

SCHEDULE OF DOORS & WINDOWS											
NO.	WIDTH	HEIGHT	DESCRIPTION	NO.	WIDTH	HEIGHT	DESCRIPTION	NO.	WIDTH	HEIGHT	DESCRIPTION
D1	900	2100	PANNELED	W1	1800	1200	GLAZED				
D2	750	2100	PANNELED	W3	900	1200	GLAZED				
D3	900	2100	PANNELED	W4	900	900	GLAZED				

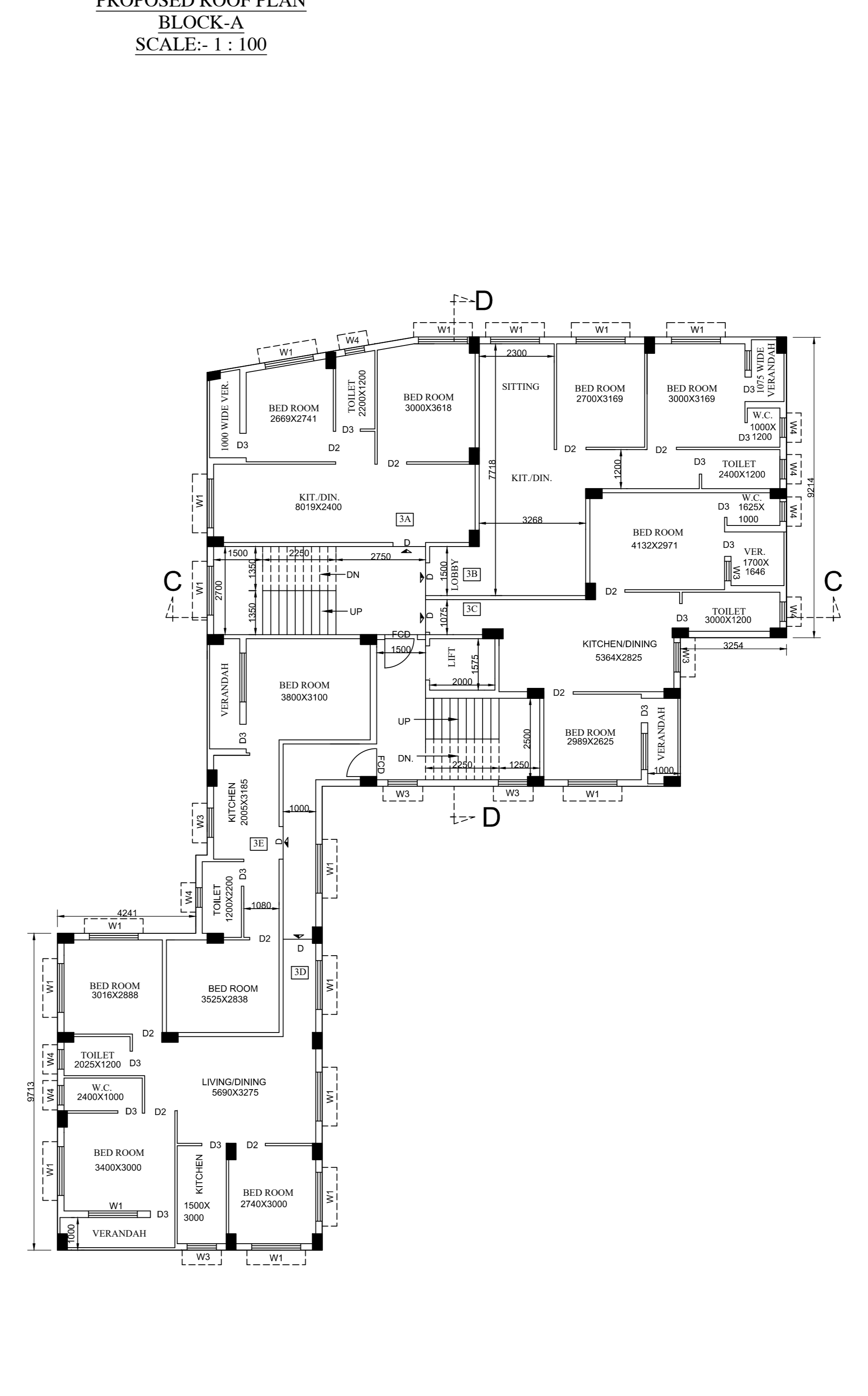
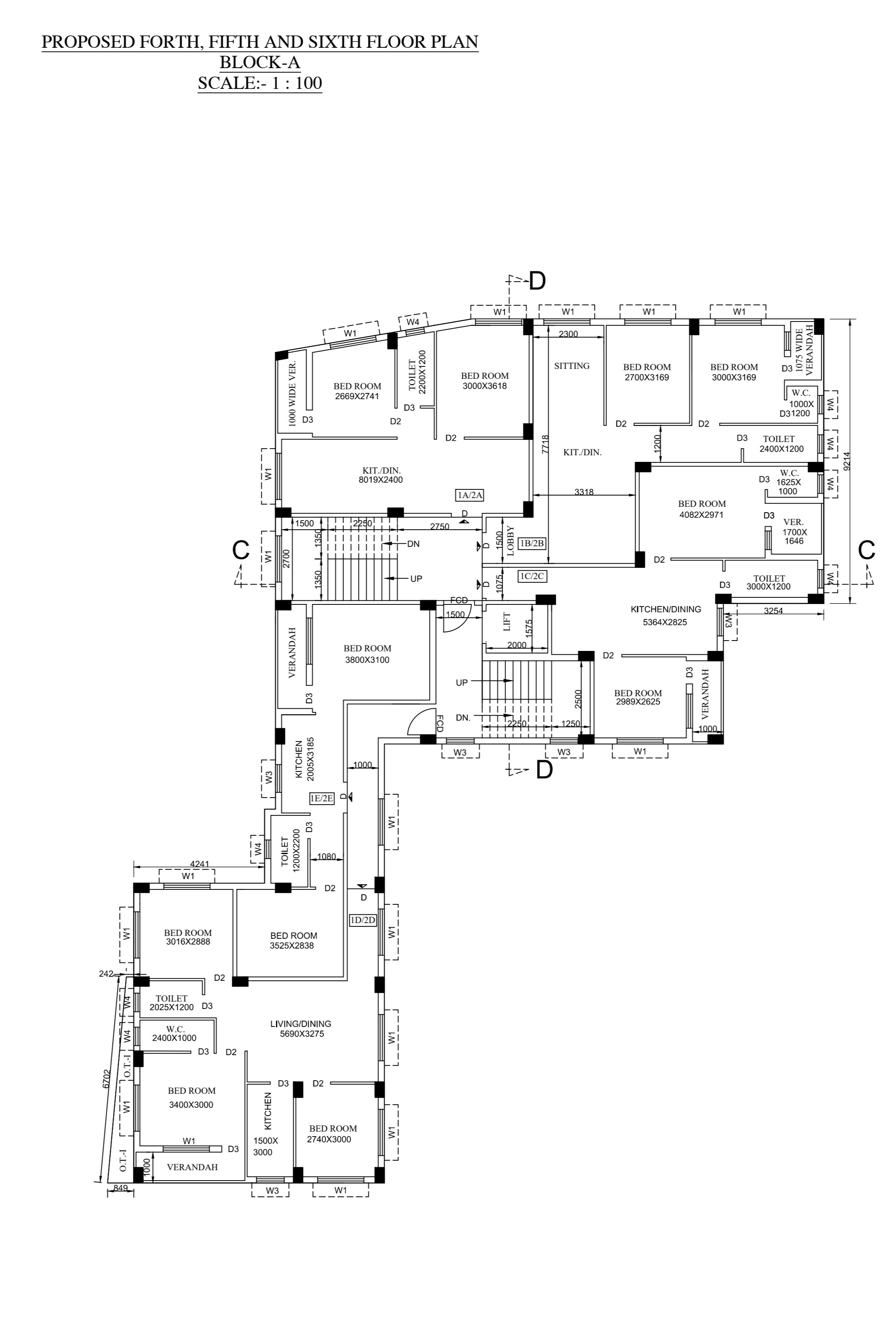
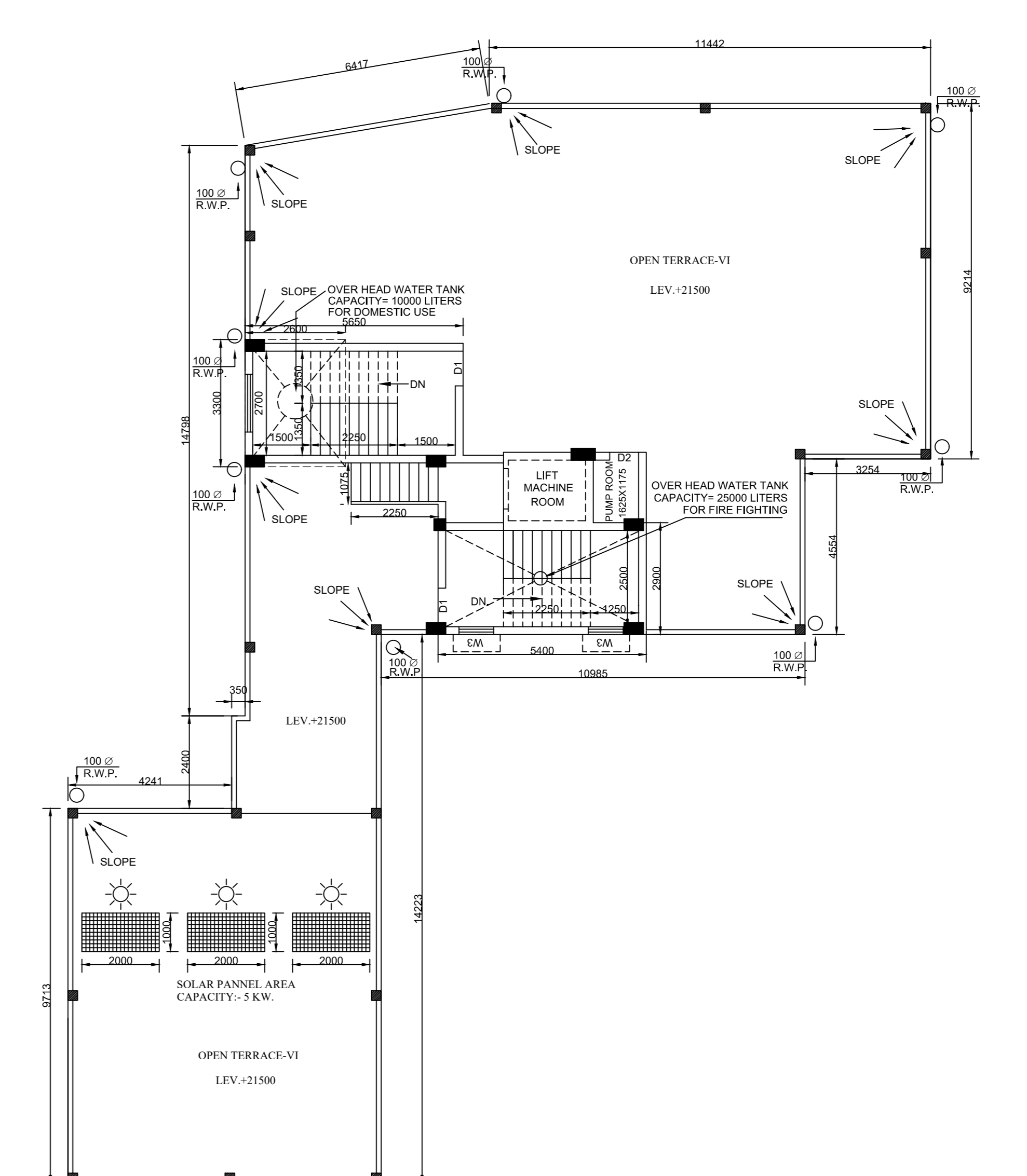
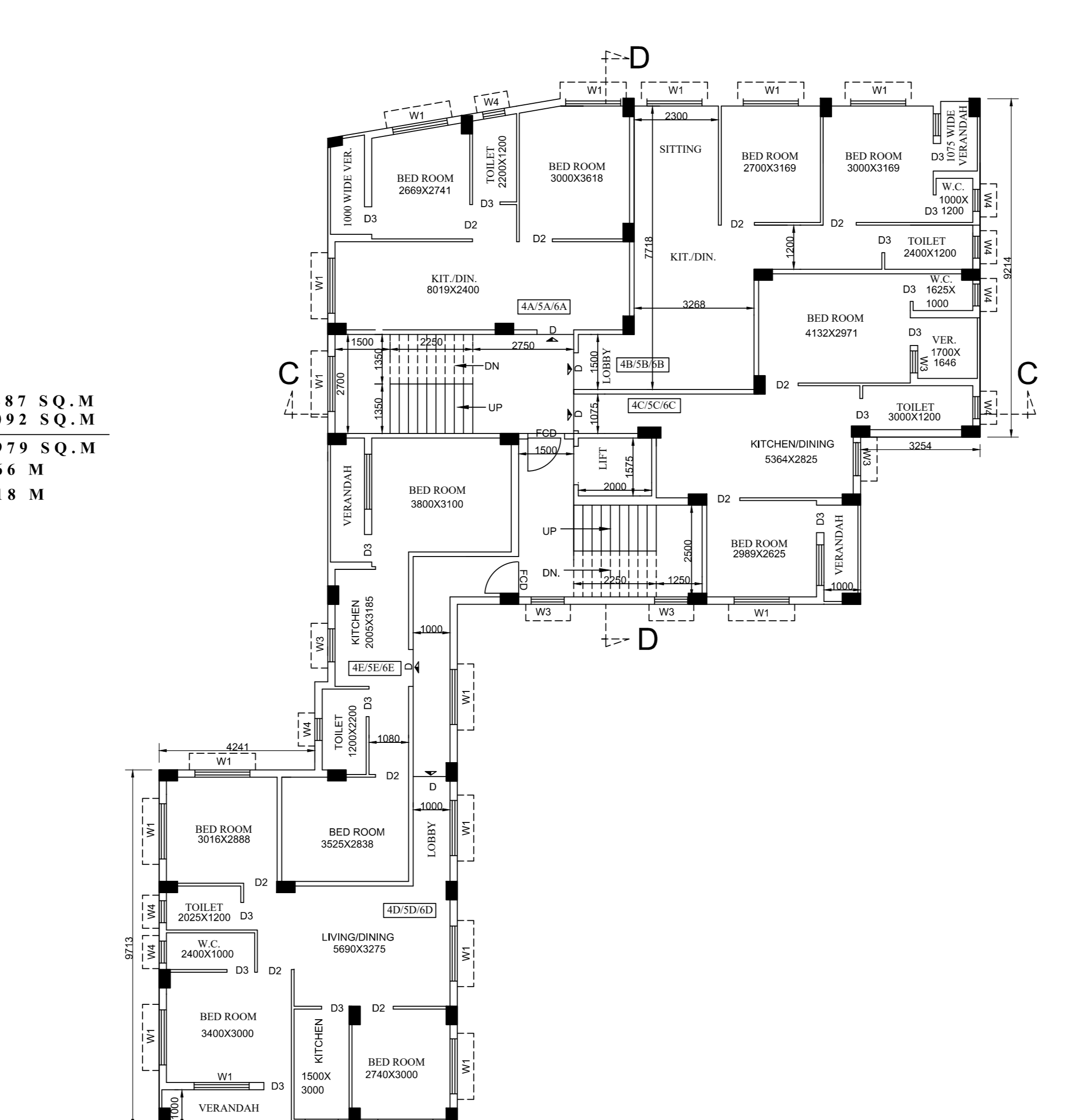
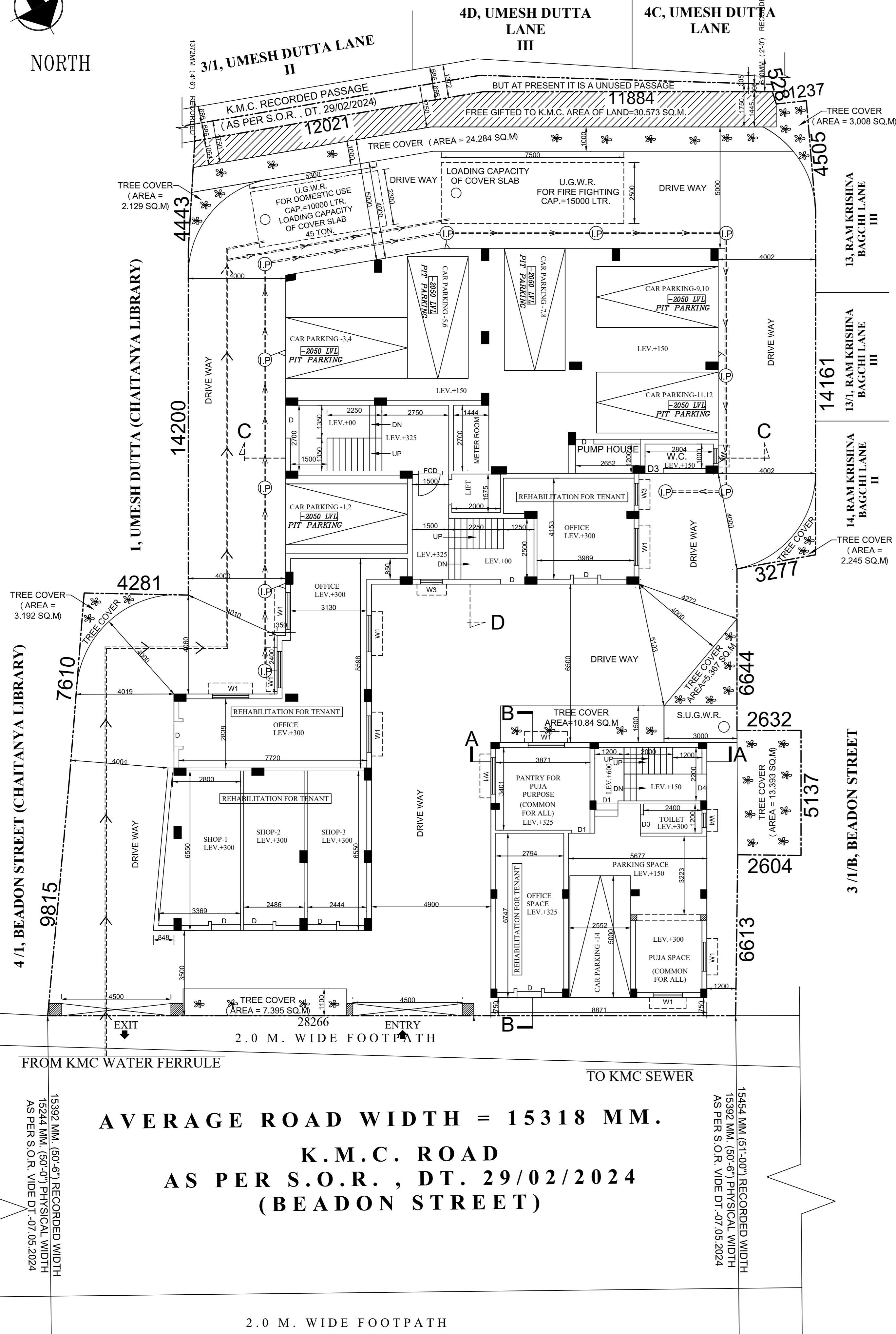
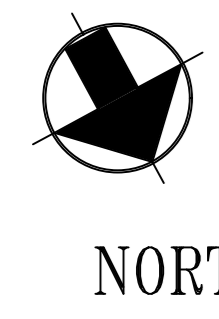
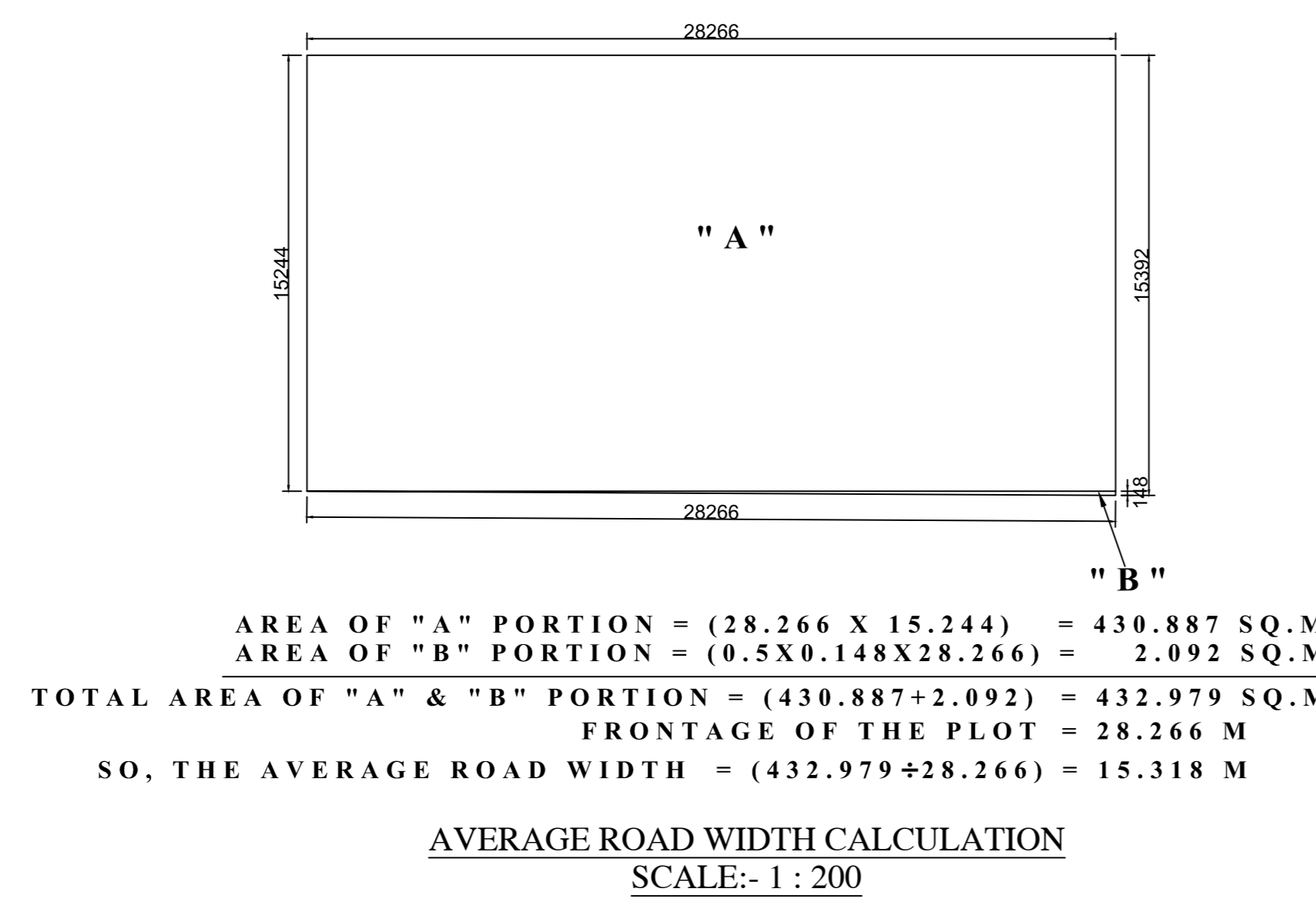
CO-ORDINATE IN WGS 84 AND SITE ELEVATION (ASML):

PERMISSIBLE HEIGHT IN REFERENCE TO CGM ISSUED BY AAJ - 15.0 M  
 PROPOSED HEIGHT OF THE BUILDING: 15.3 + 21.500 + 4.251 + 32.15 M

REFERENCE POINTS MARKED IN THE PROPOSAL'S SITE PLAN	COORDINATE IN WGS 84 (Easting)	COORDINATE IN WGS 84 (Northing)	SITE ELEVATION (ASML)
1	22 35 26.00N	86 21 41.88E	6.3M
2	22 35 26.00N	86 21 42.26E	6.3M
3	22 35 26.16N	86 21 42.48E	6.3M
4	22 35 26.16N	86 21 42.86E	6.3M
5	22 35 26.16N	86 21 43.24E	6.3M
6	22 35 26.32N	86 21 43.46E	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.

RANAJIT KUMAR MITRA  
 LICENCE NO. C-20205/5489  
 SIGN OF ARCHITECT



STATEMENT OF THE PLAN CASE NO. - 2025040011

PART-A:  
 1. ASSESSEE NO.-110260500090  
 2.a) DETAILS OF REGISTERED DEED.

S.L. NO.	BOOK NO.	VOL. NO.	PAGE NO.	BEING NO.	PLACE	YEAR
1.	1	1984 TO 2024	24000 TO 24122	190418277	A.R.A.-IV, KOLKATA	2023

2.b) DETAILS OF REGISTERED BOUNDARY DECLARATION.

S.L. NO.	BOOK NO.	VOL. NO.	PAGE NO.	BEING NO.	PLACE	YEAR
1.	1	1904 TO 2023	96996 TO 96998	190418656	A.R.A.-IV, KOLKATA	2023

2.c) DETAILS OF REGISTERED POWER OF ATTORNEY.

S.L. NO.	BOOK NO.	VOL. NO.	PAGE NO.	BEING NO.	PLACE	YEAR
1.	1	1904 TO 2023	4201 TO 4207	190200152	A.R.A.-IV, KOLKATA	2023

3. a) NO. OF TENEMENTS : 32 NOS.  
 4. SIZE OF TENEMENTS : a) 50 SQ.M TO 75 SQ.M - 24 NOS.  
 b) 75 SQ.M TO 100 SQ.M - 6 NOS.  
 c) Above 100 SQ.M - 2 NOS.

PART-B:  
 1. AREA OF LAND: 415 K-00 CH-00 SQ.FT. (1003.344 SQ.M)  
 2. AS PER BOUNDARY DECLARATION: 1003.115 SQ.M  
 3. (i) PERMISSIBLE GROUND COVERAGE: 80% = 801.508 SQ.M  
 (ii) PROPOSED GROUND COVERAGE = (41.741%) = 418.710 SQ.M  
 4. PROPOSED HEIGHT: (i) BLOCK-A: 15.318 M. (ii) BLOCK-B: 9.40 M  
 5. A. PROPOSED AREA (AREA STATEMENT):

FLOOR	TOTAL COVERED AREA	NET COVERED AREA	NET FLOOR AREA
GROUND FLOOR	323.798 SQ.M	323.798 SQ.M	296.423 SQ.M
FIRST FLOOR	323.158 SQ.M	319.008 SQ.M	296.633 SQ.M
SECOND FLOOR	323.158 SQ.M	319.008 SQ.M	296.633 SQ.M
THIRD FLOOR	323.158 SQ.M	319.008 SQ.M	296.633 SQ.M
FOURTH FLOOR	323.158 SQ.M	319.008 SQ.M	296.633 SQ.M
FIFTH FLOOR	323.158 SQ.M	319.008 SQ.M	296.633 SQ.M
SIXTH FLOOR	323.158 SQ.M	319.008 SQ.M	296.633 SQ.M
TOTAL	2256.746 SQ.M	1899.952 SQ.M	1863.725 SQ.M

BLOCK-B:

FLOOR	TOTAL COVERED AREA	NET COVERED AREA	NET FLOOR AREA
GROUND FLOOR	92.912 SQ.M	92.912 SQ.M	83.232 SQ.M
FIRST FLOOR	92.912 SQ.M	92.912 SQ.M	83.232 SQ.M
SECOND FLOOR	92.912 SQ.M	92.912 SQ.M	83.232 SQ.M
TOTAL	278.736 SQ.M	278.736 SQ.M	249.696 SQ.M

6b) TENEMENTS & CAR PARKING CALCULATION - (A) RESIDENTIAL:

NO.	TENEMENT SIZE	PROPORTIONAL AREA	ACTUAL TENEMENT AREA	NO. OF TENEMENTS	REQUIRED CAR PARKING
1.	40.00 SQ.M	9.745 SQ.M	59.395 SQ.M	6	
2.	50.00 SQ.M	11.855 SQ.M	66.927 SQ.M	6	9 NOS.
3.	75.00 SQ.M	17.783 SQ.M	110.700 SQ.M	6	
4.	100.00 SQ.M	23.711 SQ.M	148.266 SQ.M	6	

7. REQUIRED CAR PARKING : 13 NOS. (11 NOS. FOR RESIDENTIAL + 1 NO. FOR SHOP + 1 NO. FOR OFFICE)  
 8. PROPOSED CAR PARKING : 13 NOS. (11 NOS. DOUBLE LAYER COVERED PIT CAR PARKING + 1 NO. SINGLE LAYER COVERED CAR PARKING)  
 9. PERMISSIBLE F.A.R. : 2.00  
 10. PROPOSED F.A.R. : (1003.344/415) = 2.418  
 11. REQUIRED AREA OF TREE COVER : (1003.344/100) = 10.033  
 12. PROPOSED AREA OF TREE COVER : 71.029 SQ.M (7.08% OF LAND AREA)  
 13. FRONTAGE OF THE PLOT : 28.266 M  
 14. ABUTTING ROAD WIDTH : 15.318 M (MINIMUM WIDTH OF MEANS OF ACCESS)  
 15. AREA OF OPEN SPACE : 28.266 SQ.M  
 16. AREA OF LIFT SHAFT : 8.025 SQ.M  
 17. AREA OF LIFT SHAFT : 2.419 SQ.M  
 18. AREA OF CUPBOARD : NIL  
 19. MAX. PERMISSIBLE CAR PARKING AREA : 250.000 SQ.M  
 20. CAR PARKING AREA : 171.861 SQ.M  
 21. MERCHANTILE (SHOP) COVERED AREA : 92.912 SQ.M  
 22. BUSINESS OFFICE COVERED AREA : 50.994 SQ.M  
 23. BUSINESS OFFICE COVERED AREA : 92.912 SQ.M  
 24. BUSINESS OFFICE COVERED AREA : 78.296 SQ.M  
 25. TERRACE AREA : 684.522 SQ.M (17.0% OF LAND AREA)  
 26. SOLAR PANEL AT ROOF : 6.000 SQ.M

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

BARLU BISWAS  
 LICENCE NO. 38/11  
 NAME OF GEOTECH 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.C. OF INDIA AND BASIS OF SOIL INVESTIGATION REPORT BY OMEGA & ASSOCIATES (BARLU BISWAS) CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT.

BARLU BISWAS  
 LICENCE NO. 238/11  
 NAME OF STRUCTURAL ENGINEER

DECLARATION OF L.B.A.  
 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. THERE IS AN EXISTING STRUCTURE TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK IT IS PARTLY OCCUPIED BY THE OWNER.

RANAJIT KUMAR MITRA  
 LICENCE NO. C-20205/5489  
 NAME OF ARCHITECT

DECLARATION OF OWNER  
 I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE L.B.A. & E.S.E. DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF L.B.A. & 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 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) TRITHANKAR BANERJEE  
 C.A. OF SRI MOHAN LAL DE  
 SMT. KALPANA DE  
 SRI MONODIP DE  
 SRI MONODIP DE  
 NAME OF C/A/APPLICANT

PROPOSED GROUND FLOOR PLAN OF BLOCK-A & B, PROPOSED FIRST FLOOR PLAN, PROPOSED SECOND FLOOR PLAN, PROPOSED THIRD FLOOR PLAN, PROPOSED FOURTH TO SIXTH FLOOR PLAN, ROOF PLAN OF BLOCK-A.

PROPOSED PLAN OF TWO NOS. BLOCK BUILDINGS CONTAINING BLOCK-A OF G+VI STORED RESIDENTIAL BUILDING OF HEIGHT 21.50 M AND BLOCK-B OF G+II STORED RESIDENTIAL BUILDING OF HEIGHT 9.40 M U/S 393A OF K.M.C. ACT 1980 COMPLYING K.M.C. BUILDING RULES 2009, AT PREMISES NO.-4, BEADON STREET, (DANI GHOSH SARANI), WARD NO.-026, BOROUGH NO.-IV, KOLKATA - 700 006, UNDER THE KOLKATA MUNICIPAL CORPORATION.

B.P. NO.- 2025040011.  
 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