

1. PROPOSED AREA									
Type	Floor	Floor Area	Stair Out-Off	Lift Well	Stair Well	Gross Floor Area	Stair Area	Lift Lobby	Net Floor Area
1	Gr. Floor	157.563 SQ.M.	---	---	---	157.563 SQ.M.	13.365 SQ.M.	2.025 SQ.M.	142.173 SQ.M.
2	1st Floor	157.563 SQ.M.	11.813 SQ.M.	1.125 SQ.M.	1.125 SQ.M.	142.437 SQ.M.	13.365 SQ.M.	2.025 SQ.M.	127.047 SQ.M.
3	2nd Floor	158.701 SQ.M.	---	2.188 SQ.M.	1.125 SQ.M.	155.388 SQ.M.	13.365 SQ.M.	2.025 SQ.M.	139.998 SQ.M.
4	3rd Floor	158.701 SQ.M.	---	2.188 SQ.M.	1.125 SQ.M.	155.388 SQ.M.	13.365 SQ.M.	2.025 SQ.M.	139.998 SQ.M.
Total		632.528 SQ.M.	11.813 SQ.M.	5.564 SQ.M.	3.375 SQ.M.	610.776 SQ.M.	53.460 SQ.M.	8.100 SQ.M.	549.216 SQ.M.

2. PARKING CALCULATION									
Type	Tenement Area (Service Area)	Tenement Area	Tenement No.	Required Parking					
A	66.407 SQ.M.	19.034 SQ.M.	85.441 SQ.M.	02 NOS.					
B	71.701 SQ.M.	20.551 SQ.M.	92.252 SQ.M.	02 NOS.					
GROUND FLOOR A.C.OFFICE CARPET AREA: 39.077 SQ.M.				02 NOS.					
GROUND FLOOR A.C.OFFICE BUILT-UP AREA: 45.611 SQ.M.				02 NOS.					
1st FLOOR OFFICE CARPET AREA: 109.171 SQ.M.				02 NOS.					
1st FLOOR OFFICE BUILT-UP AREA: 125.158 SQ.M.				02 NOS.					
Total Required Parking =				04 NOS.					

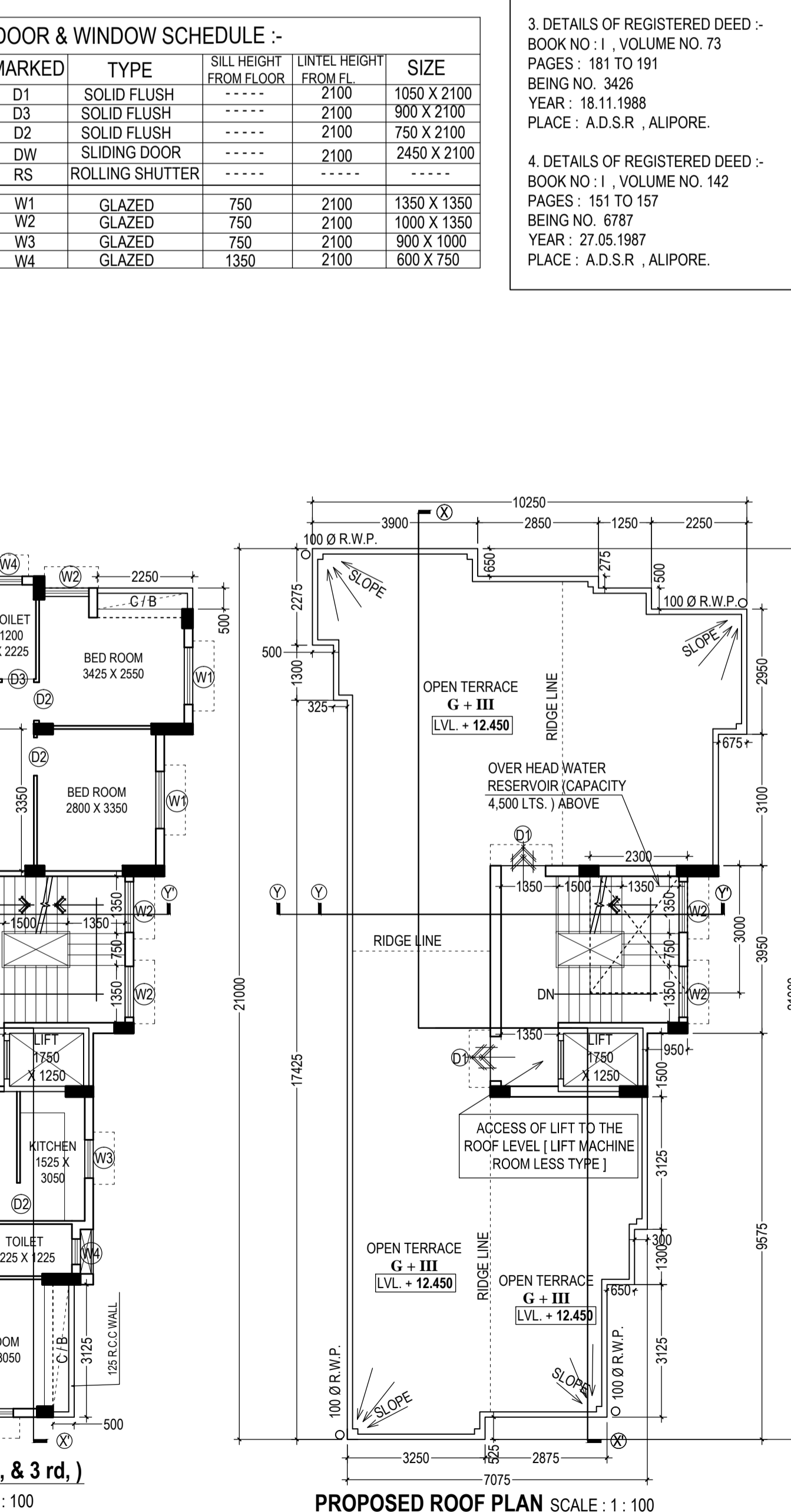
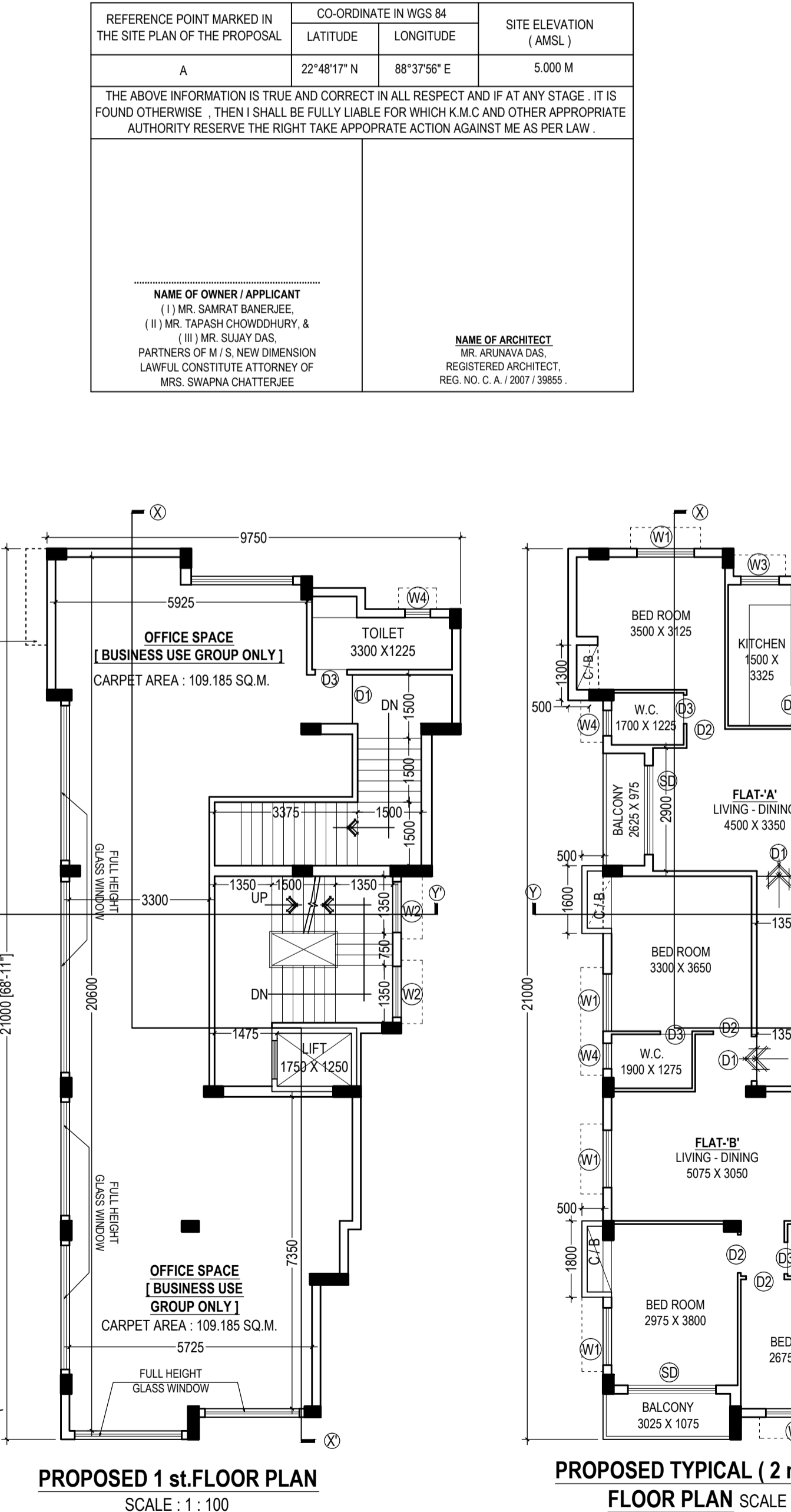
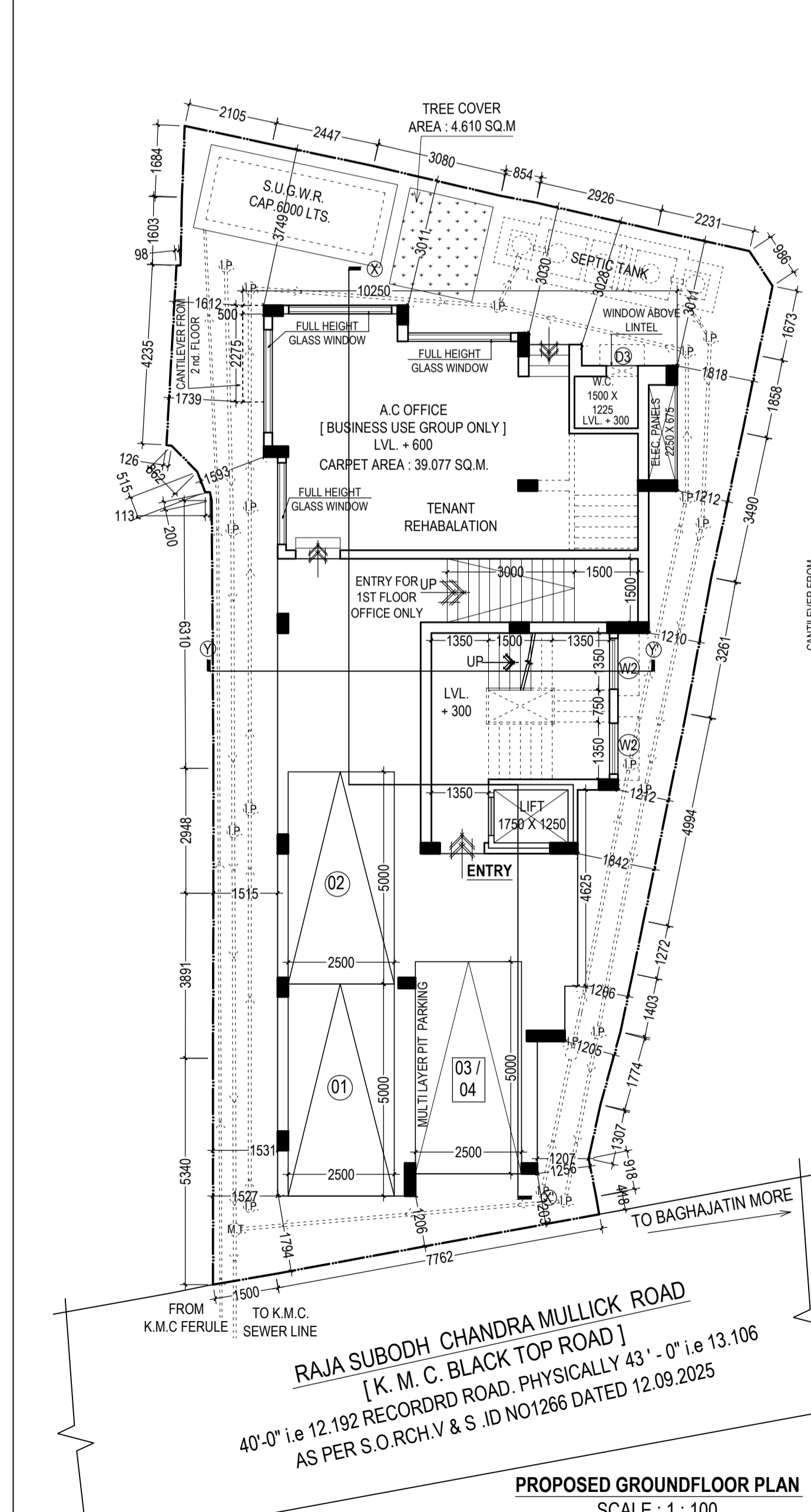
BLOCK WISE AREA FOR F.A.R. CALCULATION							
BLOCK	Gross Floor Area (SQ.M.)	STAIR AREA (SQ.M.)	LIFT LOBBY (SQ.M.)	CAR PARKING AREA (SQ.M.)	CAR PARKING AREA MAX. LIMIT (SQ.M.)	TOTAL FLOOR AREA FOR F.A.R.	PROPOSED F.A.R.
A	610.776 SQ.M.	53.460 SQ.M.	8.100 SQ.M.	75.216 SQ.M.	75.000 SQ.M.	474.216 SQ.M.	1.681

TOTAL COVERED AREA IN ALL FLOORS INCLUDING EXEMPTED AREAS & S.O.M. (EXEMPTED AREA CONSISTS OF ALL AREA ALLOWED FOR EXEMPTION FOR STAIR LOBBY, LIFT LOBBY, LMR, SHR, COPPERWARE)					
BLOCK	Gross Floor Area (SQ.M.)	LMR & L. AREA (SQ.M.)	S. H. R. AREA (SQ.M.)	COPPERWARE AREA (SQ.M.)	TOTAL AREA (SQ.M.)
A	610.776 SQ.M.	5.550 SQ.M.	18.368 SQ.M.	10.076 SQ.M.	644.770 SQ.M.

ABSTRACT AREA STATEMENT:
 AREA OF THE LAND: 04 KATHA - 13 CH. - 36 SQ.FT. i.e. 325.251 SQ.M. i.e. 3501 SQ.FT. [AS PER REGISTERED DEED OF CONVEYANCE]
 AREA OF THE LAND: 04 KATHA - 03 CH. - 72 SQ.FT. i.e. 283.073 SQ.M. i.e. 3047 SQ.FT. [AS PER PHYSICAL MEASUREMENT]
 PERMISSIBLE F.A.R. - 2.250
 [EXISTING ACCESS: 43' - 00" WIDE i.e. 13.106 METER WIDE RAJA S.C. MULLICK ROAD (K.M.C. BLACK TOP ROAD)]
 PERMISSIBLE TOTAL BUILT UP AREA: 636.948 SQ.M.
 PERMISSIBLE BUILDING HEIGHT: 40.800 METER
 PERMISSIBLE GROUND COVERAGE: 57.25% i.e. 182.011 SQ.M.

PROPOSED GROUND FLOOR BUILT UP AREA: 157.563 SQ.M.
 PROPOSED 1st FLOOR BUILT UP AREA: 142.437 SQ.M.
 PROPOSED TYPICAL (2nd, 3rd) FLOOR BUILT UP AREA: 155.388 SQ.M. (EACH)
 PROPOSED TOTAL BUILT UP AREA: 157.563 + 142.437 + (2 X 155.388) = 610.776 SQ.M.
 CAR PARKING REQUIRED: 04 FOUR NOS.
 CAR PARKING PROVIDED: 04 FOUR NOS. i.e. PROVIDED CAR PARKING AREA 75.216 SQ.M. BUT ADVANTAGE TAKEN 75.000 SQ.M.
 EXEMPTED AREA: 91.560 SQ.M.
 PROPOSED BUILDING HEIGHT: 12.450 METER [GROUND + THREE STORED]
 PROPOSED GROUND COVERAGE: 56.064% i.e. 158.701 SQ.M.
 PROPOSED F.A.R.: 1.681

OWNER'S DECLARATION:
 DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT:
 (1) WE SHALL ENFORCE L.B.A. & S.S. DURING CONSTRUCTION.
 (2) WE SHALL FOLLOW THE INSTRUCTION OF L.B.A. & S.S. DURING CONSTRUCTION OF THE BUILDING (AS PER PLAN).
 (3) K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE.
 (4) IF ANY SUBMITTED DOCUMENT ARE FALSE, THE K.M.C. AUTHORITY MAY REVOKE THE SANCTION PLAN.
 (5) THE CONSTRUCTION OF S.U.G.W.R. TAKEN UNDER THE GUIDANCE OF LBSESE BEFORE STARTING OF BUILDING FOUNDATION.
 (6) THERE IS NO COURT CASE PENDING AGAINST THIS PREMISES.
 (7) THE PREMISES IS OCCUPIED BY OWNER & TENANT.
 (8) THE PREMISES IS FULLY DEMARCATED BY BOUNDARY WALL.



3. STATEMENT OF OTHER AREAS FOR FEES:

Floor	Area	Unit	Charge
Ground floor	N/A	N/A	N/A
1st floor	5.038 SQ.M.	SQ.M.	---
2nd floor	5.038 SQ.M.	SQ.M.	---
3rd floor	5.038 SQ.M.	SQ.M.	---
Total	15.114 SQ.M.	SQ.M.	---

4. DETAILS OF REGISTERED DEVELOPMENT POWER OF ATTORNEY:
 BOOK NO. - I, VOLUME NO. 1602-2023
 PAGES 200088 TO 200105
 BEING NO. 160205922
 FOR THE YEAR: 03.05.2023
 PLACE: D.S.R. - II, SOUTH 24 PARGANAS.

CERTIFICATE OF ARCHITECT:
 CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN WILL BE DRAWN UP AS PER PROVISION OF KOLKATA MUNICIPAL CORPORATION BUILDING RULES, 2009, AS AMENDED FROM TIME TO TIME & THAT THE SITE CONDITION INCLUDING THE WIDTH OF THE ABUTTING ROAD CONFORM WITH THE PLAN AND THAT IT IS A BUILDABLE SITE & NOT A FILLED UP TANK. THE WORK WILL BE SUPERVISED BY ME.

CERTIFICATE OF STRUCTURAL ENGINEER:
 THE STRUCTURAL DESIGN & DRAWINGS OF BOTH FOUNDATION & SUPER STRUCTURE OF THE BUILDING WILL BE PREPARED BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA & THE FOUNDATION IS CAPABLE OF TAKING THE LOAD. CERTIFIED THAT IT WILL BE SAFE & STABLE IN ALL RESPECTS.

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

PROJECT:
PROPOSED GROUND + THREE STORED [12.450 METER HEIGHT] RESIDENTIAL BUILDING AT PREMISES NO. 74 A / 1, RAJA S. C. [SUBODH CHANDRA] MULLICK ROAD, MOUZA :RAIPUR,PARGANA KHASPUR,C.S. PLOT NO.874,C.S. KHATIAN NO.361,J.L. NO. 33,TOUZI NO. 56.P. S. NETAJINAGAR, WARD. NO. 099, KOLKATA 700 047, UNDER BOROUGH X (TEN) [K. M. C.] AS PER U / S 393 A OF THE K. M. C. ACT 1980, & THE K. M. C. BUILDING RULES 2009 [AMENDED] .

TITLE:
FLOOR PLANS, ELEVATION, SECTIONS, SITE PLAN, & LOCATION PLAN

DRAWING SHEET NO.: DEALT : A. DAS. **SCALE: 1 : 100**
DATE: 16.09.2025 **[UNLESS OTHERWISE MENTIONED]**

ALL DIMENSIONS ARE IN M [UNLESS OTHERWISE MENTIONED]

Architectural Consultants: **archin work**
 ARCHITECTURE . TOWN PLANNING . INTERIOR . LANDSCAPE . GRAPHIC DESIGN
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THIS DRAWING IS A PROPERTY OF archin work. ANY MODIFICATION, CHANGES, DEVIATIONS IS NOT PERMISSIBLE WITHOUT PRIOR INTIMATION OF THE ARCHITECT. TO THE CONTRARY THIS WILL BE TREATED AS ILLEGAL ACT.

SPACE FOR DIGITAL SIGNATURE

Sanction No. : 2025100154
 Sanction Date : 10/11/2025
 Valid Up to : 10/11/2030

ASSISTANT ENGINEER (CIVIL)/BLDG/BR - X