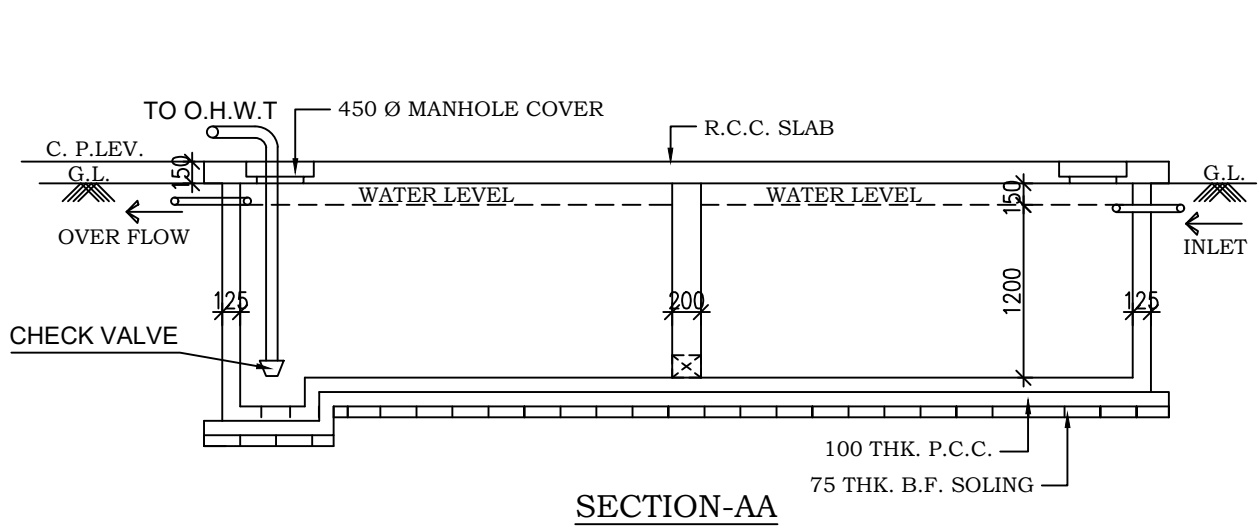
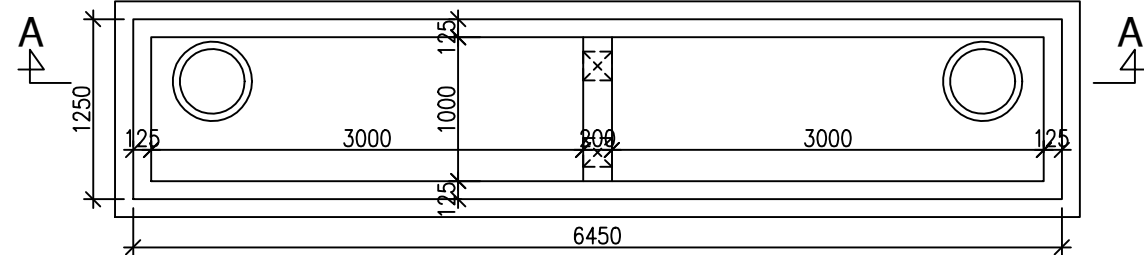
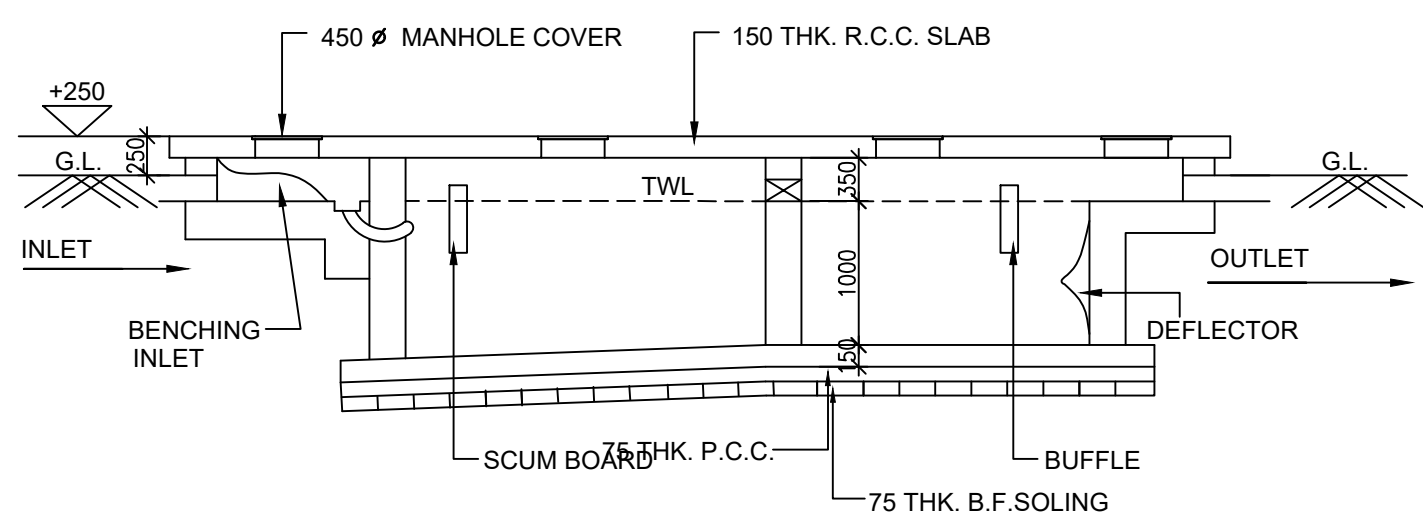




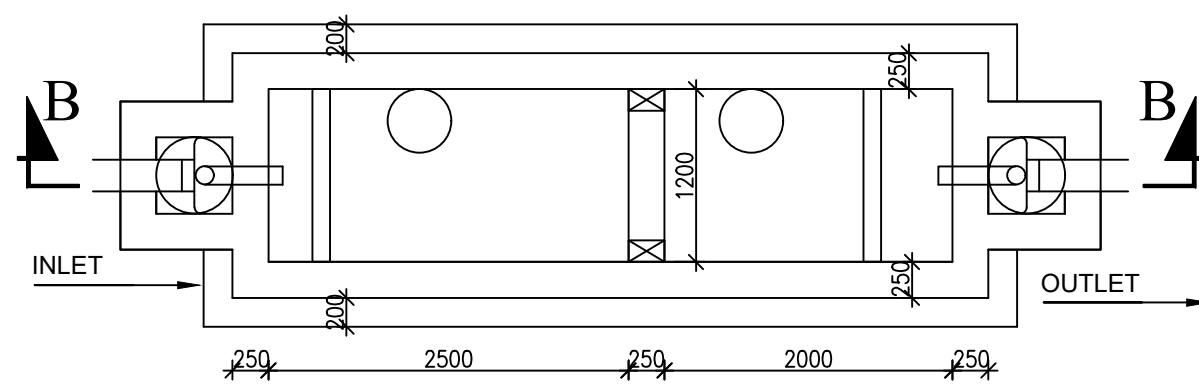
SECTION-AA



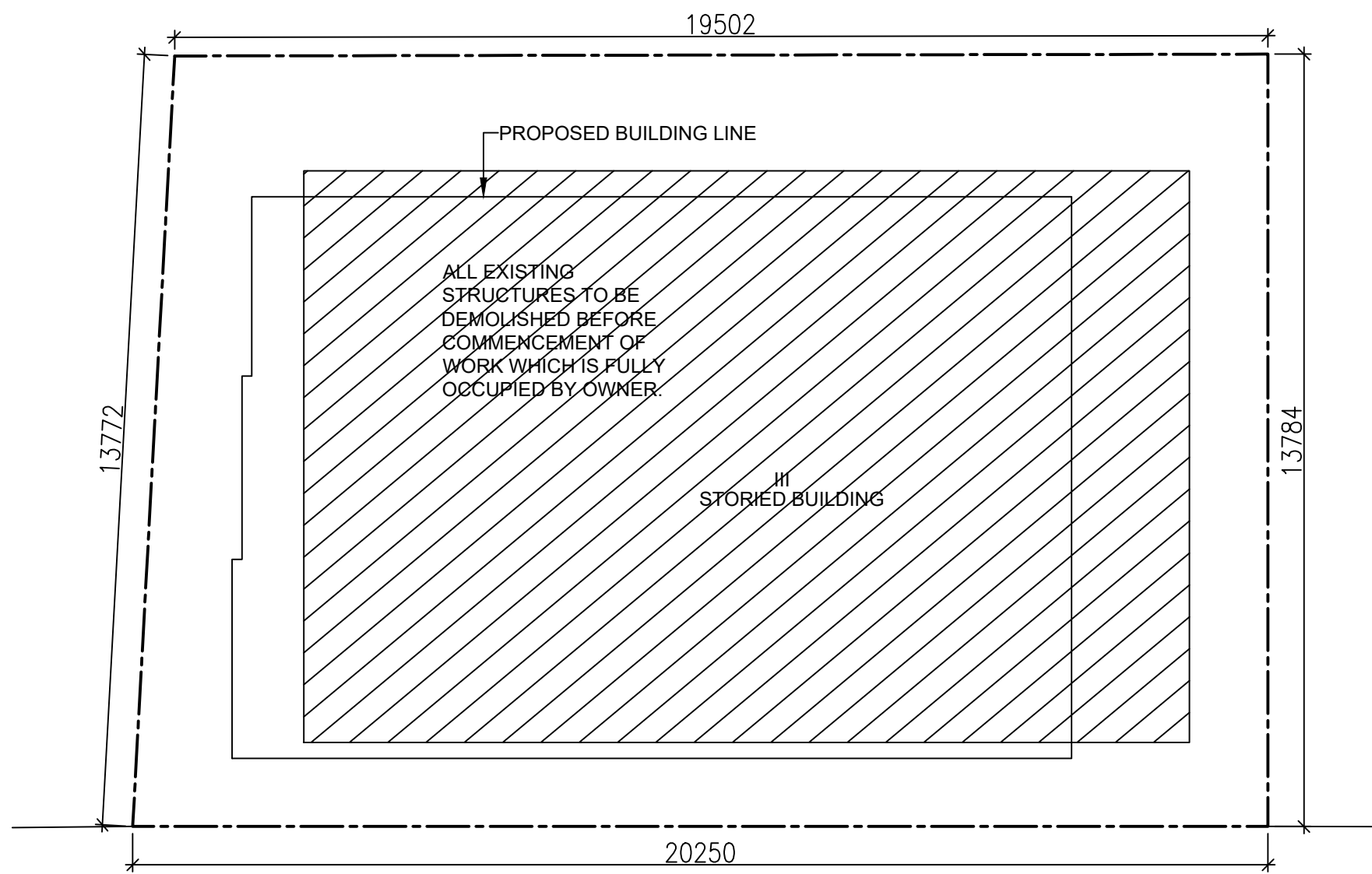
DETAIL OF S.U.G.W. RESERVOIR  
CAP. : 7,000 LTR. (SCALE -1:50)



SECTION-BB

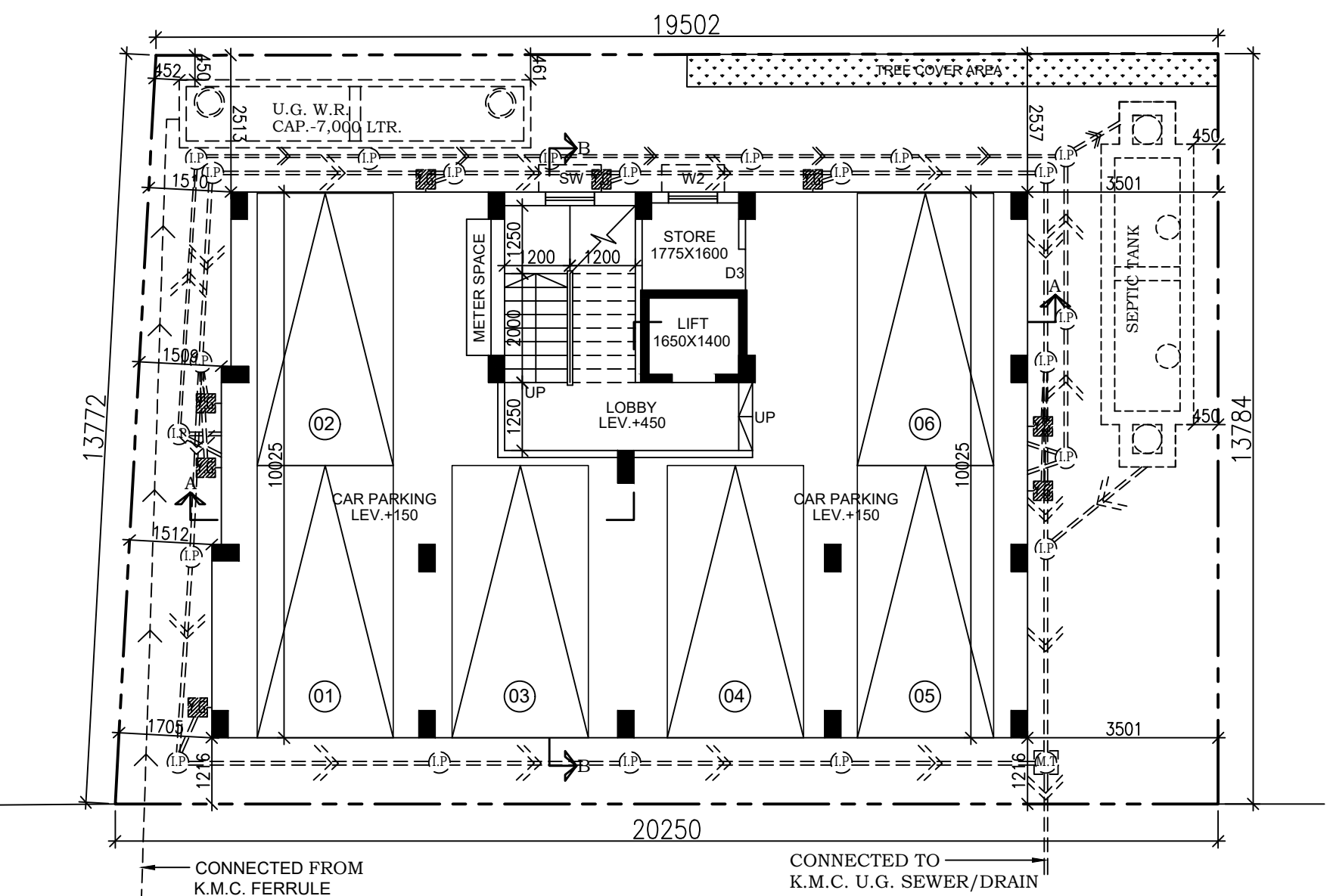


DETAIL OF SEPTIC TANK  
50 USER'S (SCALE-1:50)



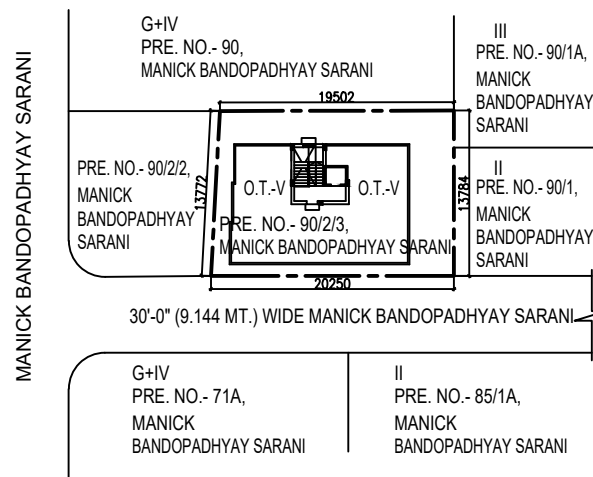
30'-0"(P) (9.144 MT.) WIDE MANICK BANDOPADHYAY SARANI

EXISTING STRUCTURE PLAN  
SCALE- 1:100

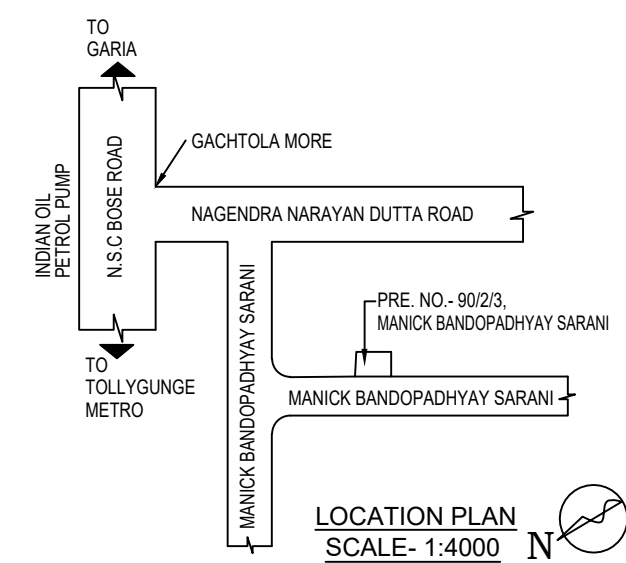


30'-0"(P) (9.144 MT.) WIDE MANICK BANDOPADHYAY SARANI  
AS PER S.O.R. DATED-23.03.2026

GROUND FLOOR PLAN  
SCALE- 1:100



SITE PLAN  
SCALE- 1:600



LOCATION PLAN  
SCALE- 1:4000

## STATEMENT OF THE PLAN PROPOSAL

- PART-A:
- ASSESSEE NO: 210970805760
  - DETAIL OF REGISTERED DEED.  
BOOK NO : I VOL. NO : 603 PAGE NO : 287 TO 301  
BEING NO : 19126 YEAR : 1990 PLACE : R.A. CALCUTTA DATE -23.10.1990
  - DETAIL OF REGISTERED BOUNDARY DECLARATION.  
BOOK NO : I VOL. NO : 1604-2025 PAGE NO : 307249 TO 307260  
BEING NO : 160409776 YEAR : 2025 PLACE : D.S.R-IV(S)24PGS. DATE - 22.12.2025
  - DETAIL OF REGISTERED POWER OF ATTORNEY.  
BOOK NO : I VOL. NO : 1604-2025 PAGE NO : 307174 TO 307188  
BEING NO : 160409775 YEAR : 2025 PLACE : D.S.R-IV(S)24PGS. DATE - 22.12.2025
  - DETAIL OF REGISTERED CAR PARKING UNDERTAKING.  
BOOK NO : I VOL. NO : 1604-2026 PAGE NO : 118460 TO 118469  
BEING NO : 160402828 YEAR : 2026 PLACE : D.S.R-IV(S)24PGS. DATE - 06.04.2026

- PART-B:
- PROPOSED GROUND COVERAGE : 148.431 SQM.
  - PROPOSED F.A.R. : 1.983
  - TOTAL COVERED AREA : 732.915 SQM.
  - TOTAL CAR PARKING AREA : 124.486 SQM.(ACTUAL)
  - NO. OF REQUIRED CAR PARKING SPACE : 03 NOS.
  - NO. OF PROVIDED CAR PARKING SPACE : 06 NOS.

STATEMENT OF AREA:

AREA OF LAND:- 04K.-03CH.-02SQFT.= 280.286 SQM.(AS PER DEED)

AREA OF LAND:- 04K.-01CH.-20.48SQFT.= 273.642 SQM.(AS PER PHYSICAL)

PERMISSIBLE F.A.R. = 2.25

PERMISSIBLE GROUND COVERAGE (60.00%)= 164.185 SQM.

PROPOSED GROUND COVERAGE (54.24%)= 148.431 SQM.

PROPOSED HEIGHT= 15.475 MT.

| PROPOSED AREA :- |              |                    |                |             |             |                |
|------------------|--------------|--------------------|----------------|-------------|-------------|----------------|
|                  | COVERED AREA | CUTOUT (LIFT WELL) | EFFECTIVE AREA | STAIR WAY   | LIFT LOBBY  | NET FLOOR AREA |
| GROUND FL.       | 148.431 SQM  | -                  | 148.431 SQM    | 10.800 SQ.M | 2.375 SQ.M  | 135.256 SQ.M   |
| 1ST FLOOR        | 148.431 SQM  | 2.310 SQM.         | 146.121 SQ.M   | 10.800 SQ.M | 2.375 SQ.M  | 132.946 SQ.M   |
| 2ND FLOOR        | 148.431 SQM  | 2.310 SQM.         | 146.121 SQ.M   | 10.800 SQ.M | 2.375 SQ.M  | 132.946 SQ.M   |
| 3RD FLOOR        | 148.431 SQM  | 2.310 SQM.         | 146.121 SQ.M   | 10.800 SQ.M | 2.375 SQ.M  | 132.946 SQ.M   |
| 4TH FLOOR        | 148.431 SQM  | 2.310 SQM.         | 146.121 SQ.M   | 10.800 SQ.M | 2.375 SQ.M  | 132.946 SQ.M   |
| TOTAL            | 742.155 SQM  | 9.240 SQM.         | 732.915 SQM    | 54.000 SQ.M | 11.875 SQ.M | 667.040 SQ.M   |

TOTAL AREA = 667.040 SQM.

BONUS FOR CAR PARKING = 124.486 SQM.(PROVIDED)

NET AREA (667.040-124.486) = 542.554 SQM.

PROPOSED F.A.R. (542.554/273.642) = 1.983

NOTE:-

LAND AREA= 273.642 SQM. (04K.-01CH.-20.48SQFT.)

REQUIRED GREEN AREA= 5.076 SQM.

PERCENTAGE OF GREEN AREA= 1.855% (REQUIRED)

PROVIDED GREEN AREA= 5.821 SQM.

PERCENTAGE OF GREEN AREA= 2.127% (PROVIDED)

## AMSL DECLARATION REGARDING OFFICE CIRCULAR NO. 13 OF 2022-23 OF D.G.(B), DT. 07/12/2022

PREMISES NO. - 90/2/3, MANICK BANDOPADHYAY SARANI, KOLKATA- 700040, WARD NO.-097.

ASSESSEE NO. - 210970805760

NAME OF OWNER(S)/APPLICANT(S): AMITAVA SINGHA ROY (C.A. OF DR. TRIDEEP DEY)

AREA OF LAND: 273.642 SQ.M.(M.L.) AS PER PHYSICAL

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

PERMISSIBLE HEIGHT IN REFERENCE TO CC/M ISSUED BY AAL-33.00 M.

PROPOSED HEIGHT OF BUILDING (AMSL-HIT. OF BLDG.- HIT. TOP ROOF STRUCTURE) : 27.025 M.

CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL.)

| REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL. | CO-ORDINATE IN WGS 84 |              | SITE ELEVATION (AMSL.) |
|-----------------------------------------------------------|-----------------------|--------------|------------------------|
|                                                           | LATITUDE              | LONGITUDE    |                        |
| "A"                                                       | 22°29'09.9"N          | 88°21'00.9"E | 6.00 Meter             |
| "B"                                                       | 22°29'10.3"N          | 88°21'01.2"E |                        |
| "C"                                                       | 22°29'10.5"N          | 88°21'01.0"E |                        |
| "D"                                                       | 22°29'10.0"N          | 88°21'00.8"E |                        |

THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF AT ANY STAGE, IT IS FOUND OTHERWISE, THEN WE SHALL BE FULLY LIABLE FOR WHICH K.M.C. AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST US AS PER LAW.

AMITAVA SINGHA ROY  
(C.A. OF DR. TRIDEEP DEY)

NAME OF OWNERS/APPLICANTS

ANJAN UKIL (CA/94/16721)

NAME OF ARCHITECT

| TENEMENTS & CAR PARKING CALCULATION :- |               |                               |                      |                 |                      |
|----------------------------------------|---------------|-------------------------------|----------------------|-----------------|----------------------|
| MARKED                                 | TENEMENT SIZE | PROPORTIONAL AREA TO BE ADDED | ACTUAL TENEMENT AREA | NO. OF TENEMENT | REQUIRED CAR PARKING |
| A                                      | 64.390 SQ.M   | 9.974 SQ.M                    | 74.364 SQ.M          | 4               | 1 NO.                |
| B                                      | 67.322 SQ.M   | 10.428 SQ.M                   | 77.750 SQ.M          | 2 NOS.          | 2 NOS.               |
|                                        |               |                               |                      | 8               | 3 NOS.               |

RESIDENTIAL AREA = 732.915 SQM.

CAR PARKING REQUIRED = 03 NOS.

CAR PARKING PROVIDED = 06 NOS.

PERMISSIBLE AREA FOR PARKING = (25X6)=150.000 SQM.

PROVIDED AREA FOR PARKING = 124.486 SQM.

COMMON AREA = 81.586 SQM.

TOTAL ADDITIONAL FLOOR AREA FOR FEES = 36.300 SQM.

STAIR HEAD ROOM AREA = 14.500 SQM.

LIFT ROOM AREA = 6.440 SQM.

OVER HEAD TANK AREA = 10.150 SQM.

AREA OF CUP-BOARD = 15.360 SQM.

TOTAL AREA OF FEES = 769.215 SQM.

OPEN TERRACE AREA = 148.431 SQM.

## 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 M.B.C OF INDIA ON THE BASIS OF SOIL INVESTIGATION REPORT TO BE DONE AFTER DEMOLITION OF EXISTING STRUCTURE BY GEO-TECH ENGINEER.

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.- I/ 12  
NAME OF GEOTECHNICAL ENGINEER

(TAMAL KANTI BANDYOPADHYAY)  
(E.S.E-II/393)  
NAME OF STRUCTURAL ENGINEER

## DECLARATION OF ARCHITECT

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 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 IT IS FULLY OCCUPIED BY THE OWNER.

ANJAN UKIL CA/94/16721  
NAME OF ARCHITECT

## DECLARATION OF OWNER

I DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, I SHALL ENGAGE ARCHITECT & ESE DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF ARCHITECT & 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.R UNDER THE GUIDANCE OF ARCHITECT/ESE BEFORE STARTING OF BUILDING FOUNDATION.

AMITAVA SINGHA ROY  
(C.A. OF DR. TRIDEEP DEY)  
NAME OF OWNER

GROUND FLOOR PLAN, EXISTING STRUCTURE PLAN, DETAIL OF U.G.W.R. & SEPTIC TANK, SITE PLAN & LOCATION PLAN.

## PROJECT.

PROPOSED G+IV STORIED (HT.-15.475MT.) RESIDENTIAL BUILDING U/S. 393A OF K.M.C. ACT-1980 AND BUILDING RULE 2009 AT- 90/2/3, MANICK BANDOPADHYAY SARANI, KOLKATA- 700040, WARD NO.-097, BOROUGH NO.-X, P.S.- REGENT PARK.

| JOB NO. | DRG. NO.     | DATE     | DEALT |
|---------|--------------|----------|-------|
| 1400    | ARCH/CORP-02 | 07.04.26 | AVIK  |



Anjan Ukil  
architect

|                             |                         |
|-----------------------------|-------------------------|
| PLAN CASE NO.-2025100317    | B.P. NO.: 2026100011    |
| SCALE: 1:100, 1:600, 1:4000 |                         |
| DATE: 08/04/2026            | VALID UP TO: 08/04/2031 |

SIGNATURE OF A.E.  
(C/BR.-X/BLDG. K.M.C)

SIGNATURE OF E.E.  
(C/BR.-X/BLDG. K.M.C)