

CERTIFICATE

PREMISES NO. - 188, KALIKAPUR ROAD
ASSEESSE NO. - 311060712662
NAME OF OWNER[S] / APPLICANT[S] - M/S. MADHUR ENCLAVE PVT. LTD.
AREA OF LAND - 363.655 SQM.
NAME OF ARCHITECT - ANUPAM MAITI C.A./2010/48538
PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAI - 33.0 M.
COORDINATE 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°30'4.6"N	88°23'35.5"E	7.0 M.
B	22°30'5.1"N	88°23'36.0"E	7.0 M.

THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF AT ANY STAG
IT IS GOUND OTHERWISE, THEN I SHALL BE FULLY LIABE FOR WHICH KMC AND OTHER
APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST
ME AS PER LAW.

M.S. MADHUR ENCLAVE PVT. LTD.
NAME OF OWNERS

ANUPAM MAITI
CA/2010/48538
NAME OF ARCHITECT

AFFIDAVIT BEFORE 1ST CLASS 2ND JUDICIAL MAGISTRATE VIDE NO. 7901
DT.05.02.2025 REGARDING R.S. & L.R. DAG & KHATIAN NO.

MAIN CHARACTERISTICS OF THE PLAN PROPOSAL

PART A

1. ASSESSEE NO. - 311060712662
2. NAME OF THE OWNERS/APPLICANT: M/S. MADHUR ENCLAVE PVT. LTD.
3. DETAILS OF REGD. DEED: BOOK - I, VOLUME - 1, PAGES - 1 TO 18, BEING NO. - 14057, DATED - 19/09/2007, REGD. AT - A.R.A. - I, KOLKATA.
4. DETAILS OF REGD. BOUNDARY DECLARATION: BOOK - I, VOLUME - 1604-2024, PAGES - 330728 TO 330739, BEING NO. 160411632, DATED - 11/11/2024, REGD. AT - D.S.R. - IV, SOUTH 24 PARGANAS.
5. DETAILS OF B.L. & L.R.O. MUTATION & CONVERSION CERTIFICATE: B.L. & L.R.O. MUTATION - M/CASE NO. 2093/2010 DATED - 21/02/2011.
CONVERSION CERTIFICATE - MEMO NO. 17/ 2243/CON CERTIFICATE/BLR/ATM/KASBA/2009, DATED 19/04/2012.
6. AS PER ONLINE ASSESSMENT BOOK COPY DAG NO. 2133, 2134, KHATIAN NO. 3281, J.L.NO. - 19, MOUZA - GARFA.

PART B

1. AREA OF LAND : AS PER RECORD - 363.712 SQM. AS PER BOUNDARY DECLARATION - 363.655 SQM.
2. PERMISSIBLE GROUND COVERAGE: = (54.54%) 198.355 SQ.M.
3. PROPOSED GROUND COVERAGE = 198.193 SQ.M. (54.500 %)
4. PROPOSED AREA:

	TOTAL COVERED AREA (SQ.M.)	STAIR WELL (SQ.M.)	LIFT WELL (SQ.M.)	NET COVERED AREA (SQ.M.)	EXEMPTED AREAS		NET FLOOR AREA (SQ.M.)
					STAIRWAY (SQ.M.)	LIFT LOBBY (SQ.M.)	
GROUND FLOOR	198.193	—	—	198.193	12.825	2.914	182.454
FIRST FLOOR	198.193	0.525	2.625	195.043	12.825	2.613	179.605
SECOND FLOOR	198.193	0.525	2.625	195.043	12.825	2.613	179.605
THIRD FLOOR	198.193	0.525	2.625	195.043	12.825	2.613	179.605
TOTAL	792.772	1.575	7.875	783.322	51.300	10.753	721.269

5. TENEMENTS & CAR PARKING CALCULATION

TENEMENT MARK	TENEMENT SIZE			NO. OF TENEMENT	REQD. CAR PARK.	PROV. CAR PARKING
	NET (SQM.)	SHARE OF SERVICE (SQM.)	ACTUAL (SQM.)			
A	89.272	13.63	102.902	3	6 NOS.	7 NOS. AREA.
B	89.272	13.63	102.902	3		

GYM AREA (ASSEMBLY) - COVERED = 40.533 SQM. CARPET = 37.552 SQM

6. PERMISSIBLE F.A.R. = 1.75
7. PROPOSED F.A.R. = 1.639
8. STAIR HEAD ROOM AREA = 22.78 SQ.M.
9. OVER HEAD TANK AREA = 5.78 SQ.M.
10. ROOF AREA = 198.193 SQ.M.
11. CUP-BOARD AREA = 16.500 SQ.M.
12. ADDITIONAL FLOOR AREA FOR FEES = 39.28 SQ.M.
13. TREE COVER AREA = 10.317 SQ.M.

SCHEDULE OF DOORS & WINDOWS							
		DOORS		WINDOWS			
NO	SILL	LINTEL	size	NO	SILL	LINTEL	size
D1	—	2100	1000x2100	W1	900	2100	1500X1200
D2	—	2100	900x2100	W2	900	2100	1200X1200
D3	—	2100	750x2100	W3	1050	2100	1000X1050
DW1	—	2100	1850x2100	W4	1350	2100	600X750

OWNERS DECLARATION

WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT WE SHALL ENGAGE ARCHITECT & E.S.E. DURING CONSTRUCTION. WE SHALL FOLLOW THE INSTRUCTION OF ARCHITECT & 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. 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./ARCHITECT BEFORE STARTING OF BUILDING FOUNDATION WORK.

M.S. MADHUR ENCLAVE PVT. LTD.
NAME 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 RECOMMENDATION 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

UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THEREON. 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.

JISHNU PAUL GTE/II/32

NAME OF GEO-TECNICAL ENGINEER

CERTIFICATE OF ARCHITECTS

I DO HEREBY CERTIFY WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULE - 2009 AS ADEQUATE FROM TIME TO TIME THAT THE SITE CONDITION INCLUDING THE ABUTTING ROAD CONFORMS WITH THE SUBMITTED 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 WALL & MEASUREMENTS TALLY WITH THE REGD. BOUNDARY DECLARATION PLAN. THE CONSTRUCTION OF U.G. WATER TANK AND SEPTIC TANK WILL BE COMPLETE BEFORE STARTING OF BUILDING FOUNDATION WORK.

THE PLOT IS BEYOND 500M. FROM E.M. BYPASS.

ANUPAM MAITI CA/2010/48538
NAME OF ARCHITECT

B.P NO. - 2024120428

DATE - 11-FEB-25

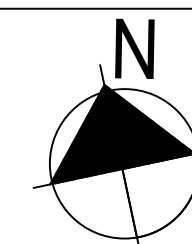
VALID UPTO - 10-FEB-30

DIGITAL SIGNATURE OF A.E

DIGITAL SIGNATURE OF E.E

GROUND FLOOR, TYPICAL FLOOR PLAN (1st TO 4TH.), 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+III STORIED (HT. - 12.50 M.) RESIDENTIAL BUILDING AT PREMISE NO. - 188, KALKIAPUR ROAD, UNDER R.S. & L.R. DAG NO. - 2133, 2134, R.S. KHATIAN NO. - 716, 200, L.R. KHATIAN NO. - 3281, MOUZA - GARFA, J.L. NO. - 19. BOROUGH - XII, WARD NO 106, KOLKATA - 700 099, U/S 393A OF KOLKATA MUNICIPAL CORPORATION ACT 1980 AND K.M.C. BUILDING RULES 2009.



ARCHITECTS
MOZAIK
P-543, RAJA BASANTA ROY ROAD
KOLKATA-700 029
PH. 30022086/98311 80114

DRAWN BY:- MUKTI PADA	DATE:-18.09.24	scale:- 1:100	SHEET 1 OF 2
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