



CERTIFICATE					
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)			
A	22°27'34.5"N 88°22'1.0"E	5.0 M.			
B	22°27'34.3"N 88°22'0.4"E	5.0 M.			
SCHEDULE OF DOOR & WINDOW					
NO	LINTEL	SIZE	NO	LINTEL	SIZE
W1	2100	1500X1350	D1	2100	1000X2100
W2	2100	1200X1350	D2	2100	900X2100
W3	2100	600X600	D3	2100	750X2100

**OWNERS DECLARATION :**

WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT WE SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION. WE SHALL FOLLOW THE INSTRUCTION OF L.B.S. & 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.

SWAPAN KUMAR BISWAS CONSTITUTED ATTORNEY OF  
RINA HAZRA, SUNIL KUMAR MITRA, AMITABHA MITRA, RUMA DEY  
NAME OF OWNERS

- MAIN CHARACTERISTICS OF THE PLAN PROPOSAL**
- PART A**
- ASSEESSEE NO. 210940301464
  - NAME OF THE OWNER:- RINA HAZRA, SUNIL KUMAR MITRA, AMITABHA MITRA, RUMA DEY
  - NAME OF THE APPLICANT: SRI SWAPAN KUMAR BISWAS CONSTITUTED ATTORNEY
  - DETAILS OF MOTHER DEED: Book - I, Volume - 18, Pages - 33 to 39, Being No. - 965, Dated - 21/08/1939, REGD. AT - J.S.R. ALIPORE.
  - DETAILS OF MORTGAGE DEED: Book - I, Volume - 18, Pages - 19 to 25, Being No. - 944, Dated - 21/08/1939, REGD. AT - J.S.R. ALIPORE.
  - DETAILS OF RELEASE DEED: Book - I, Volume - 59, Pages - 114 to 119, Being No. - 3102, DATE - 11/12/1946, REGD. AT - J.S.R. ALIPORE.
  - DETAILS OF GIFT DEED: Book - I, Volume - 277, Pages - 218 to 225, Being No. - 7200, Dated - 09/12/1974, REGD. AT - R.A., KOLKATA.
  - DETAILS OF DEED: Book - I, Volume - 94, Pages - 205 to 213, Being No. - 3462, Dated - 21/11/1977, REGD. AT - J.S.R., ALIPORE.
  - DETAILS OF GIFT DEED: Book - I, Volume - 105, Pages - 169 to 177, Being No. - 3463, Dated - 21/11/1977, REGD. AT - J.S.R., ALIPORE.
  - DETAILS OF WILL & PROBATE: PLA NO. 82 OF 1997 ORDER DATED 21/05/1997.
  - DETAILS OF PARTITION DEED: Book - I, CD Volume - 6, Pages - 1153 to 1173, Being No. - 01190, Dated - 22/03/2013, REGD. AT - D.S.R. - I, SOUTH 24 PARGANAS.
  - DETAILS OF AMALGAMATION DEED: Book - I, Volume - 1601-2022, Pages - 4371 to 4408, Being No. - 160100064, Dated - 17/01/2022, REGD. AT - D.S.R. - I, SOUTH 24 PARGANAS.
  - DETAILS OF POWER OF ATTORNEY DEED: Book - I, Volume - 1604 - 2022, Pages - 150347 to 150364, Being No. - 160404258, Dated - 28/04/2022, REGD. AT - D.S.R. - IV, South 24 PARGANAS.
  - DETAILS OF REGD. BOUNDARY DECLARATION: Book - I, Volume - 1602-2022, Pages - 343789 to 343799, Being no. - 160209291, Dated - 27/07/2022, REGD. AT - D.S.R. II, South 24 Parganas.
  - DETAILS OF NON EVICTION OF TENANT DECLARATION: Book - I, Volume - 1602-2022, Pages - 343846 to 343855, Being no. - 160209292, Dated - 27/07/2022, REGD. AT - D.S.R. II, South 24 Parganas.

**PART B**

- AREA OF LAND AS PER DEED- 257.060 SQM. AS PER BOUNDARY DECLARATION- 253.573 SQM.
- PERMISSIBLE GROUND COVERAGE - (68.214 %) = 147.615 SQ.M.
- PROPOSED GROUND COVERAGE - (57.525 %) = 145.867 SQ.M.
- PROPOSED AREA

	TOTAL COVERED AREA	LIFT WELL	NET COVERED AREA	EXEMPTED AREAS STAIRWAY	LIFT LOBBY	NET FLOOR AREA
GR. FL.	137.254 SQ.M.	—	137.254 SQ.M.	10.890 SQ.M.	1.906 SQ.M.	124.458 SQ.M.
1ST.FL.	145.867 SQ.M.	1.800 SQ.M.	144.067 SQ.M.	10.890 SQ.M.	1.906 SQ.M.	131.271 SQ.M.
2ND.FL.	145.867 SQ.M.	1.800 SQ.M.	144.067 SQ.M.	10.890 SQ.M.	1.906 SQ.M.	131.271 SQ.M.
3RD.FL.	145.867 SQ.M.	1.800 SQ.M.	144.067 SQ.M.	10.890 SQ.M.	1.906 SQ.M.	131.271 SQ.M.
	574.855 SQ.M.	5.400 SQ.M.	569.455 SQ.M.	43.56 SQ.M.	7.624 SQ.M.	518.271 SQ.M.

**5. TENEMENTS & CAR PARKING CALCULATION (RESIDENTIAL):**

TENEMENT MARK	TENEMENT SIZE	PROPORTIONATE AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
A1, A2	65.355 SQ.M.	11.769 SQ.M.	77.124 SQ.M.	2 NOS.	3 NOS.
B1, B2	63.920 SQ.M.	11.511 SQ.M.	75.431 SQ.M.	2 NOS.	
C3	129.275 SQ.M.	23.280 SQ.M.	152.555 SQ.M.	1 NO.	
G	29.894 SQ.M.	5.383 SQ.M.	35.277 SQ.M.	1 NO.	

- PERMISSIBLE AREA FOR PARKING :- 75 SQ.M.
- PROP. AREA OF PARKING = 76.512 SQ.M.
- PERMISSIBLE F.A.R. = 1.75
- PROPOSED F.A.R. = 1.748
- STAIR HEAD ROOM AREA = 13.446 SQ.M.
- LIFT MACHINE ROOM AREA = 5.504 SQ.M.
- OVER HEAD TANK AREA = 4.736 SQ.M.
- LIFT MACHINE ROOM STAIR AREA = 3.100 SQ.M.
- ROOF AREA = 145.867 SQ.M.
- CUP-BOARD AREA = 11.00 SQ.M.
- ADDITIONAL AREA FOR FEES = 33.050 SQ.M.
- TREE COVER AREA = 3.61 SQ.M.

**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 ROADS 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. EXISTING STRUCTURE OCCUPIED BY THE OWNERS & TENANT. SIGNATURE OF OWNERS IS IDENTIFIED BY ME.

ANJAN DUTTA  
REGD. NO. - CA/93/16409, KMC SL. NO. 267(A)  
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 MGS BHASKARJYOTI ROY OF 'TECHNO-SOIL', ADDRESS : 53, PURNA CHANDRA MITRA LANE, KOLKATA - 700033. THE RECOMMENDATION OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATION.

BHASKARJYOTI ROY  
EMPALEMENT NO. - I/167(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.

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

**PLAN OF A PROPOSED G+III STORIED RESIDENTIAL BUILDING U/S 393A OF K.M.C. ACT 1980 COMPLYING K.M.C. BUILDING RULE 2009 (AMENDED) AT PREMISES NO. - 64, UDAY SANKAR SARANI, WARD - 094, BOROUGH - X, P.S. - GOLF GREEN, P.O.:- TOLLYGUNGE, KOLKATA - 700033,**

**OWNER NAME:- RINA HAZRA, SUNIL KUMAR MITRA, AMITABHA MITRA, RUMA DEY**

**SHEET 2 OF 2**

B.P. NO. : 2023100010      DATE: 18-APR-2023  
VALID FOR 5 YEARS FROM DATE OF SANCTION.