



**PART-A**

**AREA STATEMENT**

- ASSESSES NO.-210971100138
- DETAIL OF REGISTER DEED- BOOK-I, VOLUME NO.-1603-2023, PAGE-543196 TO 543220, BEING NO.- 160319314, YEAR- 20-12-2023, PLACE-D.S.R-II SOUTH 24 PARGANAS
- DETAIL OF BOUNDARY DECLARATION- BOOK-I, VOLUME - 1603-2024, PAGE-146605-146616, BEING NO.- 160305986, DATE-08-04-2024, PLACE-D.S.R-II SOUTH 24 PARGANAS
- DETAIL OF NON EVICTION OF TENANT- BOOK-I, VOLUME NO.- 1603-2024, PAGE-146585 - 146594 BEING NO.- 160305987, YEAR-08-04-2024, PLACE-D.S.R-II SOUTH 24 PARGANAS

**PART-B:**

- AREA OF LAND:-
  - AS PER DEED (3 K. - 08 CH. - 07 SQ.FT.)= 234.764 SQ.M
  - AS PER BOUNDARY DECLARATION (3 K. - 08 CH. - 02 SQ.FT.)= 234.303 SQ.M
- PERMISSIBLE GROUND COVERAGE (58.856%) 137.901 SQ.M
  - PROPOSED GROUND COVERAGE =134.929 SQ.M.(57.587%)
- PROPOSED HEIGHT = 12.400 M.
- ROAD WIDTH=4.877 M.

**5. PROPOSED AREA :-**

FLOOR	COVERED AREA	STAR+LIFT LOBBY	LIFT	NET FLOOR AREA
GROUND FLOOR	113.886 SQ.M	10.340+2.238=13.276 SQ.M		100.61 SQ.M
1ST. FLOOR	134.929 SQ.M	10.340+2.238=13.276 SQ.M	1.87 SQ.M	119.783 SQ.M
2ND. FLOOR	134.929 SQ.M	10.340+2.238=13.276 SQ.M	1.87 SQ.M	119.783 SQ.M
3RD. FLOOR	134.929 SQ.M	10.340+2.238=13.276 SQ.M	1.87 SQ.M	119.783 SQ.M
<b>TOTAL</b>	<b>518.673 SQ.M</b>	<b>53.104 SQ.M</b>	<b>5.61 SQ.M</b>	<b>459.959 SQ.M</b>

**6. TENEMENTS & CAR PARKING CALCULATION :-**

MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
A	52.424 SQ.M	8.1257 SQ.M	60.5497 SQ.M	3	2
B	65.946 SQ.M	10.2216 SQ.M	76.1676 SQ.M	3	
C	44.784 SQ.M	6.9415 SQ.M	51.7255 SQ.M	1	

- TOTAL REQUIRED CAR PARKING =2 NOS.
- TOTAL PROVIDED CAR PARKING =2 NOS.
- PERMISSIBLE AREA FOR PARKING =50 SQ.M.
- PROVIDED AREA OF PARKING = 51.184
- TOTAL PROVIDED CAR PARKING =2 NOS.
- STAIR HEAD ROOM AREA =12.740 SQ.M.
- OVEN HEAD TANK AREA =8.255 SQ.M.
- LIFT MACHINE ROOM AREA = 7.552+5.250=12.802 SQ.M.
- AREA OF C.B = 4.386 SQ.M.
- PROPOSED F.A.R = (459.959 SQ.M) / (234.303) = 1.97
- TREE COVER AREA REQUIRED = 1.30% OF LAND AREA(3.045 SQ.M.)
- TREE COVER AREA PROVIDED = 1.393% OF LAND AREA(3.265 SQ.M.)
- PERMISSIBLE F.A.R =1.75

**NOTE**  
DEPTH OF SEPTIC TANK & SEM UNDER GROUND WATER RESERVOIR SHALL NOT EXCEED THE DEPTH OF FOUNDATION OF THE BUILDING.

**DOORS & WINDOWS SCHEDULE**

LOOKERS MOD.	WIDTH	HEIGHT	WINDOWS MOD.	WIDTH	HEIGHT
D1	1000	2100	W1	1500	1350
D2	900	2100	W2	900	1050
D3	750	2100	W3	600	700

**SPECIFICATION**

- CEMENT CONC. TO FIN. - 1:1.5:3. CEMENT - SAND - AGGR.
- CEMENT CONC. TO SLAB, BEAM, CHAJIA & COLUMN - 1:1.5:3. CEMENT - SAND - AGGR.
- CEMENT MORTAR TO FIN. & MAIN WALL - 1:3
- CEMENT MORTAR TO 75 THK. & 125 THK WALLS CEILING - 1:4
- CEMENT MORTAR TO INSIDE & OUTSIDE WALL PLASTER - 1:3
- CEMENT CONCRETE TO FLOOR - 1:3:6
- R.C.C GRADE M25 AND STEEL F8-500

CERTIFY 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 ABUTTING ROAD MAINTAINED BY K.M.C.) CONFORM WITH THE PLAN WHICH HAS BEEN ASSURED & VERIFIED BY ME. IT IS A BUILDABLE SITE. NOT A TANK OR FILLED UP A TANK THE LAND IS DEMARCATED BY BOUNDARY WALL THE CONSTRUCTION OF U.G.WATER TANK & SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

**CERTIFICATE**

Permit No. - 9/1 NARENDRA NATH GHOSH LANE  
Assessee No. - 210971100138

Name Of Owner(s) (Applicant) - 1) SRI BHAVESH TANWANI, 2) SRI ROHAN TANWANI, 3) SRI PIYUSH TANWANI, 4) SRI PAWAN KUMAR TANWANI

Area of plot of land -  
1) As per Deed = 3 K. - 08 CH. - 07 SQ.FT. = 234.764 SQ.M  
2) Physically Meas = 43 K. - 08 CH. - 02 SQ.FT. = 234.303 SQ.M

Name Of Architect: UDISHA BHATTACHARYA NO. - CA/2019/109270

Permissible height in reference to CCZM issued by AAJ - 33 M.  
Co-ordinate in WGS- 84 and site elevation (AMSL) - 11 M.

N.O.C ID:-

Reference points marked in The site plan of the proposal	Co-ordinate in WGS- 84	Site elevation (AMSL)
	Latitude	Longitude
	22°29'16"N	88°09'05"E
		11 M.

UDISHA BHATTACHARYA  
REG. NO. CA/2019/109270  
Name of Architect

"MANDHAN PROJECTS" PARTNERS 1) SRI BHAVESH TANWANI, 2) SRI ROHAN TANWANI, 3) SRI PIYUSH TANWANI, 4) SRI PAWAN KUMAR TANWANI  
Name of owner

UDISHA BHATTACHARYA  
REG. NO. CA/2019/109270  
ARCHITECT

THIS STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION & SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME (S. SAHA) ASSOCIATES) OF 501, 5th FLOOR, RAJANAGA MAIN ROAD, KOLKATA-700107, ON BASIS OF SOIL TEST REPORT DONE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER I.B.C OF INDIA(LATEST REVISION) & CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECT.

SUSANTA SAHA  
S.E./I/170  
EMPANELLED STRUCT. ENGRS.

WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I/WE SHALL ENGAGE I.S.A & E.S.E EXISTING CONSTRUCTION OF THE BUILDING AS PER 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 FALSE, K.M.C. AUTHORITY WILL REMOVE THE SANCTION AND THE CONSTRUCTION OF PARTS, RESERVOIR & SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUARANTEE OF I.S.A & E.S.E BEFORE STARTING BUILDING FOUNDATION WORK. THE PLOT HAS BEEN IDENTIFIED BY ME AND IF ANY DISPUTE ARISE, K.M.C. AUTHORITY WILL REMOVE SANCTION THERE INDO COURT CASE PROCEEDING AGAINST THIS PREMISES THE EXISTING STRUCTURE IS OCCUPIED BY OWNERS AND THERE IS ONE TENANT.

"MANDHAN PROJECTS" PARTNERS 1) SRI BHAVESH TANWANI, 2) SRI ROHAN TANWANI, 3) SRI PIYUSH TANWANI, 4) SRI PAWAN KUMAR TANWANI  
NAME OF OWNER/APPLICANT

UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT 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 THE FOUNDATION SYSTEM PROPOSED HEREIN IS SAFE & STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

SUSANTA SAHA  
S.E./I/170  
NAME OF GEO TECHNICAL ENGRS.

PLAN OF A PROPOSED G- III STORED RESIDENTIAL BUILDING U/S 393A OF K.M.C. ACT 11980 COMPLYING WITH K.M.C. BUILDING RULES 2009 AT PREMISES NO. 9/1 NARENDRA NATH GHOSH LANE, WARD NO-097, BOROHOUSING, K.P.O.S.P.S. -REGENT PARK KOLKATA-700040, UNDER K.M.C.

NAME OF OWNERS- 1) SRI BHAVESH TANWANI, 2) SRI ROHAN TANWANI, 3) SRI PIYUSH TANWANI, 4) SRI PAWAN KUMAR TANWANI

**BUILDING PERMIT NO - 2024100088**  
**DATED : 23-JUL-2024**  
**VALID UP TO : 23-JUL-2029**

**ASSISTANT ENGINEER (CIVIL)**  
**BUILDING DEPARTMENT -BR.X-K.M.C**

BHATTACHARYA & ASSOCIATES.  
ARCHITECTS, ENGINEERS & INT. DESIGNERS  
3RD FLOOR, ADARSH NAGAR, 4TH FLOOR  
370/1, ANANT MISHRA, 4TH FLOOR  
P.O. - 91 842079 1252  
e-mail: archraj19@gmail.com