

**SECTION - AA**  
SCALE = 1:100

**SECTION - BB**  
SCALE = 1:100

**(A) AREA STATEMENTS OF OWNER(S)**

SL. NO.	NAME OF OWNER(S)	NATURE OF USE	FLOOR	EXISTING			SANCTIONED			PROPOSED U/R 26 (2)(a) & (2)(b)		
				OCCUPIED	COMMON	TOTAL	NATURE OF USE	FLOOR	OCCUPIED	COMMON	TOTAL	NATURE OF USE
01	DHANKALASH VINTRADE PVT. LTD.	RESIDENTIAL	FIRST	68.219	1.412	69.631	RESIDENTIAL	FIRST	71.473	2.153	73.626	
				71.138	1.467	72.605	RESIDENTIAL	FIRST	68.748	2.071	70.819	
				TOTAL			139.357	2.879	142.236	TOTAL		

**(B) AREA STATEMENTS OF TENANT(S)**

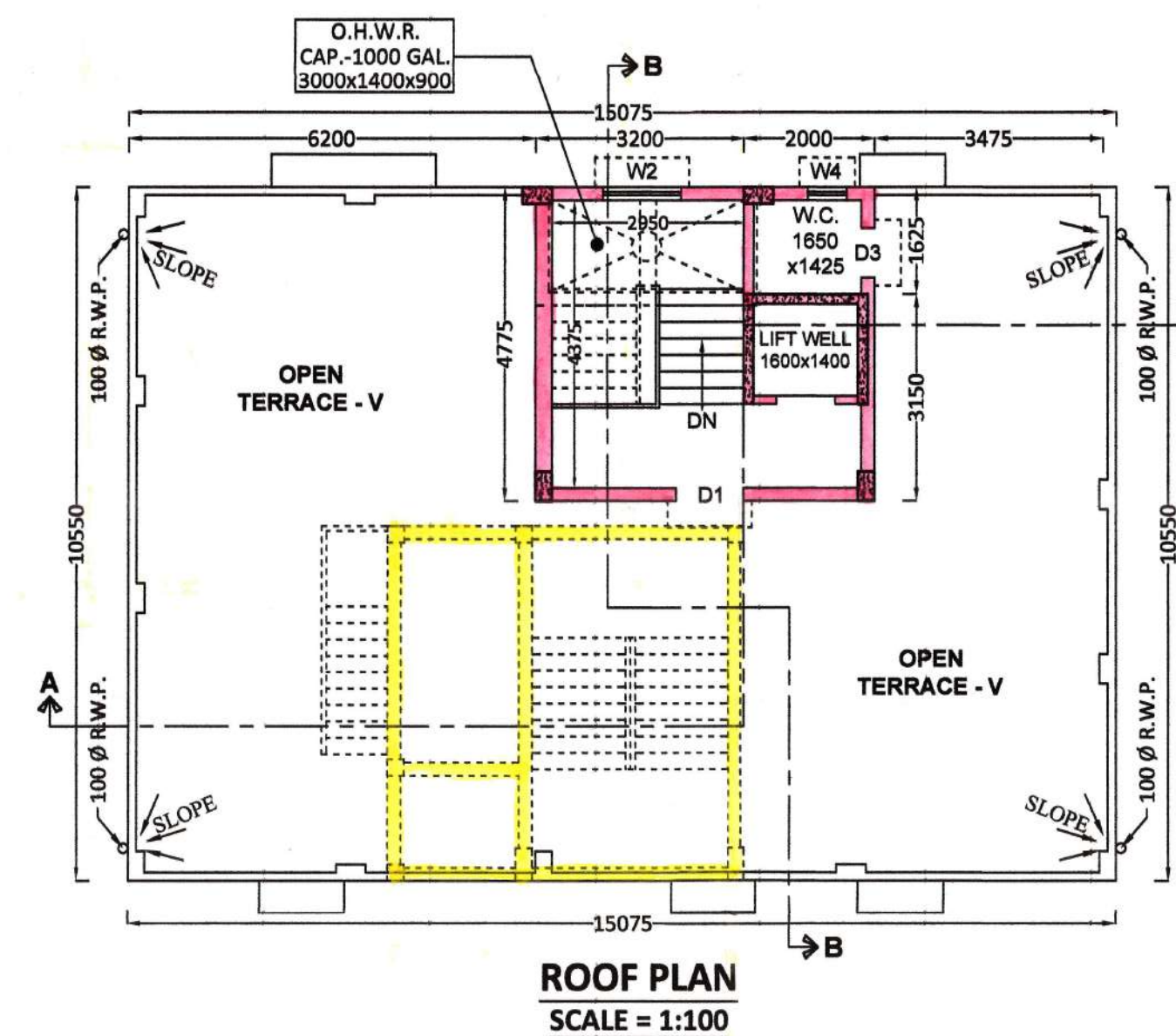
SL. NO.	NAME OF TENANT(S)	NATURE OF USE	FLOOR	EXISTING			SANCTIONED			PROPOSED U/R 26 (2)(a) & (2)(b)		
				OCCUPIED	COMMON	TOTAL	NATURE OF USE	FLOOR	OCCUPIED	COMMON	TOTAL	NATURE OF USE
02	RAJENDRA KUMAR & N.K. MASKARA	RESIDENTIAL	SECOND	68.219	1.412	69.631	RESIDENTIAL	SECOND	71.473	2.153	73.626	
				71.138	1.467	72.605	RESIDENTIAL	THIRD	71.473	2.153	73.626	
				68.219	1.412	69.631	RESIDENTIAL	THIRD	68.748	2.071	70.819	
INDIVIDUAL TOTAL AREA			275.830			INDIVIDUAL TOTAL AREA			288.890			
03	ARUN PATODIA S/O BHAWANI PRASAD PATODIA & G/O LATE DIANGODAR PATODIA	RESIDENTIAL	FIRST	52.879	10.848	63.727	RESIDENTIAL	GROUND	63.448	1.319	64.767	
				68.219	1.412	69.631	RESIDENTIAL	FOURTH	71.473	2.153	73.626	
				71.138	1.467	72.605	RESIDENTIAL	GROUND	57.128	1.720	58.848	
INDIVIDUAL TOTAL AREA			142.236			INDIVIDUAL TOTAL AREA			132.474			
04	ARVIND KUMAR MURARKA S/O LATE MANICK LAL MURARKA	RESIDENTIAL	SECOND	79.915	16.395	96.310	RESIDENTIAL	FOURTH	71.138	1.467	72.605	
				68.219	1.412	69.631	RESIDENTIAL	FOURTH	71.138	1.467	72.605	
				71.138	1.467	72.605	RESIDENTIAL	FOURTH	71.138	1.467	72.605	
TOTAL			361.670			TOTAL			481.519			
TOTAL			74.179			TOTAL			84.190			
TOTAL			435.867			TOTAL			565.709			

**(C) TOTAL AREA OF STAIR CASE + LIFT LOBBY (EXEMPTED AREA):** EXISTING = 28.388 SQ.M. SANCTIONED = 84.190 SQ.M. PROPOSED U/R 26 (2)(a) & (2)(b) = 75.868 SQ.M.

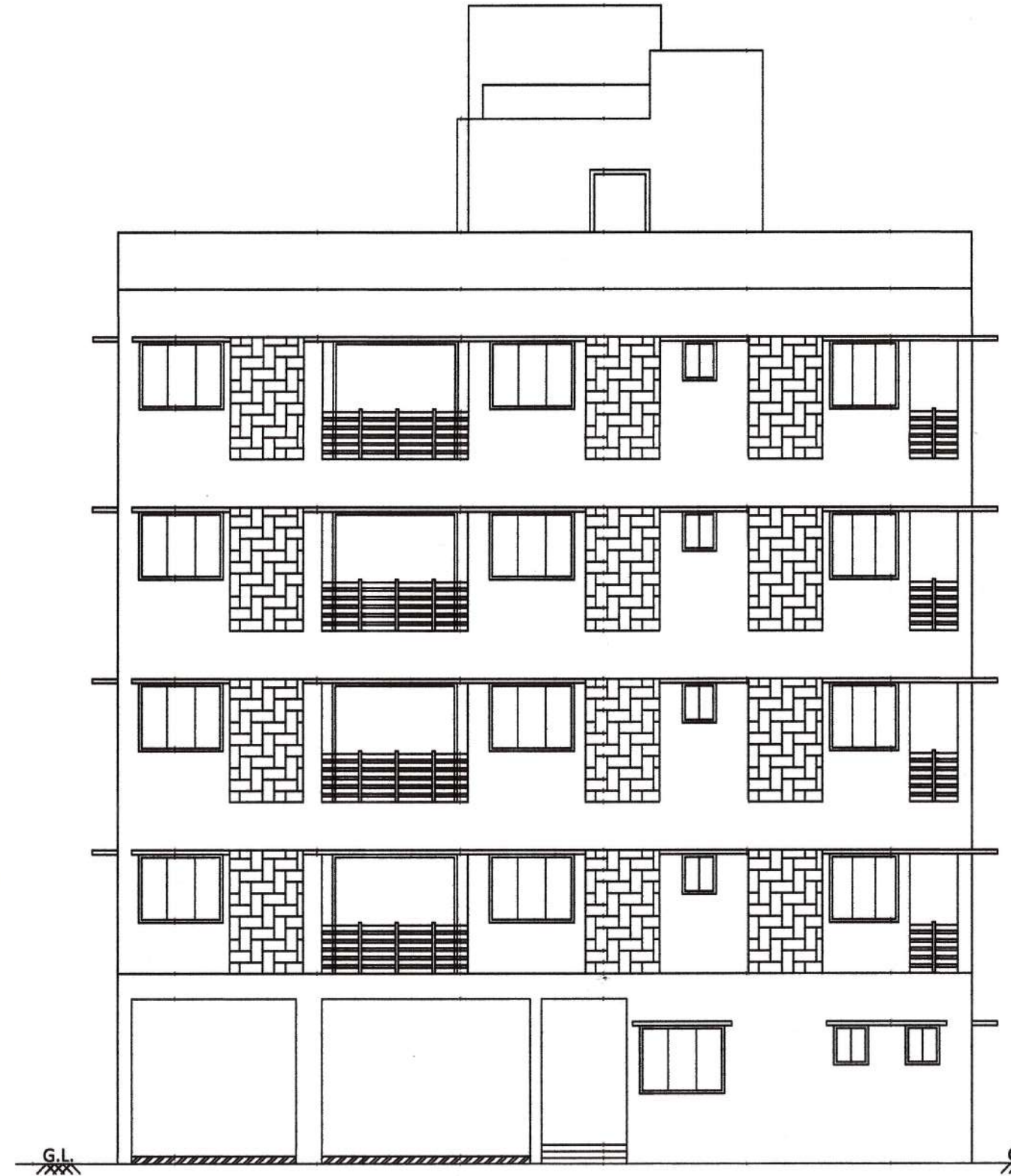
NOTES :- 1. ALL DIMENSIONS ARE IN MILLIMETRE (UNLESS OTHERWISE STATED).  
2. SCALE = 1:100 (UNLESS OTHERWISE STATED).  
3. ALL OUTER WALLS ARE 200 THK. & PARTITION WALLS 125 OR 75 THK.  
4. WALL 200 THK. IN 1:6 MORTAR & 75 THK. & 125 THK. IN 1:4 MORTAR.  
5. ALL BUILDING MATERIALS SHOULD CONFORM TO I.S. & M.B. CODES OR AS SPECIFIED BY THE ENGINEER IN CHARGE.

**TENEMENT DETAILS :-**

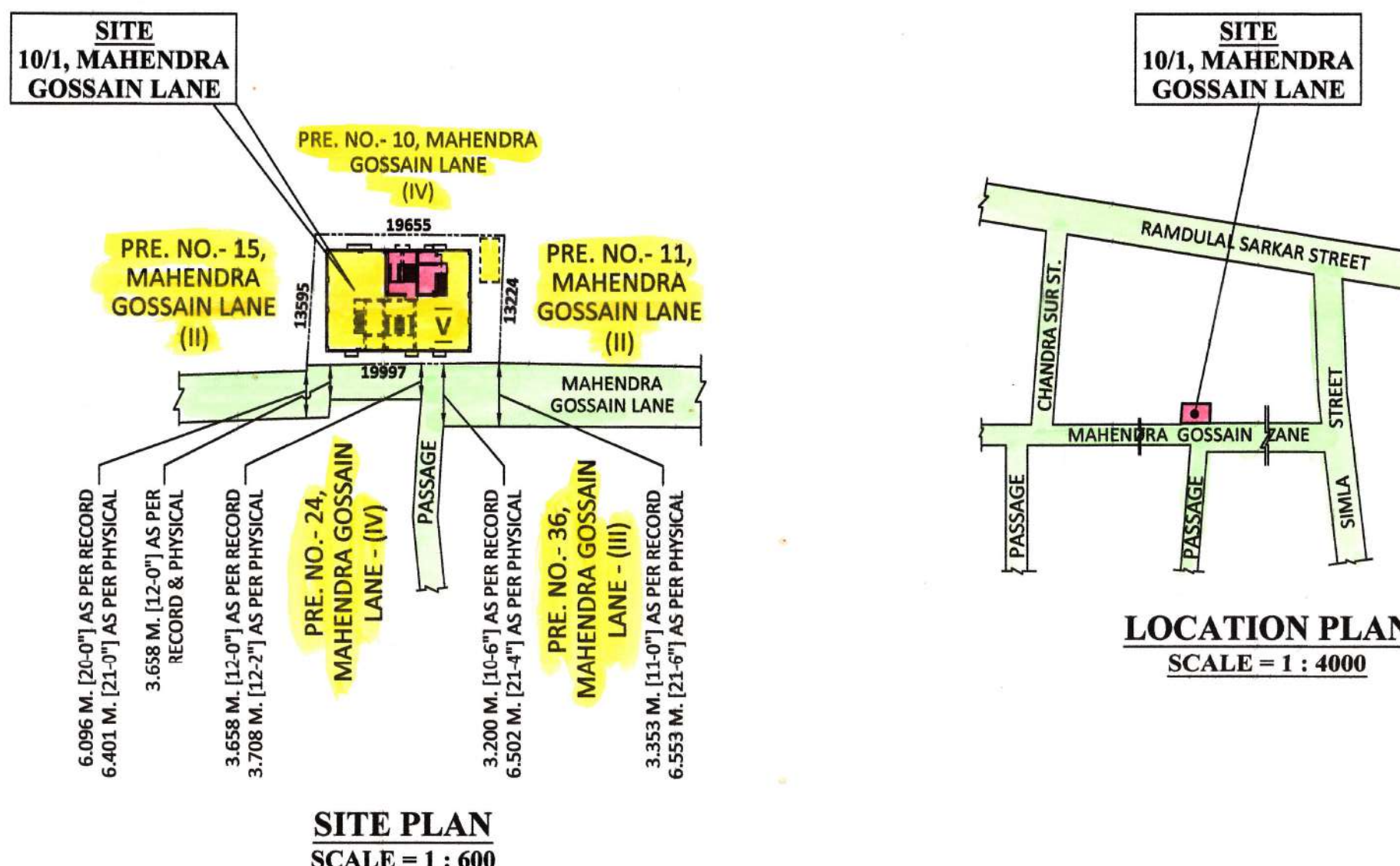
FLAT MARKED	COVERED AREA	PROPORTIONAL AREA TO BE ADD	ACTUAL TENEMENT AREA	NO. OF TENEMENTS
FLAT - A	71.473 SQ.M.	10.927 SQ.M.	82.400 SQ.M.	4 NOS.
FLAT - B	68.748 SQ.M.	10.510 SQ.M.	79.258 SQ.M.	4 NOS.
FLAT - C	57.128 SQ.M.	08.734 SQ.M.	65.862 SQ.M.	1 NOS.



**ROOF PLAN**  
SCALE = 1:100



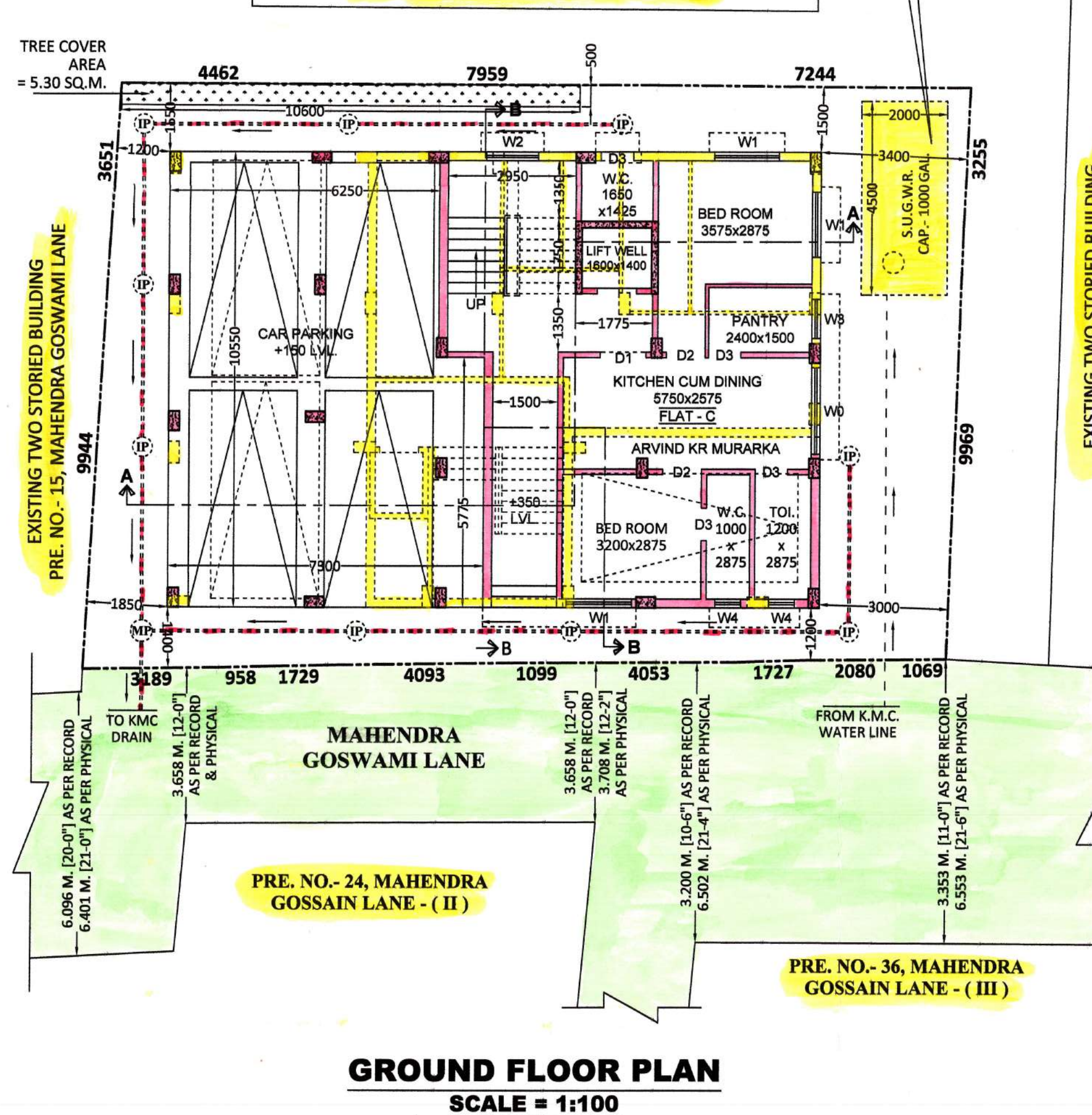
**FRONT ELEVATION**  
SCALE = 1:100



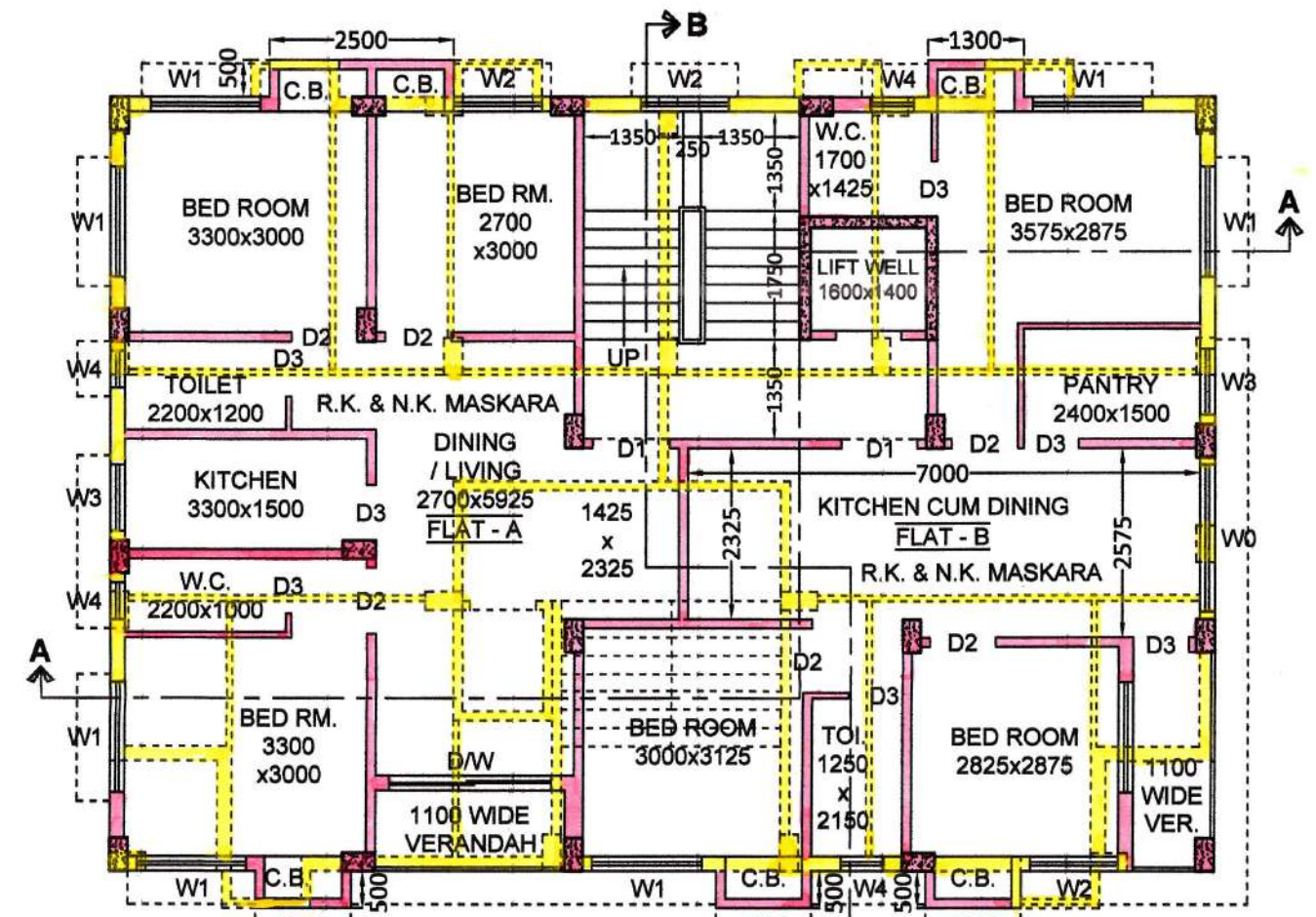
**SITE PLAN**  
SCALE = 1:600



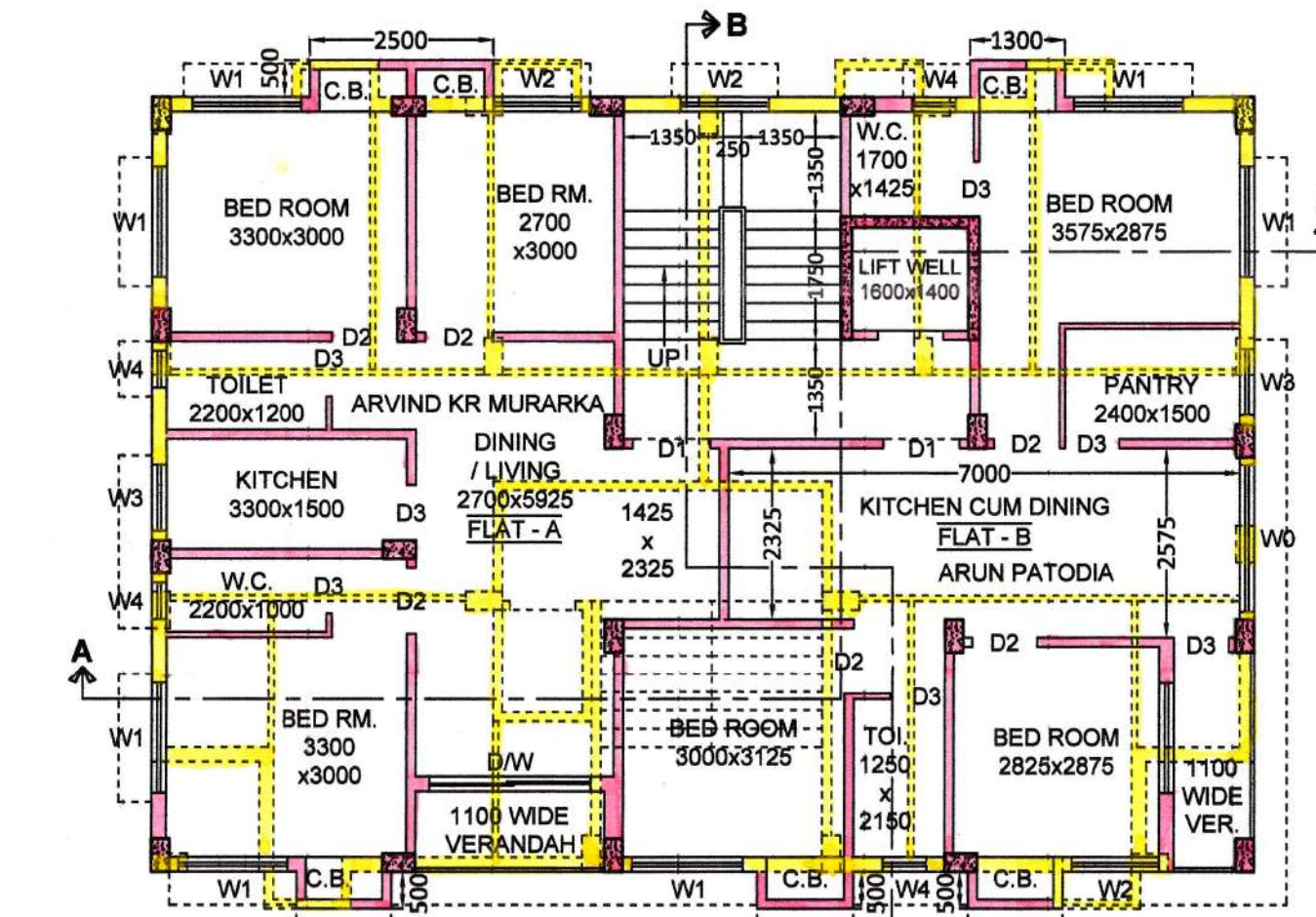
**LOCATION PLAN**  
SCALE = 1:4000



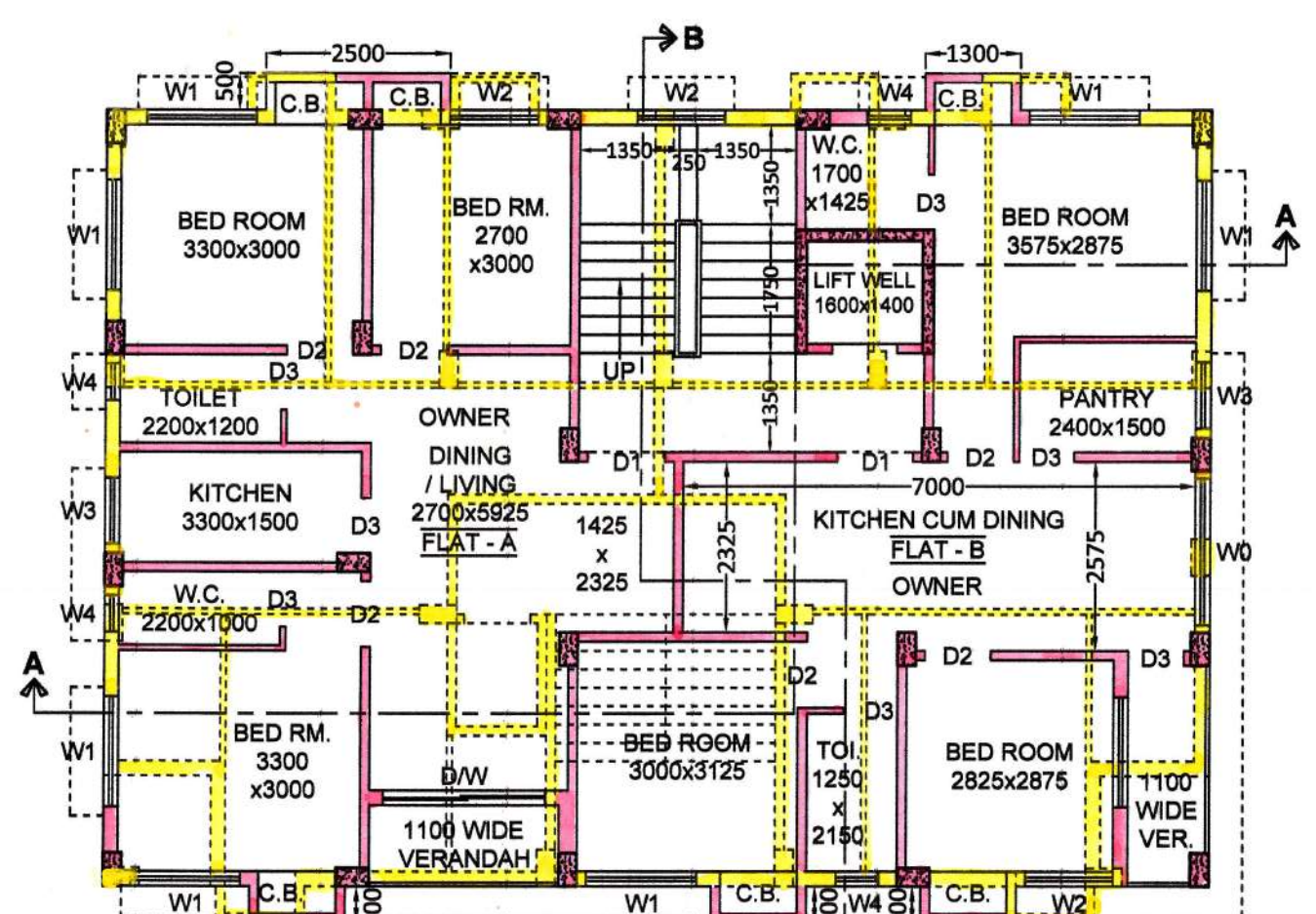
**GROUND FLOOR PLAN**  
SCALE = 1:100



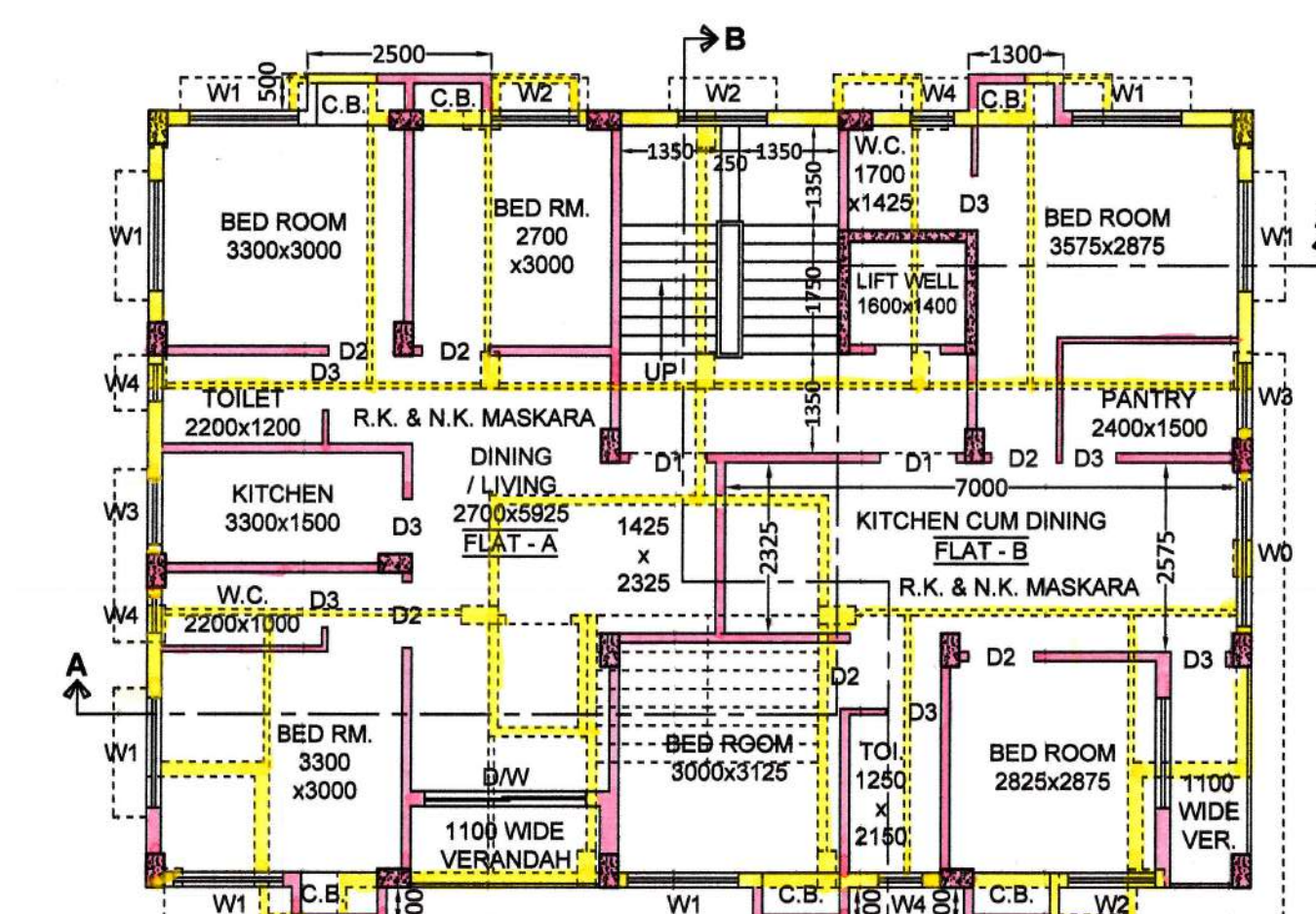
**THIRD FLOOR PLAN**  
SCALE = 1:100  
ENTIRE FLOOR UNDER TENANT



**FOURTH FLOOR PLAN**  
SCALE = 1:100  
ENTIRE FLOOR UNDER TENANT



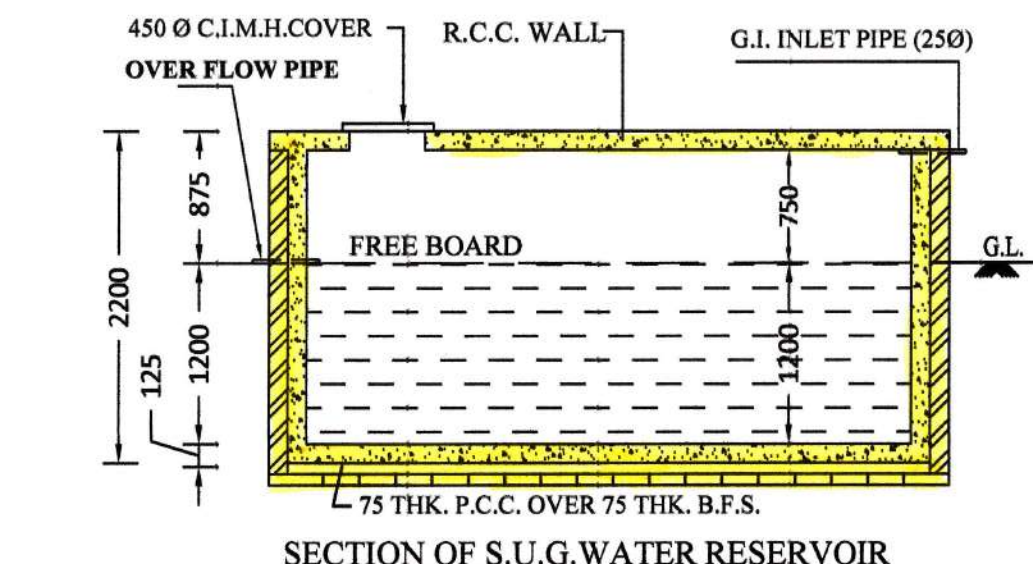
**FIRST FLOOR PLAN**  
SCALE = 1:100  
ENTIRE FLOOR UNDER OWNER



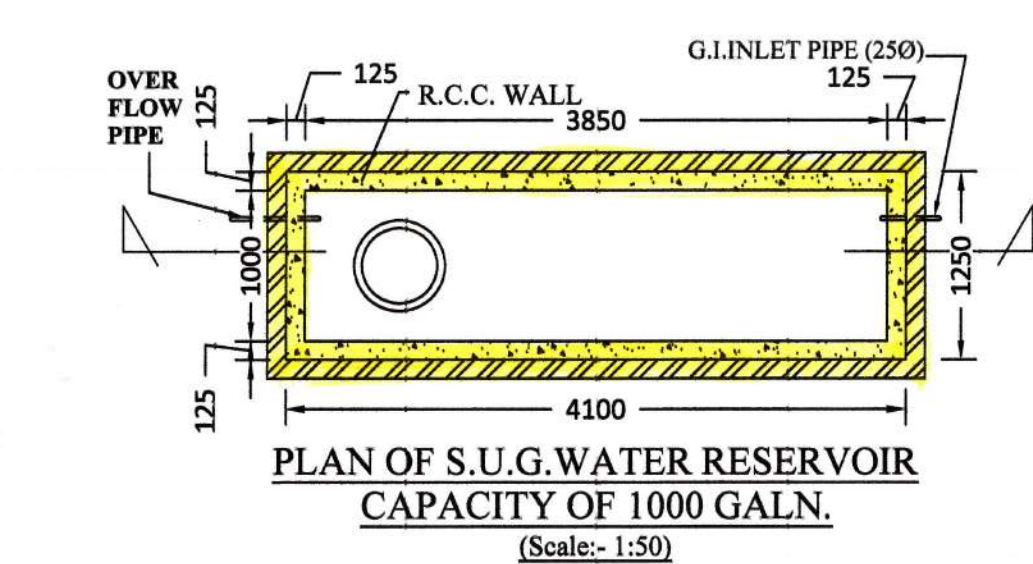
**SECOND FLOOR PLAN**  
SCALE = 1:100  
ENTIRE FLOOR UNDER TENANT

**SCHEDULE OF DOOR & WINDOW**  
(for proposed plan only)

MKD.	SIZE (W X H)	MKD.	SIZE (W X H)
D1	1200 X 2100	W0	2000 X 1200
D2	1050 X 2100	W1	1500 X 1200
D3	900 X 2100	W2	1200 X 1200
D4	750 X 2100	W3	900 X 1200
		W4	600 X 800



**SECTION OF S.U.G. WATER RESERVOIR**



**PLAN OF S.U.G. WATER RESERVOIR**  
CAPACITY OF 1000 GALN.  
(Scale: 1:500)

**REGULARISATION PLAN UNDER RULE 26(2)(a) & (2)(b), READ WITH 142 OF K.M.C. BUILDING RULE 2009, OF FIVE STORIED RESIDENTIAL BUILDING AT PREMISES NO.- 10/1, MAHENDRA GOSSAIN LANE, UNDER KMC WARD NO.- 026, BR.- IV, KOLKATA - 700006, P.S.- GIRISH PARK.**

PREVIOUS BUILDING SANCTION PERMIT NO. 2022040026; DATED - 28/09/2022.

**DETAILS OF COMPARATIVE AREA CALCULATION AND F.A.R. :-**

- ASSEES NO. : 11-026-24-0005-0
- LAND AREA :-  
a) 03K-15CH-25 SQ.FT. OR, 265.700 SQ.M. (M/L) (AS PER DEED) &  
b) 03K-15CH-21.905 SQ.FT. OR, 265.413 SQ.M. (M/L) (PHYSICALLY)
- EXISTING COVERED AREA :-  
a) TOTAL EXISTING COVERED AREA = 464.255 SQ.M.  
b) TOTAL EXISTING STAIR (EXEMPTION) AREA = 28.388 SQ.M.  
c) TOTAL EXISTING COVERED EXCLUDING THE STAIR AREA = 435.867 SQ.M.
- SANCTIONED COVERED AREA :-  
a) GROUND FLOOR COVERED AREA = 159.041 SQ.M.  
b) FIRST TO FOURTH FLOOR COVERED AREA = 157.501 SQ.M. (EACH)  
c) TOTAL SANCTIONED FLOOR AREA = 789.045 SQ.M.
- PRESENT COVERED AREA :-  
a) GROUND FLOOR COVERED AREA = 159.041 SQ.M.  
STAIR CASE + LIFT LOBBY AREA = 15.524 SQ.M.  
COVERED AREA OF "FLAT - C" = 57.128 SQ.M.  
COVERED AREA OF "CAR PARKING" = 72.001 SQ.M.  
COMMON AREA AT GROUND FLOOR = 14.388 SQ.M.  
b) FIRST TO FOURTH FLOOR COVERED AREA = 156.364 SQ.M. (EACH)  
STAIR CASE + LIFT LOBBY AREA = 15.086 SQ.M.  
COVERED AREA OF "FLAT - A" = 71.473 SQ.M.  
COVERED AREA OF "FLAT - B" = 68.748 SQ.M.  
COMMON AREA AT 1ST/2ND/3RD/4TH FLOOR = 1.057 SQ.M.  
c) PRESENT TOTAL FLOOR COVERED AREA = 784.497 SQ.M.  
d) PRESENT TOTAL COMMON AREA = 18.616 SQ.M.
- GROUND COVERAGE COMPARATIVE STATEMENTS :-  
SANCTIONED GROUND COVERAGE = 59.922% (159.041 SQ.M. ON LAND = 265.413 SQ.M.)  
PERMISSIBLE GROUND COVERAGE = 60.000% (159.248 SQ.M. ON LAND = 265.413 SQ.M.)  
PRESENT GROUND COVERAGE = 59.922% (159.041 SQ.M. ON LAND = 265.413 SQ.M.)
- CAR PARKING COMPARATIVE STATEMENTS :-  
SANCTIONED CAR PARKING AREA = 71.759 SQ.M. (50% OF NET GROUND FLOOR AREA)  
PRESENT CAR PARKING AREA = 72.001 SQ.M. (50.169% OF NET GROUND FLOOR AREA)
- DETAILS OF PRESENT EXEMPTION AREA:-  
a) TOTAL COVERED AREA INCLUDING THE EXEMPTED AREA = 784.497 SQ.M.  
b) TOTAL EXEMPTED (STAIRCASE + LIFT LOBBY) AREA = 75.868 SQ.M.  
c) TOTAL COVERED AREA EXCLUDING THE EXEMPTED AREA = 708.629 SQ.M.
- FLOOR AREA RATIO :-  
PERMISSIBLE F.A.R. = 3.284  
SANCTIONED F.A.R. = 2.388  
PRESENT F.A.R. = 2.999 [(708.629 - 72.001) / 265.413]
- HEIGHT OF SANCTIONED & PRESENT BUILDING = 15.475 MTR.
- AREA OF SANCTIONED STAIR HEAD ROOM = 17.280 SQ.M.  
AREA OF PRESENT STAIR HEAD ROOM = 15.280 SQ.M.  
AREA OF SANCTIONED LIFT MACHINE ROOM = 8.360 SQ.M.  
AREA OF PRESENT LIFT MACHINE ROOM = NIL (MACHINE LESS LIFT)  
c) AREA OF SANCTIONED & PRESENT OVER HEAD TANK = 6.120 SQ.M.  
d) AREA OF SANCTIONED W.C. ON ROOF = 3.520 SQ.M.  
AREA OF PRESENT W.C. ON ROOF = 3.250 SQ.M.  
e) AREA OF SANCTIONED TOTAL CUP-BOARD = 14.400 SQ.M.  
AREA OF PRESENT TOTAL CUP-BOARD = 15.400 SQ.M.

**CERTIFICATE OF G.T.E. :-**

I INSPECTED THE SITE DURING THE FOUNDATION OF THE BUILDING AND THE SOIL CONDITION IS AS PER CARRIED OUT SOIL INVESTIGATION THEREON. IT IS CERTIFIED THAT THE EXISTING SOIL OF THE SITE IS ABLE TO CARRY THE LOAD COMING FROM THE CONSTRUCTION AND THE FOUNDATION SYSTEM HEREIN IS SAFE AND STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

*Mr. Bhaskarjyoti Roy*  
B.C.E., M.I.E., M.I.G.S.  
Chartered Engineer  
Engr No. GT/141(K.M.C.)

**SIGNATURE OF G.T.E.**  
BHASKARJYOTI ROY  
G.T./141(K.M.C.)

**CERTIFICATE OF E.S.E. :-**

THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE EXTERNAL AND INTERNAL ALTERATION OF BUILDING PLAN HAS BEEN DRAWN UP AS PER BUILDING RULE 26(2a) & (2b) OF K.M.C. BUILDING RULES 2009, COMPLYING RULE - 142 OF K.M.C. BUILDING RULE 2009, UNDER SECTION 393 OF K.M.C. ACT 1980, HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.

*UMESH MISHRA*  
B.E. (CIVIL), M.E. (STR), M.R.A. (SIT)  
CHARTERED ENGINEER  
K.M.C. LBS/11476/2009  
**SIGNATURE OF E.S.E.**  
UMESH MISHRA  
CLASS - I, NO.- 182

**CERTIFICATE OF L.B.S. :-**

THIS IS TO CERTIFY THAT THE EXTERNAL AND INTERNAL ALTERATION OF BUILDING PLAN HAS BEEN DRAWN UP AS PER BUILDING RULE 26(2a) & (2b) OF K.M.C. BUILDING RULES 2009, COMPLYING RULE - 142 OF K.M.C. BUILDING RULE 2009, UNDER SECTION 393 OF K.M.C. ACT 1980. THAT THE SITE CONDITION INCLUDING THE WIDTH OF ABUTTING ROAD CONFIRM WITH THE PLAN.

*SUDHASHIL BHAIUMIK*  
B.Tech.(CIVIL), M.I.E., M.I.G.S. (SR-4023)  
Chartered Engineer (162240/73)  
K.M.C. LBS-17/1544

**SIGNATURE OF L.B.S.**  
SUDHASHIL BHAIUMIK  
CLASS - I, NO.- 1544

**DECLARATION OF OWNER/APPLICANT(S) :-**

NOTE: PRESENT STATUS AND PROPOSED ACCOMMODATION OF TENANT DRAWN BY L.B.S. AS PER THE CLARIFICATION & EXPLANATION AND PHOTOCOPY OF DOCUMENTS SUPPLIED BY THE OWNER(S) AND OWNER(S) WILL BE HELD AS SOLE RESPONSIBLE FOR ANY MISREPRESENTATION, LITIGATION FOR THE SAME.

*DHANKALASH VINTRADE PRIVATE LIMITED*  
**Director**

**SIGNATURE OF OWNER(S)**  
DHANKALASH VINTRADE PVT. LTD.  
DIRECTOR : INDRAJIT BHUIYA



**PARTY'S COPY**

- o Sl.No. 073 / Po. IV / Bldg / 2023-24 / dt. 03.11.2023
- o Approved by Dy. E.E (C) / Bldg / North / dt. 04.10.2023

KOLKATA MUNICIPAL CORPORATION  
BUILDING DEPTT.  
PLANS APPROVED U/R 26 (2a) & (2b) of  
C.M.C. BUILDING RULES 1990 <sup>2009</sup>  
B.P. No. <sup>2022-04-0026</sup> Br. No. <sup>IV</sup> Dt. <sup>28-9-2022</sup>  
Assistant Engineer      Ex. Engr. (Civil)  
Br. No. : <sup>IV</sup>                      Br. No. : <sup>IV</sup>

