

CERTIFICATE

PREMISES NO.- 36C, SIMLA ROAD, KOLKATA - 700 006

AS PER DEED = 388 982 SQ.MTR.

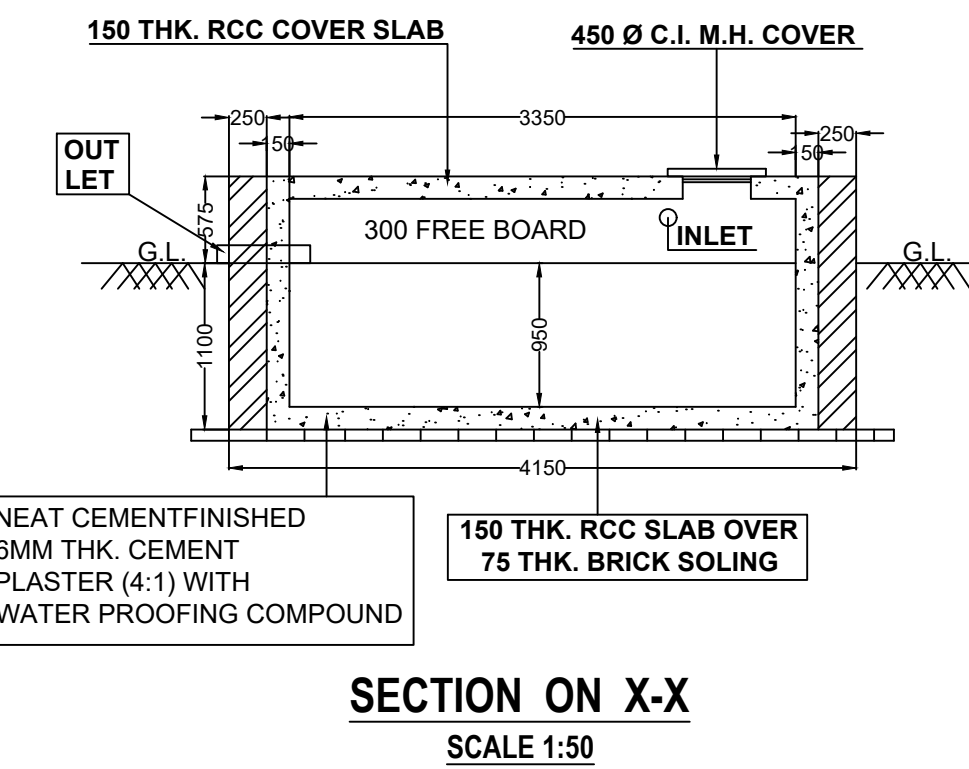
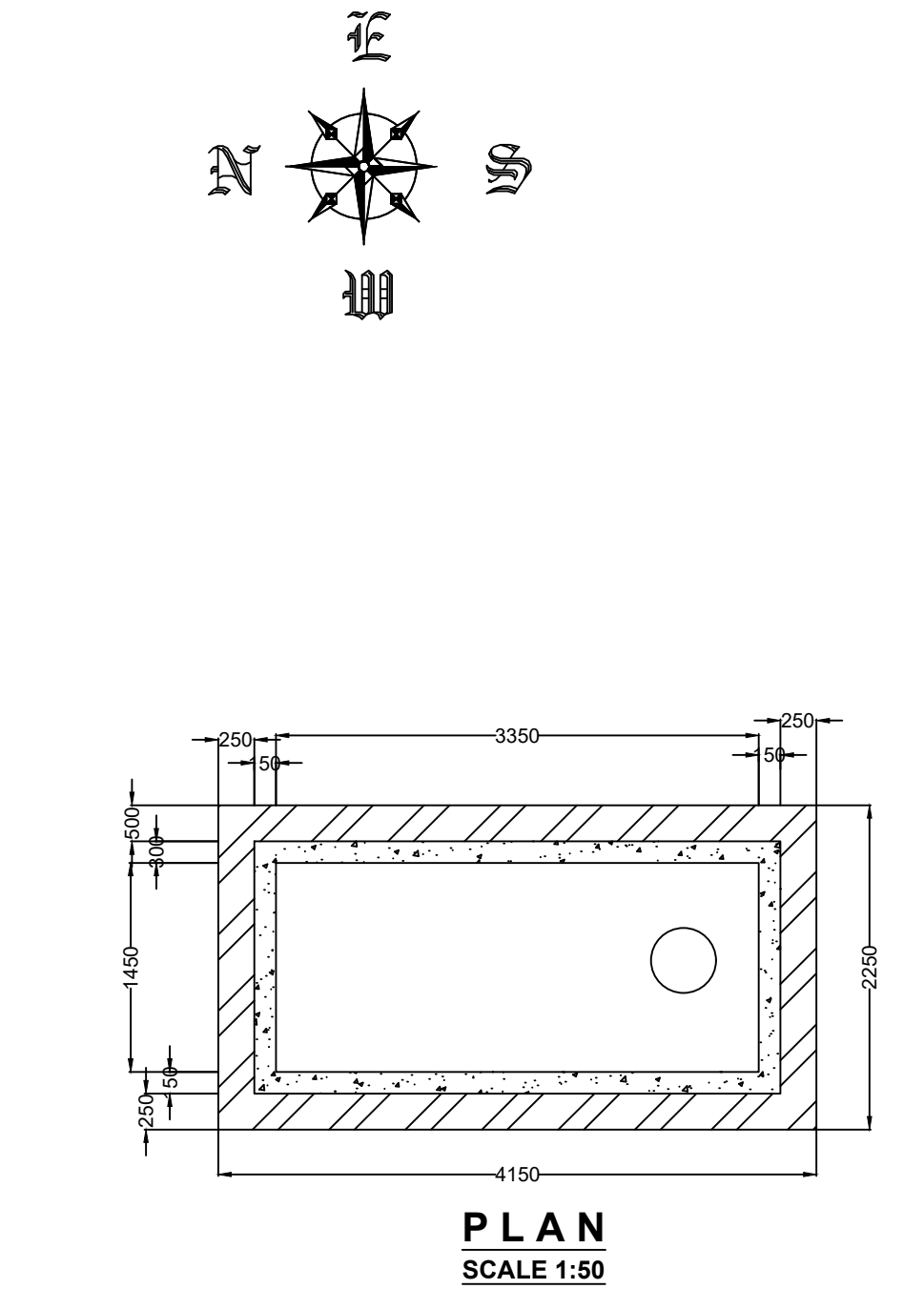
AS PER PHYSICAL MEASUREMENT = 342 209 SQ.MTR.

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS84	SITE ELEVATION (AMSJ)
1	22° 35' 09"	88° 22' 36"
2	22° 35' 09"	88° 22' 36"
3	22° 35' 09"	88° 22' 36"
4	22° 35' 09"	88° 22' 36"

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.

NAME OF L.B.S.
SIBABRATA CHAKRABORTY
L.B.S. NO.- I / 1120

NAME OF OWNERS
SRI SATYABRATA CHOWDHURY
AS CONSTITUTED ATTORNEY OF
(1) SMT NUPUR GHOSH, (2) SUBHANKAR GHOSH,
(3) SMT TUMPA GHOSH, (4) SHYAMAL GHOSH,
(5) BITU GHOSH, (6) SMT CHAMPA GHOSH



DETAILS OF SEMI UNDER GROUND
WATER RESERVOIR
CAPACITY = 1000 GALLON
SCALE 1:50

7. F.A.R CALCULATION:-

A. PROPOSED F.A.R.= (753.175-71.213) / 342.209 = 1.993

B. PERMISSIBLE F.A.R. = 2.00

PART- C

1. NO. OF CAR PARKING REQUIRED:- 3 NOS.

2. NO. OF PROPOSED CAR PARKING:- 3 NOS

3. TOTAL AREA OF PRO. CAR PARKING= 71.213 SQ.MTR.

4. REQUIRED TREE COVER AREA= 7.131 SQ.MTR.

5. PROPOSED TREE COVER AREA= 7.200 SQ.M.

6. HEIGHT OF STAIR HEAD ROOM= 3.000 MTR.

7. AREA OF STAIR HEAD ROOM= 17.280 SQ.MTR.

8. HEIGHT OF THE SUPPORT OF O.H.W.R.= 0.6 MTR.

9. AREA OF THE O.H.W.R.= 8.480 SQ.MTR.

10. HEIGHT OF THE PARAPET WALL= 1.20 MTR.

11. THICKNESS OF THE PARAPET WALL= 0.125 MTR.

12. TOTAL NO. OF CUPBOARD= 22 NOS.

13. TOTAL AREA OF CUPBOARD = 1.500X0.450X22= 14.850 SQ.MTR.

14. HEIGHT OF LIFT MACHINE ROOM= 3.000 MTR.

15. AREA OF THE LIFT MACHINE ROOM= 5.719 SQ.MTR.

16. AREA OF THE STAIR OF LIFT M/C ROOM= 3.400 SQ.MTR.

17. CAPACITY OF O.H.W.R.= 1000 GAL.

18. CAPACITY OF S.U.G.W.R.= 1000 GAL.

19. AREA OF ROOF TOILET= 2.996 SQ.MTR.

20. OTHER AREA ONLY FOR FEES = 66.825 (STAIR) + 13.500 (LIFT LOBBY) + 3.400 (LMR STAIR) + 2.996 (ROOF TOILET) + 14.850 (C.B.) = 107.571 SQ.MTR.

21. AREA OF TERRACE = 168.380 SQ.M.

SPECIFICATIONS :-

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 CIVIL TECH SOIL TESTING MR. RUPAK KUMAR BANERJEE, ENLISTMENT NO- GT / 1 / 3 , (K.M.C) CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT.

NAME OF STRUCTURAL ENGG.
SATYABRATA CHAKRABARTI, E.S.E. NO.- II / 650

DECLARATION OF L.B.S.:-

CERTIFIED THAT 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 ROAD IS CONFORM WITH THE PLAN. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THERE IS AN EXISTING STRUCTURE TO BE DEMOLISHED BEFORE COMMENCEMENT OF THE WORK AND IT IS PARTLY OCCUPIED BY THE OWNER AND PARTLY OCCUPIED BY TENANT.

NAME OF L.B.S.
SIBABRATA CHAKRABORTY L.B.S. NO.- I / 1120

NOTE:- ALL DIMENSIONS ARE IN MM
SCALE = 1:100 (OTHER WISE MENTIONED)

B.P. NUMBER : 2024020033

DATED : 09/12/2024

VALID TILL : 08/12/2029

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

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

AREA STATEMENT OF THE PLAN CASE NO - 2024020055

PART - A :-

1. ASSESSEE NO: 110151900816

2.a) DETAIL OF REGISTERED DEED:

BOOK NO : I, VOL. NO : 3, PAGE NO : 270 TO 279, BEING NO : 132/1983, YEAR : 1983, PLACE : ALIPORE SUB REGISTRY OFFICE

b) DETAILS OF BOUNDARY DECLARATION:

BOOK NO : I, VOL. NO : 1606-2020, PAGE NO : 8647 TO 8659, BEING NO : 160600220, YEAR : 2020, PLACE : A.D.S.R. SEALDAH

c) DETAILS OF POWER OF ATTORNEY:

BOOK NO : IV, VOL. NO : 7, PAGE NO : 4269 TO 4287, BEING NO : 04504, YEAR : 2013, PLACE : A.R.A.- III, KOLKATA

d) DETAILS OF STRIP OF LAND:

BOOK NO : I, VOL. NO : 1606-2024, PAGE NO : 69382 TO 69395, BEING NO : 160602337, YEAR : 2024, PLACE : A.D.S.R. SEALDAH

e) DETAILS OF NON-EVICTON OF TENANT:

BOOK NO : I, VOL. NO : 1606-2024, PAGE NO : 69373 TO 69381, BEING NO : 160602336, YEAR : 2024, PLACE : A.D.S.R. SEALDAH

3.a) AREA OF LAND :-

05K - 13CH - 02 SQ.FT. OR, 388.982 SQ.M. (AS PER DEED)

05K - 01CH - 38.537 SQ.FT. OR, 342.209 SQ.M. (AS PER BOUNDARY DECLARATION)

b) NO OF STOREY : G+IV

4. NO. OF TENEMENTS : 14 NO.

5. SIZE OF TENEMENTS : 50 Sqm 6 NOS.

50 Sqm TO 75 Sqm 8 NOS.

PART - B :-

1. a) AREA OF LAND :-

05K - 13CH - 02 SQ.FT. OR, 388.982 SQ.M. (AS PER DEED)

05K - 01CH - 38.537 SQ.FT. OR, 342.209 SQ.M. (AS PER BOUNDARY DECLARATION)

b) AREA OF STRIP OF LAND = 18.041 SQ.MTR.

c) NET LAND AREA= 324.168 SQ.MTR.

2. (i) PERMISSIBLE GROUND COVERAGE = 189.105 SQ.MTR. (55.26%)

(ii) PROPOSED GROUND COVERAGE = 168.380 SQ.MTR. (49.20 %)

3. a) ROAD WIDTH = 8839 M. (29'-00") AS PER S.O.R., 8230 M (27'-00") AS PER PHY. (WESTERN SIDE)

4. a) PERMISSIBLE HEIGHT = 20.000 MTR.

b) PROPOSED HEIGHT = 15.475 MTR.

5. AREA STATEMENT:-

i. EXISTING :-

EXISTING GROUND LOOR PLAN= 342.209 SQ.MTR.

ii. PROPOSED:-

FLOOR	TOTAL FLOOR AREA (SQ.MTR.)	DUCT OR CUTOUT (SQ.MTR.)		NET COVERED AREA (SQ.MTR.)	TOTAL EXEMPTED AREA (SQ.MTR.)		NET FLOOR AREA (SQ.MTR.)
		LIFT DUCT	STAIR DUCT		STAIR	LIFT LOBBY	
GR. FLOOR	168.380	—	—	168.380	13.365	2.700	152.315
1ST FLOOR	168.380	2.100	—	166.280	13.365	2.700	150.215
2ND FLOOR	168.380	2.100	—	166.280	13.365	2.700	150.215
3RD FLOOR	168.380	2.100	—	166.280	13.365	2.700	150.215
4TH FLOOR	168.380	2.100	—	166.280	13.365	2.700	150.215
TOTAL	841.900	13.600	—	833.500	66.825	13.500	753.175

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

FLAT MARKED AS	INDIVIDUAL TENEMENT AREA (SQ.MTR.)	AREA TO BE ADDED (SQ.MTR.)	ACTUAL TENEMENT AREA (SQ.MTR.)	TENEMENT SIZE 48-75	NO. OF TENEMENT	NO. OF CAR PARKING REQUIRED
GA	35.445	5.014	40.459	< 50	1	3 NOS.
GB	35.867	5.074	40.941	< 50	1	
1A,2A	52.421	7.416	59.837	50 - 75	2	
3A, 4A	55.206	7.810	63.016	50 - 75	2	
1B, 2B	32.439	4.589	37.028	< 50	2	
1C, 2C	64.264	9.091	73.355	50 - 75	2	
3B, 4B	42.492	6.011	48.503	< 50	2	
3C, 4C	51.425	7.275	58.700	50 - 75	2	

CERTIFICATE OF GEO - TECHNICAL 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.

NAME OF GEO TECHNICAL ENGINEER
RUPAK KUMAR BANERJEE (GT/1/03)

DECLARATION OF OWNER(S):-

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

NAME OF OWNERS
SRI SATYABRATA CHOWDHURY
AS CONSTITUTED ATTORNEY OF
(1) SMT NUPUR GHOSH, (2) SUBHANKAR GHOSH, (3) SMT TUMPA GHOSH,
(4) SHYAMAL GHOSH, (5) BITU GHOSH, (6) SMT CHAMPA GHOSH

PROPOSED PLAN OF G + IV (FOUR) STORIED RESIDENTIAL BUILDING AT PRE. NO. 36C, SIMLA ROAD, WARD NO. -015, BOROUGH NO. - II, P.S.- MANICKTALA, KOLKATA - 700 006, FOR SANCTION U/S 393A OF K.M.C. ACT 1980 COMPLYING K.M.C. BUILDING RULE 2009.



S .CHAKRABORTY & ASSOCIATES
21 A, BALARAM GHOSH STREET, KOLKATA-700 004.
PHONE : 98307-36094, 8910901128.

DRAWING BY
SAJIDUL HOQUE LASKAR

SCALE = 1:100,
ALL DIMENSIONS ARE IN MM.