



CERTIFICATE			
PREMISES NO. - 3474 NAYABAD ASSESSEE NO. - 311090869508 NAME OF OWNER(S) / APPLICANT(S) - M/S NORTECH PROPERTY PRIVATE LIMITED. AREA OF LAND - 412.300 SQ.M. NAME OF ARCHITECT - ANUPAM MAITI C.A./2010/48538 PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAI - 33.0 M. CO-ORDINATE IN WGS84 AND SITE ELEVATION (AMSL) -			
REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATES IN WGS 84		SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE	
A	22°28'44.8"N	88°24'17.6"E	6.0 M.
B	22°28'44.5"N	88°24'18.2"E	6.0 M.

THE 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.

M/S NORTECH PROPERTY PRIVATE LIMITED. ANUPAM MAITI
NAME OF OWNERS/APPLICANTS CA/2010/48538
NAME OF ARCHITECT

MAIN CHARACTERISTICS OF THE PLAN PROPOSAL			
PART A			
1. ASSESSEE NO. - 311090869508 2. NAME OF THE OWNERS/APPLICANT: M/S NORTECH PROPERTY PRIVATE LIMITED.			
3. DETAILS OF REGD. DEED: BOOK NO. - 1.CD. VOLUME NO. - 78, PAGES - 4783 TO 4810, BEING NO - 08105 ,YEAR - 2008, REGD. AT A.R.A.-1, KOLKATA, DATED. 24-OCTOBER-2009.			
4. DETAILS OF REGD. BOUNDARY DECLARATION: BOOK NO.1, VOLUME NO. - 1604-2024, PAGES - 330774 TO 330786, BEING NO. - 160411635, DATED - 11.11.2024, REGD. AT - D.S.R. - IV, SOUTH 24 PARGANAS, WEST BENGAL.			
5. DETAILS OF B.L. & L.R.O. MUTATION & CONVERSION CERTIFICATE: B.L. & L.R.O. MUTATION - MEMO NO. 18/MUT/1064/ BLR/ATM/KASBA DATED - 02/03/2011. CONVERSION CERTIFICATE - MEMO NO. 6/ P/4 / 1442 / SDL&LRO, SADAR ALIPORE, DATED 18/11/2014.			
6. MUTATION CERTIFICATE: CASE NO. 0/109/12-AUG-13/14775 ISSUED ON 12/08/2013			
PART B			
1. AREA OF LAND : AS PER RECORD - 412.300 SQ.M. AS PER BOUNDARY DECLARATION - 412.300 SQ.M. 2. PERMISSIBLE GROUND COVERAGE: = (52.923%)=218.202 SQ.M. 3. PROPOSED GROUND COVERAGE = 175.537 SQ.M. (42.575%) 4. PROPOSED AREA:			

	TOTAL COVERED AREA (SQ.M.)	STAIR WELL (SQ.M.)	LIFT WELL (SQ.M.)	NET COVERED AREA(SQ.M.)	EXEMPTED AREAS STAIRWAY LIFT LOBBY (SQ.M.)	NET FLOOR AREA (SQ.M.)
GROUND FLOOR	171.622	—	—	171.622	12.816	2.598
FIRST FLOOR	175.537	0.525	2.669	172.343	12.816	2.598
SECOND FLOOR	175.537	0.525	2.669	172.343	12.816	2.598
THIRD FLOOR	175.537	0.525	2.669	172.343	12.816	2.598
FOURTH FLOOR	175.537	0.525	2.669	172.343	12.816	2.598
TOTAL	873.77	2.100	10.676	860.994	64.080	783.924

5. TENEMENTS & CAR PARKING CALCULATION:						
TENEMENT MARK	TENEMENT SIZE		NO. OF TENEMENT	REQD. CAR PARK.	PROV. CAR PARKING	
	NET (SQ.M.)	SHARE OF SERVICE (SQ.M.)				
A	84.116	14.150	98.266	4	4 NOS.	7 NOS.
B	70.986	11.941	82.927	4	4 NOS.	136.222 SQM.

6. PERMISSIBLE F.A.R. = 2.0						
7. PROPOSED F.A.R. = 1.659						
8. STAIR HEAD ROOM AREA = 17.340 SQ.M.						
9. MRL HEAD ROOM AREA = 3.469 SQ.M.						
10. OVER HEAD TANK AREA = 5.1 SQ.M.						
11. ROOF AREA = 175.537 SQ.M.						
12. CUP-BOARD AREA = 18.670 SQ.M.						
13. ADDITIONAL FLOOR AREA FOR FEES = 39.479 SQ.M.						
14. TREE COVER AREA = 10.104 SQM.						

SCHEDULE OF DOORS & WINDOWS						
DOORS						
NO	SILL	LINTEL	size	NO	SILL	LINTEL
D1	—	2100	1000x2100	W1	900	2100
D2	—	2100	900x2100	W2	900	2100
D3	—	2100	750x2100	W3	1050	2100
DW1	—	2100	1800x2100	W4	1350	2100

OWNERS DECLARATION

WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT WE SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION. WE SHALL FOLLOW THE INSTRUCTION OF L.B.S. & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER B.S. PLAN). THE PLOT IS IDENTIFIED BY US, IF ANY DISPUTE ARISE IN FUTURE REGARDING THE PLOT, K.M.C. WILL NOT BE LIABLE FOR THAT. KMC AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURES. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE KMC AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF E.S.E./L.B.S. BEFORE STARTING OF BUILDING FOUNDATION WORK. PLOT IS VACANT & THERE IS NO TENANT.

M/S NORTECH PROPERTY PRIVATE LIMITED.
SIGNATURE OF OWNERS

CERTIFICATE OF STRUCTURAL ENGINEER.

THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.

SOIL TESTING HAS BEEN DONE BY MR. JISHNU PAUL OF JP GEO CONSULTANTS. 66, ANDUL ROAD, HOWRAH - 711 109
LAB - 360, NAYABAD, MUKUNDAPUR, KOLKATA-700099. THE RECOMENDATION OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATION.

SANJIV J. PAREKH E.S.E. NO. 104(1) K.M.C.
NAME OF STRUCTURAL ENGINEER

JISHNU PAUL GTE/32
NAME OF GEO-TECNICAL ENGINEER

CERTIFICATE OF ARCHITECTS

I DO HERE BY CERTIFY WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULE - 2009 AS AMENDED FROM TIME TO TIME THAT THE SITE CONDITION INCLUDING THE ABUTTING ROAD CONFORMS WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME, IT IS A BUILDABLE SITE AND NOT A TANK OR A FILLED UP TANK. THE PLOT IS VACANT AND DEMARCATED BY BOUNDARY WALLS & MEASUREMENTS TALLY WITH THE REGD. DEED PLAN. THE CONSTRUCTION OF U.G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK. THE PLOT IS BEYOND 500M. FROM CENTER LINE OF E.M. BYPASS.

ANUPAM MAITI CA/2010/48538
NAME OF ARCHITECT

B.P NO. - 2024120346 DATE - 12-DEC-24 VALID UPTO - 11-DEC-29

DIGITAL SIGNATURE OF A.E

DIGITAL SIGNATURE OF E.E

GROUND FLOOR CERTIFY FLOOR PLAN (1ST TO 3RD), ROOF PLAN, PART PLAN OF LIFT MACHINE ROOM, FRONT ELEVATION & SECTIONS AT 'X-X' & 'Y-Y', SITE PLAN, LOCATION PLAN, PLAN OF UNDER GROUND WATER RESERVOIR & DETAILS OF SEPTIC TANK.

PROJECT: - PROPOSED G+IV (15.4 M. HEIGHT) RESIDENTIAL BUILDING AT PREMISES NO. - 3474, NAYABAD, P.S. PANCHASAYAR, R.S. DAG NO. - 92, UNDER R.S. KHATIAN NO. - 119 & 121, MOUZA - NAYABAD, J.L. NO. 25, WARD NO. - 109, BOROUGH - XII, KOLKATA - 700 094, U/S 393A OF K.M.C. ACT 1980 & K.M.C. BUILDING RULES 2009.

ARCHITECTS MOZAİK P-543, RAJA BASANTA ROY ROAD KOLKATA-700 029 PH. 30022086/98311 80114	DRAWN BY:- MUKTI PADA	DATE:-20.09.24	scale:- 1:100	SHEET 1 OF 2