

**PART-B:**  
 01. AREA OF LAND : AS PER TITLE DEED (03 K - 00 CH - 00 SFT) = 200.669 SQM.  
 02. AREA OF STRIP OF LAND = 19.750 SQM.  
 03. LAND AREA AFTER STRIP OF LAND = 180.919 SQM.  
 04. ROAD WIDTH:- 3.048 MT. (AS PER S.O.R.) (K.M.C. ROAD)  
 05. NET LAND AREA = 180.919 SQM.  
 06. (i) PERMISSIBLE GROUND COVERAGE (60% of LAND AREA) = 108.551 SQM.  
 (ii) PROPOSED GROUND COVERAGE (51.87 % of LAND AREA) = 93.843 SQ.  
 07. PROPOSED HEIGHT = 12.475 M.  
 08. FRONTAGE OF PLOT = 7.90 M.

**09. PROPOSED AREA :**

FLOOR	RESIDENTIAL	LIFT WELL	CUT OUT	GROSS FLOOR	EXEMPTED AREA	NET COVER
		STAIR WAY	LIFT LOBBY			AREA
GROUND FLOOR	93.843 SQM.	-----	-----	93.843 SQM.	11.399 SQM.	2.125 SQM.
1ST. FLOOR	93.843 SQM.	1.812 SQM.	-----	92.031 SQM.	11.399 SQM.	2.125 SQM.
2ND. FLOOR	93.843 SQM.	1.812 SQM.	-----	92.031 SQM.	11.399 SQM.	2.125 SQM.
3RD. FLOOR	78.997 SQM.	1.812 SQM.	-----	77.185 SQM.	11.399 SQM.	2.125 SQM.
TOTAL	360.522 SQM.	5.436 SQM.	-----	355.09 SQM.	45.596 SQM.	8.5 SQM.

**10. TENEMENTS & CAR PARKING CALCULATION :**  
**(A) RESIDENTIAL :**

MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	No. OF TENEMENT	REQUIRED CAR PARKING
1A, 2A, 3A	35.595 SQM	7.724 SQM	43.319 SQM	3	01
1B, 2B, 3B, 4B	41.088 SQM	8.916 SQM	50.004 SQM	4	
4A	20.748 SQM	4.502 SQM	25.25 SQM	1	

12. TOTAL REQUIRED CAR PARKING = 01  
 13. TOTAL PROVIDED CAR PARKING = 00  
 14. PERMISSIBLE F.A.R = 1.50  
 15. PROPOSED F.A.R = (300.994 / 200.669) = 1.499 < 1.50  
 16. OVER HEAD TANK AREA = 3.30 SQM  
 17. STAIR HEAD ROOM AREA = 15.757 SQM  
 18. TERRACE AREA = 93.843 SQM  
 19. LIFT M/C ROOM AREA = 7.03 SQM.  
 20. LIFT M/C ROOM STAIR = 3.25 SQM.  
 21. ADDITIONAL AREA ONLY FOR FEES = (54.092+3.25)=57.342 SQM.  
 22. TREE COVER AREA = 2.0 SQM.

**STRUCTURAL CERTIFICATE**  
 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. CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT.

**NILAMBAR ROY**  
 (ESE/11/630)  
 SIG. OF STRUCTURAL ENGINEER

**DECLARATION OF L.B.S.**  
 CERTIFIED ON 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 ABUTTING PASSAGE AT WESTERN SIDE IS CONFORM WITH THE PLAN. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. NOW THE PLOT IS PARTLY VACANT LAND & DEMARCATED WITH BRICK BOUNDARY WALL.

**NILAMBAR ROY**  
 (LBS/1/1813)  
 SIGNATURE OF L.B.S.

**DECLARATION OF G.T.E**  
**CERTIFICATE OF GEO-TECHNICAL ENGINEER:-**  
 UNDERSIGNED HAS INSPECTED THE SITE CARRIED OUT THE 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 THEREIN IS SAFE AND STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

**SANTANU DUTTA**  
 (G.T./1/69)  
 SIGNATURE OF THE GEO- TECHNICAL ENGINEER

**DECLARATION OF APPLICANT**  
 WE DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT,  
 • WE SHALL ENGAGE L.B.S DURING CONSTRUCTION.  
 • WE SHALL FOLLOW THE INSTRUCTION OF L.B.S 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 FOUND FAKE, THE K.M.C AUTHORITY MAY REVOKE THE SANCTION PLAN.  
 • THE CONSTRUCTION OF S.U.G.W.R TAKEN UNDER THE GUIDANCE OF LBS/ESE BEFORE STARTING OF BUILDING FOUNDATION.  
 • DURING INSPECTION PLOT WAS IDENTIFIED BY US.

M/S. EKDANTAYA PROPERTIES.  
 REPRESENTED BY PARTNER ,  
 NIKITA JAISWAL & KARINA SINGH GUPTA  
 SIGNATURE OF C.A/OWNER

**PROJECT:-**  
 PROPOSED PLAN OF FOUR STORIED (IV) RESIDENTIAL BUILDING OF HEIGHT 12.475 M. AT PREMISES No. - 20, PITAMBAR BHATTACHARJEE LANE, WARD No. - 28, BOROUGH - IV, KOLKATA - 700009, P. S.- NARKELDANGA, UNDER KOLKATA MUNICIPAL CORPORATION, IN COMPLIANCE U/S 393A OF K.M.C ACT 1980 AND K.M.C BLDG. RULE 2009.

**PART-A:**  
 1. ASSESSEE No. : 11-028-10-0018-4  
 2. **DETAIL OF REGISTERED DEED :**  
 BOOK No. :- I. VOL. No. :- 1902-2025 PAGE FROM :- 487843 to 487881  
 BEING No.:- 190210474 DATE:- 04/09/2025 PLACE: A.R.A. -II, KOLKATA  
 DATE: PLACE : A.R.A.-IV, KOLKATA  
 3. **DETAIL OF REGISTERED STRIP OF LAND :**  
 BOOK No. :- I. VOL. No. :- 1904-2025 PAGE FROM :- 746408 to 746423  
 BEING No.:- 190417298 DATE:- 04/12/2025  
 DATE: PLACE : A.R.A.-IV, KOLKATA  
 4. (a) No. OF STOREY = IV  
 (b) No. OF TENEMENTS = 8 Nos.  
 5. SIZE OF TENEMENTS : < 50 SQM = 4 NOS  
 50 SQM - 75 SQM = 4 NOS

**SPECIFICATIONS**  
 1. ALL GRADE OF CONCRETE - M20.  
 2. ALL GRADE OF STEEL - Fe 415  
 3. ALL OUTER WALL - 200mm THK. 1:6 MORTER.  
 4. ALL INTERNAL WALL-125mm/75mm THK WITH 1:4 MORTER EXCEPT OTHERWISE MENTIONED.  
 5. ALL PLASTER - 12mm THK WITH 1:4 MORTER.  
 6. BEARING CAPACITY OF SOIL AS PER SOIL REPORT.  
 7. ALL OTHER MATERIALS USED AS PER IS CODE :  
 a) ALL SORTS OF PRECAUTIONARY MEASURES WILL BE TAKEN AT THE TIME OF CONSTRUCTION WHICH WILL NOT EXCEED THE LOAD BEARING WALL. THIS MEASURES INDICATES THE S.U.G.W.RESERVOIR MAINLY.  
 b) ALL DIMENSIONS ARE IN MM.

TOTAL COVERED AREA IN ALL FLOORS INCLUDING EXEMPTED AREAS (SQ.M.) (EXEMPTED AREA CONSISTS OF ALL AREA ALLOWED FOR EXEMPTION FOR STAIR LOBBY, LIFT LOBBY, LMR, SHR, CUPBOARDS, ROOF W.C. & LOFT)

BLOCK	FLOOR AREA (SQ.M.)	STAIR LOBBY (SQ.M.)	LIFT LOBBY (SQ.M.)	LMR AREA (SQ.M.)	S.H.R. AREA (SQ.M.)	CUPBOARD AREA (SQ.M.)	LOFT AREA (SQ.M.)	ROOF W.C. (SQ.M.)	TOTAL AREA (SQ.M.)
A	300.998 SQM.	45.596 SQM.	8.496 SQM.	7.03 SQM.	15.757 SQM.	-----	-----	-----	377.877 SQM.

**BLOCK WISE AREA FOR F.A.R CALCULATION :-**

BLOCK	GROSS FLOOR AREA (SQ.M.)	STAIR AREA (SQ.M.)	LIFT LOBBY (SQ.M.)	CAR PARKING (SQ.M.)	TOTAL FLOOR AREA FOR F.A.R.	PROPOSED F.A.R.
A	355.09 SQM.	45.596 SQM.	8.496 SQM.	-----	300.998 SQM.	1.499

**REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL**

A	CO - ORDINATE IN WGS 84		SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE	
	22°34'50.36"N	88°22'32.23"E	5M.

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

M/S. EKDANTAYA PROPERTIES.  
 REPRESENTED BY PARTNER -  
 NIKITA JAISWAL & KARINA SINGH GUPTA  
 SIGNATURE OF OWNER/APPLICANT

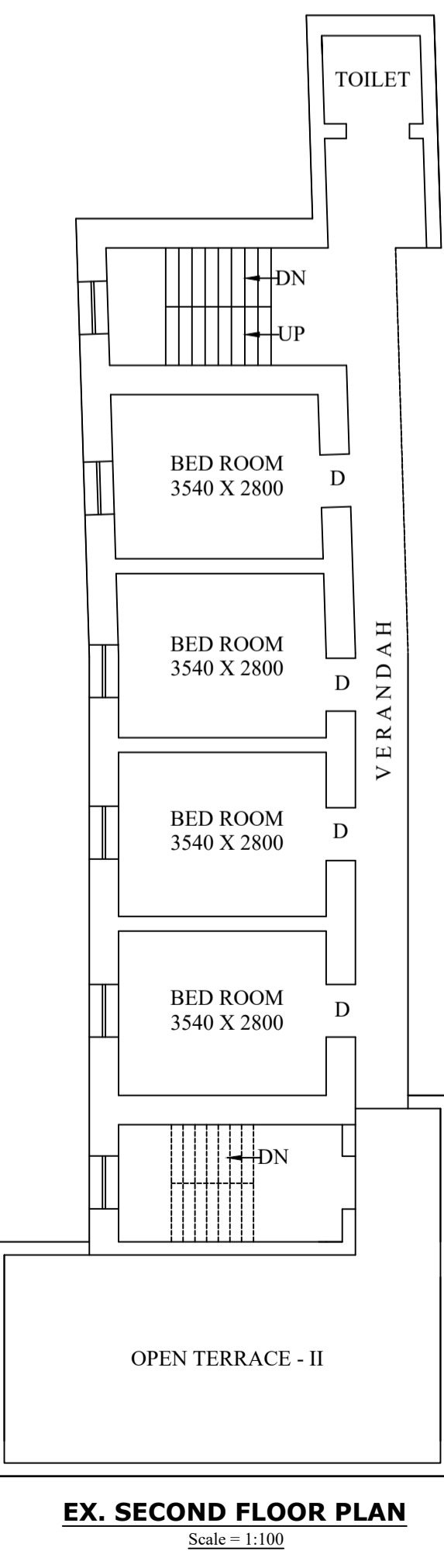
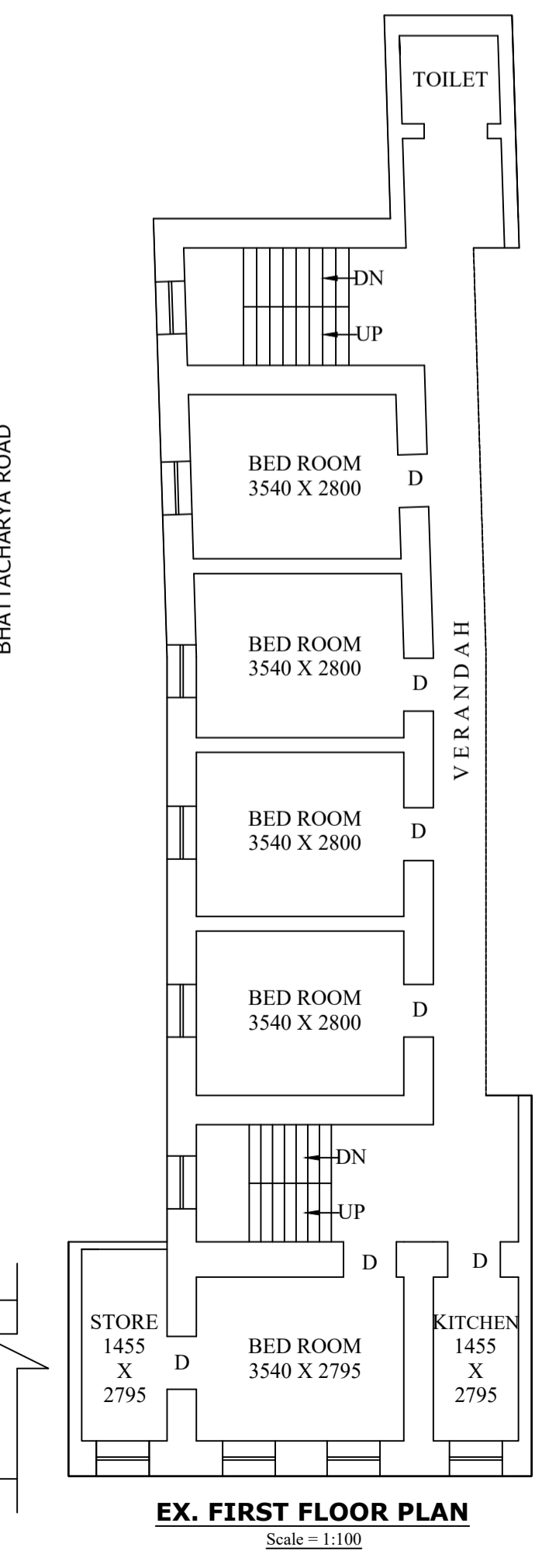
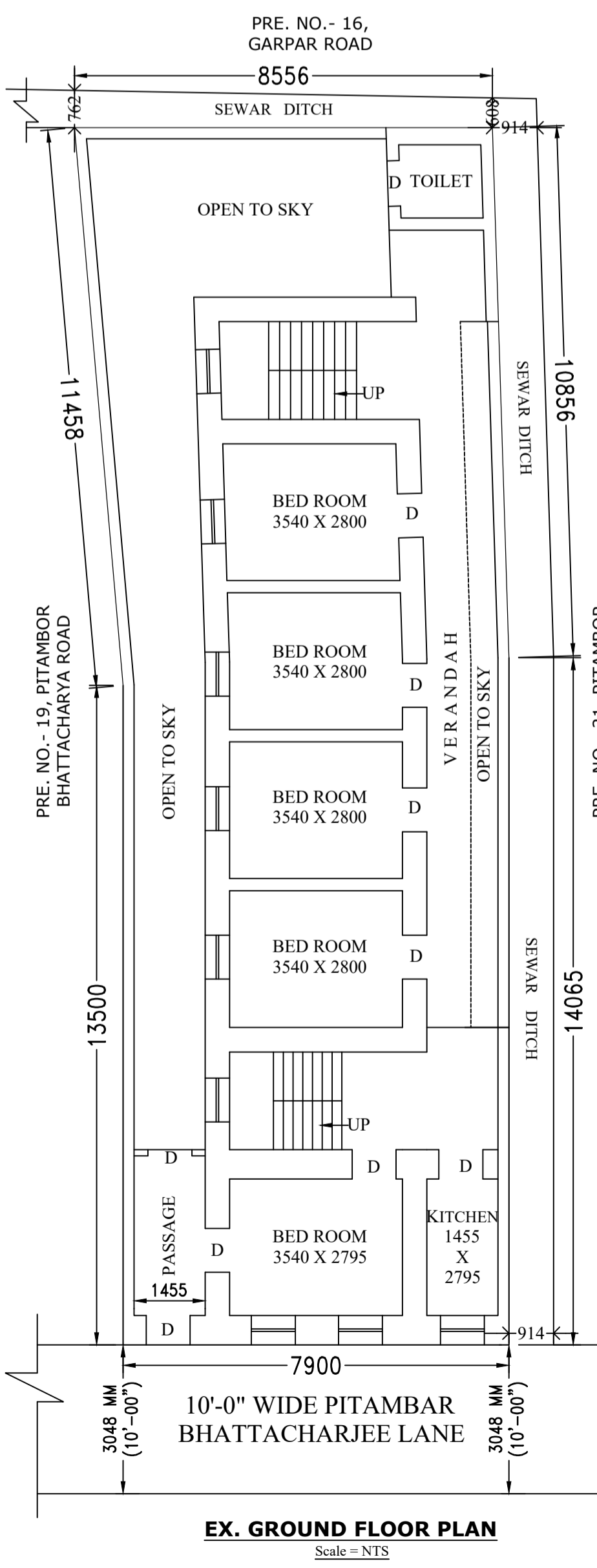
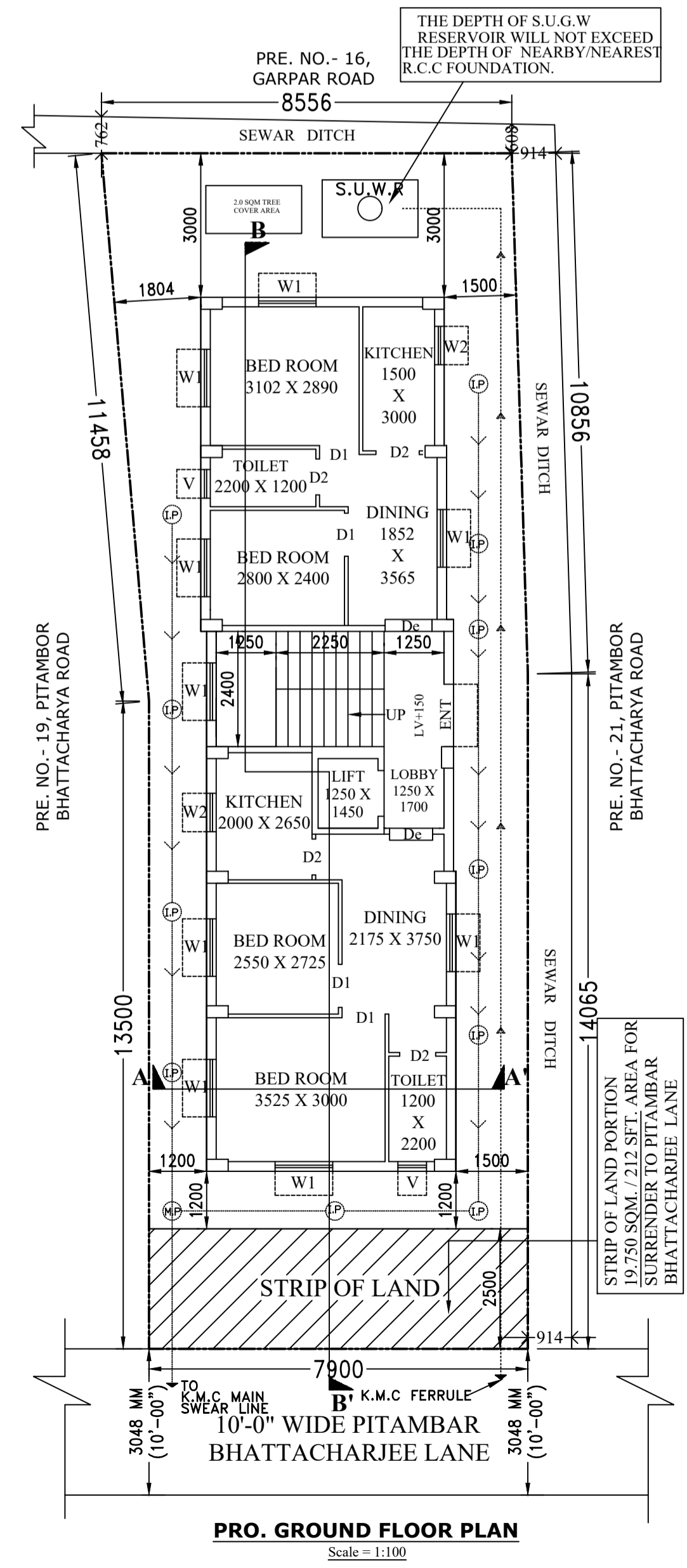
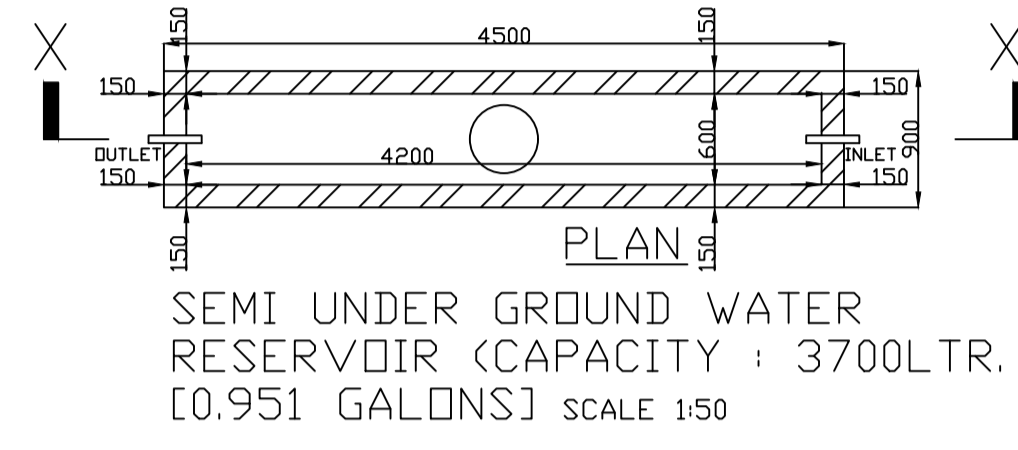
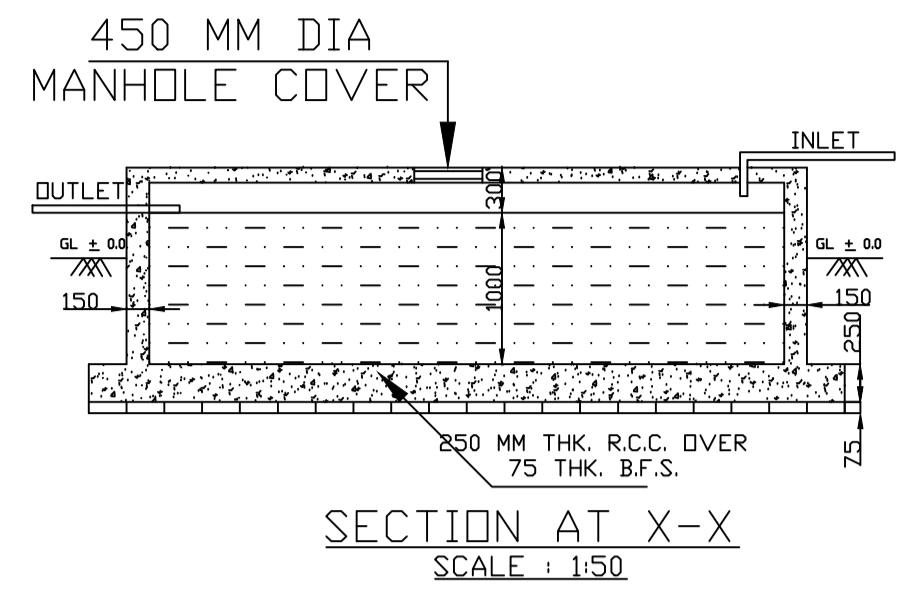
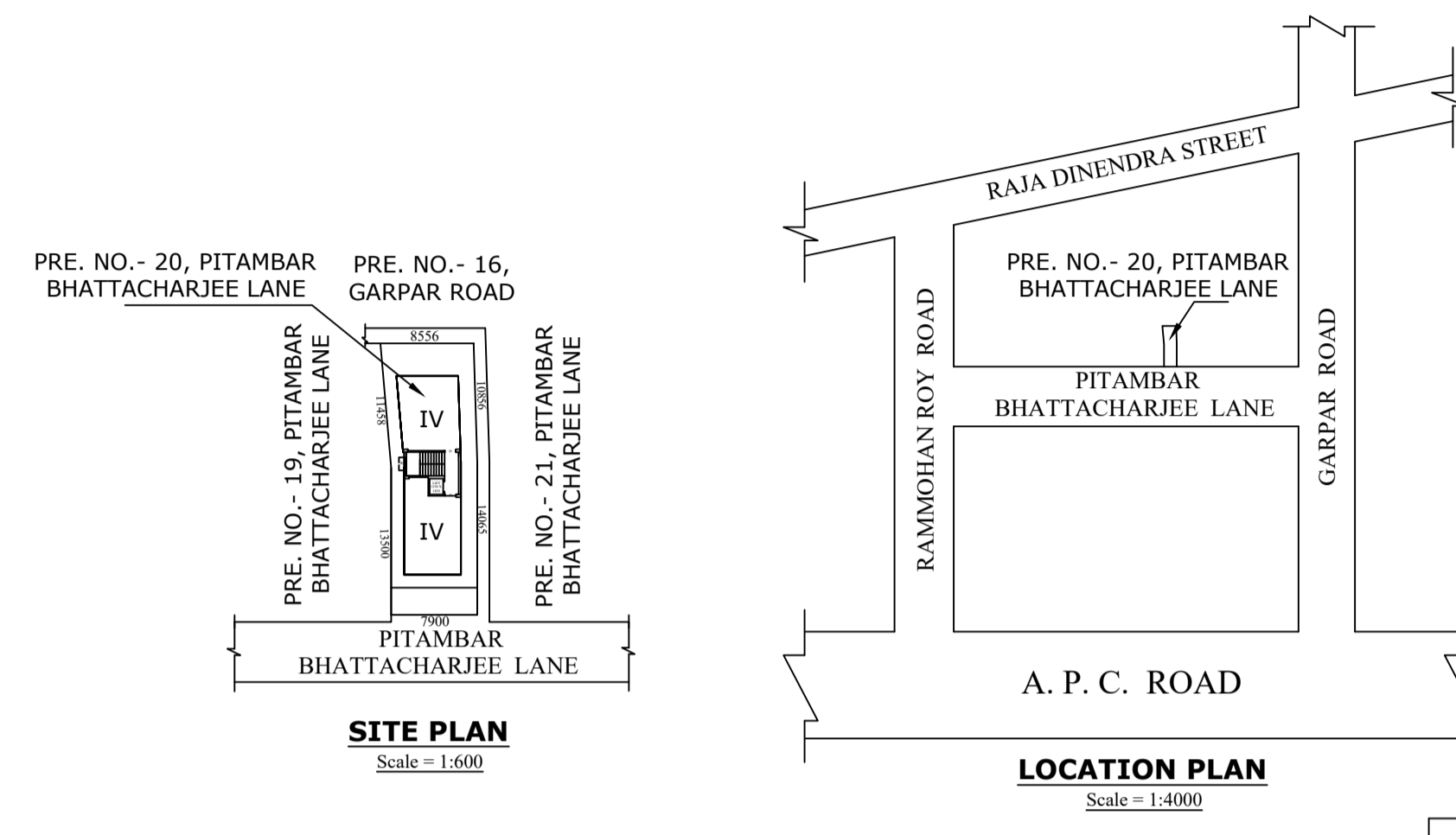
NILAMBAR ROY  
 (LBS/1/1813)  
 SIGNATURE OF L.B.S.

TOTAL COVERED AREA IN ALL FLOORS INCLUDING EXEMPTED AREAS (SQ.M.) (EXEMPTED AREA CONSISTS OF ALL AREA ALLOWED FOR EXEMPTION FOR STAIR LOBBY, LIFT LOBBY, LMR, SHR, CUPBOARDS, ROOF W.C. & LOFT)

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**BLOCK WISE AREA FOR F.A.R CALCULATION :-**

BLOCK	GROSS FLOOR AREA (SQ.M.)	STAIR AREA (SQ.M.)	LIFT LOBBY (SQ.M.)	CAR PARKING (SQ.M.)	TOTAL FLOOR AREA FOR F.A.R.	PROPOSED F.A.R.
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**Building Permit No.- 2025040015.**  
**Sanction Date:- 14 JANUARY 2026. Valid Up To:- 13 JANUARY 2031.**

DIGITAL SIGNATURE OF A.E(C)/Bldg. DIGITAL SIGNATURE OF E.E(C)/Bldg.