



CERTIFICATE
PREMISES NO. :-2336 MAHATMA GANDHI ROAD, WARD NO.- 122, BOROUGH NO. :- XIII, UNDER THE KOLKATA MUNICIPAL CORPORATION.
ASSEESSEE NO. :- 41-122-07-4395-4
NAME OF OWNER(S)/APPLICANT(S): SONALI CONSTRUCTION, PROPRIETOR: UTTAM SAMADDAR, C.A. OF BABLA GAYEN, MD. AZIM GAYEN ALIAS BABU GAYEN, BAPI GAYEN, BANI GAYEN, SIKHA GAYEN ALIAS MAMTAZ BIBI, DANI GAYEN & MAHILA GAYEN ALIAS MAHILA BEWA.
AREA OF LAND (AS PER DEED) = 07 K- 07 CH-02 SQ.F.-(497.677 SQM.)
NAME OF LBS / ARCHITECT : SRABANTI BANERJEE, No. L.B.S./11625
PERMISSIBLE HEIGHT IN REFERENCE TO CGZM ISSUED BY AA1: 33.00 MTR.

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS 84		Site elevation (AMSL)
	LATITUDE	LONGITUDE	
NORTH EAST CORNER	22°- 28'- 15.90"	88°- 20'- 15.39"	5.00 Mtr.

THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF AT ANY STAGE, IT IS FOUND OTHERWISE, THEN WE SHALL BE FULLY LIABLE FOR WHICH KMC AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME AS PER LAW.

SONALI CONSTRUCTION, PROPRIETOR: UTTAM SAMADDAR, C.A. OF BABLA GAYEN, MD. AZIM GAYEN ALIAS BABU GAYEN, BAPI GAYEN, BANI GAYEN, SIKHA GAYEN ALIAS MAMTAZ BIBI, DANI GAYEN & MAHILA GAYEN ALIAS MAHILA BEWA.
NAME OF THE OWNER

SRABANTI BANERJEE (LBS/11625)
NAME OF L.B.S.

B.P NO.:2024/130043... DATE : .05.06.2024..VALID UPTO ..04.06.2029....

DIGITAL SIGNATURE OF A.E.

DIGITAL SIGNATURE OF E.E.

PLAN OF A PROPOSED G+FOUR (G+IV)STORIED RESIDENTIAL BUILDING U/S 393A OF KMC ACT 1980 COMPLYING BUILDING RULES 2009 AT PREMISES NO.-2336 MAHATMA GANDHI ROAD, WARD NO.- 122,BOROUGH NO.-: XIII. UNDER THE KOLKATA MUNICIPAL CORPORATION.(S.S.UNIT)

OWNER /APPLICANT NAME : SONALI CONSTRUCTION, PROPRIETOR : UTTAM SAMADDAR, C.A. OF BABLA GAYEN, MD. AZIM GAYEN ALIAS BABU GAYEN, BAPI GAYEN, BANI GAYEN, SIKHA GAYEN ALIAS MAMTAZ BIBI, DANI GAYEN & MAHILA GAYEN ALIAS MAHILA BEWA.

SPECIFICATIONS		SCHEDULE OF DOORS AND WINDOWS	
1. GRADE OF CONCRETE -- M20.		MKD.	WIDTH
2. GRADE OF STEEL -- Fe 415.		D	HEIGHT
3. PROPORTION OF REGISTERED PARTITION SUIT : SUIT NO.- 214 OF 1994 , ORDER NO - 15 (DSR - ALIPORE , SOUTH 24 PARGANAS)		DI	2160
4. PROPORTION OF MORTER FOR 125,75 THK. WALL - 1:4.		D2	2160
5. PROPORTION OF LIME TERRACING - 2:2:7.			
6. ALL DIMENSIONS ARE IN MM.			
7. SCALE - 1:100, OTHER WISE MENTIONED.			

WKD.	WIDTH	HEIGHT
D	1050	2160
DI	900	2160
D2	750	2160
W1	1500	1200
W2	1200	1200
W3	750	1200
W4	600	800

STATEMENT OF THE PLAN PROPOSAL

A) ASSESSEE NO - 41-122-07-4395-4
2 DETAILS OF REGISTERED PARTITION SUIT : SUIT NO.- 214 OF 1994 , ORDER NO - 15 (DSR - ALIPORE , SOUTH 24 PARGANAS)
DATE OF REGISTRATION - 19.09.1996.

3) DETLS. OF REG. DEED OF BOUNDARY DECL: DEED NO - 160202532, BOOK NO - I , VOL. NO.- 1602-2024 , PAGE- 90163 TO 90176 (DSR - II, SOUTH 24 PARGANAS)
DATE OF REGISTRATION - 27.02.2024.

4) DETLS. OF REG. STRIP OF LAND (FRONT): DEED NO - 160202533, BOOK NO - I , VOL. NO.- 1602-2024 , PAGE- 90147 TO 90162 (DSR - II, SOUTH 24 PARGANAS)
DATE OF REGISTRATION - 27.02.2024.

5) DETLS. OF REG. STRIP OF LAND (REAR): DEED NO - 160202534, BOOK NO - I , VOL. NO.- 1602-2024 , PAGE- 90097 TO 90112 (DSR - II, SOUTH 24 PARGANAS)
DATE OF REGISTRATION - 27.02.2024.

6) DETLS. OF REG. POWER OF ATTORNEY:- DEED NO - 160300760, BOOK NO - I , VOL. NO.- 1603-2024 , PAGE- 39923 TO 39943 (DSR - III, SOUTH 24 PARGANAS)
DATE OF REGISTRATION - 01.02.2024.

7) AREA OF LAND (AS PER DEED) = 07 K- 12 CH-12 SQ.F.-(519.509 SQM.)

8) AREA OF LAND (AS PER BLOR RECORD) = 07 K- 13 CH-20.623 SQ.F.-(524.491 SQM.)

9) AREA OF LAND (AS PER ASSESSMENT BOOK COPY) = 07 K- 07 CH-02 SQ.F.-(497.677 SQM.)

10) AREA OF LAND (AS PER B/D) = 498.079 SQM. (07K.07CH.06.322Q.FT.)

11) TREE COVER AREA:- REQUIRED = 13.267 SQM. (2.666%) PROVIDED = 17.651 SQM. (3.547%)

B) 1. GROUND COVERAGE PERMISSIBLE = 249.224 Sq.M.(50.077%) PROPOSED = 221.412 Sq.M.(44.49%)
PROPOSED GROUND FLOOR AREA = 192.325 SQ.M. PROPOSED 1ST TO 4TH. FLOOR AREA = 218.505 SQ.M. (EACH)

2. F.A.R. PERMISSIBLE = 1.75 PROPOSED = 1.746

3. TOTAL COVERED AREA EXCLUDING THE SPACES EXEMPTED IN THIS RULE = 987.895 SQ.M.

4. TOTAL AREA EXEMPTED IN THIS RULE = 78.45 SQ.M.

5. GROSS TOTAL COVERED AREA (AREA INCLUDING THE SPACES EXEMPTED IN THIS RULE) = 1066.345 SQ.M.

6. AREA OF STAIR HEAD ROOM = 16.905 SQ.M.

7. AREA OF O.H. RESERVOIR = 5.779 SQ.M.

8. LIFT MACHINE ROOM AREA = 16.538 (INCLUDING ITS STAIR)

9. TOTAL AREA OF C.B. = 21.108 SQM.

10. PARKING (REQ.) -05 NOS. (PROVIDED) - 05 NOS. TOTAL CAR PARKING ARE= 118.722 SQM.

11. AREA OF TERRACE = 221.412 SQ.M.

12. NO. OF TENEMENTS = 16 NOS

13. SIZE OF TENEMENTS - 50 TO 75 SQ.M. = 16 NOS.

15. SHOP AREA:- COVERED = 41.102 SQM. CARPET = 36.236 SQM.

CERTIFY WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009, AS AMENDED FROM TIME TO TIME AND THAT THE SITE CONDITION INCLUDING WIDTH OF ABUTTING K.M.C. ROAD CONFORM WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILD ABLE SITE NOT A TANK OR FILLED UP A TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL.THE CONSTRUCTION OF S.U.G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

SRABANTI BANERJEE (LBS/11625)
NAME OF L.B.S.

THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOADS AS PER NATIONAL BUILDING CODE OF INDIA (LATEST REVISION) AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT. THE SOIL TESTING DONE BY M/S SOIL-TECH OF 5/IIH, PRINCE GOLAM HOSSAIN SHAH ROAD, JADAVPUR, KOLKATA-700032. THE RECOMMENDATION OF SOIL TEST REPORT IS CONSIDERING DURING STRUCTURAL CALCULATION.

BHASKAR ROY (ESE/11/L3)
NAME OF STRUCTURAL ENGINEER

UNDER SINGED HAS INSPECTED THIS 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 AND STABLE IN ALL RESPECT FROM GEO -TECHNICAL POINT OF VIEW.

BHASKAR ROY (ESE/11/I2)
NAME OF GEO-TECH. ENGINEER

- I, DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT
- I, SHALL ENGAGE L.B.S. AND E.S.E. DURING CONSTRUCTION.
- I, SHALL FOLLOW THE INSTRUCTION OF L.B.S. AND 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 WATER RESERVOIR AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF L.B.S. / E.S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK.
- DURING INSPECTION PLOT WAS IDENTIFIED BY ME AND IF ANY DISPUTE ARISES REGARDING THE OWNERSHIP OF THE LAND / PLOT K.M.C. AUTHORITY WILL BE REVOKE THE SANCTION PLAN.

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NAME OF THE OWNER