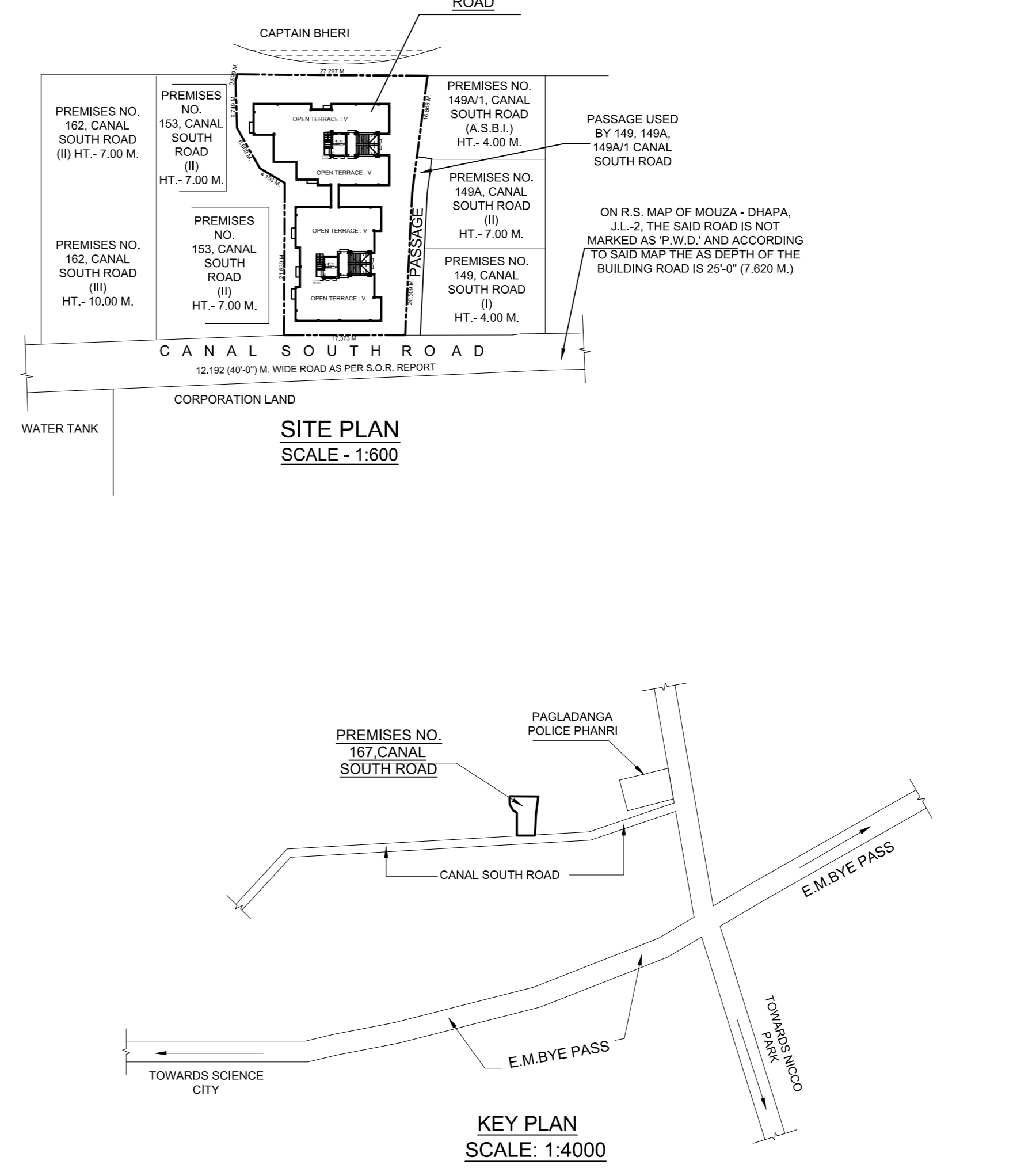
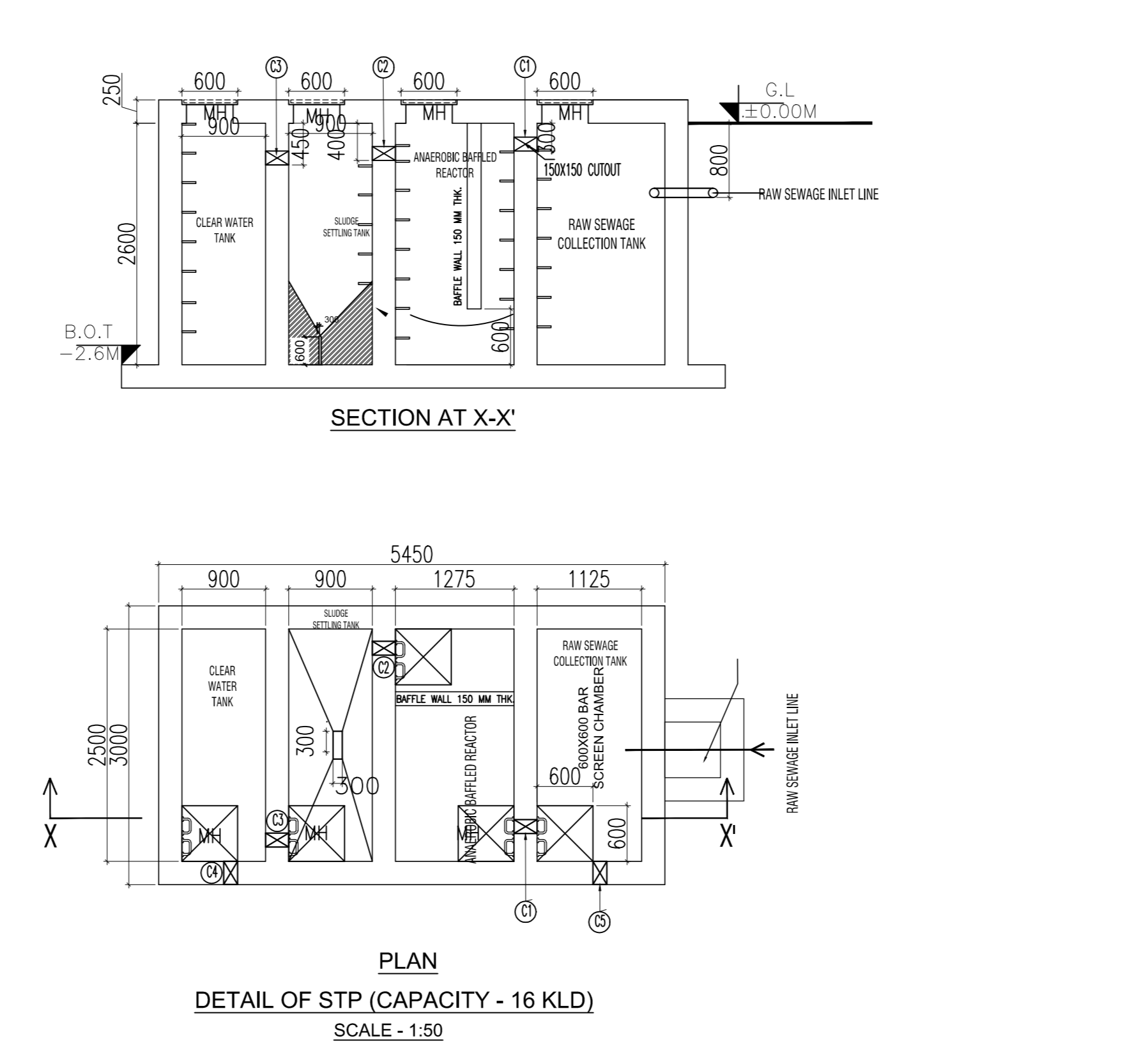
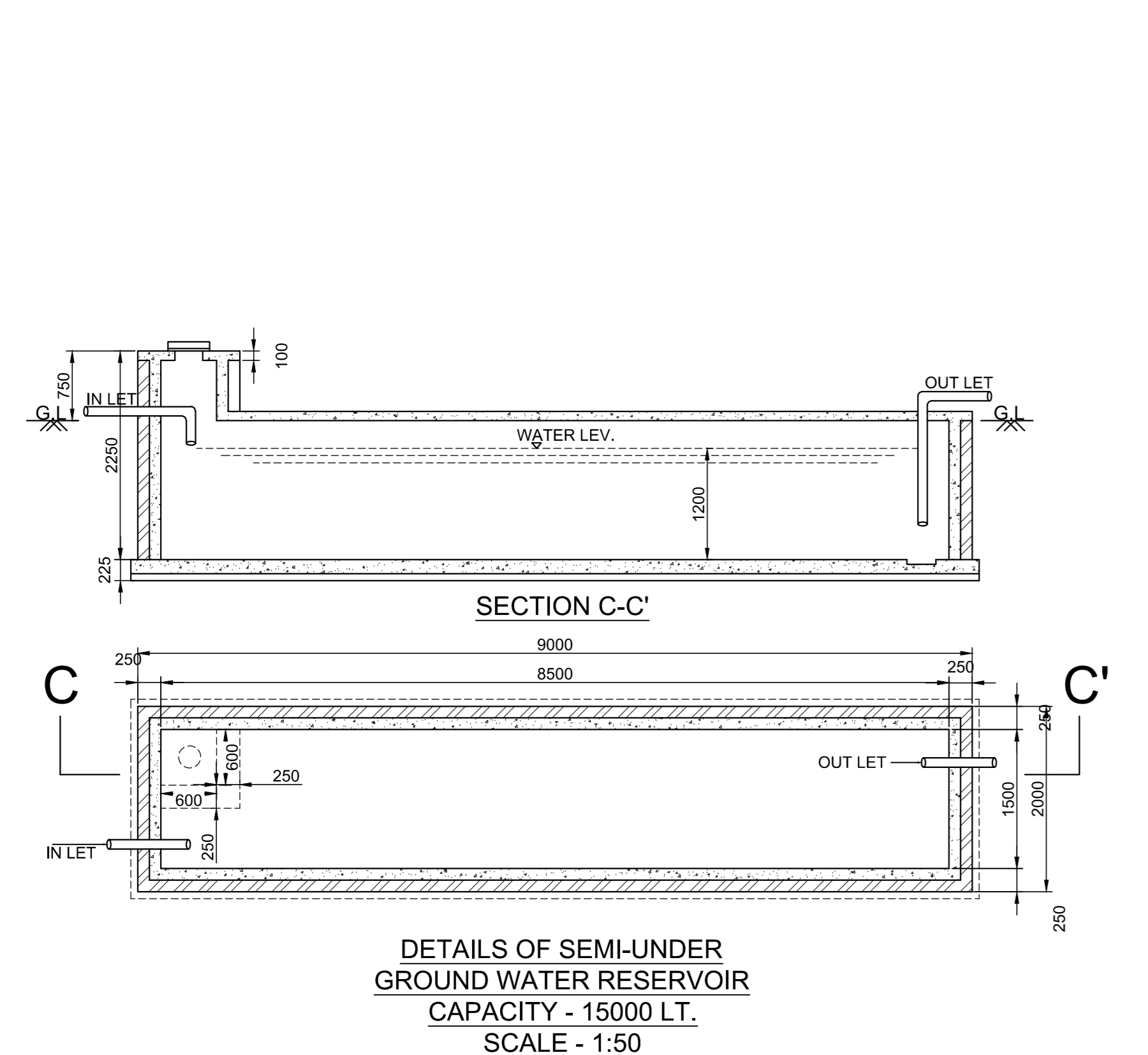


- ASSEESSEE NO. - 11057020869
- DETAIL OF REGISTERED DEED -
1) REGISTERED BOOK NO. - 1, VOLUME NO. - 36, PAGE FROM - 101 TO 102 BEING NO. 1957, FOR THE YEAR - 1992.
- DETAIL OF BOUNDARY DECLARATION:-
1) REGISTERED BOOK NO. - 1, VOLUME NO. - 1606/2024, PAGE FROM - 23326 TO 23372 BEING NO. 16060878, FOR THE YEAR - 2024 DATE - 01/03/2024, A.D.S.R. SEADDAH
- DETAIL OF REGISTERED DEED OF GIFT (SPRAYED PORTION OF LAND):-
1) REGISTERED BOOK NO. - 1, VOLUME NO. - 1606/2024, PAGE FROM - 23373 TO 23388 BEING NO. 16060879, FOR THE YEAR - 2024 DATE - 01/03/2024, A.D.S.R. SEADDAH
- DETAIL OF POWER OF ATTORNEY:-
1) REGISTERED BOOK NO. - 1, VOLUME NO. - 1606/2024, PAGE FROM - 755 TO 782 BEING NO. 16065277, FOR THE YEAR - 2023, DATE - 02/01/2024, A.D.S.R. SEADDAH
- AREA OF LAND (AS PER DEED) - (11 K * 07 CH - 41 SQ. FT.) = 768.86 SQ.M.
- AREA OF LAND AS PER SITE = 777.82 SQ.M.
- Corner Spkay Area = 2.877 SQ.M.
- PERMISSIBLE GROUND COVERAGE = (60%) = 384.30 SQ.M.
- PROPOSED GROUND COVERAGE = (48.99%) = 384.30 SQ.M.
- NO. OF STOREY - G+V
- NO. OF TENEMENTS - 24 NOS.
- SIZE OF TENEMENTS - 75'x 100' = 8 NOS., 50'x 75' = 14 NOS., BELOW 50' = 2 NOS.



13) PROPOSED AREA

FLOOR	NO.	AREA	PERMISSIBLE	PROPOSED	REMARKS
1ST FLOOR	21.41	1478.50	4.90	1478.50	1.50
2ND FLOOR	21.41	1478.50	4.90	1478.50	1.50
3RD FLOOR	21.41	1478.50	4.90	1478.50	1.50
4TH FLOOR	21.41	1478.50	4.90	1478.50	1.50
TOTAL		5814.00	19.60	5814.00	6.00

14) PROPOSED TENEMENTS & CAR PARKING CALCULATION - IN RESIDENTIAL

NO.	TENEMENT	PROPORTIONAL AREA	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
A	60.50 SQ.M.	0.0010	25.99 SQ.M.	1	1
B	48.30 SQ.M.	0.0008	20.37 SQ.M.	1	1
C	17.78 SQ.M.	0.0002	4.82 SQ.M.	1	1
D	49.80 SQ.M.	0.0007	20.13 SQ.M.	1	1
E	47.02 SQ.M.	0.0006	19.00 SQ.M.	1	1
F	47.02 SQ.M.	0.0006	19.00 SQ.M.	1	1
G	47.02 SQ.M.	0.0006	19.00 SQ.M.	1	1
H	47.02 SQ.M.	0.0006	19.00 SQ.M.	1	1
I	47.02 SQ.M.	0.0006	19.00 SQ.M.	1	1
J	47.02 SQ.M.	0.0006	19.00 SQ.M.	1	1
K	47.02 SQ.M.	0.0006	19.00 SQ.M.	1	1
L	47.02 SQ.M.	0.0006	19.00 SQ.M.	1	1
TOTAL	1320.19 SQ.M.	0.0232	543.89 SQ.M.	24	24

- TOTAL REQUIRED CAR PARKING - 07 NOS.
- TOTAL PROPOSED CAR PARKING - 10 NOS.
- REQUIRED AREA OF PARKING - 17.90 SQ.M.
- PROPOSED AREA OF PARKING - 207.327 SQ.M.
- PERMISSIBLE F.A.R = 2.00 (ROAD WIDTH 7.60 M.)
- PROPOSED F.A.R = (1695.702 * 175) / 768.86 = 3.026 * 2.0
- STAIR HEAD ROOM AREA - 32.716 SQ.M.
- OVER HEAD TANK AREA - 17.596 SQ.M.
- LIFT M/C ROOM COVER AREA - 14.963 SQ.M.
- STAR AREA FOR LIFT ROOM - 4.500 SQ.M.
- TERRACE AREA - 384.307 SQ.M.
- TOTAL LOFT AREA - 41.404 SQ.M.
- TOTAL C.S. AREA - 16.966 SQ.M.
- OTHER AREA ONLY FOR FEES = 111.642 SQ.M.
- RESIDENTIAL LIFT WIDTH = 1.300 M.
- HEIGHT OF THE BUILDING = 15.475 M.
- DEPTH OF THE BUILDING = 31.250 M.
- FRONTAGE OF THE PLOT = 13.373 M.
- HEIGHT OF STAIR HEAD ROOM = 3.000 M.
- WIDTH OF RESIDENTIAL STAIR = 1.850 M.
- TREE COVERED AREA -
(A) PERMISSIBLE AREA - 35.554 SQ.M. (1649.606X(15%)/6000X768.86) SQ.M.
(B) PROPOSED AREA - (10.111+26.127) = 36.238 SQ.M.

- SPECIFICATIONS:**
- F.R.C. FRAME STRUCTURE WITH CONC. GRADE M 20 & F 800.
 - 2.00 MM. THK. EXTERNAL 120 & 75 M.M. THK. INTERNAL WALLS WITH 1:4 CEMENT MORTAR AND FINISH FLOORING & WATER TIGHT.
 - STEEL SECTION WINDOWS.
 - ALL FLOORS ARE FINISH FLOORING & WATER TIGHT.
 - 1.8 & 1.4 CEMENT PLASTER ON INTERNAL WALLS AND CEILING RESPECTIVELY.
 - WATER PROOFING TREATMENT ON ROOF, OVERHEAD WATER TANK.
 - G.P.P. FINISHING ON INTERNAL WALLS & CEILING.

CERTIFICATE OF GEO-TECHNICAL ENGINEER

UNDERGROUND HAS INSPECTED THE SITE & INVESTIGATION 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.

SIGNATURE OF GEO-TECHNICAL ENGINEER
RUPAK KUMAR BANERJEE
E.C.E. NO. 25708 OF K.M.C.

CERTIFICATE OF STRUCTURAL ENGINEER

THE STRUCTURAL DRAWING AND DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME IN ACCORDANCE WITH THE PROVISIONS OF K.M.C. BUILDING RULES 2009 AS AMENDED FROM TIME TO TIME & THAT THE SITE CONDITION INCLUDING THE ABUTTING CANAL SOUTH ROAD OF WIDE 7.620 M. (25 FT.) AT NORTHERN SIDE & PRIVATE PASSAGE OF WIDE 1.720 M (5 FT.) AT WESTERN SIDE AS PER L.B.S. REPORT, CONFORMS WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARCATED BY RELEVANT BOUNDARIES (G.T.10). CERTIFIED THAT IS SAFE AND STABLE IN ALL RESPECT.

SIGNATURE OF S.E.
SAMR BANDYOPADHYAY
E.S.E-1/17

CERTIFICATE OF L.B.S.

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISIONS OF K.M.C. BUILDING RULES 2009 AS AMENDED FROM TIME TO TIME & THAT THE SITE CONDITION INCLUDING THE ABUTTING CANAL SOUTH ROAD OF WIDE 7.620 M. (25 FT.) AT NORTHERN SIDE & PRIVATE PASSAGE OF WIDE 1.720 M (5 FT.) AT WESTERN SIDE AS PER L.B.S. REPORT, CONFORMS WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARCATED BY RELEVANT BOUNDARIES (G.T.10). CERTIFIED THAT IS SAFE AND STABLE IN ALL RESPECT.

SIGNATURE OF L.B.S.
BANDYOPADHYAY
REGD. LICENSE NO. 19481

DECLARATION OF OWNER

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE L.B.S & S.E. DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF L.B.S & S.E. DURING CONSTRUCTION. OF THE BUILDING AS PER PLAN K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADDITIONAL STRUCTURE. IF ANY SUBMITTED DOCUMENT ARE FOUND FALSE, THE K.M.C. AUTHORITY MAY REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF S.U.G.W.R. TAKEN UNDER THE GUIDANCE OF L.B.S.EE BEFORE STARTING OF FOUNDATION.

SIGNATURE OF C.A. IN FAVOR OF OWNERS
SRI RAJU NASKAR DIRECTOR OF ANANT TOWER PVT. LTD.
AND CONSTITUTIONAL MEMBER OF
SRI SHRINATH GANGULY, SRI SRIKHA GANGULY, SRI SURESH GANGULY, SRI SAMBHU GANGULY, SRI ANAND GANGULY, SRI PRIN CHANDRABORTY, P.U. DAS GANGULY, ANIL CHANDRABORTY, ANIL GANGULY

BP NUMBER: 202507018
DATED: 30.01.2026 VALID TILL: 30.01.2031

Certificate

Premises No. : 167, Canal South Road, Kolkata - 700 105
Assessee No. : 11057020869
Name of Owner (s)/ Applicant (s): Sri Raju Naskar
Area of Land : 768.86 SQ.M. (AS PER DEED)
Name of LBS: SRI SANJOY SAHANA OF LBS : LBS/1/1048
Permissible height on reference to CZM issued by AAI : 30 M.
Proposed Height of the building : 15.475 M.

Reference point marked in the site plan of the proposal	Co-ordinate in WGS 84	Spot elevation (ANSI)
1	22°13' Min. N. 86° 25' Sec. E. 100.247 M.	5.5 M.
2	22°13' Min. N. 86° 25' Sec. E. 100.247 M.	5.5 M.
3	22°13' Min. N. 86° 25' Sec. E. 100.247 M.	5.5 M.
4	22°13' Min. N. 86° 25' Sec. E. 100.247 M.	5.5 M.

The above information is true and correct in all respect and if at any stage, it is found otherwise, then we will be fully liable for which K.M.C. and other appropriate authority reserve the right to take appropriate action against us on per law.

Counter signed by Owner _____ Signature of LBS _____

SIGNATURE OF A.E. _____ **SIGNATURE OF E.E.** _____

GROUND FLOOR PLAN, FIRST FLOOR PLAN, TYPICAL (2ND TO 4TH) FLOOR PLAN, ROOF PLAN, SECTION - AA', BB', CC & DD, NORTH (FRONT) SIDE ELEVATION & WEST SIDE ELEVATION.

PROJECT
PROPOSED G+V STORED (15.475 MT. HT.) RESIDENTIAL BUILDING U/S 393A OF K.M.C. ACT 1980 & K.M.C. BUILDING RULE 2009, AT PREMISES NO.-167, CANAL SOUTH ROAD, P.S.-PRAKASHI HANDBAN, KOLKATA-700105, UNDER K.M.C. WARD NO.-057, BOROJGHATA.

DESIGNED BY: CAPTAIN BHERI CONSULTANCY (PVT) PAKISTAN
CONTACT PERSON : SANJOY SAHA
www.ansicad.com

