

- PART-A:
- ASSESS NO :- 110041001434
 - DETAIL OF REGISTERED DEED:-
 - BOOK NO : I, VOL. NO : 8 PAGE NO : 228 TO 230
 - BEING NO : 656, YEAR. 1927. PLACE : ALIPUR, CALCUTTA
 - BOOK NO : I, VOL. NO : 13 PAGE NO : 186 TO 191
 - BEING NO : 656, YEAR. 1927. PLACE : ALIPUR, CALCUTTA
 - DETAIL OF BOUNDARY DECLARATION:-
 - BOOK NO : I, VOL. NO : 1606-2023, PAGE NO : 125876 TO 125885,
 - BEING NO : 160604539 YEAR : 2023 PLACE :-A.D.S.R. SEALDAH
 - DETAIL OF NON EVICTION OF TENANT:-
 - BOOK NO : I, VOL. NO : 1606-2023, PAGE NO : 125886 TO 125895,
 - BEING NO : 160604540 YEAR : 2023 PLACE :-A.D.S.R. SEALDAH
 - DETAIL OF POWER OF ATTORNEY:-
 - BOOK NO : I, VOL. NO : 1606-2023, PAGE NO : 117074 TO 117120,
 - BEING NO : 160604174 YEAR : 2023 PLACE :-A.D.S.R. SEALDAH
 - AREA OF LAND : 04 KOH. 05 CH 19.950 SQ.FT. OR 290.315 SQM. (M/L)
 - NO OF STOREY : V (FIVE).
 - NO. OF TENAMENTS : 9 NOS.
 - SIZE OF TENAMENTS : BELOW 50 SQM. - NIL, 50 TO 75 SQM. - 05 NOS., 75 TO 100 SQM. - 04 NOS.,

PART-B:

- AREA OF LAND:- AS PER TITLE DEED=04 KOH. 05 CH. 20 SQ.FT. OR 290.319 SQM.(M/L) AS PER BOUNDARY= 04 KOH. 05 CH. 19.950 SQ.FT. OR 290.315 SQM.(M/L)
- PERMISSIBLE GROUND COVERAGE (56.990%)=165.449 SQM.
- PROPOSED GROUND COVERAGE (50.406%)= 146.335 SQM.
- PROPOSED HEIGHT= 15.475 M.

5. PROPOSED AREA (AREA STATEMENT):-				
	TOTAL COVERED AREA	CUTOFF	NET COVERED AREA	TOTAL EXEMPTED AREA
GROUND FLOOR	146.335 SQM.	NIL	146.335 SQM.	131.080 SQM.
1ST FLOOR	146.335 SQM.	1.540 SQM.	144.795 SQM.	129.540 SQM.
2ND FLOOR	146.335 SQM.	1.540 SQM.	144.795 SQM.	129.540 SQM.
3RD FLOOR	146.335 SQM.	1.540 SQM.	144.795 SQM.	129.540 SQM.
4TH FLOOR	146.335 SQM.	1.540 SQM.	144.795 SQM.	129.540 SQM.
TOTAL	731.675 SQM.	6.160 SQM.	725.515 SQM.	668.225 SQM.

6. TENEMENTS & CAR PARKING CALCULATION :-

(A) RESIDENTIAL:

MARKED	TEENEMENT AREA ADDED	PROPORTIONAL AREA TO BE	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
GA	52.693 SQM	8.202 SQM	60.895 SQM	1 NOS.	
TA, ZA, KA, BA	71.946 SQM	11.811 SQM	87.767 SQM	4 NOS.	
IB, 2B, 3B, 4B	52.285 SQM	8.138 SQM	60.963 SQM	4 NOS.	03 NOS.

- TOTAL REQUIRED CAR PARKING :-03 NOS.
- TOTAL PROPOSED CAR PARKING :-05 NOS.
- PERMISSIBLE AREA OF PARKING :- 75.000 SQ.M.
- PROPOSED AREA OF PARKING :- 71.862 SQ.M.
- PERMISSIBLE F.A.R = 2.25
- PROPOSED F.A.R = (649,240 / 71,862) / 290.315 SQM. = 1.989 < 2.25
- STAIR HEAD ROOM AREA :- 16.740 SQ.M.
- LIFT MACHINE ROOM AREA :- 8.111 SQ.M.
- TERRACE AREA :-146.335 SQ.M.
- RELAXATION OF AUTHORITY :- NIL.
- OVER HEAD TANK AREA :- 6.200 SQ.M.
- AREA OF CUP-BOARD = 5.000 SQ.M.
- LIFT MACHINE ROOM STAIR AREA :- 2.900 SQ.M.
- AREA OF LOFT (09 NOS.)= 7.380SQ.M.
- OTHERS AREA ONLY FOR FEES = 76.275 (Exemption)+ 2.900 (L.M.R. STAIR) = 79.175 SQ.M.
- TREE COVER AREA = 6.000 SQM.

DETAILS OF AAI NOC

NOC ID - KOLK / EAST / B / 011124 / 881313, DATED - 17 / 01 / 2024.
 SITE ELEVATION, AMSL - 5.750 M.
 PERMISSIBLE TOP ELEVATION - 33.00 M.

CERTIFICATE

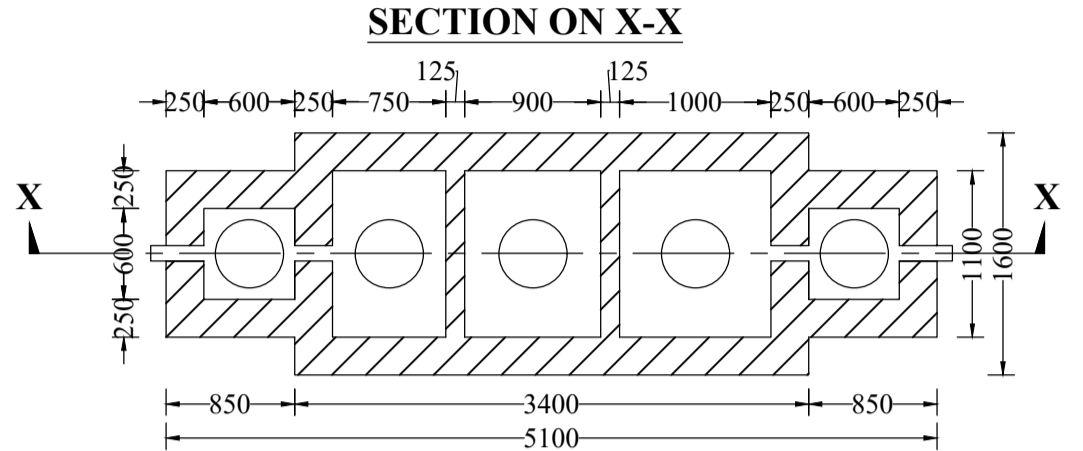
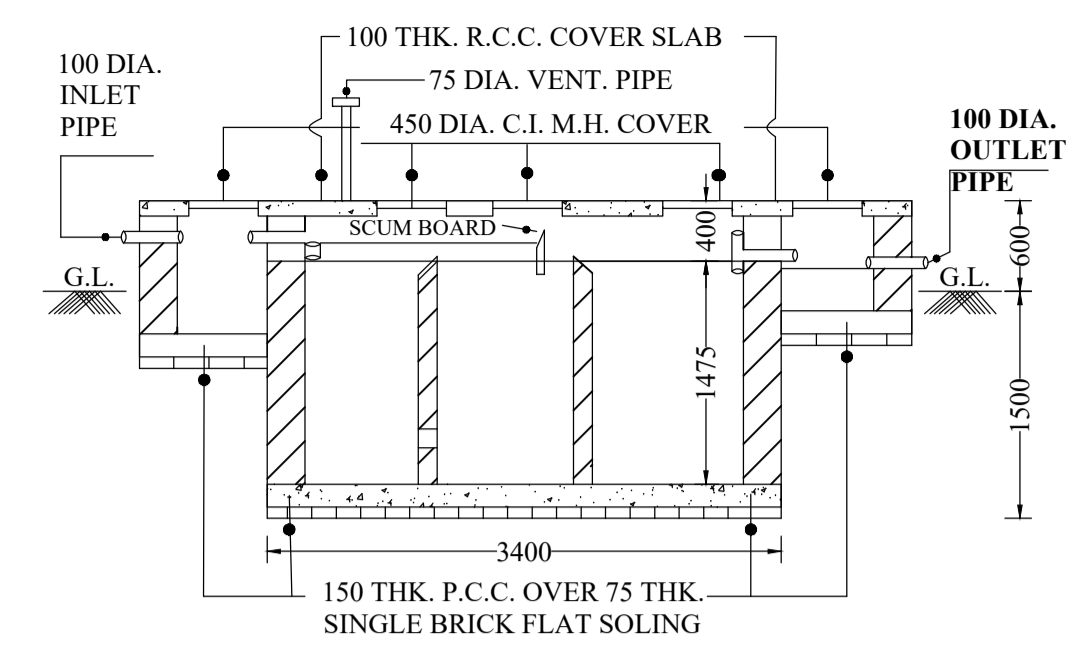
Premises No. :-72, Paikpara Row,
 Assessee No. :-110041001434
 Name of the Owner(s)/Applicant(s):-Debangon Estate Private Limited, Director of Sri Debabrata Chakraborty as Constituted Attorney of 01. GOUTAM MITRA, 02. INDRANI GHOSH, 03. SANJAY MITRA, 04. SWAPNA GHOSH, 05. SAIKAT MONDAL, 06. PRITHWISH MONDAL, 07. SANTA MITRA, 08. ATANU MITRA, 09. BAISALI SEN..
 Name of LBS/Architect :-Joydip Bilas Thakur . L.B.S No. :- 1136/I.
 Permissible height in reference to CCZM issued by AAI :- 33.000 m.
 Building height including & over head tank = 5.750 m.+20.025 m.=25.775 m.
 Co-ordinate in WGS 84 and site elevation(AMSL) :

Reference points marked in the site plan of the proposal	Co- ordinate in WGS 84		Site elevation (AMSL)
	Latitude	Longitude	
01.	22° 36'40.98" N	88° 23'17.31" E	5.750 m.
02.	22° 36'40.98" N	88° 23'17.31" E	5.750 m.
03.	22° 36'40.98" N	88° 23'17.31" E	5.750 m.
04.	22° 36'40.98" N	88° 23'17.31" E	5.750 m.

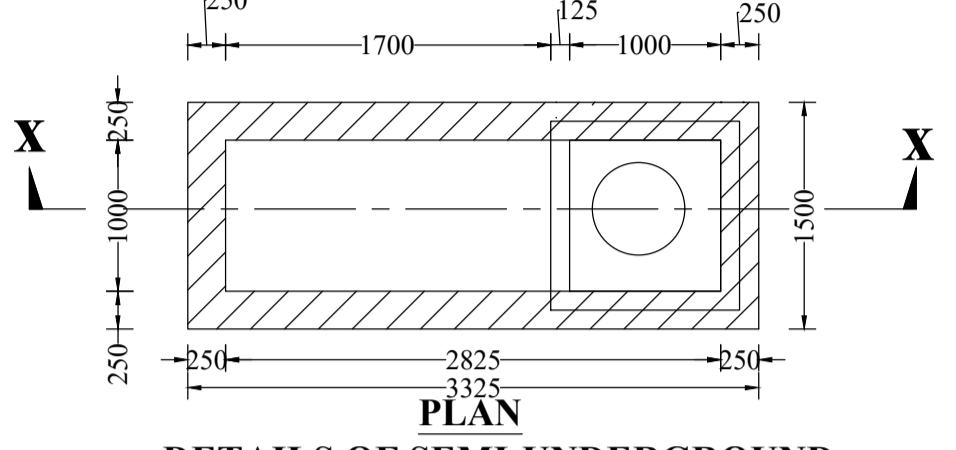
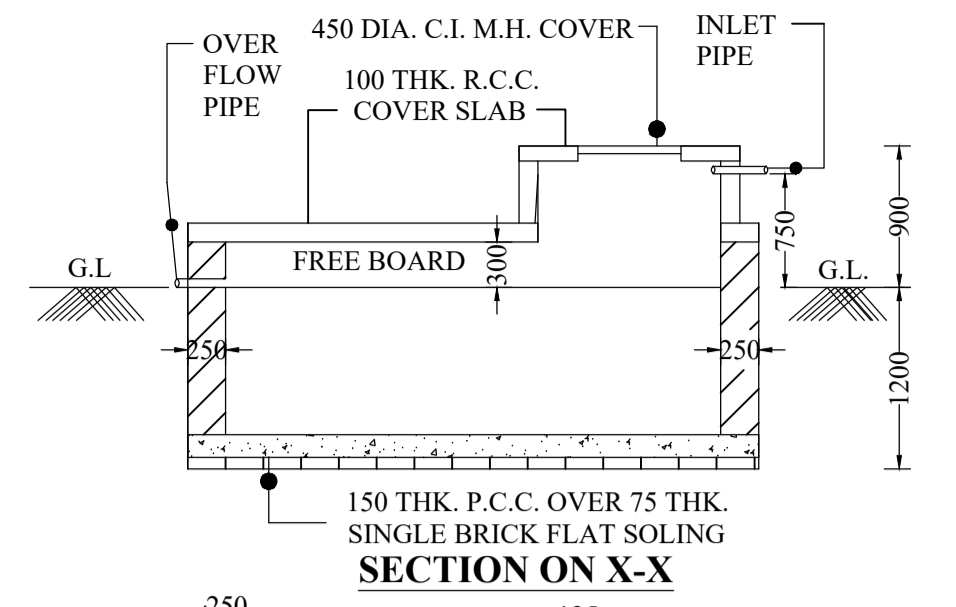
The above information is true and correct in all respect and if at any stage, it is found otherwise, then I shall be fully liable for which KMC and other appropriate authority reserve the right to take appropriate action against me as per law.

SRI DEBABRATA CHAKRABORTY DIRECTOR OF DEBANGAN ESTATE PRIVATE LIMITED AND CONSTITUTED ATTORNEY OF 01. SRI GOUTAM MITRA, 02. INDRANI GHOSH, 03. SANJAY MITRA, 04. SWAPNA GHOSH, 05. SAIKAT MONDAL, 06. PRITHWISH MONDAL, 07. SANTA MITRA, 08. ATANU MITRA, 09. BAISALI SEN.
 SIGNATURE OF THE OWNER / APPLICANTS

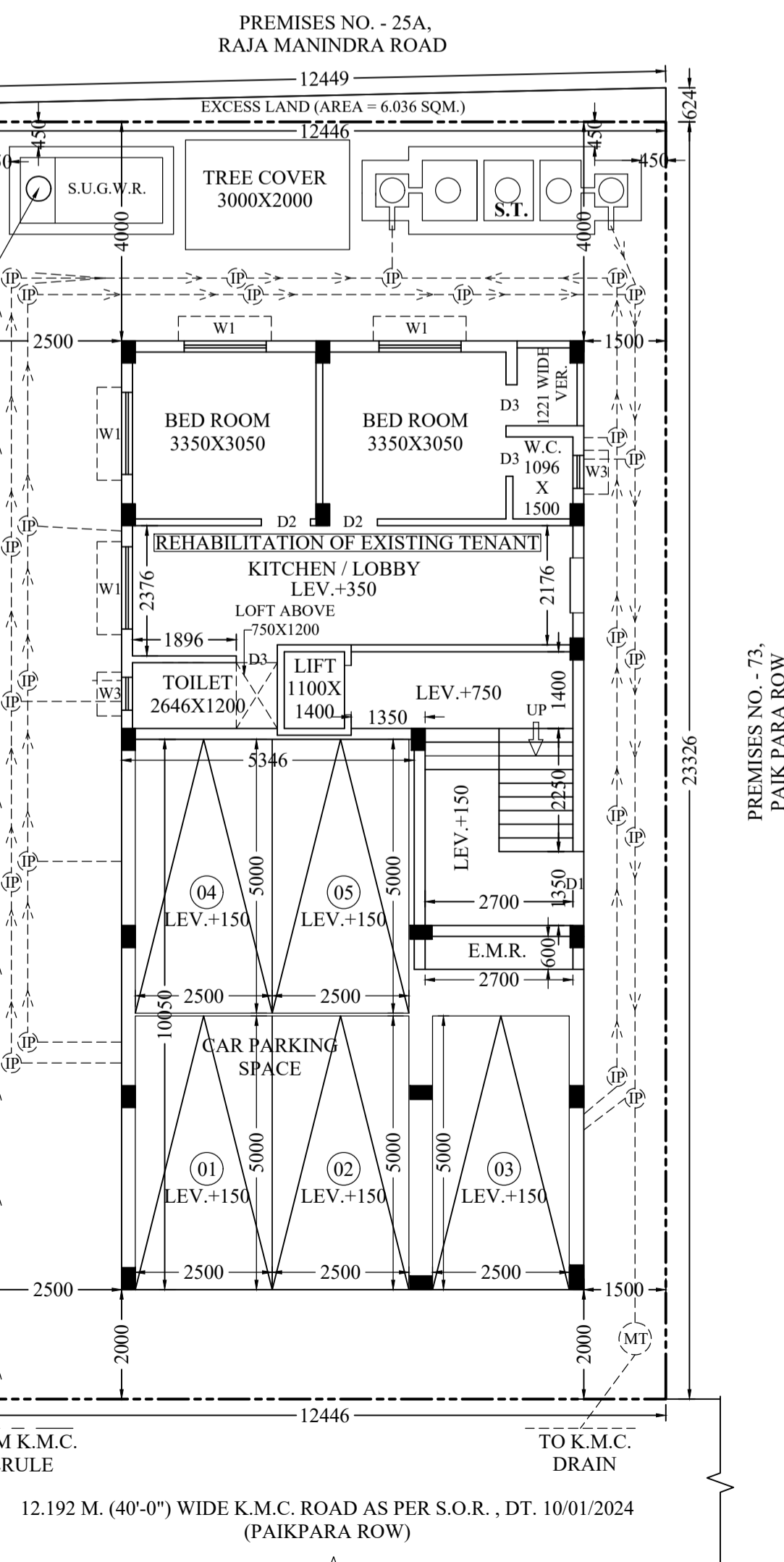
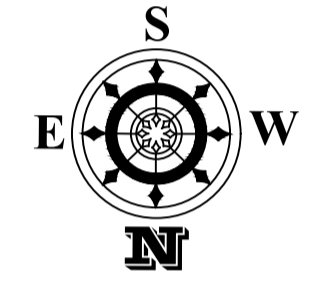
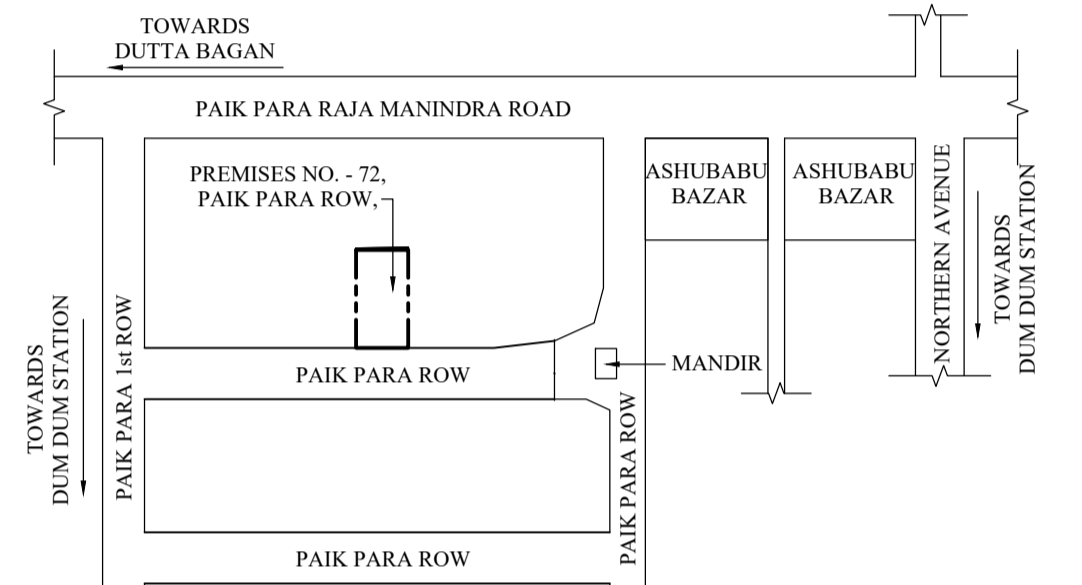
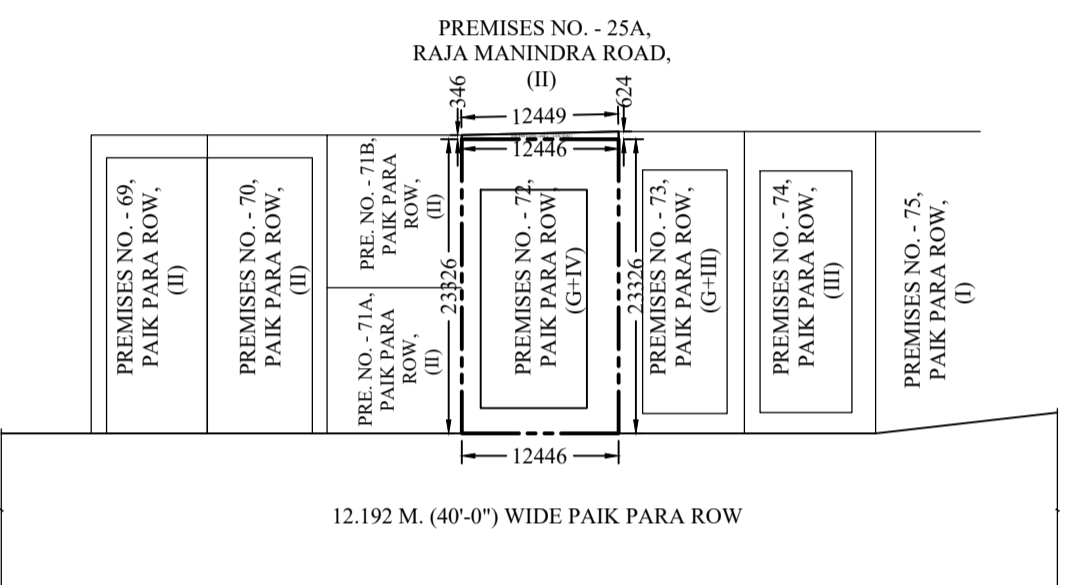
JOYDIP BILAS THAKUR (L.B.S. - 1136 / I)
 SIGNATURE OF THE L.B.S.



DETAILS OF SEPTIC TANK
 SCALE 1:50



DETAILS OF SEMI-UNDERGROUND WATER RESERVOIR
 (CAPACITY=600 GAL.) SCALE 1:50



DECLARATIONS OF G.T.E.

UNDERSIGNED HAS INSPECTED THE SITE & CARRIED OUT THE SOIL INVESTIGATION THERE IN. IT IS CERTIFIED THAT EXISTING SOIL OF THE SITE IS ABLE TO CARRY OUT THE LOAD FROM THE PROPOSED CONSTRUCTION & THE FOUNDATION SYSTEM THERE IN IS SAFE & STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

BABLU BISWAS(G.T.E.-38/I)
 SIGNATURE OF THE GEOTECHNICAL ENGINEER

DECLARATIONS OF ARCH. / L.B.S.

CERTIFIED 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. THERE IS AN EX STRUC. TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK.

JOYDIP BILAS THAKUR (L.B.S. - 1136 / I)
 SIGNATURE OF THE L.B.S.

DECLARATIONS OF OWNER(S)/APPLICANTS

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 FOUND FAKE. THE K.M.C AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF S.U.G.W.R. TAKEN UNDER THE GUIDENCE OF L.B.S. / E.S.E. BEFORE STARTING OF BUILDING FOUNDATION.

SRI DEBABRATA CHAKRABORTY DIRECTOR OF DEBANGAN ESTATE PRIVATE LIMITED AND CONSTITUTED ATTORNEY OF 01. SRI GOUTAM MITRA, 02. INDRANI GHOSH, 03. SANJAY MITRA, 04. SWAPNA GHOSH, 05. SAIKAT MONDAL, 06. PRITHWISH MONDAL, 07. SANTA MITRA, 08. ATANU MITRA, 09. BAISALI SEN.
 SIGNATURE OF THE OWNER(S)APPLICANTS

DOOR WINDOW SCHEDULE

TYPE	WIDTH	HEIGHT	TYPE	WIDTH	HEIGHT
D1	1000	2100	W1	1500	1200
D2	900	2100	W2/SW	1200	1200
D3	750	2100	W3	600	600

SPECIFICATIONS

R.C.C. FRAME STRUCTURE WITH CONC. GRADE 1:1.5:3.
 200 M.M. THK. EXTERNAL 125 & 75 M.M. THK. INTERNAL WALLS WITH 1:4 CEMENT MORTER JOINTS.
 STEEL Z- SECTION WINDOWS.
 CAST-IN-SITU MOSAIC FLOORING.
 1:6 & 1:4 CEMENT PLASTER ON INTERNAL WALLS AND CEILING RESPECTIVELY.
 WATER PROOFING TREATMENT.
 P.O.P. PUNNING ON INTERNAL WALLS & CEILING.

CERTIFICATE OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAVE BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER N.B.C OF INDIA CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT.

RAHUL SHAW (E.S.E.-742 / II)
 SIGNATURE OF THE E.S.E.

GROUND , FIRST , SECOND , THIRD, FOURTH & ROOF PLAN, LOCATION PLAN, SITE PLAN, SECTION-AA & BB, FRONT ELEVATION

PROPOSED G+IV STORIED RESIDENTIAL BUILDING PLAN OF THE PREMISES NO:- 72, PAIKPARA ROW, KOLKATA - 7000 37, WARD NO. - 004, BOROUGH NO. - I, P.S. - CHITPUR, COMPLYING KMC BUILDING RULE 2009 AND U/S 393A OF KMC BUILDING ACT 1980. UNDER THE KOLKATA MUNICIPAL CORPORATION.

BUILDING PERMIT NO. :- 2023010168
 SANCTION DATE :- 15/03/2024
 VALID UP TO :- 14/03/2029

DIGITAL SIGNATURE OF A.E.(C)/Bldg./Br.-/K.M.C. DIGITAL SIGNATURE OF E.E.(C)/Bldg./Br.-/K.M.C.