



CERTIFICATE

Premises No : 15/1A, IBRAHIMPUR ROAD
ASSEESSEE NO : 21-096-02-0279-0
Name of the Owner (s) / Applicant (s) : SMT. ANIMA DAS , SMT. TARA DAS
PARTNERS OF T & A DEVELOPERS
AND CONSTITUTED ATTORNEY OF
SRI. AMITAVA GUHA

Area of Land : 401.337 Sq mt.
Name of L.B.S. : AVIJIT DAS L.B.S.-CLASS- I/ 1765 (K.M.C.)

Permissible height in reference to CCZM issued by AAI : 33.0 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 Latitude	Longitude	Site Elevation (AMSL)
1	22.494494	88.368980	2.7 M.
2	22.494494	88.369130	2.7 M.

That 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.

AVIJIT DAS
L.B.S.-CLASS- I/ 1765 (K.M.C.)

SMT. ANIMA DAS , SMT. TARA DAS
PARTNERS OF T & A DEVELOPERS
AND CONSTITUTED ATTORNEY OF
SRI. AMITAVA GUHA

NAME OF L.B.S. SIGNATURE OF OWNER / APPLICANT

DOOR WINDOW SCHEDULE

TYPE	WIDTH	HT.	TYPE	WIDTH	HT.
D1	1200	2100	W1	1500	1200
D2	900	2150	W2	1200	1200
D3	750	2150	W3	1000	1200
			W4	600	600

SPECIFICATIONS

R.C.C. FRAME STRUCTURE WITH CONC. GRADE 1:1.5:3.
200 M.M. THK. EXTERNAL 125 & 75 M.M. THK. INTERNAL WALLS WITH
1:4 CEMENT MORTER JOINTS.
STEEL Z-SECTION WINDOWS.
CAST-IN-SITU MARBLE FLOORING.
1:6 & 1:4 CEMENT PLASTER ON INTERNAL WALLS AND CEILING RESPECTIVELY.
WATER PROOFING TREATMENT.
P.O.P. PUNNING ON INTERNAL WALLS & CEILING.

STATEMENT OF THE PLAN PROPOSAL

PART-A:

1. ASSESSEE NO : 21-096-02-0279-0
2. DETAIL OF REGISTERED DEED OF CONVEYANCE .
BOOK NO : 1 VOL. NO : 1604-2022 PAGE NO : 254930 TO 254959
BEING NO : 160408121 DATED : 27.07.2022 PLACE : D.S.R.-IV SOUTH 24-PARGANAS
3. DETAIL OF REGISTERED BOUNDARY DECLARATION.
BOOK NO : 1 VOL. NO : 1603-2023 PAGE NO : 426661 TO 426681
BEING NO : 160315744 DATED : 13.10.2023 PLACE : D.S.R. - III SOUTH 24-PARGANAS
4. DETAIL OF REGISTERED CORNER SPLAYED .
BOOK NO : 1 VOL. NO : 1603-2023 PAGE NO : 426682 TO 426705
BEING NO : 160315745 DATED : 13.10.2023 PLACE : D.S.R. - III SOUTH 24-PARGANAS
5. a) AREA OF LAND (Physical) : 6K - 5CH - 36.136 SQ.FT. = 425.598 SQM.
b) NO OF STOREY : G+IV
6. a) NO. OF TENAMENTS : 8 NOS.
7. SIZE OF TENAMENTS : a) 75.0 - 100.0 Sqm 08 NOS

PART-B:

1. AREA OF LAND AS PER TITLE DEED = 6K - 5CH - 05Q.FT. = 401.337 SQM.
2. AS PER BOUNDARY DECLARATION = 6K - 5CH - 36.136 SQ.FT. = 425.598 SQM.
3. STRIP OF LAND AREA = 43.443 SQM.
4. CORNER SPLAYED AREA = 2.248 SQM.
5. NET LAND AREA = 379.907 SQM
6. (i) PERMISSIBLE GROUND COVERAGE :- 53.288 % = 213.864 SQM
(ii) PROPOSED GROUND COVERAGE :- 44.934 % = 180.338 SQM
7. PROPOSED HEIGHT = 15.475 MT.
8. PROPOSED AREA

	GROSS COVERED AREA	CUT OUT	EXEMPTED AREA	NET FLOOR AREA
GROUND FLOOR	168.544 SQM	STAIR DUCT	12.758 SQM	151.296 SQM
1ST FLOOR	180.338 SQM	LIFT WELL	13.365 SQM	166.796 SQM
2ND FLOOR	180.338 SQM	STAIR-STAR LOBBY	13.365 SQM	166.796 SQM
3RD FLOOR	180.338 SQM	LIFT LOBBY	13.365 SQM	166.796 SQM
4TH FLOOR	180.338 SQM		13.365 SQM	166.796 SQM
TOTAL	689.886 SQM		52.858 SQM	796.169 SQM

9. TENEMENTS & CAR PARKING CALCULATION :-
(A) RESIDENTIAL:
MARKED TENEMENT SIZE PROPORTIONAL AREA TO BE ALLOCATED ACTUAL TENEMENT AREA NO. OF TENEMENT REQUIRED CAR PARKING
A 79.274 SQ.M 12.892 SQ.M 91.366 SQ.M 4 4 NOS
B 80.487 SQ.M 12.277 SQ.M 92.764 SQ.M 4 4 NOS
(i) TOTAL REQUIRED CAR PARKING :- 4 NOS
(ii) TOTAL PROVIDED CAR PARKING :- 4 NOS
(iii) PERMISSIBLE AREA FOR PARKING = 100.0 SQ.M.
(iv) PROVIDED AREA OF PARKING = 139.870 SQ.M.

10. F.A.R. :
(i) PERMISSIBLE F.A.R = 1.75
(ii) PROPOSED F.A.R = (796.169 - 100.00) / 401.337 = 1.735<1.75

11. MISC AREA:
(i) STAIR HEAD ROOM AREA :- 16.239 SQ.M.
(ii) LIFT MACHINE ROOM AREA :- 11.641 SQ.M
(iii) LIFT MACHINE ROOM STAIR AREA :- 3.57 SQ.M
(iv) TERRACE AREA :- 180.338 SQ.M
(v) RELAXATION OF AUTHORITY, IF ANY :- N.A.
(vi) OVER HEAD TANK AREA :- 7.418 SQ.M.
(vii) AREA OF CUP-BEARD :- 14.4 SQM.
(viii) AREA OF TREE COVER PERMISSIBLE :- 8.929 SQM.
(viii) AREA OF TREE COVER PROPOSED :- 10.00 SQM.
(ix) TOTAL AREA FOR FEES :- 922.242 SQM

CERTIFICATE OF GEO - TECHNICAL ENGINEER

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

BHASKARJYOTI ROY
G.T. / I / 50 (K.M.C.)
NAME OF GEO-TECHNICAL ENGINEER

CERTIFICATE OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAVE BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER M.B.C. OF INDIA AND BASIS OF SOIL INVESTIGATION REPORT BY SOIL-TECH , BHASKARJYOTI ROY , G.T. -J50 (K.M.C.) OFFICE -51/1H, P.G.H. SHAH ROAD, JADAVPUR KOLKATA -700032. CERTIFY THAT IT SAFE IN ALL RESPECT.

SAKTI BRATA BHATTACHARYYA
E.S.E.-CLASS- I/ 116 (K.M.C.)
NAME OF STRUCTURAL ENGINEER

DECLARATION OF L.B.S.

CERTIFIED THAT THE PLAN ITSELF 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 ABUTTING ROAD IS CONFORM WITH THE PLAN. IT IS A BUILD ABLE SITE NOT A TANK OR FILLED UP TANK.

AVIJIT DAS
L.B.S.-CLASS- I/ 1765 (K.M.C.)
NAME OF L.B.S.

DECLARATION OF OWNER

WE DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, WE SHALL ENGAGE L.B.S.E.E & G.T.E DURING CONSTRUCTION. WE SHALL FOLLOW THE INSTRUCTION OF L.B.S. , E.S.E & 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 S.U.G.W.R & SEPTIC TANK TAKEN UNDER THE GUIDANCE OF L.B.S/E.S.E BEFORE STARTING OF BUILDING FOUNDATION.
THE PLOT IS IDENTIFIED BY ME. THE PLOT IS FULLY DEMARCATED BY BOUNDARY WALL. THERE IS NO TENANT. THERE IS NO COURT CASE PENDING AGAINST THIS PLOT.

SMT. ANIMA DAS , SMT. TARA DAS
PARTNERS OF T & A DEVELOPERS
AND CONSTITUTED ATTORNEY OF SRI. AMITAVA GUHA
NAME OF APPLICANTS

B.P. NO :- 2024100237 DATED :- 31-JAN-2025 VALID UP TO :- 31-JAN-2030

ASSISTANT ENGINEER (CIVIL)
BR. X / BUILDING DEPARTMENT

EXECUTIVE ENGINEER (CIVIL)
BR. X / BUILDING DEPARTMENT

GROUND FLOOR PLAN, FIRST TO FOURTH FLOOR PLAN, ROOF PLAN, FRONT SIDE ELEVATION, SECTION AT A-A', B-B' .

PROJECT.
PROPOSED G+IV STORIED (HT.-15.475MT.) RESIDENTIAL BUILDING U/S 393 A OF K.M.C. ACT 1980 & UNDER BUILDING RULE 2009, AT PREMISES NO - 15/1A, IBRAHIMPUR ROAD, WARD NO.-96, BOROUGH NO.-X, P.S. - JADAVPUR, KOLKATA - 700 032.

JOB NO.	DRG. NO.	DATE	DEALT
1/2	ARCHCORP-A DWG	26.01.2025	AYAN

SCALE -1:100