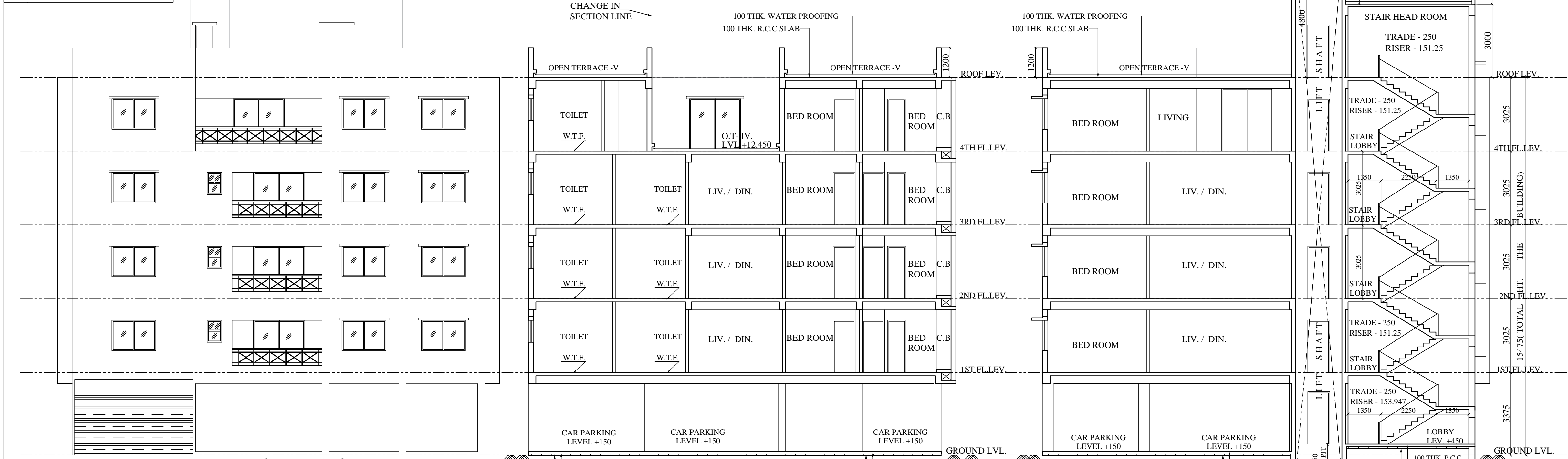
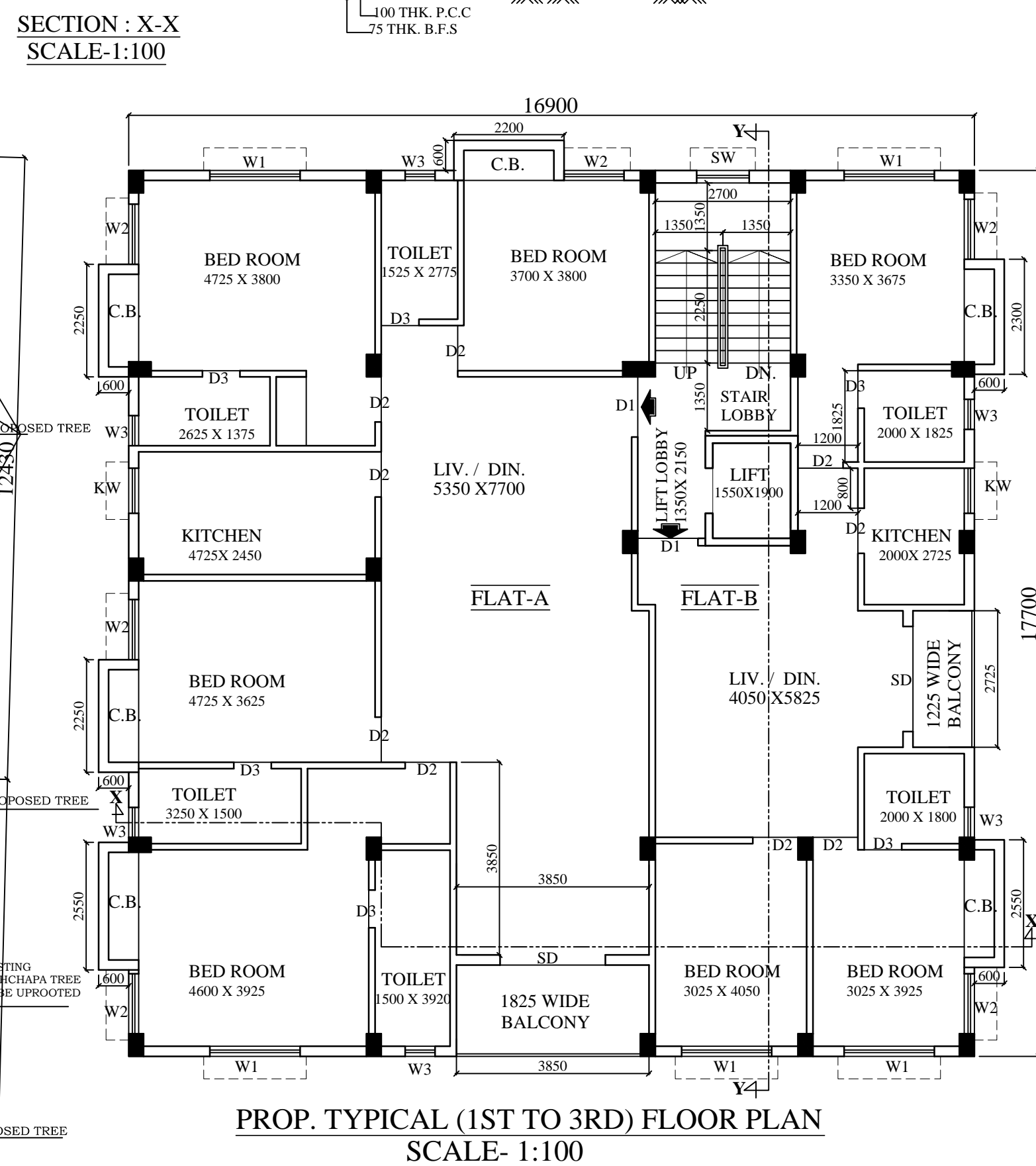
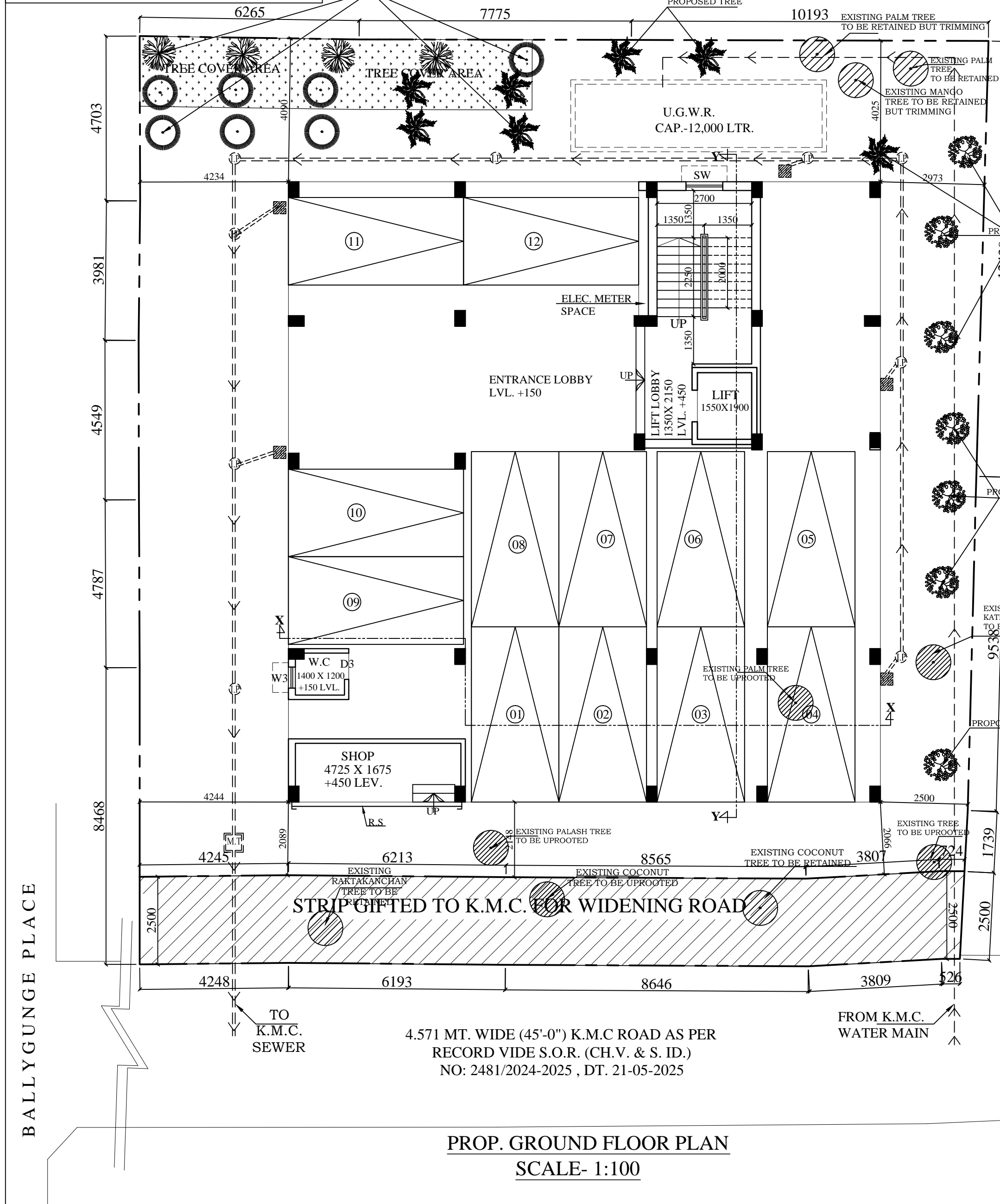


FLOOR	TOILET	KITCHEN	PANTRY	W.C
GR. FL.	-	-	-	1
1ST. FL.	6	2	-	-
2ND. FL.	6	2	-	-
3RD. FL.	6	2	-	-
4TH. FL.	5	1	1	-
ROOF	-	-	-	1



NOTE :-
REQUIRED GREEN AREA = 22.379 SQ.M (3.585 %)
PROVIDED OF GREEN AREA =22.421 SQ.M (3.592 %)




PREMISES NO - 1/2, BALLYGUNGE PLACE , KOLKATA -700 019, WARD NO.-68 , BR.- VIII , P.S.-GARIAHAT, ASSESSEE NO : 110680400027
NAME OF THE OWNER(S)/ APPLICANT :SATWIC VIVEK RUIA
DIRECTOR OF SATVIC PROJECTS PRIVATE LIMITED
AREA OF LAND : 09K. - 05CH. - 14SQFT. = 624.210 SQM.
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°31'42.6"N	88°22'08.1"E	6.0
B	22°31'42.6"N	88°22'08.8"E	6.0
C	22°31'43.4"N	88°22'08.8"E	6.0
D	22°31'43.4"N	88°22'08.0"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.

STATEMENT OF AREA					
LAND AREA : 624.210 SQ.M / 09K. 05CH. 14SQFT. (AS PER DEED)					
:629.722 SQ.M (AS PER PHYSICAL MEASUREMENT)					
PERMISSIBLE F. A. R. : 1.75					
PERMISSIBLE GROUND COVERAGE : 312.105 SQ.M (50.000%)					
PROPOSED GROUND COVERAGE : 299.130 SQ.M (47.921%)					
PROPOSED AREA :-					
	COVERED AREA	LIFT WELL	EFFECTIVE FLOOR AREA	STAIR WAY	LIFT LOBBY
GROUND FLOOR AREA	299.130 SQ.M	299.130 SQ.M	13.365 SQ.M	2.903 SQ.M	282.863 SQ.M
1ST FLOOR AREA	299.130 SQ.M	299.130 SQ.M	13.365 SQ.M	2.903 SQ.M	279.918 SQ.M
2ND FLOOR AREA	299.130 SQ.M	299.130 SQ.M	13.365 SQ.M	2.903 SQ.M	279.918 SQ.M
3RD FLOOR AREA	299.130 SQ.M	299.130 SQ.M	13.365 SQ.M	2.903 SQ.M	279.918 SQ.M
4TH FLOOR AREA	299.130 SQ.M	299.130 SQ.M	13.365 SQ.M	2.903 SQ.M	279.918 SQ.M
TOTAL FLOOR AREA	1445.824 SQ.M	1445.824 SQ.M	53.665 SQ.M	11.613 SQ.M	1352.707 SQ.M
TOTAL BUILT - UP AREA : 1352.707 SQ.M					
BONUS FOR CAR PARKING : 260.466 SQ.M					
NET BUILT UP AREA (1352.707 - 260.466) : 1092.241 SQ.M					
PROPOSED F.A.R : (1092.241 / 624.210) : 1.749					
TENEMENTS & CAR PARKING CALCULATION :-					
MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT SIZE	NO. OF TENEMENT	REQUIRED CAR PARKING
A	184.031 SQ.M	17.608 SQ.M	201.639 SQ.M	3 NOS	6 NOS
B	94.125 SQ.M	9.006 SQ.M	103.131 SQ.M	3 NOS	3 NOS
C	228.331 SQ.M	21.847 SQ.M	250.177 SQ.M	1 NO	2 NOS

MERCANTILE RETAIL :
SHOP BUILT UP AREA = 9.090 SQ.M
SHOPS CARPET AREA = 7.236 SQ.M
REQUIRED PARKING= NIL
CAR PARKING REQUIRED = 11 NOS.
CAR PARKING PROVIDED = 12 NOS. (COVERED)
PERMISSIBLE AREA FOR PARKING = (25X11) = 275 SQ.M
PROVIDED AREA OF PARKING = 260.466 SQ.M
TOTAL RESIDENTIAL AREA = 1424.954 SQ.M
TOTAL COMMON AREA = 101.689 SQ.M
STAIR HEAD ROOM AREA = 16.946 SQ.M
LIFT MACHINE ROOM AREA = 7.590 SQ.M
OVER HEAD TANK AREA = 12.245 SQ.M
W.C AT ROOF = 2.800 SQ.M
CURBOARD AREA = 32.490 SQ.M
OPEN TERRACE AREA = (5.791*12.163+31.873+249.304) = 299.130 SQ.M
ROOF STRUCTURE AREA = 27.336 SQ.M
ADDITIONAL FLOOR AREA FOR FEES = 59.826 SQ.M
TOTAL AREA FOR FEES = (59.826 + 1434.044) = 1493.870 SQ.M

(ALOK ROY G.T.E.- I/11)		SANKAR DAS E.S.E.-I/12	
NAME OF GEOTECHNICAL ENGINEER		NAME OF STRUCTURAL ENGINEER	
DECLARATION OF ARCHITECT.			
CERTIFIED THAT THE PLAN IT SELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009, AS AMMENDE FROM TIME TO TIME AND THE SITE CONDITION INCLUDING THE ABUTTING ROAD ARE CONFORM WITH THE PLAN. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THERE IS AN EX. STRUC. TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK. IT IS FULLY OCCUPIED BY THE OWNER. THERE IS NO TENENT.			
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, ESE & G.T.E DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF ARCHITECT, ESE & G.T.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 GUIDENCE OF ARCHITECT / E.S.E BEFORE STARTING OF BUILDING FOUNDATION.			
SATWIC VIVEK RUIA DIRECTOR of SATVIC PROJECTS PRIVATE LIMITED,AS OWNER & C. A OF DEBANGSHU BHATTACHARYA, ANANYA BHATTACHARYA & ADWITYA BHATTACHARYA NAME OF OWNER			
GROUND FLOOR PLAN, TYP. (FIRST TO THIRD)FLOOR PLAN, FOURTH FLOOR PLAN, ROOF PLAN, FRONT ELEVATION & SECTIONS.			
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.- 1/2, BALLYGUNGE PLACE , KOLKATA -700 019, WARD NO.-68 , BR.- VIII , P.S.-GARIAHAT. UNDER KOLKATA MUNICIPAL CORPORATION.			
JOB NO.	DRG. NO.	DATE	DEALT
1348		07/08/2025	DIYA
SCALE -1:100		• Anjan Ukil architect	
BUILDING PERMIT NO:- 2025080060		DATE:- 20-08-2025	
VALID UPTO : 19-08-2030			
Digital Signature of A.E(C)/Bldg/KMC		Digital Signature of E.E(C)/Bldg/KMC	