

- PART-A:**
 1. ASSESSE NO: - 110181500013
 2.a) DETAIL OF REGISTERED DEED:-
 BOOK NO: I, VOL. NO: 1902-2023 PAGE NO: 534450 TO 534490.
 BEING NO: 190215682. YEAR. 2023. PLACE: A.R.A.-II, KOLKATA
 BOOK NO: I, VOL. NO: 1902-2023 PAGE NO: 618126 TO 618149.
 BEING NO: 190217206. YEAR. 2023. PLACE: A.R.A.-II, KOLKATA
 BOOK NO: I, VOL. NO: 1902-2023 PAGE NO: 534491 TO 534515.
 BEING NO: 190215683. YEAR. 2023. PLACE: A.R.A.-II, KOLKATA
 BOOK NO: I, VOL. NO: 1902-2023 PAGE NO: 280228 TO 280258.
 BEING NO: 190307284. YEAR. 2023. PLACE: A.R.A.-III, KOLKATA
- 2.b) DETAIL OF BOUNDARY DECLARATION:-
 BOOK NO: I, VOL. NO: 1904-2024, PAGE NO: 281805 TO 281816,
 BEING NO: 190405669 YEAR: 2024 PLACE: A.R.A. -IV, KOLKATA
- 2.c) DETAIL OF NON EVICTION OF TENANT:-
 BOOK NO: I, VOL. NO: 1904-2024, PAGE NO: 281795 TO 281804,
 BEING NO: 190405668 YEAR: 2024 PLACE: A.R.A. -IV, KOLKATA
3. a) AREA OF LAND : 05 KOH. 06 CH. 29.657 SQ.FT. OR 362.287 SQM.(M/L)
 b) NO OF STOREY : V (FIVE).
 4. a) NO. OF TENEMENTS : 07 NOS.
 5. SIZE OF TENEMENTS : >80 SQM-<75 SQM. = 2 NOS.
 : >75 SQM-<100 SQM. = 1 NO.
 : >100 SQM. = 4 NOS.

- PART-B:**
 1. AREA OF LAND:-
 a) AS PER TITLE DEED=05KOH. 06 CH. 33 SQ.FT. OR 362.597 SQM.(M/L)
 b) AS PER BOUNDARY=05 KOH. 06 CH. 29.657 SQ.FT. OR 362.287 SQM.(M/L)
2. PERMISSIBLE GROUND COVERAGE (54.590%)=197.772 SQM.
 3. PROPOSED GROUND COVERAGE (54.560%)= 197.662 SQM.
 4. PROPOSED HEIGHT= 15.475 M.

5. PROPOSED AREA (AREA STATEMENT):-

GROUND FLOOR	TOTAL COVERED AREA	SHAFT/LIFT WELLS/STAIR DUCT	NET COVERED AREA	TOTAL EXEMPTED AREA	
				STAIR+STAIR LOBBY	LIFT LOBBY AREA
1ST FLOOR	197.662 SQM.	13.515 SQM.	184.147 SQM.	13.365 SQM.	2.734 SQM.
2ND FLOOR	197.662 SQM.	2.565 SQM.	195.097 SQM.	13.365 SQM.	2.734 SQM.
3RD FLOOR	197.662 SQM.	2.565 SQM.	195.097 SQM.	13.365 SQM.	2.734 SQM.
4TH FLOOR	197.662 SQM.	2.565 SQM.	195.097 SQM.	13.365 SQM.	2.734 SQM.
TOTAL	792.650 SQM.	21.210 SQM.	771.440 SQM.	66.825 SQM.	13.670 SQM.

6. TENEMENTS & CAR PARKING CALCULATION :-
 (A) RESIDENTIAL:

MARKET	TENEMENT AREA	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
2A	70.115 SQM	12.194 SQM	82.309 SQM	1 NO.	NIL
2B	58.565 SQM	10.185 SQM	68.750 SQM	1 NO.	NIL
2C	49.371 SQM	8.586 SQM	57.957 SQM	1 NO.	NIL
3A,4A	93.543 SQM	15.743 SQM	109.286 SQM	2 NOS.	2 NOS.
3B,4B	87.507 SQM	15.219 SQM	102.726 SQM	2 NOS.	2 NOS.

- 7.(a) MERCANTILE RETAIL COVERED AREA :- 28.324 SQM.
 7.(b) MERCANTILE RETAIL CARPET AREA :- 22.845 SQM. (REQ. CAR PARKING = NIL)
 8.(a) OFFICE COVERED AREA :- 179.211 SQM.
 8.(b) OFFICE CARPET AREA :- 152.181 SQM. (REQ. CAR PARKING = 3 NOS.)
7. TOTAL REQUIRED CAR PARKING :- 07 NOS.
 8. TOTAL PROPOSED CAR PARKING :- 08 NOS.
 9. PERMISSIBLE AREA OF PARKING :- 175 SQ.M.
 10. PROPOSED AREA OF PARKING :- 132.509 SQ.M.
 11. PERMISSIBLE F.A.R = 3.000
 12. PROPOSED F.A.R = (886.605 - 132.509) / 362.287 SQM. = 2.081 < 3.00
 13. STAIR HEAD ROOM AREA :- 15.965 SQ.M.
 14. LIFT MACHINE ROOM AREA :- 14.471 SQM.
 15. TERRACE AREA :- 197.662 SQ.M.
 16. RELAXATION OF AUTHORITY :- U/R 61(2) OF K.M.C. BLDG. RULE 2009
 17. OVER HEAD TANK AREA :- 6.400 SQ.M.
 18. AREA OF CUP-BOARD = 8.067 SQ.M.
 19. LIFT MACHINE ROOM STAIR AREA :- 3.225 SQM.
 20. AREA OF LOFT = 5.187 SQM.
 21. TOTAL BUILTUP AREA ONLY FOR FEES :- 1014.014 SQM.
 22. REQUIRED TREE COVER AREA = 8.759 SQM.
 23. PROPOSED TREE COVER AREA = 9.401 SQM.

SPECIFICATIONS

R.C.C. FRAME STRUCTURE WITH CONC. GRADE 1:1.5:3.
 200 M.M. THK. EXTERNAL 125 & 75 M.M. THK. INTERNAL WALLS WITH 1:4 CEMENT MORTAR JOINTS.
 STEEL Z-SECTION WINDOWS.
 CAST-IN-SITU MOSAIC FLOORING.
 1:6 & 1:4 CEMENT PLASTER ON INTERNAL WALLS AND CEILING RESPECTIVELY.
 WATER PROOFING TREATMENT.
 P.O.P. PUNNING ON INTERNAL WALLS & CEILING.

DECLARATIONS OF ARCH. / L.B.S.
 CERTIFIED 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 ROAD IS CONFORM WITH THE PLAN. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THERE IS AN EX. STRUC. TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK.

DECLARATIONS OF G.T.E.
 UNDERSIGNED HAS INSPECTED THE SITE & CARRIED OUT THE SOIL INVESTIGATION THERE IN. IT IS CERTIFIED THAT EXISTING SOIL OF THE SITE IS ABLE TO CARRY OUT THE LOAD FROM THE PROPOSED CONSTRUCTION & THE FOUNDATION SYSTEM THERE IN IS SAFE & STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

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

DECLARATION OF STRUCTURAL ENGINEER
 THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPER STRUCTURE 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.

BUILDING PERMIT NO. :- 2024020025
SANCTION DATE :- 05/10/2024
VALID UP TO :- 04/10/2029

DIGITAL SIGNATURE OF A.E.(C)/Bldg./Br.-II/K.M.C.
DIGITAL SIGNATURE OF E.E.(C)/Bldg./Br.-II/K.M.C.

AMSL CERTIFICATE

Premises No. :-1, Jatindra Mohan Avenue
 Assessee No. :-110181500013
 Name of the Owner(s)/Applicant(s):-Sri Sourav Seal, M/S Quality Construction Partner Smt. Anuva Saha, Sudipta Roy, M/S Quality Advertising Pvt. Ltd. Director Sri Sudipta Roy

Name of LBS/Architect :-Joydip Bilas Thakur . L.B.S No. :- 1136/1.
 Permissible height in reference to CCZM issued by AAI :- 43.000 m.
 Building height including over head tank & AMSL = 4.550 m.+15.475 m.+11.00 m. = 31.025 m.
 Co-ordinate in WGS 84 and site elevation(AMSL):

Reference points marked in the site plan of the proposal	Co-ordinate in WGS 84		Site elevation (AMSL)
	Latitude	Longitude	
01.	22° 35'25.03" N	88° 21'48.01" E	11.000 m.
02.	22° 35'25.03" N	88° 21'48.01" E	11.000 m.
03.	22° 35'25.03" N	88° 21'48.01" E	11.000 m.
04.	22° 35'25.03" N	88° 21'48.01" E	11.000 m.

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 KMC and other appropriate authority reserve the right to take appropriate action against me as per law.

SRI SOURAV SEAL, M/S QUALITY CONSTRUCTION PARTNER
 SMT. ANUVA SAHA, SUDIPTA ROY, M/S QUALITY ADVERTISING PVT. LTD. DIRECTOR SRI SUDIPTA ROY
 NAME OF THE OWNER / APPLICANTS

JOYDIP BILAS THAKUR
 (L.B.S. - 1136 / 1)
 NAME OF THE L.B.S.

DOOR WINDOW SCHEDULE

TYPE	WIDTH	HEIGHT	TYPE	WIDTH	HEIGHT
D	1100	2100	W1	1500	1200
D1	1000	2100	W2/SW	1200	1200
D2	900	2100	W3	900	1200
D3	750	2100	W4	600	600

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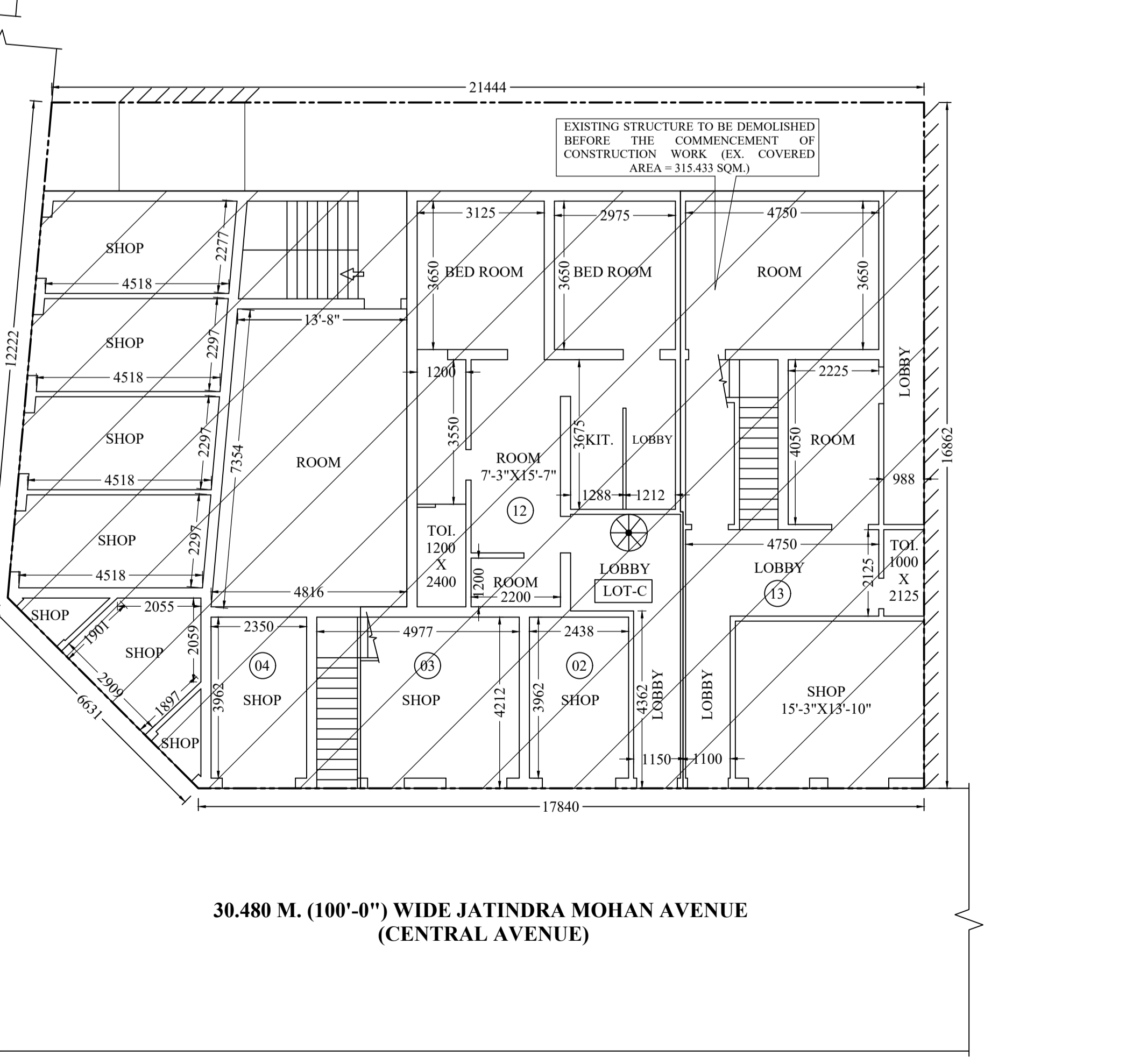
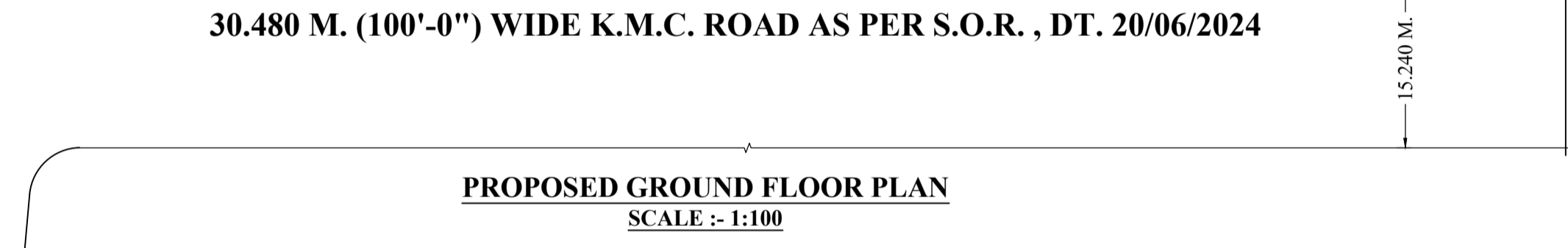
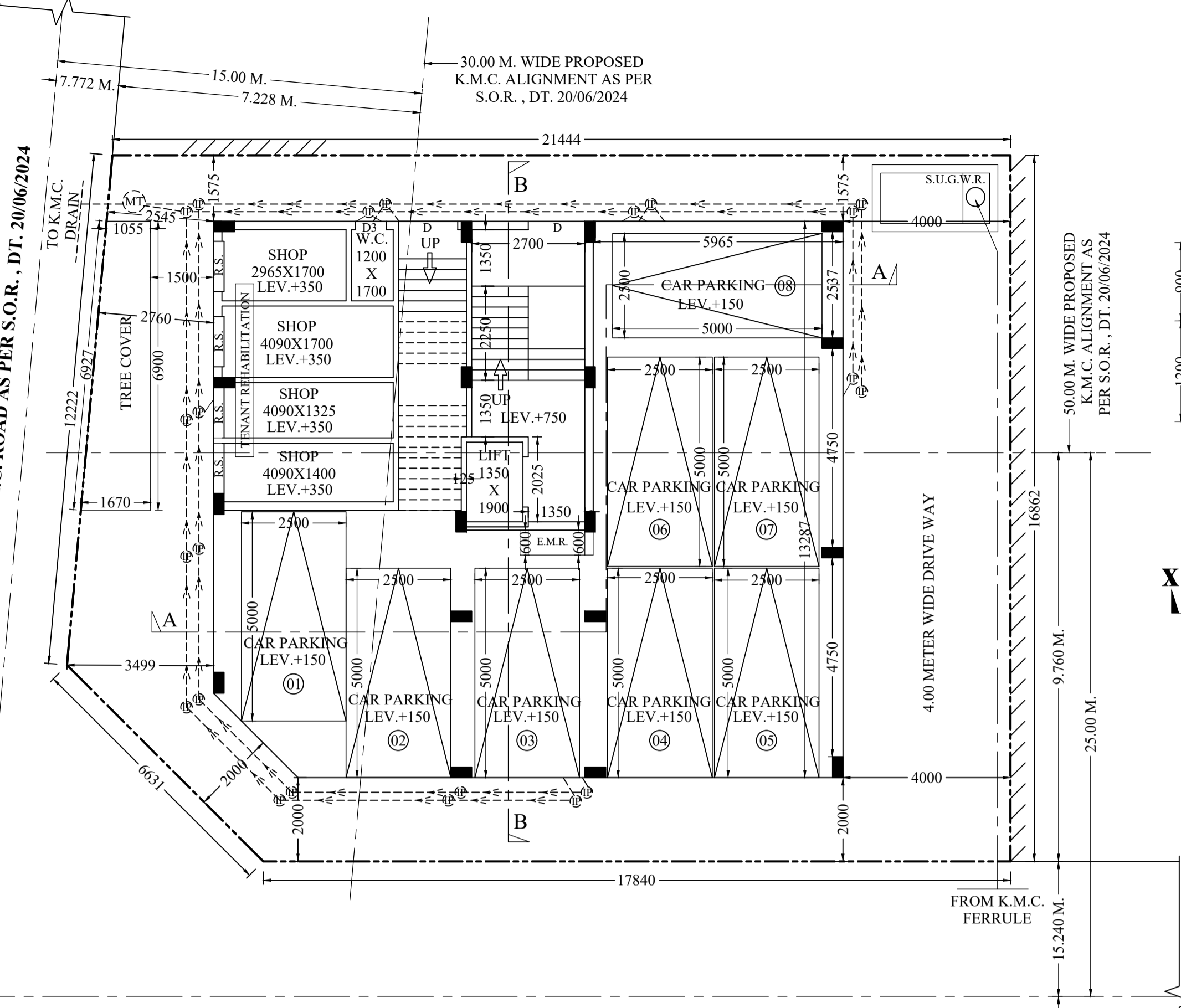
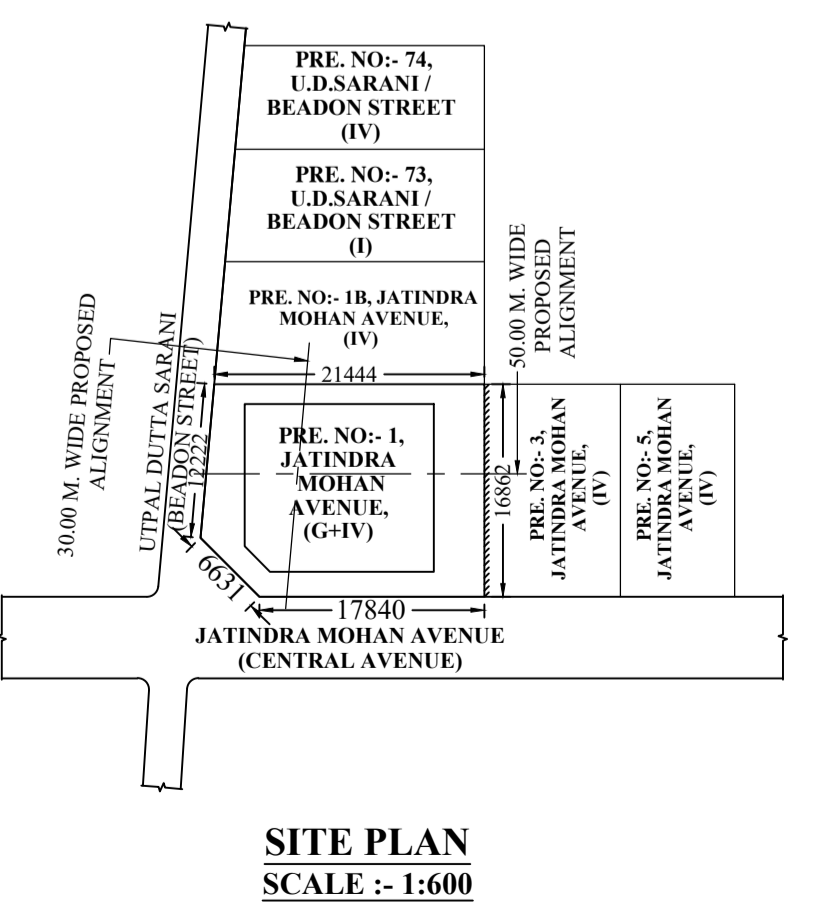
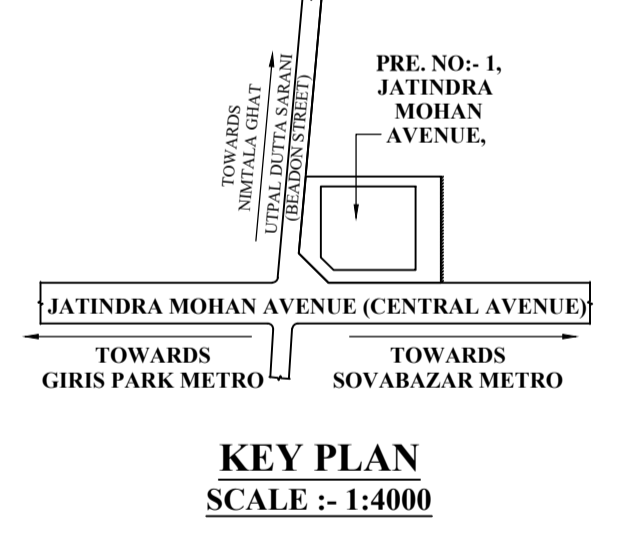
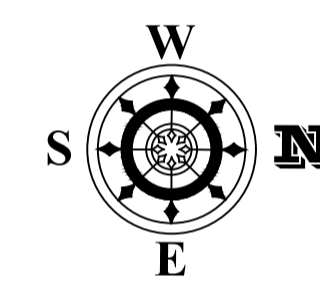
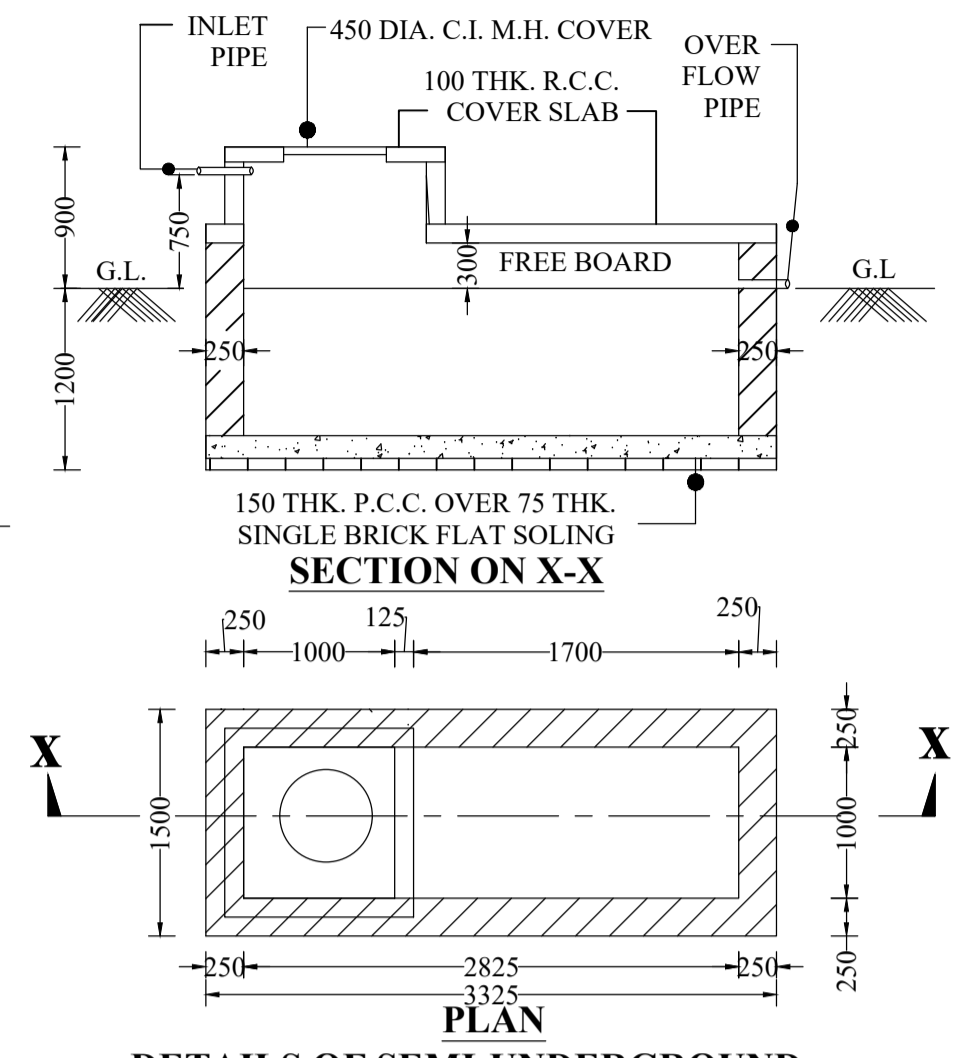
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EXISTING GROUND FLOOR PLAN SCALE 1:100

15.544 M. (51'-0") WIDE K.M.C. ROAD AS PER S.O.R., DT. 20/06/2024
 15.544 M. (51'-0") WIDE UTPAL DUTTA SARANI (BEADON STREET)
 30.480 M. (100'-0") WIDE K.M.C. ROAD AS PER S.O.R., DT. 20/06/2024
 30.480 M. (100'-0") WIDE JATINDRA MOHAN AVENUE (CENTRAL AVENUE)

SRI SOURAV SEAL, M/S QUALITY CONSTRUCTION PARTNER
 SMT. ANUVA SAHA, SUDIPTA ROY, M/S QUALITY ADVERTISING PVT. LTD. DIRECTOR SRI SUDIPTA ROY
 SIGNATURE OF THE OWNER(S)APPLICANTS