

CERTIFICATE

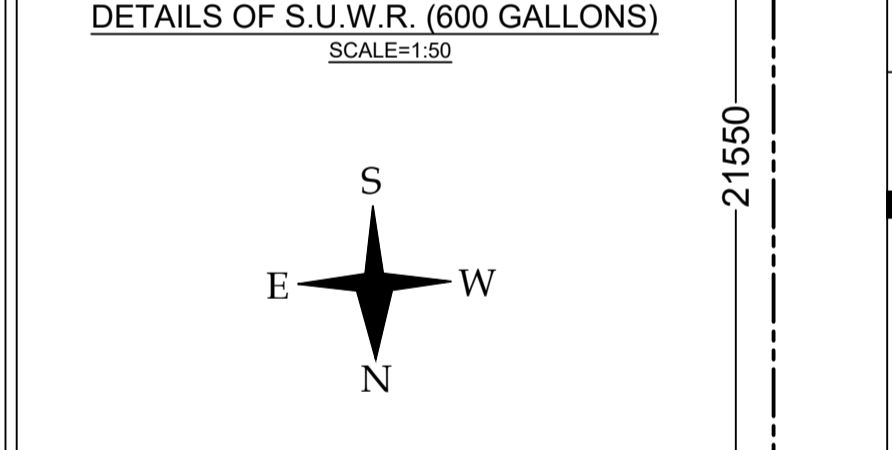
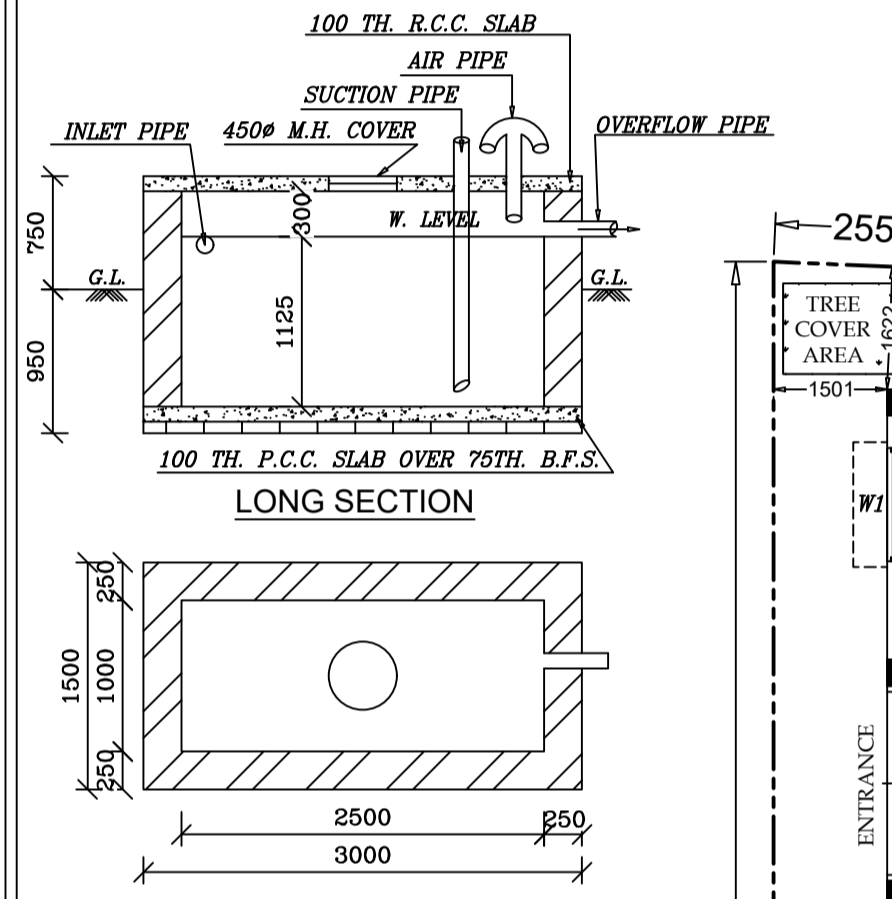
Premises no. : 269, Baghajatin E Block - East, under the K.M.C. Ward no. - 101, Borough no. - XII
 Area of Land: 227.889 SQ.MT. = (03 KT. - 06 CH. - 23 SQ.FT.) as per Assessment Book Copy & 227.615 SQ.MT. = (03 KT. - 06 CH. - 20 SQ.FT.) as per Physical measurement

PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAI 33.00 sq.m. (X17) CO-ordinate in WGS 84 and site elevation (AMSL):

Reference points marked in the site Plan of the proposal	CO-ODINATE		Site elevation (AMSL)
	Latitude	Longitude	
a	22°-28'-57" (NORTH)	88°-22'-54" (EAST)	1 M.
b	22°-28'-57" (NORTH)	88°-22'-54" (EAST)	
c	22°-28'-57" (NORTH)	88°-22'-54" (EAST)	
d	22°-28'-57" (NORTH)	88°-22'-54" (EAST)	

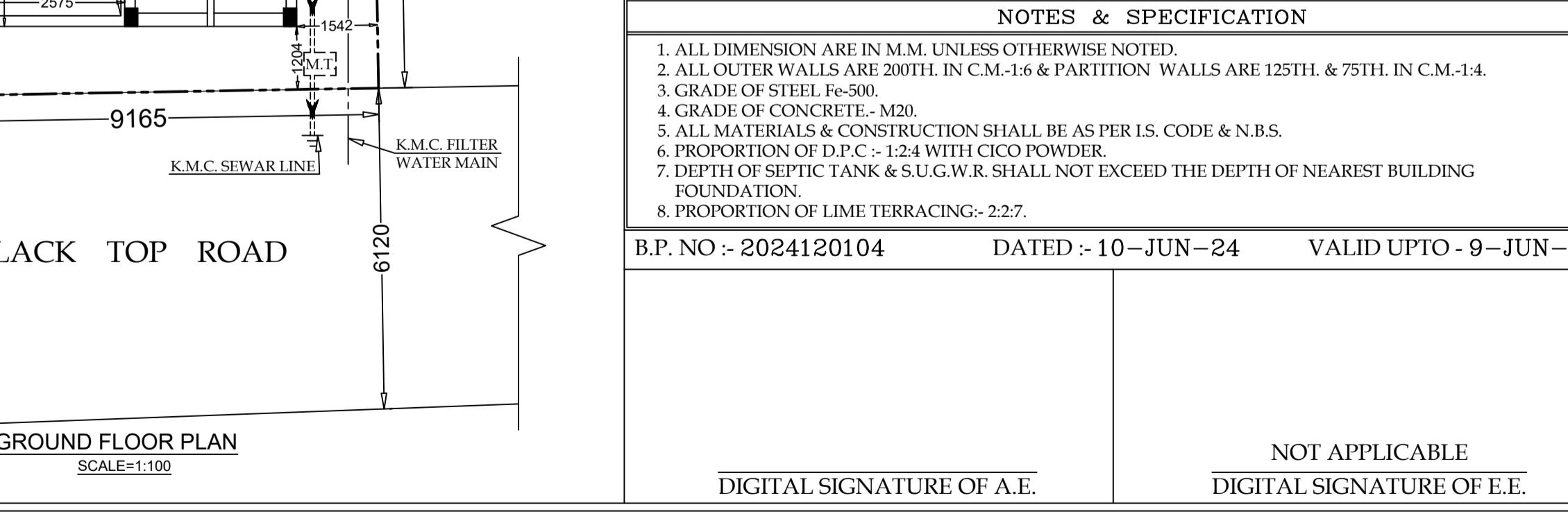
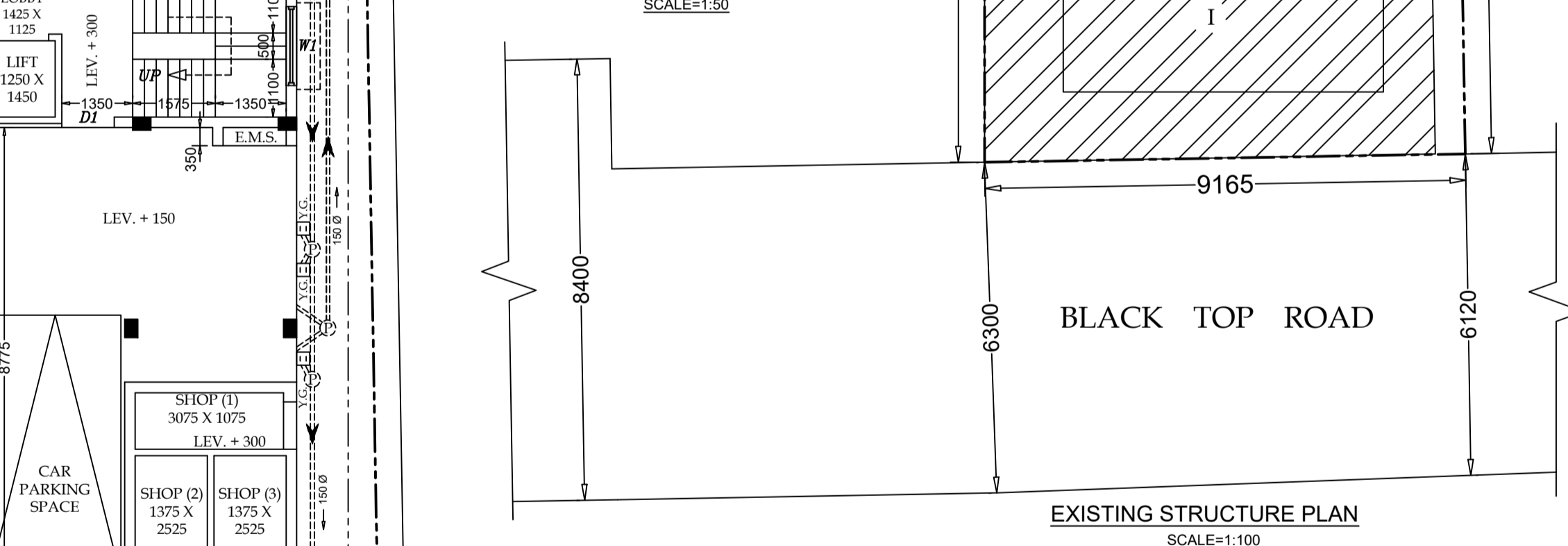
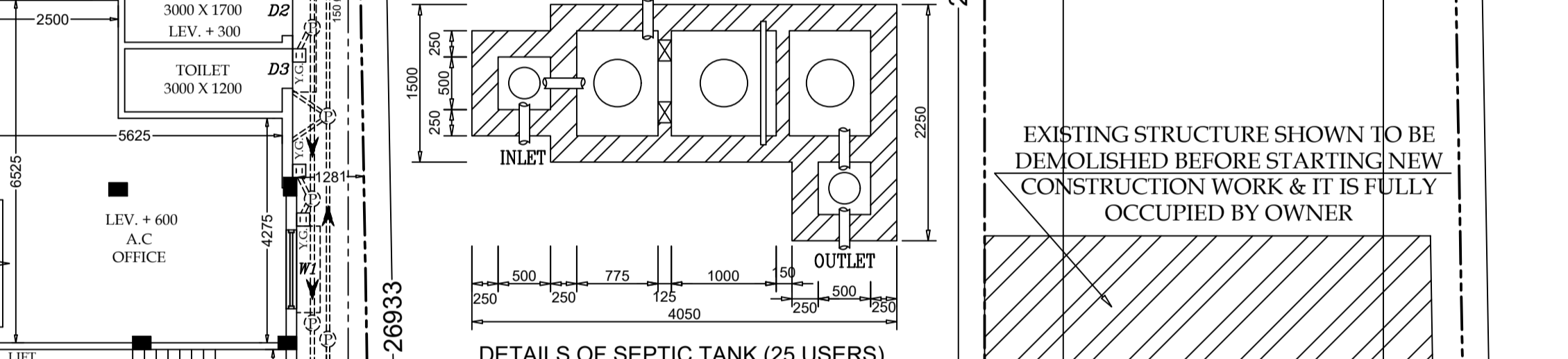
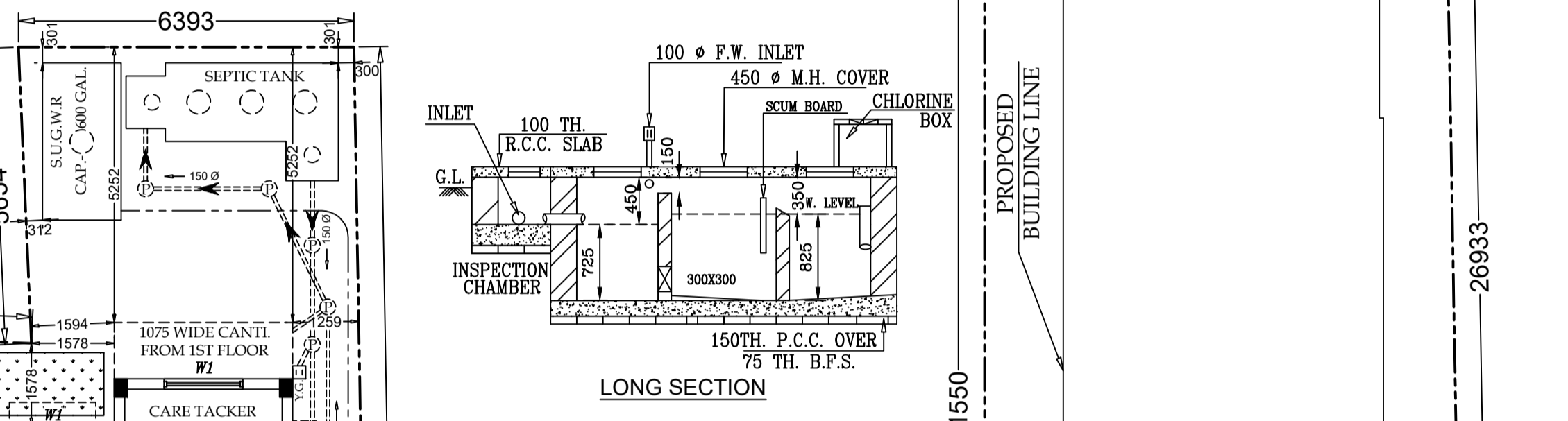
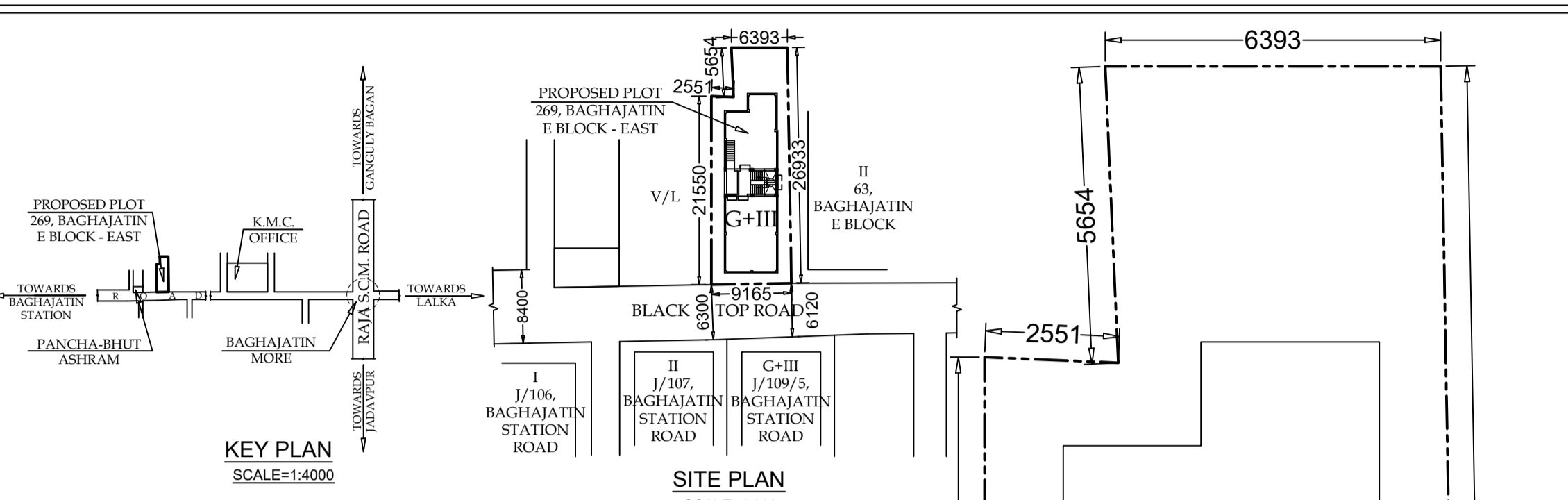
THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF AT ANY STAGE, IT IS FOUND OTHERWISE, THEN I SHALL BE FULLY LIABLE FOR WHICH K.M.C. AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME AS PER LAW.

SHANKAR MANDAL, ALOKE RAKSHIT & AMLAN DATTA CONSTITUTED ATTORNEY OF AVIJIT ROY, BISWAJIT ROY, ANIMA NANDY, NILIMA SARKAR & SUVRA MAJUMDAR
RABINDRA NATH GHOSH
 L.B.S. - 1/103B
 NAME OF OWNER NAME OF L.B.S.



SCHEDULES

DOORS		WINDOWS	
MARKED	SIZE	MARKED	SIZE
D1	1000 X 2100	W1	1500 X 1200
D2	900 X 2100	W2	900 X 1200
D3	750 X 2100	W3	600 X 600



NOTES & SPECIFICATION

- ALL DIMENSION ARE IN M.M. UNLESS OTHERWISE NOTED.
- ALL OUTER WALLS ARE 200TH. IN C.M.-1.6 & PARTITION WALLS ARE 125TH. & 75TH. IN C.M.-1.4.
- GRADE OF STEEL Fe-500.
- GRADE OF CONCRETE - M20.
- ALL MATERIALS & CONSTRUCTION SHALL BE AS PER I.S. CODE & N.B.S.
- PROPORTION OF D.P.C. :- 1:2:4 WITH CICO POWDER.
- DEPTH OF SEPTIC TANK & S.U.G.W.R. SHALL NOT EXCEED THE DEPTH OF NEAREST BUILDING FOUNDATION.
- PROPORTION OF LIME TERRACING:- 2:2:7.

B.P. NO. :- 2024120104 DATED :- 10-JUN-24 VALID UPTO - 9-JUN-29

DIGITAL SIGNATURE OF A.E. NOT APPLICABLE DIGITAL SIGNATURE OF E.E.

STATEMENT OF THE PLAN PROPOSAL

- ASSESSEE NO : 31-101-05-0477-0
- NAME OF THE OWNER : (a) AVIJIT ROY, (b) BISWAJIT ROY, (c) ANIMA NANDY, (d) NILIMA SARKAR & (e) SUVRA MAJUMDAR
- NAME OF THE APPLICANT : SHANKAR MANDAL, ALOKE RAKSHIT & AMLAN DATTA, CONSTITUTED ATTORNEY OF AVIJIT ROY & FOUR OTHERS.
- K.M.C. MUTATION APPROVED BY DY. ASSESSOR COLLECTOR CASE NO. - O/101/11-JAN.-21/28638, DT. - 19/01/2021.
- DETAILS OF REGISTERED DEED :-
 - BK NO - I, VOL. NO. - 92, PAGES = 181. BEING = 6067, YEAR = 1956, S.R. - ALIPORE, DIST. - 24 PGS(S) DT. - 10/08/56 BLLRO MUTATION VIDE MEMO NO- 17/977/CON.CERTIFICATE/BLLRO/S24-PGS./KOL/2020 DT. - 05/03/2020
 - BK NO - I, VOL. NO. - 4, PAGES = 185 TO 188. BEING = 422, YEAR = 1990, A.D.R. - ALIPORE, DT. - 18/04/1990, R.R. LAND, AREA- 2KT -1CH -23SQF
- DETAILS OF REGISTERED POWER OF ATTORNEY :-
 - BK NO - I, VOL. NO. - 1603-2023, PAGES = 204096 TO 204111. BEING = 160307230, DATED ON = 24.05.2023, AT D.S.R.-III SOUTH 24 PGS.
- DETAILS OF REGISTERED BOUNDARY DECLARATION :-
 - BK NO - I, VOL. NO. - 1603-2023, PAGES = 333190 TO 333203. BEING = 160312201, DATED ON = 11.08.2023, AT D.S.R.-III SOUTH 24 PGS.
- AREA OF LAND - 03 KT. - 06 CH. - 23 SQ.FT. (227.889 SQ.M.) (AS PER DEED AND ASSESSMENT BOOK COPY)
- AREA OF LAND - 227.615 SQ.M. (AS PER BOUNDARY DECLARATION)
- PERMISSIBLE GROUND COVERAGE = 134.475 SQ.M. (59.080%)
- PROPOSED GROUND COVERAGE = 119.449 SQ.M. (52.479%)
- PERMISSIBLE FAR = 1.75
- PROPOSED FAR = $\frac{416.906 \text{ SQ.M.} - 25.0 \text{ SQ.M.}}{227.615 \text{ SQ.M.}} = 1.722$
- FLOOR AREA:-

FLOOR	FLOOR AREA (I/C STAIR)	GROSS	STAIR AREA WELL	NET	LIFT AREA	LIFT LOBBY	EFFECTIVE AREA
GROUND	115.794 SQ.M	10.755 SQ.M		10.755 SQ.M		1.603 SQ.M	103.436 SQ.M
1ST	119.449 SQ.M	11.543 SQ.M	0.788 SQ.M	10.755 SQ.M	1.813 SQ.M	1.603 SQ.M	104.490 SQ.M
2ND	119.449 SQ.M	11.543 SQ.M	0.788 SQ.M	10.755 SQ.M	1.813 SQ.M	1.603 SQ.M	104.490 SQ.M
3RD	119.449 SQ.M	11.543 SQ.M	0.788 SQ.M	10.755 SQ.M	1.813 SQ.M	1.603 SQ.M	104.490 SQ.M
TOTAL	474.141 SQ.M	45.384 SQ.M	2.364 SQ.M	43.020 SQ.M	5.439 SQ.M	6.412 SQ.M	416.906 SQ.M
- AREA OF C.B. = 0.6075 X 9 = 5.468 SQ.M.
- AREA OF LOFT = NIL.
- NO. OF TENEMENT = 6 NOS.
- AREA OF TENEMENT :-
 - 67.479 SQ.M. = 3 NOS.
 - 59.448 SQ.M. = 3 NOS.
- CARPET AREA OF SHOP (1) = 3.037 SQ.M.
- COVER AREA OF SHOP (1) = 4.380 SQ.M.
- CARPET AREA OF SHOP (2) = 3.128 SQ.M.
- COVER AREA OF SHOP (2) = 4.237 SQ.M.
- CARPET AREA OF SHOP (3) = 3.128 SQ.M.
- COVER AREA OF SHOP (3) = 4.237 SQ.M.
- CARPET AREA OF OFFICE = 29.151 SQ.M.
- COVER AREA OF OFFICE = 32.593 SQ.M.
- CAR PARKING REQUIRED = 1 NO.
- CAR PARKING PROVIDED = 1 NO.
- PARKING AREA = 40.113 SQ.M.
- COMMON AREA = 71.841 SQ.M.
- OPEN TERRACE AREA = 119.449 SQ.M.
- ROOF STRUCTURE :-
 - AREA OF O.H.W.T. = 4.805 SQ.M.
 - AREA OF STAIR HEAD = 14.260 SQ.M.
 - AREA OF L.M.R. HEAD = 5.038 SQ.M.
 - AREA OF STAIR FOR L.M.R. = 3.250 SQ.M.
- ADDITIONAL AREA FOR FEES = 28.016 SQ.M.
- PERMISSIBLE TREE COVER AREA = 1.295 SQ.M. (0.569 %)
- PROPOSED TREE COVER AREA = 4.560 SQ.M. (2.003 %)

L.B.S. DECLARATION

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. ACT - 1980 BUILDING RULES 2009. AND THAT THE SITE CONDITION INCLUDING THE ROADS CONFORMS WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK. THE LAND WITH EXISTING STRUCTURE IS DEMARCATED BY BOUNDARY WALL. THERE IS TENANT IN THE PROPOSED PLOT. THE CONSTRUCTION OF S.U.G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK. THE PLOT IS BEYOND 500M. FROM C/L OF E.M. BYPASS.

RABINDRA NATH GHOSH
L.B.S. - 1/103B
NAME OF L.B.S.

E.S.E. DECLARATION

THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT. SOIL TESTING HAS BEEN SIGNED BY:- KALLOL KUMAR GHOSHAL, B.E.(CIVIL), MIE (INDIA) GEO-TECH NO. - 1/49 (K.M.C.), PREPARED BY MAS, ADD - 4, GARFA MAIN ROAD, KOL.-700075. THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL DESIGN CALCULATION.

KALLOL KUMAR GHOSHAL
B.E.(CIVIL), MIE (INDIA)
GEO-TECH NO. - 1/49 (K.M.C.)
NAME OF GEO-TECH ENGINEER

SAKTI BRATA BHATTACHARYA
E.S.E. - 1/116
NAME OF STRUCTURAL ENGINEER

OWNER DECLARATION

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTIONS OF L.B.S. & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER B.S. PLAN) K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURES. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. 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. DURING INSPECTION THE PLOT WAS IDENTIFIED BY ME. THERE IS TENANT IN THE PROPOSED PLOT. THE LAND WITH EXISTING STRUCTURE AND IS DEMARCATED BY BOUNDARY WALL. THE PLOT IS IDENTIFY BY ME DURING INSPECTION.

SHANKAR MANDAL, ALOKE RAKSHIT & AMLAN DATTA CONSTITUTED ATTORNEY OF AVIJIT ROY, BISWAJIT ROY, ANIMA NANDY, NILIMA SARKAR & SUVRA MAJUMDAR
NAME OF OWNER

PROPOSED PLAN OF G+III STORIED RESIDENTIAL BUILDING U/S 393A OF K.M.C. ACT - 1980 AND BUILDING RULES 2009 AT PREMISES NO. - 269, BAGHAJATIN E BLOCK - EAST, UNDER THE K.M.C. WARD NO. - 101, BOROUGH NO. - XII, P.S. - PATULI, MOUZA - RAJAPUR, J.L. NO.- 31, BADEMASUR COMPRISING IN PORTION OF R.S. DAG NO.- 564, E.P. NO.- 1, R.S. KHATIAN NO.- 375 & 156(P), KOLKATA- 700086.

DRAWN BY:- A. DAS