

#### CERTIFICATE

Premises No.- 348/31 Netaji Subhas Chandra Bose Road Assessee No. - 21-100-07-1022-6

Name of the Owner(s)/Applicant (s): (1) Sri. Sumit Ganguly, the Sole Proprietor of

MRIGANK ENTERPRISE & C.A. of Sri. Biplab Kumar Guha & others 6 nos

Area of the Land: 227.146 Sq.m. Name of the L. B. S.: Partha Acharjee No. LBS/I/339

Permissible Height in reference to CCZM issued by AAI:33M.

Reference point marked in the	Co-ordinate ii	n WGS 84	Site Elevation (AMSL)M	
Site plan proposal	Latitude	Longitude		
A,B	22*28' 34" N	88*22' 9.58" E	5.00 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.

(1) Sri. Sumit Ganguly Partha Acharjee (339/I)

Name of L. B. S Name of Applicants

# PART-B

a)As per title deeds & Documents = 03 K-06 CH - 15 SFT. =227.146 SQM. b)As per Physical Measurements = 227.381 Sqm.

9. Permissible ground coverage = 134.232 SQM. = (59.095 %)

10. Proposed ground coverage = 124.026 SQM. = (54.602 %)

### 11. Proposed Area

	Total exempted area					
	Total floor	(CUT OUT)	(CUT OUT)	Stair & stair	Lift lobby	Net floor area
	Area	(For Stair)	(For Lift)	lobby		
Ground floor	116.093 Sqm.			10.614 Sqm.	1.631 Sq.m.	103.848 sqm.
First floor	124.026 Sqm.		1.54 Sq.m.	10.614 Sqm.	1.631 Sq.m.	110.241 sqm.
Second floor	124.026 Sqm.		1.54 Sq.m.	10.614 Sqm.	1.631 Sq.m.	110.241 sqm.
Third floor	124.026 Sqm.		1.54 Sq.m.	10.614 Sqm.	1.631 Sq.m.	110.241 sqm.
Total	488.171 Sqm.		4.62 Sq.m.	42.456 Sqm.	6.524 Sq.m.	434.571 Sqm.

#### 12.) Parking Calculation:-

A)	Tenement Type	Net Tenement Size	Proportionate Common Area	Actual Tenement size	No. of Tenement
	Tipe - A	49.219 Sqm.	7.580 Sqm.	56.799 Sqm.	4 No.
	Tipe - B	60.464 Sqm.	9.311 Sqm.	69.775 Sqm.	3 No.
				Total Required Parking = 1	

b) Nos. of Parking Provided = 1 Nos c) Actual Area of Parking Provide = 47.188 Sq.m.

a) Permissible F.A.R.= 2.0

b) Proposed F.A.R.= (434.571 - 25)/227.146 = 1.803 < 2.0

# 10. Others area

a) Stair Head room Area	= 13.488 Sqm.	b) Area of the C.B.	= 7.50 Sqm.		
c) Lift Machine Room Area	= 4.703 Sqm.	d) Area of Stair L.M.R.	= 2.150 Sqm.		
e) Common area at ground floc	or = 19.685 Sqm.	f) Area of Loft	= 9.52 Sqm.		
g) Total Common Area	= 58.091 Sqm.	h) Building Height	= 12.470 M.		
i) Overhead water reservoir are	ea = 6.221 Sqm.	j) Area of Roof W.C.	= 3.0 Sqm.		
k) Additional Area for fees = (13.488+4.703+2.15+7.50+9.52+3.0) = 40.360 Sq.m.					
Total Area for fees = (434.571 + 42.456 + 6.524 + 40.361) = 523.911 Sq.m.					

B.P. NO. : 2024100240.

: 07/02/2025, DATE

VALID UP TO: 06/02/2030,

Being No : 1914 160313211 Being No Dated : 12-07-1988 Dated 06-08-2024 Regd. At- Addl. Dist. Sub. Registrar Regd. At-OFFICE OF THE D. S. R.-III Alipore, South 24 Parganas SOUTH 24 PARGANAS 6. Details of Regd. Deed of General 1. Details of Regd. Title deed (1) Power of Attorney Book No Vol No Vol No 1603-2024 342207 TO 342229 Page No : 157 TO 160 Page No : 1915 160313233 Being No Being No : 06-08-2024 : 12-07-1988 Dated Regd. At-OFFICE OF THE D. S. R.-III Regd. At- Addl. Dist. Sub. Registrar SOUTH 24 PARGANAS Alipore, South 24 Parganas 3. Details of Regd. Deed of Partition 7. Details of Regd. Deed of Boundary Declaration.

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Book No : I 1603-2024 342268 TO 342289 Page No 160313209 Being No 06-08-2024 Regd. At-OFFICE OF THE D. S. R.-III **SOUTH 24 PARGANAS** 

1603-2024 Vol No 460708 TO 460719 Page No 160318020 Being No : 29-10-2024 Regd. At-OFFICE OF THE D. S. R.-III SOUTH 24 PARGANAS

7. Details of Regd. Non Eviction of

Tenant.

5. Details of Regd. Deed of Exchange/

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342335 TO 342356

Amalgamation (2)

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### GEO-TECHNICAL DECLARATION

Being No

Dated

4. Details of Regd. Deed of Exchange/

1. Details of Regd. Title deed (1)

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Undersigned has inspected the site and shall carry out soil investigation thereon. It is certified that the existing soil of the site shall able to carry the load coming from the proposed construction and the foundation system proposed herein shall be safe & stable in all respect from geo-technical point of view.

> KALLOL KR. GHOSHAL, G.T./I/49.) NAME OF G.T.E.

#### DECLARATION OF E.S.E

The structural design and drawing of both foundation and super structure of the building shall be made by me considering all possible loads including seismic load as per national building code of India and certified that it shall be safe and stable in all

> RAMPRASAD MUKHERJEE "ESE/II/471" (K.M.C.) NAME OF E.S.E.

# DECLARATION OF L.B.S.

Certified with full responsibility that the building plan has been drawn up as per the provision of K.M.C. Building Rules 2009, as amended from time to time, that the site conditions, including the abutting road at Northern side is confirms with the plan, which has been measured and verified by me. The site will be supervise by me.

It is a build able site and not a tank of filled up tank. The land with existing structure is demarcated by boundary wall. The construction of semi under ground water reservoir & septic tank will be completed before starting of building foundation work. The abutting road is 7.049 M. (average) wide Black top road on the Northern Side.

> PARTHA ACHARJEE "LBS/I/339" (K.M.C.) NAME OF OF L.B.S.

# DECLARATION OF OWNER / APPLICANT

I do hereby declare with full responsibility that

I shall engage L.B.S. & E.S.E. during construction.

I follow the instruction of L.B.S. & E.S.E. during construction of the building. (as per B.S. plan),

K.M.C. authority will not be responsible for structural stability of the building and adjoining structures,

If any submitted documents are found to be fake, the K.M.C. authority will revoke the sanction plan,

The construction of semi underground water reservoir and septic tank will be undertaken under the guidance of E.S.E./L.B.S. before starting

the building foundation work, The plot was identified by us during departmental inspection,

Existing structure will be demolish before the starting of construction now there is occupied by owners & A tenant.

There is no Court case pending against this premises.

SRI SUMIT GANGULY, PROPRIETOR OF "MRIGANK ENTERPRISE" & CONSTITUTE ATTORNEY OF (1) SRI. BIPLAB KUMAR GUHA ALIAS BIPLAB KANTI GUHA, (2) SMT. PURABI GUHA, (3) PRADIP KUMAR GUHA, (4) SRI. RAJIB KUMAR GUHA, (5) BIKASH CHANDRA GUHA, (6) SRI. RANABIR GUHA & (7) SMT. GAYATRI GUHA. NAME OF APPLICANTS

PROPOSED G+3 STORIED RESIDENTIAL BUILDING PLAN U/S 393A OF K.M.C. ACT 1980 & UNDER BUILDING RULES 2009, WITH CIRCULAR NO 2 OF 2020-2021, DATED - 13. 06. 2020 AT THE PREMISES NO.- 348/31 NETAJI SUBHAS CHANDRA BOSE ROAD, WARD NO.- 100, BOROUGH NO. -X, KOLKATA - 700 047, P.S.-NETAJI NAGAR.

RESIDENTIAL USE.

DIGITAL SIGNATURE OF A.E.