AREA STATEMENT FOR G+XVII STORIED RESIDENTIAL PROJECT AT 50A, BAKRA HAT ROAD. KOLKATA - 700104.

AREA OF LAND AS PER DOCUMENT	=	3010.033	SQ.M.		45.000 KATHA
AREA OF LAND AS PER PHYSICAL MESUREMENT	=	3004.910	SQ.M.		
ABUTTING ROAD WIDTH	=	24.100	M.		
PERMISSIBLE F.A.R. -3 + 20% extra for Metro corridor	=	3.600	As per Rule 69-A(C)] & as per notification no- 445/MA/O/C-4/3R-3/2014, DATE- 22/06/2018		
PERMISSIBLE GROUND COVERAGE	=	50.000	%	=	1502.455 SQ.M.
PROPOSED GROUND COVERAGE	=	950.464	SQ.M.	=	31.630 %
PERMISSIBLE FLOOR AREA	=	10817.676	SQ.M.		
PROPOSED FLOOR AREA FOR F.A.R.	=	10815.168	SQ.M.		
PROPOSED F.A.R.	=	3.599			
PERMISSIBLE BUILDING HEIGHT	=	No Restriction			
PROPOSED BUILDING HEIGHT	=	57.250	M.		
PERMISSIBLE GREEN AREA	=	450.737	SQ.M.	=	15.000 %
PROPOSED GREEN AREA	=	481.401	SQ.M.	=	16.020 %

Floor	Built-up Area/ Floor	Free Area for F.A.R. from Built-up Area/Floor (Sq.m.) Lift Lobby	Stair	Service	Car Parking	Area for F.A.R. per	No. of Typical Floor	Total Area for F.A.R. (Sq.m.)	Total Built-up Area	Cup-Board
Gr.	950.464	9.00	27.170	0.000	738.986	175.308	1.000	175.308	950.464	
1st	692.902	9.00	27.170	-	-	656.732	1.000	656.732	692.902	22.410
2nd to 16th	685.821	9.00	27.170	-	-	649.651	15.000	9744.765	10287.315	340.650
17th	274.533	9.00	27.170	-	-	238.363	1.000	238.363	274.533	
Mumty Room	34.270								34.270	
O.H.R.	40.565								40.565	
Fire Refuge Area	45.057								45.057	
TOTAL					738.986	1720.054		10815.168	12325.106	363.060

TOTAL BUILT-UP AREA (including parking area)	=	12325.106	Sq.m.
TOTAL BUILT-UP AREA (excluding parking area)	=	11586.120	Sq.m.
TOTAL PARKING AREA	=	738.986	Sq.m.
TOTAL OPEN TERRACE AREA	=	74.636	Sq.m.
TOTAL BUILT- UP AREA FOR F.A.R.	=	10815.168	Sq.m.
PROPOSED F.A.R.	=	3.599	

IT IS A CONDITIONAL SANCTION VIDE MBC RESOLUTION MEETING NO.641 DATED–29.08.2024
MBC ITEM NO– 107/24–25 AND REFERRED RESOLUTION RELAXED BY D.G(B) DATED 04.10.2024.

Floor	Flat Built-up Area / Floor																
	Flat-A	Open Terrace for Flat A (only at 1st fl. (vl.)	Flat-B	Open Terrace for Flat B (only at 1st fl. (vl.)	Flat-C	Open Terrace for Flat C (only at 1st fl. (vl.)	Flat-D	Open Terrace for Flat D (only at 1st fl. (vl.)	Flat-E	Open Terrace for Flat E (only at 1st fl. (vl.)	Flat-F	Open Terrace for Flat F (only at 2nd fl. (vl.)	Flat-G	Flat-H	Open Terrace for Flat H (only at 1st fl. (vl.)	Flat-I	Open Terrace for Flat J (only at 1st fl. (vl.)
Gr.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1st	83.098	14.552	77.128	23.602	77.128	23.602	83.457	14.845	76.039	26.565	-	-	-	76.609	22.355	132.654	100.837
2nd to 16th	83.098	-	77.128	-	77.128	-	83.457	-	76.039	-	62.877	4.347	62.607	76.609	-	-	-
Total Flat Area	1329.568		1234.048		1234.048		1335.312		1216.624		943.155		939.105	1225.744		132.654	

Floor	Flat Area		Common Area for Parking Calculation	
	Per Floor (Sq.m.)	Total of Typical Floors (Sq.m.)	Per Floor (Sq.m.)	Total of Typical Floors & Club (Sq.m.)
Ground	-	-	211.169	211.169
1st	606.113	606.113	86.873	86.873
2nd to 16th	588.943	8984.145	86.873	1303.095
17th	-	-	274.532	274.532
Total		9590.258		1875.669

TOTAL FLAT AREA	=	9590.258	Sq.m.
COMMON AREA (Including Club)	=	1875.669	Sq.m.
Proportion of common Area for Parking calculation	=	1.196	

PARKING CALCULATION:

KMC PARKING RULE (for Multiple Tenement):

1. Tenement with more than 75 sq. m. but less than 100 sq. m. for every two such tenement additional one car parking space required.
2. Tenement with more than 100 sq. m. floor area - one car parking space for 100 sq. m. and one car parking space for every additional 100 sq. m
3. Tenement with more than 50 sq. m. but less than 75 sq. m. for every four such tenement additional one car parking space required.

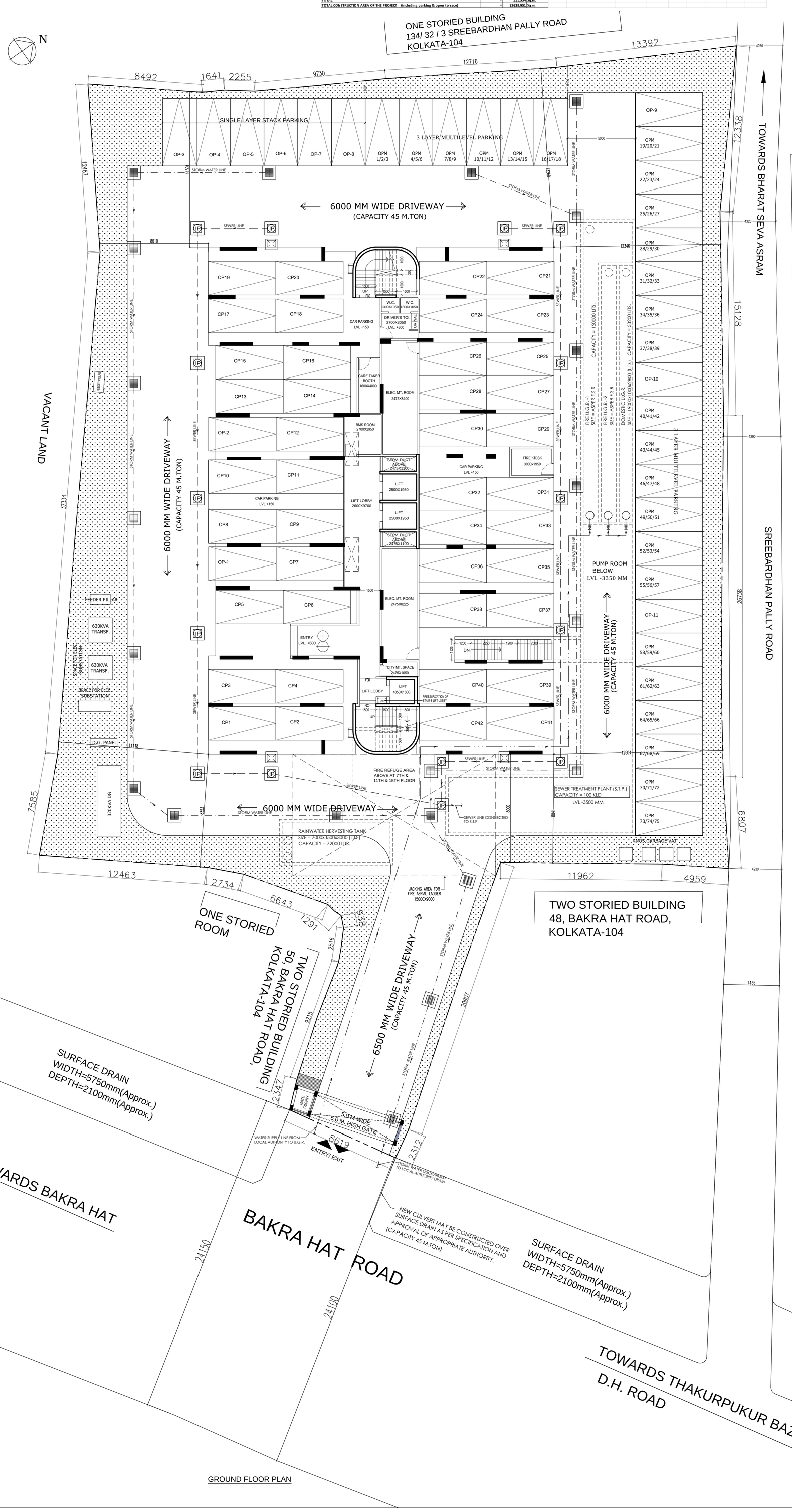
PARKING REQUIREMENTS FOR FLATS

Flats	No. of Flat	Built- up Area/Flat (Sqm.)	Flat Area including Common Area (Sqm.)	Required Car Parking No.
TOTAL NO. OF 3 BHK FLAT- A	16	83.098	99.350	8.000
TOTAL NO. OF 3 BHK FLAT- B	16	77.128	92.213	8.000
TOTAL NO. OF 3 BHK FLAT- C	16	77.128	92.213	8.000
TOTAL NO. OF 3 BHK FLAT- D	16	83.457	99.780	16.000
TOTAL NO. OF 3 BHK FLAT- E	16	76.039	90.911	8.000
TOTAL NO. OF 2 BHK FLAT- F	15	62.877	75.175	7.500
TOTAL NO. OF 2 BHK FLAT- G	15	62.607	74.852	7.500
TOTAL NO. OF 3 BHK FLAT- H	16	76.609	91.593	8.000
TOTAL NO. OF 4 BHK FLAT- J	1	132.654	158.599	1.000
TOTAL	127			72.000

PARKING PROVIDED	NO. OF PARKING
SINGLE LAYER COVERED PARKING GROUND	42
SINGLE LAYER OPEN PARKING GROUND	11
MULTI LAYER OPEN PARKING	75
TOTAL NO. OF PARKING	128

OTHER COMMON AREA :		
GATE GOOMTY	=	3.120 Sq.m.
PUMP ROOM	=	9.459 Sq.m.
U.G.R & STP	=	193.510 Sq.m.
SWIMMING POOL (15% OF POOL AREA- 164.645 SQM.)	=	16.465 Sq.m.
TOTAL	=	221.554 Sq.m.
TOTAL CONSTRUCTION AREA OF THE PROJECT (Including parking & open terrace)	=	12639.051 Sq.m.

FLOORS	NOS. OF TOILET	NOS. OF KITCHEN / PANTRY
GROUND	2 NOS	--------
1ST	14 NOS	7 NOS
2ND	18 NOS	8 NOS
3RD	18 NOS	8 NOS
4TH	18 NOS	8 NOS
5TH	18 NOS	8 NOS
6TH	18 NOS	8 NOS
7TH	18 NOS	8 NOS
8TH	18 NOS	8 NOS
9TH	18 NOS	8 NOS
10TH	18 NOS	8 NOS
11TH	18 NOS	8 NOS
12TH	18 NOS	8 NOS
13TH	18 NOS	8 NOS
14TH	18 NOS	8 NOS
15TH	18 NOS	8 NOS
16TH	18 NOS	8 NOS
17TH	04 NOS	1 NOS
ROOF	--------	--------



GROUND FLOOR PLAN

STATEMENT OF THE PLAN PROPOSAL

PART–A:

PLAN CASE NO:

1. ASSESSE NO: 711440205396
2. DETAIL OF REGISTERED DEED
   BOOK NO. – I VOL. NO.– 1902–2023 PAGES– 9507 TO 9547
   BEING NO.– 190200008 YEAR– 2023 A.R.A– II. KOLKATA DATED– 06.01.2023
   BOOK NO. – I VOL. NO.– 1902–2023 PAGES– 9548 TO 9588
   BEING NO.– 190200009 YEAR– 2023 A.R.A– II. KOLKATA DATED– 06.01.2023
3. DETAIL OF REGISTERED BOUNDARY DECLARATION.
   BOOK NO. – I VOL. NO.– 1603–2024 PAGES– 55771 TO 55785
   BEING NO.– 160302325 YEAR– 2024
4. DETAIL OF REGISTERED POWER OF ATTORNEY.
   BOOK NO. – I VOL. NO.– 1603–2023 PAGES– 403434 TO 403455
   BEING NO.– 160315537 YEAR– 2023 DATED–03.10.2023 AT DSR III, SOUTH 24 PGS
5. MUTATION CERTIFICATE: M/144/18–AUC–23/144 DATE–28.08.2023
6. a) LAND AREA ASPER DEED : 3010.033 sqm.
   LAND AREA ASPER PHYSICAL MESUREMENT : 3004.910 sqm.
   b) NO OF STOREY : G+XVII
7. a) NO. OF TENAMENTS : 127 NOS.
8. SIZE OF TENAMENTS : a) ABOVE 100 Sqm..... 1 NO.
9. U.L.C MEMO NO–62/ULC/Alipore/2024 DATE– 07.02.2024 : b) BETWEEN 75–100 Sqm..... 111 NOS.
   : c) BETWEEN 50–75 Sqm..... 15 NOS.
10. AAI NOC – BEHA/EAST/B/082223/778790 DATE– 21.09.2023
11. BLRO MEMO NO–51A(C)/151/5584/1(3)/P/23, 51A(C)/151/5585/1(3)/P/23, 51A(C)/151/5586/1(3)/P/23, 51A(C)/151/5587/1(3)/P/23, 51A(C)/151/5588/1(3)/P/23, 51A(C)/151/5589/1(3)/P/23, 51A(C)/151/5590/1(3)/P/23, DATE– 04.03.2023

SPECIFICATIONS

1. R.C.C. FRAME STRUCTURE WITH CONC. GRADE 1:1.5:3.
2. 150 MM. THK. RCC EXTERNAL WALL & 100 MM. THK. INTERNAL BRICK WALL WITH 1:4 CEMENT MORTER JOINTS.
3. STEEL Z- SECTION WINDOWS.
4. CAST-IN-SITU MOSAIC FLOORING.
5. 1:6 & 1:4 CEMENT PLASTER ON INTERNAL WALLS AND CEILING RESPECTIVELY.
6. WATER PROOFING TREATMENT.
7. P.O.P. PUNNING ON INTERNAL WALLS & CEILING.

SCHEDULE OF DOORS & WINDOWS

TYPE	SILL	LINTEL	SIZE	TYPE	SILL	LINTEL	SIZE
D1	–	2250	750X2250	W1	1300	2400	600X1100
D2	–	2250	800X2250 (OPEN)	W2	1200	2400	700X1200
D2'	–	2250	900X2250	W2'	1200	2400	900X1200
D3	–	2250	1000X2250	W3	300	2400	1250X2100
D4	–	2250	1100X2250	W4	300	2400	700X2100
D4'	–	2250	1050X2250	W5	900	2100	1200X1200
D5	–	2250	1250X2250				
SD1	–	2250	1725X2250				
SD2	–	2250	1800X2250				
SD3	–	2250	2575X2250				
SD4	–	2250	3075X2250				
SD5	–	2250	1500X2250				
SD6	–	2250	2400X2250				
FCD	–	2250	1100X2250				

DECLARATION OF OWNER

WE DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT
1. WE SHALL ENGAGE ARCHITECT, E.S.E. & G.T.E. DURING CONSTRUCTION.
2. WE SHALL FOLLOW THE INSTRUCTION OF ARCHITECT, E.S.E. & G.T.E. DURING CONSTRUCTION OF THE BUILDING (AS PER B.S. PLAN).
3. K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE.
4. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY MAY REVOKE THE SANCTION PLAN.
5. THE CONSTRUCTION OF UNDER GROUND WATER RESERVOIR WILL BE UNDER THE GUIDANCE OF ARCHITECT, E.S.E. & G.T.E. BEFORE STARTING OF BUILDING FOUNDATION WORK.
6. THE PREMISES IS NOT TENANTED AND FULLY OCCUPIED BY THE OWNERS.
7. DURING INSPECTION OF THE PLOT WAS IDENTIFIED BY US.
8. THERE IS NO LEGAL COURT CASE PENDING AGAINST THIS PREMISES.
9. EXISTING STRUCTURE TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK.

SRI TARANG DALMIA C.A. OF
1. USHA GRIHA NIRMAN PRIVATE LIMITED
2. SAMAIRA EXPORTS PRIVATE LIMITED
3. JAGMATA INFOTECT LLP
4. SHIVACHALLISA INFOTECH LLP
5. VINAYAK SURYA CONSTRUCTION LLP
6. ISOMETRIC PROPERTIES PVT.LTD.
7. WHITE SQUARE PROPERTIES PVT. LTD.

NAME OF OWNERS/APPLICANT

DECLARATION OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGNS AND DRAWINGS OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING THE SOIL TEST REPORT (AS PER THESE RULES AND THE REGULATIONS MADE UNDER THE ACT) MADE BY GEOTEST ENGINEERS PVT. LTD. (MR. ALOK ROY) 6A, MILAN PARK, KOLKATA-700084. AND ALSO CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER N.B.C OF INDIA AND CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECTS.

DEBDAS BISWAS
E.S.E. / I / 272
NAME OF STRUCTURAL ENGINEER

MAINAK MAJUMDER
E.S.R. (I) 152 / 4
NAME OF STRUCTURAL REVIWER

DECLARATION OF ARCHITECT

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009 AS AMENDED FROM TIME TO TIME & THAT THE SITE CONDITION INCLUDING WIDTH OF THE ABUTTING ROAD CONFORMS WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK. THE LAND WITH EXISTING STRUCTURE ARE DEMARCATED BY BOUNDARY WALL. THE CONSTRUCTION OF UNDER GROUND WATER TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

NAME OF ARCHITECT
SANJAY MANDAL
26/2, BALLYGUNGE CIRCULAR ROAD. KOL- 19
C.O.A. REG. NO. CA/98/23621

DECLARATION OF GEOTECHNICAL ENGINEER

THE UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THERE ON. IT IS CERTIFIED THAT EXISTING SOIL OF THE SITE IS ABLE TO CARRY THE LOAD COMING FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM PROPOSED HEREIN IS SAFE AND STABLE IN ALL RESPECT FROM THE GEO TECHNICAL POINT OF VIEW.

Mr. ALOK ROY
G.T/I/11
NAME OF GEOTECHNICAL ENGINEER

TITLE:
GROUND FLOOR PLAN & AREA STATEMENT

N
SCALE 1:100

JOB NO.	IN/1301
DRG. NO.	IN/1301/CORP/AR-01
DEALT	SDEY
ISSUE STATUS	CORPORATION

NOTE:
1. ALL DIMENSION ARE TO BE READ NOT TO BE MEASURED
2. ALL EXTERNAL WALLS ARE 200 THK. BRICK AND ALL INTERNAL WALLS ARE 100 THK BRICK WALL.
3. ALL DIMENSIONS ARE IN MM.

ARCHITECT
INNATE ARCHITECTS PLANNERS ENGINEERS

26/2 Ballygunge Circular Road , Udayan Park Flat No.-7,
3rd Floor, Kolkata-700019 FAX : (033) 2289-4026,
TEL : (033) 4000-6422-26 www.innateindia.com

THIS DRAWING IS A PRIVATE AND CONFIDENTIAL DOCUMENT AND IT MUST NOT TO BE COPIED OR LENT WITHOUT THE CONSENT OF M/S INNATE

PROJECT

PROPOSED PLAN OF G+XVII (57.25 M. HT.) STORIED RESIDENTIAL BUILDING U/S 393A OF KMC ACT 1980, COMPLYING WITH K.M.C BUILDING RULE 2009, AT PRE. NO.- 50A, BAKRA HAT ROAD, WARD NO.- 144, BOROUGH - XVI, P.O.- JOKA, KOLKATA-104, P.S.-THAKURPUKUR, WITHIN KOLKATA MUNICIPAL CORPORATION.

B.P. NO. :–2025160118
DATED:– 19.06.2025
VALID UPTO :–18.06.2030
MBC MEETING NO. 641
MBC MEETING DATE– 29.08.2024
MBC ITEM NO– 107/24–25

BABLU PRAMANICK Digitally signed by BABLU PRAMANICK Date: 2025.06.19 15:12:24 +05'30'

DIGITAL SIG. OF ASSISTANT ENGINEER (C)

SHIBNATH DAS Digitally signed by SHIBNATH DAS Date: 2025.06.19 15:41:47 +05'30'

DIGITAL SIG. OF EXECUTIVE ENGINEER (C)