

EXISTING & PROPOSED AREA CALCULATION OF TENANTS & OWNERS:-

a) AREA STATEMENT OF OWNER(S):-

SL. NO.	NAME OF OWNER(S)	EXISTING			PROPOSED						
		USE	FLOOR	AREA (SQ.M)	USE	FLOOR	AREA (SQ.M)				
OWNERS		(B)	GROUND	29.579	4.297	33.876	RESI.	1ST	94.536	3.696	98.232
		RESI.	GROUND	79.255	11.514	90.769	RESI.	2ND	48.578	1.899	50.477
		RESI.	FIRST	91.509	13.294	104.803	RESI.	3RD	48.578	1.899	50.477
		RESI.	FIRST	91.509	13.294	104.803	RESI.	4TH	48.578	1.899	50.477
				200.343	29.105	(A) 229.448			240.270	9.393	(B) 249.663

b) AREA STATEMENT OF TENANT(S):-

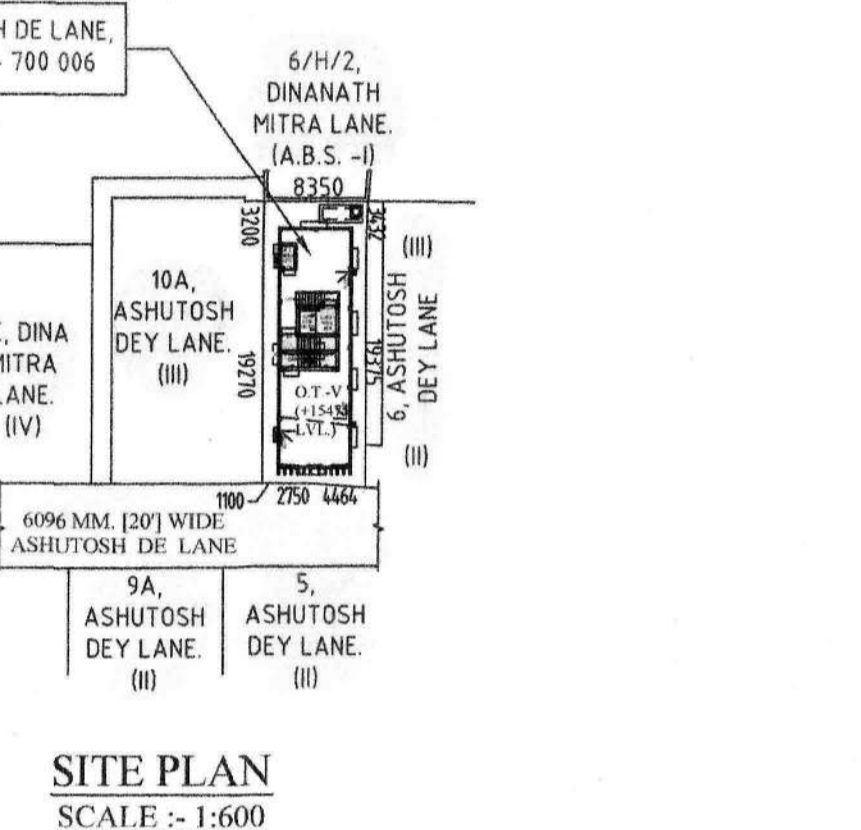
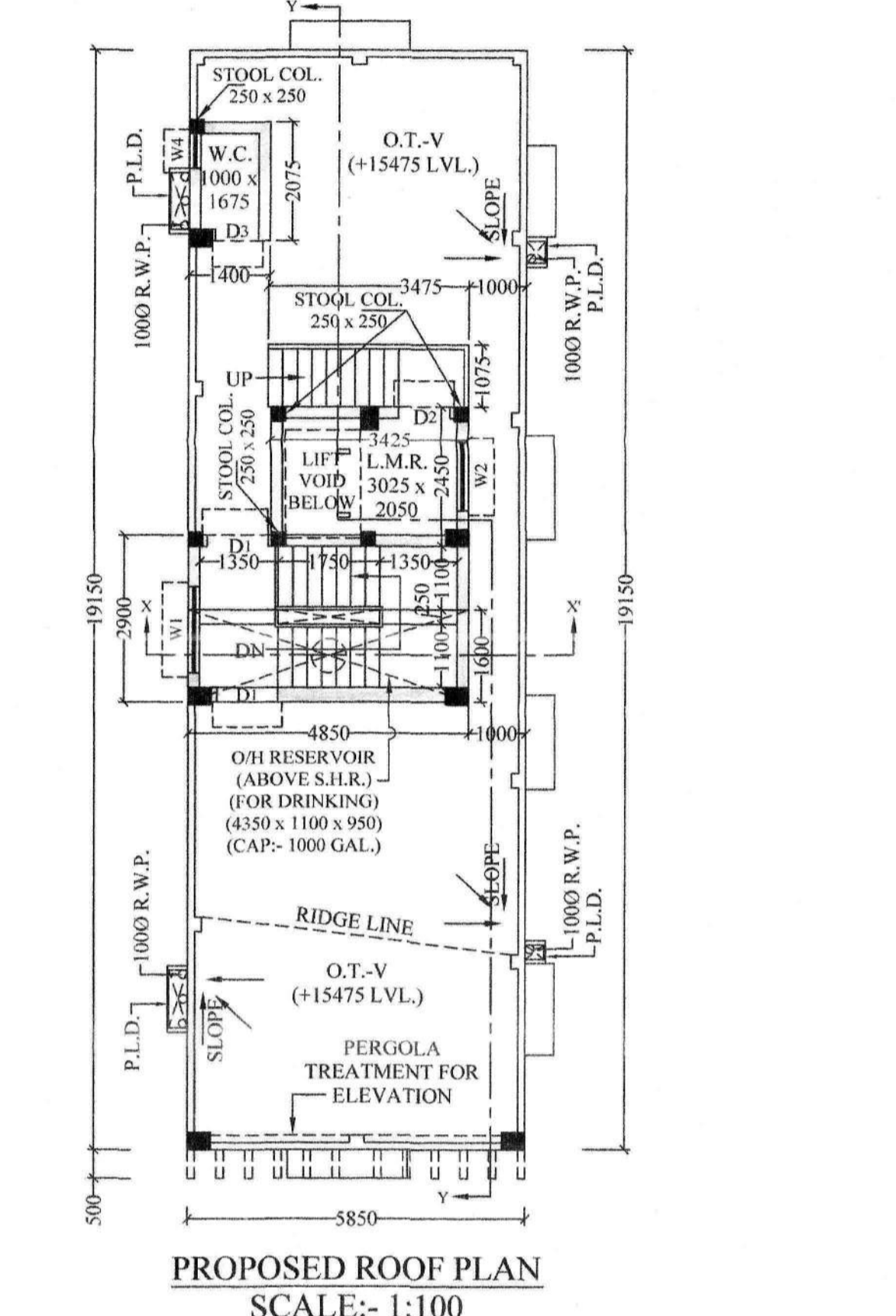
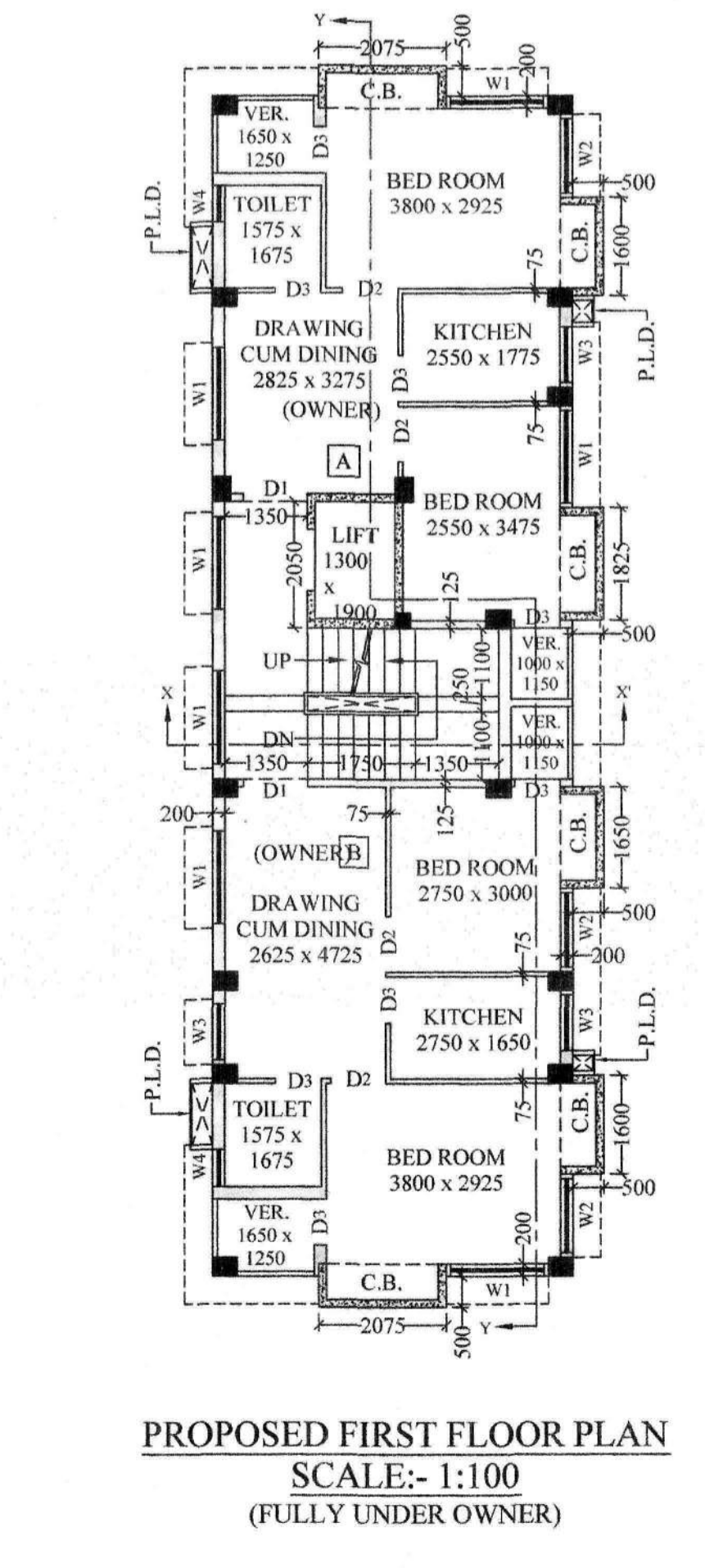
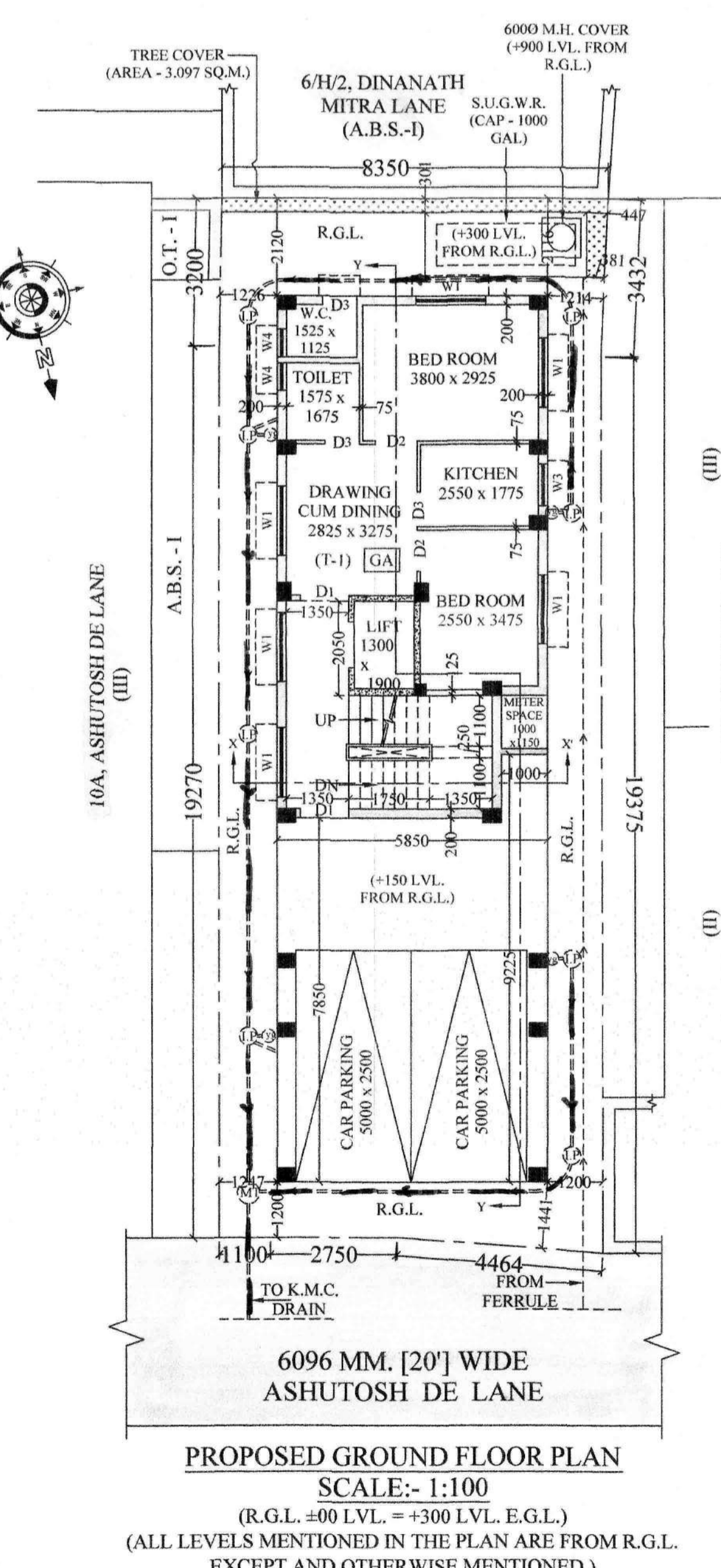
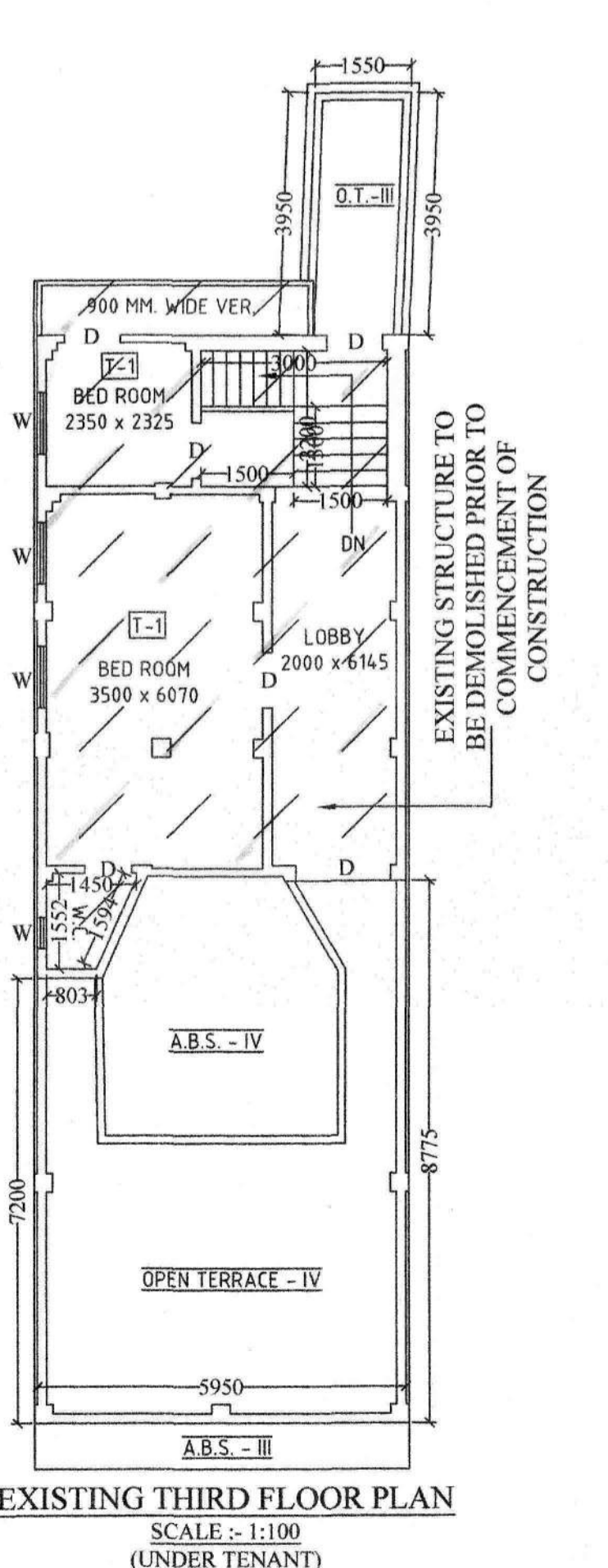
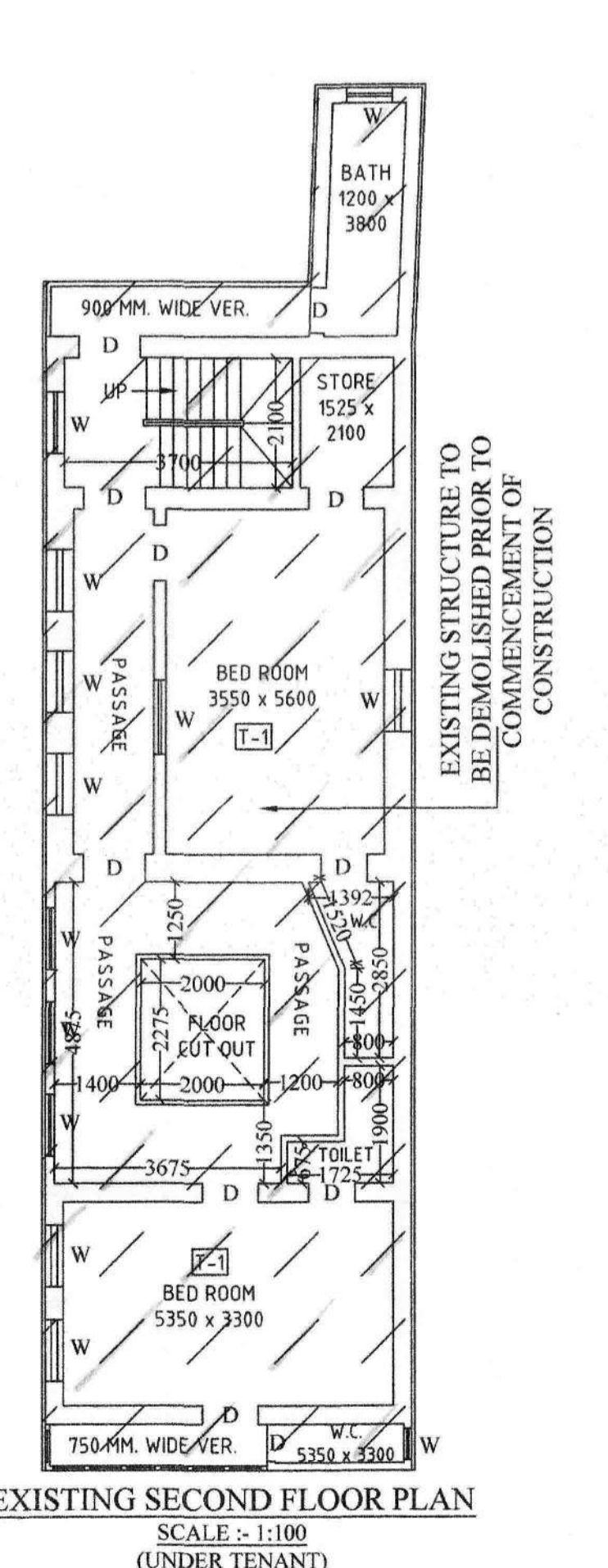
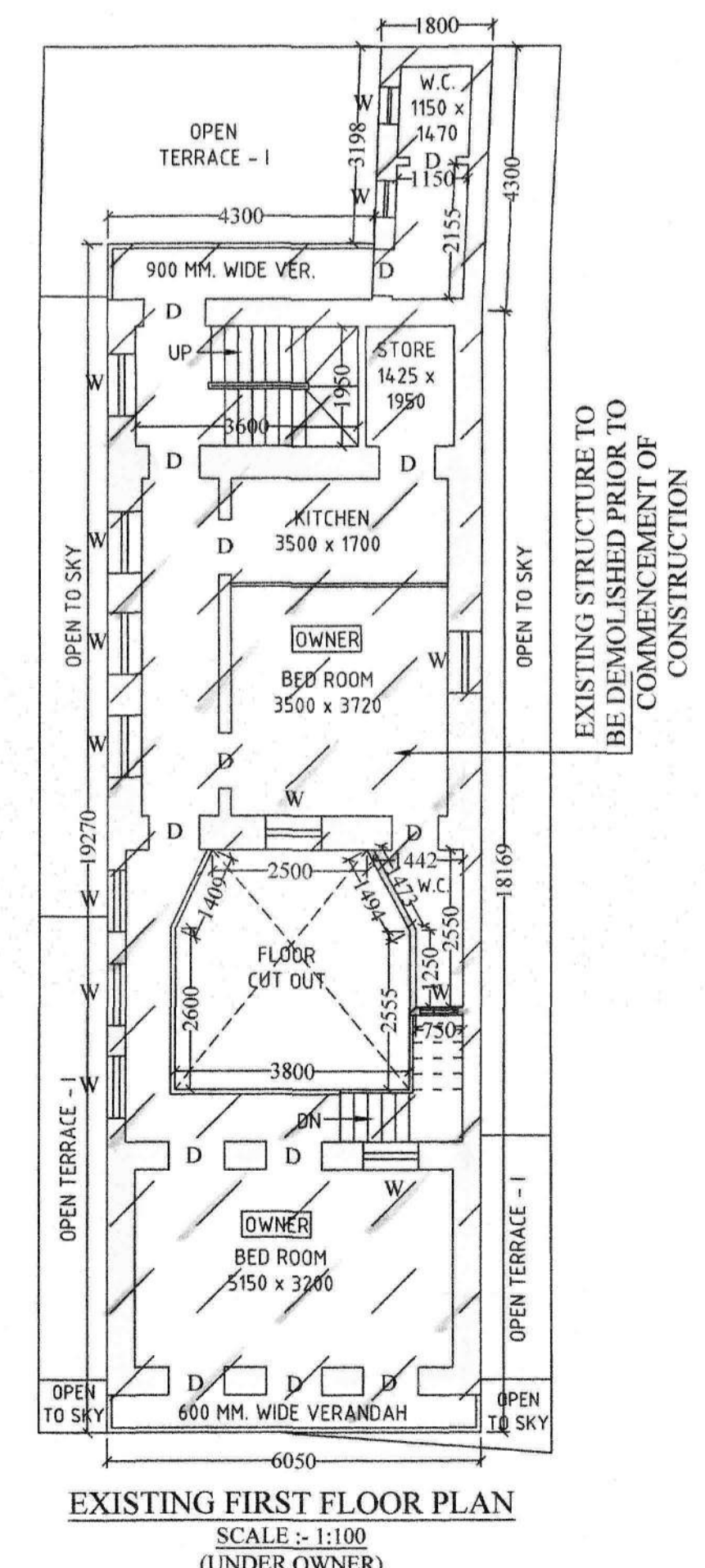
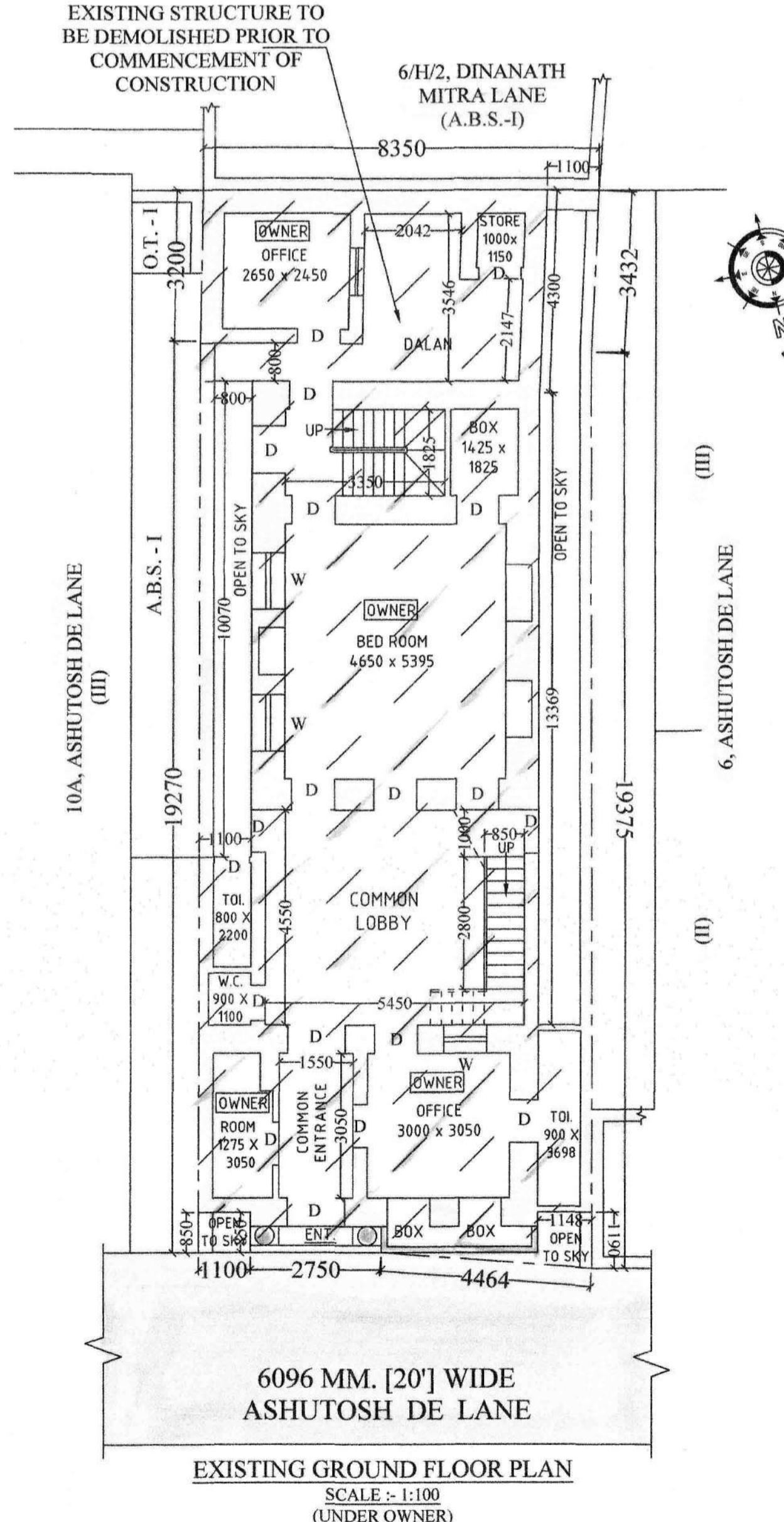
SL. NO.	NAME OF TENANT(S)	EXISTING			PROPOSED						
		USE	FLOOR	AREA (SQ.M)	USE	FLOOR	AREA (SQ.M)				
1	SHASHANK KAJARIA	RESI.	SECOND	101.746	14.781	116.527	RESI.	GROUND	42.218	1.652	43.870
		RESI.	THIRD	50.595	7.351	57.946	RESI.	2ND	45.958	1.797	47.755
		RESI.	THIRD	50.595	7.351	57.946	RESI.	3RD	45.958	1.797	47.755
		RESI.	THIRD	50.595	7.351	57.946	RESI.	4TH	45.958	1.797	47.755
				152.341	22.132	(C) 174.473			180.092	7.043	(C) 187.135

c) EXEMPTED AREA:-
AREA OF STAIR & LIFT (EXEMPTED AREA) - EXISTING = 29.415 SQ.M., PROPOSED = 66.16 SQ.M.

REF. OF REGISTERED DECLARATION FOR NON-EVICTION OF TENANTS:-
BOOK NO.-4; BEING NO.-190108772; A.R.A.-1, KOLKATA, FOR THE YEAR 2022.

COMPARATIVE STATEMENT

	RESIDENTIAL (TENANT) (A) (SQ.M.)	RESIDENTIAL (OWNER) (B) (SQ.M.)	EXEMPTED AREA (C) (SQ.M.)	PROPOSED PARKING AREA (D) (SQ.M.)	GRAND TOTAL (E) = (A+B+C+D) (SQ.M.)	EXEMPTED PARKING AREA (D) (SQ.M.)	EXEMPTED AREA (C) (SQ.M.)	NET TOTAL (F) = (E-D-C) (SQ.M.)
EXISTING (excluding stair, lift lobby area)	174.473	229.448	29.415	---	433.336	---	29.415	403.921
PROPOSED (excluding stair, lift lobby area)	187.135	249.663	66.160	47.297	550.255	44.757	66.160	439.338



SCHEDULE OF DOOR & WINDOW (for proposed plan only)

DOORS	HEIGHT	WIDTH	WINDOWS	HEIGHT	WIDTH
MKD.	2100	1150	MKD.	1350	1350
D1	2100	1150	D2	1200	1350
D2	2100	1150	D3	1200	1350
D3	2100	1150	C.G.	600	600

REFERENCES:-

- DETAILS OF INDENTURE DEED - BOOK NO.-1, VOL. NO.-1, BEING NO.-02427, PAGES FROM 1 TO 21, REGISTERED BEFORE A.R.A., KOLKATA.
- DETAILS OF REGISTERED BOUNDARY DECLARATION - BOOK NO.-1, VOL. NO.-19031333, PAGES FROM 56790 TO 56806, REGISTERED BEFORE A.R.A.-III, KOLKATA, FOR THE YEAR 2021.
- NILESH KUMAR SINGHANIA NOMINATE, AUTHORIZED, CONSTITUTE AND APPOINT RAJAT KUMAR SINGHANIA, AS TRUE, CONSTITUTE AND LAWFUL ATTORNEY, THROUGH REGISTERED POWER OF ATTORNEY, EXECUTED BEFORE YUSUF JAMAL, VICE CONSUL, CONSULATE GENERAL OF INDIA, SAN FRANCISCO (USA), DATED 12th JANUARY 2021, SERIAL NO. ESP/182/21.
- REFERENCE OF S.O.R.-CH. V. & S. ID. NO.-704/2020-2021, DATE - 23.04.2021.

DETAILS CALCULATION OF AREA AND FAR UNDER RULE 142 OF K.M.C. BUILDING RULE - 2009

- ASSESSER NO.: 11-026-03-0009-0.
- LAND AREA:- 02K.-15CH.-20SF. OR. 198.346 SQ.M.(M/L) (AS PER DEED) 02K.-12CH.-30SF. OR. 186.763 SQ.M.(M/L) (AS PER PHYSICAL MEASUREMENT)
- EXISTING COVERED AREA:-
 - EXISTING GROUND FLOOR AREA:- COVERED AREA = 153.366 SQ.M. STAIR AREA AT GROUND FLOOR = 9.975 SQ.M. GROUND FLOOR AREA EXCLUDING EXEMPTION = 143.391 SQ.M. [153.366 - 9.975]
 - EXISTING SECOND FLOOR AREA:- COVERED AREA = 105.977 SQ.M. STAIR AREA AT FIRST FLOOR = 7.020 SQ.M. FIRST FLOOR AREA EXCLUDING EXEMPTION = 98.777 SQ.M. [105.977 - 7.020]
 - EXISTING THIRD FLOOR AREA:- COVERED AREA = 115.493 SQ.M. STAIR AREA AT FIRST FLOOR = 7.770 SQ.M. SECOND FLOOR AREA EXCLUDING EXEMPTION = 107.723 SQ.M. [115.493 - 7.770]
 - EXISTING FOURTH FLOOR AREA:- COVERED AREA = 58.480 SQ.M. STAIR AREA AT FIRST FLOOR = 4.650 SQ.M. SECOND FLOOR AREA EXCLUDING EXEMPTION = 54.030 SQ.M. [58.480 - 4.650]
- EXISTING TOTAL COVERED AREA = 433.336 SQ.M. [153.366 + 105.977 + 115.493 + 58.480]
 - EXISTING TOTAL STAIR AREA (EXEMPTED AREA) = 29.415 SQ.M. [9.975 + 7.020 + 7.770 + 4.650]
 - EXISTING TOTAL COVERED AREA EXCLUDING EXEMPTION = 403.921 SQ.M. [433.336 - 29.415]
 - EXISTING TOTAL OWNER AREA (EXCLUDING EXEMPTION) = 229.448 SQ.M. [33.876 + 90.769 + 104.803]
 - EXISTING TOTAL TENANT AREA (EXCLUDING EXEMPTION) = 174.473 SQ.M. [116.527 + 57.946]
 - EXISTING TOTAL COMMON AREA TO BE PROPORTIONATE = 51.237 SQ.M. [34.557 + 7.268 + 5.977 + 3.435]
 - PERCENTAGE OF EXISTING TENANT AREA = 43.195% [(174.473 / 403.921) x 100]
- GROUND COVERAGE COMPARATIVE STATEMENTS:-
 - EXISTING GROUND COVERAGE = 93.987% [153.366 SQ.M. ON 186.763 SQ.M.]
 - PERMISSIBLE GROUND COVERAGE = 60.000% [112.027 SQ.M. ON 186.763 SQ.M.]
 - PROVIDED GROUND COVERAGE = 59.983% [112.027 SQ.M. ON 186.763 SQ.M.]
- PROPOSED COVERED AREA:-
 - GROUND FLOOR AREA = 152.027 SQ.M. STAIR & LIFT LOBBY AREA = 18.951 SQ.M. OTHER SERVICE AREA = 03.561 SQ.M. FLAT-A = 42.218 SQ.M. CAR PARKING = 47.297 SQ.M.
 - FIRST TO FOURTH FLOOR AREA = 105.557 SQ.M. (EACH) STAIR & LIFT LOBBY AREA = 15.021 SQ.M. FLAT-A = 45.958 SQ.M. FLAT-B = 48.578 SQ.M.
 - TOTAL PROPOSED FLOOR AREA = 550.255 SQ.M. [112.027 + (105.557 x 4)]
- DETAILS OF EXEMPTION AREA:-
 - AREA OF STAIRCASE WITH LANDING = 52.325 SQ.M. (10.465 x 5)
 - GROUND TO FOURTH FLOOR = 10.465 SQ.M. [4.45 x 2.45 - (1.75 x 0.25)] (EACH)
 - AREA OF LIFT LOBBY = 13.835 SQ.M. (2.767 x 5)
 - GROUND TO FOURTH FLOOR = 2.767 SQ.M. (1.35 x 2.05) (EACH)
- TOTAL COVERED AREA INCLUDING THE EXEMPTED AREA IN THIS RULE = 550.255 SQ.M.
- AREA EXEMPTED IN THIS RULE = 66.16 SQ.M. [52.325 + 13.835]
- TOTAL COVERED AREA EXCLUDING THE AREA EXEMPTED IN THIS RULE = 484.095 SQ.M. [550.255 - 66.16]
- CAR PARKING COMPARATIVE STATEMENT:-
 - REQUIRED = 44.757 SQ.M. (50.000% OF GROUND FLR. AREA EXCLU. STAIR, LIFT & SERVICE AREA)
 - PROPOSED = 47.297 SQ.M. (53.876% OF GROUND FLR. AREA EXCLU. STAIR, LIFT & SERVICE AREA)
 - EXEMPTED AREA = 44.757 SQ.M.
- FLOOR AREA RATIO:-
 - NET EXISTING AREA = 403.921 SQ.M. [EXISTING F.A.R. : 2.163 (403.921 / 186.763)]
 - PERMISSIBLE AREA = 578.394 SQ.M. [(174.473 x 2.0) + 229.448] [PERMISSIBLE F.A.R. : 3.097 (578.394 / 186.763)]
 - NET PROPOSED AREA = 439.338 SQ.M. [484.095 - 44.757] [PROPOSED F.A.R. : 2.352 (439.338 / 186.763)]
- COMPARATIVE STATEMENT FOR HEIGHT:-
 - HEIGHT OF EXISTING BUILDING = 14.500 MTR.
 - HEIGHT OF PROPOSED BUILDING = 15.475 MTR.
- AREA OF PROPOSED STAIR HEAD ROOM = 14.065 SQ.M. (2.900 x 4.850)
- AREA OF PROPOSED LIFT MACHINE ROOM = 08.391 SQ.M. (3.425 x 2.450)
- AREA OF PROPOSED LIFT MACHINE ROOM STAIR = 03.536 SQ.M. (1.475 x 1.075)
- AREA OF PROPOSED OH RESERVOIR (FOR DRINKING) = 07.760 SQ.M. (4.850 x 1.600)
- AREA OF PROPOSED W.C. ON ROOF = 02.905 SQ.M. (1.400 x 2.075)
- AREA OF PROPOSED PERGOLA ON ROOF = 02.212 SQ.M.
- AREA OF PROPOSED CUP-BOARD = 21.650 SQ.M. (2.075 + 1.65 + 1.65 + 1.65 + 1.65 + 1.65) x 4
- PERMISSIBLE TREE COVER AREA = [186.763 x (550.255 / 578.394)] = 2.570 SQ.M. (1.376% OF LAND AREA)
- TOTAL PROPOSED TREE COVER AREA = 3.097 SQ.M. (1.658% OF LAND AREA)
- TOTAL AREA OF PROPOSED ROOF = 112.027 SQ.M.

DECLARATION OF L.B.S.:-
CERTIFIED THAT THE BUILDING PLAN HAS BEEN DRAWN AS PER PROVISION OF K.M.C. BUILDING RULES 2009 AS AMENDED FROM TIME TO TIME ALONG IN COMPLIANCE WITH RULE 142 OF K.M.C. BLDG. RULE 2009 AND THE SITE CONDITIONS INCLUDING THE WIDTH OF THE ROAD CONFORM WITH THE PLAN AND IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP LAND, THE PLOT IS DEMARCATED BY BOUNDARY LINE AND EXISTING STRUCTURE.

CERTIFICATE OF STRUCTURAL ENGINEER:-
STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE PROPOSED BUILDING WILL BE MADE BASED ON THE SOIL TEST REPORT WHICH WILL BE DONE AFTER DEMOLITION OF EXISTING BUILDING, BY CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER PREVAILING I.S. CODES AND N.C.C. OF INDIA AND CERTIFIED THAT THE DESIGN WILL BE CALCULATED IN SUCH A WAY TO MAKE THE PROPOSED CONSTRUCTION SAFE AND STABLE IN ALL RESPECT.

CERTIFICATE OF GEO-TECHNICAL ENGINEER:-
THE UNDERSIGNED HAS INSPECTED THE SITE. SOIL EXPLORATION WILL BE CARRIED OUT AT SITE AFTER DEMOLITION OF EXISTING STRUCTURE. SOIL EXPLORATION REPORT WITH RECOMMENDATION WILL BE SUBMITTED ACCORDINGLY. NOW IT IS CERTIFIED THAT SOIL EXPLORATION AND RECOMMENDATION REPORT WILL BE COMPARED AND VERIFIED BY ME WITH PROPOSED CONSTRUCTION SO THAT THE SITE WILL BE ABLE TO CARRY THE LOAD COMING FROM PROPOSED CONSTRUCTION TO THE FOUNDATION, CERTIFIED THAT THE RECOMMENDATION FOLLOWED WITH SOIL EXPLORATION WILL BE MADE IN SUCH A WAY TO MAKE THE PROPOSED CONSTRUCTION SAFE AND STABLE IN ALL RESPECTS FROM GEO-TECHNICAL POINT OF VIEW.

CERTIFICATE OF OWNER:-
WE DO HERE BY 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 PLAN. K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING AND ADJOINING STRUCTURE. SUBMITTED DOCUMENT IF ANY ARE FAKE THEN K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF S.U.G.W.R. IF ANY, TAKEN UNDER THE GUIDANCE OF L.B.S./E.S.E. BEFORE STARTING OF BUILDING FOUNDATION.

NOTE:-

- ALL DIMENSIONS ARE IN MILLIMETER UNLESS OTHERWISE STATED.
- PIERCED DIMENSIONS SHOULD BE FOLLOWED.
- ALL EXTERNAL WALLS ARE 200 MM TH. & INTERNAL WALLS ARE 125 MM TH. AS MENTIONED.
- THE DEPTH OF SEMI UNDER GROUND WATER RESERVOIR SHOULD NOT EXCEED THE DEPTH OF NEIGHBORING COLUMN FOUNDATION.
- ALL FLOORS SPECIALLY BELOW TOILET, W.C., KITCHEN ARE IMPERMEABLE FLOOR & WILL BE CONSTRUCTED BY WATER TIGHT MATERIALS.
- P.L.D. MEANS PIPE LINE DUCT & R.W.P. MEANS RAIN WATER PIPE.

CONTENTS:- EXISTING GROUND TO THIRD FLOOR PLAN, PROPOSED GROUND TO ROOF PLAN, PROPOSED ELEVATION, PROPOSED SECTIONS, EXISTING & PROPOSED TENANT AREA CALCULATION CHART, COMPARATIVE STATEMENT, SITE PLAN, LOCATION PLAN, S.U.G.W.R. DETAILS, DW SCHEDULE, PLAN OF PROPOSED FIVE STORED (HT. -15.475 M) RESIDENTIAL BUILDING AT PREMISES NO.- 8, ASHUTOSH DE LANE, KOLKATA - 700 006, UNDER KMC WARD NO.- 026, BR. - IV, P.S.- GIRISH PARK (PREVIOUSLY P.S.- JORASANKO), P.O.- BEADON STREET.

PLAN PROPOSAL U/S 93 OF K.M.C. ACT, 1980 AND U/R 142 OF K.M.C. BLDG. RULE 2009 READ WITH SUBSEQUENT CIRCULARS AND GUIDELINES.

PIONEER ENGINEERING & ASSOCIATES
35A, DR. NARAYAN ROY SARANI, KOLKATA - 700 006.
MOB - 98831 92148.

PARTY'S COPY

Plan for Water Supply arrangement including SEMILI G. & O. H. reservoirs should be submitted at the Office of the Ex-Engineer Water Supply and the sanction obtained before proceeding with the work of Water Supply any deviation may lead to disconnection/demolition.

The building materials that will be stacked on Road/Passage or Foot-path beyond 3-months or after construction of G Floor, whichever is earlier may be seized forthwith by the K.M.C at the cost and risk of the owner.

Before starting any Construction the site must conform with the plans sanctioned and all the conditions as proposed in the plan should be fulfilled.

No rain water pipe should be fixed or discharged on Road or Footpath. Drainage plan should be submitted at the Borough Executive Engineer's Office and the sanction obtained before proceeding with the drainage work.

The validity of the written permission to execute the work is subject to the above conditions.

A suitable pump has to be provided i.e. pumping unfiltered water for the distribution to the flushing cisterns and urinals in the building incase unfiltered water from street main is not available.

The sanction refers to the proposed portion shown in red and the Executive Engineers makes no admission as to the correctness of the plan.

Non Commencement of Erection/ Re-Erection within Five year will Require Fresh Application for Sanction



RESIDENTIAL BUILDING

THE SANCTION IS VALIED UP TO 19-01-2027

Design of all Structural Members including that of the foundation should conform to Standards specified in the National Building Code of India

DEVIATION WOULD MEAN DEMOLITION

Necessary steps should be taken for the safety of the lives of the adjoining public and private properties during construction.

CONSTRUCTION SITE SHALL BE MAINTAINED TO PREVENT MOSQUITO BREEDING AS REQUIRED U/S 496 (1) & (2) OF CMC ACT 1980. IN SUCH MANNER SO THAT ALL WATER COLLECTION & PARTICULARLY LIFT WELLS, VATS, BASEMENT CURING SITES, OPEN RECEPTACLES ETC. MUST BE EMPITED COMPLETELY TWICE A WEEK.

Approved By M.B.C. Meeting No- 601 on 12-08-2022 vide Resolution No-154/22-23 The Building Committee

Sanctioned subject to demolition of existing structure to provide open space as per plan before construction is started

Executive Engineer (C)
BR. IV

Asst. Engineer (C)
Br. PLAN IV

