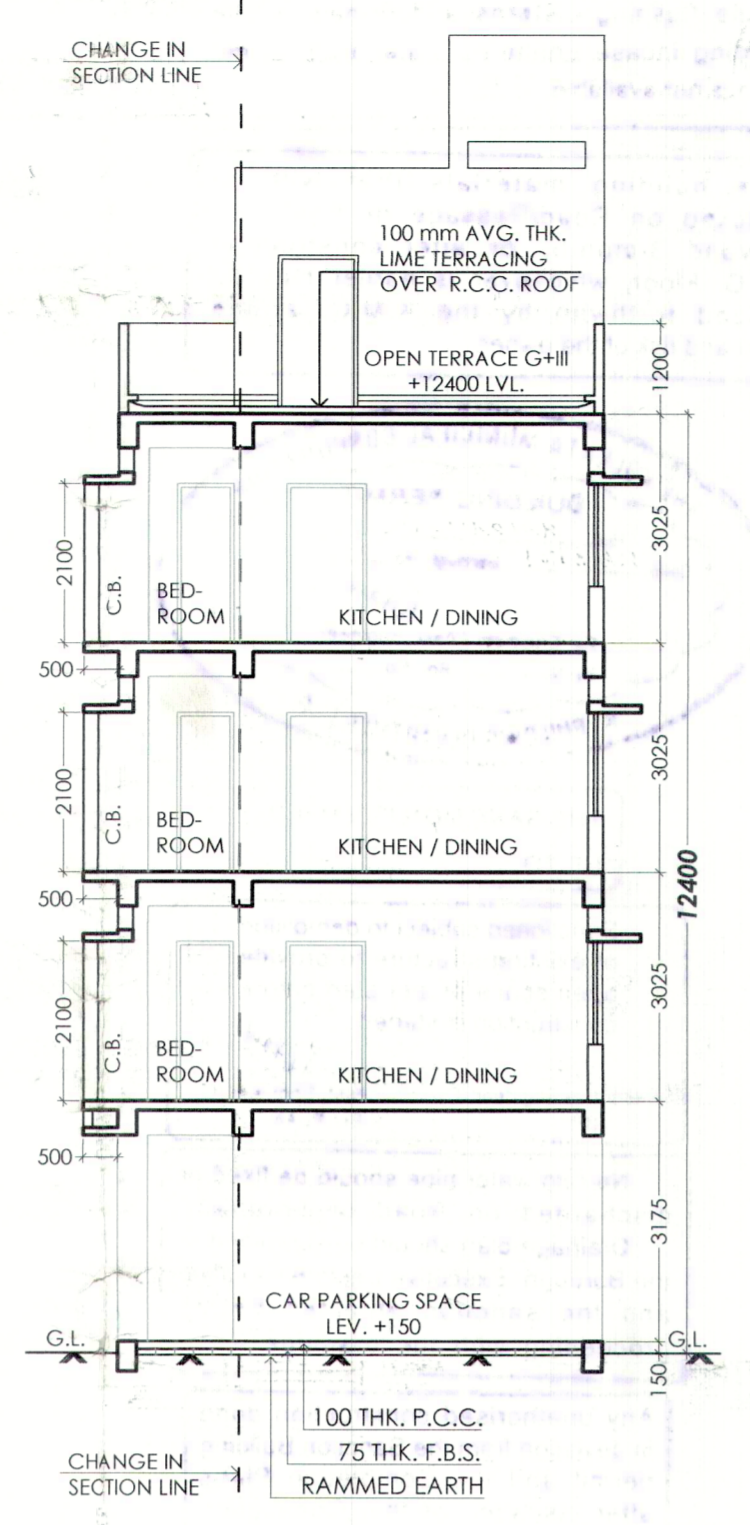
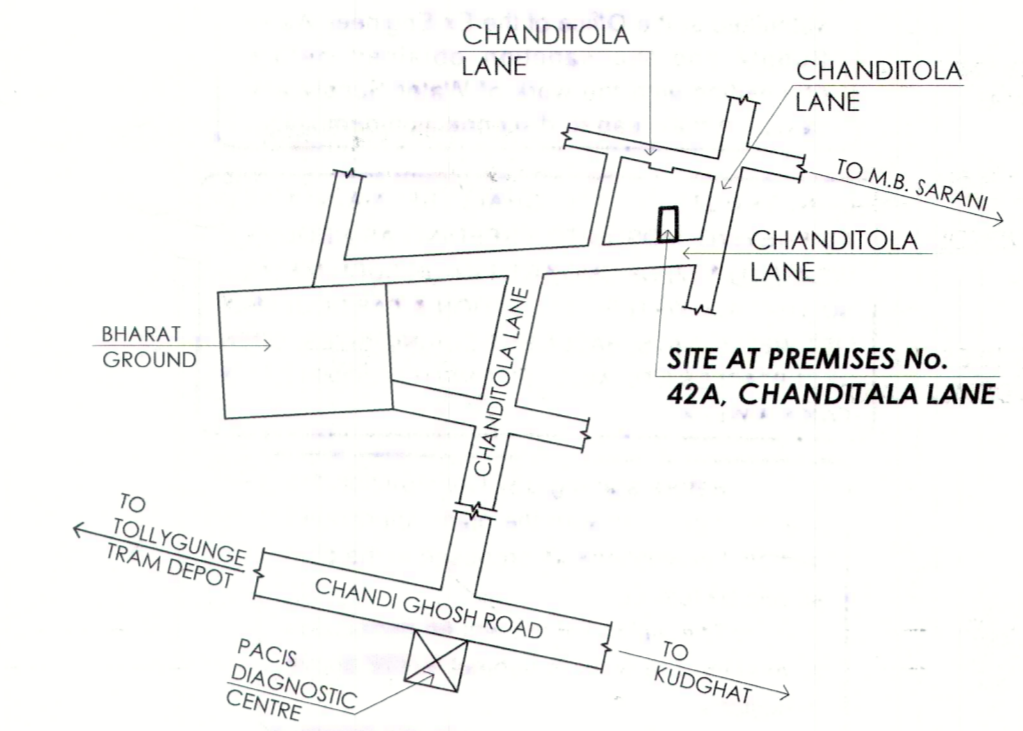


FRONT ELEVATION

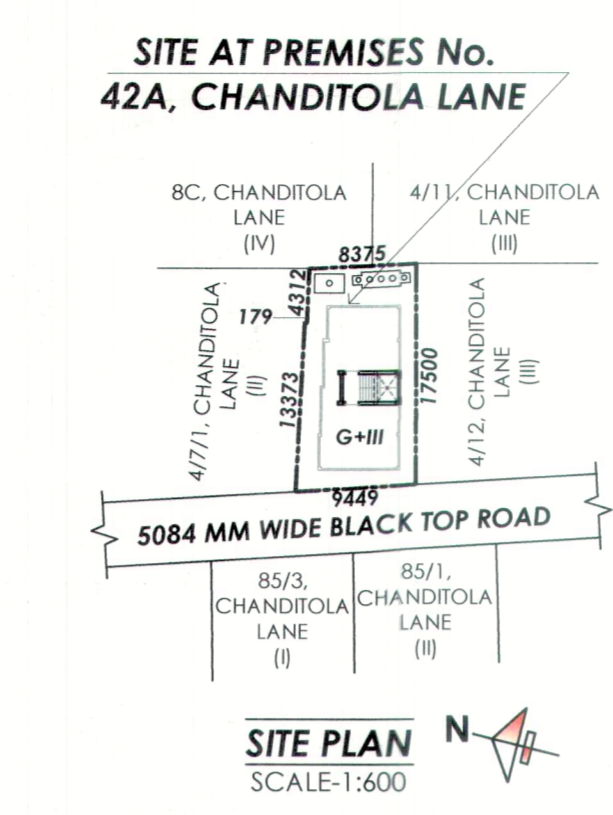
SECTION A-A



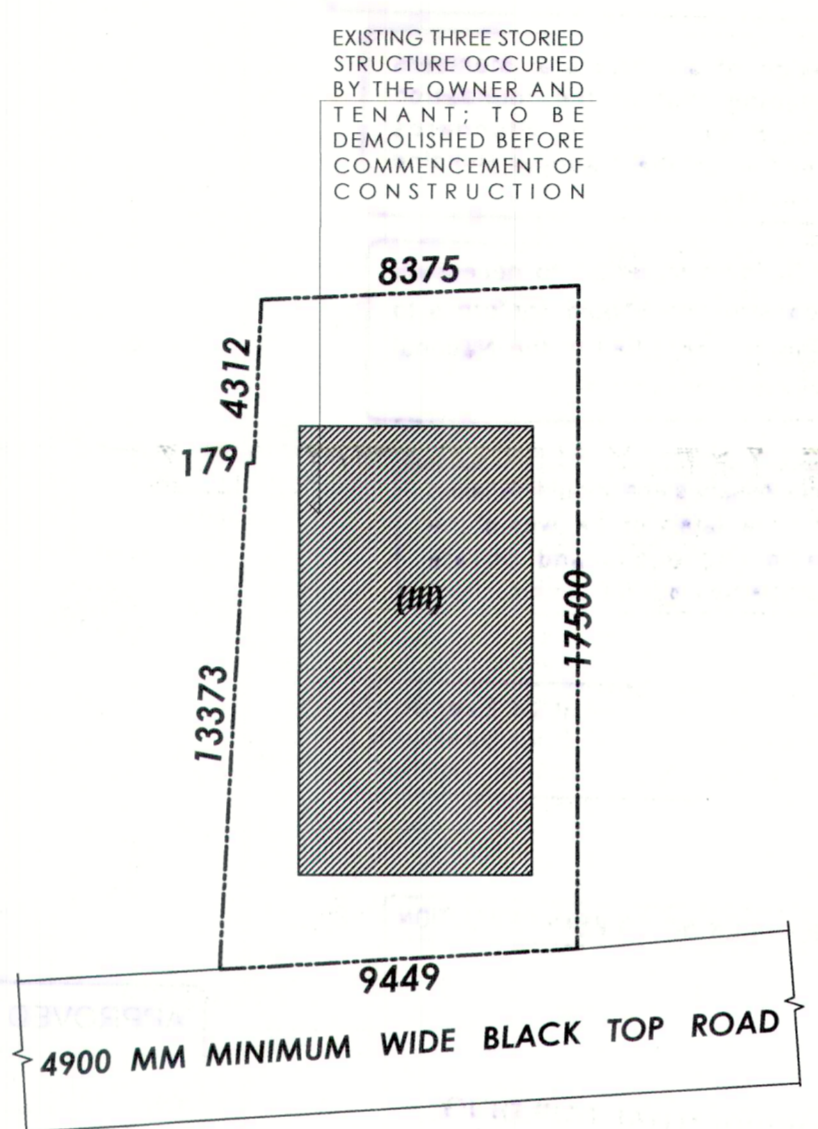
SECTION B-B



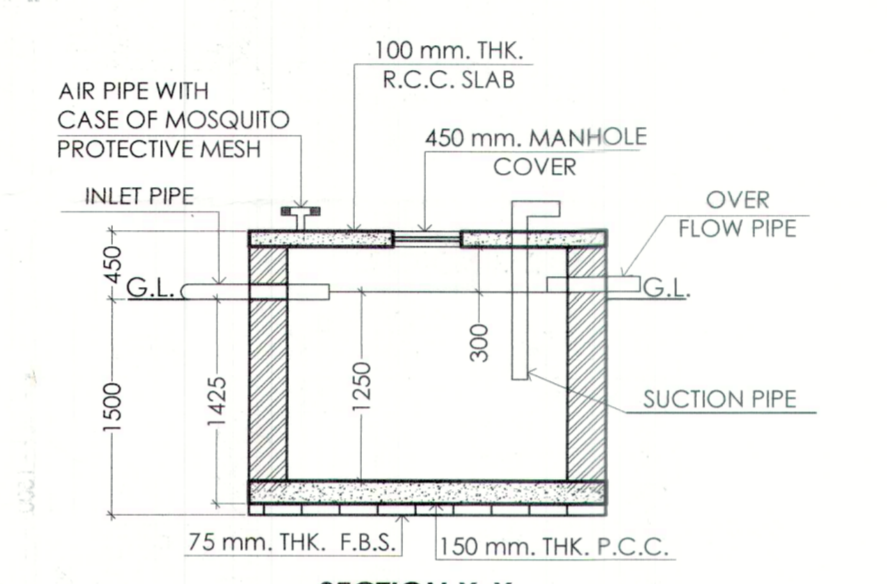
KEY PLAN SCALE: 1:4000



SITE PLAN SCALE: 1:600

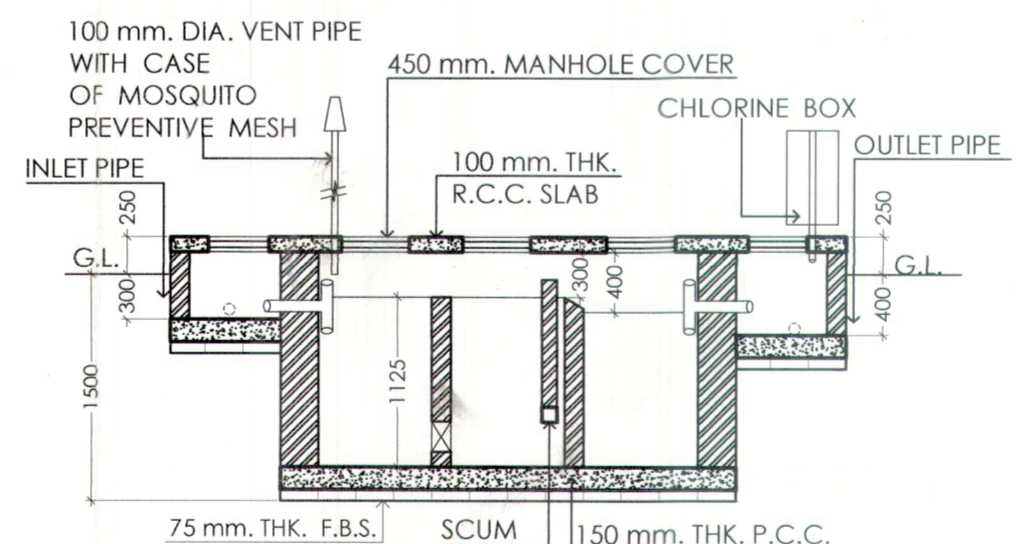


EXISTING SITE PLAN SCALE: 1:200

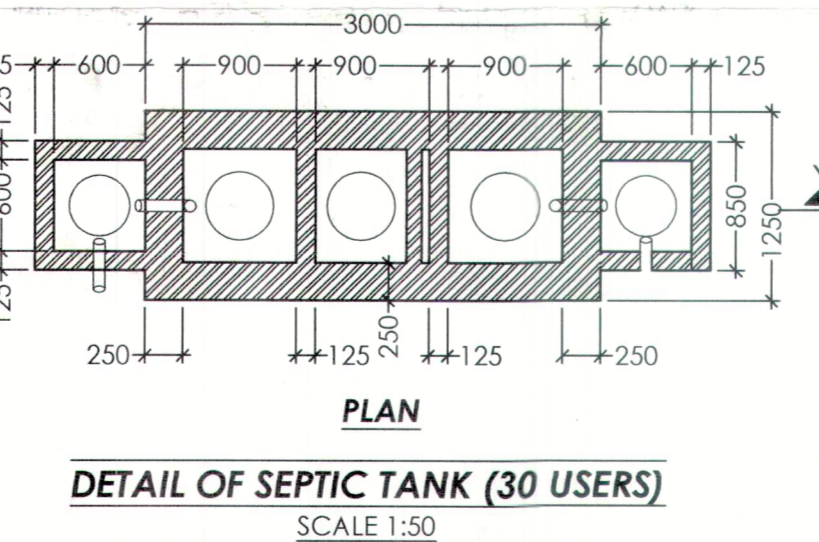


SECTION X-X

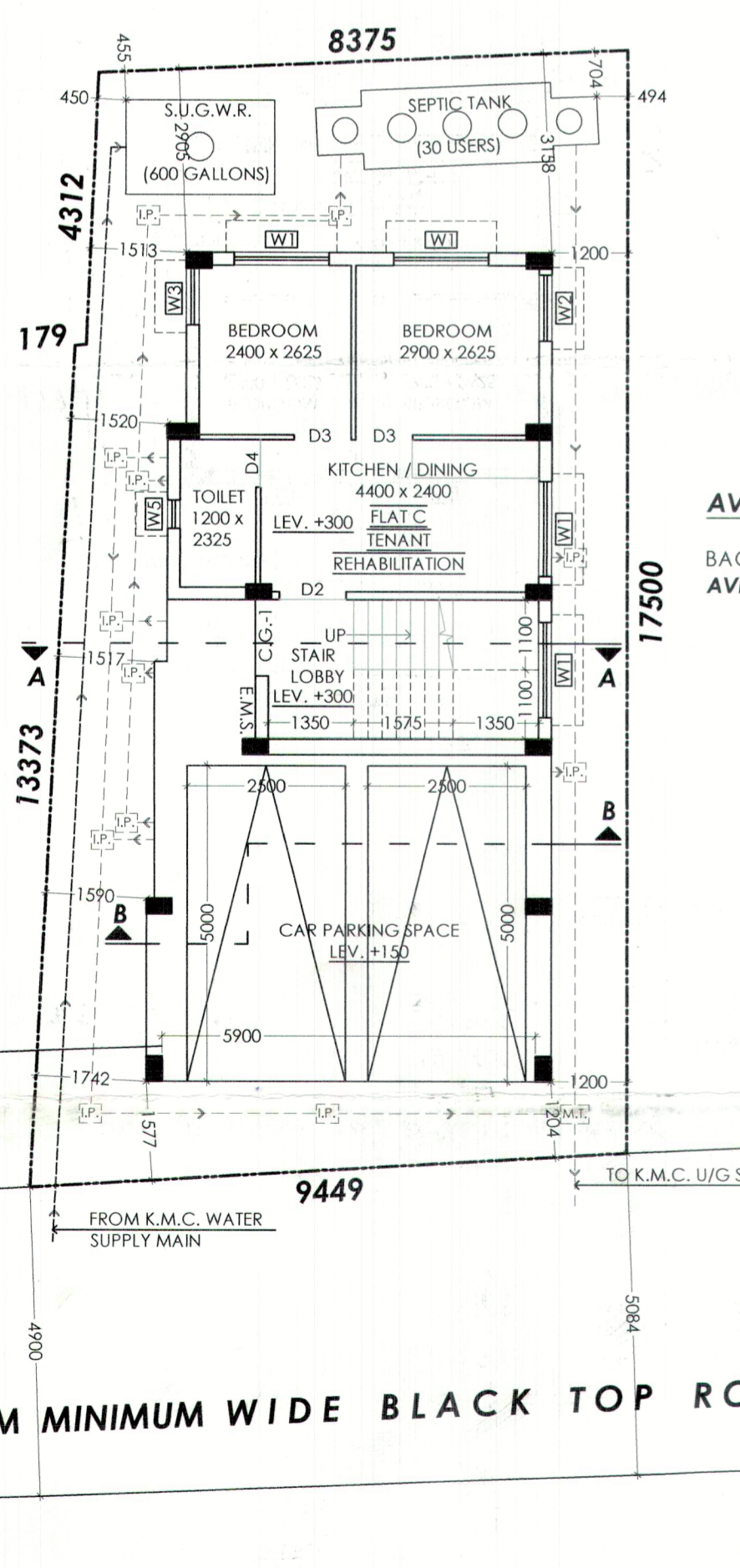
PLAN DETAIL OF S.U.G.W.R. (CAPACITY: 600 GAL.) SCALE: 1:50



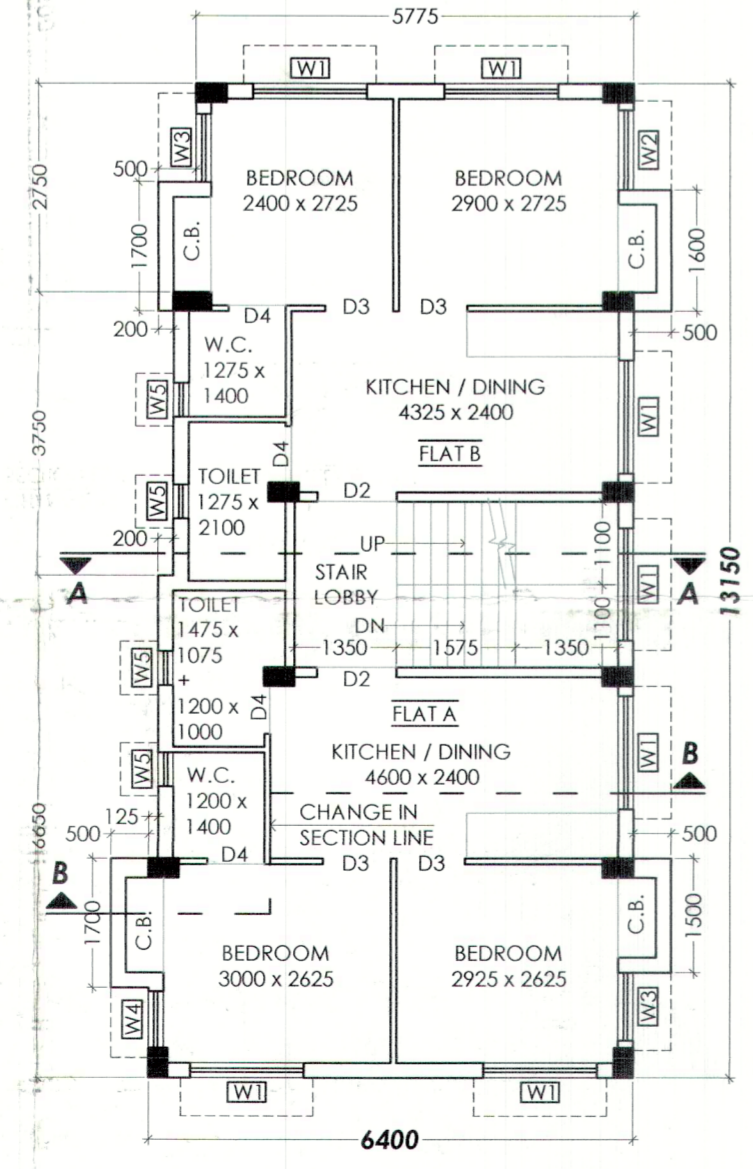
SECTION Y-Y



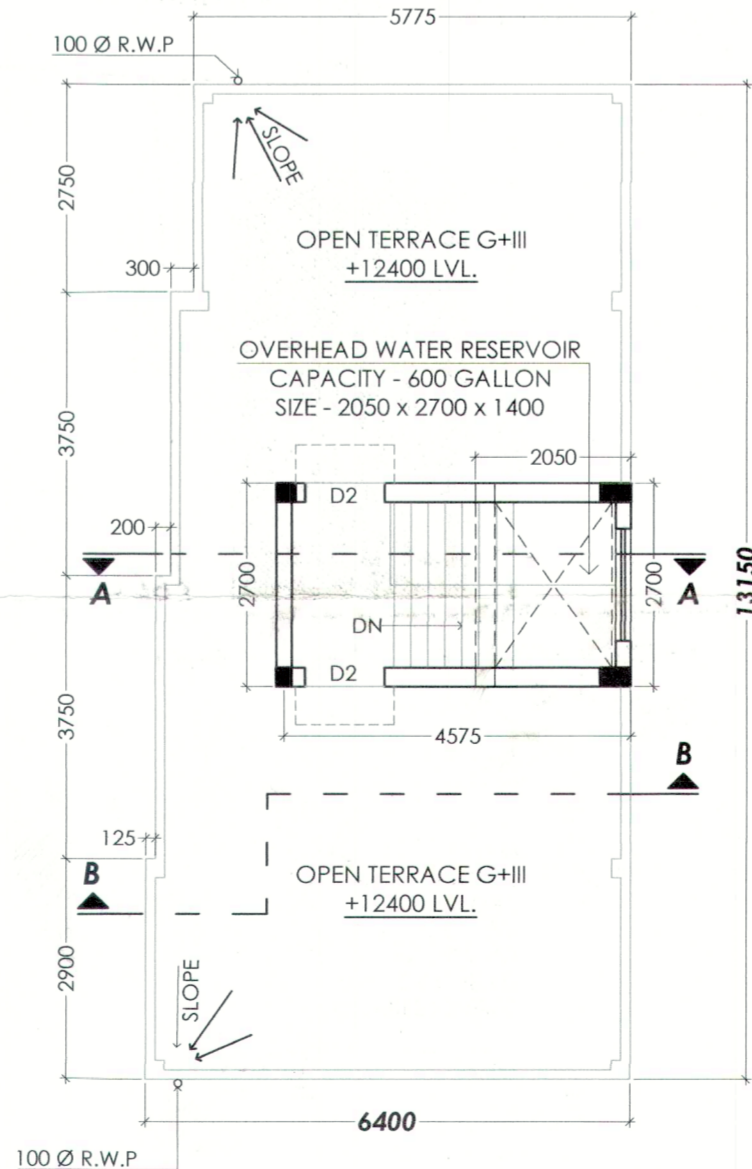
PLAN DETAIL OF SEPTIC TANK (30 USERS) SCALE: 1:50



GROUND FLOOR PLAN



TYPICAL (1ST, 2ND & 3RD) FLOOR PLAN



ROOF PLAN

**AVERAGE BACK OPEN SPACE CALCULATION**  
 BACK OPEN SPACE AREA = 17.49 Sq.m.  
 AVERAGE BACK OPEN SPACE = (17.49/5.775) = 3.029 MTR.

**SHEET TITLE**

GROUND, FIRST, SECOND & THIRD FLOOR PLANS, ROOF PLAN, ELEVATION, SECTIONS, KEY PLAN, SITE PLAN, DETAIL OF S.U.G.W.R. AND SEPTIC TANK

DRAWN BY - S.R.

DATE - 19.07.2020

DEALT BY - J.D.



SCALE - 1:100  
 [Unless mentioned otherwise]

**MAIN CHARACTERISTICS OF THE PLAN PROPOSAL**

**PART - A:**

ASSEESSEE No. 210970302153

- NAME OF THE OWNER - SRI AMIT DAS**
- NAME OF THE APPLICANT - SRI SUMAN SAHA**
- DETAILS OF REGISTERED DEED**  
 DEED 1: BOOK No. I, VOLUME No. 1605-2017, PAGE FROM 26513 TO 26534, BEING No. 160500994, DATED 28-02-2017, AT A.D.S.R. ALIPORE.  
 DEED 2: BOOK No. I, VOLUME No. 1605-2017, PAGE FROM 26604 TO 26625, BEING No. 160500995, DATED 28-02-2017, AT A.D.S.R. ALIPORE.  
 DEED 3: BOOK No. I, VOLUME No. 1605-2017, PAGE FROM 26558 TO 26579, BEING No. 160500996, DATED 28-02-2017, AT A.D.S.R. ALIPORE.  
 DEED 4: BOOK No. I, VOLUME No. 1605-2017, PAGE FROM 68740 TO 68761, BEING No. 160502622, DATED 16-05-2017, AT A.D.S.R. ALIPORE.  
 DEED 5: BOOK No. I, VOLUME No. 1605-2018, PAGE FROM 24254 TO 24257, BEING No. 160507551, DATED 03-12-2018, AT A.D.S.R. ALIPORE.
- DETAILS OF REGISTERED POWER OF ATTORNEY**  
 BOOK No. I, VOLUME No. 1602-2020, PAGE FROM 49398 TO 49423, BEING No. 160201111, DATED 12-02-2020, AT D.S.R. - II, SOUTH 24 PGS.
- DETAILS OF REGISTERED BOUNDARY DECLARATION**  
 BOOK No. I, VOLUME No. 1630-2020, PAGE FROM 45599 TO 45610, BEING No. 163001116, DATED: 06-07-2020 AT D.S.R. - V, SOUTH 24 PGS.
- DETAILS OF DECLARATION FOR NON EVICTION OF TENANT**  
 BOOK No. I, VOLUME No. 1630-2020, PAGE FROM 45570 TO 45580, BEING No. 163001117, DATED: 06-07-2020 AT D.S.R. - V, SOUTH 24 PGS.

**PART - B:**

- AREA OF THE LAND - AS PER DEED : 2 K. - 08 Ch. - 0 Sq.ft. = 167.224 Sq.m.  
 AS PER REGISTERED BOUNDARY DECLARATION : 2 K. - 05 Ch. - 23.258 Sq.ft. = 156.843 Sq.m.
- NET AREA OF THE LAND : 2 K. - 05 Ch. - 23.258 Sq.ft. = 156.843 Sq.m.
- PERMISSIBLE GROUND COVERAGE : 94.11 Sq.m. (60.00%)
- PROPOSED GROUND COVERAGE : 80.75 Sq.m. (51.49%)

**5. PROPOSED AREA**

FLOOR	TOTAL FLOOR AREA	TOTAL EXEMPTED AREA				NET FLOOR AREA
		STAIRWAY	STAIR VOID	LIFT LOBBY	LIFT VOID	
GROUND	80.75	9.41	—	—	—	71.34
FIRST	80.75	9.41	—	—	—	71.34
SECOND	80.75	9.41	—	—	—	71.34
THIRD	80.75	9.41	—	—	—	71.34
TOTAL	323.00	37.64	—	—	—	285.36

**6. PARKING CALCULATION**

TENEMENT SIZE (Sq.m.)	TENEMENT SIZE RANGE	TENEMENT No.	REQUIRED PARKING
FLAT - A: 42.47	BELOW 50 Sq.m.	3	1
FLAT - B: 40.29		3	
FLAT - C: 38.21		1	

- (B) Nos. of CAR PARKING PROVIDED COVERED - 2 Nos. OPEN - 0 No.  
 (C) PERMISSIBLE AREA FOR PARKING (GROUND FLOOR) - 1 x 25 = 25  
 (D) ACTUAL AREA FOR PARKING PROVIDED - 36.56 Sq.m.  
 7. PERMISSIBLE F.A.R. - 1.75  
 8. PROPOSED F.A.R. - [ITEM No. 5 - (MIN OF 6C OR 6D)] / ITEM No. 2 (285.36 - 25) / 156.843 = 1.66

**9. STATEMENT OF OTHER AREAS**

FLOOR	LOFT	CUPBOARD	LEDGE / TEND
GROUND	—	—	—
FIRST	—	0.75 + 0.80 + 0.78 + 0.85 = 3.18	—
SECOND	—	0.75 + 0.80 + 0.78 + 0.85 = 3.18	—
THIRD	—	0.75 + 0.80 + 0.78 + 0.85 = 3.18	—
TOTAL	—	9.54	—

- OTHER EXEMPTED AREA FOR FEES - 47.18 Sq.m.
- STAIR HEADROOM AREA - 12.42 Sq.m.
- AREA OF OVERHEAD TANK - 5.54 Sq.m.

**PROPOSED G+III STORIED (12.400 Mtr. HEIGHT) RESIDENTIAL BUILDING PLAN U/S 393A OF K.M.C. ACT 1980 AND K.M.C. BUILDING RULES 2009 AT PREMISES No. 42A, CHANDITOLA LANE, KOLKATA : 700 040, WARD - 97, BOROUGH - X, P.S.- REGENT PARK.**  
 (PLAN CASE No. 2020100275)

**SPECIFICATIONS**

- STRUCTURAL CEM. CONC. M-20 GRADE WITH 19 MM DOWN STONE CHIPS.
- GRADE OF REINFORCEMENT Fe 415.
- SINGLE LAYER BFS WITH PICKED JHAMA BRICKS.
- CEM. CONC. WITH JHAMA KHOLA IN FOUNDATION AND UNDER FLOOR.
- 200 MM THICK FIRST CLASS BRICKWORK WITH CEMENT MORTAR (1:1) AT OUTSIDE WALLS.
- 100 MM. & 75 MM. THICK FIRST CLASS BRICKWORK WITH CEMENT MORTAR (1:1) WITH APPROVED H.B. NETTING IN EVERY ALTERNATE LAYER AT INSIDE WALLS.
- 25 MM THICK DPC WITH CEM. CONC. (1:2:4) WITH 6 MM DOWN STONE CHIPS AND 5% WATER PROOFING COMPOUND.
- WOODWORK IN DOOR FRAMES WITH SAL WOOD.
- 38 MM THICK DOOR SHUTTERS WITH TEAK WOOD ALSO FLUSH DOORS WITH COMMERCIAL PLY.
- WINDOWS ARE ALUMINIUM FULLY GLAZED AND PANELED FITTED WITH M.S. GRILL.
- 19 MM THK. CEM. PLASTER (1:3) TO INSIDE AND OUTSIDE WALLS.
- 6 MM THK. CEM. PLASTER (1:3) TO CEILING, BEAMS, CHUIJA ETC.
- 32 MM THK. CAST-IN-SITU MOSAIC FLOOR INCLUDING UNDERLAY AND WITH 3-4 SIZE MARBLE CHIPS OF DIFFERENT COLOUR AS PER DIRECTION. ALSO MARBLE FLOORING AS PER SPECIFIC REQUIREMENT.
- PAINING AND COLOUR WASHINGS SHOULD BE DONE IN TWO COATS OVER A COAT OF PRIMING AS PER APPROVED STANDARD PAINT.
- RAIN WATER PIPES SHALL BE OF CAST IRON, FINISHED WITH PAINT, ALL SANITARY, WATER SUPPLY & ELECTRICAL FITTINGS SHALL BE OF FIRST CLASS MATERIAL. DEPTH OF SEMI UNDER GROUND WATER RESERVOIR SHALL NOT EXCEED THE DEPTH OF FOUNDATION OF NEIGHBORING COLUMNS.

**SCHEDULE FOR DOOR AND WINDOW**

MKD	WIDTH	HEIGHT	MKD	WIDTH	HEIGHT
C.G.-1	1200	2100	W1	1500	1350
D2	1050	2100	W2	1050	1350
D3	900	2100	W3	900	1350
D4	750	2100	W4	750	1350
			W5	450	1650

**CERTIFICATE OF THE 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 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.19 (K.M.C.) LM-4278, M-153878-5  
**SIGNATURE OF G.T.E.**  
 Rupak Kumar Banerjee  
 G.T./1/3

**CERTIFICATE OF THE STRUCTURAL ENGINEER**

THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND I CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT. THE RECOMMENDATION OF REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATION. SOIL TEST IS DONE BY:- RUPAK KUMAR BANERJEE OF M/S GEO STAR HAVING ITS OFFICE AT CHITKALIKAPUR, P.O. MUKUNDAPUR, KOLKATA-700 099

*K.S. Mahapatra*  
**Kunal Sinha Mahapatra**  
 M.I.E (India)  
 Chartered Engineer  
 LIC No: ESE/11/617 (K.M.C.)  
**SIGNATURE OF E.S.E.**  
 Kunal Sinha Mahapatra  
 E.S.E. 11/617

**CERTIFICATE OF THE ARCHITECT**

I CERTIFY WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN AS PER PROVISION OF K.M.C. BUILDING RULES 2009 AS AMENDED FROM TIME TO TIME AND THE SITE CONDITIONS INCLUDING THE WIDTH OF ABUTTING ROAD (4.9 METERS MINIMUM) CONFORM WITH THE PLAN WHICH HAS BEEN MEASURED AND VERIFIED BY ME. THAT IT IS A BUILDABLE SITE, NOT A TANK OR FILLED UP TANK. (1) THE SITE IS DEMARCATED BY BOUNDARY WALL (2) SITE PLAN AND KEY PLAN AS PER SITE.

*Jaydeep Deb*  
**Jaydeep Deb**  
 B. Arch (J.U.), M. Arch (Urban Design)  
 CoA Regn No. CA/2003/30584  
 Associate of I.I.A.  
**SIGNATURE OF ARCHITECT**  
 Jaydeep Deb  
 B. Arch (J.U.), M. Arch (Urban Design)  
 CoA Regn. No. CA/2003/30584  
 Associate of I.I.A.

**I DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT:-**

- I SHALL ENGAGE ARCHITECT & E.S.E. DURING CONSTRUCTION.
- I SHALL FOLLOW THE INSTRUCTIONS OF ARCHITECT & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER B.S. PLAN)
- K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING AND THE ADJOINING STRUCTURE.
- IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.
- THE CONSTRUCTION OF THE WATER RESERVOIR AND SEPTIC TANK WILL BE UNDER THE GUIDANCE OF ARCHITECT & E.S.E. BEFORE STARTING THE BUILDING FOUNDATION WORK.
- DURING DEPARTMENTAL INSPECTION THE SITE WILL BE IDENTIFIED BY ME.

**PRAYAS DEVELOPER**

Proprietor

**SUMAN SAHA**  
 Proprietor of PRAYAS DEVELOPER  
 Constituted Attorney of AMIT DAS

*Suman Saha*  
**SIGNATURE OF APPLICANT**  
 SUMAN SAHA  
 Proprietor of PRAYAS DEVELOPER  
 Constituted Attorney of SRI AMIT DAS



# PARTY'S COPY

Plan for Water Supply arrangement including SEMI L.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.

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

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

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

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

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

DEVIATION WOULD MEAN DEMOLITION

RESIDENTIAL BUILDING

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 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.



THE SANCTION IS VALUED UP TO 2.03/2026

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

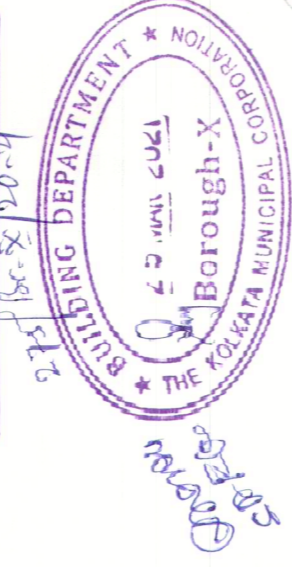
Executive Engineer (C) BR PLAN X Asst. Engineer (C) BR PLAN X

No rain water pipe should be fired 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.

Any unauthorised construction done in deviation from the Sanction Building permit and the Completion Plans after issuance of this Completion Plans may cause revocation of the Occupancy Certificate.

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.

APPROVED ON 2.5/21



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

- Urban construction areas/buildings with protective fabric installing dust barriers, or other actions, as appropriate for the location.
- Apply water and maintain soils in a viable damp or crusted condition for temporary stabilization.
- Apply water prior to leveling or any other earth moving activity to keep the soil moist throughout the process.
- Limit vehicle speeds to 15 mph on the work site.
- Clean wheels and undercarriage of haul trucks prior to leaving construction site.
- Apply and maintain dust suppressant on haul routes.
- Apply a cover or screen to stockpiles and stabilize stockpiles at completion of activity by water and maintain a dust palliative to all outer surfaces of the stockpiles.
- 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.
- Stabilize adjacent disturbed soils following paving activities with immediate landscaping activity or installation of vegetative or rock cover.
- Minimize dust control during loading, hauls and clean track out from paved surfaces at the end of the work day. Track out must now extend 50 feet or more and must be cleaned daily, at the end of the haul.
- Stabilize sloping surfaces using soil binders until vegetation or ground cover can effectively stabilize the slope.
- Disposal of debris in consultation with the local authorities following proper environmental management practice.
- During construction work, including cutting of marbles, ambient noise level should not exceed more than 65 dBA.

## B. Practices to be discarded for pollution free environment:

- Don't dispose of debris indiscriminately.
- Don't allow the vehicles to run at high speed within the work site.
- Don't cut materials without proper dust control/noise control facility.
- Don't keep materials without effective cover.
- 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.
- Don't leave the soil, sand and cement stack uncovered.
- Don't keep materials or debris on the roads or pavements.
- Burning of old tyres in the site plant as a fuel during construction and repair of the roads for melting coal tar should be discarded.

Office of the Executive Engineer, Br-X The Kolkata Municipal Corpn. Building Department, Br-X Dated 26/12/2024

Supervisor Bldg. Dept / Br-X K.M.C.