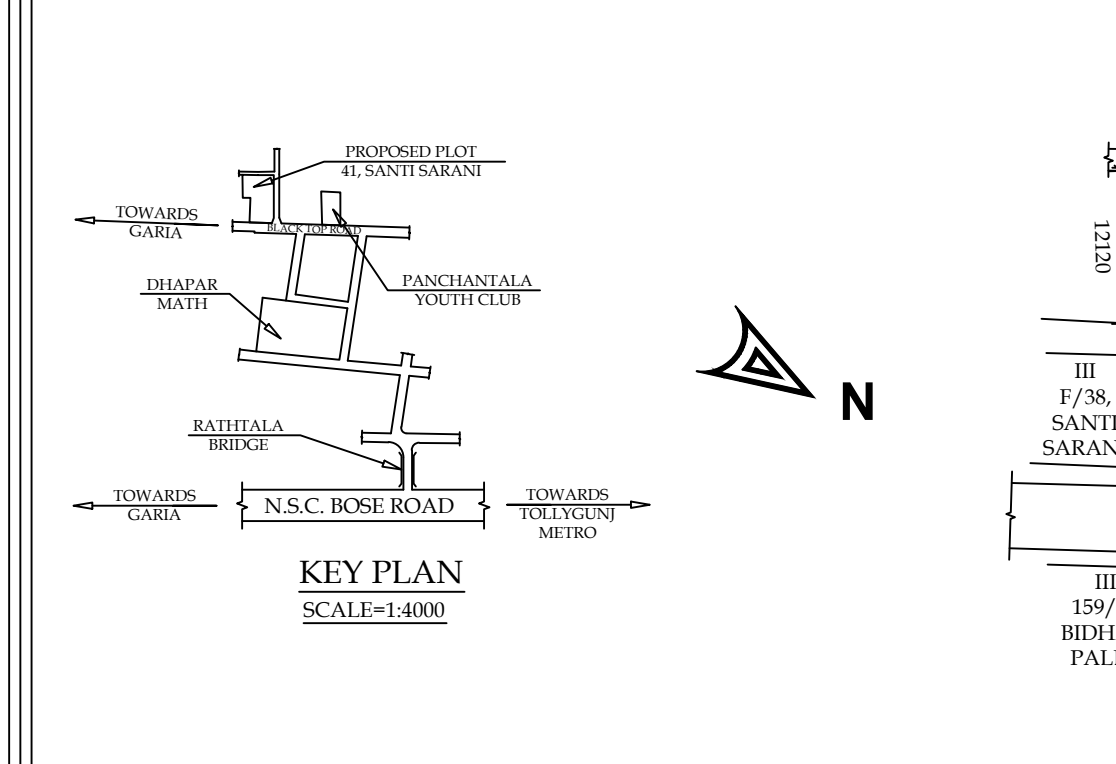
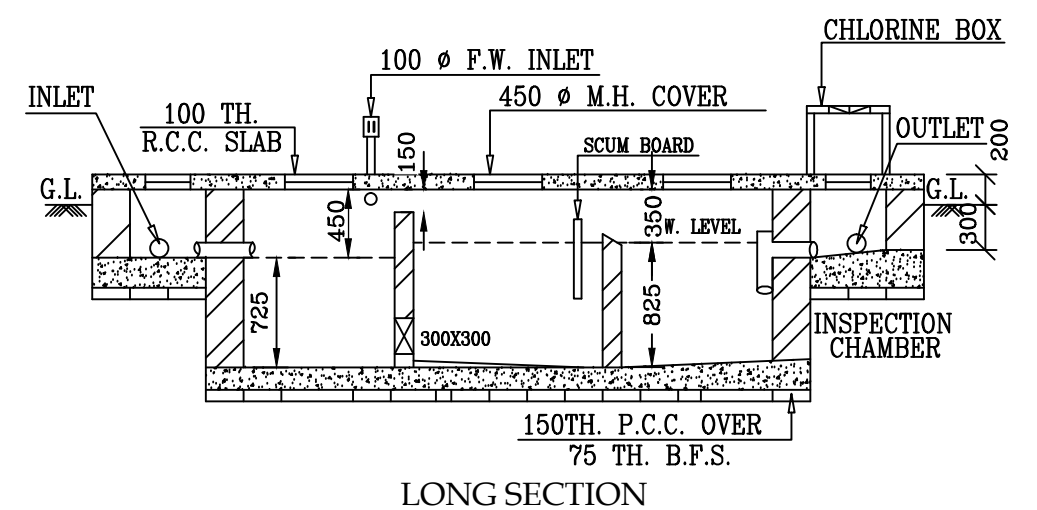
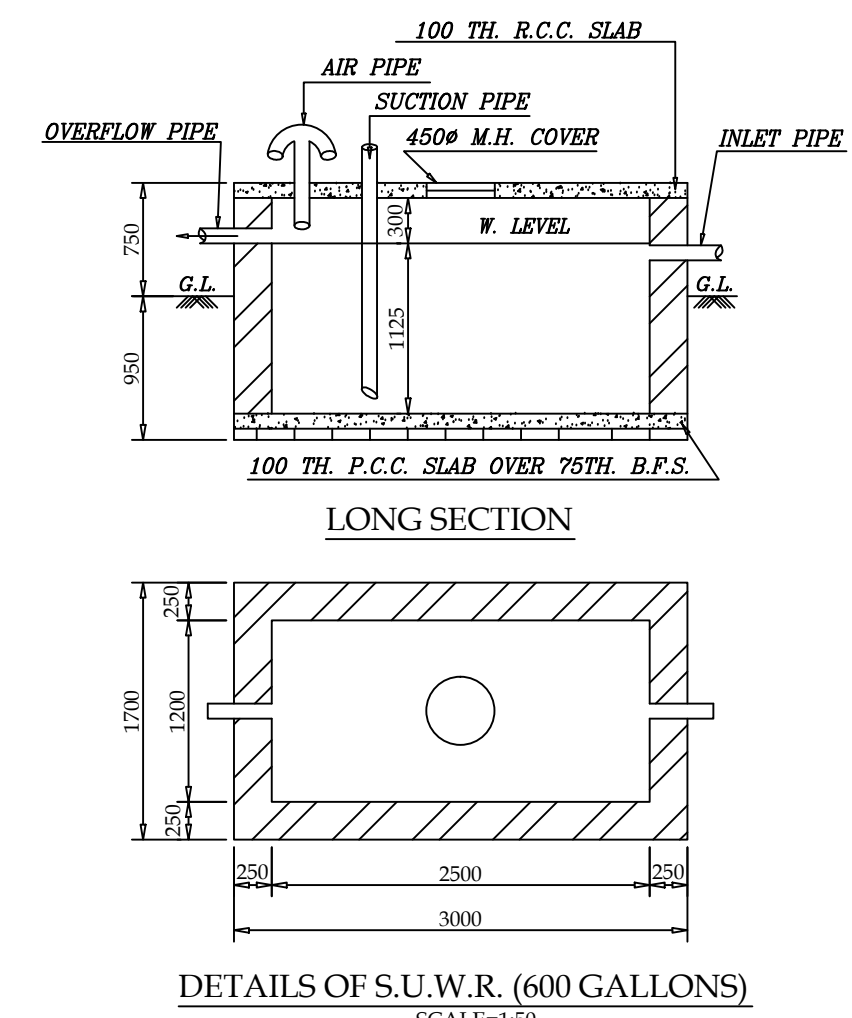


CERTIFICATE			
Premises no. - 41, Sant Sarni, under the K.M.C. Ward no. - 111, Borouah no. - XI.			
Area of Land: 367.803 SQ.MT. = 05.87 CH. - 08 CH. - 00 SQ.FT. as per Deed & 364.969 SQ.MT. = 05.87 CH. - 08 CH. - 00 SQ.FT. as per Physical measurement.			
PERMISSIBLE HEIGHT IN REFERENCE TO CGM BSSD BY AAJ 15.00 sq.m. (X/17) CO-ordinate in WGS 84 and site elevation (AMSL).			
Reference points marked in the site plan of the proposal	CO-ORDINATE	Site elevation (AMSL)	
a	Latitude: 22° 27' 57" (NORTH) Longitude: 88° 22' 20" (EAST)	111M.	
b	Latitude: 22° 27' 57" (NORTH) Longitude: 88° 22' 20" (EAST)		
c	Latitude: 22° 27' 58" (NORTH) Longitude: 88° 22' 21" (EAST)		
d	Latitude: 22° 27' 58" (NORTH) Longitude: 88° 22' 21" (EAST)		
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 K.M.C. AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME AS PER LAW.			
BISWARUP SAMADDER PROP. OF M/S. TRYA ENTERPRISE AND CONSTITUTED ATTORNEY OF PROBR CHANDRA MUKHERJEE, TANMAY MUKHERJEE, BHARATI MUKHERJEE, PIJUSH KANTI SAHA, CHANDANA SAHA, MISHA PODDAR, ARNAB SAHA & BISWARUP SAMADDER.		RABINDRA NATH GHOSH I.E.S. - 17/038 NAME OF L.B.S.	



- ASSESS NO. 31-111-20-004-4
- DETAILS OF REGISTERED DEED :-  
a) BK NO - I, VOL. NO. - 142, PAGES = 197 TO 202. BEING = 5540, DATED ON = 22.11.1974 AT D.S.R. ALIPORE SOUTH 24 PGS.  
b) BK NO - I, VOL. NO. - 15, PAGES = 258 TO 261. BEING = 737, DATED ON = 15.02.1971 J.S.R. ALIPORE SOUTH 24 PGS.
- DETAILS OF REGISTERED DEED OF FAMILY SETTLEMENT :-  
a) BK NO - I, VOL. NO. - 52, PAGES = 301 TO 313. BEING = 2148, DATED ON = 11.05.1992 A.D.S.R. ALIPORE SOUTH 24 PGS.  
b) BK NO - I, VOL. NO. - 58, PAGES = 131 TO 135. BEING = 2914, DATED ON = 11.06.1969 J.S.R. ALIPORE SOUTH 24 PGS.
- DETAILS OF REGISTERED DEED OF DECLARATION :-  
a) BK NO - IV, VOL. NO. - 1668-2018, PAGES = 700 TO 7104. BEING = 16650318, DATED ON = 06.04.2018 AT I.D.R. ALIPORE.  
b) BK NO - I, VOL. NO. - 1601-2017, PAGES = 4798 TO 4806. BEING = 16010612, DATED ON = 13.06.2017 AT D.S.R.-III SOUTH 24 PGS.
- DETAILS OF REGISTERED DEED OF EXCHANGE :-  
a) BK NO - IV, VOL. NO. - 1601-2017, PAGES = 7530 TO 7543. BEING = 16010443, DATED ON = 14.11.2017 AT D.S.R.-I SOUTH 24 PGS.
- DETAILS OF REGISTERED DEED OF CONVEYANCE :-  
a) BK NO - I, VOL. NO. - 1603-2022, PAGES = 37225 TO 37241. BEING = 16031924, DATED ON = 23.11.2022 AT D.S.R.-III SOUTH 24 PGS.
- DETAILS OF REGISTERED DEED OF EXCHANGE FOR AMAL GAMATIYON :-  
a) BK NO - I, VOL. NO. - 1603-2022, PAGES = 43004 TO 43004. BEING = 16031981, DATED ON = 21.12.2022 AT D.S.R.-III SOUTH 24 PGS.

- NOTES & SPECIFICATION**
- ALL DIMENSION ARE IN M.M UNLESS OTHERWISE NOTED.
  - ALL OUTER WALLS ARE 200TH IN CM-1.8 & PARTITION WALLS ARE 125TH & 75TH IN CM-1.4.
  - GRADE OF STEEL IS AS PER IS:2062.
  - GRADE OF CONCRETE - M20.
  - ALL MATERIALS & CONSTRUCTION SHALL BE AS PER IS CODE & N.S.
  - PROPORTION OF D.P.C. = 1:2 WITH C.C.C POWDER.
  - DEPTH OF SEPTIC TANK & S.U.G.W.R. SHALL NOT EXCEED THE DEPTH OF NEAREST BUILDING FOUNDATION.
  - PROPORTION OF LIME TERRACING - 2:2:7.

**STATEMENT OF THE PLAN PROPOSAL**

10) DETAILS OF REGISTERED POWER OF ATTORNEY :- a) BK NO - I, VOL. NO. - 1603-2022, PAGES = 632671 TO 632689. BEING = 16031983, DATED ON = 27.12.2022 AT D.S.R.-III SOUTH 24 PGS.	11) DETAILS OF REGISTERED BOUNDARY DECLARATION :- a) BK NO - I, VOL. NO. - 1603-2023, PAGES = 19795 TO 19797. BEING = 16030716, DATED ON = 22.05.2023 AT D.S.R.-III SOUTH 24 PGS.	
12) DETAILS OF REGISTERED DEED OF GIFT FOR SPREAD CORNER PORTION :- a) BK NO - I, VOL. NO. - 1603-2023, PAGES = 19798 TO 19798. BEING = 16030717, DATED ON = 22.05.2023 AT D.S.R.-III SOUTH 24 PGS.	13) DETAILS OF REGISTERED DEED OF GIFT FOR FRONT STRIP PORTION :- a) BK NO - I, VOL. NO. - 1603-2023, PAGES = 19799 TO 19799. BEING = 16030719, DATED ON = 22.05.2023 AT D.S.R.-III SOUTH 24 PGS.	
14) DETAILS OF REGISTERED DEED OF GIFT FOR BACK STRIP PORTION :- a) BK NO - I, VOL. NO. - 1603-2023, PAGES = 19798 TO 19798. BEING = 16030718, DATED ON = 22.05.2023 AT D.S.R.-III SOUTH 24 PGS.	15) DETAILS OF NON-AVIATION OF TENANT :- a) BK NO - I, VOL. NO. - 1603-2023, PAGES = 90229 TO 90289. BEING = 16030307, DATED ON = 27.02.2023 AT D.S.R.-III SOUTH 24 PGS.	
16) B.L.L.R.O AS STATED BASTU		
SI. NO.	COPY NO.	DATED
i) 1630049	520	13.01.2023
ii) 1630049	517	13.01.2023
iii) 1630049	519	13.01.2023
iv) 1630049	522	13.01.2023
v) 1630049	523	13.01.2023
vi) 1630049	624	18.01.2023
vii) 1630049	707	19.01.2023
viii) 1630049	756	22.11.2019
ix) 1630049	11599	17.07.2023

17) AREA OF LAND = 05.87 CH. - 08 CH. - 00 SQ.FT. (367.803 SQ.M.) (AS PER DEED AND ASSIGNMENT BOOK COPY)

17a) AREA OF LAND = 364.969 SQ.M. (AS PER BOUNDARY DECLARATION)

18) AREA OF STRIP OF LAND = 30.766+10.256+14.545 = 55.567 SQ.M.

19) AREA OF PLAY CORNER = 0.720+0.720 = 1.440 SQ.M.

20) ACTUAL AREA OF LAND AFTER STRIP OF LAND AND SPREAD CORNER = (55.567+1.440 = 57.007) = 364.995 - 57.007 = 307.988 SQ.M.

21) PERMISSIBLE GROUND COVERAGE = 198.922 SQ.M. (64.500%)

22) PROPOSED GROUND COVERAGE = 147.418 SQ.M. (40.389%)

23) PERMISSIBLE FAR = 1.75

24) PROPOSED FAR = 656.643 SQ.M. / 50.00 SQ.M. = 13.132

25) FLOOR AREA:-

FLOOR	FLOOR AREA (I/C STAIR)	STAIR AREA	LIFT AREA	LIFT LOBBY	EFFECTIVE AREA
GROUND	147.418 SQ.M.	12.150 SQ.M.	—	1.631 SQ.M.	133.637 SQ.M.
1ST	147.418 SQ.M.	12.758 SQ.M.	1.875 SQ.M.	2.025 SQ.M.	130.760 SQ.M.
2ND	147.418 SQ.M.	12.758 SQ.M.	1.875 SQ.M.	2.029 SQ.M.	130.726 SQ.M.
3RD	147.418 SQ.M.	12.758 SQ.M.	1.875 SQ.M.	2.025 SQ.M.	130.760 SQ.M.
4TH	147.418 SQ.M.	12.758 SQ.M.	1.875 SQ.M.	2.025 SQ.M.	130.760 SQ.M.
TOTAL	737.090 SQ.M.	63.182 SQ.M.	7.500 SQ.M.	9.765 SQ.M.	656.643 SQ.M.

26) TENEMENTS AND CARPARKING CALCULATION:-

TENEMENTS MARKED	TENEMENT AREA	PROPORTION AREA (ADDED)	ACTUAL AREA OF TENEMENT	TENEMENT SIZE	PARKING REQUIRED	REMARKS
1	42.176 SQ.M.	0.168189283	7.094 SQ.M.	49.270 SQ.M.	<50	
2	69.876 SQ.M.	0.168189283	11.752 SQ.M.	81.628 SQ.M.	75-100	
3	34.562 SQ.M.	0.168189283	5.813 SQ.M.	40.375 SQ.M.	<50	
4	23.630 SQ.M.	0.168189283	3.974 SQ.M.	27.604 SQ.M.	<50	
5	42.347 SQ.M.	0.168189283	7.122 SQ.M.	49.469 SQ.M.	<50	
6	62.681 SQ.M.	0.168189283	10.542 SQ.M.	73.223 SQ.M.	50-75	
7	24.543 SQ.M.	0.168189283	4.128 SQ.M.	28.671 SQ.M.	<50	
8	69.876 SQ.M.	0.168189283	11.752 SQ.M.	81.628 SQ.M.	75-100	
9	34.562 SQ.M.	0.168189283	5.813 SQ.M.	40.375 SQ.M.	<50	
10	23.630 SQ.M.	0.168189283	3.974 SQ.M.	27.604 SQ.M.	<50	
11	54.562 SQ.M.	0.168189283	9.177 SQ.M.	63.739 SQ.M.	50-75	
12	34.562 SQ.M.	0.168189283	5.813 SQ.M.	40.375 SQ.M.	<50	
13	38.944 SQ.M.	0.168189283	6.550 SQ.M.	45.494 SQ.M.	<50	
TOTAL	555.951 SQ.M.		93.505 SQ.M.	649.456 SQ.M.		

27) AREA OF C.I. = 0.088 X 16 = 9.728 SQ.M.

28) AREA OF LOFT = NIL.

29) NO. OF TENEMENT = 13 NOS.

30) COVER AREA OF SHOP = 21.256 SQ.M.

31) CARPET AREA OF SHOP = 17.564 SQ.M.

32) CAR PARKING REQUIRED = 2 NO.

33) CAR PARKING PROVIDED = 2 NO.

34) PARKING AREA = 58.868 SQ.M.

35) COMMON AREA = 93.505 SQ.M.

36) OPEN TERRACE AREA = 147.396 SQ.M.

37) ROOF STRUCTURE :-  
i) AREA OF ROOF = 16.978 SQ.M.  
ii) AREA OF CH.W.T. = 4.465 SQ.M.  
iii) AREA OF STAIR HEAD = 15.828 SQ.M.  
iv) AREA OF L.M.R. = 11.328 SQ.M.  
v) AREA OF STAIR FOR L.M.R. = 3.325 SQ.M.  
38) ADDITIONAL AREA FOR FEES = 39.573 SQ.M.  
39) PROPOSED TREE COVER AREA = 6.800 SQ.M.

**L.B.S. DECLARATION**

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. ACT - 1980 BUILDING RULES 2009 AND THAT THE SITE CONDITION INCLUDING THE 5.30 M. (MINIMUM) EASTERN SIDE ROAD, 2.550 M. (MINIMUM) NORTHERN SIDE ROAD AND 1.740 M. (MINIMUM) WESTERN SIDE ROAD CONFORMS WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IF IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK, THE LAND WITH EXISTING STRUCTURE IS DEMARCATED BY BOUNDARY WALL. THE CONSTRUCTION OF S.U.G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

RABINDRA NATH GHOSH  
I.E.S. - 17/038  
NAME OF L.B.S.

**GEO-TECH ENGINEER DECLARATION**

(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.

KALLOL KUMAR GHOSHAL  
E.T.E.(CIVIL), MIE (INDIA)  
G.T./1/49 (K.M.C.)  
NAME OF GEO-TECH ENGINEER

**E.S.E DECLARATION**

THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.

SOIL TESTING HAS BEEN DONE BY - KALLOL KUMAR GHOSHAL, B.E.(CIVIL), MIE (INDIA) GEO-TECH NO. - 1478/M.C.E.P. PREPARED BY: ITC(INO)SOIL OF ADD - F-16, C.I.T. MARKET, JADAVPUR, KOLKATA. THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL DESIGN CALCULATION.

SAKTHIRATA BHATTACHARYYA  
E.S.E - 7/119  
NAME OF STRUCTURAL ENGINEER

**OWNER DECLARATION**

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTIONS OF L.B.S. & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER IS). FROM K.M.C. AUTHORITY WILL NOT BE 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.S. BEFORE STARTING OF BUILDING FOUNDATION WORK. DURING INSPECTION THE PLOT WAS IDENTIFIED BY ME. THE LAND WITH EXISTING STRUCTURE AND IS DEMARCATED BY BOUNDARY WALL.

BISWARUP SAMADDER  
PROP. OF M/S. TRYA ENTERPRISE  
AND CONSTITUTED ATTORNEY OF  
PROBR CHANDRA MUKHERJEE,  
TANMAY MUKHERJEE, BHARATI MUKHERJEE,  
PIJUSH KANTI SAHA, CHANDANA SAHA,  
MISHA PODDAR, ARNAB SAHA  
& BISWARUP SAMADDER.

B.P. NO. -2023110148 VALID UPTO: 07.08.2028

SANCTION DATE : 08.08.2023

DIGITAL SIGNATURE OF A.E. DIGITAL SIGNATURE OF E.E.

**PROPOSED PLAN OF G+IV STORED RESIDENTIAL BUILDING U/S 393A OF K.M.C. ACT - 1980 AND COMPLYING THE BUILDING RULES 2009 AT PREMISES NO. - 41, SANTI SARANI, UNDER THE K.M.C. WARD NO. - 111, BOROUGH NO. - XI, P.S. - BANSDRONI, DAG NO.- 153, KHATIAN NO.- 381, MOUZA - KAMDHARI, KOLKATA - 700084.**

DRAWN BY - A. DAS

