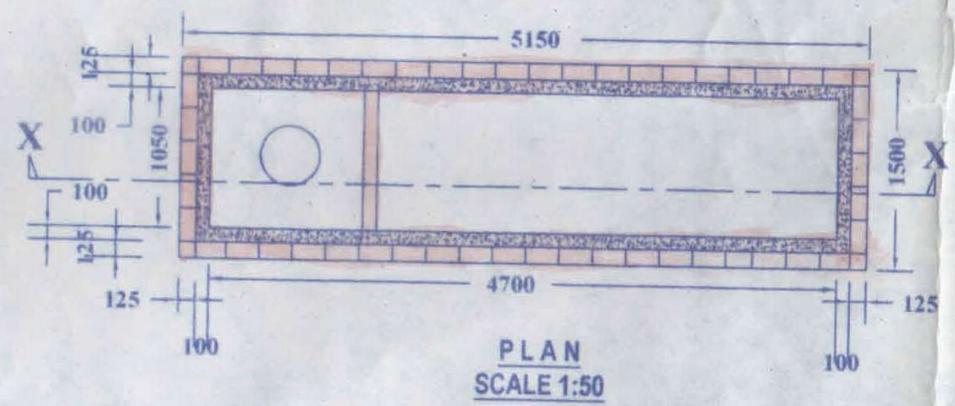
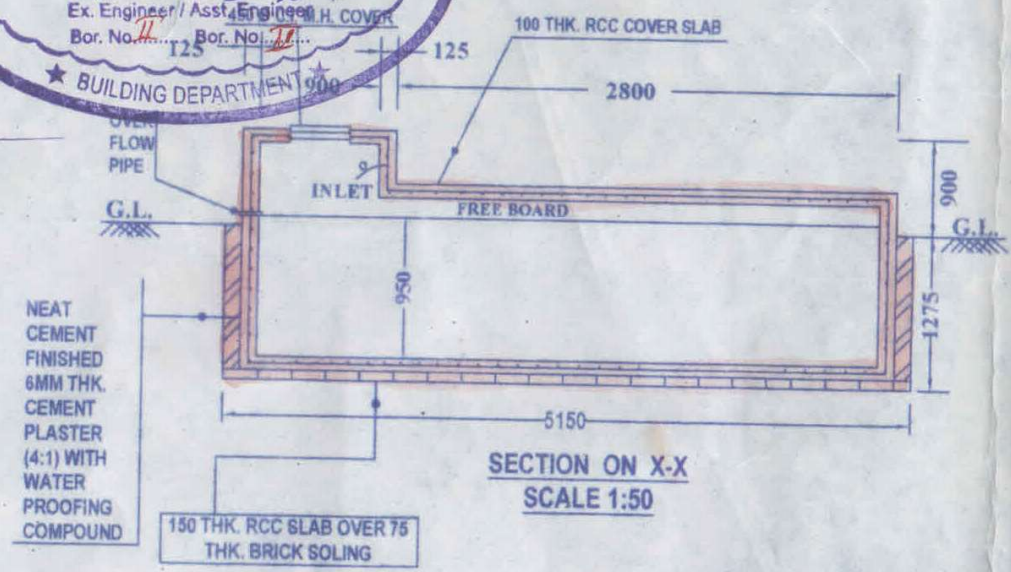


THE KOLKATA MUNICIPAL CORPORATION
BUILDING PERMIT
 No. 20.22.02.0005
 Date 28-04-22 Borough No. II
Shadmy
 28.04.2022
 Ex. Engineer / Asst. Engineer H. COVER
 Bor. No. 4 Bor. No. II
 ★ BUILDING DEPARTMENT ★



DETAILS OF SEMI U.G. WATER RESERVOIR CAPACITY = 1000 GALLON
SCALE 1:50

PRE NO. - 19
BALARAM GHOSH STREET (II)

PRE NO. - 18
BALARAM GHOSH STREET (II)

PRE NO. - 17
BALARAM GHOSH STREET (IV)

BALARAM GHOSH STREET

PRE NO. - 13/1A
BALARAM GHOSH STREET (III)

PRE NO. - 14/1
BALARAM GHOSH STREET (III)

PRE NO. - 13/1B
BALARAM GHOSH STREET (III)

PRE NO. - 14B
BALARAM GHOSH STREET
NORTH CALCUTTA K.G SHOLL (II)

PRE NO. - 13/1D
BALARAM GHOSH STREET (III)

PRE NO. - 14C
BALARAM GHOSH STREET (III)

PRE NO. - 13/1C
BALARAM GHOSH STREET (III)

PRE NO. - 13/2B
BALARAM GHOSH STREET (III)

PRE NO. - 13/1E
BALARAM GHOSH STREET (III)



SITE PLAN
SCALE 1:600

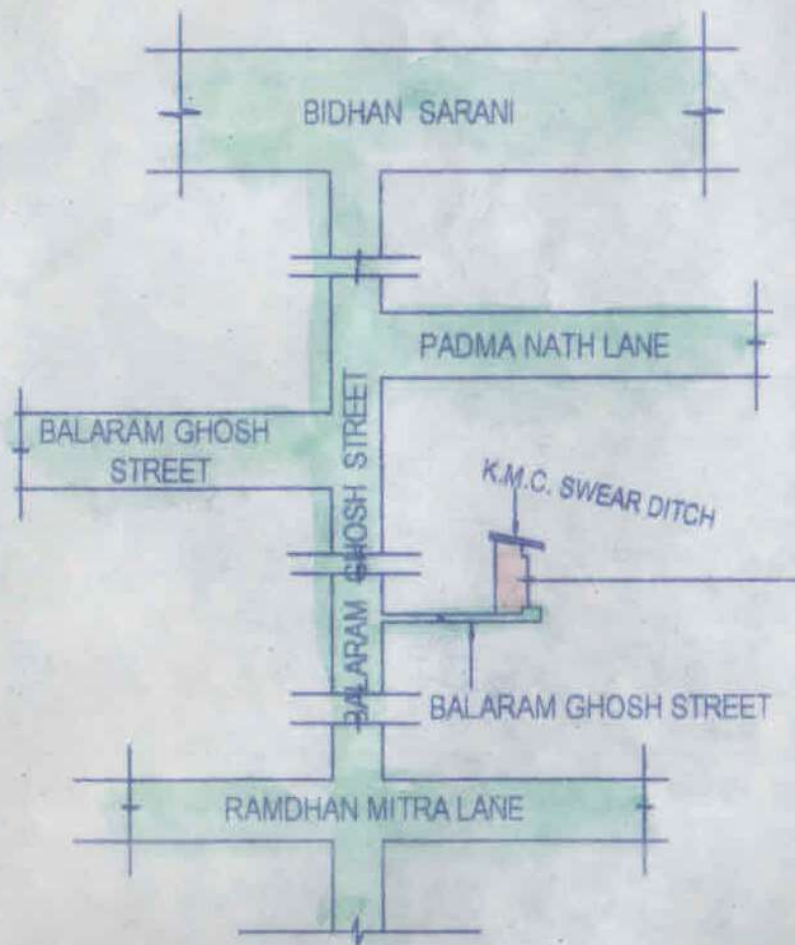
STRIP OF LAND AREA
= 12,380 SQ. MTR

PRE NO. - 13/1B/1
VACANT LAND

PRE NO. - 13/1A
BALARAM GHOSH STREET (II)

PRE NO. - 13/1F
BALARAM GHOSH STREET
VACANT LAND

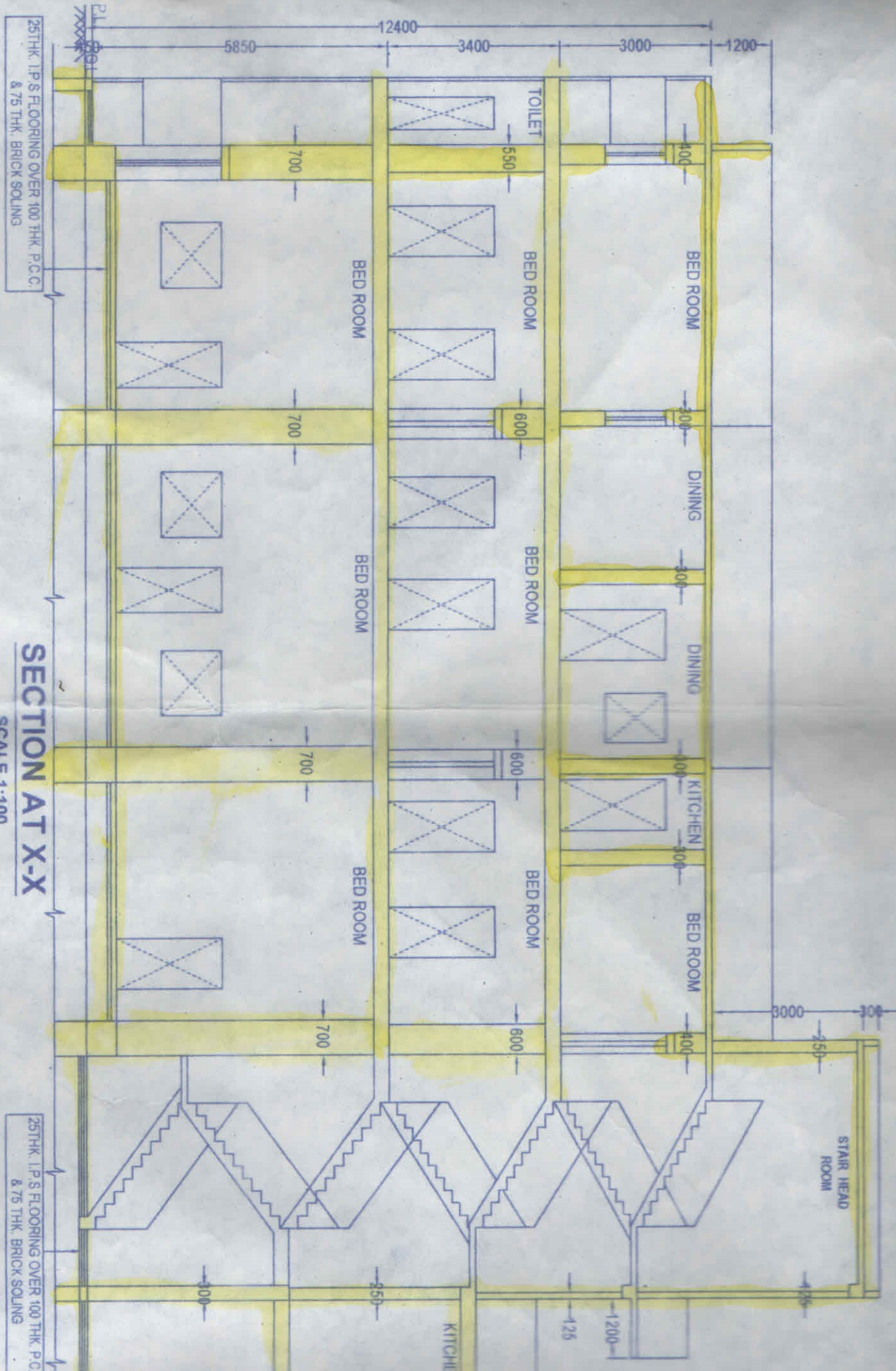
PRE. NO. 13/1 B, BALARAM GHOSH STREET
WARD NO. - 010, BR. NO. - II, P.S - SHYAMPUKUR,
KOLKATA - 700 004.



PRE. NO. 13/1 B, BALARAM GHOSH STREET
WARD NO. - 010, BR. NO. - L.P.S. - SHAMPUK.P.
KOLKATA - 700 004

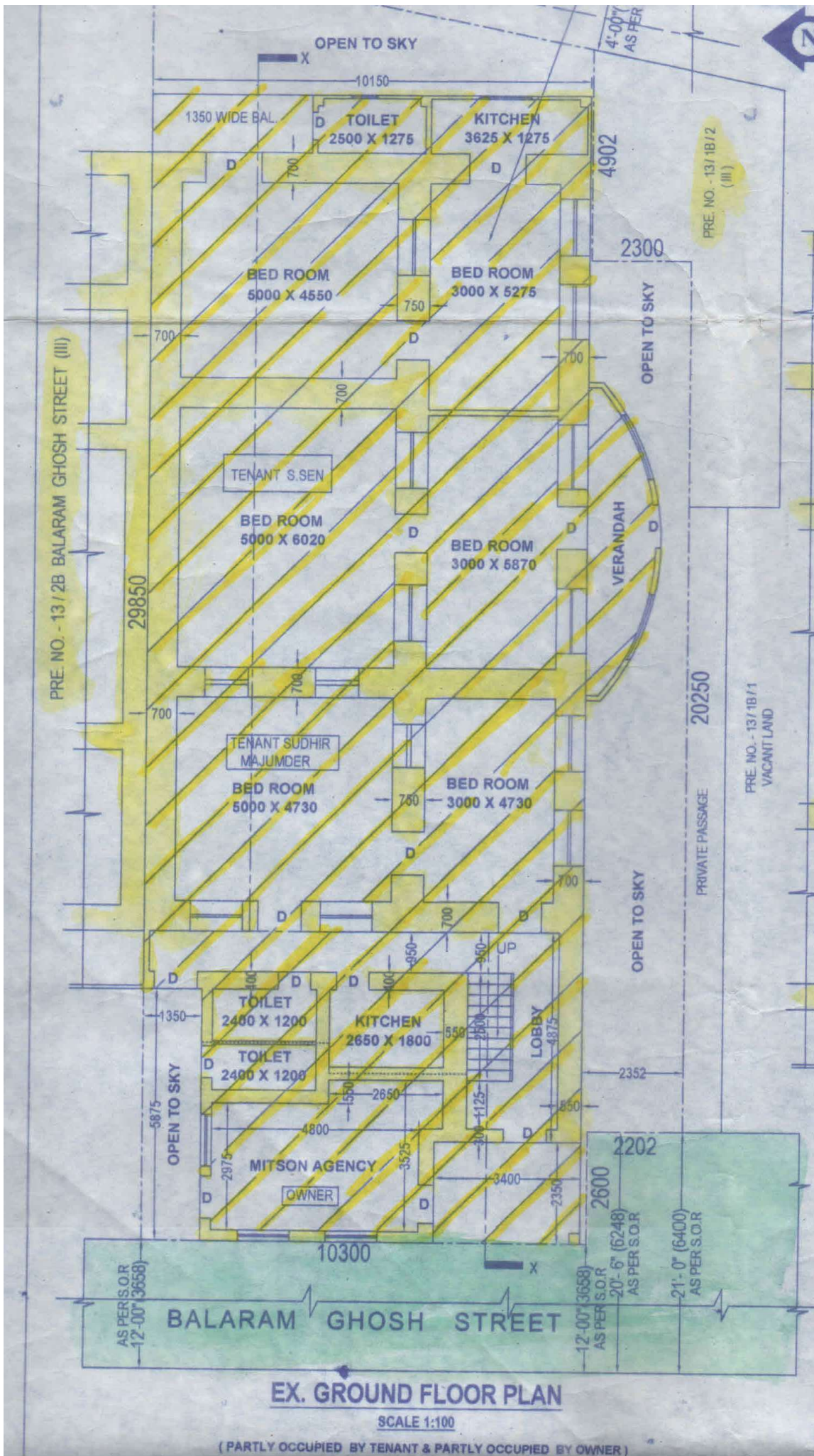
LOCATION PLAN

SCALE 1:4000



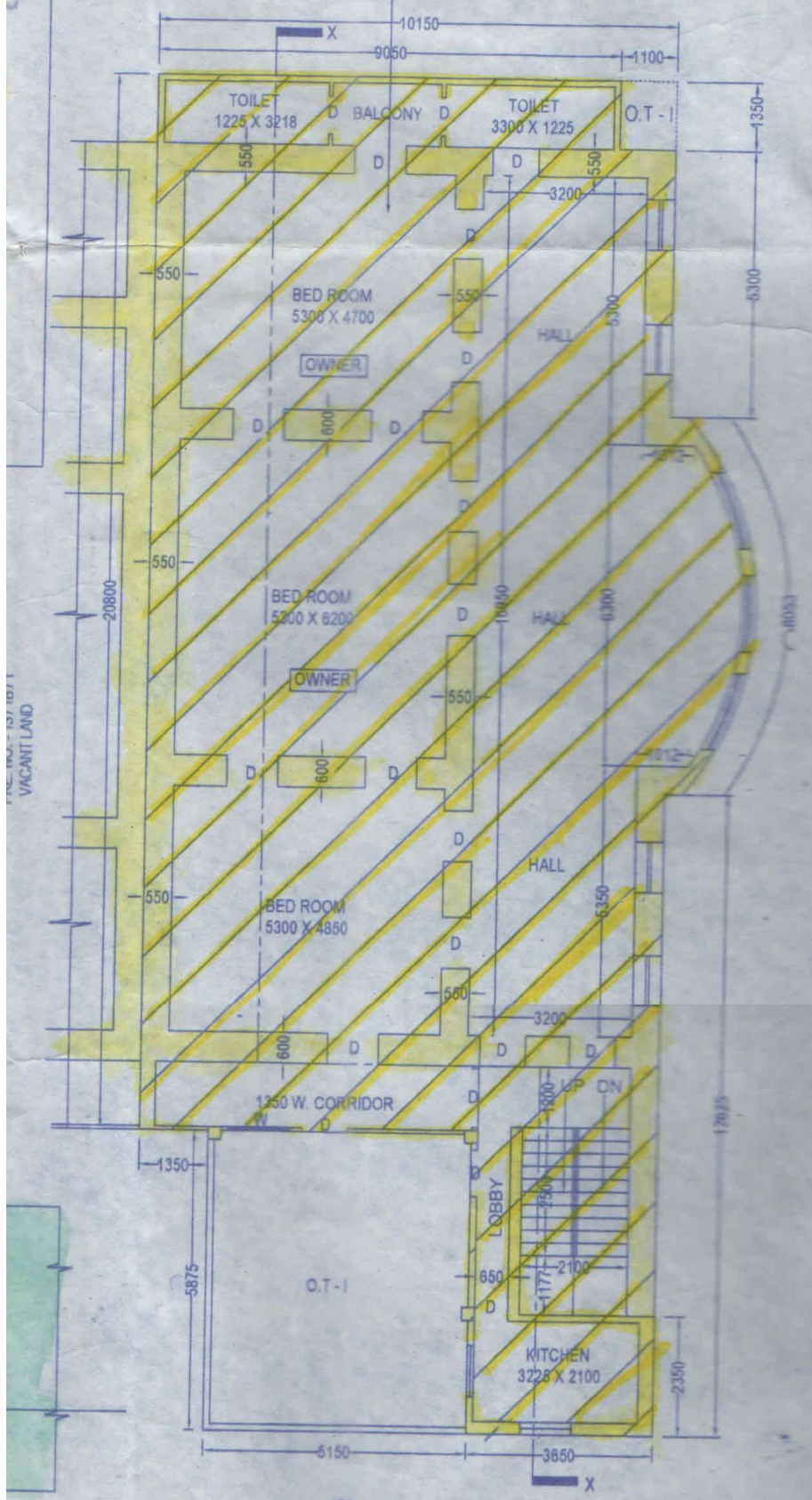
SECTION AT X-X

SCALE 1:100

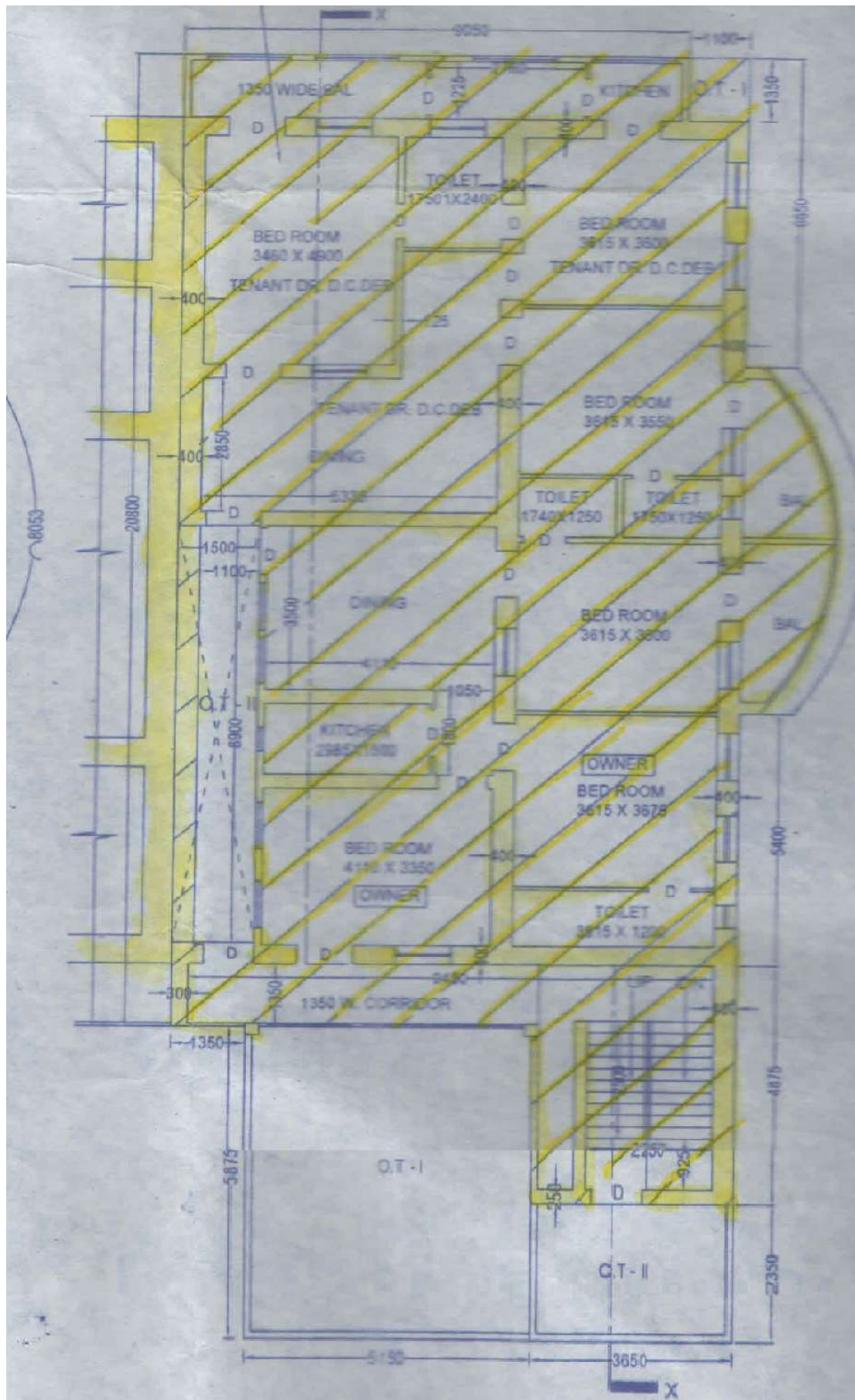




EX. STRUCTURE IS FULLY OCCUPIED BY OWNER. EX. STRUCTURE WILL BE DEMOLISHED BEFORE COMMENCEMENT OF NEW CONSTRUCTION



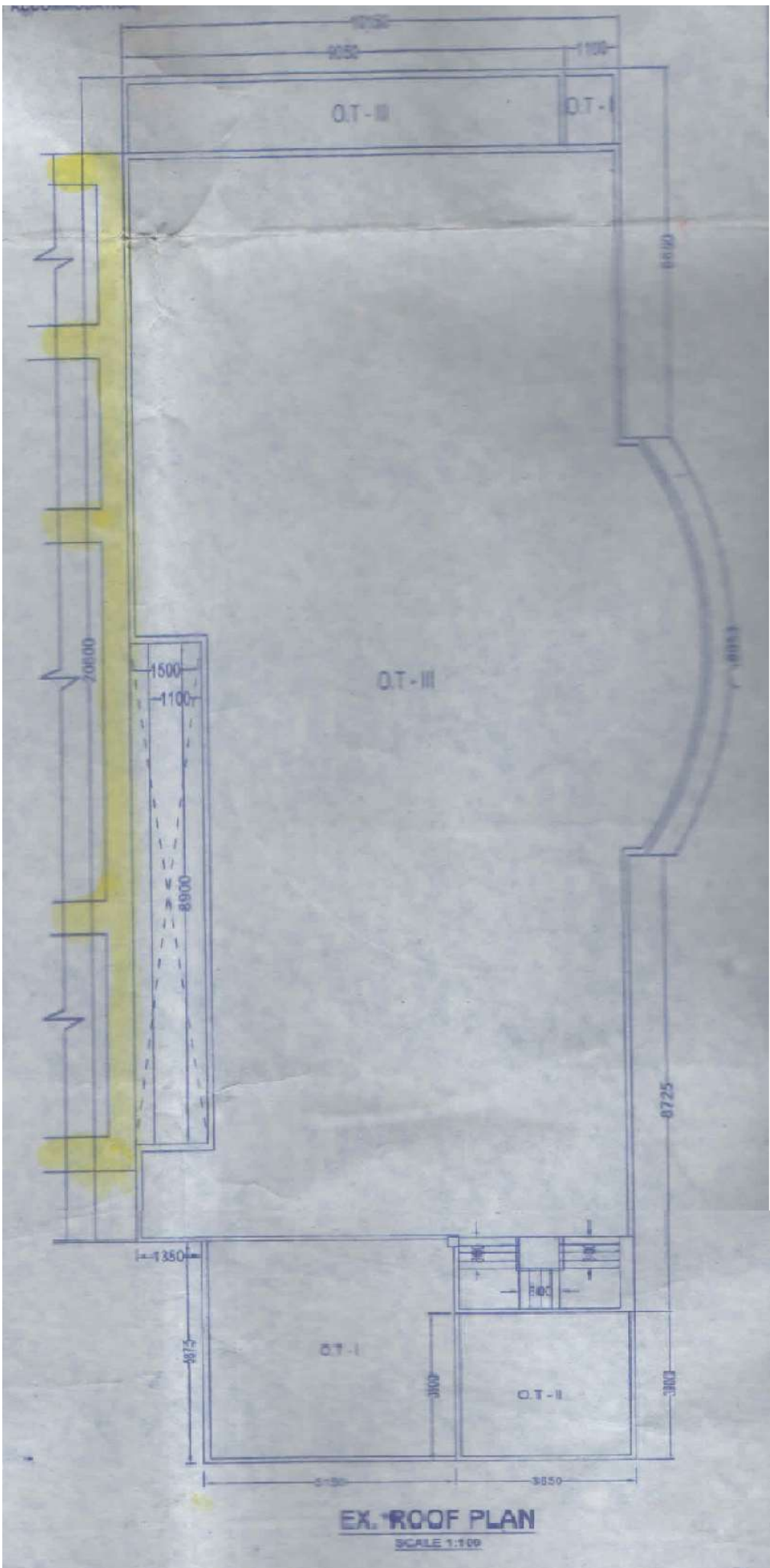
EX. FIRST FLOOR PLAN
SCALE 1:100
(FULLY OCCUPIED BY OWNER)



EX. SECOND FLOOR PLAN

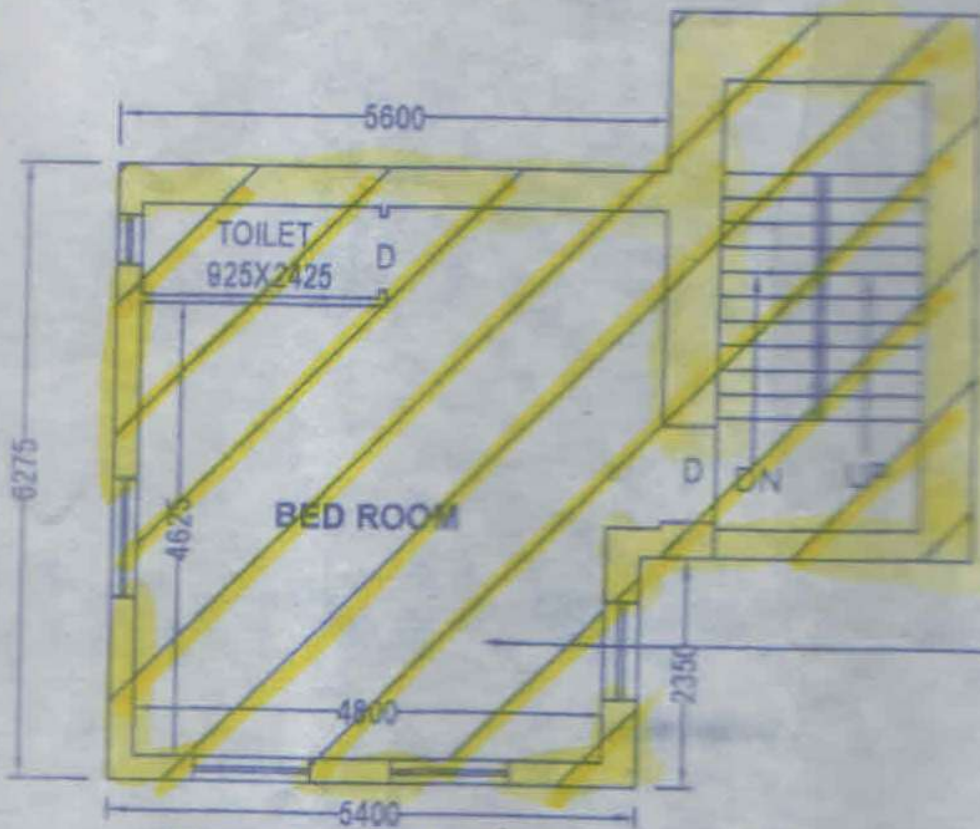
SCALE 1:100

(PARTLY OCCUPIED BY TENANT & PARTLY OCCUPIED BY OWNER)



EX. ROOF PLAN

SCALE 1:100

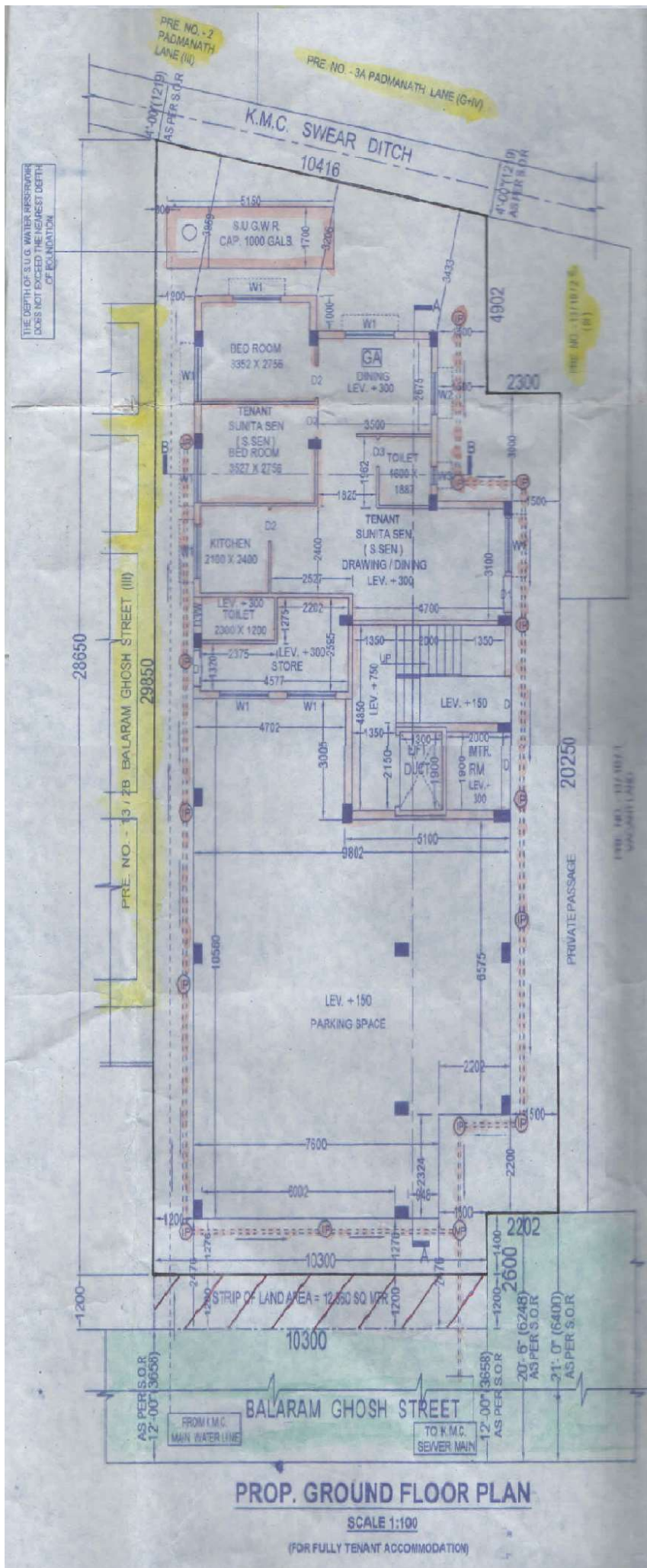


EXISTING STRUCTURE IS FULLY OCCUPIED BY OWNER. EXISTING STRUCTURE WILL BE DEMOLISHED BEFORE COMMENCEMENT OF NEW CONSTRUCTION

EX. MEZZANINE FLOOR PLAN

SCALE 1:100

(FOR FULLY OWNER ACCOMMODATION)



THE DEPTH OF S.U.G. WATER RESERVOIR DOES NOT EXCEED THE DEEPEST DEPTH OF FOUNDATION

PROP. GROUND FLOOR PLAN

SCALE 1:100

(FOR FULLY TENANT ACCOMMODATION)

PRE NO. - 2
PADMANATH
LANE (II)

PRE NO - 3A PADMANATH LANE (G+IV)

4'-00" (1219)
AS PER S.O.R

4'-00" (1219)
AS PER S.O.A

PRE NO. - 10/10/12 S
(II)

PRE. NO. - 13 / 2B
BALARAM GHOSH STREET (III)

PRIVATE PASSAGE

PRE. NO. 101- 11/11/11
S/O. 20/11/11

AS PER S.O.R
12'-00" (3658)

AS PER S.O.R
12'-00" (3658)

AS PER S.O.R
20'-6" (6248)

AS PER S.O.R
21'-0" (6400)

FROM K.M.C.
MAIN WATERLINE

TO K.M.C.
SEWER MAIN

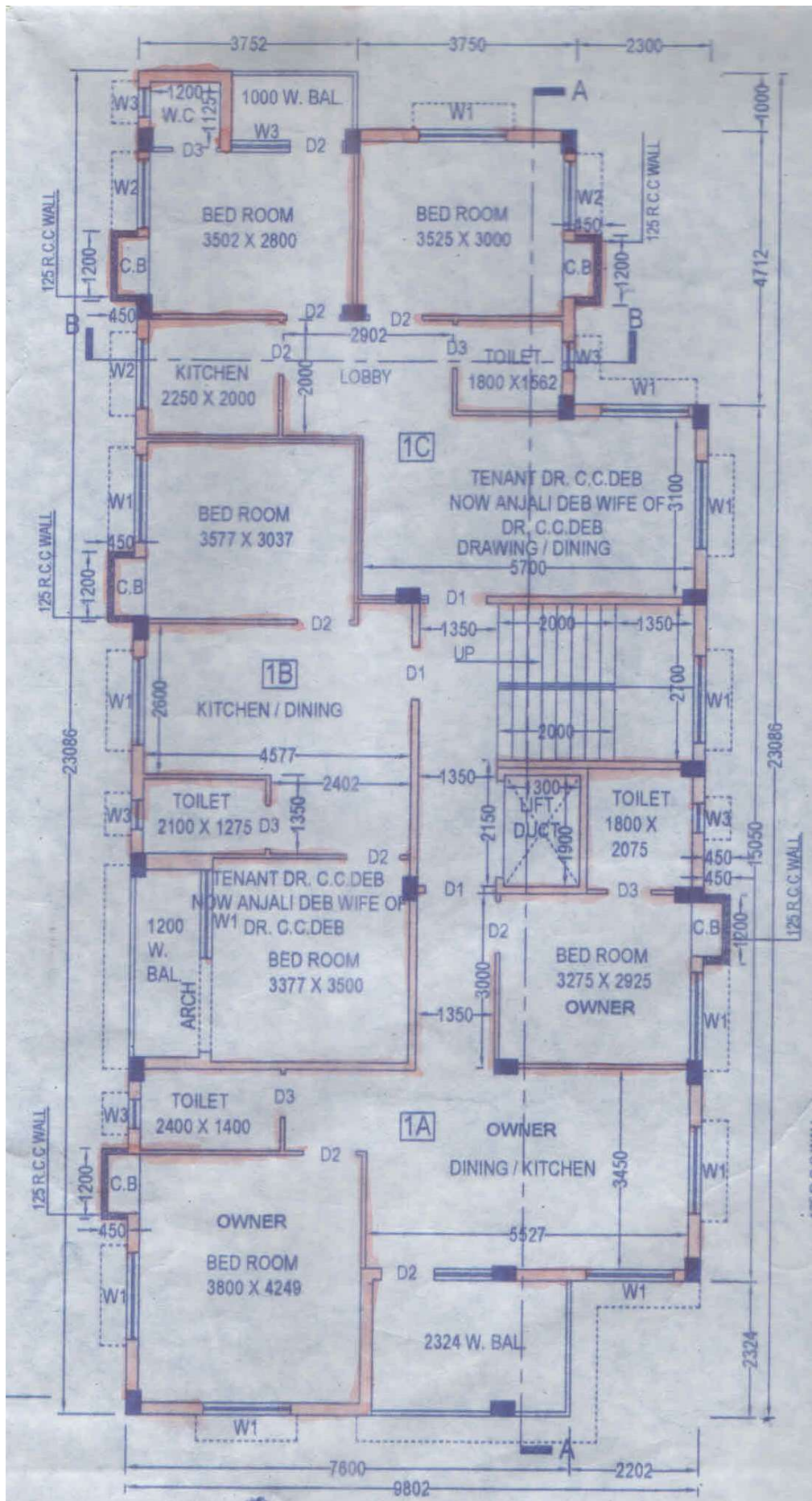
STRIP OF LAND AREA = 12,260 SQ MTR

BALARAM GHOSH STREET

PROP. GROUND FLOOR PLAN

SCALE 1:100

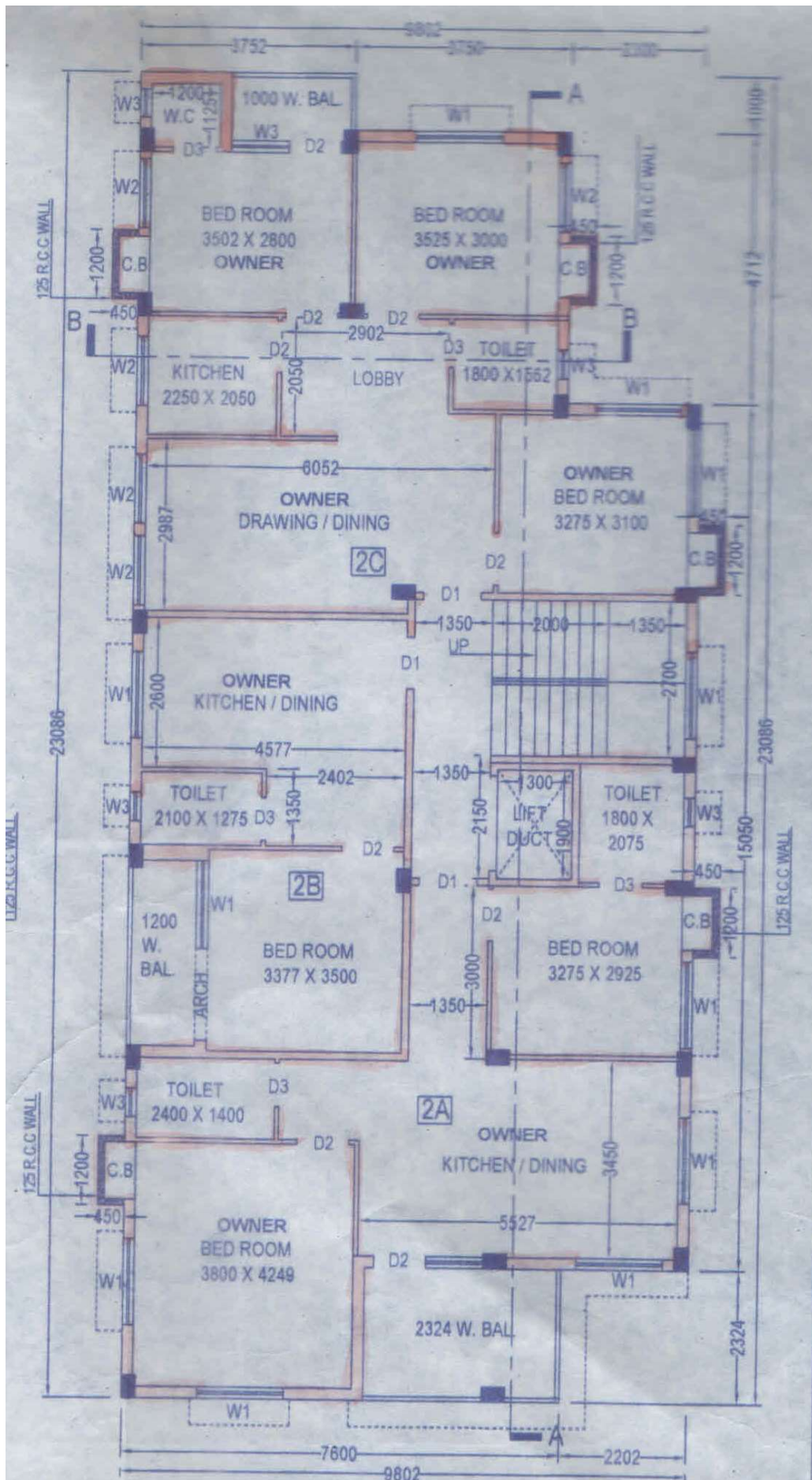
(FOR FULLY TENANT ACCOMMODATION)



PROP. FIRST FLOOR PLAN

SCALE 1:100

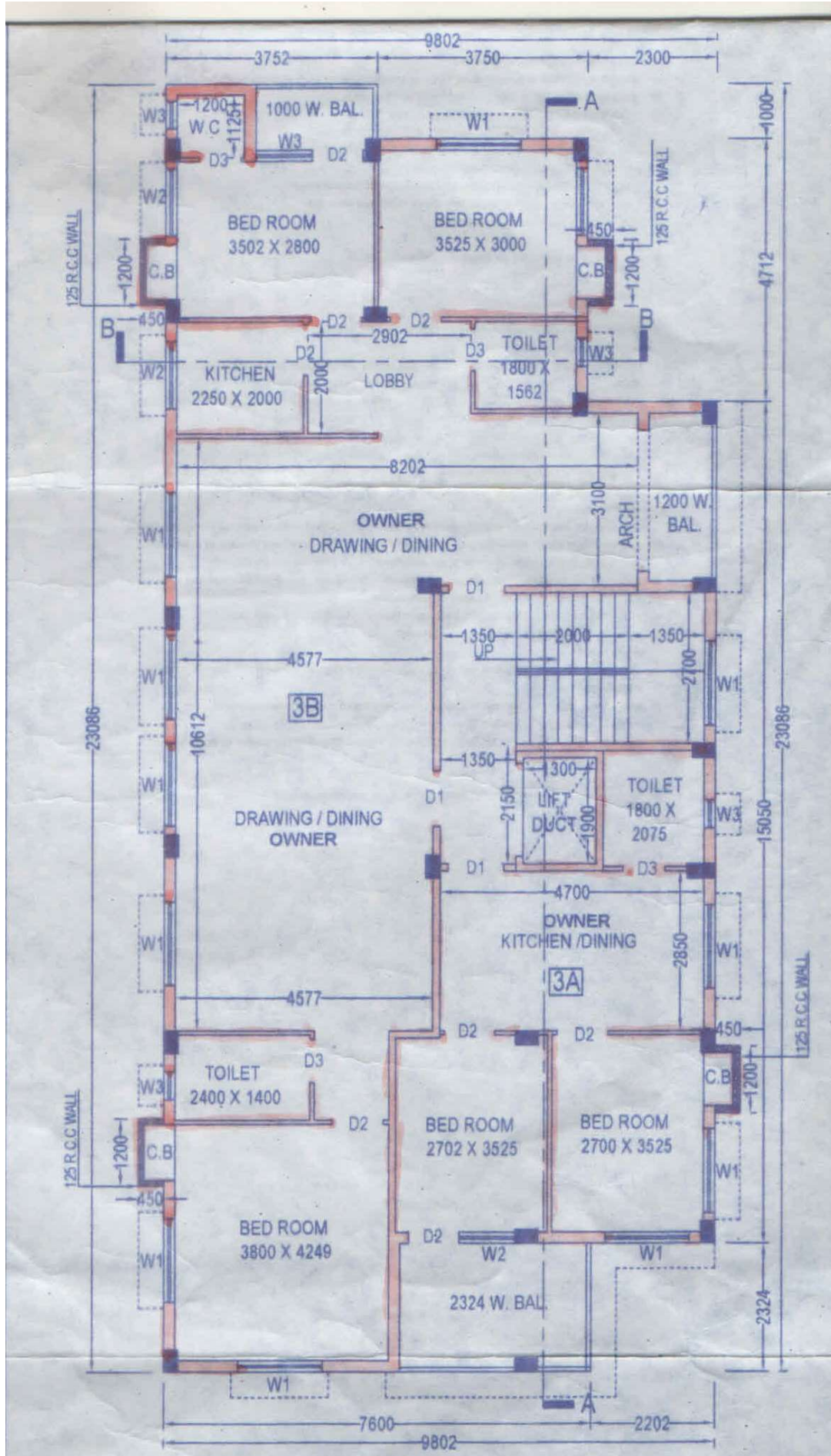
(FOR FULLY TENANT & OWNER ACCOMMODATION)



PROP. SECOND FLOOR PLAN

SCALE 1:100

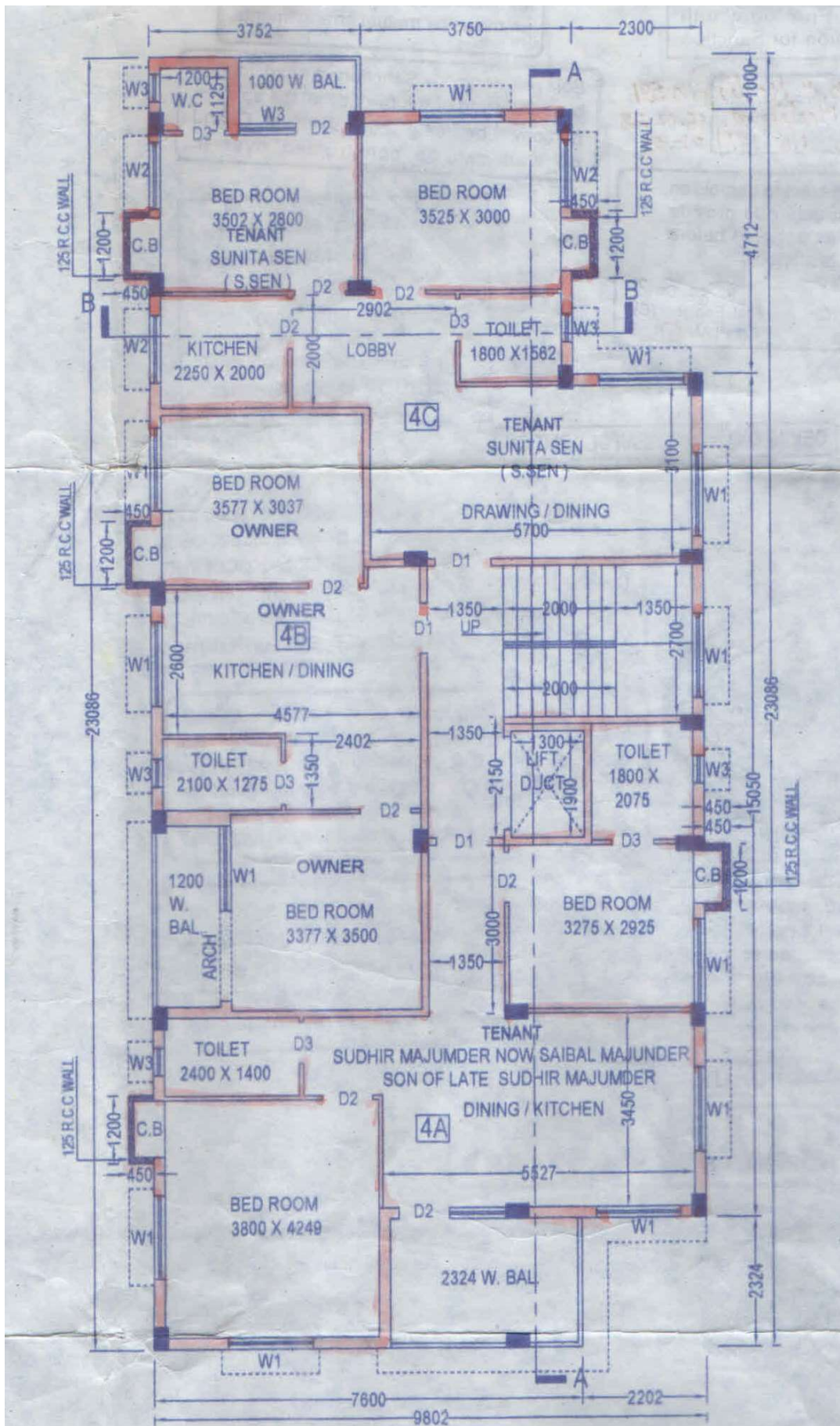
(FOR FULLY OWNER ACCOMMODATION)



PROP. THIRD FLOOR PLAN

SCALE 1:100

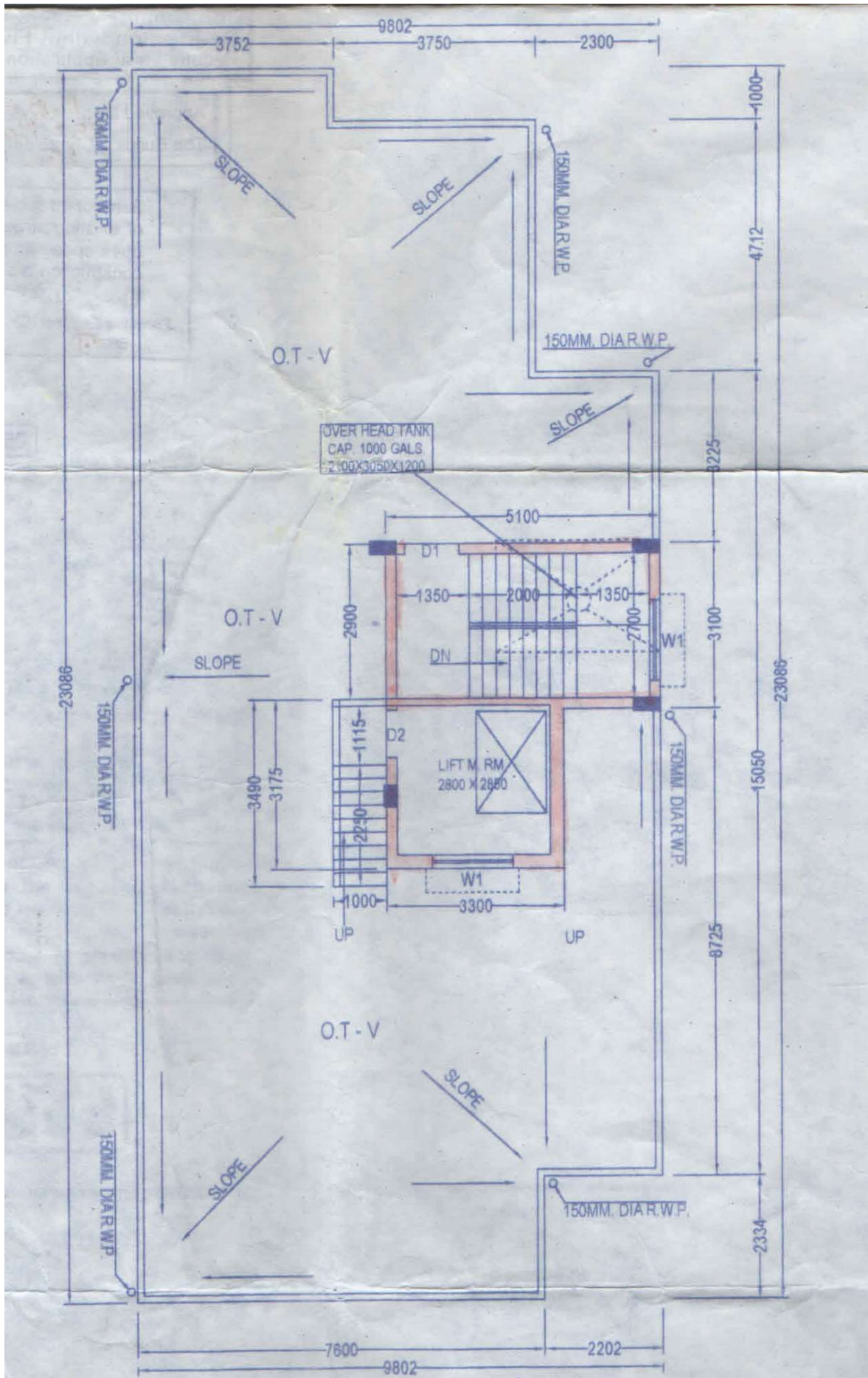
(FOR FULLY OWNER ACCOMMODATION)



PROP. FORTH FLOOR PLAN

SCALE 1:100

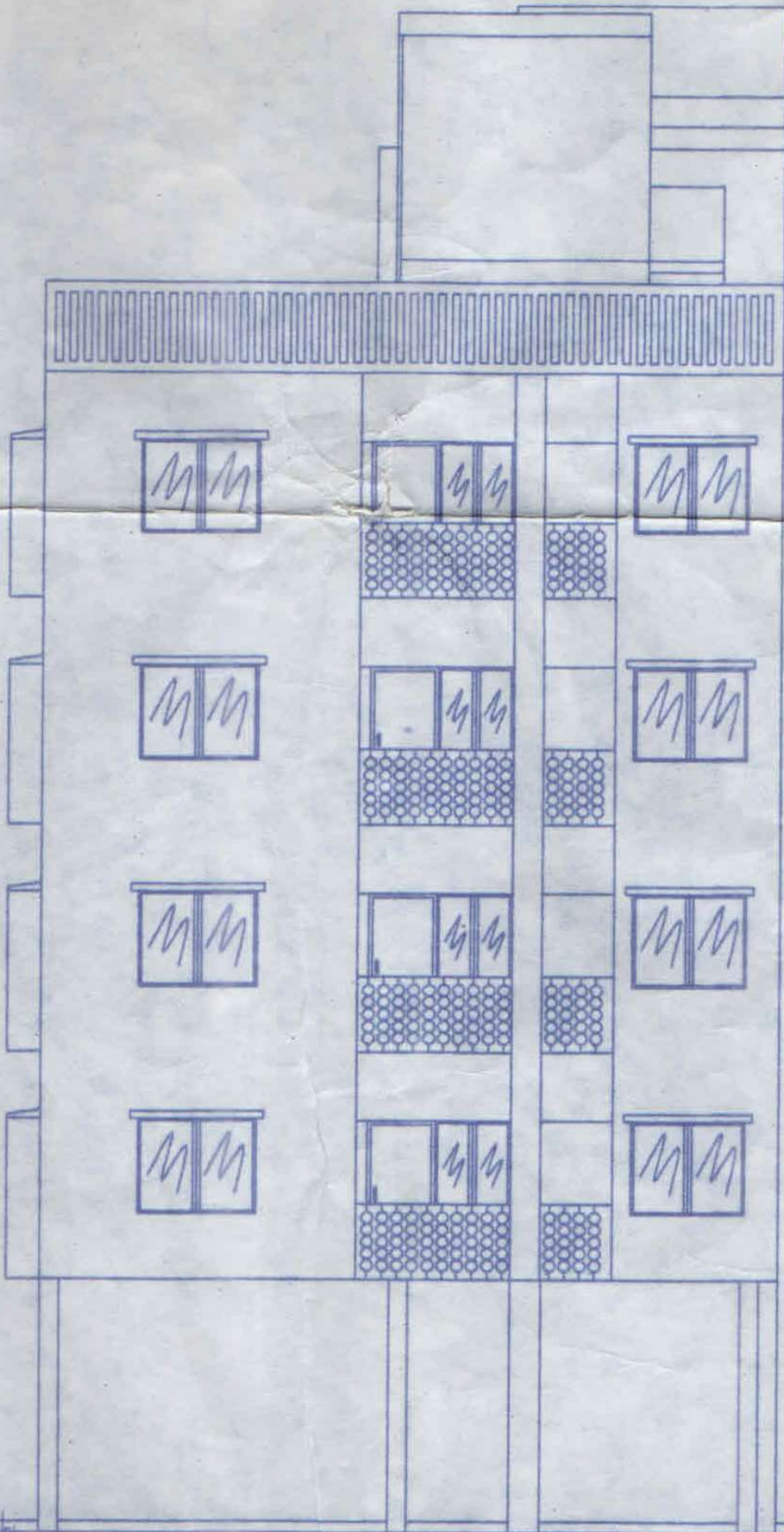
(FOR FULLY TENANT & OWNER ACCOMMODATION)



PROP. ROOF PLAN

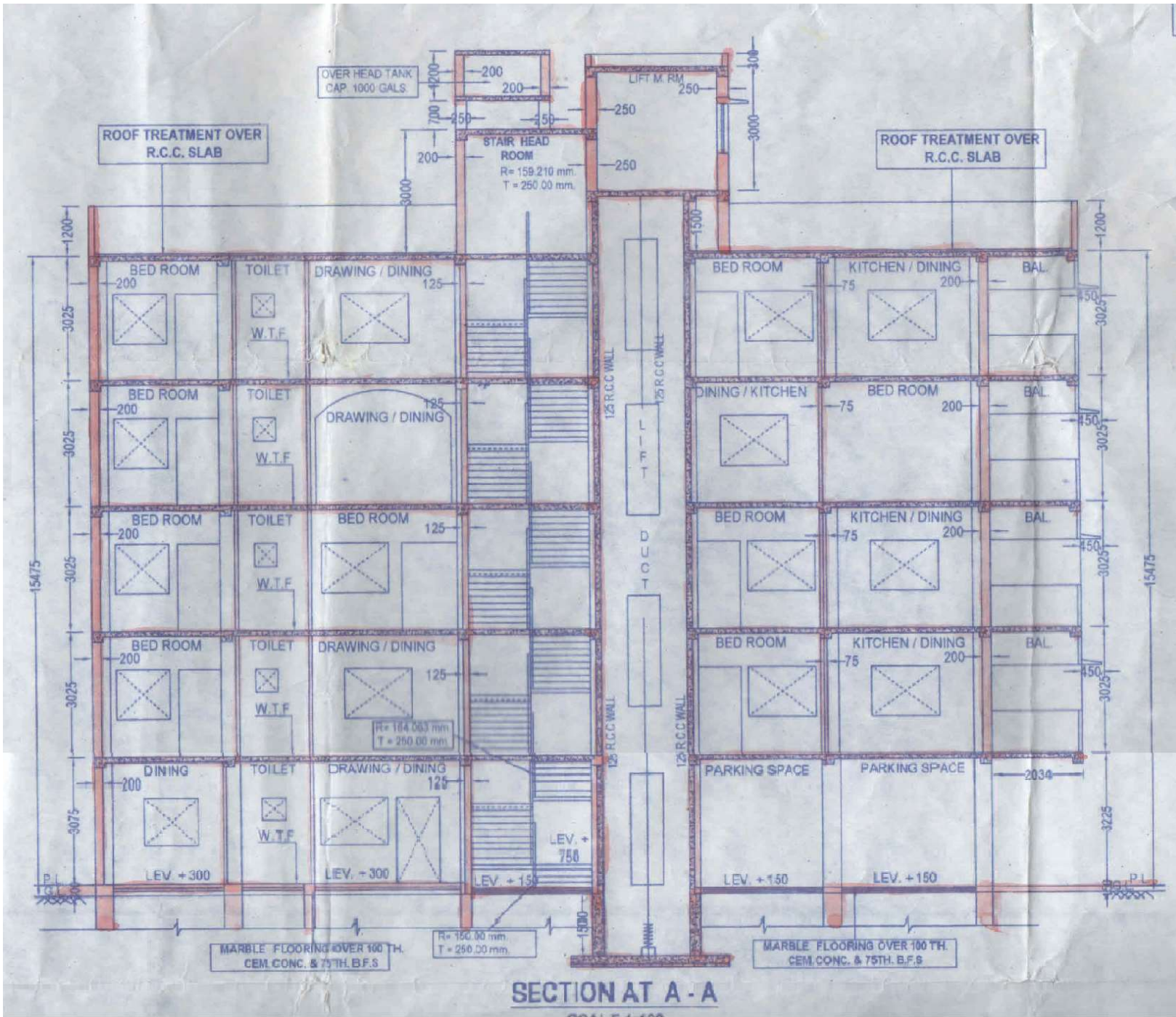
SCALE 1:100



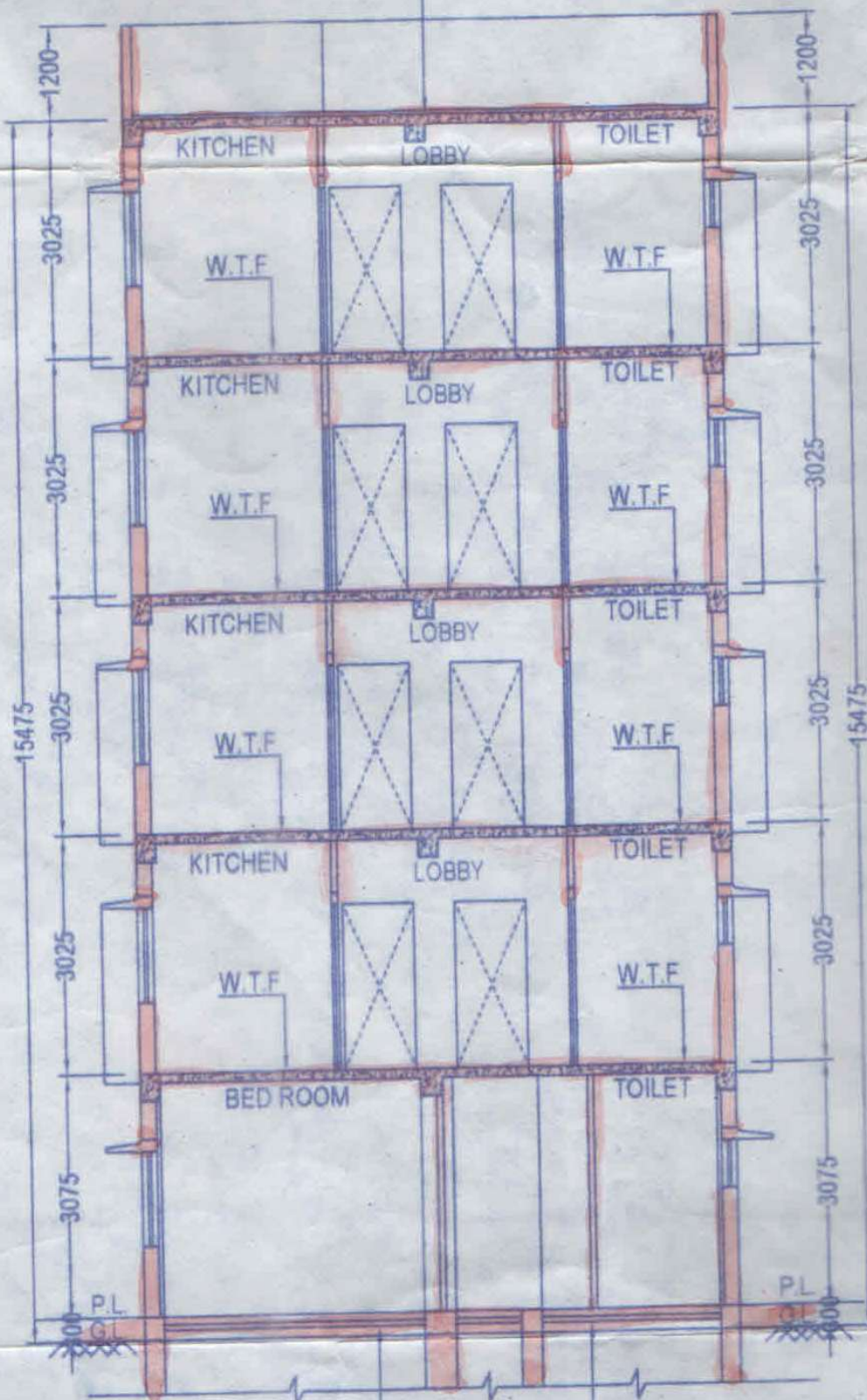


FRONT ELEVATION

SCALE 1:100



ROOF TREATMENT OVER
R.C.C. SLAB



MARBLE FLOORING OVER 100 TH.
CEM. CONC. & 75TH. B.F.S

SECTION AT B - B

SCALE 1:100

(A) AREA STATEMENT OF OWNER (S):-

SL.	NAME OF THE OWNER	EXISTING					PROPOSED					
		USE	FLOOR	AREA (SQ. MTR.)			USE	FLOOR	AREA (SQ. MTR.)			
				OCCUPIED	COMMON	TOTAL			OCCUPIED	COMMON	TOTAL	
i.	OWNER	RESIDENTIAL	Gr.FL.	24,480 + 34,670 + 223,230 + 81,250 = 363,630	10.077	373.707	RESIDENTIAL	2ND FLOOR	2A	73.586	2.112	75.698
			2B						37.307	1.070	38.377	
			2C						75.327	2.161	77.488	
			TOTAL (2A + 2B + 2C)					186.220	5.343	191.563		
			RESIDENTIAL					3RD FLOOR	3A	49.319	1.415	50.734
		3B		136.901	3.929	140.830						
		TOTAL (3A + 3B)			186.220	5.344	191.564					
		RESIDENTIAL	4TH FLOOR	4B	49.661	1.425	51.086					
		TOTAL (4B)					51.086					
		RESIDENTIAL	1ST FLOOR	1A	73.586	2.112	75.698					
TOTAL (1A)					75.698							
					TOTAL (A)	373.707				TOTAL (B)	509.911	

(B) AREA STATEMENT OF TENANTS

(B) AREA STATEMENT OF TENANTS :-

SL.	NAME OF THE TENANTS	EXISTING					PROPOSED						
		USE	FLOOR	AREA (SQ. MTR.)			USE	FLOOR	AREA (SQ. MTR.)				
				OCCUPIED	COMMON	TOTAL			OCCUPIED	COMMON	TOTAL		
ii.	SUDHIR MAJUMDER NOW SAIBAL MAJUNDER SON OF LATE SUDHIR MAJUMDER	RESIDENTIAL	Gr.FL.	78.977	2.188	81.165	RESIDENTIAL	4TH. FLOOR	4A	73.586	2.112	75.698	
									TOTAL (4A)			75.698	
iii.	SUNITA SEN (S.SEN)	RESIDENTIAL	Gr.FL.	143.361	3.972	147.333	RESIDENTIAL	4TH FLOOR	4C	62.873	1.807	64.780	
								GR. FLOOR GA		69.090	1.985	71.075	
									TOTAL (4C + GA)		132.063	3.792	135.855
iv.	DR. C.C.DEB NOW ANJALI DEB WIFE OF DR. C.C.DEB	RESIDENTIAL	2ND. FL.	102.762	2.847	105.609	RESIDENTIAL	1ST FLOOR	1B	49.661	1.425	51.086	
								1C		62.973	1.807	64.780	
									TOTAL (1B + 1C)		112.634	3.232	115.866
						TOTAL (C)				334.107			
										TOTAL (D)	327.419		

EXISTING EXEMPTED AREA = 37.974 SQ MTR

PROPOSED EXEMPTED AREA = 77.965 SQ MTR

REGISTERED TENANT DECLARATION REF. BOOK NO.- I, VOLUME NO.- 1903 - 2022, PAGE NO. - 212017 TO 212027
BEING NO.- 190303727, FOR THE YEAR - 2022 A.R.A - III KOLKATA. DATED - 24.03.2022

AREA STATEMENT F.A.R CALCULATION

1. a. AREA OF LAND (AS PER DEED)
= 05 K. - 1 CH. - 22 SFT. = 340.673 SQ. MTR.
- b. AREA OF LAND (AS PER PHYSICAL MEASUREMENT)
= 05 K. - 1 CH. - 22 SFT. = 340.658 SQ. MTR.
= 3667 SQ. FT
STRIP OF LAND AREA = 12.360 SQ MTR
NET AREA OF LAND = 340.658 - 12.360
= 328.298 SQ MTR
2. PER. GR. COVERAGE = 204.395 SQ.MT. (60 %)
3. EXISTING COVERED AREA (INCLUDING STAIR CASE) :-
GROUND FLOOR = 267.890 SQ MTR
FIRST FLOOR = 236.149 SQ MTR
SECOND FLOOR = 207.079 SQ MTR
MEZZANINE FLOOR = 34.670 SQ MTR
TOTAL = 745.788 SQ MTR
4. EXISTING STAIR CASE AREA = 12.919+12.919+12.136
= 37.974 SQ.MT.
5. TOTAL EX. FL. AREA (EXCLUDING STAIR CASE)
= (745.788 - 37.974) = 707.814 SQ.MT.
6. EXISTING F.A.R = 707.814 / 340.658 = 2.078
7. PER. F.A.R. = (334.107 X 2) + 373.707 / 340.658 = 3.059
8. PROP. GROUND FLOOR AREA = 204.283 SQ MTR (59.995 %)
9. PROPOSED COVERED AREA (INCLUDING STAIR CASE) :-
1. PROP. GR. FLOOR AREA = 204.283 SQM.
2. PROP. FIRST FL. AREA = 201.813 SQM.
3. PROP. SECOND FL AREA = 201.813 SQM.
4. PROP. THIRD FL AREA = 201.813 SQM
5. PROP. FORTH FL. AREA = 201.813 SQM
TOTAL = 1011.535 SQ MTR
10. TOTAL STAIR CASE & LIFT LOBBY AREA (EXEMPTED)
STAIR CASE AREA = (4.7 X 2.7)
= 12.690 X 5 = 63.450 SQ MTR
LIFT LOBBY AREA = (1.350 X 2.150)
= 2.903 X 5 = 14.515 SQ. MTR
TOTAL EXEMPTED AREA = 63.450 + 14.515 = 77.965 SQ MTR
11. TOTAL COVER AREA EXCLUDING STAIR CASE & LIFT
LOBBY (EXEMPTED) = 1011.535 - (63.450 + 14.515)
= 933.570 SQ. MT.
12. PROP. F.A.R = 933.570 - 94.364 (CAR PARKING)
= 839.224 / 340.658 = 2.4635

- a) ASSEESSEE NO. - 110100400352
- b) DET. OF REGD. DEED :-
1. Book No. - I, Being No. - 08006,
Volume No. - 82, Pages- 1280 to 1293,
Year- 2008
ADDITIONAL REGISTRAR OF ASSURANCE OFFICE
OF THE A.R.A.- II KOLKATA DATED - 11 / 08 / 2009
- c) DETAIL OF POWER OF ATTORNEY :-
BEING NO.- 190302884, BOOK NO.- IV
VOL.NO. - 1903-2018 , PAGE NO. - 84335 to 84354
ADDITIONAL REGISTRAR OF ASSURANCE OFFICE
OF THE A.R.A.- III KOLKATA DATED - 16 / 05 / 2018
- D) AREA OF LAND :- 340.658 SQ MTR
- E) NO. OF STOREY = (G+IV)
- F) NO. OF TENEMENT :- 12 NOS
- G) SIZE OF TENEMENT :-
0 < 50 = 1 NOS
50 < 75 = 8 NOS
75 < 100 = 4 NOS
100 > 200 = 1 NOS
- H) AREA OF STAIR CASE COVER :- 15.810 SQ MTR
- I) AREA OF O.H. TANK :- 8.405 SQ MTR
- J) AREA OF LIFT MACHINE ROOM :- 10.478 SQ MTR
- K) AREA OF C.B = 10.260 SQ MTR
- L) NET GROUND FLOOR AREA = 204.284 - (12.690 + 2.903)
= 188.691 SQ MTR
- M) CAR PARKING REQUIRED = 50% = 94.364 SQ MTR
- N) CAR PARKING PROVIDED = 96.240 SQ MTR (50.377%)
- O) EXISTING TOTAL TENANT AREA
(EXCLUDING STAIR CASE)
= 338.955 SQ MTR (46.861%)
- P) EXISTING TOTAL OWNER AREA = 384.355 SQ MTR

SPECIFICATIONS :- 1. ALL DIMENSION ARE IN MM. 2. GRADE OF CONCRETE IS M 20. & THAT OF STEEL IS Fe-415
3. FOR SPECIFICATION & WORKMANSHIP NBC, 2005. 4. ALL BRICKWORK SHALL BE OF 1st CLASS BRICKS IN CEMENT
MORTAR OF RATIO 1:6 / 1:5 FOR 200 Th. WALLS 1:4 FOR 75 Th. B/ WORK. 5. P.C.C. OR DAMP PROOF COURSE SHALL
BE OF P.C.C. OF RATIO 1:2:4 WITH OTHER WATER PROOFING COMPOUND.

CERTIFICATE OF L.B.S.

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN AS PER PROVISION OF K.M.C. BUILDING RULE 2009 AS AMMENDED FROM TIME TO TIME ALONG IN COMPLIANCE WITH RULE 142 OF K.M.C. BUILDING RULE 2009 (WITH FEW INFRINGEMENTS) AND THE SITE CONDITION 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 WALL) AND EXISTING STRUCTURE.

Sibabrata Chakraborty
Sibabrata Chakraborty
REGD. CIVIL ENGINEERS IN
KOLKATA MPL. CORPORATION
NO- 1 / 1120

SIGNATURE OF L.B.S.

SIBABRATA CHAKRABORTY L.B.S. NO - 1 / 1120

CERTIFICATE OF STRUCTURAL ENGINEER-

STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE PROPOSED BUILDING WILL BE MADE BASED ON 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.B.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.

Satyabrata Chakrabarti
Satyabrata Chakrabarti, AME (S)
Empanelled Structural Engineer
in Kol. Mpl. Corporation
E.S.F 11-650

SIGNATURE OF STRUCTURAL ENGG.

SATYABRATA CHAKRABARTI. E.S.E. NO - 11 / 650

CERTIFICATE OF GEO- TECHNICAL ENGINEER-

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 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 RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

Rupak Kumar Banerjee
RUPAK KUMAR BANERJEE
B.C.E., M.E., MGS
M.I.E., CHARTERED ENGINEER
ENLISTED GEO TECHNICAL ENGINEER (K.M.C.)
G.T./1/3 (K.M.C.) LM-4279, N.-153879-5

SIGNATURE OF GEO TECHNICAL ENGINEER
RUPAK KUMAR BANERJEE (GT/1/03)

DECLARATION OF OWNERS / APPLICANT-

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

Tarun Banerjee

SRI TARUN BANERJEE
PROPRIETOR OF -
KAIZEN BUILDCON
AS CONSTITUTED ATTORNEY OF
SRI SAMIT MITTER

SIGNATURE OF OWNERS / APPLICANT
SRI TARUN BANERJEE PROPRIETOR
OF KAIZEN BUILD CON CA TO SRI SAMIT KUMAR MITTER

PROPOSED PLAN OF G+ IV STORIED RESIDENTIAL BUILDING OF HEIGHT 15.475 MTR FOR SANCTION U / S - 393 OF K.M.C ACT 1980. AND U / R - 142 OF K.M.C BUILDING RULE 2009. READ WITH RELEVANT OFFICE CIRCULARS AT PREMISES NO. 13 / 1 B, BALARAM GHOSH STREET, WARD NO. - 010, BR. NO.- II, P.S - SHYAMPUR, KOLKATA - 700 004.



S. CHAKRABORTY & ASSOCIATES
21 A, BALARAM GHOSH STREET KOLKATA - 700 004
MOB. NO - 9830736094, 8910901129

SCALE = 1:100, 1:500, 1:4000, 1:50
ALL DIMENSIONS ARE IN MM.

DRAWN BY - SUKANTA PAUL

A. Preventive measures need to be taken for pollution free environment:-

- a) wrap construction area/ buildings with geotextile fabric installing dust barriers, or other actions as appropriate for the location.
- b) Apply water and maintain soils in a visible damp or crusted condition for temporary stabilization.
- c) Apply water prior to leveling or any other earth moving activity to keep the soil moist throughout the process;
- d) Limit vehicle speeds to 15 mph on the work site.
- e) Clean wheels and undercarriage of haul trucks prior to leaving construction site.
- f) Apply and maintain dust suppressant on haul routes.
- g) Apply a cover or screen to stockpiles and stabilize at completion of activity by water and maintain a dust palliative to all outer surfaces of the stockpiles ;
- h) Stabilize surface soils where loaders, support equipment and vehicles will operate by using water and maintain surface soils in a stabilized condition where loaders, support equipment and vehicles will operate;
- i) Stabilize adjacent disturbed soils following paving activities with immediate landscaping activity or installation of vegetative or rock cover.
- j) Maintain dust control during working hours and clean track out from paved surfaces at the end of the work shift/day. Track out must now extend 50 feet or more and must be cleaned daily, at the minimum.
- k) Stabilize sloping surfaces using soil binders until vegetation or ground cover effectively stabilize the slope.
- l) Disposal of debris in consultation with the local authorities following proper environmental management practice.
- m) During construction work, including cutting of marbles, ambient noise level should not exceed more than 65 dB(A).

B. Practices to be discarded for pollution free Environment:-

- a) Don't dispose of debris indiscriminately,
- b) Don't allow the vehicles to run at high speed within the work site.
- c) Don't cut materials without proper dust control/noise control facility.
- d) Don't keep materials without effective cover.
- e) Don't allow access in the work area except workers to limit soil disturbance and prevent access by fencing, ditches, vegetation, berms or other suitable barrier.
- f) Don't leave the soil, sand and cement stack uncovered.
- g) Don't keep materials or debris on the roads or pavements.
- h) Burning of old tyres in hot mix plant as a fuel during construction and repair of the roads for melting coal tar should be discarded.

Chir
A. O. (Br.-III)
Building Department

PARTY'S COPY

RESIDENTIAL BUILDING

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.

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 KOLKATA MUNICIPAL CORPORATION
BUILDING PERMIT
No. 2022020005
Date 28-04-22 Borough No. II
Shri 28.04.2022 28.04.2022
Ex. Engineer / Asst. Engineer
Bor. No. II Bor. No. II
★ BUILDING DEPARTMENT ★

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 SANCTION IS VALIED UP TO 27-04-2027

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.

Before starting any Construction the site must conform with the plans sanctioned and all the conditions as proposed in the plan should be fulfilled. The validity of the written permission to execute the work is subject to the above conditions.

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.

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

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

All Building Materials to necessary & construction should conform's to standered specified in the National Building Code of India.

Sanctioned conditionally on an undertaking duly registered from the owner's to the effect till they will not evict any tenants & will also provide the tenants with identical area in and around the premises by mutual arrangements.

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

Approved By: M.B.C Meeting No: 591
M.B.C Meeting dt. 16-02-22
The Building Committee Item NO: 178/ 21-22

Splayed portion:- Sanctioned conditionally by undertaking of the owner that the splayed portion will be free gifted to the K. M. C. and no wall can be constructed over it.

Sanctioned subject to demolition of existing structure to provide open space as per plan before construction is started
28.04.2022 28.04.2022
Executive Engineer (C) Asst. Engineer (C)
BR. II Br. PLAN II

OFFICE OF THE E.E. (C)
BOROUGH-II
22 APR 2022
Building Department
K.M.C.

DEVIATION WOULD MEAN DEMOLITION