



CERTIFICATE																																												
<p>Premises No : 15/1A, IBRAHIMPUR ROAD ASSESSOR NO : 21-096-02-0279-0 Name of the Owner (s) / Applicant (s) : SMT. ANIMA DAS, SMT. TARA DAS PARTNERS OF T &amp; A DEVELOPERS AND CONSTITUTED ATTORNEY OF SRI. AMITAVA GUHA</p> <p>Area of Land : 401.337 Sq mt. Name of L.B.S. : AVIJIT DAS L.B.S.-CLASS- I / 1765 (K.M.C.)</p> <p>Permissible height in reference to CCZM issued by AAI : 33.0 M.</p> <p>Co-Ordinate in WGS 84 and site elevation (AMSL) :</p> <table border="1"> <thead> <tr> <th>Reference points marked in The site plan of the proposal</th> <th>Co-ordinate in WGS 84</th> <th>Site Elevation (AMSL)</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>22.494494</td> <td>88.368980</td> </tr> <tr> <td>2</td> <td>22.494494</td> <td>88.369130</td> </tr> </tbody> </table> <p>That 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.</p>						Reference points marked in The site plan of the proposal	Co-ordinate in WGS 84	Site Elevation (AMSL)	1	22.494494	88.368980	2	22.494494	88.369130																														
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<p><b>CERTIFICATE OF GEO - TECHNICAL ENGINEER</b> UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED 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 FOUNDATION SYSTEM PROPOSED HEREIN IS SAFE &amp; STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.</p>																																												
<p><b>BHASKARJYOTI ROY</b> G.T. / I / 50 (K.M.C.) NAME OF GEO-TECHNICAL ENGINEER</p>																																												
<p><b>CERTIFICATE OF STRUCTURAL ENGINEER</b> 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 SOIL-TECH - BHASKARJYOTI ROY , G.T. - I/50 (K.M.C.) OFFICE - 51/1H, P.G.R. SHAH ROAD, JADAVPUR KOLKATA -700032. CERTIFY THAT IT IS SAFE IN ALL RESPECT.</p>																																												
<p><b>SAKTIBRATA BHATTACHARYYA</b> E.S.E.-CLASS- I / 116 (K.M.C.) NAME OF STRUCTURAL ENGINEER</p>																																												
<p><b>DECLARATION OF L.B.S.</b> 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.</p>																																												
<p><b>AVIJIT DAS</b> L.B.S.-CLASS- I / 1765 (K.M.C.) NAME OF L.B.S. <b>SIGNATURE OF OWNER / APPLICANT</b></p>																																												
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<p><b>SPECIFICATIONS</b> R.C.C. FRAME STRUCTURE WITH CONC. GRADE 1:1.5:3. 200 M.M. THK. EXTERNAL 125 &amp; 75 M.M. THK. INTERNAL WALLS WITH 1:4 CEMENT MORTAR JOINTS. STEEL Z- SECTION WINDOWS. CAST-IN-SITU MARBLE FLOORING. 1:6 &amp; 1:4 CEMENT PLASTER ON INTERNAL WALLS AND CEILING RESPECTIVELY. WATER PROOFING TREATMENT. P.O.P. PUNNING ON INTERNAL WALLS &amp; CEILING.</p>																																												
<p><b>STATEMENT OF THE PLAN PROPOSAL</b></p>																																												
<p><b>PART-A:</b></p> <p>1. ASSESSOR NO : 21-096-02-0279-0</p> <p>2. DETAIL OF REGISTERED DEED OF CONVEYANCE .</p> <p>BOOK NO : I VOL. NO : 1604-2022 PAGE NO : 254930 TO 254959 BEING NO : 160408121 DATED : 27.07.2022 PLACE : D.S.R.-IV SOUTH 24-PARGANAS</p> <p>3. DETAIL OF REGISTERED BOUNDARY DECLARATION .</p> <p>BOOK NO : I VOL. NO : 1603-2023 PAGE NO : 426661 TO 426681 BEING NO : 160315744 DATED : 13.10.2023 PLACE : D.S.R. - III SOUTH 24-PARGANAS</p> <p>4. DETAIL OF REGISTERED CORNER SPAYLED .</p> <p>BOOK NO : I VOL. NO : 1603-2023 PAGE NO : 426682 TO 426705 BEING NO : 160315745 DATED : 13.10.2023 PLACE : D.S.R. - III SOUTH 24-PARGANAS</p> <p>5. a) AREA OF LAND (Physical) : 6K - 5CH - 36.136 SQ.FT. = 425.598 SQM.</p> <p>b) NO OF STOREY : G+IV</p> <p>6. a) NO. OF TENEMENTS : 8 NOS.</p> <p>7. SIZE OF TENEMENTS : a) 75.0 - 100.0 Sqm .... 08 NOS</p> <p><b>PART-B:</b></p> <p>1. AREA OF LAND AS PER TITLE DEED = 6K - 0CH - 0SQ.FT. = 401.337 SQM.</p> <p>2. AS PER BOUNDARY DECLARATION = 6K - 5CH - 36.136 SQ.FT. = 425.598 SQM.</p> <p>3. STRIP OF LAND AREA = 43.443 SQM.</p> <p>4. CORNER SPAYLED AREA = 2.248 SQM.</p> <p>5. NET LAND AREA = 379.907 SQM</p> <p>6. (i) PERMISSIBLE GROUND COVERAGE :- 53.288 % = 213.864 SQM (ii) PROPOSED GROUND COVERAGE :- 44.934 % = 180.338 SQM</p> <p>7. PROPOSED HEIGHT = 15.475 MT.</p> <p>8. PROPOSED AREA</p> <table border="1"> <thead> <tr> <th>CUT OUT</th> <th>EXEMPTED AREA</th> </tr> </thead> <tbody> <tr> <td>GROSS COVERED AREA</td> <td>STAR-STAR LOBBY</td> </tr> <tr> <td>STAIR DUCT</td> <td>LIFT WELL</td> </tr> <tr> <td>STAR-STAR LOBBY</td> <td>NET FLOOR AREA</td> </tr> <tr> <td>LIFT WELL</td> <td></td> </tr> <tr> <td>NET FLOOR AREA</td> <td></td> </tr> <tr> <td>GROUND FLOOR</td> <td>12.785 SQM</td> </tr> <tr> <td>1ST FLOOR</td> <td>13.365 SQM</td> </tr> <tr> <td>2ND FLOOR</td> <td>13.365 SQM</td> </tr> <tr> <td>3RD FLOOR</td> <td>13.365 SQM</td> </tr> <tr> <td>4TH FLOOR</td> <td>13.365 SQM</td> </tr> <tr> <td>TOTAL</td> <td>66.218 SQM</td> </tr> </tbody> </table> <p>9. TENEMENTS &amp; CAR PARKING CALCULATION :-</p> <p>(A) RESIDENTIAL:</p> <table border="1"> <thead> <tr> <th>MARKED TENEMENT AREA</th> <th>PROPORTIONAL AREA TO BE ADDED</th> <th>ACTUAL TENEMENT AREA</th> <th>NO. OF TENEMENT</th> <th>REQUIRED CAR PARKING</th> </tr> </thead> <tbody> <tr> <td>A 79.74 SQM</td> <td>12.092 SQM</td> <td>91.366 SQM</td> <td>4</td> <td>4 NOS</td> </tr> <tr> <td>B 80.637 SQM</td> <td>12.277 SQM</td> <td>92.764 SQM</td> <td>4</td> <td></td> </tr> </tbody> </table> <p>(B) PARKING:</p> <ul style="list-style-type: none"> <li>(i) TOTAL REQUIRED CAR PARKING :- 4 NOS</li> <li>(ii) TOTAL PROVIDED CAR PARKING :- 4 NOS</li> <li>(iii) PERMISSIBLE AREA FOR PARKING :- 100.0 SQM.</li> <li>(iv) PROVIDED AREA OF PARKING :- 139.870 SQM.</li> </ul> <p>10. F.A.R.:</p> <ul style="list-style-type: none"> <li>(i) PERMISSIBLE F.A.R. = 1.75</li> <li>(ii) PROPOSED F.A.R. = (796.169 - 100.0) / 401.337 = 1.735-1.75</li> </ul> <p>11. MISC AREA:</p> <ul style="list-style-type: none"> <li>(i) STAIR HEAD ROOM AREA :- 16.239 SQM.</li> <li>(ii) LIFT MACHINE ROOM AREA :- 11.641 SQM</li> <li>(iii) LIFT MACHINERY ROOM STAIR AREA :- 3.436 SQM</li> <li>(iv) TERRACE AREA :- 190.336 SQM.</li> <li>(v) RELAXATION OF AUTHORITY, IF ANY :- N.A.</li> <li>(vi) OVER HEAD TANK AREA :- 7.418 SQM.</li> <li>(vii) AREA OF CUP-BOARD :- 14.4 SQM.</li> <li>(viii) AREA OF TREE COVER PERMISSIBLE :- 8.929 SQM.</li> <li>(ix) AREA OF TREE COVER PROPOSED :- 10.00 SQM.</li> <li>(x) TOTAL AREA FOR FEES :- 92.242 SQM</li> </ul>						CUT OUT	EXEMPTED AREA	GROSS COVERED AREA	STAR-STAR LOBBY	STAIR DUCT	LIFT WELL	STAR-STAR LOBBY	NET FLOOR AREA	LIFT WELL		NET FLOOR AREA		GROUND FLOOR	12.785 SQM	1ST FLOOR	13.365 SQM	2ND FLOOR	13.365 SQM	3RD FLOOR	13.365 SQM	4TH FLOOR	13.365 SQM	TOTAL	66.218 SQM	MARKED TENEMENT AREA	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING	A 79.74 SQM	12.092 SQM	91.366 SQM	4	4 NOS	B 80.637 SQM	12.277 SQM	92.764 SQM	4	
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<p><b>PROJECT:</b> PROPOSED G+IV STORIED (HT.-15.475MT.) RESIDENTIAL BUILDING U/S 393 A OF K.M.C. ACT 1980 &amp; UNDER BUILDING RULE 2009, AT PREMISES NO - 15/1A, IBRAHIMPUR ROAD, WARD NO.-96, BOROUGH NO-X, P.S. - JADAVPUR, KOLKATA - 700 032.</p>																																												
<p>JOB NO. DRG. NO. DATE DEALT 2/2 ARCH.CORP-MASTER SHEET AYAN SCALE-1:100</p>																																												