

**PART-A:**  
**1. ASSESSEE NO.-11026050090**  
**2.a) DETAILS OF REGISTERED DEED .**

SL.	BOOK	VOL NO.	PAGE NO	BEING NO	PLACE	YEAR
1.	I	25	198 TO 204	1064	R.A. CALCUTTA	1954

**2.b) DETAILS OF REGISTERED BOUNDARY DECLARATION.**

SL.	BOOK	VOL NO.	PAGE NO	BEING NO	PLACE	YEAR
1.	I	1904 TO 2024	24200 TO 24212	190418272	A.R.A.-IV, KOLKATA	2023

**2.c) DETAILS OF REGISTERED POWER OF ATTORNEY.**

SL.	BOOK	VOL NO.	PAGE NO	BEING NO	PLACE	YEAR
1.	I	1904 TO 2023	969966 TO 969988	190416956	A.R.A.-IV, KOLKATA	2023

**2.d) DETAILS OF REGD. NEW TRUSTY DEED.**

SL.	BOOK	VOL NO.	PAGE NO	BEING NO	PLACE	YEAR
1.	IV	1902 TO 2023	5701 TO 5716	190200152	A.R.A.-II, 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:-**  
 AS PER DEED = 15 K-00 CH-00 SQ.FT./1003.344 SQ.M  
**2. AS PER BOUNDARY DECLARATION = 1003.115 SQ.M.**  
**3. (i) PERMISSIBLE GROUND COVERAGE (50%) = 501.558 SQ.M**  
 (ii) PROPOSED GROUND COVERAGE = (41.741%) = 418.710 SQ.M  
**4. PROPOSED HEIGHT= (i) BLOCK-A = 21.50 M & (ii) BLOCK-B = 9.40 M.**

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

**BLOCK:-A**

	TOTAL COVERED AREA	SHAFT/LIFT WELLS/STAIR AREA	NET COVERED AREA	STAR-STAR LOBBY	LIFT LOBBY	NET FLOOR AREA
GROUND FLOOR	325.798 SQ.M	-----	325.798 SQ.M	26.675 SQ.M	2.70 SQ.M	296.423 SQ.M
FIRST FLOOR	322.158 SQ.M	3.150 SQ.M	319.008 SQ.M	26.675 SQ.M	2.70 SQ.M	289.633 SQ.M
SECOND FLOOR	322.158 SQ.M	3.150 SQ.M	319.008 SQ.M	26.675 SQ.M	2.70 SQ.M	289.633 SQ.M
THIRD FLOOR	322.158 SQ.M	3.150 SQ.M	319.008 SQ.M	26.675 SQ.M	2.70 SQ.M	289.633 SQ.M
FORTH FLOOR	322.158 SQ.M	3.150 SQ.M	319.008 SQ.M	26.675 SQ.M	2.70 SQ.M	289.633 SQ.M
FIFTH FLOOR	322.158 SQ.M	3.150 SQ.M	319.008 SQ.M	26.675 SQ.M	2.70 SQ.M	289.633 SQ.M
SIXTH FLOOR	322.158 SQ.M	3.150 SQ.M	319.008 SQ.M	26.675 SQ.M	2.70 SQ.M	289.633 SQ.M
TOTAL	2258.746 SQ.M	18.900 SQ.M	2239.846 SQ.M	186.725 SQ.M	18.9 SQ.M	2034.221 SQ.M

**BLOCK:-B**

	TOTAL COVERED AREA	SHAFT/LIFT WELLS/STAIR AREA	NET COVERED AREA	STAR-STAR LOBBY	LIFT LOBBY	NET FLOOR AREA
GROUND FLOOR	92.912 SQ.M	NIL	92.912 SQ.M	9.680 SQ.M	NIL	83.232 SQ.M
FIRST FLOOR	92.912 SQ.M	NIL	92.912 SQ.M	9.680 SQ.M	NIL	83.232 SQ.M
SECOND FLOOR	92.912 SQ.M	NIL	92.912 SQ.M	9.680 SQ.M	NIL	83.232 SQ.M
TOTAL	278.736 SQ.M	NIL	278.736 SQ.M	29.040 SQ.M	NIL	249.696 SQ.M

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

**BLOCK:-A**

MARKED	TENEMENT AREA	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
A1/A2/A3/A4/A5/A6	49.661 SQ.M	9.734 SQ.M	59.395 SQ.M	6	9 NOS.
B1/B2/B3/B4/B5/B6	58.596 SQ.M	11.485 SQ.M	70.081 SQ.M	6	
C1/C2/C3/C4/C5/C6	55.704 SQ.M	10.918 SQ.M	66.622 SQ.M	6	
D1/D2/D3/D4/D5/D6	67.540 SQ.M	13.238 SQ.M	80.778 SQ.M	6	
E1/E2/E3/E4/E5/E6	42.903 SQ.M	8.409 SQ.M	51.312 SQ.M	6	

**BLOCK:-B**

MARKED	TENEMENT AREA	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
A1/A2	81.872 SQ.M	31.966 SQ.M	113.838 SQ.M	2	2 NOS.

**1. REQUIRED CAR PARKING** = 13 NOS. (11 NOS. FOR RESIDENTIAL + 1 NO. FOR SHOP + 1 NO. FOR OFFICE)  
**2. PROPOSED CAR PARKING** = 13 NOS. (8 NOS. DOUBLE LAYER COVERED PVT CAR PARKING + 1 NOS. SINGLE LAYER COVERED CAR PARKING)  
**3. PERMISSIBLE FAR** = 2.30  
**4. PROPOSED FAR** = 30204.221/249.696/111.861/1003.115 = 12.58  
**5. STAIR HEAD ROOM AREA** = 18.900 SQ.M (14.80 + 4.10) SQ.M  
**6. OVER HEAD WATER TANK AREA** = (15.861+8.900+2.00) = 26.761 SQ.M  
**7. REQUIRED AREA OF TREE COVER** = 15.814 SQ.M (1000/1000) (10+10) SQ.M (5 28% OF LAND AREA)  
**8. PROPOSED AREA OF TREE COVER** = 11.097 SQ.M (7.08% OF LAND AREA)  
**9. AUDITING ROAD WIDTH** = 15.302 MM (MINIMUM WIDTH OF MEANS OF ACCESS)  
**10. FRONTAGE OF THE PLOT** = 28.266 M.  
**11. IDENTIFIED AREA** = 28.485 SQ.M  
**12. AREA OF LIFT MACHINE ROOM** = 2.023 SQ.M  
**13. AREA OF LIFT STAIR** = 2.419 SQ.M  
**14. AREA OF CORRIDOR** = NIL  
**15. MAX PERMISSIBLE CAR PARKING AREA** = 250.000 SQ.M  
**16. CAR PARKING AREA** = 17.081 SQ.M  
**17. MERCANTILE (SHOP) COVERED AREA** = 57.330 SQ.M  
**18. MERCANTILE (SHOP) CARPET AREA** = 50.096 SQ.M  
**19. BUSINESS (OFFICE) COVERED AREA** = 92.881 SQ.M  
**20. BUSINESS (OFFICE) CARPET AREA** = 81.386 SQ.M  
**21. TERRACE AREA** = 0.644 SQ.M (0.644/221.98+0.912) = 418.710 SQ.M  
**22. 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.  
 BABLU BISWAS  
 LICENCE NO.-38 / I  
 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 N.B.C OF INDIA AND BASIS OF SOIL INVESTIGATION REPORT BY OMEGA & ASSOCIATES (BABLU BISWAS) CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT.  
 BABLU BISWAS  
 LICENCE NO.-236 / I  
 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 ADJUTING ROAD IS CONFORM WITH THE PLAN. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THERE IS AN EX STRUCTURE TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK IT IS PARTLY OCCUPIED BY THE OWNER.  
 RAHAJIT KUMAR MITRA  
 LICENCE NO.-C.A/2005/35498  
 NAME OF ARCHITECT

**DECLARATION OF OWNER.**  
 I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE L.B.A & E.S.D DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF L.B.A & E.S.D 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.W.R & SEPTIC TANK TAKEN UNDER THE GUIDANCE OF L.B.A/ESD BEFORE STARTING OF BUILDING FOUNDATION.  
 1) TAPENDRA NATH BANERJEE  
 2) TIRTHANKAR BANERJEE  
 C.A. OF SRI MOHAN LAL DE  
 SMT. KALPANA DE  
 SRI MONOJIT DE  
 SRI MONODIP DE  
 NAME OF C.A./APPLICANT

FRONT ELEVATION, SECTION: C-C & SECTION: D-D OF BLOCK-A.  
 PROPOSED PLAN OF TWO NOS. BLOCK BUILDINGS CONTAINING BLOCK-A OF G+VI STORIED RESIDENTIAL BUILDING OF HEIGHT 21.50 M AND BLOCK-B OF G+II STORIED RESIDENTIAL BUILDING OF HEIGHT 9.40 M US 385A 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.

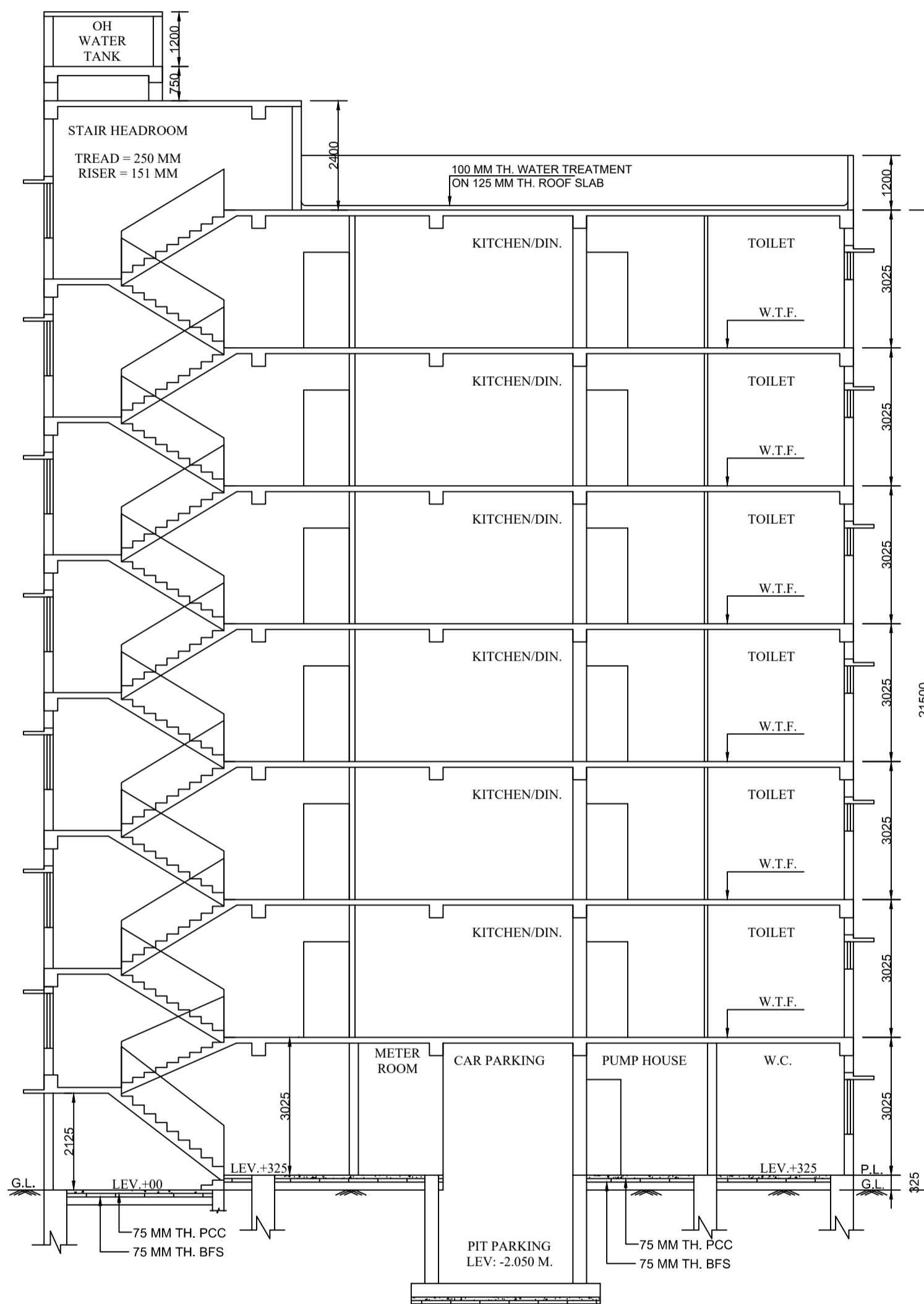
**B.P. NO. :- 2025040012.**  
**SANCTION DATE:- 19/12/2025. VALID UP TO:- 18/12/2030.**

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

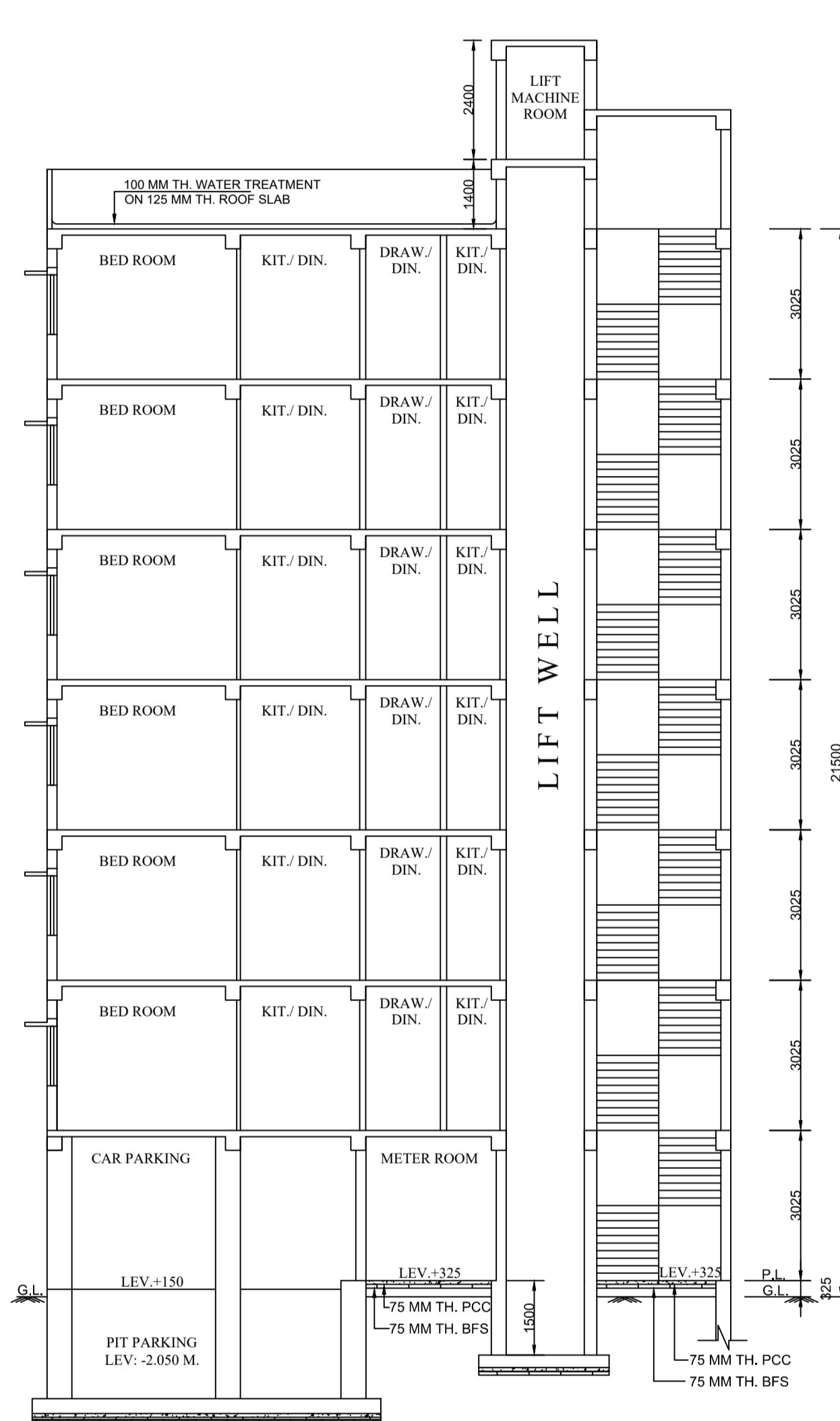
Digital Signature of  
 Executive Engineer(Civil)/Building Deptt./Borough-IV



FRONT ELEVATION  
 BLOCK-A  
 SCALE:- 1 : 100



SECTION:- C-C  
 BLOCK-A  
 SCALE:- 1 : 100



SECTION:- D-D  
 BLOCK-A  
 SCALE:- 1 : 100