



FRONT ELEVATION
SCALE=1:100

SECTION AT= A-B
SCALE=1:100

SECTION AT= C-D
SCALE=1:100

NOTE :-

- * THE DEPTH OF SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR SHALL NOT EXCEED THE DEPTH OF FOUNDATION.
- * PRECAUTIONARY MEASUR WILL BE TAKEN AT THE TIME OF DEMOLITION OF EXISTING STRUCTURE, CONSTRUCTION OF BUILDING AND SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR.

NOTES & SPECIFICATIONS:-

1. Unless otherwise specified all dimensions are in M.M.
2. 75 th. 1st. class B.F.S. in foundation and floor.
3. 200 th. outer wall with (1:6) mortar and 75/125 th. partition wall with (1:4) mortar.
4. Roof and lime terracing will be with their proper water proofing compound.
5. All ceiling and R.C.C. plaster 12th. with (1:4) mortar and all wall plaster 12 thick with (1:6) mortar.
6. All steel grade is Fe 415.
7. All concrete grade is M20.
8. All shorts of precautionary measures should be taken during construction.
9. All building materials will be as per I.S code and N.B.C. recommendation.

PART-A

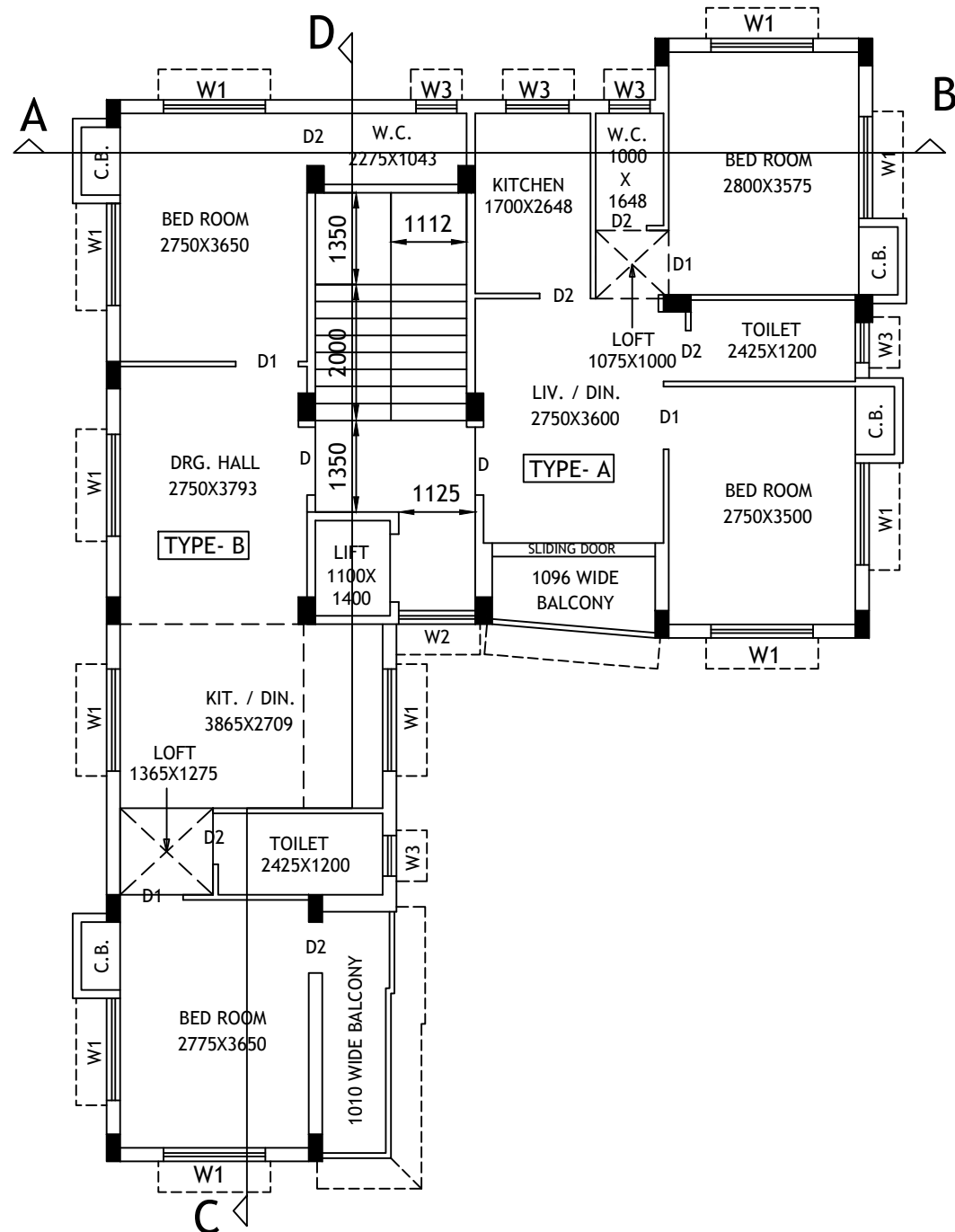
1. Assessee No.- 21-100-07-1022-6

2. Details of Mutation

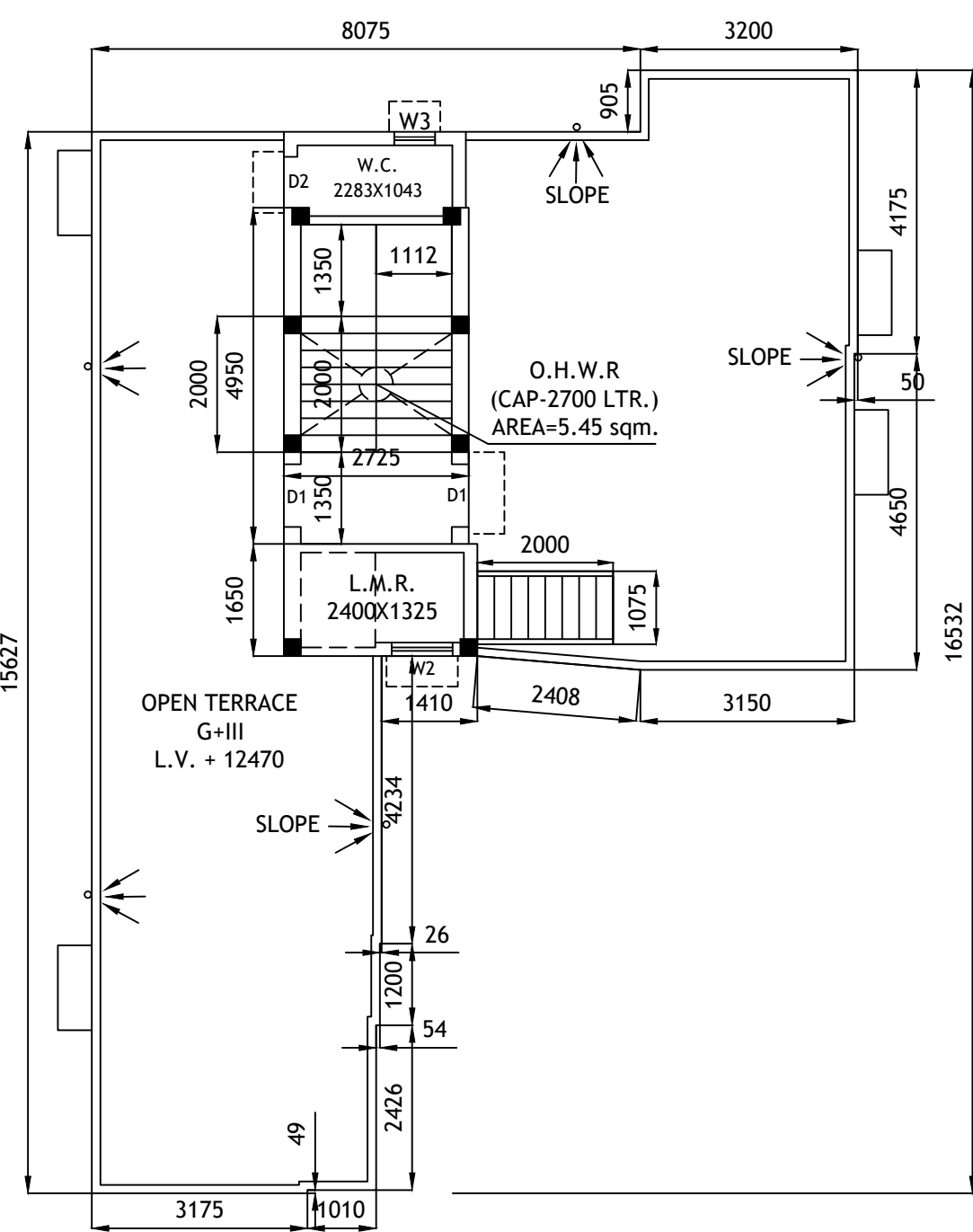
Case No : M/100/01-OCT-24/1241
Dated. : 01/10/2024

DOOR & WINDOWS					
DOORS			WINDOWS		
MKD.	WIDTH	HIGHT	MKD.	WIDTH	HIGHT
D	1000	2100	W1	1500	1200
D1	900	2100	W2	1125	1200
D2	750	2100	W3	900	1200
D3	1200	2100	W4	600	600
			W5	750	900

Average Back as per Notification no.480/MA/O/C-4/3R-13/2012
Dated - 21.10.2014. & With effect from 22.10.2014.
Area/Width = 33.839066 Sq.m. / 11.275 M. = 3.001 M.



1ST, 2ND & 3RD FLOOR PLAN
SCALE = 1:100



ROOF PLAN
SCALE = 1:100

CERTIFICATE

Premises No.- 348/31 Netaji Subhas Chandra Bose Road
Assessee No.- 21-100-07-1022-6
Name of the Owner(s)/Applicant (s): (1) Sri. Sumit Ganguly, the Sole Proprietor of
MRIGANK ENTERPRISE & C.A. of Sri. Biplab Kumar Guha & others 6 nos

Area of the Land : 227.146 Sq.m.
Name of the L. B. S. : Partha Acharjee No. LBS/11/339
Permissible Height in reference to CCZM issued by AAI:33M.

Co-ordinate in WGS 84 and site Elevation (AMSL):

Reference point marked in the Site plan proposal	Co-ordinate in WGS 84	Site Elevation (AMSL)M
	Latitude	Longitude
A,B	22°28' 34" N	88°22' 9.58" E
		5.00 M.

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.

(1) Sri. Sumit Ganguly. Partha Acharjee (339/11)
Name of Applicants Name of L. B. S

PART-B

8. Area of land
a)As per title deeds & Documents = 03 K-06 CH - 15 SFT. =227.146 SQM.
b)As per Physical Measurements = 227.381 Sqm.

9. Permissible ground coverage = 134.232 SQM. = (59.095 %)
10. Proposed ground coverage = 124.026 SQM. = (54.602 %)

11. Proposed Area

	Total floor Area	(CUT OUT) (For Stair)	(CUT OUT) (For Lift)	Stair & stair lobby	Lift lobby	Net floor area
Ground floor	116.093 Sqm.			10.614 Sqm.	1.631 Sq.m.	103.848 sqm.
First floor	124.026 Sqm.	1.54 Sq.m.	10.614 Sqm.	1.631 Sq.m.		110.241 sqm.
Second floor	124.026 Sqm.	1.54 Sq.m.	10.614 Sqm.	1.631 Sq.m.		110.241 sqm.
Third floor	124.026 Sqm.	1.54 Sq.m.	10.614 Sqm.	1.631 Sq.m.		110.241 sqm.
Total	488.171 Sqm.	4.62 Sq.m.	42.456 Sqm.	6.524 Sq.m.	434.571 Sqm.	

12.) Parking Calculation:-

A)	Tenement Type	Net Tenement Size	Proportionate Common Area	Actual Tenement size	No. of Tenement
	Type - A	49.219 Sqm.	7.580 Sqm.	56.799 Sqm.	4 No.
	Type - B	60.464 Sqm.	9.311 Sqm.	69.775 Sqm.	3 No.
				Total Required Parking = 1	

b) Nos. of Parking Provided = 1 Nos
c) Actual Area of Parking Provide = 47.188 Sq.m.

F.A.R

a) Permissible F.A.R.= 2.0
b) Proposed F.A.R. = (434.571 + 25)/227.146 = 1.803 < 2.0

10. Others area

a) Stair Head room Area = 13.488 Sqm. b) Area of the C.B. = 7.50 Sqm.
c) Lift Machine Room Area = 4.703 Sqm. d) Area of Stair L.M.R. = 2.150 Sqm.
e) Common area at ground floor = 19.685 Sqm. f) Area of Loft = 9.52 Sqm.
g) Total Common Area = 58.091 Sqm. h) Building Height = 12.470 M.
i) Overhead water reservoir area = 6.221 Sqm. j) Area of Roof W.C. = 3.0 Sqm.
k) Additional Area for fees = (13.488+4.703+2.15+7.50+9.52+3.0) = 40.36
l) Total Area for fees = (434.571 + 42.456 + 6.524 + 40.361) = 523.911 Sq.m.

B.P. NO. : 2024100240,

DATE : 07/02/2025,

VALID UP TO: 06/02/2030,

DIGITAL SIGNATURE OF A.E.

1. Details of Regd. Title deed (1)
Book No : I
Vol No : XXVI
Page No : 153 TO 156
Being No : 1914
Dated : 12-07-1988
Regd. At- Addl. Dist. Sub. Registrar
Alipore, South 24 Parganas

5. Details of Regd. Deed of Exchange/ Amalgamation (2)
Book No : I
Vol No : 1603-2024
Page No : 342335 TO 342356
Being No : 160313211
Dated : 06-08-2024
Regd. At-OFFICE OF THE D. S. R.-III
SOUTH 24 PARGANAS

1. Details of Regd. Title deed (1)
Book No : I
Vol No : XXVI
Page No : 157 TO 160
Being No : 1915
Dated : 12-07-1988
Regd. At- Addl. Dist. Sub. Registrar
Alipore, South 24 Parganas

6. Details of Regd. Deed of General Power of Attorney
Book No : I
Vol No : 1603-2024
Page No : 342207 TO 342229
Being No : 160313233
Dated : 06-08-2024
Regd. At-OFFICE OF THE D. S. R.-III
SOUTH 24 PARGANAS

3. Details of Regd. Deed of Partition
Book No : I
Vol No : 1603-2024
Page No : 342268 TO 342289
Being No : 160313209
Dated : 06-08-2024
Regd. At-OFFICE OF THE D. S. R.-III
SOUTH 24 PARGANAS

7. Details of Regd. Deed of Boundary Declaration.
Book No : I
Vol No : 1603-2024
Page No : 460708 TO 460719
Being No : 160318020
Dated : 29-10-2024
Regd. At-OFFICE OF THE D. S. R.-III
SOUTH 24 PARGANAS

4. Details of Regd. Deed of Exchange/ Amalgamation (1)
Book No : I
Vol No : 1603-2024
Page No : 342390 TO 342406
Being No : 160313210
Dated : 06-08-2024
Regd. At-OFFICE OF THE D. S. R.-III
SOUTH 24 PARGANAS

7. Details of Regd. Non Eviction of Tenant.
Book No : I
Vol No : 1603-2024
Page No : 460201 TO 460209
Being No : 160318021
Dated : 29-10-2024
Regd. At-OFFICE OF THE D. S. R.-III
SOUTH 24 PARGANAS

GEO-TECHNICAL DECLARATION

Undersigned has inspected the site and shall carry out soil investigation thereon. It is certified that the existing soil of the site shall be able to carry the load coming from the proposed construction and the foundation system proposed herein shall be safe & stable in all respect from geo-technical point of view.

KALLOL KR. GHOSHAL, G.T./I/49.)
NAME OF G.T.E.

DECLARATION OF E.S.E.

The structural design and drawing of both foundation and super structure of the building shall be made by me considering all possible loads including seismic load as per national building code of India and certified that it shall be safe and stable in all respect.

RAMPRASAD MUKHERJEE "ESE/II/471" (K.M.C.)
NAME OF E.S.E.

DECLARATION OF L.B.S.

Certified with full responsibility that the building plan has been drawn up as per the provision of K.M.C. Building Rules 2009, as amended from time to time, that the site conditions, including the abutting road at Northern side is confirms with the plan, which has been measured and verified by me. The site will be supervise by me.

It is a build able site and not a tank of filled up tank. The land with existing structure is demarcated by boundary wall. The construction of semi under ground water reservoir & septic tank will be completed before starting of building foundation work. The abutting road is 7.049 M. (average) wide Black top road on the Northern Side.

PARTHA ACHARJEE "LBS/11/339" (K.M.C.)
NAME OF OF L.B.S.

DECLARATION OF OWNER / APPLICANT

I do hereby declare with full responsibility that I shall engage L.B.S. & E.S.E. during construction. I follow the instruction of L.B.S. & E.S.E. during construction of the building. (as per B.S. plan), K.M.C. authority will not be responsible for structural stability of the building and adjoining structures, If any submitted documents are found to be fake, the K.M.C. authority will revoke the sanction plan, The construction of semi underground water reservoir and septic tank will be undertaken under the guidance of E.S.E./L.B.S. before starting the building foundation work, The plot was identified by us during departmental inspection, Existing structure will be demolish before the starting of construction now there is occupied by owners & A tenant. There is no Court case pending against this premises.

SRI SUMIT GANGULY, PROPRIETOR OF "MRIGANK ENTERPRISE" & CONSTITUTE ATTORNEY OF (1) SRI. BIPLAB KUMAR GUHA ALIAS BIPLAB KANTI GUHA, (2) SMT. PURABI GUHA, (3) PRADIP KUMAR GUHA, (4) SRI. RAJIB KUMAR GUHA, (5) BIKASH CHANDRA GUHA, (6) SRI. RANABIR GUHA & (7) SMT. GAYATRI GUHA.
NAME OF APPLICANTS

PROPOSED G+III STORIED RESIDENTIAL BUILDING PLAN U/S 393A OF K.M.C. ACT 1980 & UNDER BUILDING RULES 2009, WITH CIRCULAR NO 2 OF 2020-2021, DATED - 13. 06. 2020 AT THE PREMISES NO.- 348/31 NETAJI SUBHAS CHANDRA BOSE ROAD, WARD NO.- 100, BOROUGH NO. -X, KOLKATA - 700 047, P.S.- NETAJI NAGAR.

RESIDENTIAL USE.