

PROPOSED G-III RESIDENTIAL BUILDING AT PREMISES NO. - 652, KALIKAPUR , BOROUGH - XII, WITHIN THE WARD NO. - 109 OF KOLKATA MUNICIPAL CORPORATION, P.O. - KALIKAPUR , P.S. - PURBA JADAVPUR, KOLKATA - 700099. DISTRICT - SOUTH 24 PARGANAS . AT ZONE - KALIKAPUR TO KALIKAPUR , A.D.S.R. - SEALDAH , BEING PLOT NO. - 2, LYING & SITUATED AT MOUZA - KALIKAPUR , J.L. NO. - 20, R.S. NO. - 2, TOUZI NOS. - 3, 5 & 12, R.S. KHATAN NOS. - 191 & 198, R.S. DAG NOS. - 131, 132, 133 & 134, U/S 393A OF KOLKATA MUNICIPAL CORPORATION ACT 1980 & K.M.C. BUILDING RULES 2009 COMPLYING AMENDMENT NO. 597/UDMA-15011(24)/12/2023-LS-MA SEC, DATED 14.08.2025.

- MAIN CHARACTERISTICS OF THE PLAN PROPOSAL**
- PART A
- ASSEESSEE NO. - 311090606522
  - A) NAME OF OWNERS (RECORDED):- MISS ARUNIMA KAR
  - B) NAME OF APPLICANT:- M/S. E SQUARE DEVELOPER, REPRESENTED BY ITS SOLE PROPRIETOR SRI ANJAN DUTTA C.A. OF MISS ARUNIMA KAR
  - DETAILS OF REGISTERED DEED - BOOK NO. - I, VOLUME NO. - 1603-2021, PAGES - 190009 TO 190031, BEING NO. - 160306010, YEAR - 2021, DATED - 02/09/2021, OFFICE OF THE D.S.R. - III, SOUTH 24 - PARGANAS, WEST BENGAL.
  - DETAIL OF REGISTERED DEED OF BOUNDARY DECLARATION - BOOK NO. - I, VOLUME NO. - 1602-2025, PAGES - 595057 TO 595070, BEING NO. - 160213346, YEAR - 2025, DATED - 12/09/2025, OFFICE OF THE D.S.R.-II, SOUTH 24 PARGANAS, WEST BENGAL.
  - DETAIL OF REGISTERED POWER OF ATTORNEY - BOOK NO. - I, VOLUME NO. - 1602-2022, PAGES - 389416 TO 389434, BEING NO. - 160210372, YEAR - 2022, DATED - 24/08/2022, OFFICE OF THE D.S.R.-II, SOUTH 24 PARGANAS, WEST BENGAL.
  - DETAILS OF CONVERSION (SHALI TO BASTU):- MEMO NO. - 17/1270/BLLRO/KOL, DATED - 26/03/2025
  - MUTATION CASE NO. - O/109/07-02-2025/57918, DATED - 07/02/2025, ISSUED ON 08/02/2025.

- PART B
- AREA OF LAND : AS PER DEED - 268.673 SQM. AS PER BOUNDARY DECLARATION - 267.495 SQM.
  - PERMISSIBLE GROUND COVERAGE = 160.497 SQ.M. (60%)
  - PROPOSED GROUND COVERAGE = 155.855 SQ.M. (58.265 %)
  - PROPOSED AREA:

FLOOR (SQM.)	AREA (SQM.)	CUT - OUT AREA (SQM.)	NET COVERED AREA (SQM.)	EXEMPTED STAIR WAY (SQM.)	LIFT LOBBY (SQM.)	NET FLOOR AREA (SQM.)
GROUND	134.763	-	134.763	12.015	2.666	120.082
FIRST	155.855	-	153.772	12.015	2.666	139.091
SECOND	155.855	-	153.772	12.015	2.666	139.091
THIRD	155.855	-	153.772	12.015	2.666	139.091
TOTAL	602.328	-	596.079	48.060	10.664	537.355

5. TENEMENTS & CAR PARKING CALCULATION:

FLAT MKD.	TENEMENT AREA	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NOS.	PARKING REQUIRED
A	136.814 SQM.	23.513 SQM.	160.327 SQM.	1	2 NOS.
B	76.866 SQM.	13.210 SQM.	90.076 SQM.	2	
C	59.948 SQM.	10.303 SQM.	70.251 SQM.	2	
<b>OCCUPANCY</b>		<b>COVERED AREA</b>	<b>CARPET AREA</b>	<b>PARKING REQUIRED</b>	
BUSINESS		28.912 SQM.	24.000 SQM.	NIL.	

- REQUIRED CAR PARKING = 2 NOS.
- PROPOSED CAR PARKING = 4 NOS.
- PROPOSED CAR PARKING AREA = 86.190 SQ.M.
- PERMISSIBLE F.A.R. = 1.75
- PROPOSED F.A.R. = (537.355 - 86.190)/267.495 = 1.687
- STAIR HEAD ROOM AREA = 15.04 SQ.M.
- LIFT MACHINE ROOM AREA = 8.0 SQ.M.
- OVER HEAD TANK AREA = 5.92 SQ.M.
- LIFT MACHINE ROOM STAIR AREA = 3.0 SQ.M.
- ROOF AREA = 155.855 SQ.M.
- CUP-BOARD AREA = 12.480 SQ.M.
- ADDITIONAL FLOOR AREA FOR FEES = 38.52 SQ.M.
- TREE COVER AREA = 3.995 SQ.M.

**OWNERS DECLARATION**

WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT WE SHALL ENGAGE L.B.A. & E.S.E. DURING CONSTRUCTION. WE SHALL FOLLOW THE INSTRUCTION OF L.B.A. & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER B.S. PLAN). THE PLOT IS IDENTIFIED BY US. IF ANY DISPUTE ARISE IN FUTURE REGARDING THE PLOT, K.M.C. WILL NOT BE LIABLE FOR THAT. KMC AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURES. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE KMC AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF E.S.E./L.B.S. BEFORE STARTING OF BUILDING FOUNDATION WORK.

M/S. E SQUARE DEVELOPER, REPRESENTED BY ITS SOLE PROPRIETOR SRI ANJAN DUTTA C.A. OF MISS ARUNIMA KAR  
NAME OF OWNERS

**CERTIFICATE OF ARCHITECT**

I DO HERE BY CERTIFY WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISIONS OF K.M.C. BUILDING RULE - 2009 AS AMENDED FROM TIME TO TIME, THAT THE NATURE & WIDTH OF THE ABUTTING ROAD CONFIRM WITH THE SUBMITTED PLAN AND IT IS A BUILDABLE SITE. NOT A TANK OR A FILLED UP TANK. THE PLOT IS DEMARCATED BY BOUNDARY WALLS & MEASUREMENTS TALLY WITH THE REGD. BOUNDARY DECLARATION PLAN. PLOT IS WITHIN 500 M. FROM C.L. OF E.M. BYE PASS. EXISTING STRUCTURES FULLY OCCUPIED BY THE OWNERS & THERE IS NO TENANT.

ANJAN DUTTA  
(CA/93/16409)  
NAME OF ARCHITECT

**CERTIFICATE OF STRUCTURAL ENGINEER**

THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT. SOIL TESTING HAS BEEN DONE BY SUIT KUMAR BOSE OF 'BOSE ENGINEERS', ADDRESS : 53, PURNA CHANDRA MITRA LANE, KOLKATA - 700033. THE RECOMMENDATION OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATION.

DEBABRATA GHOSH , EMPANELMENT NO. - II/228 (K.M.C.)  
NAME OF STRUCTURAL ENGINEER

**DECLARATION OF GEO-TECHNICAL ENGINEER**

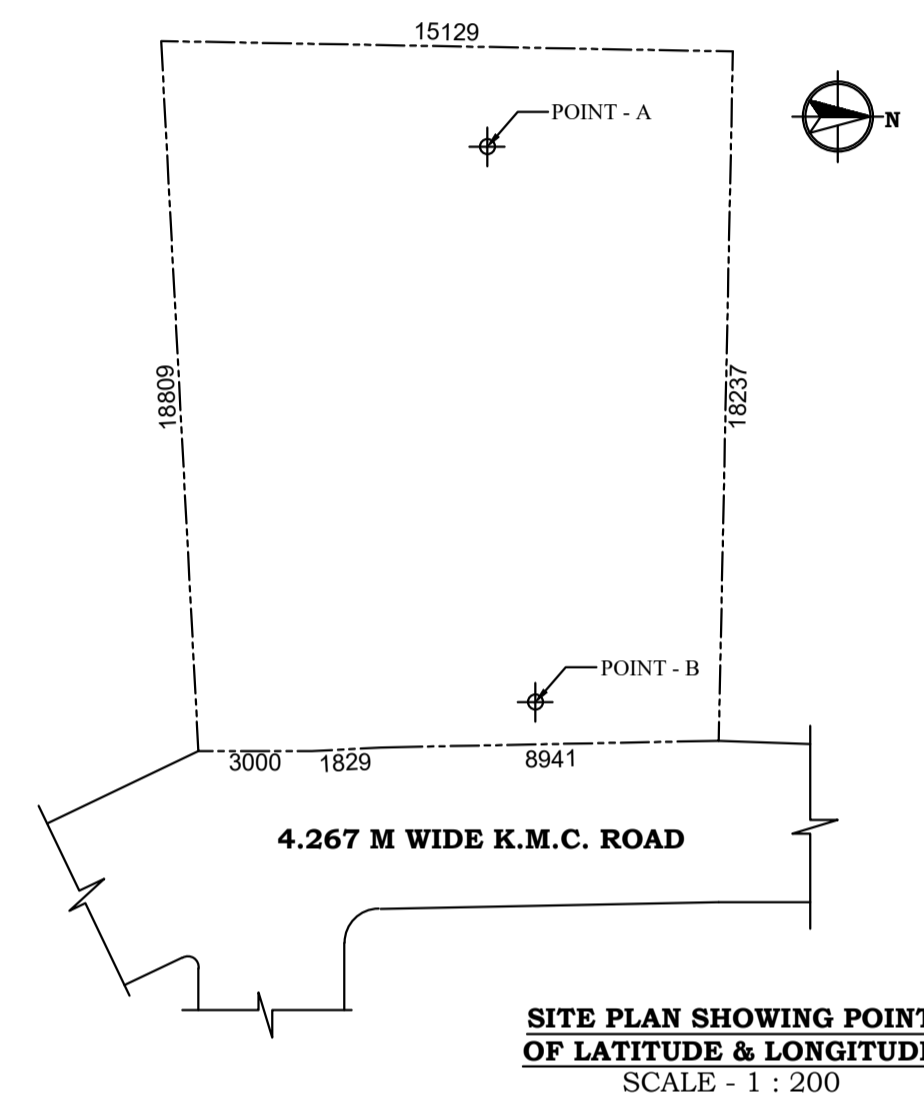
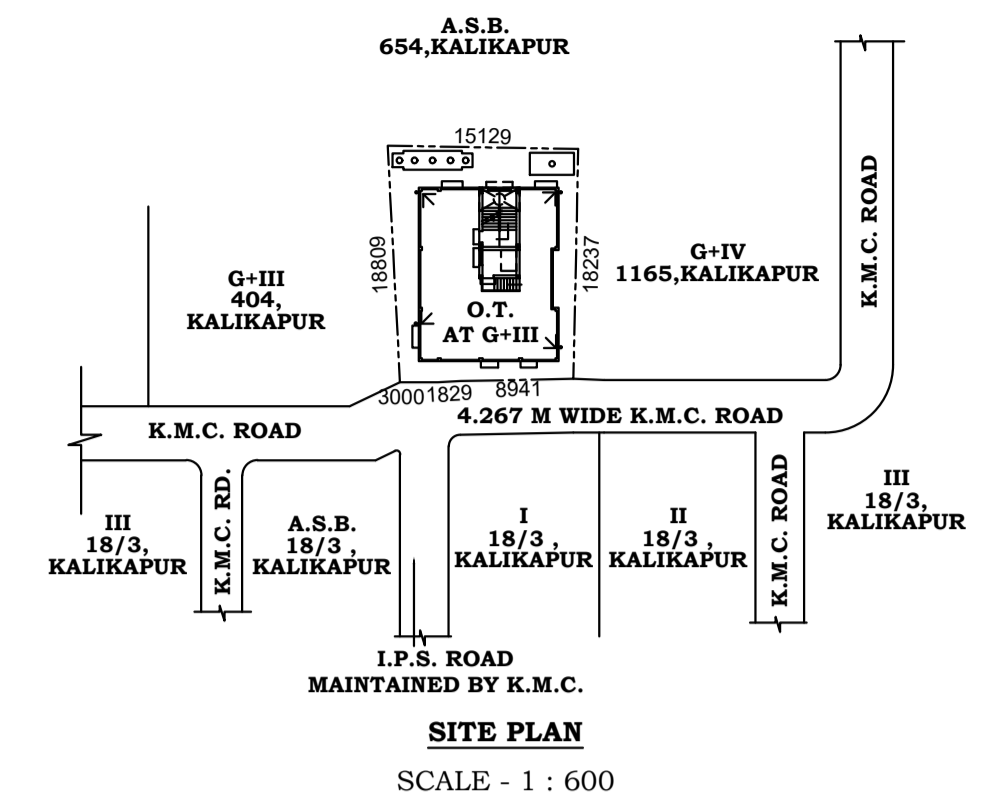
UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THEREON. IT IS CERTIFIED THAT THE EXISTING SOIL OF THE SITE IS ABLE TO CARRY THE LOAD COMING FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM PROPOSED HEREIN IS SAFE & STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

SUIT KUMAR BOSE , EMPANELMENT NO. -G.T./I/12 (K.M.C.)  
NAME OF GEO-TECHNICAL ENGINEER

B.P NO. - 2025120355      DATED - 13-JAN-26      VALID UPTO -12-JAN-31

DIGITAL SIGNATURE OF A.E.

N.A  
DIGITAL SIGNATURE OF E.E.



**SPECIFICATIONS**

R.C.C. FRAME STRUCTURE WITH CONC. GRADE 1:1.5:3.  
200 M.M. THK. EXTERNAL 125 & 75 M.M. THK. INTERNAL WALLS WITH 1:4 CEMENT MORTER JOINTS. STEEL Z-SECTION WINDOWS. CAST-IN-SITU MOSAIC FLOORING. 1:6 & 1:4 CEMENT PLASTER ON INTERNAL WALLS AND CEILING RESPECTIVELY. WATER PROOFING TREATMENT. P.O.P. PUNNING ON INTERNAL WALLS & CEILING.

**SCHEDULE OF DOORS**

MKD.	SIZE	LINTEL	SILL
D	1225X2100	2100	-
D1	1050X2100	2100	-
D2	900X2100	2100	-
D3	750X2100	2100	-

**SCHEDULE OF WINDOWS**

MKD.	SIZE	LINTEL	SILL
W1	1800X1350	2100	750
W2	1200X1350	2100	750
W3	1200X1200	2100	900
W4	600X750	2100	1350

**CERTIFICATE**

PREMISES NO. - 652, KALIKAPUR  
ASSEESSEE NO. - 311090606522  
NAME OF OWNER(S) / APPLICANT(S) - M/S. E SQUARE DEVELOPER, REPRESENTED BY ITS SOLE PROPRIETOR SRI ANJAN DUTTA C.A. OF MISS ARUNIMA KAR  
AREA OF LAND - 267.495 SQM.  
NAME OF ARCHITECT - ANJAN DUTTA C.A./93/16409  
PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAI - 33.0 M.  
CO-ORDINATE IN WGS84 AND SITE ELEVATION (AMSL) -

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATES IN WGS 84		SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE	
A	22°30'05.5"N	88°23'54.2"E	7 M.
B	22°30'05.3"N	88°23'54.4"E	7 M.

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.

M/S. E SQUARE DEVELOPER, REPRESENTED BY ITS SOLE PROPRIETOR SRI ANJAN DUTTA C.A. OF MISS ARUNIMA KAR  
NAME OF OWNERS/APPLICANT

ANJAN DUTTA  
(CA/93/16409)  
NAME OF ARCHITECT

