

**A. A. I. CERTIFICATE**

Premises No : 2/1/1, RAKHAL MUKHERJEE ROAD.  
 Assessee No : 11072600095  
 Name of the Owner(s) : (1) SMT. SHELLY CHAKRABORTY, (2) SRI ANSHUMAN CHAKRABORTY, (3) SRI TAPAS CHAKRABORTY (4) SRI BASAB CHANDRA CHAKRABORTY, (5) SMT. RINA MUKHERJEE (6) SRI TAPAN CHAKRABORTY, (7) SMT. TULIKA CHAKRABORTY, & (8) SRI SOUMYAJIT BANERJEE duly represented by their constituted Attorney TK NOVEL REALTY LLP.  
 Area of Land : (05K.-03CH.-34.4SFT) = 350.186 SQM. (As per physical)  
 Name of Architect : Ms. Amrita Gourav Samanta. No. : CA/2014/65437  
 Permissible height in reference to CCZM issued by AAI : 33.0 Meter.

Co - Ordinate in WGS 84 and site elevation (AMSL):

Reference points marked in the site plan of the proposal	Latitude	Longitude	Site elevation (AMSL)
A	22.527	88.347	6 Meter.
B	22.527	88.347	6 Meter.
C	22.527	88.347	6 Meter.
D	22.527	88.347	6 Meter.

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.

**Taufif Kalim**  
 PARTNER OF T. K. NOVEL REALTY LLP & C.A. OF  
 SMT. SHELLY CHAKRABORTY  
 SRI ANSHUMAN CHAKRABORTY  
 SRI TAPAS CHAKRABORTY  
 SRI BASAB CHANDRA CHAKRABORTY  
 SMT. RINA MUKHERJEE  
 SRI TAPAN CHAKRABORTY  
 SMT. TULIKA CHAKRABORTY  
 SRI SOUMYAJIT BANERJEE

**Amrita Gourav Samanta**  
 CA/2014/65437  
 NAME OF THE ARCHITECT

**A SHEET**

**STATEMENT OF THE PLAN PROPOSAL.**

**PART-A**

- ASSESS NO. II-072-26-0009-5
- DETAIL OF REGISTERED DEED.  
 BOOK NO. 01 VOL. NO. 1904-2024 PAGE NO. : 635648 TO 635676  
 BEING NO. 1904/1673 YEAR : 2024 PLACE : A.R.A - IV KOLKATA. DATE : 13/08/2024.
- DETAIL OF BOUNDARY DECLARATION.  
 BOOK NO. 01 VOL. NO. 1603-2024 PAGE NO. : 479071 TO 479083  
 BEING NO. 1603/18808 YEAR : 2024 PLACE : D.S.R - III SOUTH 24 PGS. DATE : 14/11/2024.
- DETAIL OF POWER OF ATTORNEY.  
 BOOK NO. 01 VOL. NO. 1904-2024 PAGE NO. : 635677 TO 635698  
 BEING NO. 1904/1674 YEAR : 2024 PLACE : A.R.A - IV KOLKATA. DATE : 13/08/2024.
- NON EVICTION OF TENANT.  
 BOOK NO. 01 VOL. NO. 1603-2025 PAGE NO. : 224376 TO 224396  
 BEING NO. 1603/08957 YEAR : 2025 PLACE : D.S.R - III SOUTH 24 PARGANAS.  
 DATE : 16/05/2025.

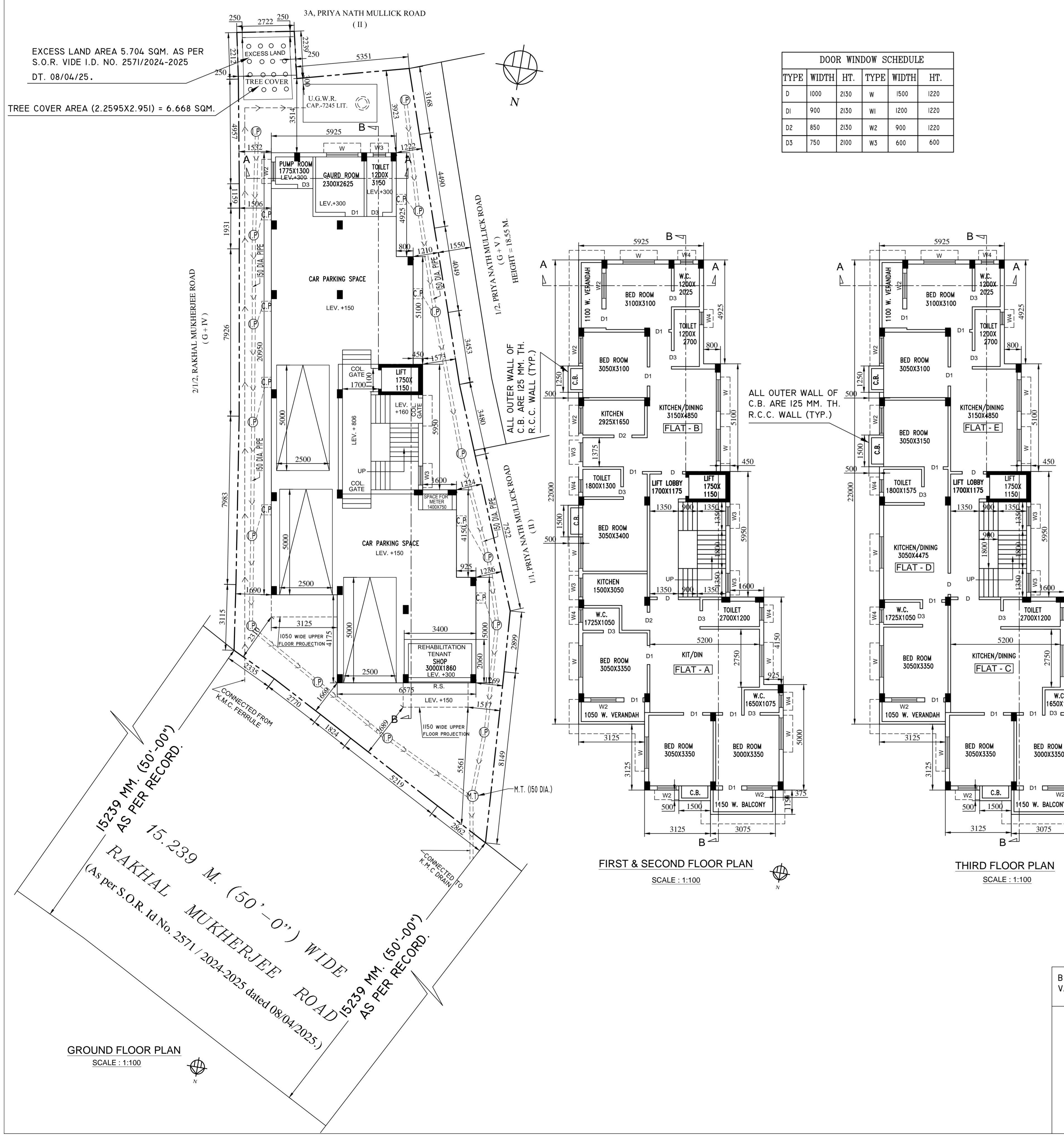
**PART-B**

- AREA OF LAND - AS PER TITLE DEED(05K.-02CH.-18SFT) = 344.682 SQM.
- AS PER BOUNDARY DECLARATION (05K.-03CH.-34.4SFT) = 350.186 SQM.
- NET LAND AREA = 350.186 SQM.
- (i) PERMISSIBLE GROUND COVERAGE (53.662%) = 190.095 SQM.  
 (ii) PROPOSED GROUND COVERAGE (53.662%) = 184.856 SQM.
- PROPOSED HEIGHT = 12.465 M.

GROUND FLOOR	COVERED AREA	LIFT DUCT	STAR WELL	COVERED AREA	EXEMPTED AREA	NET FLOOR AREA
1ST FLOOR	178.028 SQM	---	---	178.028 SQM	14.980 SQM	163.048 SQM
2ND FLOOR	184.856 SQM	2.012 SQM	1.620 SQM	188.488 SQM	14.980 SQM	173.508 SQM
3RD FLOOR	184.856 SQM	2.012 SQM	1.620 SQM	188.488 SQM	14.980 SQM	173.508 SQM
TOTAL	547.740 SQM	4.024 SQM	3.240 SQM	555.008 SQM	44.940 SQM	510.068 SQM

MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
A	82.810 SQM	16.430 SQM	99.240 SQM	2	---
B	80.380 SQM	16.076 SQM	96.456 SQM	2	---
C	38.851 SQM	7.770 SQM	46.621 SQM	1	2 NOS.
D	31.589 SQM	6.318 SQM	37.907 SQM	1	---
E	30.370 SQM	6.074 SQM	36.444 SQM	1	---

- COVERED AREA OF SHOP - 7.004 SQ.M.
- CARPET AREA OF SHOP - 4.830 SQ.M. (REQUIRED CARPARKING + NULL.)
- REQUIRED CAR PARKING - 2 NOS.
- PROVIDED CAR PARKING - 3 NOS.
- PERMISSIBLE AREA FOR PARKING - = 4.50 SQ.M.
- PROVIDED AREA OF PARKING - = 129.457 SQ.M.  
 i. PERMISSIBLE F.A.R = 2.50  
 ii. PROPOSED F.A.R = (656.945 - 50) / 344.682 = 1.762<2.50
- STAIR HEAD ROOM AREA - = 19.400 SQ.M.
- LIFT MACHINE ROOM AREA - = 8.750 SQ.M.
- LIFT MACHINE ROOM STAIR AREA - = 2.850 SQ.M.
- TERRACE AREA - = 184.856 SQ.M.
- RELAXATION OF AUTHORITY - ALLOWED F.A.R. 2.25 AS PER APPROVAL OF D.G.(B) DT. 08.07.2025 & JOINT OPEN SPACE RELAX BY D.G.(B) DT. 16.07.2025.
- OVER HEAD TANK AREA - = 5.774 SQ.M.
- ROOF TOILET AREA - = 2.94 SQ.M.
- AREA OF CURB-BOARD = (10.750x6 NOS.) + (0.625x3 NOS.) = 6.375 SQM.
- PERMISSIBLE TREE COVER AREA = 6.318 SQM. (1.804%).
- PROPOSED TREE COVER AREA = 6.668 SQM. (1.936%).
- ADDITIONAL AREA ONLY FOR FEES = 40.315 SQM.



**CERTIFICATE OF E.S.E.**

THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING WILL BE MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER N.B.C OF INDIA ON THE BASIS OF SOIL INVESTIGATION REPORT TO BE DONE AFTER DEMOLITION OF EXISTING STRUCTURE BY MR. BHASKARJYOTI ROY G.T.E. KMC NO.-1150 STRUCTURAL DESIGN AND DRAWING WILL BE SUBMITTED FOR APPROVAL AT PLATH LEVEL OF CONSTRUCTION PRESENTLY THE SITE IS WHOLLY COVERED BY EXISTING STRUCTURE AND SOIL TEST IS NOT POSSIBLE.

**BHASKARJYOTI ROY**  
 ESE/11/167  
 NAME OF THE E.S.E.

**DECLARATION OF ARCHITECT**

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. THERE IS AN EXISTING STRUCTURE TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK AND IT IS OCCUPIED BY THE OWNER AND TENANT.

**Amrita Gourav Samanta**  
 CA/2014/65437  
 NAME OF THE ARCHITECT

**CERTIFICATE OF GEO-TECHNICAL ENGINEER**

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

**BHASKARJYOTI ROY**  
 G.T./1/50  
 NAME OF THE GEO-TEC. ENGINEER

**DECLARATION OF OWNER / APPLICANT.**

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE L.B.A & ESE DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF ARCHITECT & 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 & ADJOINING STRUCTURE IF ANY SUBMITTED DOCUMENT ARE FAKE. THE K.M.C AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF U.G.W.R WILL BE TAKEN UNDER THE GUIDANCE OF ARCHITECT/E.S.E. BEFORE STARTING OF BUILDING FOUNDATION. THE LAND IS FULLY OCCUPIED BY OWNERS AND TENANT. THE PLOT HAVE BEEN IDENTIFIED BY US AT THE TIME OF DEPARTMENTAL INSPECTION. WE HAVE UNDERTAKING THAT WE ARE NOT CLAIMING THE F.A.R. NOT MORE THAN 2.25 IN FUTURE. IN THE UNDERTAKING THE ROAD WIDTH CHANGES IN CAF & APPROVED BY D.G.(B) DT. 08/07/2025 FOR PROCESS THE PROPOSAL.

**Taufif Kalim**  
 PARTNER OF T. K. NOVEL REALTY LLP & C.A. OF  
 SMT. SHELLY CHAKRABORTY  
 SRI ANSHUMAN CHAKRABORTY  
 SRI TAPAS CHAKRABORTY  
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 SRI TAPAN CHAKRABORTY  
 SMT. TULIKA CHAKRABORTY  
 SRI SOUMYAJIT BANERJEE

GROUND FLOOR PLAN, FIRST TO THIRD FLOOR PLAN, ROOF PLAN, SECTION-AA, BB & FRONT ELEVATION

**PROJECT**

PROPOSED G+III STORED (HT.-12.465 MT.) RESIDENTIAL BUILDING US 393 A OF K.M.C. ACT 1980 AT PREMISES NO. - 2/1/1, RAKHAL MUKHERJEE ROAD, WARD NO.- 72, BOROUGH NO.-VIII, UNDER K.M.C. KOLKATA- 700025.

**AMRITA ROY AND ASSOCIATES**  
 P 130 B, C.I.T. ROAD  
 Kolkata-700014  
 Ph.: 861770600

SCALE - 1:100 AND AS NOTED

DRAWN BY - S. K. H.

DIGITAL SIGNATURE OF E.E.

DATE : 20-09-2025

VALID UPTO : 19-09-2030

DIGITAL SIGNATURE OF A.E.

CHECKED BY - A. ROY

DATE : 16 / 12 / 2024, REV. 19/08/25