

PART-A

1. ASSESSEE: NO-110020106845

2(a) DETAILS OF REGISTERED DEED

SL. BOOK.	VOL. NO.	PAGE NO.	BEING NO.	PLACE	YEAR
1.	I	1902-2023	270507-270551	190208478 A.R.A. - II KOLKATA	2023

2(b) DETAILS OF DECLARATION OF COMMON PASSAGE

SL. BOOK.	VOL. NO.	PAGE NO.	BEING NO.	PLACE	YEAR
1.	IV	1506-2024	3285-3293	150600209 A.D.S.R. COSSIPORE DUMDUM	2024

3 a) NO. OF TENEMENTS

34 NOS.

4. SIZE OF TENEMENTS

- a) BELOW 50 SQ.M. ... NIL.
b) 50 SQ.M TO 75 SQ.M. ... 16 NOS.
c) ABOVE 75 SQ.M. ... 18 NOS.

PART-B:

1. AREA OF LAND:-

AS PER DEED :- 20 K. - 00 CH. 40 SQ.FT./1337.79 SQ.M.

2. (i) PERMISSIBLE GROUND COVERAGE (80%) = 88.8195 SQ.M.

(ii) PROPOSED GROUND COVERAGE = (27.659%) = 365.753 SQ.M.

4. PROPOSED HEIGHT = 35.825 M.

5A. PROPOSED AREA (AREA STATEMENT):-

FLOOR	TOTAL COVERED AREA	NET COVERED AREA	STAIRCASE LOBBY	LIFT LOBBY	NET FLOOR AREA
GROUND FLOOR	369.753 SQ.M.	NIL	369.753 SQ.M.	43.150 SQ.M.	547.5 SQ.M.
FIRST FLOOR	358.593 SQ.M.	30465 SQ.M.	327.928 SQ.M.	5.535 SQ.M.	334.463 SQ.M.
SECOND FLOOR	358.593 SQ.M.	30465 SQ.M.	327.928 SQ.M.	5.535 SQ.M.	334.463 SQ.M.
THIRD FLOOR	358.593 SQ.M.	30465 SQ.M.	327.928 SQ.M.	5.535 SQ.M.	334.463 SQ.M.
FOURTH FLOOR	358.593 SQ.M.	30465 SQ.M.	327.928 SQ.M.	5.535 SQ.M.	334.463 SQ.M.
FIFTH FLOOR	358.593 SQ.M.	30465 SQ.M.	327.928 SQ.M.	5.535 SQ.M.	334.463 SQ.M.
SIXTH FLOOR	358.593 SQ.M.	30465 SQ.M.	327.928 SQ.M.	5.535 SQ.M.	334.463 SQ.M.
SEVENTH FLOOR	358.593 SQ.M.	30465 SQ.M.	327.928 SQ.M.	5.535 SQ.M.	334.463 SQ.M.
EIGHTH FLOOR	358.593 SQ.M.	30465 SQ.M.	327.928 SQ.M.	5.535 SQ.M.	334.463 SQ.M.
NINTH FLOOR	358.593 SQ.M.	30465 SQ.M.	327.928 SQ.M.	5.535 SQ.M.	334.463 SQ.M.
TENTH FLOOR	358.593 SQ.M.	30465 SQ.M.	327.928 SQ.M.	5.535 SQ.M.	334.463 SQ.M.
TOTAL	3644.476 SQ.M.	91951 SQ.M.	3344.476 SQ.M.	55.35 SQ.M.	3415.138 SQ.M.

6B. TENEMENTS & CAR PARKING CALCULATION

MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
1. (2ND-9TH FLOOR)	31.28 SQ.M.	21.922 SQ.M.	113.177 SQ.M.	8	
2. (2ND-9TH FLOOR)	31.28 SQ.M.	21.922 SQ.M.	113.177 SQ.M.	8	
3. (2ND-9TH FLOOR)	31.28 SQ.M.	21.922 SQ.M.	113.177 SQ.M.	8	
4. (2ND-9TH FLOOR)	31.28 SQ.M.	21.922 SQ.M.	113.177 SQ.M.	8	
5. (2ND-9TH FLOOR)	31.28 SQ.M.	21.922 SQ.M.	113.177 SQ.M.	8	
6. (2ND-9TH FLOOR)	31.28 SQ.M.	21.922 SQ.M.	113.177 SQ.M.	8	
7. (2ND-9TH FLOOR)	31.28 SQ.M.	21.922 SQ.M.	113.177 SQ.M.	8	
8. (2ND-9TH FLOOR)	31.28 SQ.M.	21.922 SQ.M.	113.177 SQ.M.	8	
9. (2ND-9TH FLOOR)	31.28 SQ.M.	21.922 SQ.M.	113.177 SQ.M.	8	
10. (2ND-9TH FLOOR)	31.28 SQ.M.	21.922 SQ.M.	113.177 SQ.M.	8	
11. (2ND-9TH FLOOR)	31.28 SQ.M.	21.922 SQ.M.	113.177 SQ.M.	8	
12. (2ND-9TH FLOOR)	31.28 SQ.M.	21.922 SQ.M.	113.177 SQ.M.	8	
13. (2ND-9TH FLOOR)	31.28 SQ.M.	21.922 SQ.M.	113.177 SQ.M.	8	
14. (2ND-9TH FLOOR)	31.28 SQ.M.	21.922 SQ.M.	113.177 SQ.M.	8	
15. (2ND-9TH FLOOR)	31.28 SQ.M.	21.922 SQ.M.	113.177 SQ.M.	8	
16. (2ND-9TH FLOOR)	31.28 SQ.M.	21.922 SQ.M.	113.177 SQ.M.	8	
17. (2ND-9TH FLOOR)	31.28 SQ.M.	21.922 SQ.M.	113.177 SQ.M.	8	
18. (2ND-9TH FLOOR)	31.28 SQ.M.	21.922 SQ.M.	113.177 SQ.M.	8	
19. (2ND-9TH FLOOR)	31.28 SQ.M.	21.922 SQ.M.	113.177 SQ.M.	8	
20. (2ND-9TH FLOOR)	31.28 SQ.M.	21.922 SQ.M.	113.177 SQ.M.	8	
21. (2ND-9TH FLOOR)	31.28 SQ.M.	21.922 SQ.M.	113.177 SQ.M.	8	
22. (2ND-9TH FLOOR)	31.28 SQ.M.	21.922 SQ.M.	113.177 SQ.M.	8	

1. REQUIRED CAR PARKING = 32 NOS. (22 NOS. FOR RESIDENTIAL + 7 NOS. FOR ASSEMBLY + 3 NOS. FOR SHOP)

2. PROPOSED CAR PARKING = 32 NOS. (7 NOS. SINGLE LAYER COVERED + 6 NOS. 4 LAYER M.C.P. OPEN + 1 NO. SINGLE LAYER OPEN)

3. PERMISSIBLE F.A.R. = 2.475 (15% ADDITIONAL F.A.R. OF NORMAL F.A.R. 2.25 FOR GREEN BUILDING)

4. PROPOSED F.A.R. = (3415.138/10.557)/107.79 = 2.469 + 2.475

5. STAR HEAD ROOM AREA = 66.838 SQ.M.

6. OVER HEAD WATER TANK AREA = (18.854+1.468) = 20.322 SQ.M.

7. ASSEMBLY COVERED AREA = 118.229 SQ.M.

8. ASSEMBLY CARPET AREA = 273.449 sq.m

9. SHOP COVERED AREA = 133.077 sq.m

10. SHOP CARPET AREA = 121.504 sq.m

11. REQUIRED AREA OF TREE COVER = 152.752 SQ.M. (9.389%)

12. PROPOSED AREA OF TREE COVER = 235.481 SQ.M. (17.602%)

13. ABUTTING ROAD WIDTH = 5.144 M.

14. FRONTAGE OF THE PLOT = 34.763 M.

15. EXEMPTED AREA = 307.475 SQ.M.

16. AREA OF CURBROAD = 66.197 SQ.M.

17. CAR PARKING AREA = 110.557 SQ.M.

18. SOLAR PANEL AREA = 28.739 SQ.M.

19. ROOF TOP SWIMMING POOL AREA = 17.328 SQ.M.

20. FIRE REFUGE PLATFORM AREA = 14.308 SQ.M.

21. TERRACE AREA = 338.883 SQ.M.

22. GATE GOOITY AREA = 8.485 SQ.M.

23. PERCENTAGE OF RESIDENTIAL AREA = 88.084 % (3321.247 SQ.M.)

24. PERCENTAGE OF ASSEMBLY AREA = 8.387 % (316.229 SQ.M.)

25. PERCENTAGE OF SHOP AREA = 3.529 % (133.077 SQ.M.)

CERTIFICATE OF GEO-TECHNICAL ENGINEER

UNDERIGNED HAS INSPECTED THE SITE & CARRIED OUT THE SOIL INVESTIGATION THEREIN IT IS CERTIFIED THAT EXISTING SOIL OF THE SITE IS ABLE TO CARRY THE LOAD COMING FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM THEREIN IS SAFE & STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

BABLU BISWAS
LICENCE NO. - 58 / I
NAME OF GEOTECH ENGINEER

CERTIFICATE OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAVE BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING LIVE LOAD AS PER B.O.C. OF INDIA AND BASIS OF SOIL INVESTIGATION REPORT BY OMEGA & ASSOCIATES (BABLU BISWAS) CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT.

BABLU BISWAS
LICENCE NO. - 258 / I
NAME OF STRUCTURAL ENGINEER

DECLARATION OF L.B.S.

I DO HEREBY DECLARE 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 K.M.C. THERE IS AN EX. STRUCTURE TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK. IT IS PARTLY OCCUPIED BY THE OWNER.

BABLU BISWAS
LICENCE NO. - CA/2005/25468
NAME OF ARCHITECT

DECLARATION OF OWNER.

I DO HEREBY 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 & ADDING STRUCTURE IF ANY SUBMITTED DOCUMENT ARE FINE. 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 L.B.S.E BEFORE STARTING OF BUILDING FOUNDATION.

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