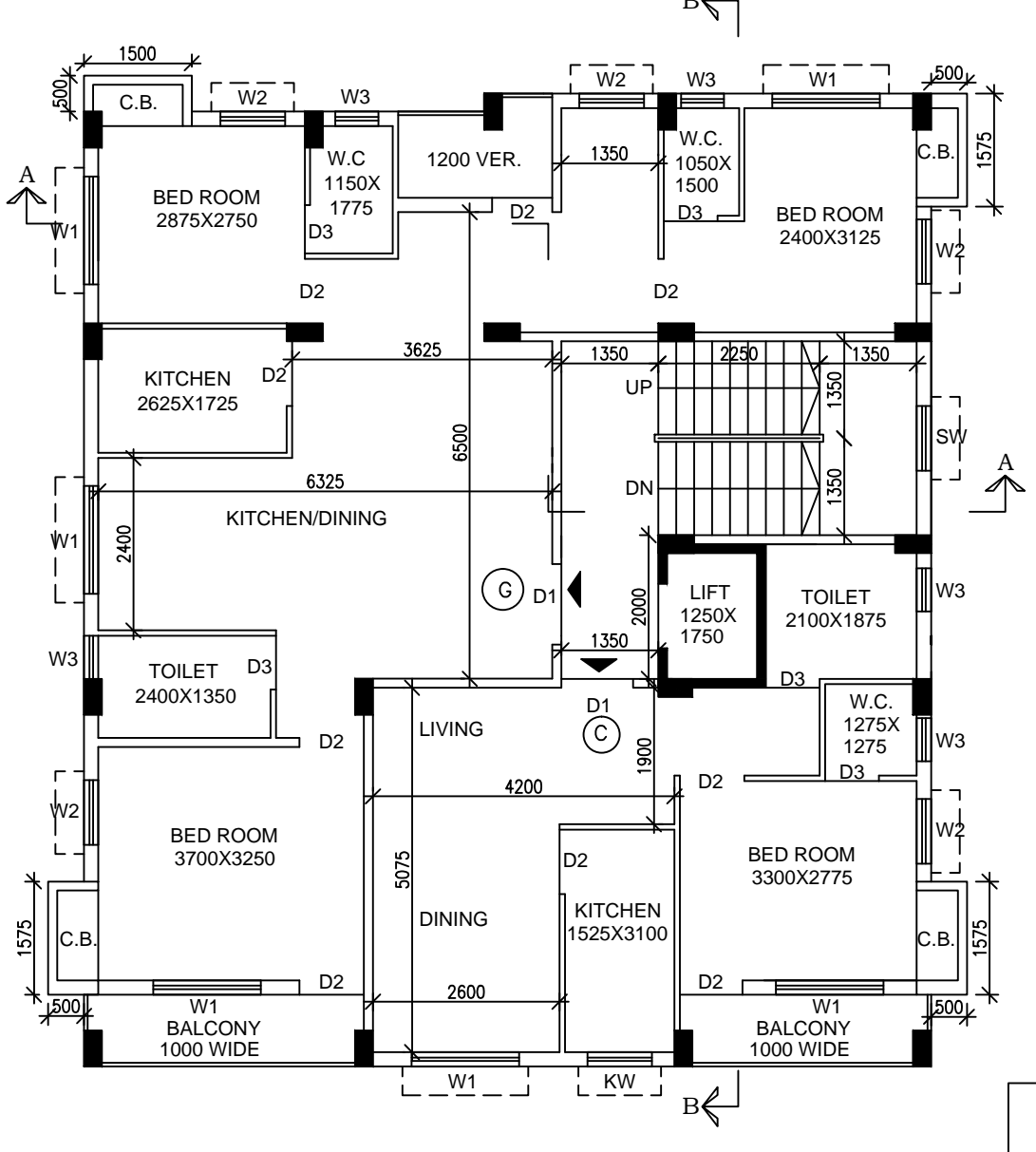
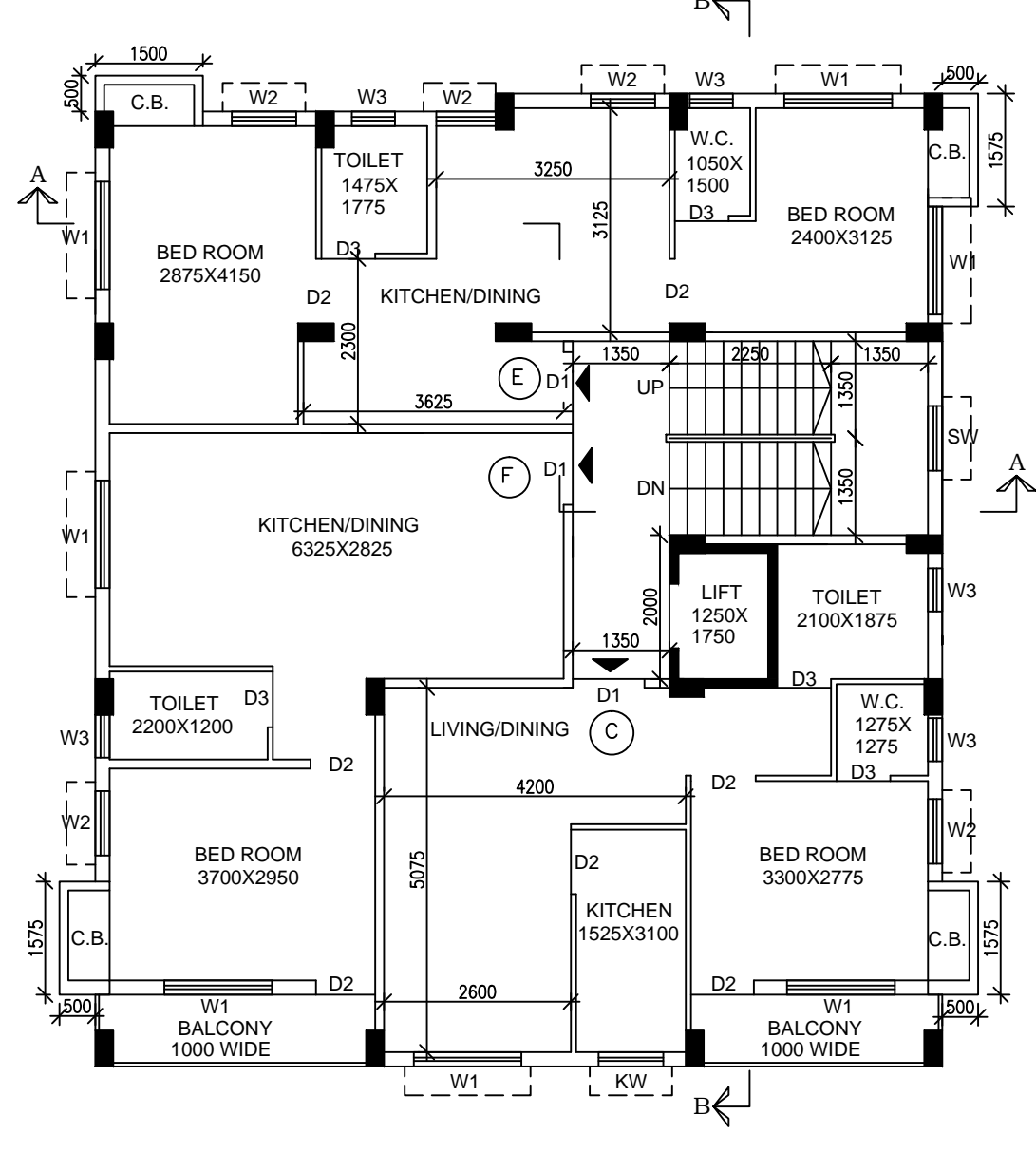
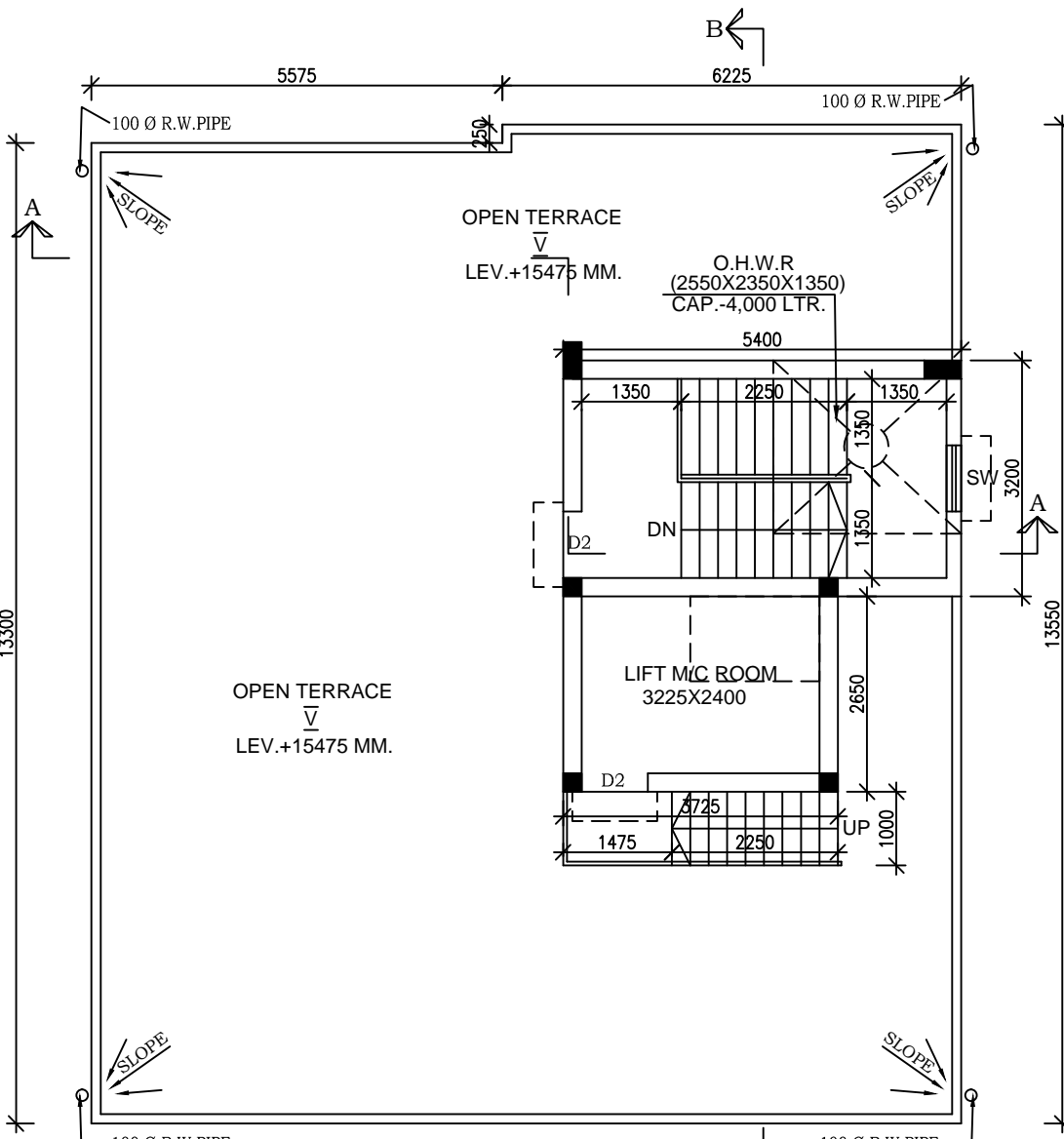
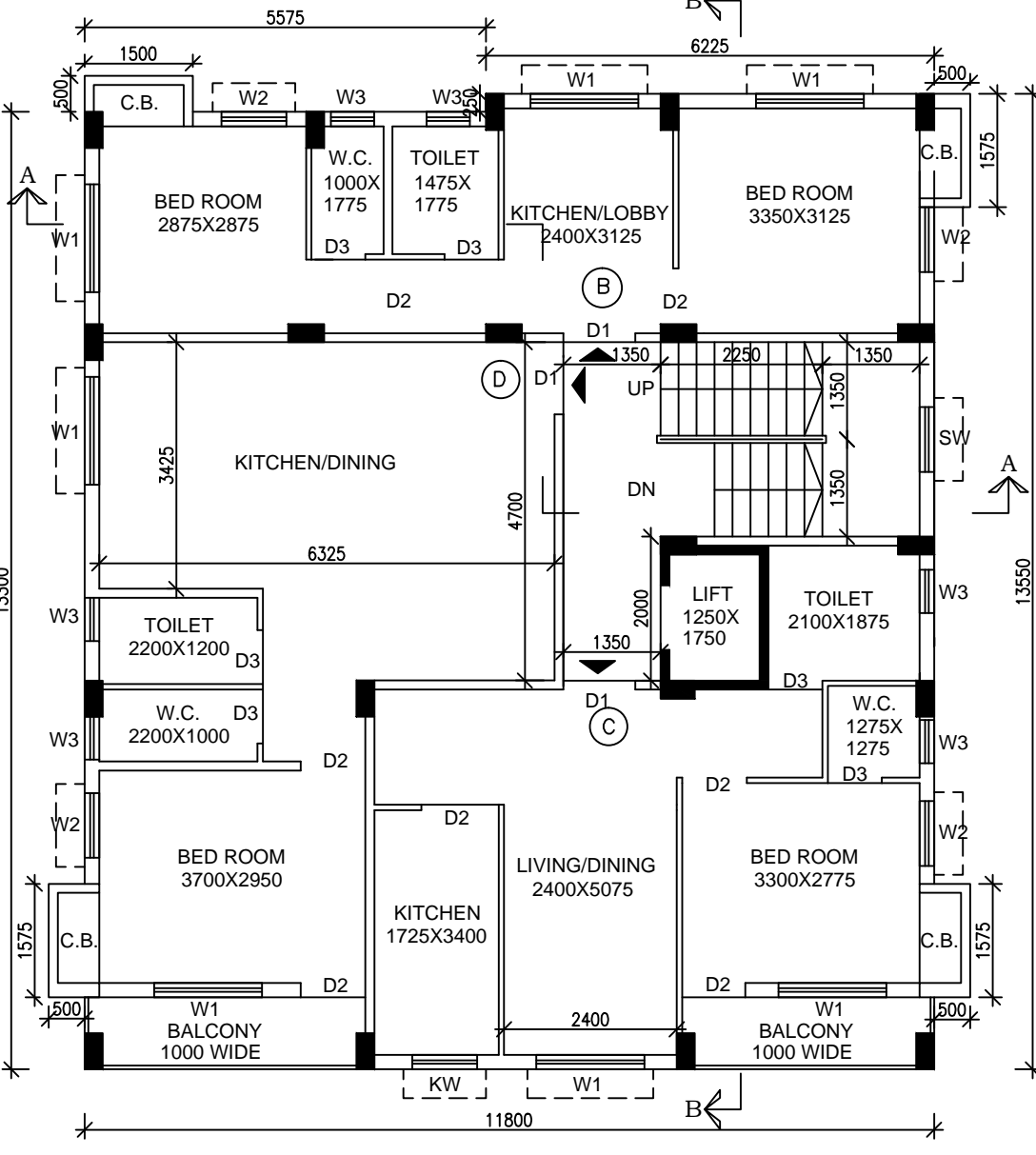
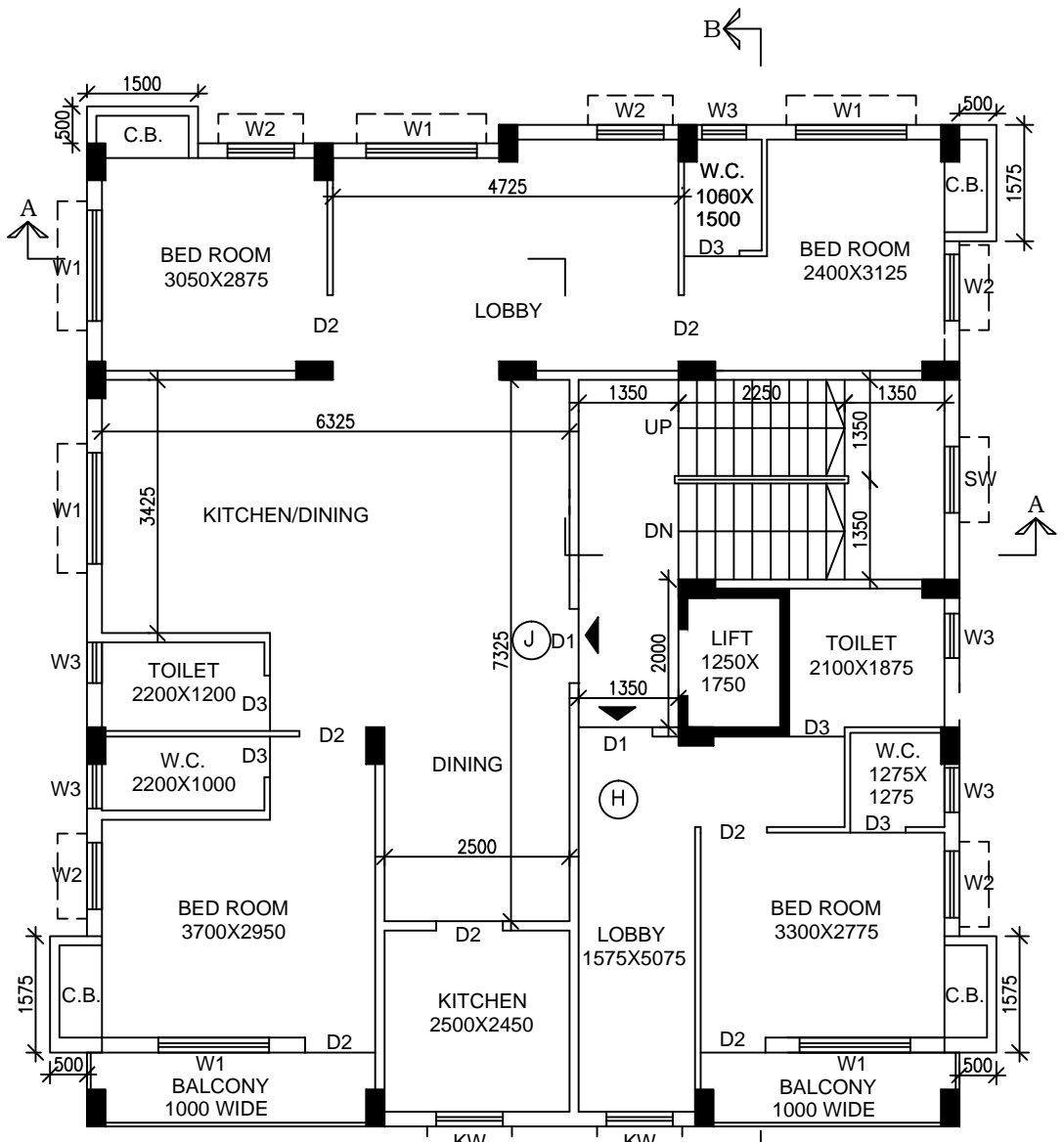
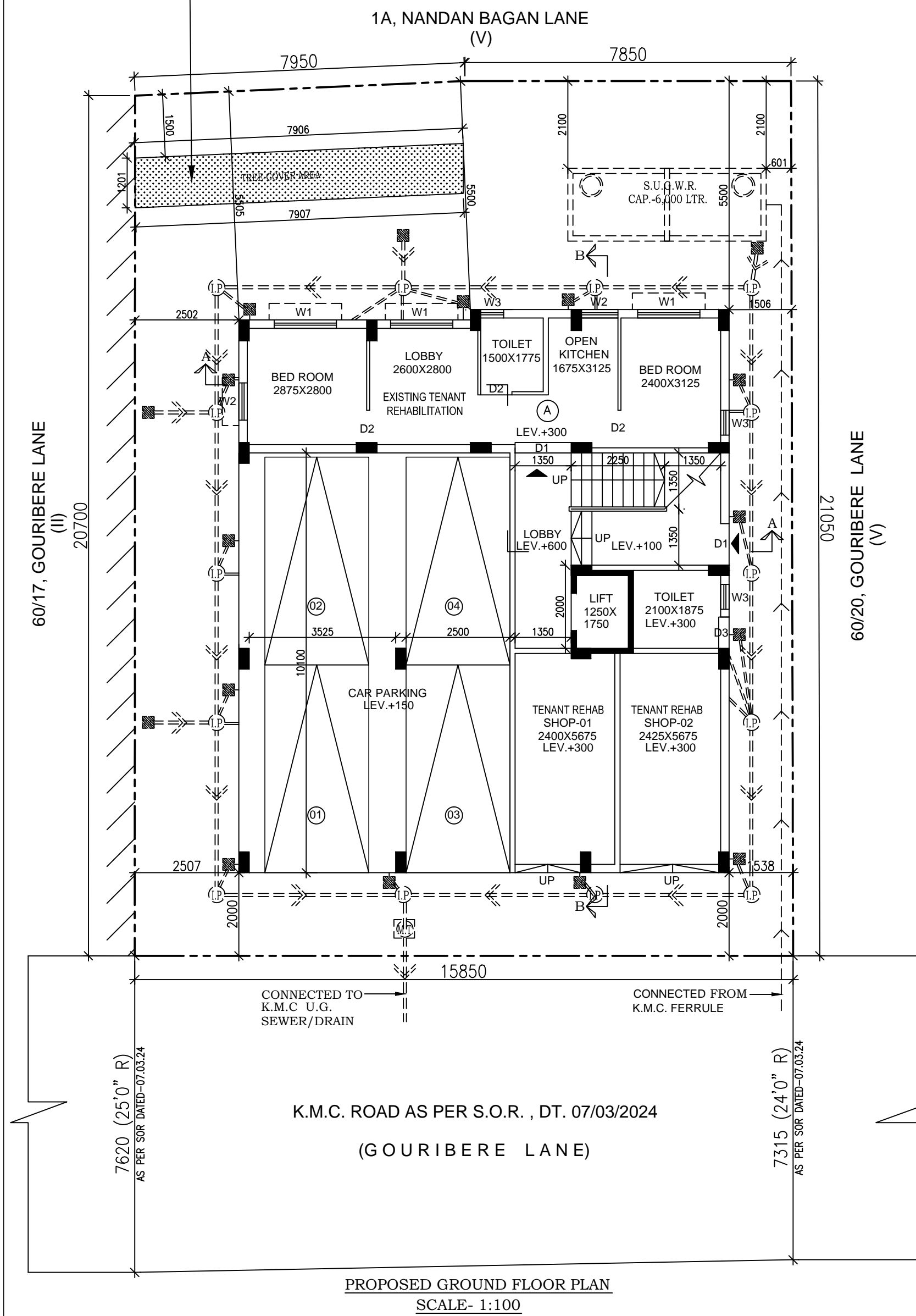


LAND AREA= 04K-13CH-01 SQFT = 321.999 SQM.  
REQUIRED GREEN AREA= 7.090 SQM.  
PERCENTAGE OF GREEN AREA= 2.202 % (REQUIRED)  
PROVIDED GREEN AREA= 9.488 SQM.  
PERCENTAGE OF GREEN AREA= 2.947 % (PROVIDED)



## STATEMENT OF THE PLAN CASE NO. 2023020085

- PART-A:
- ASSEESSE NO: 110150501350
  - DETAIL OF REGISTERED DEED-1.  
BOOK NO: I VOL. NO: 1902-2023 PAGE NO: 382396 TO 382426  
BEING NO: 190211784 YEAR: 2023 PLACE: A.R.A- II KOLKATA
  - DETAIL OF REGISTERED DEED-2.  
BOOK NO: I VOL. NO: 1902-2023 PAGE NO: 382427 TO 382454  
BEING NO: 190211783 YEAR: 2023 PLACE: A.R.A- II KOLKATA
  - DETAIL OF REGISTERED DEED-3.  
BOOK NO: I VOL. NO: 1902-2023 PAGE NO: 382354 TO 382382  
BEING NO: 190211785 YEAR: 2023 PLACE: A.R.A- II KOLKATA
  - DETAIL OF REGISTERED POWER OF ATTORNEY-1.  
BOOK NO: I VOL. NO: 1904-2023 PAGE NO: 240594 TO 240624  
BEING NO: 190404654 YEAR: 2023 PLACE: A.R.A-IV KOLKATA
  - DETAIL OF REGISTERED POWER OF ATTORNEY-2.  
BOOK NO: I VOL. NO: 1902-2022 PAGE NO: 484270 TO 484293  
BEING NO: 190214304 YEAR: 2022 PLACE: A.R.A-IV KOLKATA
  - DETAIL OF REGISTERED POWER OF ATTORNEY-3.  
BOOK NO: I VOL. NO: 1904-2023 PAGE NO: 489657 TO 489681  
BEING NO: 190410166 YEAR: 2023 PLACE: A.R.A-IV KOLKATA
  - DETAIL OF REGISTERED BOUNDARY DECLARATION.  
BOOK NO: I VOL. NO: 1903-2023 PAGE NO: 330078 TO 330091  
BEING NO: 190308477 YEAR: 2023 PLACE: A.R.A-III KOLKATA
  - DETAIL OF REGISTERED UNDERTAKING FOR NON-EVICTION OF TENANTS.  
BOOK NO: I VOL. NO: 1903-2024 PAGE NO: 123610 TO 123622  
BEING NO: 190303563 YEAR: 2024 PLACE: A.R.A-III KOLKATA

## DOOR WINDOW SCHEDULE

TYPE	WIDTH	HT.	TYPE	WIDTH	HT.
D1	1000	2150	W1	1500	1250
D2	900	2150	W2	900	1250
D3	750	2150	W3	600	950
			KW	900	1100
			SW	900	1250

## AMSL DECLARATION REGARDING OFFICE CIRCULAR NO. 13 OF 2022-23 OF D.G.(B), DT. 07/12/2022

PREMISES NO.- 60/18A, GOURIBERE LANE, KOLKATA-700004, WARD NO.-015, BOROUGH NO.-II.  
ASSEESSE NO.-110150501350  
NAME OF OWNER(S)/APPLICANT(S): GANGA DEY (C.A.)  
AREA OF LAND: 321.999 SQ.M (MALL)  
NAME OF L.B.S.: SRIMANTA SAMANTA (LBS/1/1640)  
PERMISSIBLE HEIGHT IN REFERENCE TO CGM (ISSUED BY A.M. 23/01/2022)  
PROPOSED HEIGHT OF BUILDING (AMSL)-HT. OF BLDG.-HT. TOP ROOF STRUCTURE: 26.825 M.  
CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL)

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS 84		SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE	
A	22°35'33.5"N	88°22'39.4"E	6.0 Meter
B	22°35'33.9"N	88°22'39.5"E	6.0 Meter
C	22°35'34.1"N	88°22'38.9"E	6.0 Meter
D	22°35'33.6"N	88°22'38.7"E	6.0 Meter

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

GANGA DEY (C.A. OF SWAPAN SADHUKHAN, SOMA SADHUKHAN, & OTHERS)  
SRIMANTA SAMANTA (LBS/1/1640)  
NAME OF OWNERS/APPLICANTS  
NAME OF L.B.S.

- PART-B:
- PROPOSED GROUND COVERAGE : 158.492 SQM.
  - PROPOSED F.A.R. : 1.98<2.00
  - TOTAL COVERED AREA : 783.712 SQM.
  - TOTAL NO. OF TENEMENT : 03 NOS. (BELOW 50 SQM.)  
06 NOS. (BELOW 50-75 SQM.)  
02 NO. (ABOVE 100 SQM.)

## STATEMENT OF AREA:-

- AREA OF LAND:- (04K-13CH-01SQFT.) = 321.999 SQM.(AS PER DEED)
- AREA OF LAND:- (04K-15CH-14.77SQFT.) = 331.640 SQM.(AS PER PHYSICAL)
- PERMISSIBLE F.A.R. = 2.25
- PERMISSIBLE GROUND COVERAGE (55.933%)= 180.105 SQM.
- PROPOSED GROUND COVERAGE (49.221%)= 158.492 SQM.
- PROPOSED HEIGHT= 15.475 MT.

## 7. PROPOSED AREA :-

	COVERED AREA	LIFT WELL	EFFECTIVE AREA	STAIR	LIFT LOBBY	NET FLOOR AREA
GROUND FLOOR	158.492 SQ.M	-	158.492 SQ.M	13.365 SQ.M	2.700 SQ.M	142.427 SQ.M
1ST FLOOR	158.492 SQ.M	2.187 SQ.M	156.305 SQ.M	13.365 SQ.M	2.700 SQ.M	140.240 SQ.M
2ND FLOOR	158.492 SQ.M	2.187 SQ.M	156.305 SQ.M	13.365 SQ.M	2.700 SQ.M	140.240 SQ.M
3RD FLOOR	158.492 SQ.M	2.187 SQ.M	156.305 SQ.M	13.365 SQ.M	2.700 SQ.M	140.240 SQ.M
4TH FLOOR	158.492 SQ.M	2.187 SQ.M	156.305 SQ.M	13.365 SQ.M	2.700 SQ.M	140.240 SQ.M
TOTAL	792.460 SQ.M	8.748 SQ.M	783.712 SQ.M	66.825 SQ.M	13.360 SQ.M	703.387 SQ.M
TOTAL AREA	= 703.387 SQ.M.					
BONUS PARKING AREA	= 65.898 SQ.M. (PROPOSED)					
NET AREA (703.387-65.898)	= 637.489 SQ.M.					
PROPOSED F.A.R. (637.489/321.999)	= 1.98<2.00					

## 8. TENEMENTS & CAR PARKING CALCULATION :-

MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
A	39.316 SQ.M	6.167 SQ.M	45.483 SQ.M	1	
B	38.900 SQ.M	6.102 SQ.M	45.002 SQ.M	1	
C	47.009 SQ.M	7.374 SQ.M	54.383 SQ.M	3	
D	53.227 SQ.M	8.349 SQ.M	61.576 SQ.M	1	
E	47.380 SQ.M	7.432 SQ.M	54.812 SQ.M	1	1 NO.
F	44.747 SQ.M	7.019 SQ.M	51.766 SQ.M	1	
G	92.128 SQ.M	14.451 SQ.M	106.579 SQ.M	1	1 NO.
H	32.997 SQ.M	5.176 SQ.M	38.173 SQ.M	1	
J	106.139 SQ.M	16.648 SQ.M	122.787 SQ.M	1	1 NO.
				11	3 NOS.

- MERCANTILE RETAIL:-  
SHOP BUILTUP AREA= 28.485 SQM.  
SHOP C/P CAR AREA= 24.487 SQM. (REQUIRED CAR PARKING = NIL)
- RESIDENTIAL COVERED AREA = 755.227 SQ.M. (WITHOUT CUTOUT)
- REQUIRED CAR PARKING = 03 NOS.
- PROPOSED CAR PARKING = 04 NOS.
- PROPOSED CAR PARKING AREA = 65.898 SQ.M.
- COMMON AREA = 93.464 SQ.M.
- TOTAL ADDITIONAL FLOOR AREA FOR FEES = 44.256 SQM.
- STAIR HEAD ROOM AREA = 17.280 SQ.M.
- LIFT M/C ROOM AREA = 10.803 SQ.M.
- LIFT M/C ROOM STAIR AREA = 3.725 SQ.M.
- OVER HEAD TANK AREA = 5.993 SQ.M.
- CUP-BOARD AREA = 12.448 SQ.M.
- TOTAL AREA FOR FEES = 827.968 SQ.M.
- OPEN TERRACE AREA = 158.492 SQ.M.
- PROPOSED TREE COVER AREA = 9.488 SQ.M.

## DECLARATION OF GEO-TECNICAL ENGINEER

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

RUPAK KUMAR BANERJEE (GEO-TECH-07/1/3)  
NAME OF G.T.E

## DECLARATION OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE PROPOSED BUILDING HAVE BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER I.B.C OF INDIA AND CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT.

SRIMANTA SAMANTA (E.S.E. NO.-749/II)  
NAME OF E.S.E.

## DECLARATION OF L.B.S.

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 AND 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 TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK IT IS FULLY OCCUPIED BY THE OWNER. THERE IS NO TENENT.

SRIMANTA SAMANTA (L.B.S. NO.-1640/I)  
NAME OF L.B.S.

## DECLARATION OF OWNER

I DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT: I SHALL ENGAGE L.B.S & ESE DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF L.B.S & 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 U.G.W.R UNDER THE GUIDANCE OF LBS/ESE BEFORE STARTING OF BUILDING FOUNDATION.

GANGA DEY (C.A. OF SWAPAN SADHUKHAN, SOMA SADHUKHAN, & OTHERS)  
NAME OF OWNER

GROUND FLOOR PLAN, FIRST & SECOND FLOOR PLAN, ROOF PLAN, FRONT ELEVATION, SECTION-AA, SECTION-BB.

PROJECT:  
PROPOSED G+IV STORIED (HT.-15.475MT.) RESIDENTIAL BUILDING U/S 393 A OF K.M.C. ACT 1980 AND BUILDING RULE 2009 AT- 60/18A, GOURIBERE LANE, KOLKATA-700004, WARD NO.-015, BOROUGH NO.-II, P.S.- BURTOLLA.

SCALE: 1:100, 1:200, 1:600, 1:4000

B.P. NO. : 202402008

DATE : 30/05/2024

VALID UP TO : 29/05/2029

DIGITAL SIGNATURE OF A.E.(C)/BLDG./BR.-II/K.M.C.

DIGITAL SIGNATURE OF E.E.(C)/BLDG./BR.-II/K.M.C.