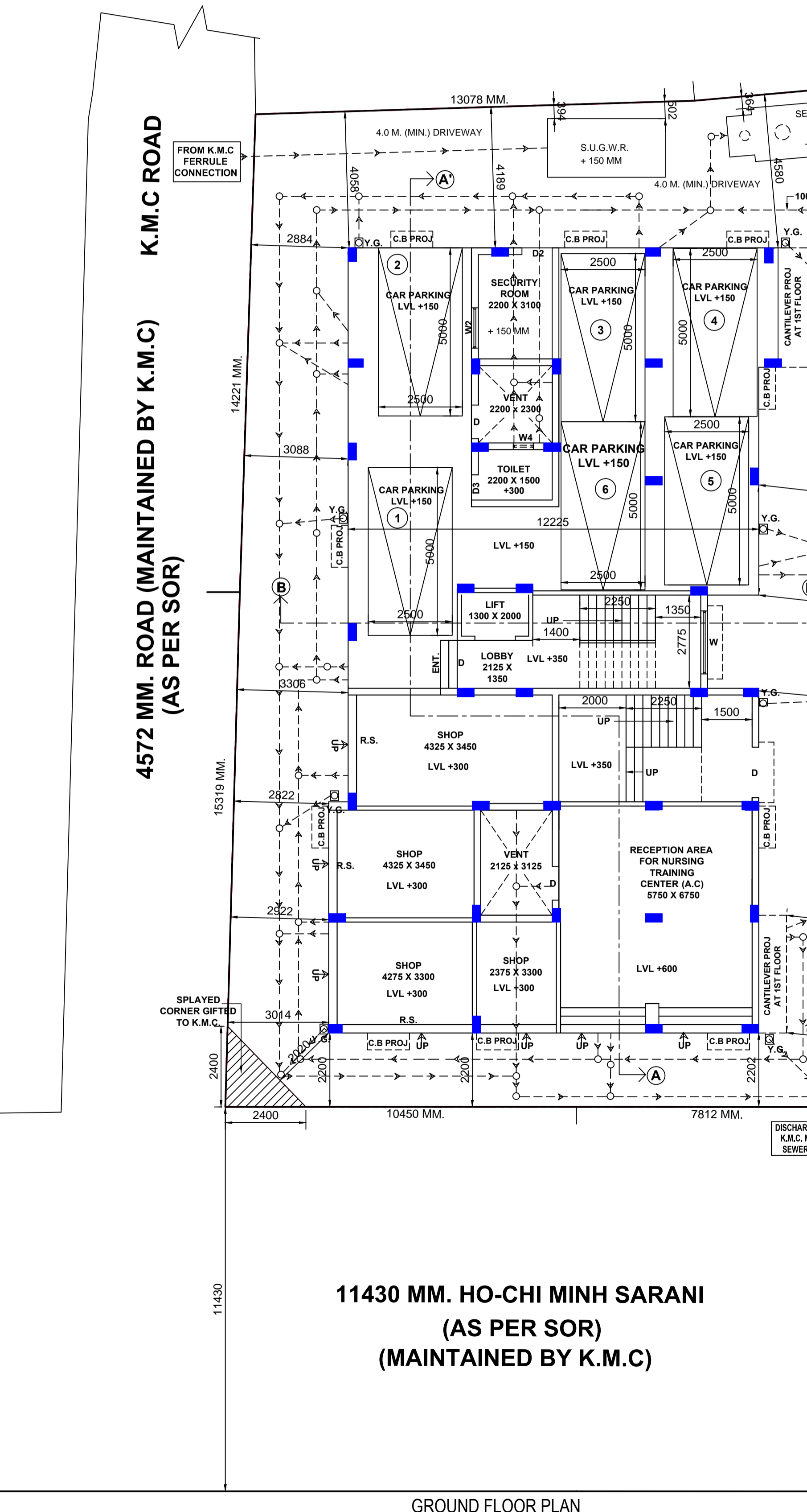


FLOOR AREA CALCULATION:

Floor	Gross Covered Area	Cut out	Net Covered Area	Exempted Area	Net Floor Area
Ground	280.577	0.000	280.577	0.000	280.577
First	293.210	0.000	293.210	0.000	293.210
Second	293.211	0.000	293.211	0.000	293.211
Third	293.211	0.000	293.211	0.000	293.211
Fourth	293.211	0.000	293.211	0.000	293.211
Total	1453.420	0.000	1453.420	0.000	1453.420

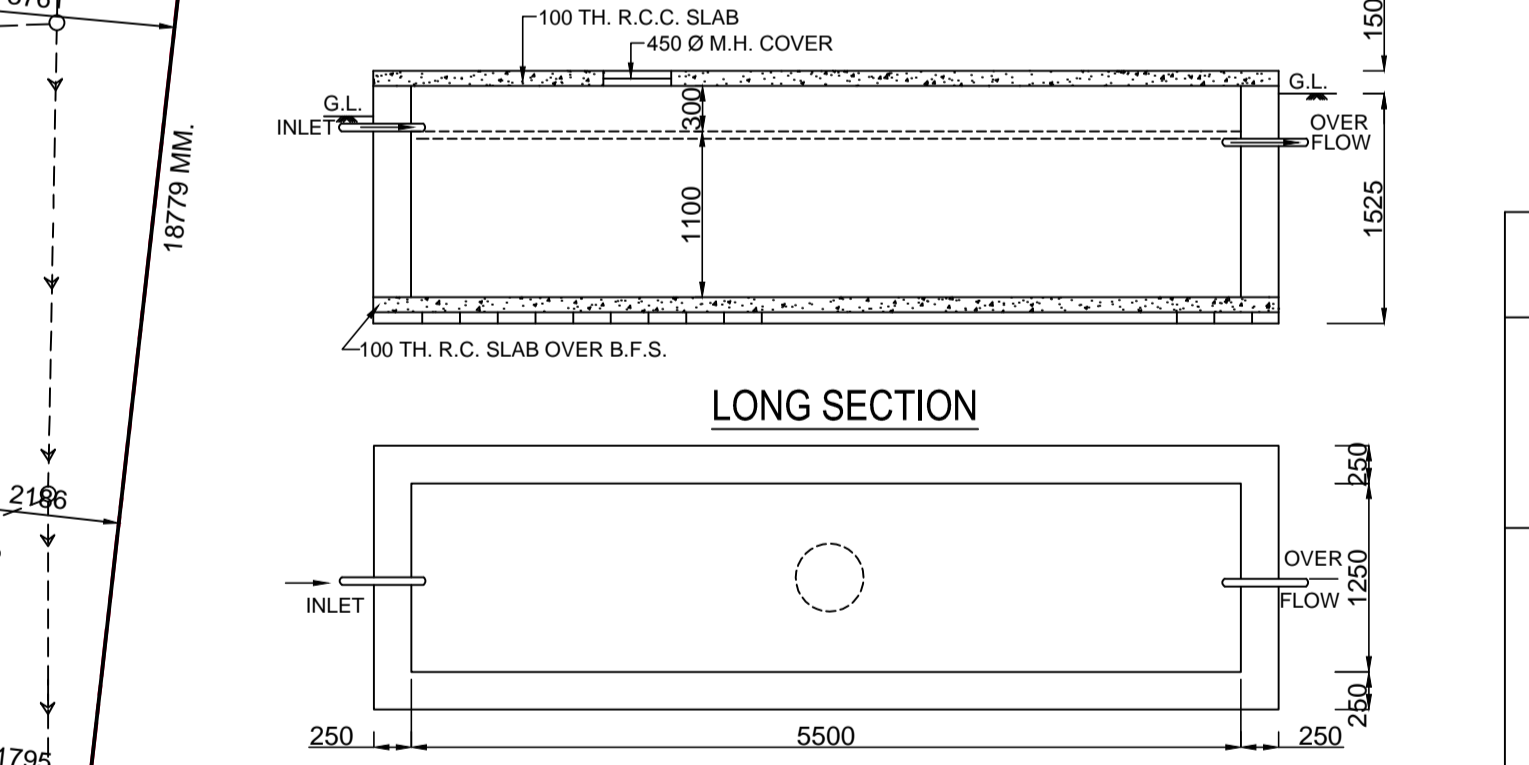
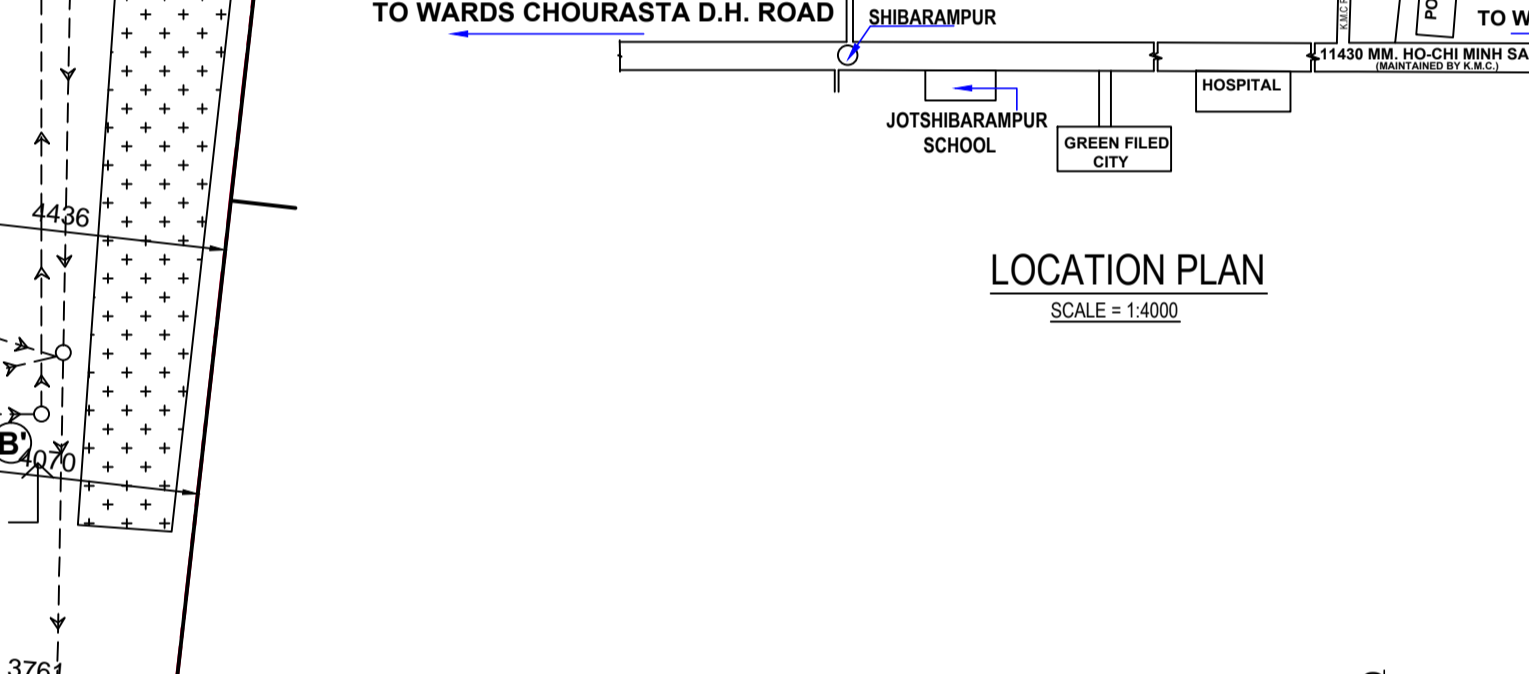
Permissible FAR = 2.250  
 FAR Calculation = 2.022  
 (Net Floor Area (excluding exempted area)/Land area)  
 1295.570 / 641.000 = 2.022



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**STATEMENT OF PROPOSAL:-**

**A. ASSESSEE NO - 41 - 127 - 06 - 0137 - 0**

**1. GROUND COVERAGE -**  
 (a) PERMISSIBLE - 291.897 SQ.M. (50%)  
 (b) PROPOSED - 281.510 SQ.M. (48.224%)

**2. F.A.R. -**  
 PERMISSIBLE - 2.25  
 PROPOSED - 2.022

**3. PRO. GROUND FLOOR AREA = 275.517 SQ.M.**

**4. PRO. FIRST FLOOR AREA = 267.003 SQ.M.**

**5. PRO. SECOND FLOOR AREA = 278.910 SQ.M.**

**6. PRO. THIRD FLOOR AREA = 278.910 SQ.M.**

**7. PRO. FOURTH FLOOR AREA = 278.910 SQ.M.**

**8. GROSS TOTAL FLOOR AREA = 1379.250 SQ.M.**  
 (INCLUDING EXEMPTED AREA IN THIS RULE)

**9. EXEMPTED AREA = 83.680 SQ.M.**  
 (68.680 stair + 15.000 lift lobby)

**10. PRO. TOTAL FLOOR AREA = 1295.570 SQ.M.**  
 (EXCLUDING EXEMPTED AREA IN THIS RULE)

**11. OVER HEAD TANK AREA = 8.06 SQ.M.**

**12. STAIR HEAD ROOM AREA = 16.517 SQ.M.**

**13. LIFT WELL AREA = 2.6 SQ.M. (EACH)**

**14. LIFT MACHINE ROOM WITH STAIR AREA = 12.792 SQ.M.**

**15. TOTAL AREA OF C.B. = 21.875 SQ.M.**

**16. CAR PARKING REQD. = 6 NOS.**  
 (4 NOS FOR TENEMENT, 1 NO. FOR SHOP AND 1 NO. FOR EDUCATIONAL PURPOSE)

**17. CAR PARKING PROVIDED = 6 NOS.**

**18. CAR PARKING AREA = 115.451 SQ.M.**

**19. FRONTAGE OF THE PLOT = 18.262 M.**

**20. HEIGHT OF THE BUILDING = 15.475 M.**

**21. DEPTH OF THE BUILDING = 23.35 M.**

**22. ABUTTING ROAD WIDTH = 11.430 M.**

**23. TREE COVER AREA (REQUIRED) = 20.135 SQ.M. (3.449%)**

**24. TREE COVER AREA (PROPOSED) = 20.245 SQ.M. (3.468%)**

**25. EDUCATIONAL COVERED AREA = 180.271 SQ.M.**

**26. EDUCATIONAL CARPET AREA = 147.596 SQ.M.**

**27. MERCANTILE RETAIL (SHOP) COVERED AREA = 60.239 SQ.M.**

**28. MERCANTILE RETAIL (SHOP) CARPET AREA = 54.692 SQ.M.**

**B) AREA OF LAND (PHYSICAL MEASUREMENT) = 08 KH - 11 CH - 28.624 SQFT. = 583.793 SQ.M.**

**C) AREA OF LAND (AS PER ASSESSMENT) = 09 KH - 00 CH - 21 SQFT. = 603.958 SQ.M.**

**D) AREA OF LAND (AS PER BLRO) = 09 KH - 01 CH - 20 SQFT. = 608.045 SQ.M.**

**E) AREA OF LAND (ULC) = 583.760 SQ.M.**

**7. NO. OF STORED - G+IV.**

**8. NO. OF TENEMENTS - 14 NOS.**

**9. SIZE OF TENEMENT -**  
 A) BELOW 50 SQ.M. = 0 NOS.  
 B) 50 TO 75 SQ.M. = 7 NOS.  
 C) 75 TO 100 SQ.M. = 7 NOS.

**DRAWN BY - SWAPNANEEL CHATTERJEE**  
**CHECKED BY - SRIBASH CHATTERJEE**

**DATE - 10.08.24**      **MASTER SHEET**

**TENEMENT AREA CALCULATION:**

Tenement No	Individual tenement area (sqm)	Proprietary area (sqm)	Area to be added (sqm)	Actual tenement area (sqm)	Tenement size <50, 50-75, 75-100	No of Car parking required	Remarks
1	73.259	0.1287	9.428	82.815	75-100	1	FOR EDUCATIONAL
2	55.447	0.1287	7.136	62.589	50-75	1	NO PARKING AND FOR SHOP
3	73.325	0.1287	9.437	82.762	75-100	1	NO PARKING
4	55.447	0.1287	7.136	62.589	50-75	1	NO PARKING
5	75.197	0.1287	9.678	84.875	75-100	1	NO PARKING
6	55.330	0.1287	7.121	62.451	50-75	1	NO PARKING
7	73.325	0.1287	9.437	82.762	75-100	1	NO PARKING
8	55.447	0.1287	7.136	62.589	50-75	1	NO PARKING
9	75.197	0.1287	9.678	84.875	75-100	1	NO PARKING
10	55.330	0.1287	7.121	62.451	50-75	1	NO PARKING
11	73.325	0.1287	9.437	82.762	75-100	1	NO PARKING
12	55.447	0.1287	7.136	62.589	50-75	1	NO PARKING
13	75.197	0.1287	9.678	84.875	75-100	1	NO PARKING
14	55.330	0.1287	7.121	62.451	50-75	1	NO PARKING
Total	906.600		116.676	1023.276		6 IN TOTAL	

N.O.C OF A.A.I. ID. NO - BEHA/EAST/B/012124/891784  
 DATED - 01/02/2024  
 PERMISSIBLE HEIGHT - 28.37 M.  
 SITE ELEVATION (AMSL) - 3.37M.

Latitude: 22°29'19.91"N      Longitude: 88°16'17.62"E  
 22°29'20.74"N      88°16'17.92"E  
 22°29'19.68"N      88°16'18.31"E  
 22°29'20.51"N      88°16'18.62"E

**SPACE FOR K.M.C. USE :-**

**MBC MEETING NO- 652    MBC MEETING DATE- 04.06.2025**  
**MBC ITEM NO. 067 /25-26**

**B.P NO. - 2025140138      DATE - 25.09.2025      VALID UPTO - 24.09.2030**

**DIGITAL SIGNATURE OF A.E.**

**DIGITAL SIGNATURE OF E.E.**

**PROJECT:-**

**PLAN FOR PROPOSED G+IV STORED RESIDENTIAL BUILDING AT PREMISES NO.- 71, HO-CHI-MINH SARANI, WARD NO. - 127, BOROUGH - XIV, P.S. - THAKURPUKUR, KOLKATA -700063, U. S. 393 (A). OF K.M.C. ACT. 1980. ALONG WITH THE K.M.C. BUILDING RULE 2009**

**NAME OF OWNERS - (1) SRI BHASKAR HALDER, (2) SRI JOYDEEP HALDER.**

**SPECIFICATION:-**

- GRADE OF CONCRETE - M20 (1:1.5:3)
- GRADE OF STEEL - FE 500
- 200MM. THK. BRICK WORK WALL IN C.M.(6:1)
- 125MM. & 75MM. THK. BRICK WORK WALL IN C.M.(4:1)
- ALL OTHER RELEVANT SPECIFICATION IS TO BE FOLLOW AS PER I.S. CODE 456 & N.B.C. (LATEST REVISION)
- MORTAR FOR D.P.C IN C.M.(1:2:4)
- LINTEL MORTAR C.M.(2:2:7)
- ALL CUPBOARD ARE 125TH. R.C.C. WALL.
- DEPTH OF SEPTIC TANK AND S.U.G.W.R. NOT EXCEED THE DEPTH OF BLDG. FOUNDATION
- ASSUMING BEARING CAPACITY OF SOIL - 7 T/SQM

**SCALE - 1:50, 1:100, 1:600, 1:4000**

**DRAWN BY - SWAPNANEEL CHATTERJEE**  
**CHECKED BY - SRIBASH CHATTERJEE**

**DATE - 10.08.24**      **MASTER SHEET**

**DOOR & WINDOW SCHEDULE:-**

NAME	WIDTH	HEIGHT	MAKE TYPE
D	1200	2100	PANNELED
D1	1000	2100	PANNELED
D2	900	2100	PANNELED
D3	750	2100	PANNELED
W	1800	1200	PANNELED
W1	1500	1200	PANNELED
W2	1200	1200	PANNELED
W3	900	1200	PANNELED
W4	600	750	PANNELED

**GROUND FLOOR PLAN, SITE PLAN, LOCATION PLAN, DETAIL OF S.U.G.W.R AND SEPTIC TANK.**

**DECL. OF I.B.S. :-**

CERTIFY WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009. AS AMENDED FROM TIME TO TIME AND THAT THE SITE CONDITION INCLUDING WIDTH OF ABUTTING 5.053 M. WD. K.M.C. ROAD CONFORM WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE NOT AT TANK OR FILLED UP A TANK. THE LAND IS DEMARCATED BY BOUNDED BY BOUNDARY WALL. THE CONSTRUCTION OF SEMI U.G.R. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

**SRIBASH CHATTERJEE**  
**L.B.S - I/1123**  
**NAME OF ARCHITECT / I.B.S.**

**DECL. OF STRUC. ENGG. :-**

THE STRUCTURAL DESIGN AND DRAWING 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 N.B.C. OF INDIA (LATEST REVISION) AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT. THE STRUCTURAL DESIGN HAS BEEN PREPARED CONSIDERING SOIL INVESTIGATION REPORT BY " ASSOCIATED FOUNDATION ENGINEERS" ADD - 20, K.N. SEN ROAD, KOL - 700042

**DEBABRATA GHOSH**  
**ESE II/228**  
**NAME OF STRUC. ENGG.**

**DECL. OF GEO-TECHN. ENGG. :-**

UNDERSIGNED HAS INSPECTED THE SITE & CARRIED OUT THE SOIL INVESTIGATION THEREIN. IT IS CERTIFIED THE EXISTING SOIL OF THE SITE IS ABLE TO CARRY OUT THE LOAD FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM THEREIN IS SAFE AND STABLE IN ALL RESPECT FROM GEO - TECHNICAL POINT OF VIEW.

**ASIM SARKAR**  
**G.T/112**  
**NAME OF GEOTECHNICAL ENGINEER**

**DECL. OF OWNER(S) :-**

I, DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I, SHALL ENGAGE L.B.S. AND E.S.E. DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF L.B.S. AND E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER B.S. PLAN). THE PLOT IS IDENTIFIED BY ME AND DEMARCATED BY BOUNDARY WALL IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF L.B.S./E.S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK.

THE PLOT HAS BEEN IDENTIFIED BY ME IF ANY DISPUTES ARISES IN FUTURE REGARDING OWNERSHIP THE K.M.C. AUTHORITY WILL NOT LIABLE AND REVOKE THE SANCTION PLAN.

**SRI ARIJIT DAS & SRI SUNIL CHOPRA**  
**DIRECTORS OF " UNICO PROJECTS LIMITED" C.A OF**  
**(1) SRI BHASKAR HALDER,**  
**(2) SRI JOYDEEP HALDER,**  
**NAME OF POWER OF ATTORNEY**

**CITYCON**

**CIVIL ENGINEER, L.B.S. (K.M.C) CLASS- I**

**1/A, NAFAR CHANDRA DAS ROAD**  
**BEHALA, KOLKATA 700 034**

**CONTACT : 8240932485 / 9804175540**  
**E-mail : sribash2k@gmail.com**