



PART-A

AREA STATEMENT

- ASSESSES NO.-210971/00138
- 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.- 160309986, DATE-08-04-2024,PLACE-D.S.R-III SOUTH 24 PARGANAS
- DETAIL OF NON EVICTION OF TENANT- BOOK-I, VOLUME NO.- 1603-2024, PAGE-146555- 146594 BEING NO.-160305987, YEAR-08-04-2024,PLACE-D.S.R-III SOUTH 24 PARGANAS

PART-B:

- AREA OF LAND:-
 - AS PER DEED (3 K. - 08 CH. -07 SQ.FT.)= 234.764 SQ.M
 - 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 :-

| | COVERED AREA | STAIR-LIFT LOBBY | LIFT | NET FLOOR AREA |
|--------------|--------------|--------------------------|-----------|----------------|
| GROUND FLOOR | 113.886 SQ.M | 10.340-2.936=13.276 SQ.M | - | 100.81 SQ.M |
| 1ST FLOOR | 134.929 SQ.M | 10.340-2.936=13.276 SQ.M | 1.87 SQ.M | 119.783 SQ.M |
| 2ND FLOOR | 134.929 SQ.M | 10.340-2.936=13.276 SQ.M | 1.87 SQ.M | 119.783 SQ.M |
| 3RD FLOOR | 134.929 SQ.M | 10.340-2.936=13.276 SQ.M | 1.87 SQ.M | 119.783 SQ.M |
| TOTAL | 518.673 SQ.M | 53.104 SQ.M | 5.61 SQ.M | 459.859 SQ.M |

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.
- PROPOSED F.A.R = (459.859/50) / 234.303 = 1.75
- TOTAL PROVIDED CAR PARKING = 2 NOS.
- STAIR HEAD ROOM AREA = 12.740 SQ.M.
- PERMISSIBLE AREA FOR PARKING = 50 SQ.M.
- OVER HEAD TANK AREA = 8.255 SQ.M.
- PROVIDED AREA OF PARKING = 51.184 SQ.M.
- LIFT MACHINE ROOM AREA = 7.552+5.250=12.802 SQ.M.
- AREA OF C.B = 4.366 SQ.M.
- PERMISSIBLE F.A.R = 1.75
- STAIR HEAD ROOM AREA = 12.740 SQ.M.
- OVER HEAD TANK AREA = 8.255 SQ.M.
- LIFT MACHINE ROOM AREA = 7.552+5.250=12.802 SQ.M.
- AREA OF C.B = 4.366 SQ.M.
- 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.)

NOTE:
DEPTH OF SEPTIC TANK FROM UNDER GROUND WATER RESERVOIR SHALL NOT EXCEED THE DEPTH OF FOUNDATION OF THE BUILDING.

DOORS & WINDOWS SCHEDULE

| DOORS | WIDTH | HEIGHT | WINDOWS | WIDTH | HEIGHT |
|-------|-------|--------|---------|-------|--------|
| D1 | 1000 | 2100 | W | 1500 | 1350 |
| D2 | 900 | 2100 | W1 | 1350 | 1350 |
| D3 | 750 | 2100 | W2 | 900 | 1050 |
| | | | W3 | 600 | 700 |

SPECIFICATION

- CEMENT CONC. TO FDN - 1:1.5:3; CEMENT : SAND - AGGR.
- CEMENT CONC. TO BEAM, COLUMN & COLUMN: 1:1.5:3; CEMENT : SAND : AGGR.
- CEMENT MORTAR TO FDN. & MAIN WALL - 1:6
- CEMENT MORTAR TO 75 THK. & 125 THK WALL & CEILING - 1:4
- CEMENT MORTAR TO INSIDE & OUTSIDE WALL PLASTER - 1:4
- CEMENT CONCRETE TO FLOOR - 1:3:6
- R.C.C. GRADE: M20 AND STEEL: F450

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 ADJUTING ROAD (MAINTAINED BY K.M.C.) CONFORM WITH THE PLAN WHICH HAS BEEN MEASURED & 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

Permittee No. - 9/1 NARENDRA NATH GHOSH LANE
Assessee No - 210971/00138

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

Area of plot of Land -
i) As per Deed = 3 K. - 08 CH. - 07 SQ.FT. = 234.764 SQ.M
ii) Physically found = 3 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 | 11 M. |
| | 22°28'16"N 88°20'36"E | |

The above information is true and correct in all respect and if any change, it is found otherwise, then I shall be liable for which K.M.C. and other appropriate authority reserve the right to take appropriate action against me as per law. The plot does not within the Red zone of AAJ CCZM.

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

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

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

THIS STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION & SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME (S. ASSOCIATES) OF S.O.I. E.B-6, RADANGA MAIN ROAD, KOLKATA - 700101, ON BASIS OF SOIL TEST REPORT DONE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER B.C.O.F INDIA (LATEST REVISION) & CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECT.

SUSANTA SAHA
E.S.E./170
EMPANELLED STRUC. ENGR.

I/WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I/WE SHALL ENFORCE L.B.A & E.S.E. DURING CONSTRUCTION OF THE BUILDING PER B PLAN K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING AND ADJUTING STRUCTURES. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FALSE, K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF WATER RESERVOIR & SEPTIC TANK WILL BE UPERTAIN UNDER THE GUIDANCE OF L.B.A & E.S.E BEFORE STARTING OF BUILDING FOUNDATION WORK. THE PLOT HAS BEEN IDENTIFIED BY ME AND ANY DISPUTE ARISE, K.M.C. AUTHORITY WILL REVOKE SANCTION PLAN THERE IS NO COURT CASE PENDING AGAINST THIS PREMISE. THE EXISTING STRUCTURE IS OCCUPIED BY OWNER AND THERE IS NO TENANT.

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

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

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
E.T./145
NAME OF GEO-TECHNICAL ENGR.

PLAN OF A PROPOSED G+III STORED RESIDENTIAL BUILDING U/S 302A OF K.M.C. ACT 1980 COMPLYING WITH K.M.C. BUILDING RULES 2009. AT PREMISES NO. 9/1 NARENDRA NATH GHOSH LANE, WARD NO.-097, BOROUGH NO.- X, P.O & P.S.-REGENT PARK, KOLKATA-700001, UNDER K.M.C.

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

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

BHATTACHARYA & ASSOCIATES.
ARCHITECTS, ENGINEERS & INT. DESIGNERS
SUKLAVI HARIPAL ROAD, 1ST FLOOR
10/1 DIAMOND HARBOUR ROAD
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