



PART-A:

1. ASSESSE NO. : 110130100636

2. DETAIL OF REGISTERED DEED:

A. DEED 1
BOOK NO. : 1606-2021 PAGE NO. : 205073 TO 205121
BENG NO. : 160605013 YEAR : 2021, PLACE : A.D.S.R.SEALDAH

B. DEED 2
BOOK NO. : 1606-2021 PAGE NO. : 205220 TO 205268
BENG NO. : 160605015 YEAR : 2021, PLACE : A.D.S.R.SEALDAH

C. DEED 3
BOOK NO. : 1606-2021 PAGE NO. : 205269 TO 205317
BENG NO. : 160605018 YEAR : 2021, PLACE : A.D.S.R.SEALDAH

D. DEED 4
BOOK NO. : 1606-2021 PAGE NO. : 205122 TO 205170
BENG NO. : 160605014 YEAR : 2021, PLACE : A.D.S.R.SEALDAH

E. DEED 5
BOOK NO. : 1606-2021 PAGE NO. : 205024 TO 205072
BENG NO. : 160605019 YEAR : 2021, PLACE : A.D.S.R.SEALDAH

F. DEED 6
BOOK NO. : 1606-2021 PAGE NO. : 205071 TO 205119
BENG NO. : 160605016 YEAR : 2021, PLACE : A.D.S.R.SEALDAH

3. DETAIL OF BOUNDARY DECLARATION:
BOOK NO. : 1606-2022 PAGE NO. : 29208 TO 29227
BENG NO. : 160600898 YEAR : 2022, PLACE : A.D.S.R.SEALDAH

4. DETAIL OF GENERAL POWER OF ATTORNEY:
BOOK NO. : 1606-2023 PAGE NO. : 55208 TO 55225
BENG NO. : 160601994, YEAR : 2023, PLACE : A.D.S.R. SEALDAH

5. REGISTER UNDERTAKING OF KMC COMMON PASSAGE
BOOK NO. : 1606-2023 PAGE NO. : 56089 TO 56099
BENG NO. : 160602006, YEAR : 2023, PLACE : A.D.S.R. SEALDAH

6. DECLARATION FOR NON-EVICTON OF TENANT
BOOK NO. : 1606-2023 PAGE NO. : 31354 TO 31363
BENG NO. : 160601076, YEAR : 2023, PLACE : A.D.S.R. SEALDAH

7. REGISTER GIFT OF STRIP OF LAND
BOOK NO. : 1606-2023 PAGE NO. : 31343 TO 31353
BENG NO. : 160601077, YEAR : 2023, PLACE : A.D.S.R. SEALDAH

8. (A) AREA OF LAND (AS PER DEED & AS PER PHYSICAL) = 7 K. 6 CH. - 42 SQ.FT. = 497.220 SQ.MT.
(B) NO. OF STOREY = (G+IV)

9. A) NO. OF TENEMENTS = 19 NOS.
10. SIZE OF TENEMENTS : BELOW 50 SQ.MT. = 9 NOS.
50 TO 75 SQ.MT. = 10 NOS.

PART-B:

1. AREA OF LAND -
A) AS PER TITLE DEED = 7 K. 6 CH - 42 SQ.FT. = 497.220 SQ.MT.
B) AS PER PHYSICAL MEASUREMENT = 7 K. 6 CH - 42 SQ.FT. = 497.220 SQ.MT.
C) STRIP OF LAND AREA = 25.525 SQ.MT

2. (I) PERMISSIBLE GROUND COVERAGE = 249.057 SQ.MT.(50.09%)
(II) PROPOSED GROUND COVERAGE = 219.414 SQ.MT.(44.13%)
3. PROPOSED HEIGHT = 15.45 M.

B.P NO. - 2023030044
DATE: 27/09/2023 VALID UPTO: 26/09/2028

DIGITAL SIGNATURE OF A.E.(C)/BLDG./BR.-III/K.M.C.

DIGITAL SIGNATURE OF E.E.(C)/BLDG./BR.-III/K.M.C.

Certificate
Premises No.-352N, ADHAR CHANDRA DAS LANE,Kolkata - 700 067,
Assessees No.-110130100636
Name of the owner(s)/Applicant(s): SRI SHYAMAL KUMAR DUTTA @ SRI SHYMAL DUTTA
Area of Land: 7 K. 6 CH - 42 SQ.FT OR 497.220 SQ.MT.
Name of L.B.S/Architect - Sumana Roy (I/1320)
Proposed Height of Building: 15.45 M

Co-ordinate in WGS-84 and Site elevation (AMSL):

Reference point marked in the site plan of the proposal	Co-Ordinate in WGS-84	Site Elevation (AMSL)
1	Latitude: 22°32'35.00	27.74
2	Longitude: 88°23'35.00	27.74
3	Latitude: 22°32'35.00	27.74
4	Longitude: 88°23'35.00	27.74

The above information is true and correct in all respect and if at any stage. It is found otherwise, than (I/We) shall be fully liable for which I/We and other appropriate authority reserve the right to take appropriate action against me/us as per law.

Signature of LBS/Architect: _____ Counter Signed by: _____
Owner(s)/Applicant(s)

UNDERTAKING
REF. 052N, ADHAR CHANDRA DAS LANE, Kolkata - 700 067, P.S. - MANIKHATA, WARD NO. 013, BOROUGH - III, K.M.C. ASSESSEE NO. 110130100636

That I/We SRI SHYAMAL KUMAR DUTTA @ SRI SHYMAL DUTTA (Pan: AGUPD 9371P, Aadhar No: 0545 7307 1480, Mobile No: 98753 17225) son of Late Suresh Chandra, by Firm - Renuka Infra Telecom Private Limited, having its 201 Bidhan Nagar Road, Flat no D-211 V/A Housing Co-Operative Society, Second Floor, P.O and P.S. - Ultadanga, Kolkata - 700 067, being the applicant (I/We) of the premises no. 352N, ADHAR CHANDRA DAS LANE, Kolkata - 700 067, P.S. - manikhat, WARD NO. 013, BOROUGH - III, UNDER K.M.C. ASSESSEE NO. 110130100636 hereby on right of ownership of the premises, and duly receive the right for erection of building as the said premises.

That I/we hereby undertake to the K.M.C. authority that the site coordinate (WGS-84) and site elevation (AMSL) has been given above by our appointed LBS/Architect in respect of the said premises required to determine the permissible height of the proposed building in respect of the subject land and in order to all respect.

That I/We SRI SHYAMAL KUMAR DUTTA @ SRI SHYMAL DUTTA, further undertake that if the said site coordinate (WGS-84) and site elevation (AMSL) as given above by our appointed LBS/Architect, if any stage it is found otherwise than I/We shall be fully liable for which K.M.C. and other appropriate authority reserve the right to take appropriate action against me/us as per law.

That this undertaking is given in terms of the Circular no. 13 of 2022-2023 dated 07/12/2022 issued by Director General (Building) Kolkata Municipal Corporation.

Signature of LBS/Architect: _____ Counter Signed by: _____
Owner(s)/Applicant(s)

DOOR & WINDOW SCHEDULE

NO.	DOOR	SIZE	TYPE	WINDOW	SIZE
1	D	1050X2100	W1	1500X1200	
2	D1	1000X2100	W2	1200X1200	
3	D2	850X2100	W3	900X900	

STATEMENT OF THE PLAN : 2023030060

GROUND FLOOR	TOTAL COVERED AREA	LIFT DUCT	NET COVERED AREA	TOTAL EXEMPTED AREA	
				STAIR-STAIR LOBBY	LIFT LOBBY
1ST FLOOR	219.414 SQ.M	3.60 SQ.M	215.814 SQ.M	23.760 SQ.M	3.90 SQ.M
2ND FLOOR	219.414 SQ.M	3.60 SQ.M	215.814 SQ.M	23.760 SQ.M	3.90 SQ.M
3RD FLOOR	219.414 SQ.M	3.60 SQ.M	215.814 SQ.M	23.760 SQ.M	3.90 SQ.M
4TH FLOOR	219.414 SQ.M	3.60 SQ.M	215.814 SQ.M	23.760 SQ.M	3.90 SQ.M
TOTAL	1097.670 SQ.M	14.40 SQ.M	1082.870 SQ.M	118.800 SQ.M	19.50 SQ.M

5. TENEMENTS & CAR PARKING CALCULATION - (A) RESIDENTIAL:

MARKED	SIZE TENEMENT	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
A	40.449 SQ.M.	7.715 SQ.M.	48.164 SQ.M.	1	
B	33.313 SQ.M.	6.354 SQ.M.	39.667 SQ.M.	1	
C	33.941 SQ.M.	6.474 SQ.M.	40.415 SQ.M.	1	
1A,2A & 4A	52.172 SQ.M.	9.951 SQ.M.	62.123 SQ.M.	2	
1B,2B & 4B	43.726 SQ.M.	8.340 SQ.M.	52.066 SQ.M.	2	
1C,2C & 4C	37.933 SQ.M.	7.235 SQ.M.	45.168 SQ.M.	2	
1D,2D,3D & 4D	50.736 SQ.M.	9.677 SQ.M.	60.413 SQ.M.	4	
3A	51.700 SQ.M.	9.861 SQ.M.	61.561 SQ.M.	2	
3B	40.824 SQ.M.	7.878 SQ.M.	48.611 SQ.M.	2	
3C	41.306 SQ.M.	7.878 SQ.M.	49.184 SQ.M.	2	

TOTAL REQUIRED CAR PARKING = 03 NOS.
TOTAL PROPOSED CAR PARKING = 03 NOS.
PERMISSIBLE AREA FOR PARKING = 75.0 SQ.M.
PROPOSED AREA OF PARKING = 75.347 SQ.M.
PERMISSIBLE F.A.R. = 1.75
PROPOSED F.A.R. = (944.370 / 75) / 497.220 = 1.748 < 1.75
STAIR HEAD ROOM AREA = 30.160 SQ.M.
LIFT MACHINE ROOM AREA = 17.545 SQ.M.
TERRACE AREA = 219.414 SQ.M.
OVER HEAD TANK AREA = 10.150 SQ.M.
AREA OF CUP BOARD = 22.424 SQ.M.
LIFT MACHINE ROOM STAIR AREA = 4.868 SQ.M.
TOTAL LOFT AREA = 13.368 SQ.M.
TREE COVER AREA = 12.50 SQ.M.

GENERAL SPECIFICATION

- ALL DIMENSION ARE IN MM.
- FOUNDATION: R.C.C. ISOLATED OR COMBINED FOOTING(1:1.5:3)
- STRUCTURE: R.C.C. FRAMED STRUCTURE(1:1.5:3)
- SLAB: 120 THK R.C. SLAB(1:1.5:3)
- GRADE OF CONCRETE IS M-15/20 & THAT OF STEEL IS Fe-500
- FOR SPECIFICATION & WORKMANSHIP NBC, 1984.
- BRICKWORK: 1ST CLASS BRICKWORK(1) 200 THK. MAIN WALL, AND 75/125 mm THK. PARTITION WALL.
- P.C.C. OR DAMP PROOF COURSE SHALL BE OF P.C.C. OF RATIO 1:2:4 WITH THE OTHER WATERPROOFING COMPOUND.
- TERRACING SHALL BE OF LIME CONCRETE OF RATIO 2:2:7.
- 10 TYPE OF FLOORING : MARBLE

SIGNATURE 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.

RUPAK KUMAR BANERJEE (G.T.-II)
SIGNATURE OF GEO-TECHNICAL ENGINEER

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 N.B.C OF INDIA AND RECOMMENDATION OF SOIL INVESTIGATION REPORT CONDUCTED BY RUPAK KUMAR BANERJEE (EARTH FILE 148/IIA, PEARY MOHAN ROY ROAD, KOLKATA-700027) CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT.

PRATIK KUMAR MITRA (E.S.E-I/1110)
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 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. IT IS A PARTLY LAND. THE EXISTING STRUCTURE IS OCCUPIED BY THE TENANTS AND OWNERS.

SUMANA ROY L.B.S.(I/1320)
SIGNATURE OF L.B.S.

DECLARATION OF OWNER /APPLICANT

I DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, I SHALL ENGAGE L.B.S & E.S.E DURING CONSTRUCTION. I SHALL 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 TAKEN UNDER THE GUIDANCE OF LBS/ESE BEFORE STARTING OF BUILDING FOUNDATION.

SRI SHYAMAL KUMAR DUTTA SIGNATORY AUTHORITY & DIRECTOR M/S.RENUKA INFRA TELECOM PRIVATE LIMITED CONSTITUTED ATTORNEY OF SRI DEVASHIS MUKHOPADHYAY, SRI ANJAN MUKHERJEE, SRI SUDIP MUKHERJEE
SIGNATURE OF OWNER/APPLICANTS

PROJECT.

PROPOSED PLAN OF G+IV STORIED RESIDENTIAL BUILDING U/S 393A OF K.M.C. BUILDING RULE 2009 & K.M.C. ACT 1980 AT PREMISES NO.- 35/2N, ADHAR CHANDRA DAS LANE, P.S. - ULTADANGA,KOLKATA 700067, WARD NO-013, BOROUGH-III, UNDER KOLKATA MUNICIPAL CORPORATION.