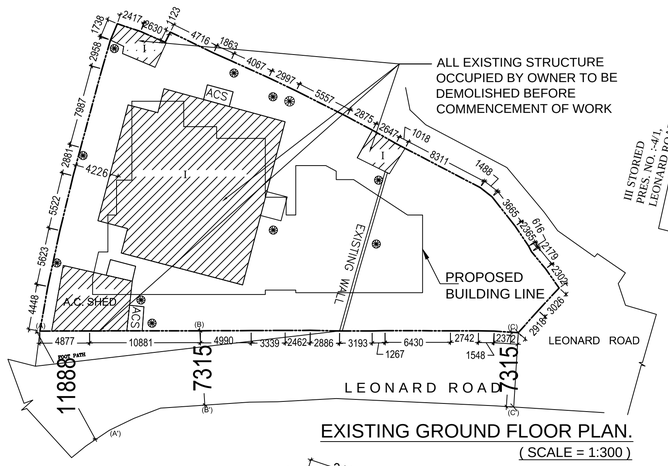
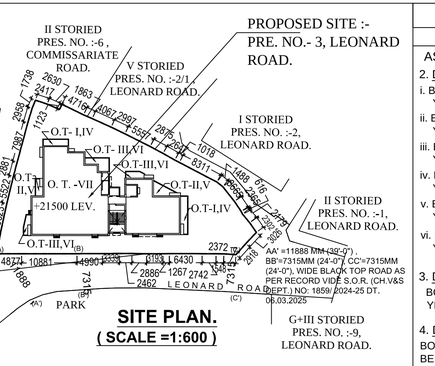


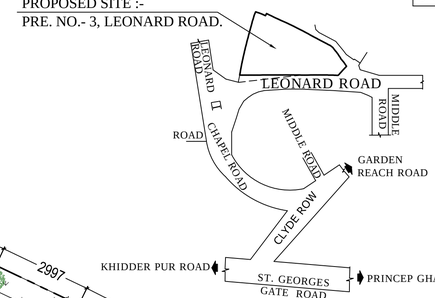
EXISTING GROUND FLOOR PLAN.

(SCALE = 1:300)



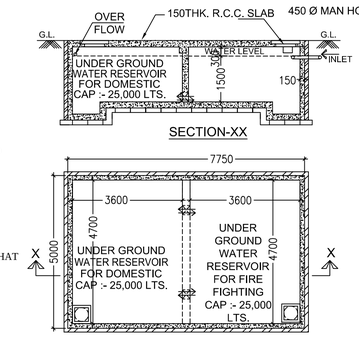
SITE PLAN.

(SCALE =1:600)



LOCATION PLAN.

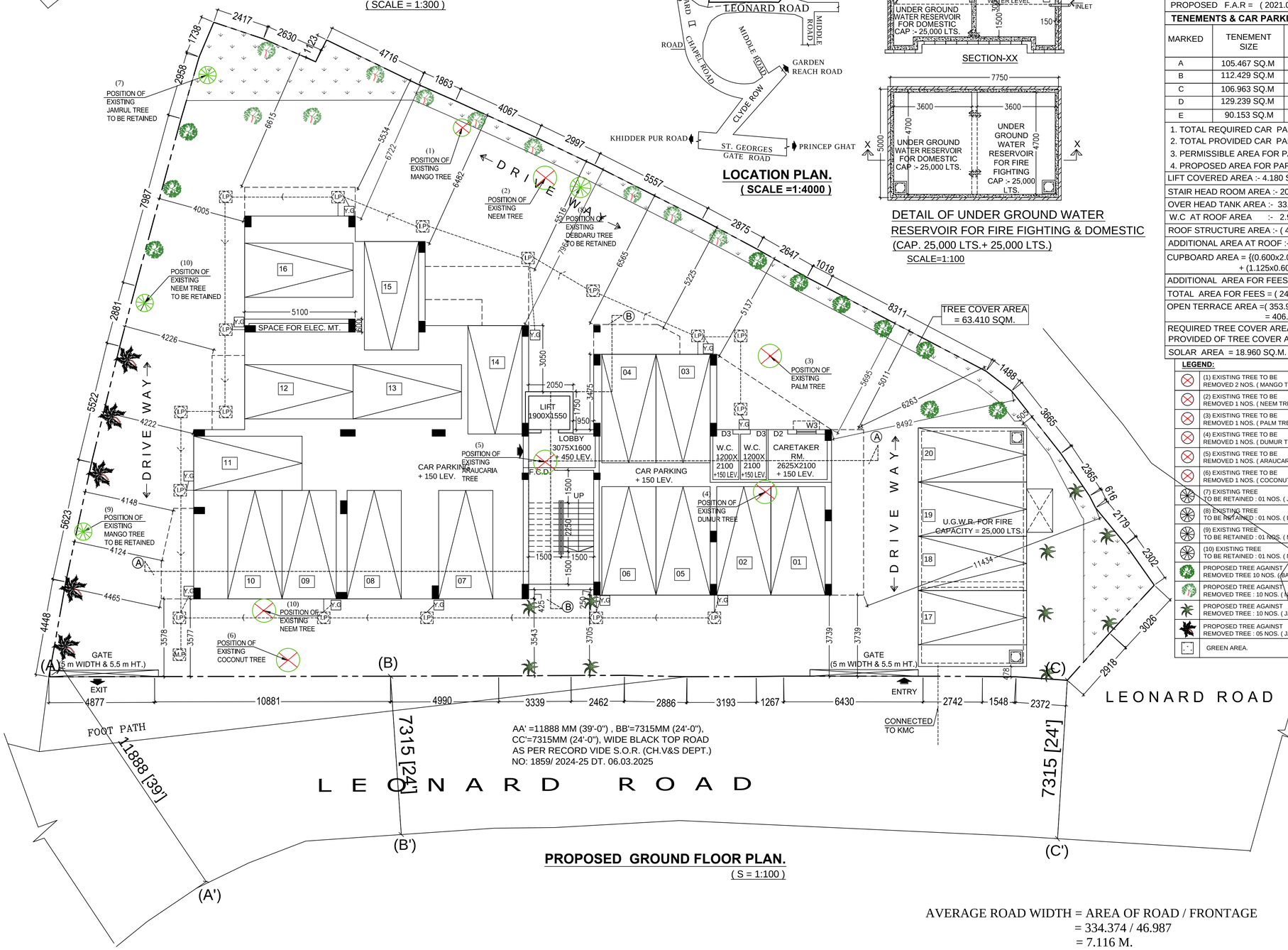
(SCALE =1:4000)



SECTION-XX

DETAIL OF UNDER GROUND WATER RESERVOIR FOR FIRE FIGHTING & DOMESTIC (CAP. 25,000 LTS.+ 25,000 LTS.)

SCALE=1:100



PROPOSED GROUND FLOOR PLAN.

(S = 1:100)

AVERAGE ROAD WIDTH = AREA OF ROAD / FRONTAGE
= 334.374 / 46.987
= 7.116 M.

STATEMENT OF PLAN PROPOSAL

PART - A

ASSESSE NO- 110751500040

2. DETAIL OF REGISTERED DEED OF GIFT :

i. BOOK NO :I, VOL. NO : 51, PAGE NO :177 TO 182, BEING NO : 1666, YEAR - 1955, DATE : 21.04.1955 , PLACE - R.A, KOLKATA.

ii. BOOK NO :I, VOL. NO : 4, PAGE NO : 4538 TO 4555, BEING NO : 01024, YEAR - 2013, DATE : 30.01.2013 , PLACE - A.R.A. II, KOLKATA.

iii. BOOK NO :I, VOL. NO : 12, PAGE NO : 426 TO 440, BEING NO : 02737, YEAR - 2012, DATE : 22.03.2012 , PLACE - A.R.A. II, KOLKATA.

iv. BOOK NO : I, VOL. NO : 12, PAGE NO : 394 TO 409, BEING NO : 02735, YEAR - 2012, DATE : 22.03.2012 , PLACE - A.R.A. II, KOLKATA.

v. BOOK NO :I, VOL. NO : 12, PAGE NO : 410 TO 425, BEING NO : 02736, YEAR - 2012, DATE : 22.03.2012 , PLACE - A.R.A. II, KOLKATA.

vi. BOOK NO : I, VOL. NO : 3, PAGE NO : 5271 TO 5286, BEING NO : 00787, YEAR - 2012, DATE : 27.01.2012 , PLACE - A.R.A. II, KOLKATA.

3. DETAIL OF GENERAL POWER OF ATTORNEY :

BOOK NO : I, VOL. NO : 1902-2023, PAGE NO : 570670 TO 57691, BEING NO : 190215869, YEAR - 2024, DATE : 22.11.2023 , PLACE - A.R.A. II, KOLKATA.

4. DETAIL OF BOUNDARY DECLARATION :

BOOK NO : I, VOL. NO : 1902-2024-2024, PAGE NO : 70166 TO 70180, BEING NO :190201420, YEAR-2024, DATE : 13.02.2024 , PLACE- A.R.A - II , KOLKATA.

5. U.L.C. VIDE NO.: 1006/ULC/KOLKATA/2024 DATE: 29.01.2024.

PART - B

STATEMENT OF AREA:-

AREA OF LAND : (15 K- 14 CH.- 40 SQ.FT) = 1065.589 SQ.M (AS PER DEED)
: 1011.418 SQ.M (AS PER PHYSICAL MEASUREMENT)

PERMISSIBLE GROUND COVERAGE (50.0%) = 505.709 SQM.

PROPOSED GROUND COVERAGE (40.223 %) = 406.828 SQM.

PERMISSIBLE F.A.R. = 2.00

PROPOSED HEIGHT = 21.500 M.

PROPOSED AREA :-

	COVERED AREA	(CUT OUT) LIFT WELL	EFFECTIVE FLOOR AREA	EXEMPTED AREA		NET FLOOR AREA
				STAIR WAY	LIFT LOBBY	
GR. FL.	350.759 SQ.M	-	350.759 SQ.M	15.750 SQ.M	3.000 SQ.M	332.009 SQ.M
1ST FL.	353.909 SQ.M	2.945 SQ.M	350.964 SQ.M	15.750 SQ.M	3.000 SQ.M	332.214 SQ.M
2ND FL.	353.909 SQ.M	2.945 SQ.M	350.964 SQ.M	15.750 SQ.M	3.000 SQ.M	332.214 SQ.M
3RD FL.	353.909 SQ.M	2.945 SQ.M	350.964 SQ.M	15.750 SQ.M	3.000 SQ.M	332.214 SQ.M
4TH FL.	353.909 SQ.M	2.945 SQ.M	350.964 SQ.M	15.750 SQ.M	3.000 SQ.M	332.214 SQ.M
5TH FL.	353.909 SQ.M	2.945 SQ.M	350.964 SQ.M	15.750 SQ.M	3.000 SQ.M	332.214 SQ.M
6TH FL.	353.909 SQ.M	2.945 SQ.M	350.964 SQ.M	15.750 SQ.M	3.000 SQ.M	332.214 SQ.M
TOTAL	2474.213 SQ.M	17.670 SQ.M	2456.543 SQ.M	110.250 SQ.M	21.000 SQ.M	2325.293 SQ.M

NET FLOOR AREA = 2325.293 SQ.M.

TOTAL CAR PARKING AREA (216.344 + 87.919) = 304.263 SQ.M.

NET BUILT UP AREA (2325.293 - 304.293) = 2021.000 SQ.M.

PROPOSED F.A.R = (2021.000 / 1011.418) = 1.998 < 2.0

TENEMENTS & CAR PARKING CALCULATION :-

MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
A	105.467 SQ.M	10.989 SQ.M	116.456 SQ.M	6	
B	112.429 SQ.M	11.715 SQ.M	124.144 SQ.M	3	
C	106.963 SQ.M	11.145 SQ.M	118.108 SQ.M	3	15
D	129.239 SQ.M	13.466 SQ.M	142.705 SQ.M	3	
E	90.153 SQ.M	9.394 SQ.M	99.547 SQ.M	3	1

1. TOTAL REQUIRED CAR PARKING :- 16 NOS.
2. TOTAL PROVIDED CAR PARKING :- 20 NOS. (COVERED - 16, OPEN - 4)
3. PERMISSIBLE AREA FOR PARKING :- (25.000 X 16) = 400.000 SQ.M
4. PROPOSED AREA FOR PARKING :- (216.344 + 87.919) = 304.263 SQ.M

LIFT COVERED AREA :- 4.180 SQ.M.

STAIR HEAD ROOM AREA :- 20.125 SQ.M.

OVER HEAD TANK AREA :- 33.690 SQ.M.

W.C AT ROOF AREA :- 2.960 SQ.M.

ROOF STRUCTURE AREA :- (4.180 + 20.125 + 2.960) = 27.265 SQ.M.

ADDITIONAL AREA AT ROOF :- (4.385 + 6.375) = 10.760 SQ.M.

CUPBOARD AREA = {(0.600x2.000) + (0.600x1.625) + (0.600x2.100) x3 + (1.900 x0.600) + (1.125x0.600)} x 6 = (7.770 x 6) = 46.620 SQ.M.

ADDITIONAL AREA FOR FEES = (27.265 + 46.620) = 73.885 SQ.M.

TOTAL AREA FOR FEES = (2456.543 + 73.885) = 2530.428 SQ.M

OPEN TERRACE AREA =(353.909+ 6.757+5.137+5.522+11.247+9.209+5.184+9.862)SQ.M. = 406.827 SQ.M

REQUIRED TREE COVER AREA = (2474.213 X 15%) X 1011.418 / 6000 = 62.561 SQ.M.
PROVIDED OF TREE COVER AREA = 63.410 SQ.M

SOLAR AREA = 18.960 SQ.M.

LEGEND:

	(1) EXISTING TREE TO BE REMOVED 2 NOS. (MANGO TREE)
	(2) EXISTING TREE TO BE REMOVED 1 NOS. (NEEM TREE)
	(3) EXISTING TREE TO BE REMOVED 1 NOS. (PALM TREE)
	(4) EXISTING TREE TO BE REMOVED 1 NOS. (DUMUR TREE)
	(5) EXISTING TREE TO BE REMOVED 1 NOS. (ARAUCARIA TREE)
	(6) EXISTING TREE TO BE REMOVED 1 NOS. (COCONUT TREE)
	(7) EXISTING TREE TO BE RETAINED : 01 NOS. (JAMRUL TREE)
	(8) EXISTING TREE TO BE RETAINED : 01 NOS. (DEBDARU TREE)
	(9) EXISTING TREE TO BE RETAINED : 01 NOS. (MANGO TREE)
	(10) EXISTING TREE TO BE RETAINED : 01 NOS. (NEEM TREE)
	PROPOSED TREE AGAINST REMOVED TREE 10 NOS. (BAKUL TREE)
	PROPOSED TREE AGAINST REMOVED TREE : 10 NOS. (NEEM TREE)
	PROPOSED TREE AGAINST REMOVED TREE : 10 NOS. (JARUL TREE)
	PROPOSED TREE AGAINST REMOVED TREE : 05 NOS. (JAMRUL TREE)
	GREEN AREA.

DOOR WINDOW SCHEDULE

TYPE	WIDTH	HT.	TYPE	WIDTH	HT.
D1	1200	2150	W1	1800	1250
D2	900	2150	W2	1200	1250
D3	750	2150	W3	900	1250
DW	1800	2150	W4	900	1000
DW1	3325	2150	W5	600	750
SD1	1800	2150			
SD2	1200	2150			

DECLARATION OF ARCHITECT

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. 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, AND IT IS OCCUPIED BY THE OWNER .

ANJAN UKIL (CA/94/16721)
NAME OF ARCHITECT.

CERTIFICATE OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING WILL BE MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER N.B.C OF INDIA ON THE BASIS OF SOIL INVESTIGATION REPORT TO BE DONE AFTER DEMOLITION OF EXISTING STRUCTURE BY ALOKE ROY. G.T.E. K.M.C. NO.- I/11, THE RECOMENDATIONS OF SOIL TEST REPORT TO BE CONSIDERED DURING STRUCTURAL CALCULATION.

SANKAR DAS (E.S.E. I/12)
NAME OF STRUCTURAL ENGINEER

CERTIFICATE OF GEO-TECNICAL ENGINEER

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

ALOKE ROY. G.T.E. K.M.C. NO.- I/11
NAME OF GEO-TECHNICAL ENGINEER

DECLARATION OF OWNER./ APPLICANT

I DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE L.B.A & E.S.E DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF L.B.A & 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.RESERVOIR WILL BE TAKEN UNDER THE GUIDANCE OF L.B.A / E.S.E BEFORE STARTING OF BUILDING FOUNDATION.
THE LAND IS FULLY OCCUPIED BY THE OWNERS .
THERE IS NO TENENT. THE PLOT HAVE BEEN IDENTIFIED BY US AT THE TIME OF DEPARTMENTAL INSPECTION.

SATWIC VIVEK RUIA
DIRECTOR OF SWASTIC PROJECTS PRIVATE LIMITED (C.A) OF
1. SHRI RABINDRA NATH GUPTA
2. SHRI RAMESH KUMAR GUPTA &
3. SHRI PRAMOD KUMAR GUPTA
NAME OF OWNER/APLICANT.

PROPOSED GROUND FLOOR PLAN, EXISTING PLAN, LOCATION PLAN, SITE PLAN, DETAILS OF U.G.W.R.

PROJECT.

PROPOSED G + VI (21.500 MT.) STORIED RESIDENTIAL BUILDING U/S 393 A OF KMC ACT 1980, KMC BUILDING RULE 2009, AT PREMISES NO.- 3, LEONARD ROAD, KOLKATA -700 022 , WARD NO - 75, BOROUGH - IX , P.S - HASTINGS UNDER K. M. C.

JOB NO.	DRG. NO.	DATE	DEALT
1285	ARCH/CORP-01	04.07.2025	RESHMI

W S N E

SCALE : 1:100

Anjan Ukil architect

SCALE -1:100,1:4000,1:600	B.P. NO:-2025090028
DATED:-14/07/2025	VALID UPTO : 13/07/2030

NIRMALENDU SARDAR Digitally signed by NIRMALENDU SARDAR Date: 2025.07.14 15:58:05 +05'30'
DIGITAL SIG. OF A.E.(C)/BLDG./BR-IX

RANJAN DAS Digitally signed by RANJAN DAS Date: 2025.07.14 16:00:11 +05'30'
DIGITAL SIG. OF E.E.(C)/BLDG./BR-IX