



**CERTIFICATE**  
Premises No : 4C, PRINCE ANWAR SHAH ROAD  
Assees No : 210891300463  
Name of the Owner (s) / Applicant (s) : Mrs. Sangeeta Roy Proprietor of Rams Niket Constitute Attorney of Raisur Rahman, Aminur Rahman, Syed Tasneem Fazee, Mariya Fazee  
Area of Land : 496.562 Sq. mt. No. : LBS / 11 / 202  
Permissible height in reference to CCZ issued by AA1 : 33.0 M.  
Co-Ordinate in WGS 84 and site elevation (AMSL) :  
Reference points marked in the site plan of the proposal

Point	Latitude	Longitude	Site Elevation (AMSL)
1	22.510543	88.346877	2.7 M.
2	22.501938	88.346918	2.7 M.

That 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 K.M.C. and other appropriate authority reserve the right to take appropriate action against me as per law.

**MRS. SANGEETA ROY**  
PROPRIETOR OF RAMS NIKET  
CONSTITUTE ATTORNEY OF  
RAISUR RAHMAN  
AMINUR RAHMAN  
SYED TASNEEM FAZEE  
MARIYA FAZEE  
NAME OF OWNER / APPLICANT

**SUIT MAJUMDAR**  
L.B.S/11/202  
NAME OF L.B.S.

**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.

**KALLOL KUMAR GHOSHAL**  
B.E. (CIVIL), M.I.E.  
G.T./11/49  
NAME OF GEO-TECHNICAL ENGINEER

TYPE	WIDTH	HT.	TYPE	WIDTH	HT.
D1	1150	2100	W1	1800	1200
D2	900	2100	W2	1500	1200
D3	750	2100	W3	1200	1200
DW	2400	2100	W4	1000	1200
DW1	1925	2100	W5	600	600

**DECLARATION OF L.B.S.**  
CERTIFIED THAT THE PLAN ITSELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS DRAWN UP AS PER PROVISION OF K.M.C. ACT 1980 & 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. THE SITE WILL BE SUPERVISED BY ME.

**GOURAB CHOWDHURY**  
E.S./11/552  
NAME OF STRUCTURAL ENGINEER

**STATEMENT OF THE PLAN PROPOSAL**

**PART-A:**

- ASSESE NO: 210891300463
- DETAIL OF REGISTERED DEED:  
BOOK NO: 1 VOL. NO: 40 PAGE NO: 110 TO 117  
BEING NO: 3893 DATED: 19.08.1957 PLACE: Jt. Sub-Range Alipore Behala  
In the court of Ld. 3rd Civil Judge (Sr. Divn.) at Alipore. Case No. T.S. 88/52, Dated - 28.06.1958
- DETAIL OF REGISTERED BOUNDARY DECLARATION:  
BOOK NO: 1 VOL. NO: 1603-2023 PAGE NO: 131535 TO 131546  
BEING NO: 150202479 DATED: 27.03.2023 PLACE: D.S.R.-H SOUTH 24-PARGANAS
- DETAIL OF REGISTERED POWER OF ATTORNEY:  
BOOK NO: 1 VOL. NO: 1603-2022 PAGE NO: 201446 TO 201473  
BEING NO: 160305430 DATED: 20.04.2022 PLACE: D.S.R.-H SOUTH 24-PARGANAS
- AREA OF LAND (Physical): 7K-6CH-35SFT = 496.562 SQM
- NO. OF STOREY: 3
- NO. OF TENANTS: 3 NOS.
- SIZE OF TENANTS:  
A) 50.0 - 75.0 Sqm ..... 03 NOS  
B) 75.0 - 100.0 Sqm ..... 05 NOS  
C) 100.0 - 200.0 Sqm ..... 01 NO

**PART-B:**

1. AREA OF LAND AS PER TITLE DEED	= 7K-6CH-35SFT = 496.562 SQM
2. AS PER BOUNDARY DECLARATION	= 7K-6CH-35SFT = 496.562 SQM
3. NET LAND AREA	= 496.562 SQM
4. (i) PERMISSIBLE GROUND COVERAGE	= 60.114 % = 248.847 SQM
(ii) PROPOSED GROUND COVERAGE	= 60.161 % = 248.785 SQM
5. PROPOSED HEIGHT	= 18.45 MET.
6. PROPOSED AREA	= 18.45 MET.

PROPOSED AREA	STAR DUCT	LIFT WELL	STAIR HEAD ROOM	STAIR CASE	EXISTED AREA	NET FLOOR AREA
GROUND FLOOR	218.58 SQM	1.00 SQM	1.00 SQM	1.00 SQM	2.875 SQM	220.655 SQM
1ST FLOOR	248.795 SQM	0.25 SQM	2.80 SQM	1.00 SQM	2.738 SQM	255.583 SQM
2ND FLOOR	248.795 SQM	0.25 SQM	2.80 SQM	1.00 SQM	2.738 SQM	255.583 SQM
3RD FLOOR	248.795 SQM	0.25 SQM	2.80 SQM	1.00 SQM	2.738 SQM	255.583 SQM
TOTAL	1313.755 SQM	0.25 SQM	11.40 SQM	4.00 SQM	13.281 SQM	1195.233 SQM

**7. TENANTS & CAR PARKING CALCULATION:**

MARKS/ITEMS/USE	PROPORTIONAL AREA TO BE	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
1	6132.50 M <sup>2</sup>	15.44 SQM	73.88 SQM	2
2	18197.50 M <sup>2</sup>	45.49 SQM	227.48 SQM	7
3	79.60 SQM	19.90 SQM	97.50 SQM	2
4	17.00 SQM	4.25 SQM	21.25 SQM	1
5	17.00 SQM	4.25 SQM	21.25 SQM	1
6	18197.50 M <sup>2</sup>	45.49 SQM	227.48 SQM	7
TOTAL				13 NOS

**(A) RESIDENTIAL:**  
(i) OFFICE BUILT-UP AREA = 228.4 SQM  
(ii) OFFICE CARPET AREA = 202.804 SQM - REQUIRED CAR PARKING = 4 NOS  
(iii) MERGANTILE (NETTAL) : NIL  
(iv) SHOP BUILT-UP AREA = 21.281 SQM  
(v) SHOP CARPET AREA = 17.467 SQM - REQUIRED CAR PARKING = NIL

**(B) BUSINESS OFFICE:**  
(i) OFFICE BUILT-UP AREA = 228.4 SQM  
(ii) OFFICE CARPET AREA = 202.804 SQM - REQUIRED CAR PARKING = 4 NOS  
(iii) MERGANTILE (NETTAL) : NIL  
(iv) SHOP BUILT-UP AREA = 21.281 SQM  
(v) SHOP CARPET AREA = 17.467 SQM - REQUIRED CAR PARKING = NIL

**(C) PARKING:**  
(i) TOTAL REQUIRED CAR PARKING : 7 NOS  
(ii) TOTAL PROVIDED CAR PARKING : 7 NOS  
(iii) PERMISSIBLE AREA FOR PARKING : 1776.0 SQM  
(iv) PROVIDED AREA OF PARKING : 148.892 SQM

**8. F.A.R.:**  
(i) PERMISSIBLE F.A.R. = 3.00  
(ii) PROPOSED F.A.R. = (1116.232 - 148.022) / 496.562 = 1.95-3.00

**9. MISC AREA:**  
(i) STAIR HEAD ROOM AREA = 18.556 SQM  
(ii) LIFT MACHINE ROOM AREA (M.R.L.) = 4.500 SQM  
(iii) TERRACE AREA = 248.785 SQM  
(iv) RELAXATION OF AUTHORITY, IF ANY : N.A.  
(v) COVER HEAD TANK AREA = 4.573 SQM  
(vi) AREA OF W.C. AT ROOF = 3.000 SQM  
(vii) AREA OF CUPBOARD = 15.01 SQM  
(viii) AREA OF TREE COVER = 15.261 SQM  
(ix) TOTAL AREA FOR FEES = 1236.341 SQM

**DECLARATION OF OWNER**  
I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT, I SHALL ENGAGE L.B.S. & E.S.E DURING CONSTRUCTION. I WILL FOLLOW THE INSTRUCTION OF L.B.S. & 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 S.U.G.W.R. & SEPTIC TANK TAKEN UNDER THE GUIDANCE OF L.B.S./E.S.E BEFORE STARTING OF BUILDING FOUNDATION. THE PLOT IS IDENTIFIED BY ME. THE PLOT IS FULLY DEMARCATED BY BOUNDARY WALL. THERE IS NO TENANT. THERE IS NO COURT CASE PENDING AGAINST THIS PLOT.

**MRS. SANGEETA ROY**  
PROPRIETOR OF RAMS NIKET  
CONSTITUTE ATTORNEY OF  
RAISUR RAHMAN  
AMINUR RAHMAN  
SYED TASNEEM FAZEE  
MARIYA FAZEE  
NAME OF OWNER / APPLICANT

**DEBARATI CHAKRABARTY**  
Digitally signed by DEBARATI Chakrabarty  
Date: 2023.07.14 16:01:28 +05'30'  
SIG. OF ASSISTANT ENGINEER (K.M.C.)

**TUSHAR JATI**  
Digitally signed by TUSHAR JATI  
Date: 2023.07.14 16:02:05 +05'30'  
SIG. OF EXECUTIVE ENGINEER (K.M.C.)

**GROUND FLOOR PLAN, FIRST TO FOURTH FLOOR PLAN, ROOF PLAN, FRONT ELEVATION, SECTION THROUGH A-A', B-B'**

**PROJECT:**  
PROPOSED G+IV STORED (HT.-15.475MT.) RESIDENTIAL BUILDING U/S 393 A OF K.M.C. ACT 1980 & UNDER K.M.C. BUILDING RULE 2009 AT PREMISES NO.-4C, PRINCE ANWAR SHAH ROAD, UNDER K.M.C. WARD NO.-89, BOROUGH NO.- X, P.S. - CHARU MARKET, KOLKATA - 700033.

**JOB NO.** DRG. NO. DATE DEALT  
2/2 ARCH/COORP-A/DWG 28.06.2023 AYAN

**SCALE: 1:100**

**CERTIFICATE OF STRUCTURAL ENGINEER**  
THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAVE BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER I.B.C. OF INDIA AND BASIS OF SOIL INVESTIGATION REPORT BY M/S TECHNO SOIL, KALLOL KUMAR GHOSHAL, GORAKHARA, ARUNACHAL, SONARPUR, KOLKATA - 700 160. CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT.

**GOURAB CHOWDHURY**  
E.S./11/552  
NAME OF STRUCTURAL ENGINEER

**DECLARATION OF L.B.S.**  
CERTIFIED THAT THE PLAN ITSELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS DRAWN UP AS PER PROVISION OF K.M.C. ACT 1980 & 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. THE SITE WILL BE SUPERVISED BY ME.

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