



EXISTING STRUCTURE OCCUPIED BY THE OWNER'S AND TENANT'S TO BE DEMOLISHED BEFORE CONSTRUCTION AND THERE ARE TWO TENANTS

**CERTIFICATE**  
 Premises No. -100,D.H.ROAD  
 Assessee No.-411210401007  
 Name Of Owner(s) / Applicant(s) 1)NAMITA SHAH, 2)SUDHIR SHAH, 3)MADHUMITA MONDAL, 4)RANJANA SEN, 5)NIVEDITA FERNANDEZ, 6)SUCHARITA ROY, 7)JANINDITA LAHRI, 8)JAYITA SHAH, 9)BINA DAS, 10)PRADIP BISWAS, 11)DIPA BISWAS, 12)RATNA MONDAL, 13)SHIKHA BISWAS, 14)ARCHITA SIKDAR, 15)ARPIITA SAHA.  
 Area of plot of Land -  
 (i) AS PER DEED = 8K - 08 CH - 30 SQ.FT.=571.349 SQ.M.  
 (ii) AS PER BOUNDARY DECLARATION LAND AREA = 8K - 08 CH - 30 SQ.FT.= 571.342 SQ.M.  
 Name Of Architect - UDISHA BHATTACHARYA NO. : CA/2019/109270  
 Permissible height in reference to CCMZ issued by AAI: 33 M.  
 Co-ordinate in WGS-84 and site elevation (AMSL): 4 M.  
 Reference points marked in the site plan of the proposal

Co-ordinate in WGS-84	Site elevation (AMSL)
Latitude	4 M.
Longitude	

The above information is true and correct in all respect and if any stage, it is found otherwise, then I shall be fully liable for which K.M.C. and other appropriate authority reserve the right to take appropriate action against me as per law. The plot does not within the Red zone of AAI CCZM.

UDISHA BHATTACHARYA  
 REG. NO. CA/2019/109270  
 Name of Architect

DOORS & WINDOWS SCHEDULE					
DOORS MKD.	WIDTH	HEIGHT	WINDOWS MKD.	WIDTH	HEIGHT
D1	1200	2100	W1	1500	1350
D2	900	2100	W2	1350	1350
D3	750	2100	W3	1000	1350
SD	2150	2100	WS	600	750
D3(VI)	750	2100			

**SPECIFICATION**  
 1. CEMENT CONC. TO FIN. - 1:1.5:3; CEMENT : SAND : AGGR.  
 2. CEMENT CONC. TO SLAB, BEAM, COLUMN & COLUMN 1:1.5:3; CEMENT : SAND : AGGR.  
 3. CEMENT MORTAR TO FIN. & MAIN WALL - 1:6  
 4. CEMENT MORTAR TO 75 THK. & 125 THK WALL & CEILING - 1:4  
 5. CEMENT MORTAR TO INSIDE & OUTSIDE WALL PLASTER - 1:6  
 6. CEMENT CONCRETE TO FLOOR - 1:3:6  
 7. K.C.C. GRADE: M25 AND S300, Fe-600

**DECLARATION OF ARCHITECT:-**  
 CERTIFY WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009 AS AMENDED FROM TIME TO TIME & THAT THE SITE CONDITION INCLUDING WIDTH OF ABUTTING ROAD MAINTAINED BY K.M.C. CONFORM WITH THE PLAN WHICH HAS BEEN MEASURED & VERIFIED BY ME. IT IS A BUILDABLE SITE, NOT A TANK OR FILLED UP TANK THE LAND IS DEMARCATED BY BOUNDARY WALL. THE CONSTRUCTION OF U.G. WATER TANK & SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

UDISHA BHATTACHARYA  
 REG. NO. CA/2019/109270  
 NAME OF ARCHITECT

**DECLARATION OF STRUC. ENGG.:-**  
 THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION & SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME (S. S. SAHA) (REGISTERED CIVIL ENGINEER) OF 50, B. RAJANGA MAIN ROAD, KOLKATA - 700017, ON BASIS OF SOIL TEST REPORT FOR THE POSSIBLE LOADS INCLUDING THE SEISMIC LOADS AS PER N.B.C OF LATEST REVISION & CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECT.

SUSANTA SAHA  
 E.S.E./1/70  
 EMPANELLED STRUC. ENGG.

**DECLARATION OF OWNER:-**  
 I/WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I/WE SHALL ENGAGE L.B.A & E.S.E. DURING CONSTRUCTION OF THE BUILDING AS PER B.B. PLAN. K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING AND ADJOINING STRUCTURE IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE IF K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF WATER RESERVOIR & SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF L.B.A & E.S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK. THE PLOT HAS BEEN IDENTIFIED BY ME AND IF ANY DISPUTE ARISE, K.M.C. AUTHORITY WILL REVOKE SANCTION PLAN.

NILENDU ROY, proprietor of 'KRISHAV INFRASTRUCTURE' as constituted Attorney of 1) NAMITA SHAH, 2) SUDHIR SHAH, 3) MADHUMITA MONDAL, 4) RANJANA SEN, 5) NIVEDITA FERNANDEZ, 6) SUCHARITA ROY, 7) JANINDITA LAHRI, 8) JAYITA SHAH, 9) BINA DAS, 10) PRADIP BISWAS, 11) DIPA BISWAS, 12) RATNA MONDAL, 13) SHIKHA BISWAS, 14) ARCHITA SIKDAR, 15) ARPIITA SAHA.  
 NAME OF OWNER

**DECLARATION OF GEO. TECH. ENGG.:-**  
 UNDERGONE HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THEREIN. 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.

SUSANTA SAHA  
 E.S.E./1/70  
 NAME OF GEO-TECHNICAL ENGG.

**PLAN OF A PROPOSED G-IV STORED RESIDENTIAL BUILDING U/S 393A OF K.M.C. ACT(1980) COMPLYING WITH K.M.C. BUILDING RULES 2009 AT PREMISES NO. - 100, DIAMOND HARBOUR ROAD, WARD NO.-121, BOROUGH-XIV, KOLKATA-700034 UNDER K.M.C.**

NAME OF OWNERS :- 1) NAMITA SHAH, 2) SUDHIR SHAH, 3) MADHUMITA MONDAL, 4) RANJANA SEN, 5) NIVEDITA FERNANDEZ, 6) SUCHARITA ROY, 7) JANINDITA LAHRI, 8) JAYITA SHAH, 9) BINA DAS, 10) PRADIP BISWAS, 11) DIPA BISWAS, 12) RATNA MONDAL, 13) SHIKHA BISWAS, 14) ARCHITA SIKDAR, 15) ARPIITA SAHA.

**BHATTACHARYA & ASSOCIATES.**  
 ARCHITECTS, ENGINEERS & INT. DESIGNERS  
 105R, DIAMOND HARBOUR ROAD  
 KOLKATA - 700039  
 PH: 8420791222  
 E-mail: archbhattacharya@gmail.com

**AREA STATEMENT**

1. ASSESSEE NO. - 411210401007  
 2. DETAIL OF BOUNDARY DECLARATION - BOOK-I, VOLUME - 1607-2024, PAGE- 34982-34999, BEING NO. - 160701256, DATE- 09.02.2024, PLACE- A.D.S.R. BEHALA.  
 3. DETAIL OF DEED -  
 (i) DETAIL OF DEED-1  
 a) BOOK-I VOLUME-76, PAGE- 227-233, BEING NO.- 3822, YEAR- 10-09-1938, PLACE- O.S.R. ALPORE SADAR, DIST.- 24 PARGANAS.  
 (ii) DETAIL OF DEED-2  
 a) BOOK-I VOLUME-46, PAGE- 183-186, BEING NO.- 3895, YEAR- 19-05-1955, PLACE- SUB REGISTER, ALPORE SADAR, DIST.- 24 PARGANAS.  
 (iii) DETAIL OF DEED-3  
 a) BOOK-I VOLUME- 1607-2024, PAGE- 34962-34981, BEING NO.- 160701257, DATE- 09.02.2024, PLACE- ADDITIONAL DISTRICT SUB REGISTER, BEHALA.  
 b) BOOK-I VOLUME- 1607-2024, PAGE- 341061-341099, BEING NO. 160711489, YEAR- 03.10.2023, PLACE- A.D.S.R. BEHALA.  
 4. DETAIL OF POWER OF ATTORNEY -  
 a) BOOK-I VOLUME- 1607-2024, PAGE- 341061-341099, BEING NO. 160711489, YEAR- 03.10.2023, PLACE- A.D.S.R. BEHALA.  
 5. DETAIL OF NON EVICTION OF TENANT - BOOK-I VOLUME- 1607-2024, PAGE- 34965-34981, BEING NO. - 160701258, DATE: 09.02.2024, PLACE - A.D.S.R. BEHALA.  
 6. DETAIL OF ULC:-  
 MEMO NO-1554/CAL/2024 DATED-25/04/2024

MBC MEETING NO. - 639 DATED 30.07.2024  
 MBC ITEM NO. - 65/24-25  
 SANCTION NO.- 2024140177 DATED - 23.09.2024 VALID UPTO - 22.09.2029

DEBOJIT DAS  
 Digitally signed by DEBOJIT DAS  
 Date: 2024.09.23 15:32:31 +05'30'

DIGITAL SIGNATURE BY EXECUTIVE ENGINEER  
 (CIVIL) BUILDING DEPARTMENT - BR. XIV-K.M.C.

UTTAM PARAMANIK  
 Digitally signed by UTTAM PARAMANIK  
 Date: 2024.09.23 15:13:38 +05'30'

DIGITAL SIGNATURE BY ASSISTANT ENGINEER  
 (CIVIL) BUILDING DEPARTMENT - BR. XIV-K.M.C.

**PART-B :-**

1. AREA OF LAND -  
 (i) AS PER DEED = 8K - 08 CH - 30 SQ.FT.=571.349 SQ.M.  
 (ii) AS PER BOUNDARY DECLARATION = 8K - 08 CH - 30 SQ.FT.= 571.342 SQ.M.  
 (iii) AS PER ULC = 8K - 08 CH - 30 SQ.FT.= 571.342 SQ.M.  
 (iv) AS PER BLRO = 10K - 14 CH - 11 SQ.FT.= 728.429 SQ.M.

2. (i) PERMISSIBLE GROUND COVERAGE (90%) = 285.671 SQ.M.  
 (ii) PROPOSED GROUND COVERAGE = 243.717 SQ.M. (42.657%)

3. PROPOSED HEIGHT = 15.425 M.  
 4. ROAD WIDTH = 6.000 M (MIN).

5. PROPOSED AREA :-

COVERED AREA	STAIR-LIFT LOBBY	LIFT WELL	NET FLOOR AREA
GROUND FLOOR	230.539 SQ.M	12.690-3*15.69	214.849 SQ.M
1ST FLOOR	243.717 SQ.M	12.690-3*15.69	225.557 SQ.M
2ND FLOOR	243.717 SQ.M	12.690-3*15.69	225.557 SQ.M
3RD FLOOR	243.717 SQ.M	12.690-3*15.69	225.557 SQ.M
4TH FLOOR	243.717 SQ.M	12.690-3*15.69	225.557 SQ.M
TOTAL	1205.407 SQ.M	78.45 SQ.M	1117.077 SQ.M

6. TENEMENTS & CAR PARKING CALCULATION :-

MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
	68.025 SQ.M	7.713 SQ.M	75.738 SQ.M	4	
	58.103 SQ.M	6.688 SQ.M	64.691 SQ.M	4	
	47.187 SQ.M	5.360 SQ.M	52.537 SQ.M	4	5 NO.
	46.162 SQ.M	5.234 SQ.M	51.396 SQ.M	3	
	42.664 SQ.M	4.637 SQ.M	47.301 SQ.M	1	
	93.348 SQ.M	10.584 SQ.M	103.933 SQ.M	1	

7. TOTAL REQUIRED CAR PARKING = 5 NO.  
 8. TOTAL PROVIDED CAR PARKING = 1 NO.  
 9. PERMISSIBLE AREA FOR PARKING = 125 SQ.M.  
 10. PROVIDED AREA FOR PARKING = 11.841 SQ.M.  
 11. PERMISSIBLE F.A.R = 11.77  
 12. PROPOSED F.A.R = 1117.077 / (18.041 \* 571.342) = 1.248  
 13. STAIR HEAD ROOM AREA = 16.043 SQ.M.

14. TOTAL AREA OF LIFT MACHINE ROOM WITH STAIR = 7.041 \* 3.669 = 10.71 SQ.M.  
 15. AREA OF OVERHEAD TANK = 16.043 SQ.M.  
 16. TOTAL AREA OF CUP BOARD = 14.625 SQ.M.  
 17. TOTAL AREA OF COT = 20.50 SQ.M.  
 18. PROPOSED TREE COVER AREA = 17.861 SQ.M (3.06% OF LAND AREA)  
 19. MINIMUM TREE COVER AREA REQUIRED = 2.861 % OF LAND AREA = 17.077 SQ.M