



CERTIFICATE					
<b>Premises No : 10, HINDUSTHAN PARK</b> <b>Assessee No : 110861500135</b> <b>Name of the Owner (s) / Applicant (s) : SMT JYOTSNA BAL</b> <b>Area of Land : 497.491 Sq mt.</b> <b>Name of L.B.S. : Joydeep Mukherjee No. 641 (I)</b> <b>Permissible height in reference to CCZM issued by AAI : 33.0 M.</b> Co-Ordinate in WGS 84 and site elevation (AMSLL) :					
Reference points marked in The site plan of the proposal	Co-ordinate in WGS 84	Site Elevation (AMSLL)			
1	Latitude 22.518066 Longitude 88.361630	2.7 M.			
2	Latitude 22.518199 Longitude 88.361658	2.7 M.			
That 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.					
JOYDEEP MUKHERJEE B.E. (CIVIL), L.B.S. - (I) Reg. No.- 641 (I)		SMT JYOTSNA BAL NAME OF OWNER / APPLICANT			
DOOR WINDOW SCHEDULE					
TYPE	WIDTH	HT.	TYPE	WIDTH	HT.
D	1050	2150	W	2400	1800
D1	900	2150	W1	1800	1800
D2	750	2150	W2	1500	1800
DW	1800	2150	W3	1200	1800
			W4	900	1800
			W5	600	750
			W6	475	750
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 MORTAR JOINTS STEEL Z-SECTION WINDOWS. CAST-IN-SITU MARBLE FLOORING. 1:6 & 1:4 CEMENT PLASTER ON INTERNAL WALLS AND CEILING RESPECTIVELY. WATER PROOFING TREATMENT. P.O.P. PUNNING ON INTERNAL WALLS & CEILING.					
STATEMENT OF THE PLAN PROPOSAL					
PART-A:					
1. ASSESSE NO: 110861500135					
2. DETAIL OF REGISTERED DEED.					
BOOK NO : I	VOL. NO : 61	PAGE NO : 85 TO 97			
BEING NO : 1786	DATED : 28.04.1920	PLACE : D.R. 24 PARGANAS (SOUTH)			
3. DETAIL OF REGISTERED BOUNDARY DECLARATION.					
BOOK NO : I	VOL. NO : 1603-2023	PAGE NO : 2674 TO 2675			
BEING NO : 160300646	DATED : 17.01.2023	PLACE : D.S.R. - III SOUTH 24-PARGANAS			
4. DETAIL OF REGISTERED CORNER SPLAY.					
BOOK NO : I	VOL. NO : 1603-2023	PAGE NO : 2675 TO 2676			
BEING NO : 160300647	DATED : 17.01.2023	PLACE : D.S.R. - III SOUTH 24-PARGANAS			
5. a) AREA OF LAND (Physical) : 7K-07CH-05FT = 497.491 SQM					
b) NO OF STOREY : G+IV					
6. a) NO. OF TENAMENTS : 6 NOS.					
7. SIZE OF TENAMENTS : a) 100.0 - 200.0 Sqm ..... 6 NOS					
PART-B:					
1. AREA OF LAND AS PER TITLE DEED = 7K-10CH-30SFT = 512.820 SQM					
2. AS PER BOUNDARY DECLARATION = 7K-07CH-05FT = 497.491 SQM					
3. DEDUCTION FOR CORNER SPLAY = 2.862 SQM					
4. NET LAND AREA = 494.629 SQM					
5. (i) PERMISSIBLE GROUND COVERAGE :- 60.083 % = 249.163 SQM					
(ii) PROPOSED GROUND COVERAGE = 60.075 % = 249.119 SQM					
6. PROPOSED HEIGHT = 15.475 MT.					
7. PROPOSED AREA					
8. TENEMENTS & CAR PARKING CALCULATION :-					
(A) RESIDENTIAL:					
MARKED TENEMENT SIZE	PROPORTIONAL AREA TO BE PROVIDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING	
1	119.739 SQ.M	20.656 SQ.M	139.795 SQ.M	3	
2	188.145 SQ.M	18.114 SQ.M	126.299 SQ.M	3	
(B) MERCANTILE (RETAIL) :-					
(i) SHOP BUILT-UP AREA = 105.088 SQM.					
(ii) SHOP CARPET AREA = 98.678 SQM. REQUIRED CAR PARKING = 2 NOS					
(C) BUSINESS :-					
(i) OFFICE BUILT-UP AREA = 188.12 SQM.					
(ii) OFFICE CARPET AREA = 160.121 SQM. REQUIRED CAR PARKING = 3 NOS					
(D) PARKING:					
(i) TOTAL REQUIRED CAR PARKING :- 11 NOS					
(ii) TOTAL PROVIDED CAR PARKING :- 11 NOS					
(iii) PERMISSIBLE AREA FOR PARKING = (6 X 25) = 150 SQ.M.					
(iv) PROVIDED AREA OF PARKING = 92.513 SQ.M.					
9. F.A.R.:					
(i) PERMISSIBLE F.A.R = 2.25					
(ii) PROPOSED F.A.R = (1095.378 - 92.513) / 497.491 = 2.016-2.25					
10. MISC AREA:					
(i) STAIR HEAD ROOM AREA :- 20.717 SQ.M.					
(ii) LIFT MACHINE ROOM AREA (M.R.L.) :- 3.898 SQ.M.					
(iii) TERRACE AREA :- 249.119 SQ.M.					
(iv) RELAXATION OF AUTHORITY, IF ANY :- NA					
(v) OVER HEAD TANK AREA :- 6.88 SQ.M.					
(vi) AREA OF W.C. AT ROOF :- 2.97 SQ.M.					
(vii) AREA OF CUP-BOARD :- 14.856 SQ.M.					
(viii) AREA OF TREE COVER = 16.985 SQ.M.					
(ix) TOTAL AREA ONLY FOR FEES = 1211.465 SQM					
CERTIFICATE 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 B.C.E, M.E., M.I.G.S, M.I.E. CHARTERED ENGINEER G.T.E. - 3(I)					
NAME 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 BASIS OF SOIL INVESTIGATION REPORT BY M/S APEX SOLUTIONS, RUPAK KUMAR BANERJEE, 368, LAKE GARDENS, KOLKATA - 700 045. CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT.					
JOYDEEP MUKHERJEE B.E. (CIVIL), E.S.E. - 178(I) NAME 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 AMMENDED 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 EXISTING STRUCTURE. TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK IT IS FULLY OCCUPIED BY THE OWNER. THERE IS NO TENANT.					
JOYDEEP MUKHERJEE B.E. (CIVIL), L.B.S. - (I) Reg. No.- 641 (I) NAME OF L.B.S.					
DECLARATION OF OWNER					
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 U.G.W.R TAKEN UNDER THE GUIDANCE OF L.B.S/E.S.E BEFORE STARTING OF BUILDING FOUNDATION. THE PLOT IS IDENTIFIED BY ME. THE PLOT IS FULLY DEMARCATED BY BOUNDARY WALL. THERE IS NO TENANT. THERE IS NO COURT CASE PENDING AGAINST THIS PLOT.					
SMT JYOTSNA BAL NAME OF OWNER / APPLICANT					
B.P. NO :- 2023080064 DATED :- 13-10-2023 VALID UP TO :- 12-10-2028					
DIGITAL SIG. OF EXECUTIVE ENGINEER (K.M.C.) BR. VIII / BUILDING DEPARTMENT					
DIGITAL SIG. OF ASSISTANT ENGINEER (K.M.C.) BR. VIII / BUILDING DEPARTMENT					
GROUND FLOOR PLAN, SITE PLAN, KEY PLAN, U.G.W.R.					
PROJECT PROPOSED G+IV STORED (HT.-15.475MT.) RESIDENTIAL BUILDING U/S 393 A OF K.M.C. ACT 1980 & UNDER BUILDING RULE 2009 AT PREMISES NO - 10, HINDUSTHAN PARK, WARD NO - 86, BOROUGH NO - VIII, P.S. - GARIAHAT, KOLKATA - 700 029.					
JOB NO.	DRG. NO.	DATE	DEALT		
1/3	ARCH / CORP - MASTER SHEET	20.09.2023	AYAN		
 syn tech engg pvt. ltd. ARCHITECTS, ENGINEER'S, INTERIOR DESIGNERS, LANDSCAPE 367, Lake Gardens Kolkata - 700 045   Tel. : +91-33-2422-7811, +91-92200-42212 e-mail: synenggtech@gmail.com   www.synenggtech.com					
SCALE - 1:100					