



CERTIFICATE

Premises No : 154, LAKE GARDENS

Assessee No : 210930801987

Name of the Owner (s) / Applicant (s) : Santosh Jaiswal, Partners of " URV BUILDERS" Constituted Attorney of M/S. SPAN TIE UP PRIVATE LIMITED

Area of Land : 384.894 Sq mt.

Name of L.B.S. : AVISHEK ROY

No. LBS / I / 1748

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		Site Elevation (AMSL)
	Latitude	Longitude	
1	22.505711	88.356677	2.7 M.
2	22.505670	88.357070	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.

AVISHEK ROY B.TECH (CIVIL) L.B.S.-1748 (I), K.M.C.	SANTOSH JAISWAL PARTNER OF "URVI BUILDERS" CONSTITUTED ATTORNEY OF M/S SPAN TIE UP PRIVATE LIMITED
NAME OF L.B.S.	NAME OF OWNER / APPLICANT

DOOR WINDOW SCHEDULE					
TYPE	WIDTH	HT.	TYPE	WIDTH	HT.
D	1200	2100	W	1800	1200
D1	900	2100	W1	1500	1200
D2	750	2100	W2	1000	1000
D/W	1800	2100	W3	600	600

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.

BOOK NO : I	VOL. NO : 19	PAGE NO : 875 TO 905
BEING NO : 07772	DATED : 29.08.2014	PLACE : A.R.A - I KOLKATA
BOOK NO : I	VOL. NO : 19	PAGE NO : 906 TO 935
BEING NO : 07773	DATED : 29.08.2014	PLACE : A.R.A - I KOLKATA
BOOK NO : I	VOL. NO : 1901-2015	PAGE NO : 25811 TO 25843
BEING NO : 190104808	DATED : 09.07.2015	PLACE : A.R.A - I KOLKATA
BOOK NO : I	VOL. NO : 1603-2023	PAGE NO : 354821 TO 354845
BEING NO : 160312398	DATED : 24.08.2023	PLACE : D.S.R. - III SOUTH 24 - PARGANAS

BOOK NO : I	VOL. NO : 1603-2023	PAGE NO : 527604 TO 527613
BEING NO : 160319190	DATED : 13.12.2023	PLACE : D.S.R. - III SOUTH 24-PARGANAS
4. DETAIL OF REGISTERED POWER OF ATTORNEY .		
BOOK NO : I	VOL. NO : 1603-2022	PAGE NO : 344298 TO 344312
BEING NO : 160312422	DATED : 18.08.2023	PLACE : D.S.R.-III SOUTH 24-PARGANAS

5. a) AREA OF LAND (Physical)	: 5K-14CH-26.25SFT = 395.415 SQM
b) NO OF STOREY	: G+IV
6. a) NO. OF TENAMENTS	: 8 NOS.
7. SIZE OF TENAMENTS	a) 75.0 - 100.0 Sqm 04 NOS
	b) 100.0 - 200.0 Sqm 04 NOS

1. AREA OF LAND AS PER TITLE DEED	= 5K-12CH-03SFT = 384.894 SQM
2. AS PER BOUNDARY DECLARATION	= 5K-14CH-26.25SFT = 395.415 SQM
3. NET LAND AREA	= 395.415 SQM
4. (i) PERMISSIBLE GROUND COVERAGE	∴ 53.836 % = 207.211 SQM
(ii) PROPOSED GROUND COVERAGE	∴ 51.22 % = 197.146 SQM
5. PROPOSED HEIGHT	= 15.425 MT.

6. PROPOSED AREA		CUT OUT		EXEMPTED AREA		NET FLOOR AREA
	GROSS COVERED AREA	STAIR CUT	LIFT WELL	STAIR-STAIR LOBBY	LIFT LOBBY	
GROUND FLOOR	197.146 SQM	-	-	13.365 SQM	2.531 SQM	181.25 SQM
1ST FLOOR	197.146 SQM	0.5 SQM	2.581 SQM	13.365 SQM	2.531 SQM	178.169 SQM
2ND FLOOR	197.146 SQM	0.5 SQM	2.581 SQM	13.365 SQM	2.531 SQM	178.169 SQM
3RD FLOOR	197.146 SQM	0.5 SQM	2.581 SQM	13.365 SQM	2.531 SQM	178.169 SQM
4TH FLOOR	197.146 SQM	0.5 SQM	2.581 SQM	13.365 SQM	2.531 SQM	178.169 SQM
TOTAL	985.730 SQM	2.0 SQM	10.324 SQM	66.825 SQM	12.655 SQM	895.926 SQM

(A) RESIDENTIAL:					
MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
1	84.511 SQ.M	12.448 SQ.M	96.959 SQ.M	4	6 NOS
2	91.294 SQ.M	13.447 SQ.M	104.741 SQ.M	4	

(i) OFFICE BUILT-UP AREA = 13.371 SQM.
(ii) OFFICE CARPET AREA = 11.366 SQM. REQUIRED CAR PARKING = NIL
(C) PARKING:

(ii) TOTAL PROVIDED CAR PARKING	∴ 7 NOS
(iii) PERMISSIBLE AREA FOR PARKING	= 150.0 SQ.M.
(iv) PROVIDED AREA OF PARKING	= 153.230 SQ.M.
8. F.A.R.:	
(i) PERMISSIBLE F.A.R	= 2.25
(ii) PROPOSED F.A.R	= (893.926 - 150.00) / 384.894 = 1.933<2.25

(i) STAIR HEAD ROOM AREA	=	19.631	SQ.M.
(ii) LIFT MACHINE ROOM AREA (M.R.L.)	=	3.757	SQ.M.
(iii) TERRACE AREA	=	197.146	SQ.M.
(iv) RELAXATION OF AUTHORITY, IF ANY	=		CHANGE OF BACK
(v) OVER HEAD TANK AREA	=	6.951	SQ.M.
(vi) AREA OF W.C. AT ROOF	=	2.973	SQM.
(vii) AREA OF CLIP-BOARD	=	22.00	SQM.
(viii) AREA OF TREE COVER	=	10.00	SQM.
(ix) TOTAL AREA FOR FEES	=	1021.767	SQM

CERTIFICATE OF GEO - TECHNICAL ENGINEER
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.

KALLOL KUMAR GHOSHAL
B.E. (CIVIL), M.I.E.
CHARTERED ENGINEER
G.T.E. - 14(II)

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 N.B.C OF INDIA AND BASIS OF SOIL INVESTIGATION REPORT BY M/S TECHNO SOIL, KALLOL KUMAR GHOSHAL, GORKHARA, ARUNACHAL, SONARPUR, KOLKATA - 700 150. CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT.

GOURAB CHOWDHURY
E.S.E/II/632

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 BUILDABLE SITE NOT A TANK OR FILLED UP TANK.

AVISHEK ROY
B.TECH (CIVIL)
L.B.S.-1748 (I), K.M.C.
SIG. OF L.B.S.

DECLARATION OF OWNER

DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, I SHALL ENGAGE L.B.S & E.S.E DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF L.B.S & 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 THE BUILDING SHALL BE 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. THE PLOT IS VACANT. THERE IS NO COURT CASE PENDING AGAINST THIS PLOT.

SANTOSH JAISWAL
PARTNER OF "URVI BUILDERS"
CONSTITUTED ATTORNEY OF
M/S SPAN TIE UP PRIVATE LIMITED

SIGNATURE OF OWNER / APPLICANT

B.P. NO :- 2024100040	DATED :- 16/05/2024	VALID UPTO :- 15/05/2029
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DIGITAL SIG. OF ASSISTANT ENGINEER (K.M.C.)
BR. X / BUILDING DEPARTMENT

DIGITAL SIG. OF EXECUTIVE ENGINEER (K.M.C.)
BR. X / BUILDING DEPARTMENT

GROUND FLOOR PLAN, EXISTING PLAN, LOCATION PLAN, SITE PLAN, SEPTIC TANK, S.U.G.W.R.
PROJECT.
PROPOSED G+IV STORIED (HT.-15.425MT.) RESIDENTIAL
BUILDING U/S 393 A OF K.M.C. ACT 1980 & UNDER BUILDING RULE 2009,
AT PREMISES NO- 154, **LAKE GARDENS**, WARD NO.-93,
BOROUGH NO.-X, P. S. - LAKE, KOLKATA - 700 045.

JOB NO.	DRG. NO.	DATE	DEALT
1/2	ARCH/CORP-MASTER SHEET	26.12.2023	SAMIR



FOREFRONT CONSULTANT

PLANNERS | ENGINEERS | LANDSCAPE

1668, rajdanga main road, kolkata - 700 037, 8981091610

e-mail: cadconzept22@gmail.com conceptcad22@gmail.com

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