



1. ASSESSE NO: 14-057-02-00318
2. NAME OF THE OWNERS: 1. PRITY CHATTERJEE 2. ROOPAK CHATTERJEE
3. DETAIL OF REGISTERED DEED: BOOK NO: 1 VOLUME NO: 48 BEING NO: 2866 PAGE NO: 390 TO 407 YEAR: 1985 PLACE: SUB-REGISTRAR, ALIPORE, DIST: 24 PARGANAS
4. DETAIL OF BOUNDARY DECLARATION:- BOOK NO: 1 VOLUME NO: 1606-2024 BEING NO: 160600482 PAGE FROM: 15231 TO 15240 YEAR: 2024(12.02.2024) PLACE: A.D.S.R, SEALDAH
5. DETAIL OF REGISTERED COMMON PASSAGE:- BOOK NO: 1 VOLUME NO: 1606-2024 BEING NO: 160600481 PAGE FROM: 15241 TO 15248 YEAR: 2024(12.02.2024) PLACE: A.D.S.R, SEALDAH
6. AREA STATEMENT:-
1. AREA OF LAND AS PER TITLE DEED (4K-0CH-0SF) = 267.553 m ² 2. AS PER BOUNDARY DECLARATION = 267.553 m ² 3. (i) PERMISSIBLE GROUND COVERAGE (57.74%) = 154.507 m ² (ii) PROPOSED GROUND COVERAGE (50.34%) = 134.685 m ² 4. PROPOSED HEIGHT = 15.425 M.

7. PROPOSED AREA:-			
	COVERED AREA	CUT OUT	EXEMPTED AREA
GROUND FLOOR	134.685 m ²	—	2.297 m ² STAIR LOBBY
1ST FLOOR	134.685 m ²	2.400 m ² 10.30m ²	2.297 m ² 119.648 m ²
2ND FLOOR	134.685 m ²	2.400 m ² 10.30m ²	2.297 m ² 119.648 m ²
3RD FLOOR	134.685 m ²	2.400 m ² 10.30m ²	2.297 m ² 119.648 m ²
4TH FLOOR	134.685 m ²	2.400 m ² 10.30m ²	2.297 m ² 119.648 m ²
TOTAL	673.425 m ²	9.600 m ²	51.700 m ² 114.955 m ² NET FLOOR AREA

8. TENEMENTS & CAR PARKING CALCULATION:-					
(A) RESIDENTIAL:-					
MARKED	THEORY SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
A	43.630 m ²	8.517 m ²	50.147 m ²	3 NOS.	(2) Buildings with multiple tenements:-
B	74.072 m ²	11.999 m ²	86.817 m ²	2 NOS.	(B) Tenement with more than 30 m. but less than 75 m. in floor area:-
C	118.602 m ²	17.117 m ²	135.319 m ²	2 NOS.	(C) Tenement with more than 75 m. but less than 100 sq. m. for every two such tenement additional one car parking space.

9. [a] Business Floor Area = 40.048 m ²	Business
9. [b] Business Carpet Area = 35.145 m ²	(a) For floor area up to 1500 sq. m. - one car parking space for every 50 sq. m. of carpet area.
9. [c] REQUIRED CAR PARKING for Business area = nil	9. [d] REQUIRED CAR PARKING for Business area = nil
10. TOTAL REQUIRED CAR PARKING = 3 NOS.	13. PERMISSIBLE F.A.R = 2.25
11. TOTAL PROVIDED CAR PARKING = 3 NOS.	14. PROPOSED F.A.R. =
	= [600.64 / 71.984] / 267.553]
12. PROVIDED AREA OF PARKING = 71.984 m ²	= 1.976 < 2.25

15. OVER HEAD TANK AREA = 6.845 m ²	20. OTHER AREA FOR FEES = 68.881 m ²
16. TERRACE AREA = 134.685 m ²	(EXCLUDING EXEMPTED AREA)
17. LIFT MACHINE ROOM AREA = NIL	21. TREE COVER AREA = 4.45 m ²
18. STAIR HEAD ROOM AREA = 13.568 m ²	
19. C.B AREA = 5.696 m ²	

MARKED	SIZE (L X H)	MARKED	SIZE (L X H)
W	1800 X 1800	D	1000 X 2100
W1	1500 X 1200	D1	900 X 2100
W2	750 X 900	D2	750 X 2100
W3	600 X 600		
W4	1500 X 900		

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 IN ALL RESPECT FROM THE GEO-TECHNICAL POINT OF VIEW.

Dr. S.K.CHAKRABORTY G.T.E-18/J
NAME OF GEO-TECHNICAL ENGINEER

CERTIFICATE OF STRUCTURAL ENGINEER:
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 AND BASIS OF SOIL INVESTIGATION REPORT BY ACUMEN GEO CONSULTANTS OF 2F NABA ROY LANE, ALIPORE, KOLKATA-700027, CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT.

PRANAB KUMAR DAS-I/131.
NAME OF STRUCTURAL ENGINEER

DECLARATION OF L.B.S.
CERTIFIED THAT THE PLAN ITSELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLANNED HEREIN AS PER THE DRAWINGS IS IN CONFORMITY WITH THE BOUNDARY AS AMENDED FROM TIME TO TIME AND THE SITE CONDITION INCLUDING THE ADJACENT ROAD IS CONFORM WITH THE PLAN. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THERE IS AN EX STTRUC. TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK IT IS FULLY OCCUPIED BY THE OWNER. THERE IS NO TENENT.

TUSHAR KANTI GHOSH,
L.B.S. NO- 1362, CLASS-I
NAME OF L.B.S.

I DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE L.B.A & E.S.E DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF L.B.A & E.S.E 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 FAKE. THE K.M.C AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF U.G.W.R & SEPTIC TANK TAKEN UNDER THE GUIDANCE OF L.B.S/EBE BEFORE STARTING OF BUILDING FOUNDATION.

PRITY CHATTERJEE
ROOPAK CHATTERJEE
NAME OF THE OWNERS

PROPOSED PLAN OF (G+IV) STORIED
RESIDENTIAL BUILDING AT PREMISES NO.
A/P-34/A, CANAL SOUTH ROAD, KOLKATA-700105,
IN WARD NO.- 57, BOROUGH NO.- VII, P.S. -
PRAGATI MAIDAN, U/S. 393A, OF CMC ACT 1980.

BUILDING PERMIT NO: 2024070113 DATE: 22.11.2024
VALID UPTO: 21.11.2029

Digitally signed by MODHU SUDAN HALDER Date: 2024.11.22 17:13:38 +05'30'
BROJO KISHORE DHAR Date: 2024.11.22 17:15:57 +05'30'
MODHU SUDAN HALDER Digitally signed by BROJO KISHORE DHAR
NAME OF A.E. NAME OF E.E.
DIGITAL SIGNATURE OF A.E. DIGITAL SIGNATURE OF E.E.