

**PROPOSED AREA :-**

MARKED	WALL COVERED AREA	CUTOUT	NET COVERED AREA	TOTAL EXEMPTED AREA
GROUND FLOOR	113,871 SQ.M.	NIL	113,871 SQ.M.	10,880 SQ.M.
1ST FLOOR	113,871 SQ.M.	1,540 SQ.M.	112,331 SQ.M.	10,880 SQ.M.
2ND FLOOR	113,871 SQ.M.	1,540 SQ.M.	112,331 SQ.M.	10,880 SQ.M.
3RD FLOOR	113,871 SQ.M.	1,540 SQ.M.	112,331 SQ.M.	10,880 SQ.M.
TOTAL	455,484 SQ.M.	4,620 SQ.M.	450,864 SQ.M.	43,560 SQ.M.

**7. TENEMENTS & CAR PARKING CALCULATION :-**

**(A) RESIDENTIAL:**

MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
GA	50.526 SQ.M.	7.439 SQ.M.	57,965 SQ.M.	1	
GB	27.081 SQ.M.	3.984 SQ.M.	31,045 SQ.M.	1	01
1A,2A,3A	49.860 SQ.M.	7.341 SQ.M.	57,201 SQ.M.	3	
1A,2A,3A	49.076 SQ.M.	7.225 SQ.M.	56,301 SQ.M.	3	

- (C) MERCANTILE (RETAIL):**
- (i) MERCANTILE COVERED AREA = 8,849 SQ.M.
  - (ii) MERCANTILE CARPET AREA = 7,675 SQ.M.—REQUIRED CAR PARKING=NIL.
  - 1 NO. = 1 NO.
  - TOTAL REQUIRED CAR PARKING = 1 NO.
  - PERMISSIBLE AREA FOR PARKING = 23,000 SQ.M. (MAXIMUM)
  - 1. PERMISSIBLE AREA FOR PARKING = 23,000 SQ.M.
  - 2. PROPOSED AREA FOR PARKING = 12,500 SQ.M.
  - 3. PROPOSED F.A.R. = 1.75
  - 4. TOTAL BUILD-UP AREA = (39,744-12.5)/227.664 = 1.701 < 1.75
  - 5. STAIR HEAD ROOM AREA = 13,783 SQ.M.
  - 6. OVER HEAD TANK AREA = 6,345 SQ.M.
  - 7. LIFT MACHINE ROOM AREA = 7,614 SQ.M.
  - 8. LIFT MACHINE ROOM STAIR AREA = 3,200 SQ.M.
  - 9. TERRACE AREA = 113,871 SQ.M.
  - 10. RELAXATION OF AUTHORITY, IF ANY = N.A.
  - 11. W.C. AREA AT TERRACE = 3,000 SQ.M.
  - 12. AREA OF CUP BOARD = 13,452 SQ.M.
  - 13. REQUIRED TREE COVER AREA = 2,566 SQ.M. (1.127% OF LAND)
  - 14. PROPOSED TREE COVER AREA = 3,000 SQ.M. (1.318% OF LAND)

**SPECIFICATIONS**

- R.C.C. FRAME STRUCTURE WITH CONC. GRADE M:20 AND STEEL Fe 500+
- 200 M.M. THK. EXTERNAL 125 & 75 M.M. THK. INTERNAL WALLS WITH 1:4 CEMENT MORTAR JOINTS.
- STEEL 7-SECTION WINDOWS/ALUMINIUM WINDOW.
- ALL FLOORS AREA MARBLE FLOORING.
- 1.5 & 1.4 CEMENT PLASTER ON INTERNAL WALLS AND CEILING RESPECTIVELY.
- WATER PROOFING TREATMENT.
- P.O.P. PUNNING ON INTERNAL WALLS & CEILING.

**SIGNATURE OF GEO-TECHNICAL ENGINEER**

UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THEREON. SHE HAS OBSERVED THAT THE FOUNDATION 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.

SANTOSH KUMAR CHAKRABORTY (G.T/1/16)  
SIGNATURE OF STRUCTURAL ENGINEER

**CERTIFICATE OF STRUCTURAL ENGINEER**

THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE PROPOSED BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER N.B.C. OF INDIA AND RECOMMENDATION OF SOIL INVESTIGATION REPORT CONDUCTED BY DR. SANTOSH KUMAR CHAKRABORTY (ACQUEN GEO CONSULTANTS) 2F, NABA ROY LANE, KOLKATA-700027. CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT.

SRI SOUMENDRANATH ROY (E.S.E. NO.-203/D)  
SIGNATURE 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 THE PROVISION OF K.M.C. 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. THERE IS EXISTING STRUCTURE. THE SAID PREMISES IS PARTLY OCCUPIED BY THE OWNER & PARTLY OCCUPIED TENANT.

KAMALESH SEAL (L.B.S. NO.-10207/D)  
SIGNATURE OF L.B.S.

**DECLARATION OF OWNER /APPLICANT**

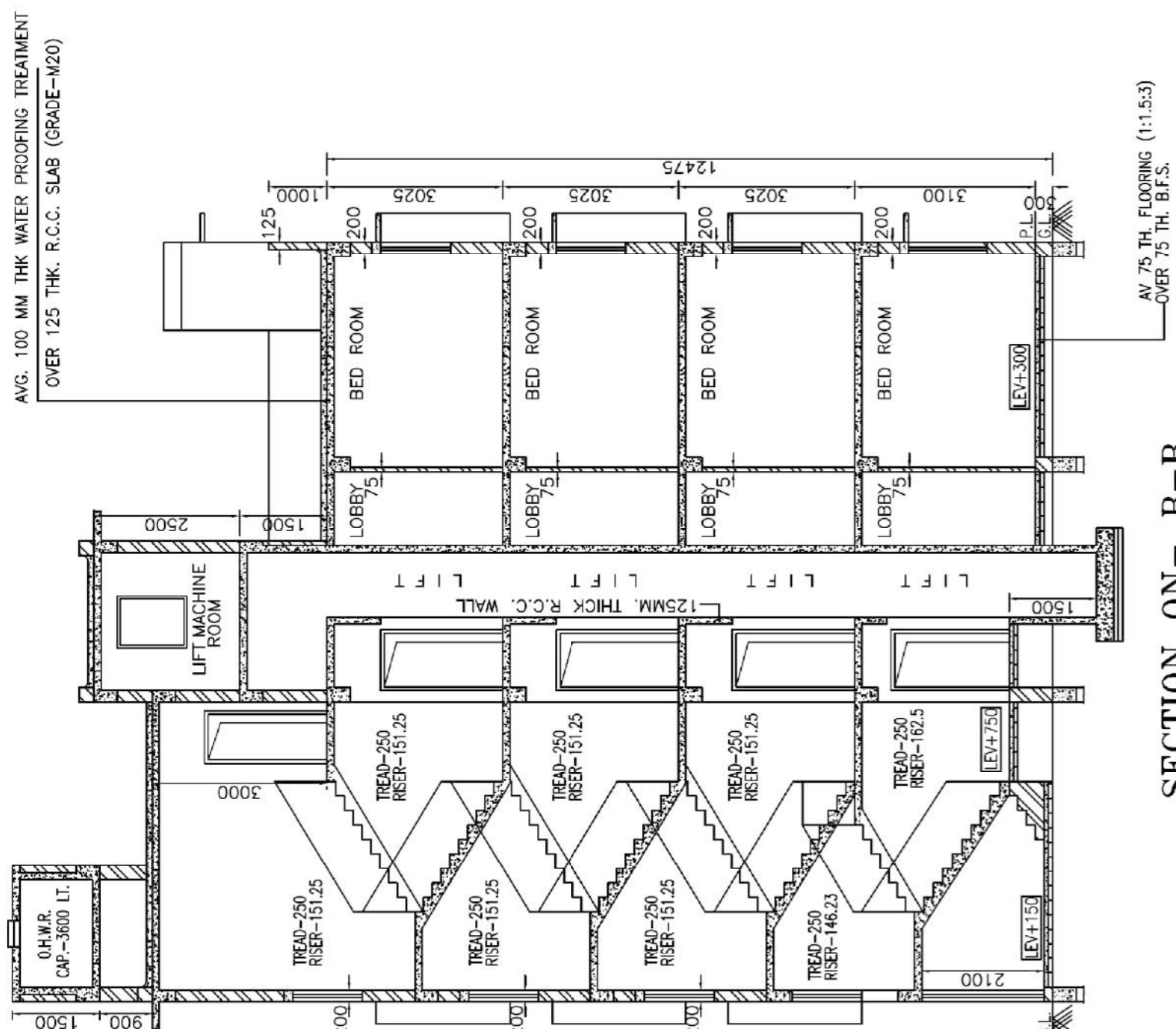
WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT WE SHALL ENGAGE L.B.S & ESE DURING CONSTRUCTION. WE SHALL FOLLOW THE INSTRUCTION OF L.B.S & ESE DURING CONSTRUCTION OF THE BUILDING (AS PER PLAN) K.M.C AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE IF ANY SUBMITTED DOCUMENT ARE FAKE. THE K.M.C AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF SEPTIC TANK AND S.U.G.W.R TAKEN UNDER THE GUIDANCE OF L.B.S/ESE BEFORE STARTING OF BUILDING FOUNDATION.

SIGNATURE OF OWNERS/APPLICANTS  
M/S MIRAN PARTNERS-SRI SOUMENDRANATH ROY & MANIK DEY AND CA OF MR SUNDAR SAMANTA, MR. NUBRATAN SAMANTA, MRS. PRITI MITRA, MISS. BINA SAMANTA, MRS. MINA DUTTA, MRS. CHHAYA SAMANTA, MR. DEBKUMAR SAMANTA, MR. SOMNATH SAMANTA, MRS. RENUKA SAMANTA, MR. RUDRA PRAYAG SAMANTA.

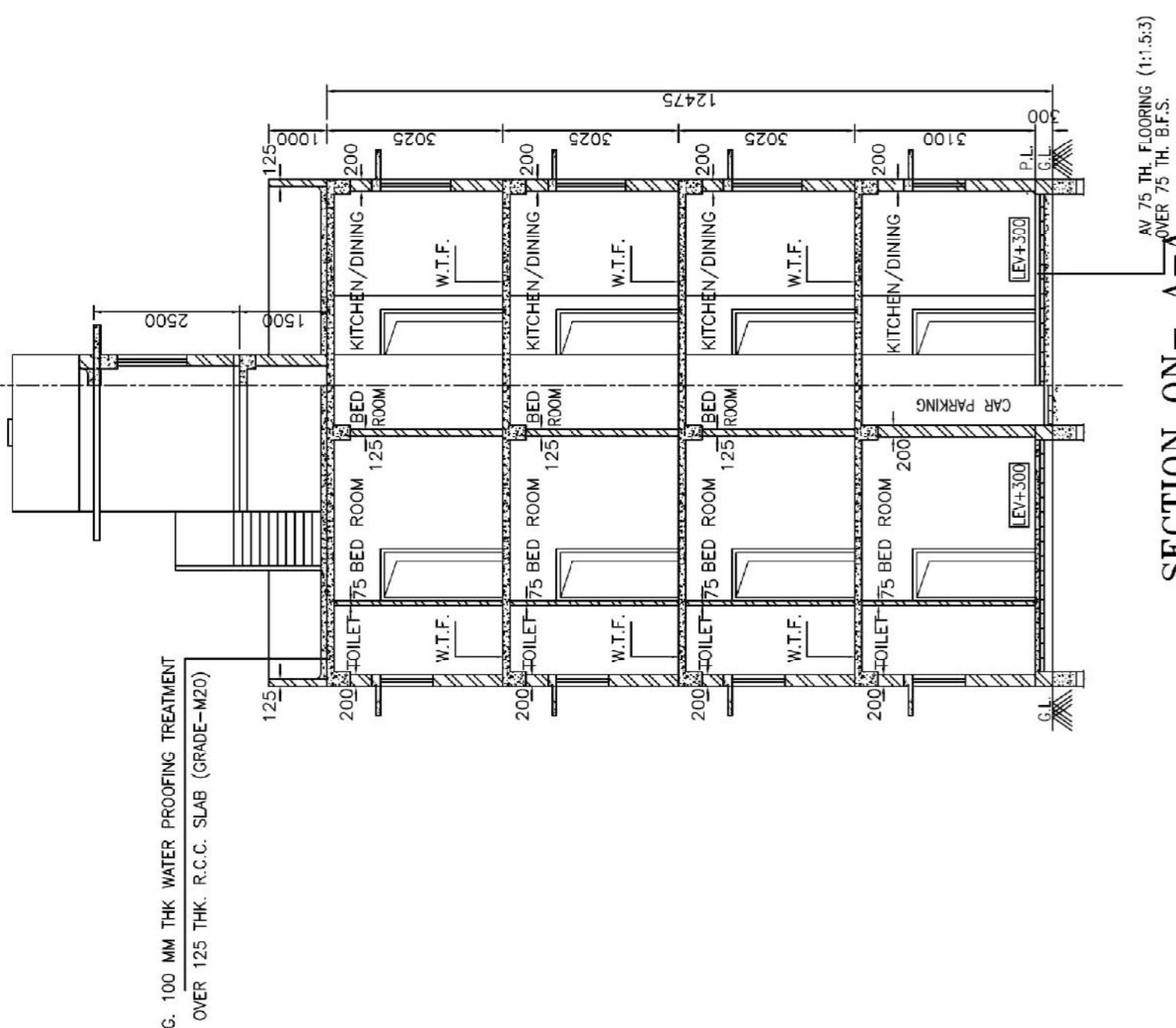
**PLAN OF PROPOSED GROUND+THREE STORED RESIDENTIAL BUILDING AT PREMISES NO.-27R, JIBAN MITTER ROAD, KOLKATA-700037, IN WARD NO.-03, BOROUGH NO.-1, P.S.-CHITPUR, P.O. BELGACHIA, UNDER SECTION 393A K.M.C. ACT-1980 AND KMC BUILDING RULE 2009 WITHIN THE KOLKATA MUNICIPAL CORPORATION.**

JOB NO.	DRG. NO.	DATE	R. DATE	DRAWN BY:
KMC/NSR/22-23		27/12/2022		INDRAJIT HALDER

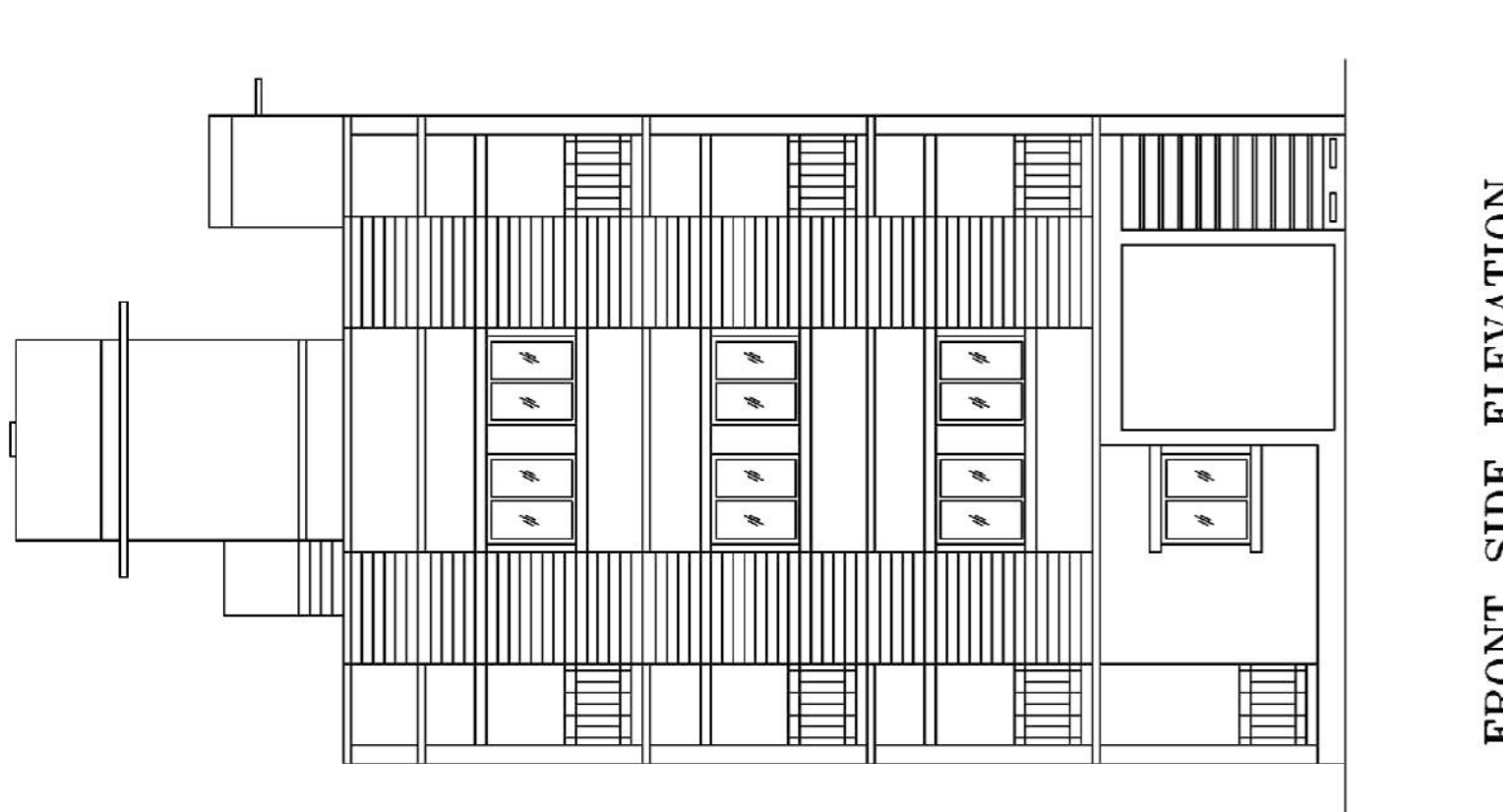
CONSULTANT:-  
**K. SEAL & ASSOCIATES**  
ARCHITECTS, ENGINEERS, CONSULTANTS  
22A, RAJA NABA KRISHNA STREET  
KOLKATA-700 005, PH.-2554-2558



SECTION ON-B-B  
SCALE-1:100



SECTION ON-A-A  
SCALE-1:100



FRONT SIDE ELEVATION  
SCALE-1:100

**MKD DOORS & WINDOWS SCHEDULE**

D1	WIDTH	HEIGHT	DESCRIPTION
D2	1100	2100	COLAPSIBLE
D3	1050	2100	FLUSH DOOR
D4	900	2100	FLUSH DOOR
D5	750	2100	FLUSH DOOR
W1	1500	1200	FULLY GLAZED
W2	1200	1200	FULLY GLAZED
W3	1000	1200	FULLY GLAZED
W4	600	900	FULLY GLAZED
W5	1500	1500	FULLY GLAZED

**STATEMENT OF THE PLAN**

- PART-A:**
- ASSESS NO: 11-003-060-06-30  
DETAIL OF REGISTER DEED :-  
BOOK NO : 1  
VOL. NO : 10  
PAGE NO : 53 TO 58  
DATE : 17/02/1949  
PLACE : SEALDAH
  - DETAIL OF GIFT DEED :-  
BOOK NO : 1  
VOL. NO : 1901-2017  
PAGE NO : 124753 TO 124778  
BEING NO : 19013880  
DATE : 27/06/2017  
PLACE : A.R.A.-I, KOLKATA
  - DETAIL OF POWER OF ATTORNEY :-  
BOOK NO : 1  
VOL. NO : 1606-2022  
PAGE NO : 174983 TO 174994  
BEING NO : 160605822  
DATE : 01/12/2022  
PLACE : A.D.S.R., SEALDAH
  - DETAIL OF BOUNDARY DECLARATION :-  
BOOK NO : 1  
VOL. NO : 1606-2022  
PAGE NO : 182727 TO 182741  
BEING NO : 160606114  
DATE : 14/12/2022  
PLACE : A.D.S.R., SEALDAH
  - DETAIL OF NON-EJECTION OF TENANT:-  
BOOK NO : 1  
VOL. NO : 1606-2022  
PAGE NO : 182696 TO 182708  
BEING NO : 160606115  
DATE : 14/12/2022  
PLACE : A.D.S.R., SEALDAH
  - DETAIL OF FRONT STRIP OF LAND:-  
BOOK NO : 1  
VOL. NO : 1606-2022  
PAGE NO : 182709 TO 182726  
BEING NO : 160606116  
DATE : 14/12/2022  
PLACE : A.D.S.R., SEALDAH

- AREA OF LAND :-  
a) AS PER TITLE DEED = 227.703 SQ.M. = 03K-06CH-21 SFT.  
b) AS PER BOUNDARY DECLARATION = 227.664 SQ.M.  
c) AS PER TITLE DEED = 227.703 SQ.M. = 03K-06CH-21 SFT.
- NO. OF STOREY = G+III
- NO. OF TENEMENTS = 08 NOS.
- SIZE OF TENEMENTS = >50 SQ.M TO <75 SQ.M. = 07 NOS.  
= >50 SQ.M = 01 NOS.

**PART-B:**

- AREA OF LAND:-  
a) AS PER TITLE DEED = 227.703 SQ.M. = 03K-06CH-21 SFT.  
b) AS PER BOUNDARY DECLARATION = 227.664 SQ.M.
- PERMISSIBLE GROUND COVERAGE = 134.499 SQ.M.(59.078% OF LAND AREA)  
(i) PROPOSED GROUND COVERAGE = 113.871 SQ.M. (50.017% OF LAND AREA)
- PROPOSED HEIGHT OF THE BUILDING = 12.475 M.

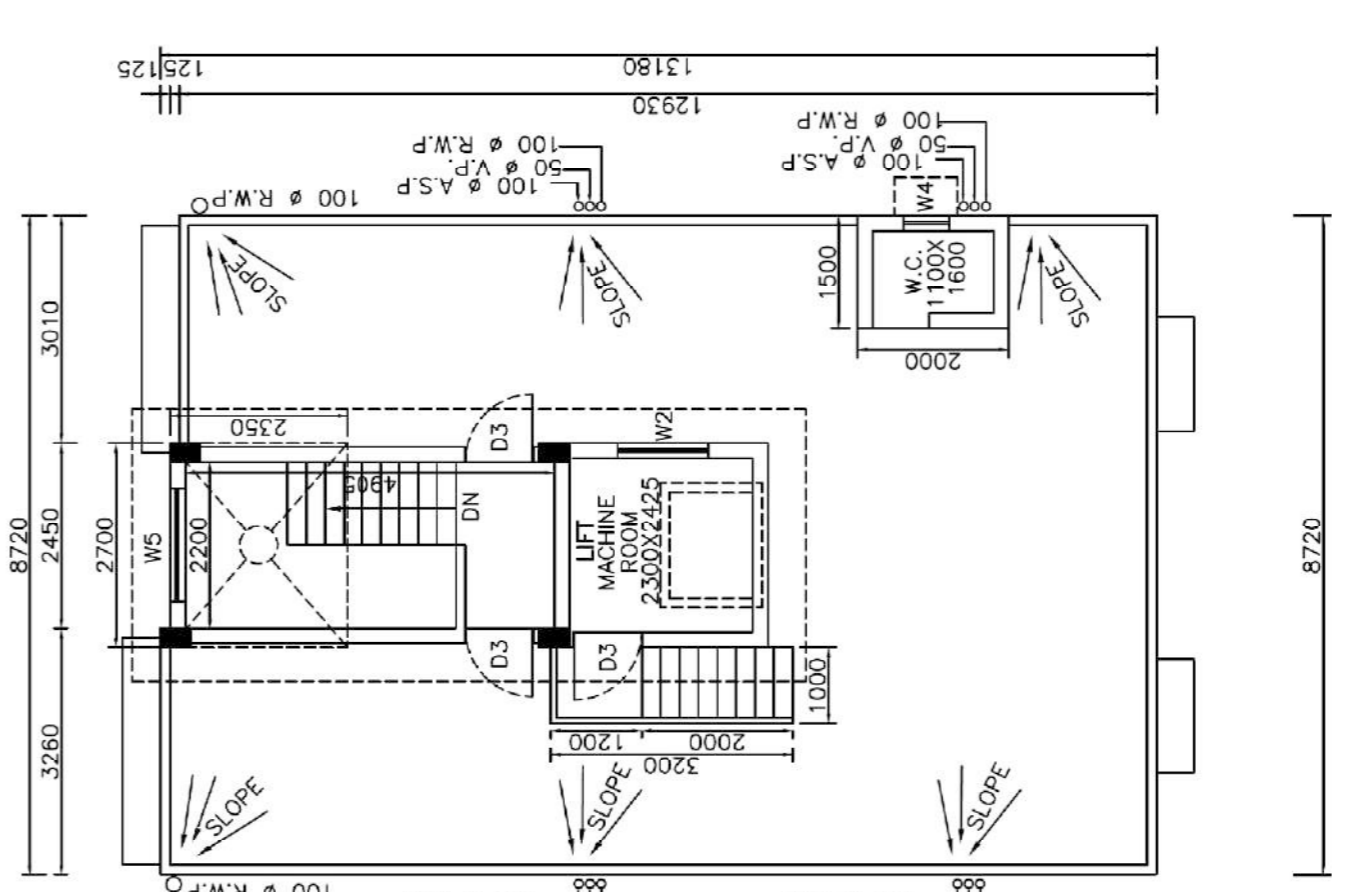
BUILDING PERMIT NO. :- 2022010161  
SANCTION DATE :- 18/01/2023  
VALID UP TO :- 17/01/2028

NOT APPLICABLE

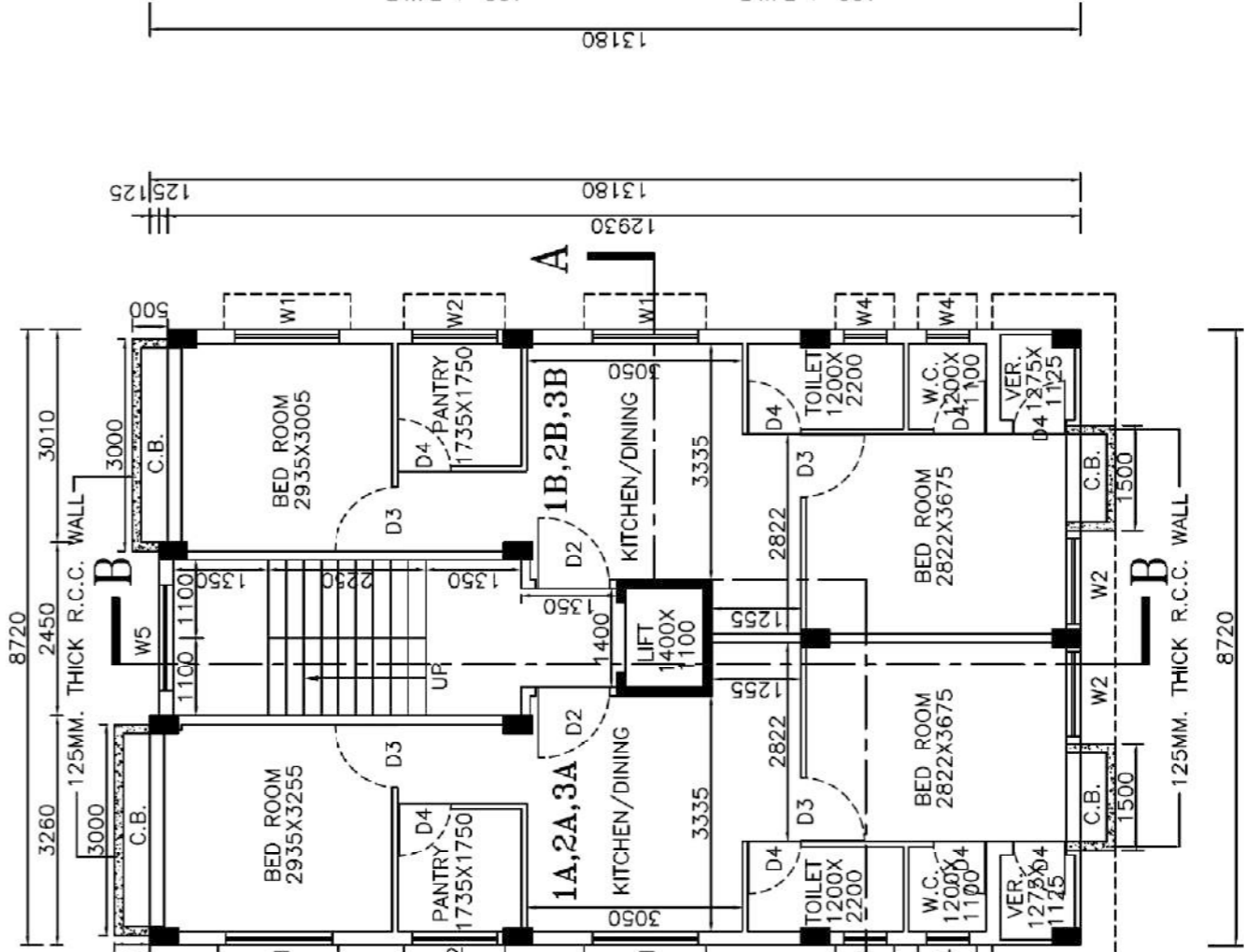
LAKSHMAN Digitally signed by LAKSHMAN  
CHANDRA CHANDRA BERA  
BERA Date: 2023.01.18 11:55:07 +05'30'

DIGITAL SIGNATURE OF A.E.(C)/B/DG./BR.-I/K.M.C.

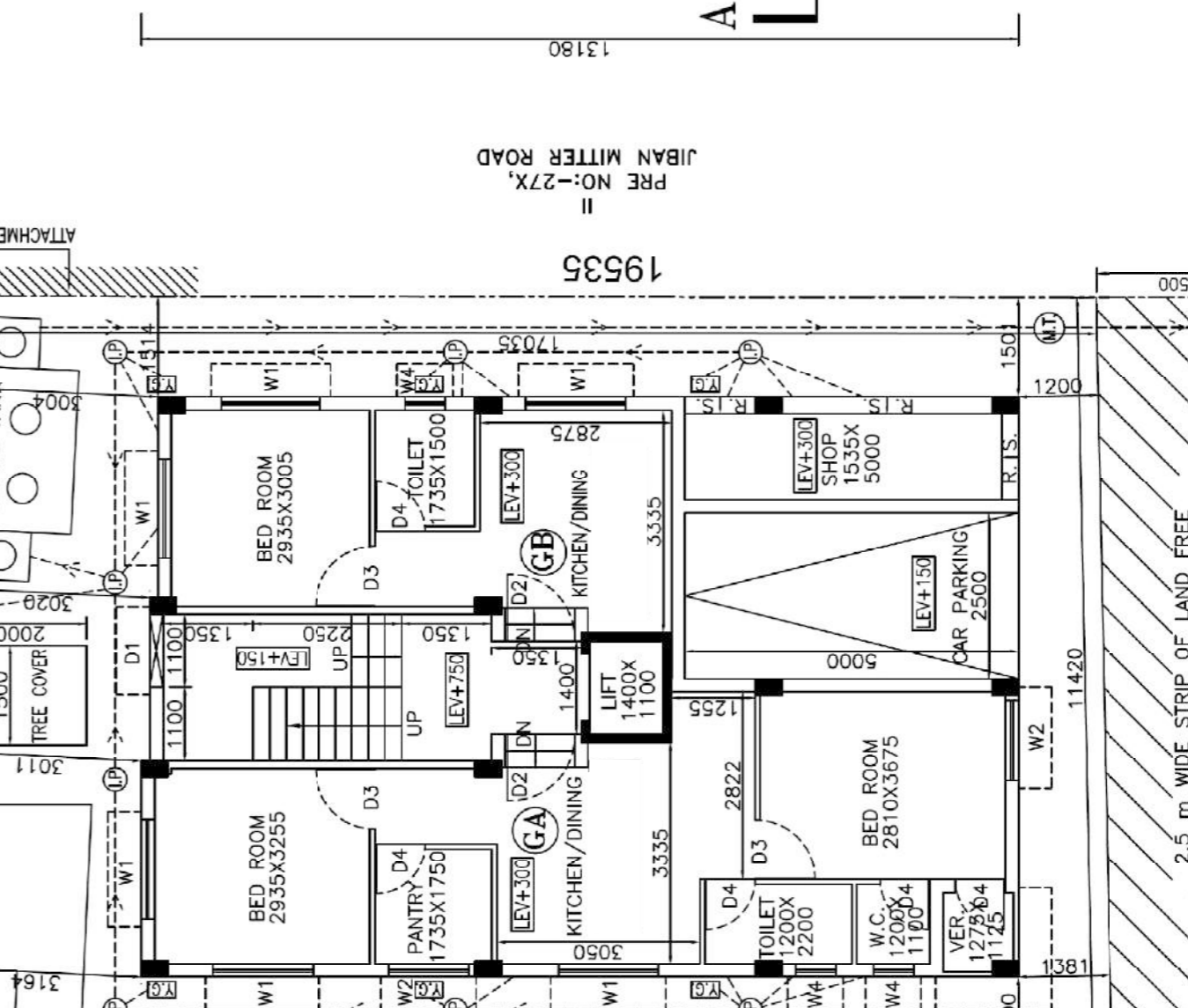
DIGITAL SIGNATURE OF E.E.(C)/B/DG./BR.-I/K.M.C.



TERRACE FLOOR PLAN  
SCALE-1:100



PROPOSED FIRST, SECOND & THIRD FLOOR PLAN  
SCALE-1:100



PROPOSED GROUND FLOOR PLAN  
SCALE-1:100