

Part -A  
 1. Assessee No. - 21-100-08-4282-9  
 2. Name of the Owner :- Sri. Subhash Debnath, Sri. Jagdish Debnath & Sri. Surajit Kumar Debnath  
 3. Name of the Applicant :- Sri. Sajal Bose & Sourav Bardhan (C.A & Partner of M/s. Bose Construction)

Particulars	Details of Regd. Deed	Regd Power of Attorney	Regd Boundary Declaration
Book No.	II	I	I
Vol. No.	II	1902-2025	1603-2025
Pages	233 TO 236	50163 TO 50179	411717 TO 411727
Being No.	134	190201217	160315132
Year	2023	2025	2025
Date	03.10.2023	08.02.2025	19.08.2025
Regd. at	A.D.S.R. Alipore 24 Pgs.(S)	A.R.A.-II Kolkata.	D.S.R.-III South 24-Pgs.

## Part -B

01. AREA OF LAND :  
 AS PER TITLE DEED, ASSESSMENT BOOK = (03K- 13CH- 00 SFT) = 255.016 SQM  
 AS PER BOUNDARY DECLARATION = (03K- 13CH- 00 SFT) = 255.016 SQM

02. (I) PERMISSIBLE GROUND COVERAGE (58.16%) = 148.332 SQM  
 (II) PROPOSED GROUND COVERAGE (51.54%) = 131.456 SQM

03 MUTATION CERTIFICATE - CASE NO : 0/100/03-03-2025/62818 DATED - 03/03/2025

## 4. PROPOSED AREA

## TOTAL EXEMPTED AREA

MARKED	TOTAL COVERED AREA	LIFT WELL	STAIRWAY CUTOUT	ACTUAL FLOOR AREA	STAIRWAY AREA	LIFT LOBBY	NET FLOOR AREA
GROUND FLOOR	131.456 SQM	NIL	NIL	131.456 SQM	10.935 SQM	1.77 SQM	118.751 SQM
1ST FLOOR	131.456 SQM	1.888 SQM	0.394 SQM	129.174 SQM	10.935 SQM	1.77 SQM	116.469 SQM
2ND FLOOR	131.456 SQM	1.888 SQM	0.394 SQM	129.174 SQM	10.935 SQM	1.77 SQM	116.469 SQM
3RD FLOOR	131.456 SQM	1.888 SQM	0.394 SQM	129.174 SQM	10.935 SQM	1.77 SQM	116.469 SQM
TOTAL	525.824 SQM	5.684 SQM	1.182 SQM	518.978 SQM	43.740 SQM	7.08 SQM	468.158 SQM

## 5. Parking Calculation:-

A) TENEMENT SIZE IN SQM.				
Tenement mark	Net	Share Of Service	Gross	Tenement No.
A	33.413 Sqm.	8.053 Sqm.	41.466 Sqm.	1 NO.
B	35.389 Sqm.	8.526 Sqm.	43.918 Sqm.	1 NO.
C	43.819 Sqm.	10.560 Sqm.	54.379 Sqm.	3 NOS.
D	69.803 Sqm.	16.823 Sqm.	86.626 Sqm.	1 NO.
E	21.789 Sqm.	5.251 Sqm.	27.040 Sqm.	1 NO.
F	46.866 Sqm.	11.295 Sqm.	58.161 Sqm.	1 NO.
TOTAL REQD. PARKING				

B) No. of Parking Provided:- 2 nos.

C) Per. area of Parking:- 12.500 Sq.m.

D) Pro. area of Parking:- 85.798 Sq.m.

6. Permissible F.A.R. = 1.75

7. Proposed F.A.R. = 1.738

8. Details of other areas for fees

FLOOR	CUPBOARD	LOFT
Ground Floor	2.750 Sqm.	1.938 Sqm.
1st. Floor	2.750 Sqm.	1.800 Sqm.
2nd Floor	3.375 Sqm.	1.987 Sqm.
3rd Floor	8.875 Sqm.	5.725 Sqm.
Total		

9. Stair Case Area = 13.649 Sqm.  
 10. Lift m/c room Area = 6.558 Sqm.  
 11. Lift m/c room stair Area = 2.50 Sqm.  
 12. Roof Tank Area = 4.728 Sqm.  
 13. Depth of Building = 21.375 Mt.  
 14. Height of the Building = 12.350 Mt.  
 15. Frontage of the plot = 8.807 Mt.  
 16. Built-up area of Shop = 12.966 Sqm.  
 17. Carpet area of Shop = 11.279 Sqm.  
 18. Tree Cover Area = 3.625 Sqm.  
 19. Additional Area for Fees = (13.649+6.558+2.50+8.875+5.725) = 37.307 Sqm.

L.B.S. Certificate :- I certified with full responsibility that the building plan has been drawn up as per Provision of K.M.C. Building Rule's 2009 as amended from time to time and that the site condition including the abutting road confirms with the plan which has been measured and verified by me. It is buildable site and not a tank or filled up tank. The land is demarcated by boundary wall. The construction of S.U.G.W.R. & Septic tank will be completed before starting of the building foundation work. The abutting road is 6.096 Mt. wide on Southern side.

Pranab Ray  
L.B.S. NO-1453(I)  
Name of L.B.S.

Structural Certificate :- The structural design and drawing of both foundation & superstructure of the building has been made by me considering all possible loads including the seismic load as per the N.B.C. of India and certified that it is safe and stable in all respect. Soil test report has been done by Mr. Samir Mukherjee of GLOBE TECH of Kusumba Saha Para, Narendrapur, Kolkata - 103. The recommendation of Report has been considered structural calculation.

Sakti Brata Bhattacharya  
E.S.E. NO-116/I  
Name of E.S.E.

Owner Declaration :- I do hereby declare with full responsibility that I shall engage LBS, E.S.E. & G.T.E. during construction, I shall follow the instruction of LBS & E.S.E. during construction of the building (as per B.S.Plan), KMC authority will not be responsible for structural stability of the building and adjoining structure. If any submitted documents are found to be fake, the K.M.C. authority will revoke the sanction plan. The construction of water reservoir & Septic Tank will be constructed under the guidance of LBS & E.S.E before construction of foundation work. The plot is bounded by boundary wall. The Plot is identified by me. A single storied building which is not tenanted is situated in the plot and bounded by boundary wall.

Sri Sajal Bose & Sri. Sourav Bardhan Partner of M/s. Bose Construction & C.A. of Sri. Subhash Debnath, Sri. Jagdish Debnath & Sri. Surajit Kumar Debnath  
Name of Owner/Applicant

Geo-technical Certificate :- Undersigned has inspected the 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.

Samir Mukherjee  
G.T.E.-140  
Name of Geo-Technical

PROPOSED G+III STORIED RESIDENTIAL BUILDING AT PREMISES NO.69/14/127, RAJA S. C. MULLICK ROAD, (MAILING ADDRESS - 4/74, VIDYASAGAR COLONY), WARD NO.-100, BOROUGH - X, KOLKATA - 700047, P.S.- NETAJINAGAR, U/S 393A OF K.M.C. ACT 1980 & BUILDING RULE 2009, E/P NO.;316, S/P NO.; 547/1, C.S. PLOT NO. - 1089(P), J.L. NO.; 33, MOUZA-RAIPUR

BUILDING PERMIT NO :- 2025100123

DATE :- 24/09/2025 VALID UP TO :- 23/09/2030

DIGITAL SIGNATURE OF A.E. / Br - X  
Scale:- 1:50, 1:100, 1:600, 1:4000

SHEET 2 OF 2

