

AREA OF "A" PORTION = (28.266 X 15.244) = 430.887 SQ.M  
 AREA OF "B" PORTION = (0.5X0.148X28.266) = 2.092 SQ.M  
**TOTAL AREA OF "A" & "B" PORTION = (430.887+2.092) = 432.979 SQ.M**  
**FRONTAGE OF THE PLOT = 28.266 M**  
**SO, THE AVERAGE ROAD WIDTH = (432.979+28.266) = 15.318 M**

**AVERAGE ROAD WIDTH CALCULATION**  
SCALE:- 1 : 200

**CO-ORDINATE IN WGS 84 AND SITE ELEVATION (ASML)**

REFERENCE POINTS MARKED	CO-ORDINATE IN WGS 84	SITE ELEVATION (ASML)	
	LATITUDE	LONGITUDE	
1	22 55 25.56N	88 21 41.88E	6.3M
2	22 55 25.56N	88 21 42.20E	6.3M
3	22 55 25.56N	88 21 42.80E	6.3M
4	22 55 25.56N	88 21 42.80E	6.3M
5	22 55 25.56N	88 21 42.80E	6.3M
6	22 55 25.56N	88 21 42.80E	6.3M

THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF AT ANY STAGE IT IS FOUND OTHERWISE, THEN WE SHALL BE FULLY LIABLE FOR WHICH K.M.C. AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST US AS PER LAW.

1) TAPENDRA NATH BANERJEE  
 2) TIRTHANKAR BANERJEE  
 C.A. OF SRI MOHAN LAL DE  
 SMT. KALPANA DE  
 SRI MONODIP DE  
 SRI MONODIP DE  
 SIGN. OF APPLICANT

RANAJIT KUMAR MITRA  
 LICENSE NO. C-202507548  
 SIGN. OF ARCHITECT

**STATEMENT OF THE PLAN CASE NO. :- 2023040051.**

**PART A:**  
 1. ASSESSEE NO.-11028050000  
 2. a) DETAILS OF REGISTERED DEED.  
 b) DETAILS OF REGISTERED BOUNDARY DECLARATION.  
 c) DETAILS OF REGISTERED POWER OF ATTORNEY.  
 d) DETAILS OF REGD. NEW TRUSTY DEED.

SL. NO.	BOOK NO.	PAGE NO.	BEING NO.	PLACE	YEAR	
1.	1	25	198 TO 204	1064	R.A. CALCUTTA	1954
2.	1	1984 TO 2024	2420 TO 2422	106418272	A.R.A.-IV, KOLKATA	2023
3.	1	1984 TO 2024	2420 TO 2422	106418272	A.R.A.-IV, KOLKATA	2023
4.	1	1984 TO 2024	2420 TO 2422	106418272	A.R.A.-IV, KOLKATA	2023
5.	1	1984 TO 2024	2420 TO 2422	106418272	A.R.A.-IV, KOLKATA	2023
6.	1	1984 TO 2024	2420 TO 2422	106418272	A.R.A.-IV, KOLKATA	2023

3. a) NO. OF TENEMENTS : 32 NOS.  
 b) 81 SQ.M TO 75 SQ.M : 24 NOS.  
 c) 75 SQ.M TO 100 SQ.M : 6 NOS.  
 d) ABOVE 100 SQ.M : 2 NOS.

**PART B:**  
 1. AREA OF LAND :-  
 2. AS PER BOUNDARY DECLARATION = 1003.115 SQ.M  
 3. AS PER PROPOSED GROUND FLOOR PLAN = 1003.115 SQ.M  
 4. PROPOSED GROUND COVERAGE = 41.14% + 418.710 SQ.M  
 5. PROPOSED HEIGHT = (A) BLOCK-A = 21.50 M (B) BLOCK-B = 9.40 M

**5A. PROPOSED AREA (AREA STATEMENT) :-**

BLOCK	TOTAL COVERED AREA	NET COVERED AREA	STAKE/STAIR	UP/LIFT	NET FLOOR AREA
GROUND FLOOR	324.798 SQ.M	324.798 SQ.M	26.675 SQ.M	2.70 SQ.M	296.423 SQ.M
FIRST FLOOR	322.158 SQ.M	322.158 SQ.M	26.675 SQ.M	2.70 SQ.M	295.633 SQ.M
SECOND FLOOR	322.158 SQ.M	322.158 SQ.M	26.675 SQ.M	2.70 SQ.M	295.633 SQ.M
THIRD FLOOR	322.158 SQ.M	322.158 SQ.M	26.675 SQ.M	2.70 SQ.M	295.633 SQ.M
FOURTH FLOOR	322.158 SQ.M	322.158 SQ.M	26.675 SQ.M	2.70 SQ.M	295.633 SQ.M
FIFTH FLOOR	322.158 SQ.M	322.158 SQ.M	26.675 SQ.M	2.70 SQ.M	295.633 SQ.M
SIXTH FLOOR	322.158 SQ.M	322.158 SQ.M	26.675 SQ.M	2.70 SQ.M	295.633 SQ.M
TOTAL	2238.744 SQ.M	18.900 SQ.M	2239.446 SQ.M	18.900 SQ.M	2024.221 SQ.M

**BLOCK-B**

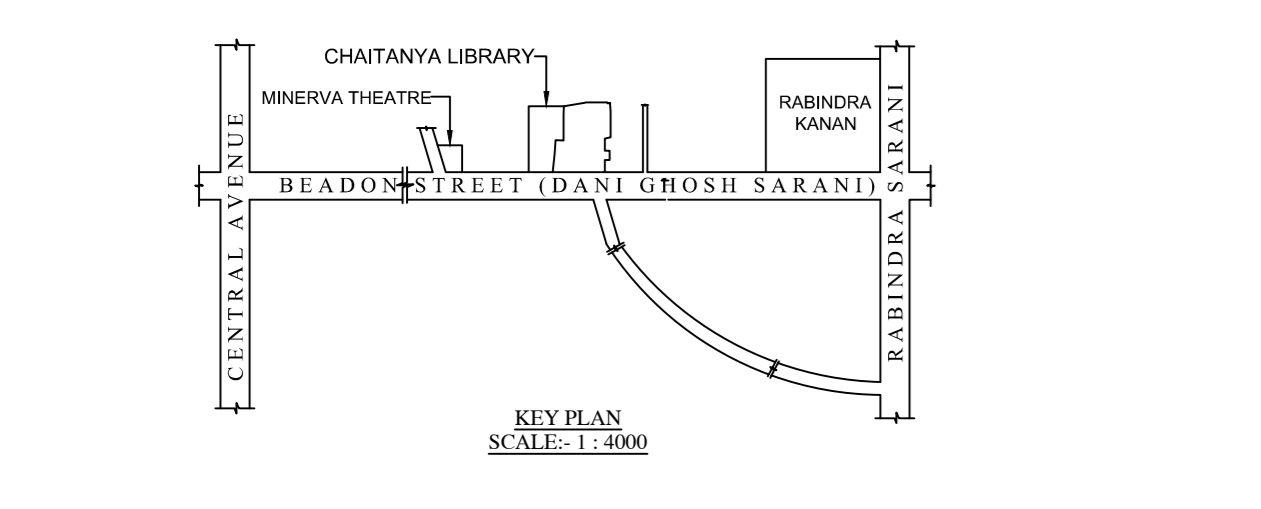
BLOCK	TOTAL COVERED AREA	NET COVERED AREA	STAKE/STAIR	UP/LIFT	NET FLOOR AREA
GROUND FLOOR	92.912 SQ.M	NIL	92.912 SQ.M	9.680 SQ.M	83.232 SQ.M
FIRST FLOOR	92.912 SQ.M	NIL	92.912 SQ.M	9.680 SQ.M	83.232 SQ.M
SECOND FLOOR	92.912 SQ.M	NIL	92.912 SQ.M	9.680 SQ.M	83.232 SQ.M
TOTAL	278.736 SQ.M	NIL	278.736 SQ.M	29.040 SQ.M	249.696 SQ.M

**6B. TENEMENTS & CAR PARKING CALCULATION :-**  
 (A) RESIDENTIAL:

WARD	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
LXVATAKALAKA	49.661 SQ.M	0.114 SQ.M	59.395 SQ.M	1	1
TRIPURBESWAR	15.466 SQ.M	0.034 SQ.M	19.382 SQ.M	1	1
CHAKRAKALAKA	55.761 SQ.M	0.125 SQ.M	68.032 SQ.M	1	1
DEBIPUR	21.480 SQ.M	0.048 SQ.M	26.728 SQ.M	1	1
CHITRANAGAR	42.803 SQ.M	0.096 SQ.M	51.113 SQ.M	1	1

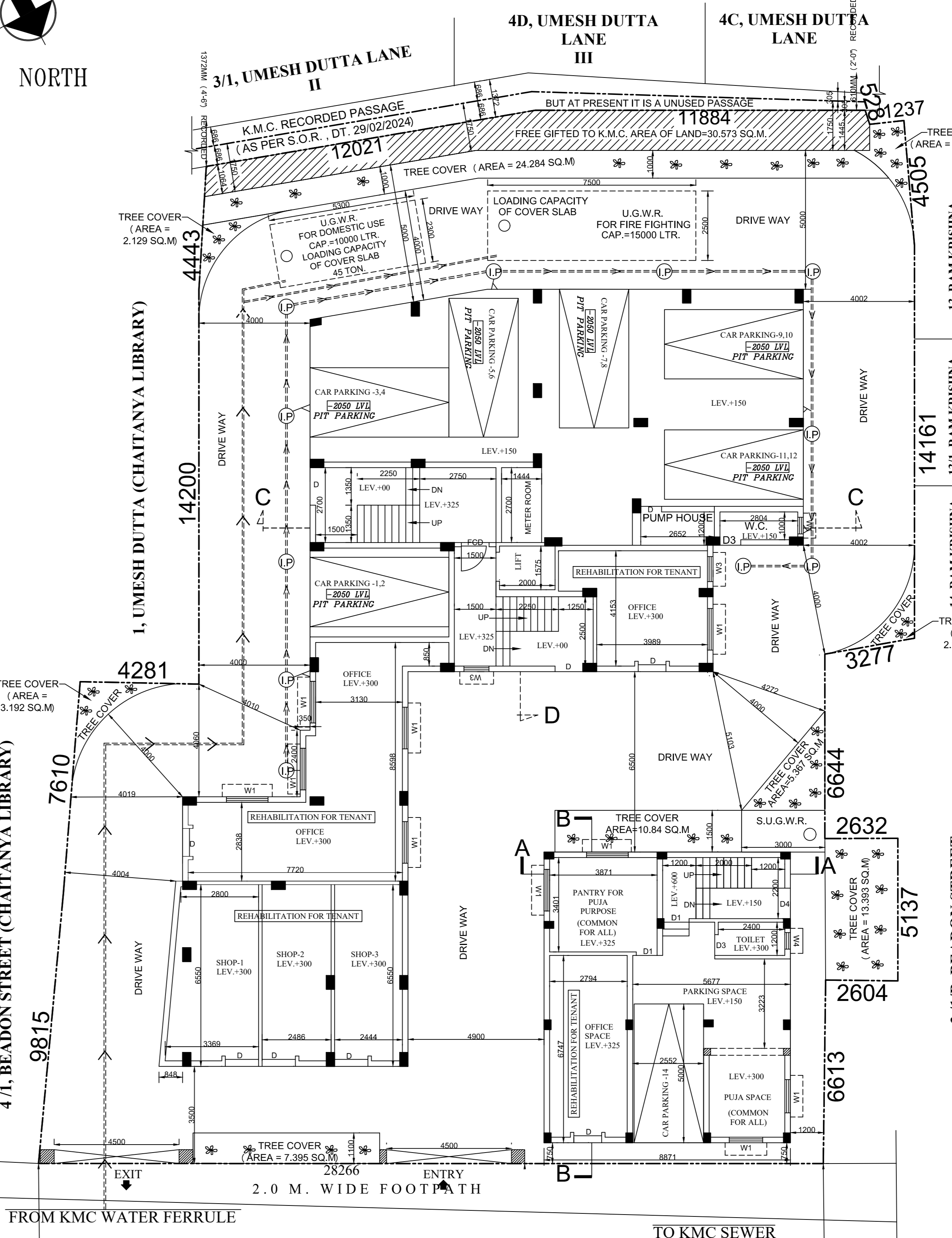
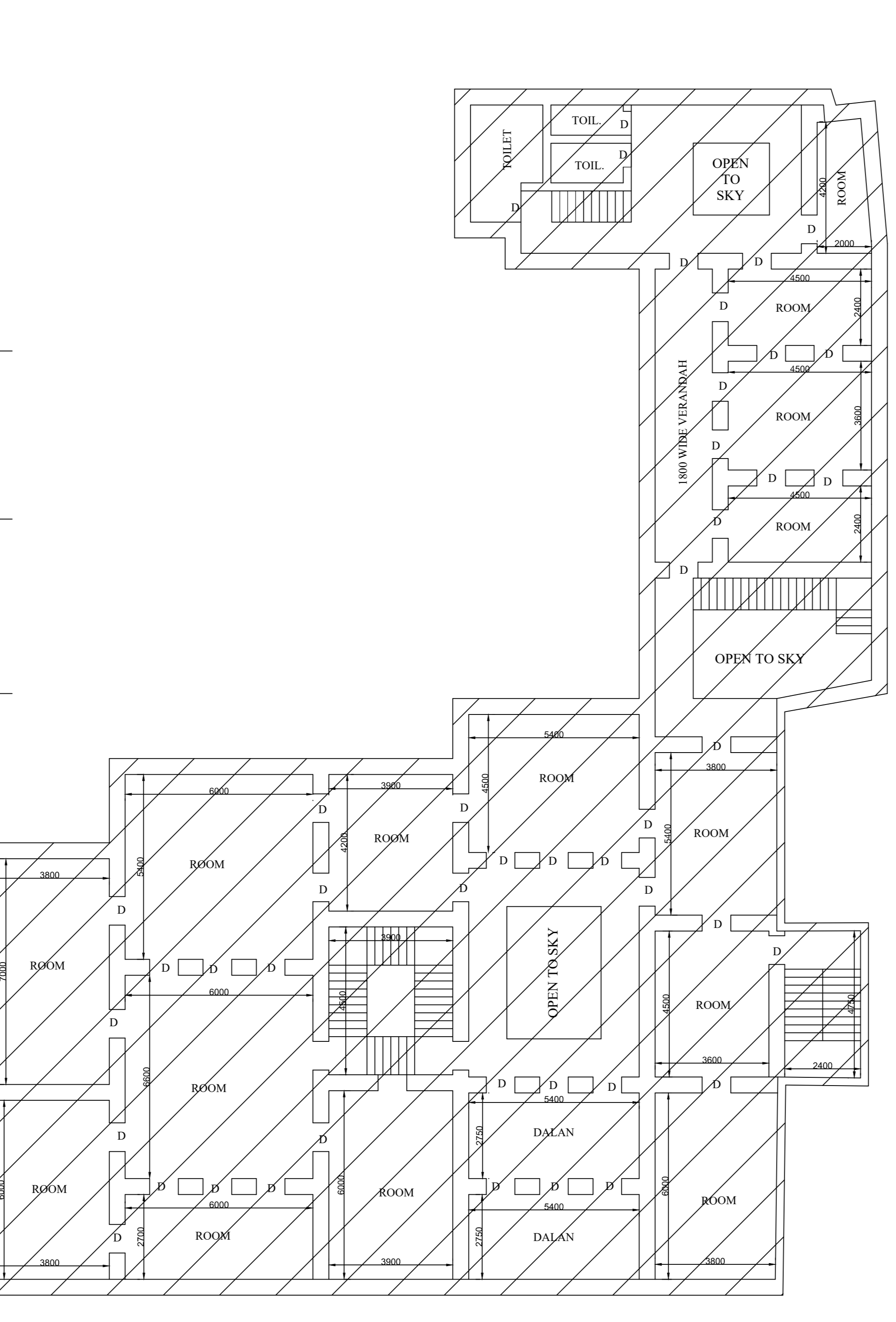
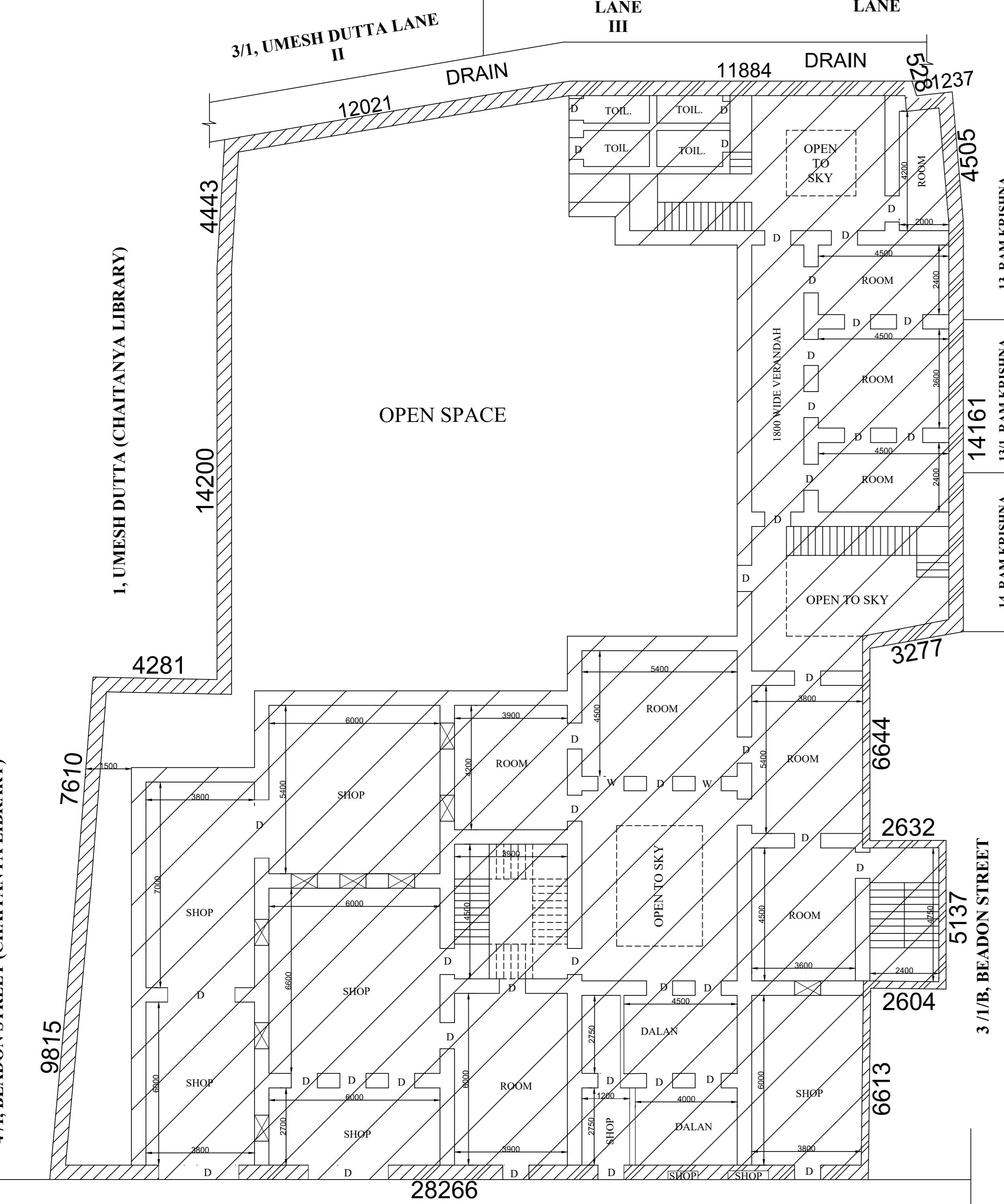
**6C. TENEMENTS & CAR PARKING CALCULATION :-**  
 (B) COMMERCIAL:

WARD	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
1. REQUIRED CAR PARKING	13 NOS. (11 NOS. FOR RESIDENTIAL + 1 NO. FOR SHOP + 1 NO. FOR OFFICE)				
2. PROPOSED CAR PARKING	11 NOS. (8 NOS. DOUBLE LAYER COVERED PIT CAR PARKING + 1 NOS. SINGLE LAYER COVERED CAR PARKING)				
3. PERMISSIBLE CAR PARKING	11 NOS. (11 NOS. DOUBLE LAYER COVERED PIT CAR PARKING + 1 NOS. SINGLE LAYER COVERED CAR PARKING)				
4. PROPOSED CAR PARKING	11 NOS. (11 NOS. DOUBLE LAYER COVERED PIT CAR PARKING + 1 NOS. SINGLE LAYER COVERED CAR PARKING)				
5. STAR HEAD ROOM AREA	16.524-17.014-17.480-18.032 SQ.M				
6. OVERHEAD WATER TANK AREA	15.651-16.044-16.437-16.830 SQ.M				
7. REQUIRED AREA OF TREE COVER	15.218-15.611-16.004-16.397 SQ.M				
8. REQUIRED AREA OF TREE COVER	11.001 SQ.M (7.08% OF LAND AREA)				
9. ABUTTING ROAD WIDTH	15.302 MM (MINIMUM WIDTH OF MEANS OF ACCESS)				
10. EXHAUSTED AREA	234.466 SQ.M				
11. AREA OF UP MACHINE ROOM	2.419 SQ.M				
12. AREA OF L.M.R. STAIR	1.833 SQ.M				
13. AREA OF CUP BOARD	2.419 SQ.M				
14. MAX. PERMISSIBLE CAR PARKING AREA	293.000 SQ.M				
15. CAR PARKING AREA	17.181 SQ.M				
16. MERCHANTILE SHOP COVERED AREA	57.330 SQ.M				
17. MERCHANTILE SHOP COVERED AREA	50.994 SQ.M				
18. BUSINESS OFFICE COVERED AREA	15.368 SQ.M				
19. BUSINESS OFFICE COVERED AREA	15.368 SQ.M				
20. BUSINESS OFFICE COVERED AREA	15.368 SQ.M				
21. TERRACE AREA	4184.502-158-29-2-312-1-418.710 SQ.M				
22. SOLAR PANEL AT ROOF	6.000 SQ.M				



**SCHEDULE OF DOORS & WINDOWS**

NO.	WIDTH	HEIGHT	DESCRIPTION	NO.	WIDTH	HEIGHT	DESCRIPTION
D	1050	2100	PANNELED W1	180	1200	1200	GLAZED
D1	900	2100	PANNELED W2	1200	1200	1200	GLAZED
D2	750	2100	PANNELED W3	900	1200	1200	GLAZED
D3	750	2100	PANNELED W4	600	1200	1200	GLAZED



**CERTIFICATE OF GEO-TECHNICAL ENGINEER**

THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOADS AS PER B.C. OF AREA AND BASIS OF SOIL INVESTIGATION REPORT BY OMEGA & ASSOCIATES (BABLU BISWAS) CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT.

BABLU BISWAS  
 LICENSE NO. 38/1  
 NAME OF GEO-TECH ENGINEER

**CERTIFICATE OF STRUCTURAL ENGINEER**

THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOADS AS PER B.C. OF AREA AND BASIS OF SOIL INVESTIGATION REPORT BY OMEGA & ASSOCIATES (BABLU BISWAS) CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT.

BABLU BISWAS  
 LICENSE NO. 38/1  
 NAME OF STRUCTURAL ENGINEER

**DECLARATION OF L.B.A.**

CERTIFIED THAT THE PLAN (IF ANY) WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS DRAWN UP OR PROVIDED BY 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 (IF ANY) IS A BUILDABLE. SPILLING TANK OR FILL UP TANK THERE IS AN EX STRUCTURE TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK IT IS PARTLY OCCUPIED BY THE OWNER.

RANAJIT KUMAR MITRA  
 LICENSE NO. C-202507548  
 NAME OF ARCHITECT

**DECLARATION OF OWNER.**

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE L.B.A. & ESE DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF L.B.A. & ESE DURING CONSTRUCTION OF THE BUILDING AS PER PLAN K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADDING STRUCTURE IF ANY SUBMITTED DOCUMENT ARE FINE. THE K.M.C. AUTHORITY WILL REMOVE THE SANCTION PLAN. THE CONSTRUCTION OF S.U.G.W.R. & SEPTIC TANK TAKEN UNDER THE GUIDANCE OF L.B.A. BEFORE STARTING OF BUILDING FOUNDATION.

1) TAPENDRA NATH BANERJEE  
 2) TIRTHANKAR BANERJEE  
 C.A. OF SRI MOHAN LAL DE  
 SMT. KALPANA DE  
 SRI MONODIP DE  
 SRI MONODIP DE  
 NAME OF CA/APPLICANT

**K.M.C. ROAD**  
**AS PER S.O.R. , DT. 29/02/2024**  
**(BEADON STREET)**

**AVERAGE ROAD WIDTH = 15318 MM.**  
**K.M.C. ROAD**  
**AS PER S.O.R. , DT. 29/02/2024**  
**(BEADON STREET)**

B.P. NO. :- 2025040012.  
 SANCTION DATE:- 19/12/2025. VALID UP TO:- 18/12/2030.

Digital Signature of  
 Asst. Engineer (Civil) Building Deptt., Borough-IV

Digital Signature of  
 Executive Engineer (Civil) Building Deptt., Borough-IV