



**9.144 MT WIDE (recorded as per SOR)
NEW KASAIYA BAGAN LANE
(FAZLUL HAQUE SARANI)**
(VIDE CH.V.& S. I D NO - 122/2025-26
DATED - 22 / 07 / 25)

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**EXISTING GROUND FLOOR PLAN
SCALE - 1:100**

**PROPOSED GROUND FLOOR PLAN
SCALE - 1:100**

NOTE:

- ALL SORTS OF PRECAUTIONARY MEASUREMENTS WILL BE TAKEN AT THE TIME OF CONSTRUCTION OF UNDERGROUND SEPTIC TANK, U.G.W.R. AND CONSTRUCTION OF THE BUILDING.
- THE DEPTH OF UNDERGROUND SEPTIC TANK, U.G.W.R. WILL NOT EXCEED THE DEPTH OF FOUNDATION OF THE NEIGHBORING COLUMN OF THE BUILDING.

PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAI: 196 M.
CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL):

REFERENCE MARKED IN THE SITE PLAN OF THE PROPOSAL	POINTS	CO-ORDINATE IN WGS 84	SITE ELEVATION (AMSL)
		LATITUDE	LONGITUDE
1		22°32'20.03"	88°22'00.65"
2		22°32'19.78"	88°22'01.33"
3		22°32'18.83"	88°22'01.12"
4		22°32'18.90"	88°22'00.53"

THE ABOVE INFORMATION IS TRUE AND CORRECT IN RESPECT AND IF AT ANY STAGE, IT IS FOUND OTHERWISE, THEN (ARCHITECT/OWNER) SHALL BE FULLY LIABLE FOR WHICH KMC AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKEN APPROPRIATE ACTION AGAINST ME AS PER LAW.

STATEMENT OF THE PLAN CASE

PART A:
1) ASSESSEE NO: 11-064-1-001-1
2) DETAILS OF REGISTERED DOCS:

TYPE	BOOK NO.	VOL. NO.	PAGE FROM TO	BENEFICIARY	REG. AT	DATE & YEAR
DEVELOPMENT AGREEMENT	1	603-2021	395630-395672	60314934	D.S.R - III	05.09.2024
POWER OF ATTORNEY	1	603-2021	395998-395998	60314934	D.S.R - III	05.09.2024
BOUNDARY DEC.	1	1902-2024	742925-742925	90214772	A.A.I - II	17.12.2024
NON EVICTION DEC.	1	606-2022	1375-1385	166600032	A.D.S.R.	14.01.2022

PART B:
1) NO. OF STOREY: G+V
2) NO. OF TENEMENTS: 12 NOS.
3) AREA OF LAND: 84.41 SQM = 10 X 03 CH 33 SQ FT.
4) AS PER PHYSICAL MEASUREMENT: 87.040 SQM = 108 X 08 CH 15 91 SQ FT.
5) PERMISSIBLE GROUND COVERAGE (80%): 285.000 SQM.
6) PROPOSED GROUND COVERAGE (60.75%): 283.638 SQM.
7) PROPOSED HEIGHT = 15.475 MT. 8) ROAD WIDTH = 10.228 MT.

PROPOSED AREA:

TYPE	TOTAL AREA	DUCT-VOD	LIFT WELL	STAIR	COVERED AREA	LIFT LOBBY	STAIRCASE	NET FLOOR AREA
1ST FLOOR	283.638 SQM	1.180 SQM	1.320 SQM	201.836 SQM	1.000 SQM	12.892 SQM	287.466 SQM	
2ND FLOOR	283.638 SQM	1.180 SQM	1.320 SQM	201.836 SQM	1.000 SQM	12.892 SQM	287.466 SQM	
3RD FLOOR	283.638 SQM	1.180 SQM	1.320 SQM	201.836 SQM	1.000 SQM	12.892 SQM	287.466 SQM	
4TH FLOOR	283.638 SQM	1.180 SQM	1.320 SQM	201.836 SQM	1.000 SQM	12.892 SQM	287.466 SQM	
5TH FLOOR	283.638 SQM	1.180 SQM	1.320 SQM	201.836 SQM	1.000 SQM	12.892 SQM	287.466 SQM	
TOTAL	1418.190 SQM	5.920 SQM	6.640 SQM	1009.168 SQM	5.000 SQM	64.476 SQM	1438.528 SQM	

REQUIREMENTS & CAR PARKING CALCULATION:

FLAT	TENEMENT SIZE	PROPORTIONAL CAR PARKING AREA	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
A	24.86 SQM	10.84 SQM	84.41 SQM	4	10 NOS.
B	80.12 SQM	31.12 SQM	103.20 SQM	4	10 NOS.
C	92.16 SQM	34.47 SQM	105.80 SQM	4	10 NOS.

1) TOTAL REQUIRED CAR PARKING - 10 NOS.
2) TOTAL PROVIDED COVERED CAR PARKING - 12 NOS (11 NOS COVERED & 1 NO. OPEN PARKING)
3) PROPOSED AREA OF PARKING - 223.981 SQM
4) PERMISSIBLE F.A.R - 2.25
5) PROPOSED F.A.R (102.42/23.981/0.94)=10.742
6) G.O. AREA = 3.00-(6.00/3)=2.45 SQM
7) ROOF TERRACE (G+V) = 283.638 SQM
8) STAR HEAD ROOM AREA = 16.218 SQM
9) MACHINE ROOM LESS LIFT AREA = 12.022 SQM
10) OVER HEAD TANK AREA = 6.830 SQM
11) TOILET AREA AT ROOF = 2.970 SQM
12) ROOF TOP SWIMMING POOL AREA = 27.825 SQM
13) ROOF STRUCTURE = 85.695 SQM (1.13 OF ROOF AREA (84.41 SQM))
14) OTHER AREA FOR FEES (INCLUDING EXISTING AREA) = 15.819 SQM
15) PERMISSIBLE TREE COVER AREA = 19.864 SQM (13.02%)
16) PROVIDED TREE COVER AREA = 20.550 SQM (13.09%)

CERTIFICATE OF GEO-TECHNICAL ENGINEER
I, UNDERSIGNED, THE REGISTERED GEO-TECHNICAL ENGINEER, HAVE CONDUCTED THE SOIL INVESTIGATION AT THE SITE AND CERTIFIED THAT THE EXISTING SOIL OF THE SITE IS CAPABLE TO CARRY THE LOAD COMING FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM PROPOSED THEREIN IS SAFE AND STABLE IN ALL RESPECTS FROM GEO-TECHNICAL POINT OF VIEW. IT IS UNDERTAKEN THAT THE SOIL INVESTIGATION REPORT WILL BE SUBMITTED AT THE TIME OF PLINTH COMPLETION REPORT.

NAME OF THE GEO-TECHNICAL ENGINEER: SUJIT MITRA (GEO-TECH-1/23)
M.E. P.E. (I.G.S.)
(REGISTERED ENGINEER)

CERTIFICATE OF STRUCTURAL ENGINEER
THE STRUCTURAL DESIGN AND DRAWING OF THE BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAVE BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOADS AS PER B.C. OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECTS. IT IS UNDERTAKEN THAT THE SOIL INVESTIGATION REPORT WILL BE SUBMITTED AT THE TIME OF PLINTH COMPLETION REPORT.

NAME OF THE STRUCTURAL ENGINEER: MITA SAHA (E.E.-2/11)
M.E.M.E. (STRUCTURE), C.E.

DECLARATION OF ARCHITECT
I, CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS DRAWN UP AS PER PROVISIONS OF K.M.C. BUILDING RULES 2009, AS AMENDED FROM TIME TO TIME AND THE SITE CONSTRUCTION INCLUDING WIDE OF THE ABUTTING ROAD 24.38 M. CONFORM WITH THE PLAN WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK THE LAND IS DEMARCATED BY BOUNDARY WALL.

THE CONSTRUCTION OF UNDERGROUND WATER TANK, RESERVOIR AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

NAME OF THE ARCHITECT: AMITAV BISWAS (CA/2010/47702)

IF I DO HERE BY UNDERTAKE WITH FULL RESPONSIBILITY THAT
I) I WILL ENGAGE ARCHITECT & E.S.E. DURING CONSTRUCTION.
II) I WILL FOLLOW THE INSTRUCTION OF ARCHITECT & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER PLAN).
III) K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING UNLESS STRUCTURE.
IV) IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.
V) THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDER THE GUIDANCE OF ARCHITECT / E.S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK.
VI) THERE IS VACANT LAND WHICH IS OCCUPIED BY THE OWNER AND HIS TENANT.
VII) THERE IS NO COURT CASE PENDING AGAINST THE PREMISES.

NAME OF OWNER(S): FIRDOS KALIM (PARTNER OF KALIM VENTURE LLP)
POWER OF ATTORNEY OF SHAIDUL ISLAM

TITLE:
GROUND FLOOR, 1ST FLOOR PLAN, TYPICAL (2nd - 4TH) FLOOR PLAN, ROOF PLAN, FRONT ELEVATION AND SECTION AT A-A & B-B, DETAIL DRAWING OF U.G.W.R. & DETAIL OF O.H.W.T., SITE PLAN, LOCATION PLAN.

PROJECT:
PROPOSED G+V STORED RESIDENTIAL BUILDING OF HEIGHT 15.475 M. AT PREMISES NO: 30-6, FAZLUL HAQUE SARANI, P.S. KARAYA, KOLKATA-700017, UNDER THE K.M.C. WARD NO - 064, BOROUGH NO-VII, K.M.C. BUILDING RULES 2009 UNDER SECTION 393 A OF K.M.C. ACT 1980 WITHIN THE KOLKATA MUNICIPAL CORPORATION.

PROJECT ARCHITECT:
PRAKALPA
8TH FLOOR, DN-1, SALT LAKE SECTOR-V, KOLKATA - 700 091
WEB SITE: www.pralapa.in
E-MAIL: pralapa.arch@gmail.com

DRAWN BY: CHANDANA / KRISHNA
CHECKED BY: AMITAV BISWAS
APPROVED BY: AMITAV BISWAS
SCALE = 1:100 (I.D.M.)
SUBMISSION DATE: 31.01.2025
REVISION NO: NR

B.P. NO.: 2025070119
DATED: 28/11/2025
VALID UPTO: 27/11/2030

DIGITAL SIGNATURE OF E.E.

DIGITAL SIGNATURE OF A.E.