

CERTIFICATE

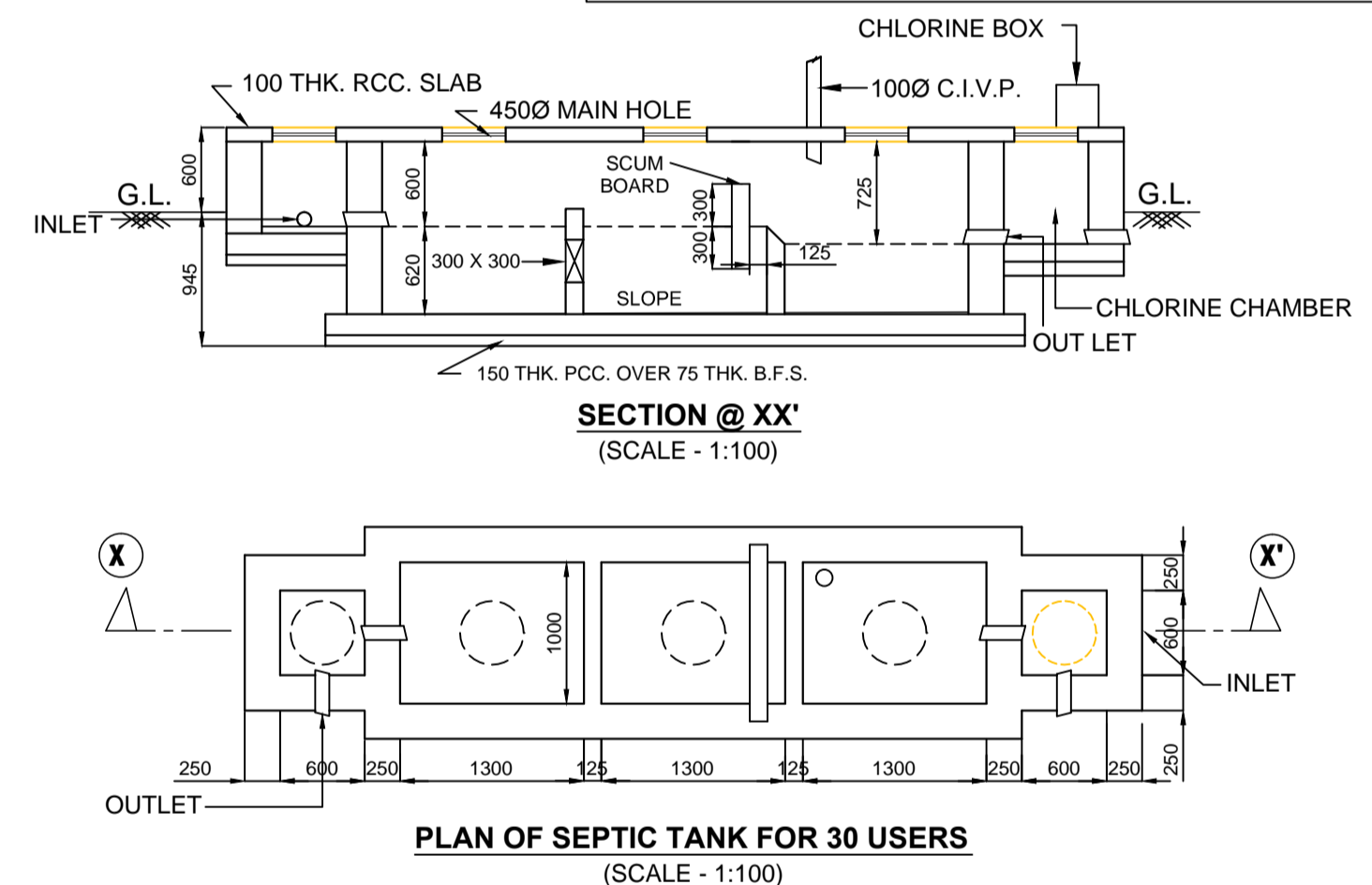
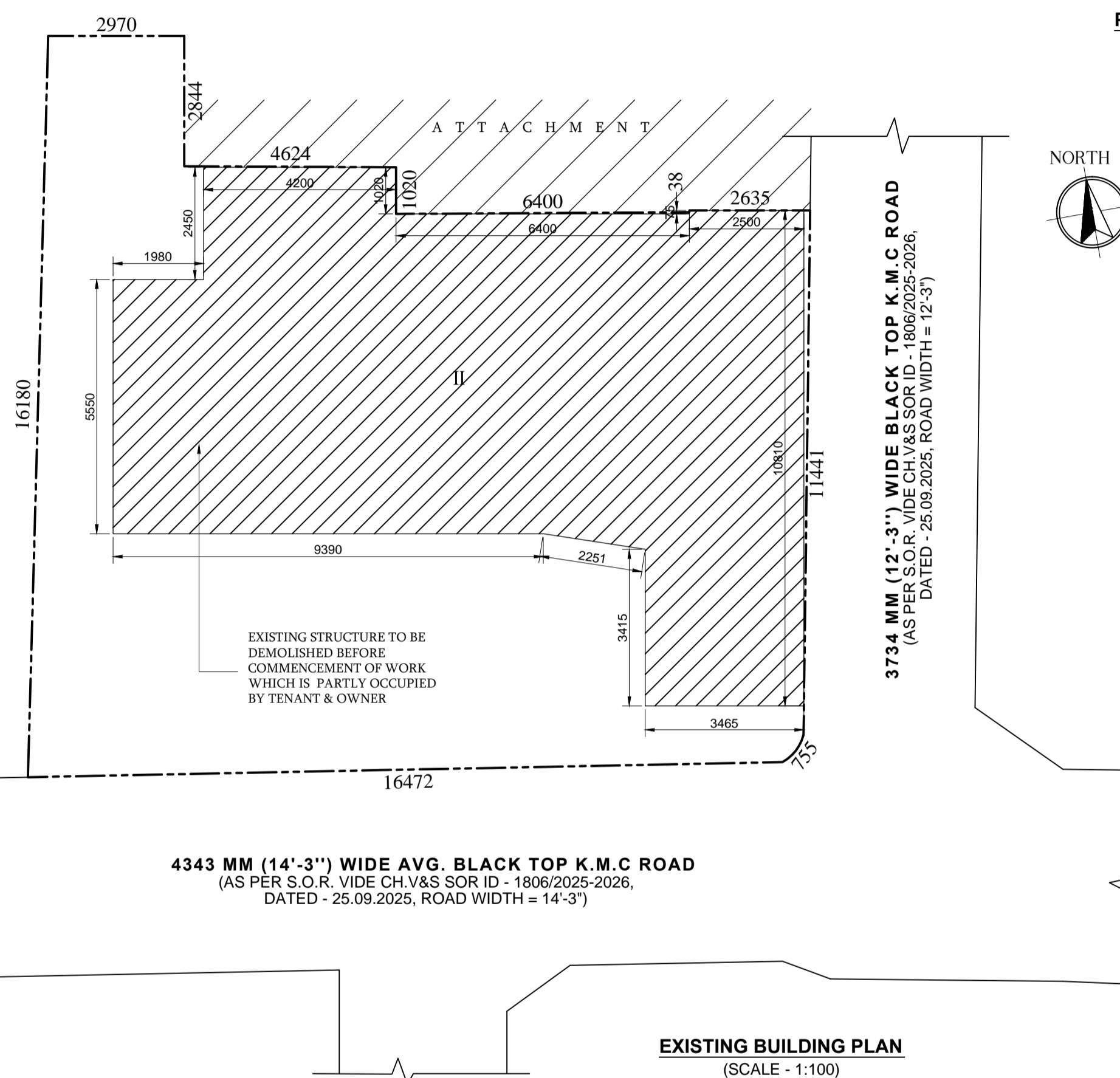
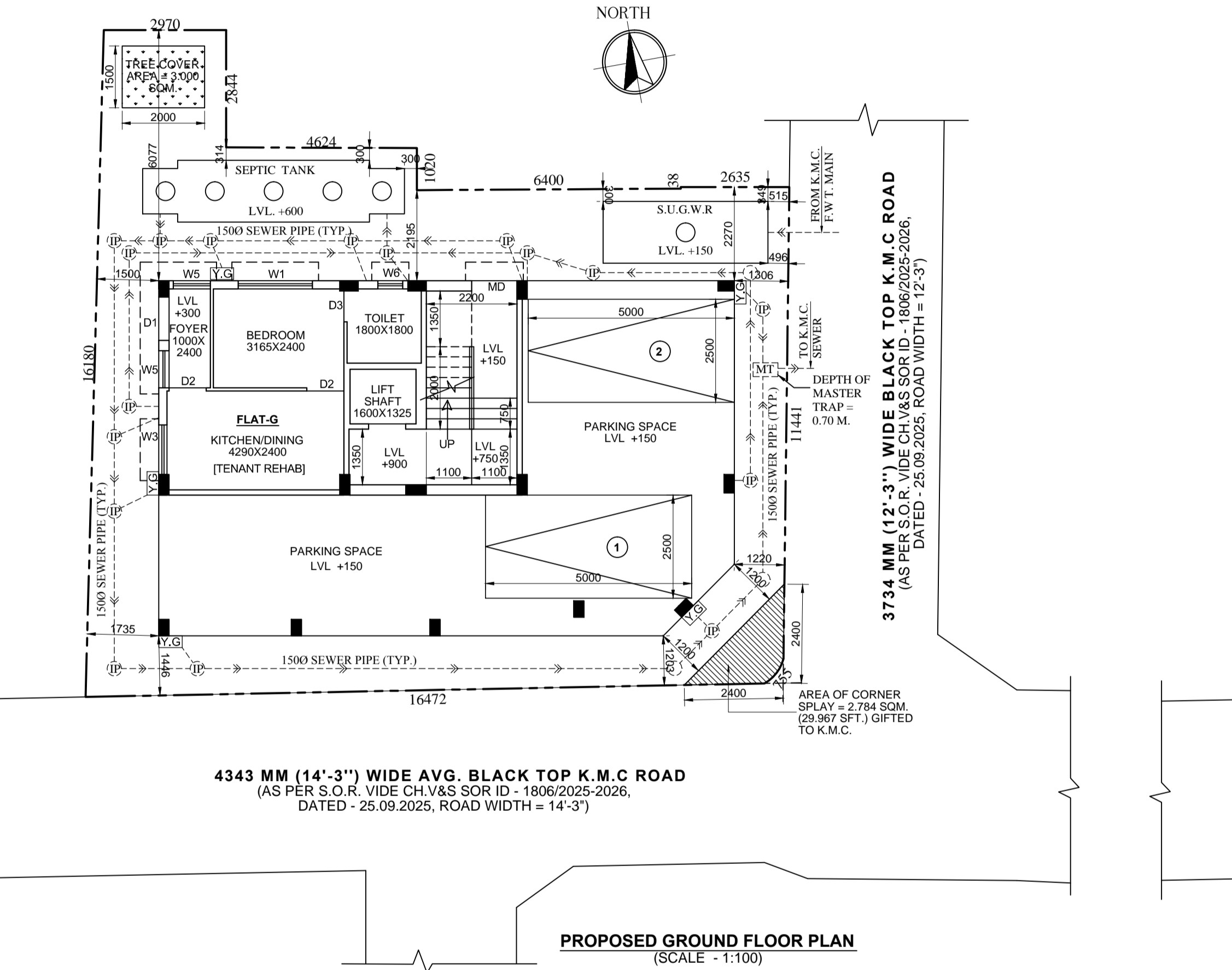
PREMISES NO. - 48, JAGATPUR SISIR BAGAN ROAD
ASSEESSEE NO. - 411200400475
NAME OF OWNER(S) / APPLICANT(S) - SHYAMAL KUMAR MONDAL, GITA KAYAL, SUPRITI MONDAL, PAROMITA MONDAL, DEBAJYOTI MONDAL
AREA OF LAND - 220.682 SQM.
NAME OF ARCHITECT - ANJAN DUTTA C.A./93/16409
PERMISSIBLE HEIGHT IN REFERENCE TO 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°29'45.621" N	88°19'21.208" E	4.8 M.
B	22°29'45.837" N	88°19'21.230" E	4.8 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.

ANJAN DUTTA AND ASOKE CHAKRABORTY
PARTNERS OF MINAJ PROPERTIES CONSTITUTED
ATTORNEY OF SUPRITI MONDAL, DEBAJYOTI MONDAL, PAROMITA MONDAL, SHYAMAL KUMAR MONDAL & GITA KAYAL
NAME OF OWNERS/APPLICANTS

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



PLAN OF A PROPOSED G+III STORED RESIDENTIAL BUILDING U/S 393A OF K.M.C. ACT 1980 COMPLYING K.M.C. BUILDING RULE 2009 (AMENDED) AT PREMISES NO. - 48, JAGATPUR SISIR BAGAN ROAD, WARD - 120, BOROUGH - XIII, P.S - BEHALA, KOLKATA - 700034, DIST. - SOUTH 24 PARGANAS

OWNER'S NAME:-
SHYAMAL KUMAR MONDAL, GITA KAYAL, SUPRITI MONDAL, PAROMITA MONDAL, DEBAJYOTI MONDAL

STATEMENT OF PLAN PROPOSAL

PART - A

ASSESSEE NO. - 411200400475

01. DETAILS OF DEED :-
BOOK NO. - I, VOLUME NO. - 6, PAGES - 295 TO 298, BEING NO. - 45, YEAR - 1961, OFFICE - SUB REGISTRAR BEHALA, SOUTH 24 PARGANAS, WEST BENGAL, DATED - 06/01/1961

02. DETAILS DEED OF POWER OF ATTORNEY :-
BOOK NO. - I, VOLUME NO. - 1607-2024, PAGES - 274549 TO 274574, BEING NO. - 1607/09903, YEAR - 2024, DATED - 12/12/2024, OFFICE - A.D.S.R. BEHALA, SOUTH 24 PARGANAS, WEST BENGAL.

03. DETAILS DEED OF BOUNDARY DECLARATION :-
BOOK NO. - I, VOLUME NO. - 1602-2025, PAGES - 497397 TO 497412, BEING NO. - 160211899, YEAR - 2025, DATED - 12/08/2025, OFFICE - D.S.R. II SOUTH 24 PARGANAS, WEST BENGAL.

04. DETAILS DEED OF CORNER SPLAY :-
BOOK NO. - I, VOLUME NO. - 1602-2025, PAGES - 497413 TO 497429, BEING NO. - 160211899, YEAR - 2025, DATED - 12/08/2025, OFFICE - D.S.R. II SOUTH 24 PARGANAS, WEST BENGAL.

05. DETAILS DEED OF NON EVICTION OF TENANT :-
BOOK NO. - I, VOLUME NO. - 1602-2025, PAGES - 497393 TO 497396, BEING NO. - 160211900, YEAR - 2025, DATED - 12/08/2025, OFFICE - D.S.R. II SOUTH 24 PARGANAS, WEST BENGAL.

06. AREA OF LAND AS PER DEED = 03K - 05 CH - 26 SFT. = 223.987 SQM.
07. AREA OF LAND AS PER B.D. = 03K - 04 CH - 35.42 SFT. = 220.682 SQM.
08. AREA OF LAND AS PER B&LRO = 0.0551 ACRE = 03K - 05 CH - 15 SFT.

09. NO. OF STORIES INCLUDING BASEMENT IF ANY :- G+III
10. NO. OF TENAMENTS :- 6 NOS.
11. SIZE OF TENAMENT :-
LESS THAN 50 SQM. - 1 NO.
50 TO 75 SQM. - 4 NOS.
ABOVE 100 SQM. - 1 NO.

PART - B

01. ACTUAL AREA OF LAND : 03 K - 04 CH - 35.42 SFT (220.682 SQM.)
02. PERMISSIBLE GROUND COVERAGE : (59.311%) 130.888 SQM.
03. PROPOSED GROUND COVERAGE : (53.820%) 118.772 SQM.

• AREA CALCULATION :

GROSS COVERED AREA	CUT - OUT AREA	NET COVERED AREA	EXEMPTED AREA	NET FLOOR AREA
FLOOR MKD.	VERTICAL SHAFT (SQM.)	STAIR (SQM.)	LIFT WELL (SQM.)	COVERED AREA (SQM.)
GROUND	118.772	-	-	118.772
FIRST	118.772	-	2.120	116.652
SECOND	118.772	-	2.120	116.652
THIRD	118.772	-	2.120	116.652
TOTAL	475.088	-	6.360	468.728

• TENEMENT CALCULATION :

FLAT MKD.	TENEMENT AREA	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NOS.	PARKING REQUIRED
G	27.331 SQM.	5.305 SQM.	32.636 SQM.	1	
1A/2A	50.389 SQM.	9.780 SQM.	60.169 SQM.	2	2 NOS.
1B/2B	50.989 SQM.	9.896 SQM.	60.885 SQM.	2	
3A	101.377 SQM.	19.676 SQM.	121.053 SQM.	1	

04. NO. OF CAR PARKING (MANDATORY) = 2 NOS. (25 SQM. EACH)
05. NO. OF CAR PARKING (PROPOSED) = 2 NOS.
06. CAR PARKING AREA PROPOSED = 72.932 SQM.
07. PERMISSIBLE F.A.R = 1.75
08. PROPOSED F.A.R = [(417.244 - 50)/220.682] = 367.244/220.682 = 1.664
09. PROPOSED HEIGHT OF THE BUILDING = 12.475 M.
10. PROPOSED DEPTH OF THE BUILDING = 8.615 M.
11. TERRACE AREA = 118.772 SQM.
12. CUPBOARD AREA = 13.795 SQM.
13. STAIR HEAD ROOM AREA = 13.215 SQM.
14. LIFT MACHINE ROOM AREA = 6.930 SQM.
15. LIFT MACHINE ROOM STAIR AREA = 2.800 SQM.
16. ROOF TANK AREA = 4.320 SQM.
17. TREE COVER AREA REQUIRED = 2.586 SQM. [1.172 %]
18. TREE COVER AREA PROPOSED = 3.000 SQM. [1.360 %]

SPECIFICATION :

- STRUCTURAL CEMENT CONCRETE M - 20 GRADE WITH 19 MM DOWN STONECHIPS.
- GRADE OF REINFORCEMENT Fe - 500.
- 300TH FIRST CLASS BRICKWORK AT EXTERNAL WALLS WITH 1:6 CEMENT SAND MORTAR UNLESS OTHERWISE MENTIONED.
- 75TH FIRST CLASS BRICKWORK AT INTERNAL WALLS WITH 1:6 CEMENT SAND MORTAR UNLESS OTHERWISE MENTIONED.
- 75TH LIME TERRACING (2:2:7) ON ROOF.
- ALL DIMENSIONS ARE IN MILLIMETER.
- 25TH D.P.C. WITH CEMENT CONCRETE (1:2:4) WITH 6 MM DOWN STONE CHIPS & 5% WATER PROOFING COMPOUND.
- 19 MM THICK CEMENT PLASTER (1:4) TO THE EXTERNAL WALLS.
- 12 MM THICK CEMENT PLASTER (1:4) TO THE INTERNAL WALLS.
- 6 MM THICK CEMENT PLASTER (1:4) TO BEAM, CEILING, ETC.
- 32 MM THICK CAST-IN-SITU MARBLE FLOOR.
- WOOD WORK IN DOOR FRAMES WITH SAL WOOD.
- 200 MM X 25 MM X 6 MM M.S. CLAMP FOR DOORS & WINDOWS.
- SANITARY & PLUMBING FITTINGS TO BE USED AS PER DIRECTION.
- WRITTEN DIMENSION ARE TO BE FOLLOWED.
16. 450 MM CHAJJA PROJECTION.
- DEPTH OF EMI UNDER GROUND RESERVOIR AND SEPTIC TANK DOES NOT EXCEED THE DEPTH OF THE FOUNDATION.

CERTIFICATE OF STRUCTURAL ENGINEER :

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

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

CERTIFICATE OF ARCHITECT :

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES - 2009, AS AMENDED FROM TIME TO TIME & THAT THE SITE CONDITION INCLUDING THE WIDTH OF THE ABUTTING 4.343 M. AND 3.734 M. WIDE K.M.C. ROAD, WHICH HAS BEEN MEASURED AND VERIFIED BY ME, IT IS A BUILDABLE SITE & NOT A TANK OR FILLED-UP TANK. THE PLOT IS BOUNDED BY BOUNDARY WALLS. THE CONSTRUCTION OF S.U.G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK. THERE IS AN EXISTING STRUCTURE WHICH IS PARTLY OCCUPIED BY TENANT & OWNER, WHICH WILL BE DEMOLISHED BEFORE COMMENCEMENT OF WORK.

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

CERTIFICATE 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.

DR. SUJIT KUMAR BOSE
EMPANELMENT NO. - G.T/112 (K.M.C.)
NAME OF GEO TECHNICAL ENGINEER

OWNERS/APPLICANT DECLARATION :

I/ WE SHALL ENGAGE L.B.A. & E.S.E. DURING CONSTRUCTION I/ WE SHALL FOLLOW THE INSTRUCTION OF L.B.A. & E.S.E. DURING CONSTRUCTION OF THE BUILDING AS PER (B.S.PLAN) K.M.C. AUTHORITY WILL NOT RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURES. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. 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.A. BEFORE STARTING OF BUILDING FOUNDATION WORK.

ANJAN DUTTA AND ASOKE CHAKRABORTY PARTNERS OF MINAJ PROPERTIES CONSTITUTED ATTORNEY OF SUPRITI MONDAL, DEBAJYOTI MONDAL, PAROMITA MONDAL, SHYAMAL KUMAR MONDAL & GITA KAYAL
NAME OF OWNERS/APPLICANTS

SCHEDULE OF DOORS

MKD.	SIZE	LINTEL	SILL	REMARKS
D1	1050X2100	2100	-	-
D2	900X2100	2100	-	-
D3	750X2100	2100	-	-
SFD-1	1800X2100	2100	-	-
MD	1100X2100	2100	-	-

SCHEDULE OF WINDOWS

W1	W2	W3	W4	W5	W6
1800X1350	1500X1350	1200X1350	1000X1350	600X750	450X1000
2100	2100	2100	2100	2100	2100
750	750	750	750	1350	1100
-	-	-	-	-	-

B.P. NO : 2025130100 , DATED : - 01.11.2025 ,
VALID UPTO :- 31.10.2030.

DIGITAL SIGNATURE OF A/E