



STATEMENT OF THE PLAN PROPOSAL

PART: A

1. ASSESSEE NO. = 110851700225

2.A. NAME OF OWNER : MRS. PARAMITA BASU
B. NAME OF APPLICANT : MR. DIPANJAN BHATTARJEE
(DESIGNATED PARTNER OF GROUND 2 SKYE SOLUTIONS LLP.)
C.A. OF MRS. PARAMITA BASU (OWNER)

3. DETAIL OF REGISTERED DEEDS:-
(i) BOOK NO.: I BEING NO.: 3386 VOLUME NO.: 151 FOR THE YEAR: 1974 PAGES NO.: 107 TO 117
(ii) BOOK NO.: I BEING NO.: 3344 VOLUME NO.: 121 FOR THE YEAR: 1974 PAGES NO.: 283 TO 291

4. DETAIL OF BOUNDARY DECLARATION:-
BOOK NO.: I BEING NO.: 190406560 VOLUME NO.: 1904-2023 FOR THE YEAR: 2023 PAGE NO.: 322211 TO 322224 DATE: 15/05/2023
A.R.A. IV - KOLKATA

5. DETAIL OF POWER OF ATTORNEY:-
BOOK NO.: I BEING NO.: 190404115 VOLUME NO.: 1904-2023 FOR THE YEAR: 2023 PAGES NO.: 222417 TO 222438 DATE: 27/03/2023
A.R.A. IV - KOLKATA

PART: B

1. AREA OF LAND:- AS PER TITLE DEED = 252.14 SQ.M. ~ 3 K. - 12 CH. - 14 SQ.FT.
AS PER BOUNDARY DECLARATION = 207.26 SQ.M. ~ 3 K. - 1 CH - 25.89 SQFT.

2. ROAD WIDTH = 6.096 M.
3. NO. OF STOREYS : G + III : 12.475 M.
4. NO. OF TENEMENTS : 03
5. SIZE OF TENEMENTS : A) 50 SQ.M. TO 75 SQ.M.: NIL.
: B) 75 SQ.M. TO 100 SQ.M.: NIL.
: C) ABOVE 100 SQ.M. : 03 NOS.

6. (i) PERMISSIBLE GROUND COVERAGE (59.76%) = 123.85 SQ.M.
(ii) PROPOSED GROUND COVERAGE (55.144%) = 114.288 SQ.M.

7. PROPOSED AREA :-

FLOOR MARKED	COVERED AREA (SQ.M.)	VOID /SHAFT (SQ.M.)	GROSS AREA (SQ.M.)	STAIR+STAIR LOBBY (SQ.M.)	LIFT LOBBY (SQ.M.)	NET FLOOR AREA (SQ.M.)
GROUND	113.802	0.000	113.802	10.395	2.996	100.411
FIRST	114.288	2.431	111.857	10.395	2.041	99.421
SECOND	114.288	2.431	111.857	10.395	2.041	99.421
THIRD	114.288	2.431	111.857	10.395	2.041	99.421
TOTAL	456.566	7.293	449.373	41.580	9.119	398.674

8. RESIDENTIAL TENEMENTS & CAR PARKING CALCULATION :-

MARKED	TENEMENT SIZE (SQ.M.)	PROPORTIONAL AREA TO BE ADDED (SQ.M.)	ACTUAL TENEMENT AREA (SQ.M.)	NO. OF TENEMENT	REQUIRED CAR PARKING
P	97.322	28.486	125.808	3	3

9A. TOTAL REQUIRED CAR PARKING = 03 NOS.
9B. TOTAL PROVIDED CAR PARKING = 04 NOS.

10A. PERMISSIBLE AREA FOR PARKING : (3 NOS. X 25 SQ.M.) = 75 SQ.M.
10B. PROVIDED AREA OF PARKING : 71.950 SQ.M.

11A. PERMISSIBLE F.A.R = 1.75
11B. PROPOSED F.A.R = (398.674 - 71.950) / 207.26 = 1.576 < 1.75

12. STAIR HEAD ROOM AREA = 15.865 SQ.M.
13. LIFT HEAD ROOM AREA = 2.914 SQ.M.
14. TOILET AREA AT ROOF = 2.962 SQ.M.
15. TERRACE AREA = 114.288 SQ.M.
16. OVER HEAD TANK AREA = 4.959 SQ.M.
17. TOTAL AREA OF CUPBOARD = 12.825 SQ.M.
18. TREE COVER AREA = 4.865 SQ.M.

(1) L.B.A. DECLARATION:
Certified 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 conditions including the abutting road conforms with the Plan which has been measured and verified by me. It is a building site and not a tank or filled up tank. The land is remarked by boundary wall. The construction of Under Ground water tank and septic tank will be completed before starting of building foundation work.

ADITYA GOSWAMI M.Arch.
Regd. no. CA/2004/33103
Registered with the Council of Architecture, India.
NAME OF ARCHITECT

(2) E.S.E. DECLARATION :
The structural design and drawing of both foundation and super structure of the building has been made by me considering all possible load including seismic load as per National Code of India and certified that it is safe and stable all respect.

SOMA KAZI
License No. ESE / 1 / 221
NAME OF STRUCTURAL ENGINEER

(3) GEO TECHNICAL ENGINEER DECLARATION:
Certified that the structural design and drawing of both foundation and superstructure of the building has been made by E.S.E. considering all possible loads including the seismic load as per National Building Code of India and certified that it is safe and stable in all respect based on my soil investigation report conducted by M/S GEO STAR, 50, Chit Kalikapur, P.S.-East Jadavpur, Kolkata- 700 099

RUPAK KUMAR BANERJEE
License no. G.T./I/3 (K.M.C.)
NAME OF GEO TECHNICAL ENGINEER

(4) APPLICANT DECLARATIONS:
We do hereby declare with full responsibility that; We shall engage L.B.A. & E.S.E. during construction. We shall follow the instructions of L.B.A. & E.S.E. during construction of the building (As per B.S. Plan). K.M.C. authority will not be responsible for structural stability of the building and adjoining building. If any submitted documents are found to be fake the K.M.C. will revoke the sanction Plan. The construction of water reservoir and septic tank will be undertaken under the guidance of E.S.E. / L.B.A. before starting of the Building foundation work. There are no court case pending against the premises.

DIPANJAN BHATTACHARJEE
(DESIGNATED PARTNER OF
GROUND 2 SKYE SOLUTIONS LLP)
C.A. OF PARAMITA BASU (OWNER)
NAME OF APPLICANT

TITLE : GROUND FLOOR PLAN, EXISTING PLAN, LOCATION PLAN, SITE PLAN, SEMI UNDER GROUND WATER RESERVOIR DETAIL.

PROJECT NAME : PROPOSED G+III STORIED RESIDENTIAL BUILDING, OF 12.475M. HEIGHT, AT PREMISES NO. 17, PANDITIA PLACE, U/S 393A OF K.M.C. ACT 1980 AND UNDER K.M.C. BUILDING RULES 2009, POLICE STATION - RABINDRA SAROBOR (FORMERLY LAKE), WARD NO. - 085, BOROUGH NO. - VIII, KOLKATA-700 029, UNDER KOLKATA MUNICIPAL CORPORATION.

DATE	28.06.2023	CONSULTANT
DRG. NO.	ATS/ /MUN. -01	ARCHITECTONIC SERVICES
SCALE	1:100,50,600,4000	architects engineers urban designers

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Email: architecnical@gmail.com www.architecnicalservices.com

B.P. NO.: 2023080043

DATE: 01-08-2023

VALID UPTO: 31-07-2028

DIGITAL SIGNATURE OF A.E. (C) / BUILDING DEPARTMENT/BR. - VIII