = 566.239 SQM.(AS PER DEED)			
LAND AREA = 564.79 SQM.(AS PER BOUNDARY DECLARATION)			
b) STRIP OF LAND AREA = 94.011 SQ.M.			
c) NO. OF STOREY : G + IV			
22. a) NO. OF TENAMENT : 12 NOS.			
b) SIZE OF TENAMENT : 50 SQ.M. - 75 SQ.M. 04 NOS.			
75 SQ.M. - 100 SQ.M. 08 NOS.			

PART-B:	
1. PROPOSED GROUND COVERAGE	: 239.747 SQ.M (42.449%)
2. F.A.R. CONSUMED	: 1.736
3. PROPOSED HEIGHT	: 15.475 MT.
STATEMENT OF AREA	
LAND AREA = 08K. - 07CH. - 20SQFT. = 566.239 SQM.(AS PER DEED)	
LAND AREA = 566.24 SQM.(AS PER ULC)	
LAND AREA = 564.79 SQM.(AS PER BOUNDARY DECLARATION)	
STRIP OF LAND AREA = 94.011 SQ.M.	
PERMISSIBLE F.A.R	: 1.75
PERMISSIBLE GROUND COVERAGE	: 282.395 SQ.M (50 %)
PROPOSED GROUND COVERAGE	: 239.747 SQ.M (42.449%)

PROPOSED AREA :-							
MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING		
A	77.818 SQ.M	14.574 SQ.M	92.392 SQ.M	4	2 NO.		
B	51.772 SQ.M	9.696 SQ.M	61.468 SQ.M	4	1 NO.		
C	79.644 SQ.M	14.916 SQ.M	94.560 SQ.M	4	2 NO.		

TOTAL BUILT - UP AREA
= 1105.681 SQ.M.
BONUS FOR CAR PARKING
= 125 SQ.M.
NET BUILT UP AREA (1105.681 + 125)
= 980.681 SQ.M.
PROPOSED F.A.R = (980.681/564.79)
= 1.736
TENEMENTS & CAR PARKING CALCULATION :-

MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
A	77.818 SQ.M	14.574 SQ.M	92.392 SQ.M	4	2 NO.
B	51.432 SQ.M	9.472 SQ.M	61.468 SQ.M	4	1 NO.
C	79.644 SQ.M	14.916 SQ.M	94.560 SQ.M	4	2 NO.

RESIDENTIAL AREA :- 1186.219 SQ.M
CAR PARKING REQUIRED :- 05 NO.
PROVIDED CAR PARKING :- 09 NO.(COVERED)
PERMISSIBLE AREA FOR PARKING :- 125 SQ.M (25X5)
PROVIDED AREA OF PARKING :- 192.543 SQ.M
COMMON AREA :- 156.739 SQ.M
STAIR HEAD ROOM AREA :- 17.720 SQ.M.
LIFT MACHINE ROOM AREA :- 11.615 SQ.M.
LIFT MACHINE ROOM STAIR AREA :- 4.718 SQ.M.
OVER HEAD TANK AREA :- 12.320 SQ.M.
CUPBOARD AREA :- 21.956 SQ.M.
W.C. AREA AT ROOF :- 2.790 SQ.M.
TOTAL AREA FOR FEES = (1186.219 + 58.799) = 1245.018 SQ.M
OPEN TERRACE AREA = 239.747 SQ.M
ROOF STRUCTURE AREA = 36.843 SQ.M

DOORS & WINDOWS SCHEDULE :-	FLOOR	TOILET	KITCHEN	W.C.
MARKED SILL HEIGHT FROM FLOOR	INTTEL HEIGHT FROM FLOOR	SIZE		
D	2150	1200x2150		
D1	2150	1050x2150		
D2	2150	900x2150		
D3	2150	750x2150		
W1	900	2150	1800x2150	
W2	900	2150	1500x2150	
W3	900	2150	1200x2150	
W4	900	2150	900x1050	
W5	1250	2150	600x900	

NOTE :-
REQUIRED GREEN AREA = 16.927 SQ.m (2.997%)
PROVIDED OF GREEN AREA = 16.982 SQ.m (3.007%)

PREMISES NO : 4/20 CHANDITALA LANE
ASSESSEE NO : 210970300326
NAME OF THE OWNER/SY APPLICANT : SHANTI LAL SURANA (PRINCIPAL PARTNER OF SUSHWANI INFRA LLP)
AREA OF LAND : 08K. - 07CH. - 20SQFT. = 566.239 SQM.(AS PER DEED)
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°29'06.0"N	88°20'56.3"E	6.0
B	22°29'06.2"N	88°20'56.7"E	6.0
C	22°29'06.7"N	88°20'56.4"E	6.0
D	22°29'06.7"N	88°20'55.8"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.

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 M/S GEO STAR 53 PURNA CHANDRA MITRA LANE, KOLKATA-700 033. TO BE SIGNED BY SUJIT KUMAR BOSE G.T.E. KMC G.T.E.I / 12, CERTIFY THAT IT WILL BE SAFE AND STABLE IN ALL RESPECT.

(SUJIT KUMAR BOSE)
(G.T.E.-I / 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 ABUTTING 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.

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 & 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 S.U.G.W.RESERVOIR WILL BE TAKEN UNDER THE GUIDANCE OF ARCHITECT / E.S.E BEFORE STARTING OF BUILDING FOUNDATION.EXISTING STRUCTURE NOTED IN ASSESSMENT BOOK TO BE DEMOLISHED. THERE IS NO TANENT DURING INSPECTION PLOT WAS IDENTIFIED BY US.

SHANTI LAL SURANA
(PRINCIPAL PARTNER OF SUSHWANI INFRA LLP)
NAME OF OWNER

GROUND FLOOR PLAN, EXISTING STRUCTURE PLAN, SITE & LOCATION PLAN, DETAIL OF U.G.W.R. , SEPTIC TANK.

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.- 4/20 CHANDITOLA LANE, KOLKATA-700040, UNDER K.M.C. WARD NO. - 97, BOROUGH NO. - X, P.S. - REGENT PARK. UNDER KOLKATA MUNICIPAL CORPORATION.

JOB NO.	DRG. NO.	DATE	DEALT
1272	ARCH/999/CORP-01	01.03.2024	DIPAN

SCALE-1:100

B.P. NO:- 2024100070

DATED:- 08/07/2024 VALID UPTO : 07/07/2029

Digital Signature of A.E(C)/Bldg/KMC

Digital Signature of E.E(C)/Bldg/KMC

architect

Anjan Ukil