

STATEMENT OF THE PLAN PROPOSAL

PART-A

- ASSESS NO: 210930403970.
- DETAIL OF REGISTERED DEED : VOL. NO:188 PAGE NO:85 BEING NO: 9228
YEAR: 1963 PLACE: S.R., ALIPORE. DATE: 28/11/1963
- WILL : P.L.A NO 255 OF 2014 IN THE HIGH COURT OF CALCUTTA. DATED: 31/03/2015
- DETAIL OF REGISTERED POWER OF ATTORNEY :
BOOK NO : 1 VOL. NO: 1604 - 2025 PAGE NO: 306241 TO 306259 BEING NO:160409852
YEAR: 2025 PLACE: D.S.R. IV, SOUTH 24 P.G.S DATE: 22/12/2025
- DETAIL OF REGISTERED BOUNDARY DECLARATION :
BOOK NO : 1 VOL. NO: 1604 - 2026 PAGE NO: 13598 TO 13609 BEING NO: 160400203
YEAR: 2026 PLACE: D.S.R. IV, SOUTH 24 P.G.S DATE: 14/01/2026
- LAND AREA = 05K - 02CH - 29SQ.FT. = 345.504 SQ.M. (AS PER DEED)
- a) NO. OF STOREY : G + IV = 345.515 SQ.M. (AS PER PHYSICAL MEASUREMENT)
- a) NO. OF TENEMENT : 4 NOS.
- b) SIZE OF TENEMENT : ABV.100 SQ.M. 04 NOS.

PART-B

- PROPOSED GROUND COVERAGE : 194.688 SQ.M. (56.38%)
 - F.A.R. CONSUMED : 1.901 < 2.50
 - TOTAL COVERED AREA : 799.741 SQ.M.
 - TOTAL CAR PARKING AREA : 132.258 SQ.M.
 - NO OF REQUIRED CAR PARKING SPACE : 07 NOS.
 - NO OF PROVIDED CAR PARKING SPACE : 08 NOS. (COVERED)
 - PROPOSED HEIGHT : 15.475 MT.
- PREMISES NO 1/286, GARIAHAT ROAD, (FORMALY KNOWN AS JODHPUR PARK) KOLKATA- 700068, WARD NO.-93, BOROUGH NO.-X, P.S.- LAKE.
ASSEESSE NO: 210930403970.
NAME OF THE OWNER(S)/ APPLICANT : SRI PARTHO SARATHI DAS PROPRIETOR OF M/S PRATTAY CONSTITUTE ATTORNEY OF SRI. SANJAY RAY, SRI TUSHAR RAY, SRI SHAMUK RAY, SRI KAYSHIK RAY.
AREA OF LAND : 05K - 02CH - 29SQ.FT. = 345.504 SQ.M.(AS / DEED)
NAME OF ARCHITECT : ANJAN UKIL NO: CA/94/16721
PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAI: 33.000M

POINT MARK	LATITUDE (N)	LONGITUDE (E)	SITE ELEVATION (AMSL) (MTR)
A	22°30'15.6"N	88°21'48.9"E	6.0
B	22°30'15.5"N	88°21'49.4"E	6.0
C	22°30'16.4"N	88°21'49.8"E	6.0
D	22°30'16.4"N	88°21'49.1"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.

SCHEDULE OF DOORS & WINDOWS

MKD	SIZE	SILL	LINTEL	MKD	SIZE	SILL	LINTEL
D1	1050x2150	---	2150	W	2400X1700	450	2150
D2	900x2150	---	2150	W1	1800X1700	450	2150
D3	750x2150	---	2150	W1'	1800X1250	900	2150
D4	800x2150	---	2150	W2/SW	1200X1250	900	2150
SD1	3000x2150	---	2150	W3	600X900	1250	2150
SD2	2100x2150	---	2150	KW	900X1050	1100	2150
SD'	5000x2150	---	2150	V1	750x350	-	ABOVE LINTEL LVL (VENTILATION)

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

STATEMENT OF AREA

LAND AREA : 345.504 SQ.M. / 05K. 02CH. 29SQ.FT. (AS PER DEED)
345.315 SQ.M. (AS PER PHYSICAL MEASUREMENT)

COVERED AREA	LIFT WELL	CUT OUT	STAIR VOID	EFFECTIVE FLOOR AREA	STAIR WAY	LIFT LOBBY	NET FLOOR AREA
GR. FLOOR AREA	177.513 SQ.M.	-	-	177.513 SQ.M.	20.200 SQ.M.	2.531 SQ.M.	154.782 SQ.M.
1ST FLOOR AREA	194.688 SQ.M.	2.625 SQ.M.	0.075 SQ.M.	194.688 SQ.M.	11.425 SQ.M.	2.375 SQ.M.	180.888 SQ.M.
2ND FLOOR AREA	194.688 SQ.M.	2.625 SQ.M.	0.075 SQ.M.	194.688 SQ.M.	11.425 SQ.M.	2.375 SQ.M.	180.888 SQ.M.
3RD FLOOR AREA	194.688 SQ.M.	2.625 SQ.M.	0.075 SQ.M.	194.688 SQ.M.	11.425 SQ.M.	2.375 SQ.M.	180.888 SQ.M.
4TH FLOOR AREA	137.672 SQ.M.	2.625 SQ.M.	0.075 SQ.M.	137.672 SQ.M.	11.425 SQ.M.	2.375 SQ.M.	123.772 SQ.M.
TOTAL FLOOR AREA	899.247 SQ.M.	10.500 SQ.M.	0.075 SQ.M.	899.247 SQ.M.	56.900 SQ.M.	12.031 SQ.M.	799.741 SQ.M.

MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT SIZE	NO. OF TENEMENT	REQUIRED CAR PARKING
A	88.145 SQ.M.	17.784 SQ.M.	88.145 SQ.M.	1 NO	1 NO
B	88.416 SQ.M.	17.839 SQ.M.	88.416 SQ.M.	1 NO	1 NO
C	176.561 SQ.M.	35.622 SQ.M.	176.561 SQ.M.	1 NO	2 NOS
D	119.546 SQ.M.	24.119 SQ.M.	119.546 SQ.M.	1 NO	1 NO

(a) OFFICE BUILT-UP AREA = 177.383 SQ.M. (b) OFFICE CARPET AREA = 153.406 SQ.M. REQUIRED CAR PARKING = 2 NOS
CAR PARKING PROVIDED = 07 NOS.
CAR PARKING REQUIRED = 08 NOS. (COVERED)
PERMISSIBLE AREA FOR PARKING = 132.258 SQ.M.
PROVIDED AREA OF PARKING = 132.258 SQ.M.
TOTAL RESIDENTIAL AREA = 799.741 SQ.M.
TOTAL COMMON AREA = 92.366 SQ.M.
STAIR HEAD ROOM AREA = 14.544 SQ.M.
LIFT MACHINE ROOM AREA = 6.663 SQ.M.
OVER HEAD TANK AREA = 10.675 SQ.M.
ROOF STRUCTURE AREA = 24.187 SQ.M.
ADDITIONAL FLOOR AREA FOR FEES = 32.449 SQ.M.
TOTAL AREA FOR FEES = (32.449 + 577.672) = 910.121 SQ.M.

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 BY DR. SUJIT KUMAR BOSE G.T.E. K.M.C. NO.-1/12, BOSE ENGINEERS 53, PURNA CHANDRA MITRA LANE, KOLKATA-700033, CERTIFY THAT IT WILL BE SAFE AND STABLE IN ALL RESPECT. PRESENTLY THE SITE IS ENTIRELY COVERED BY EXISTING STRUCTURE AND SOIL TESTING IS NOT POSSIBLE.

(DR. SUJIT KUMAR BOSE G.T.E. - 1/12) NAME OF GEOTECHNICAL ENGINEER
(CHANDI PRASAD KHANRA (E.S.E. - 1/2) 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 AMENDED FROM TIME TO TIME AND THE SITE CONDITION INCLUDING THE ADJUTING 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 HEREBY 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.

SRI PARTHO SARATHI DAS PROPRIETOR OF M/S PRATTAY CONSTITUTE ATTORNEY OF SRI. SANJAY RAY, SRI TUSHAR RAY, SRI SHAMUK RAY, SRI KAYSHIK RAY. NAME OF OWNER

GROUND FLOOR PLAN, FIRST FLOOR PLAN, SECOND FLOOR PLAN, THIRD FLOOR 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:- 1/286, GARIAHAT ROAD, (FORMALY KNOWN AS JODHPUR PARK) KOLKATA- 700068, WARD NO.-93, BOROUGH NO.-X, P.S.- LAKE, UNDER KOLKATA MUNICIPAL CORPORATION.

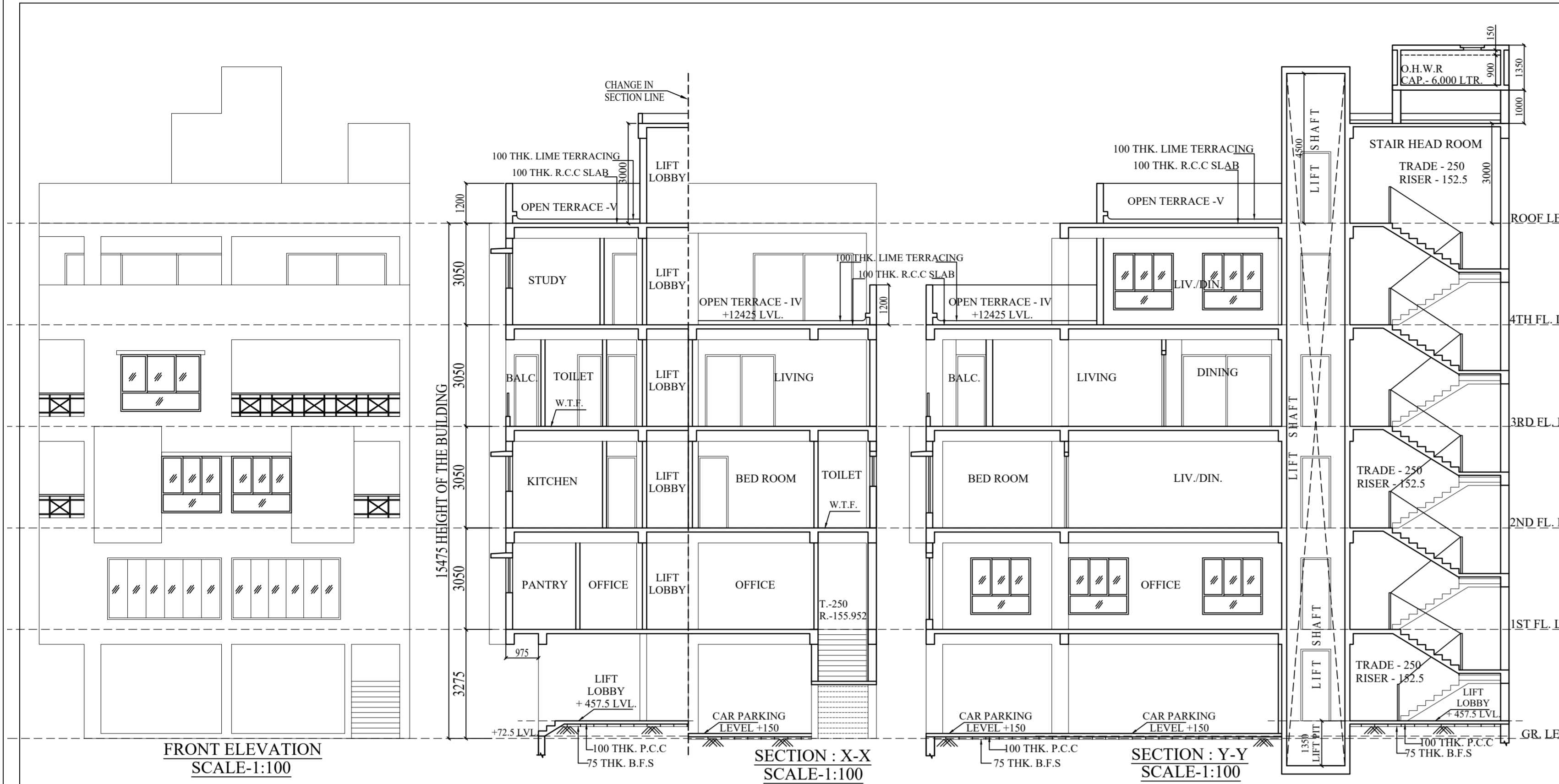
JOB NO.	DRG. NO.	DATE	DEALT
1404		19/03/2026	DIYA

SCALE -1:100

BUILDING PERMIT NO:- 2025100272 DATE:- 27/03/2026

VALID UPTO: 27/03/2031

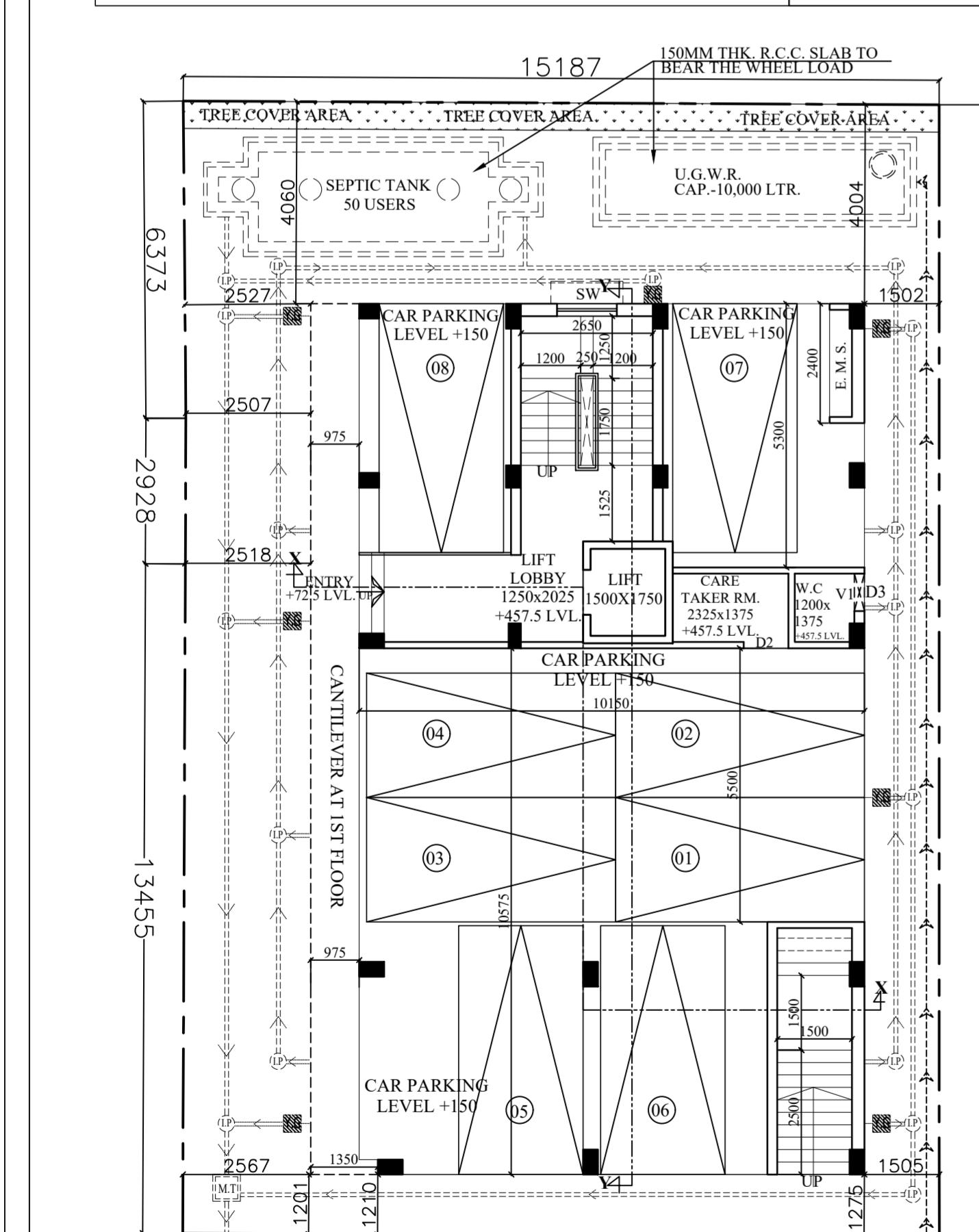
Digital Signature of A.E(C)/Bldg/KMC Digital Signature of E.E(C)/Bldg/KMC



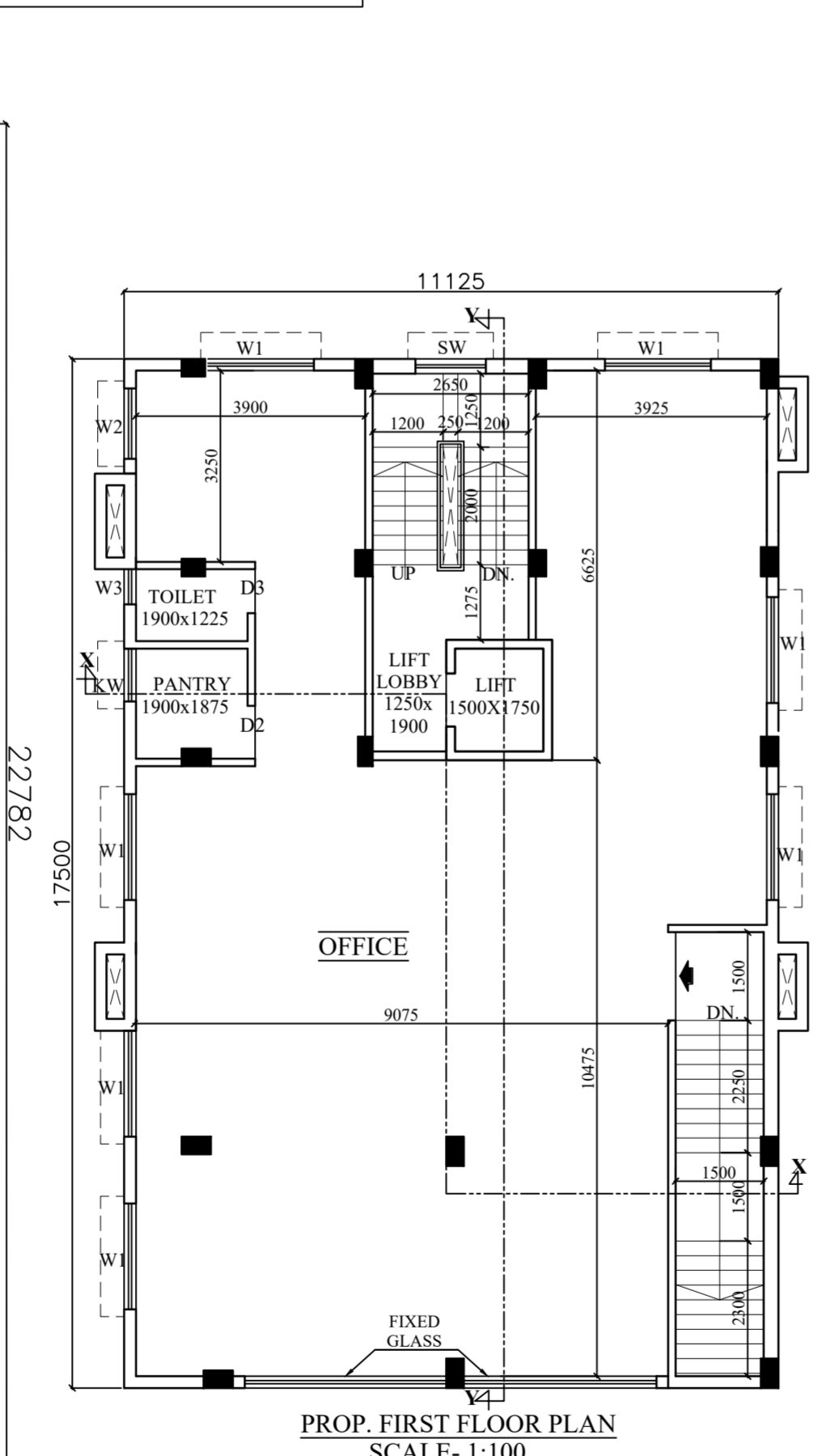
FRONT ELEVATION SCALE:1:100
SECTION : X-X SCALE:1:100
SECTION : Y-Y SCALE:1:100

NOTE:-
1. THE DEPTH OF THE U/G WATER RESERVOIR & SEPTIC TANK SHALL NOT EXCEED THE DEPTH OF THE FOUNDATION OF THE BUILDING.
2. ALL PRECAUTIONS SHALL BE TAKEN DURING DEMOLITION OF EXISTING BUILDING AND THE CONSTRUCTION OF THE BUILDING & U.G.W.R. & SEPTIC TANK.

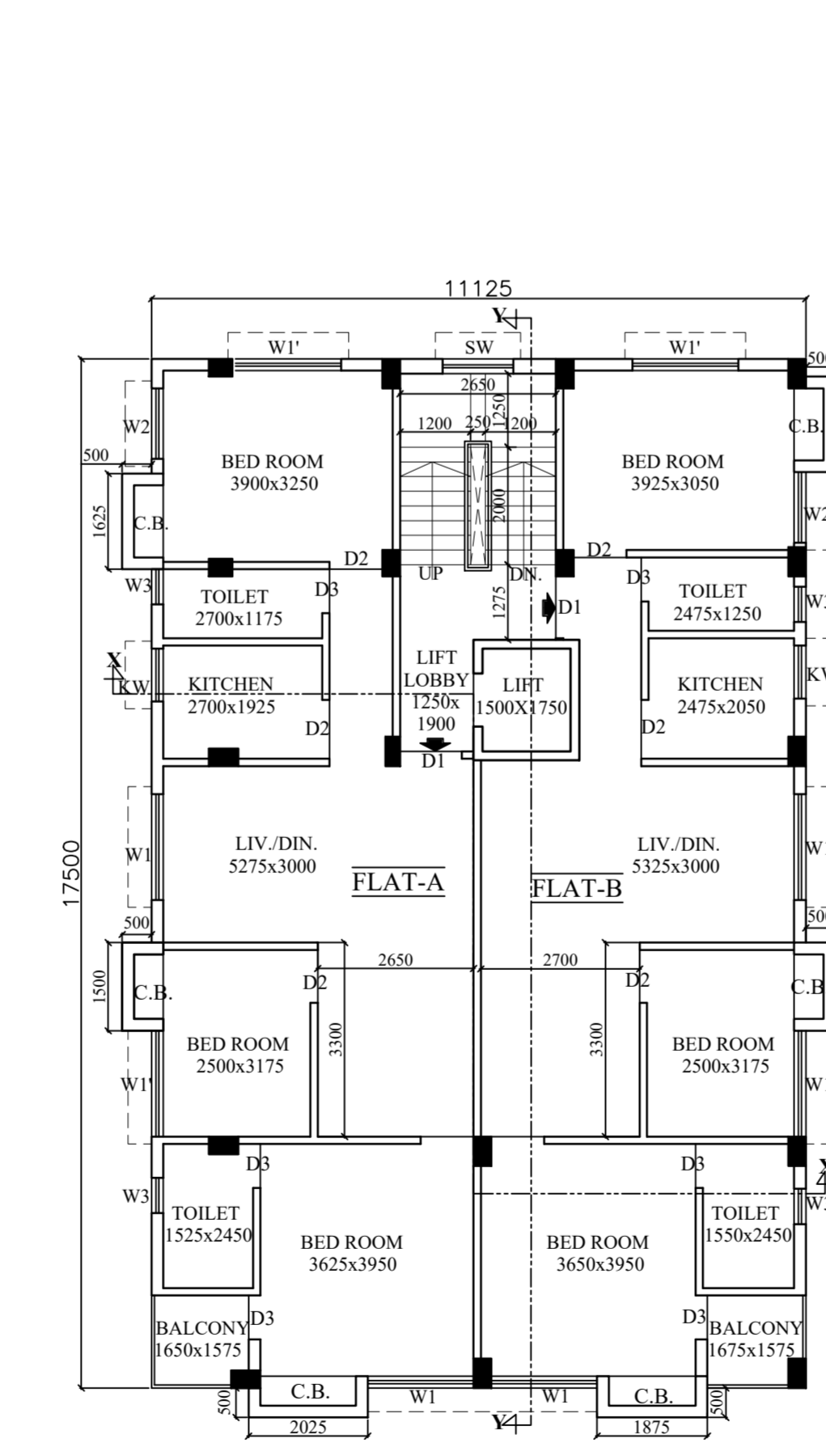
NOTE :-
REQUIRED GREEN AREA = 7.856 SQ.M (2.275 %)
PROVIDED OF GREEN AREA = 8.352 SQ.M (2.418 %)



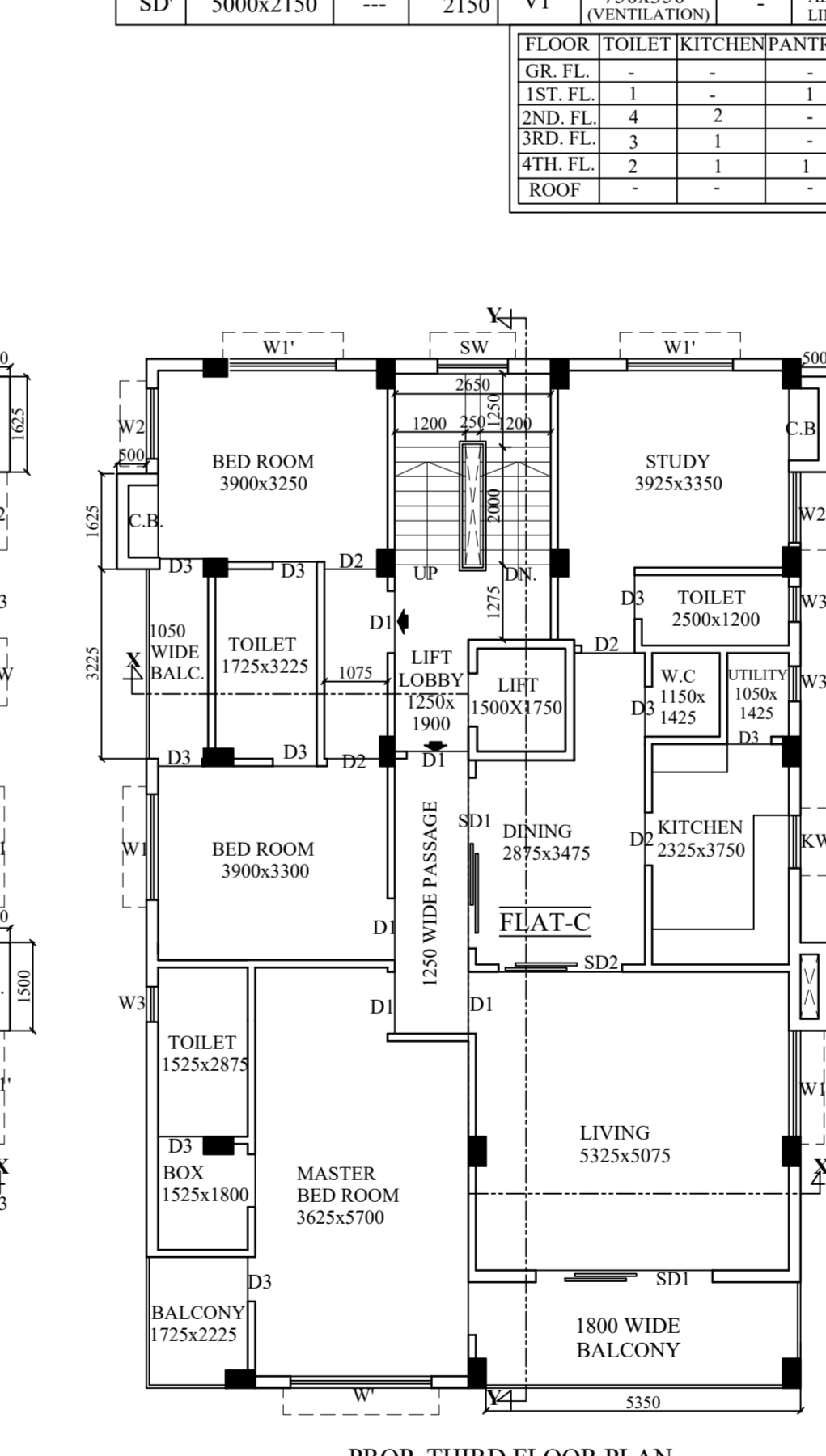
PROP. GROUND FLOOR PLAN SCALE: 1:100



PROP. FIRST FLOOR PLAN SCALE: 1:100



PROP. SECOND FLOOR PLAN SCALE: 1:100



PROP. THIRD FLOOR PLAN SCALE: 1:100

18.288 MT. WIDE (60'-0") GARIAHAT ROAD AS PER RECORD VIDE S.O.R. (CH.V. & S. ID.) NO: 3079/2025-2026, DT. 05-03-2026