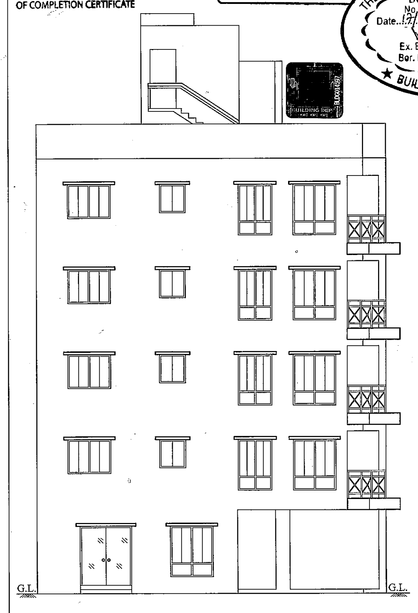
NO PORTION ALLOTTED TO ANY TENANT CAN BE TRANSFERRED BY MEANS OF SALE OR GIFT WITHIN 5 YEARS FROM THE DATE OF ISSUANCE OF COMPLETION CERTIFICATE

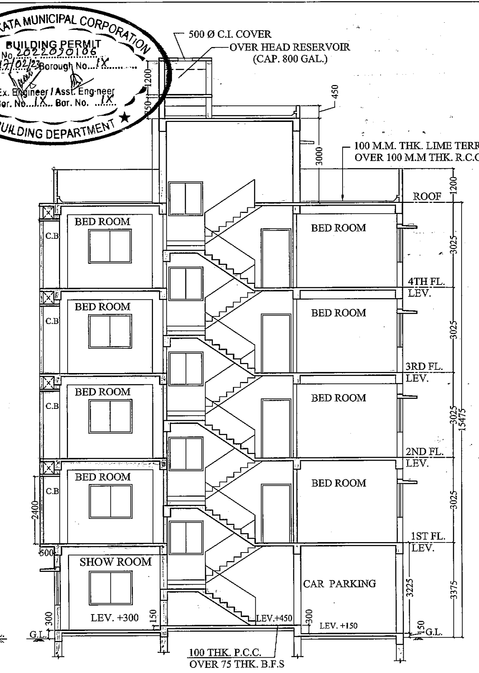
THE SANCTION IS VALIED UP TO 17/05/2028

THE KOLKATA MUNICIPAL CORPORATION
BUILDING PERMIT
No. 2022052610 6
Date 17/05/2022 Borough No. IV
Ex. Engineer / Asstt. Engineer
Bor. No. IX Bor. No. IX
BUILDING DEPARTMENT

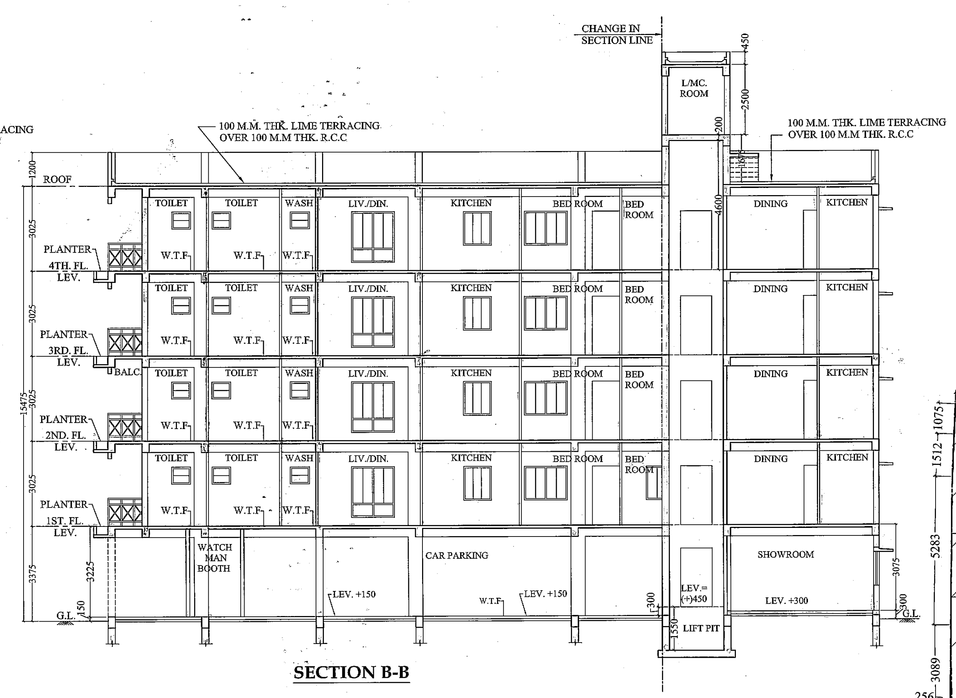
ELEVATION

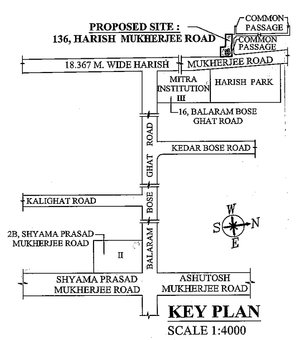


SECTION A-A

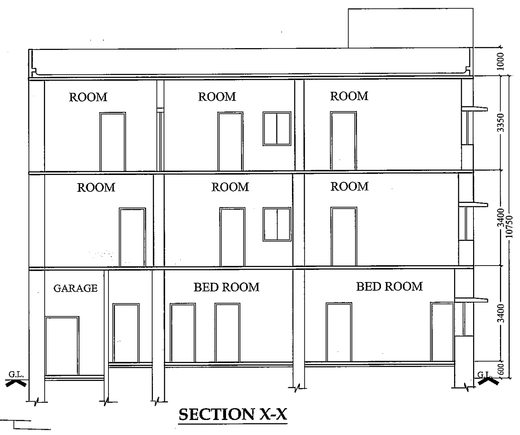


SECTION B-B

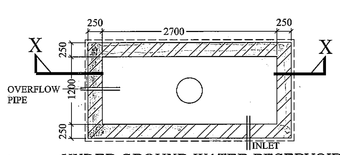




KEY PLAN
SCALE 1:4000

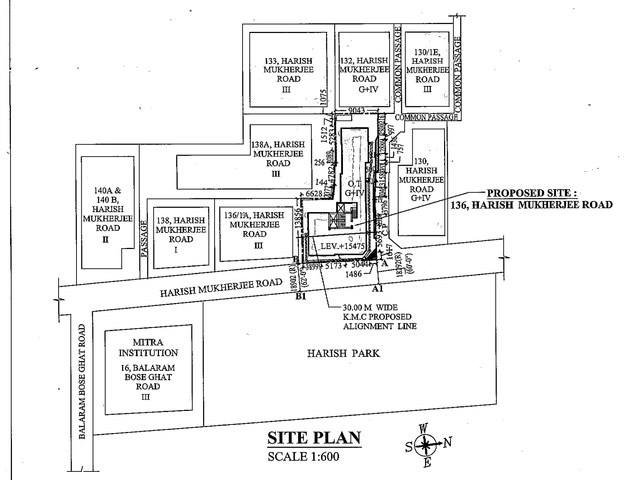


SECTION X-X



UNDER GROUND WATER RESERVOIR
(CAPACITY : 800 GAL.)
(SCALE=1:50)

SECTION: X-X



SITE PLAN
SCALE 1:600

AREA STATEMENT OF OWNER (S) :-

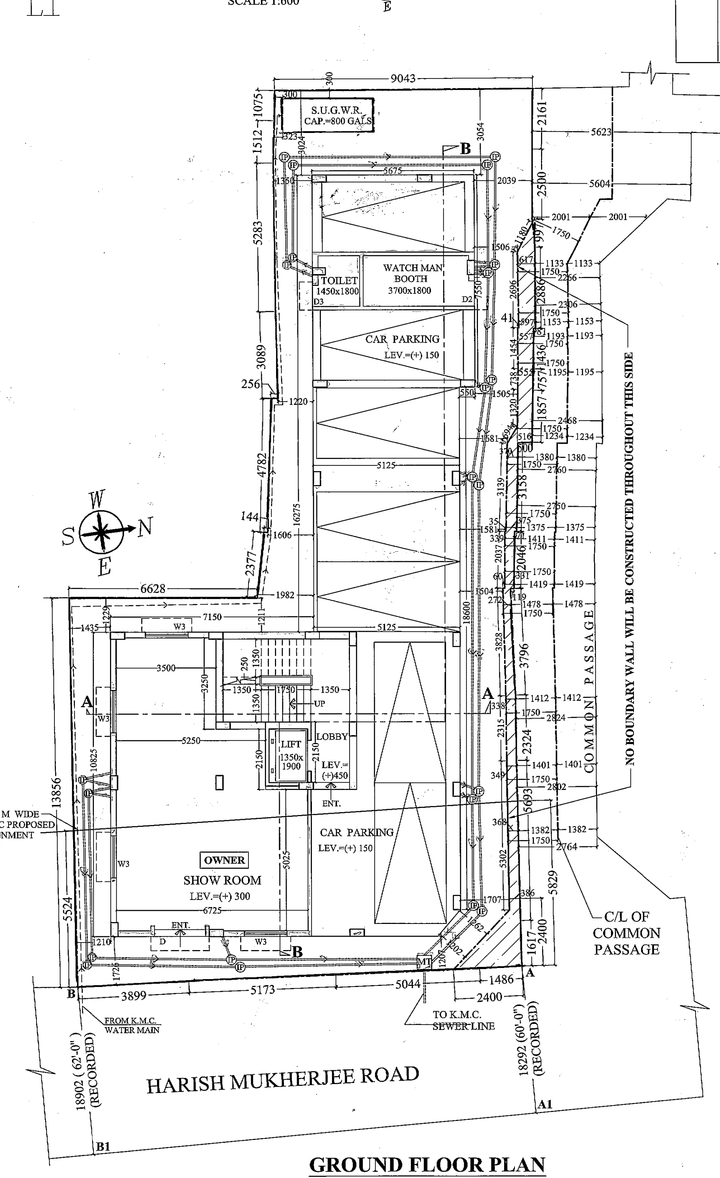
SL.NO.	NAME OF THE OWNER (S)	EXISTING USE	FLOOR	AREA (SQM.) OCCUPIED	COMMON	TOTAL
1.	NAVNEET KRISHNA SHARMA	RESIDENTIAL	GR. FL.	146.746	-----	146.746
			1ST FL.	152.299	----	152.299
					TOTAL (A)	299.045

PROPOSED USE	FLOOR	AREA (SQM.) TO BE OCCUPIED	COMMON	TOTAL
NON RESIDENSIAL	GR. FL.	61.318	----	61.318
RESIDENTIAL	1ST FL.	105.254 94.804	3.313 2.984	108.567 97.788
RESIDENTIAL	2ND FL.	105.254 94.804	3.313 2.984	108.567 97.788
			TOTAL (B)	474.028

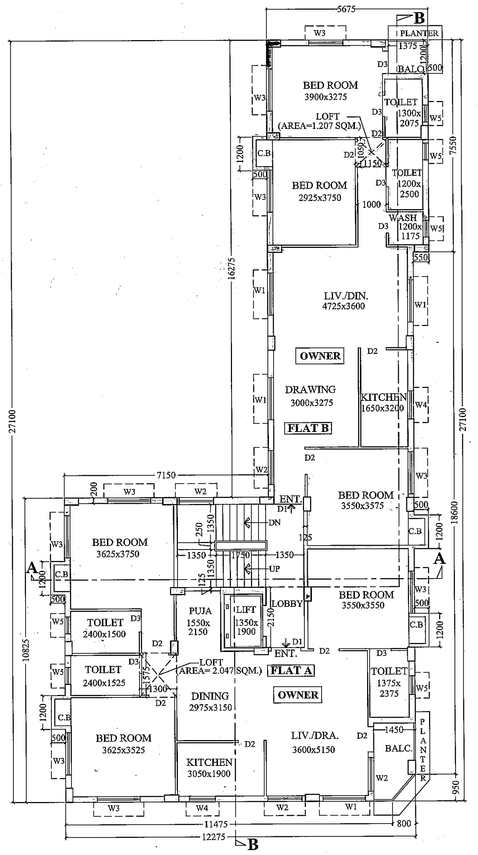
AREA STATEMENT OF TENANT (S) :-

SL.NO.	NAME OF THE TENANT(S) TO BE REHABILITATED	EXISTING USE	FLOOR	AREA (SQM.) OCCUPIED	COMMON	TOTAL
1.	ATANU BASAK	RESIDENSIAL	GR. FL.	111.740	----	111.740
		RESIDENSIAL	1ST FL.	113.187	----	113.187
		RESIDENSIAL	2ND FL.	104.067	----	104.067
					TOTAL (C)	328.994

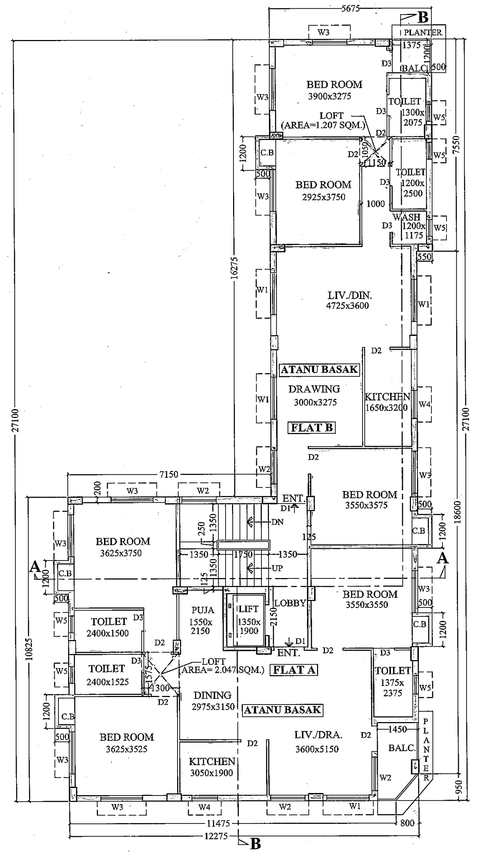
PROPOSED USE	FLOOR	AREA (SQM.) TO BE OCCUPIED	COMMON	TOTAL
RESIDENTIAL	3RD FL.	105.254 94.804	3.313 2.984	108.567 97.788
RESIDENTIAL	4TH FL.	105.254 94.804	3.313 2.984	108.567 97.788
			TOTAL (D)	412.710



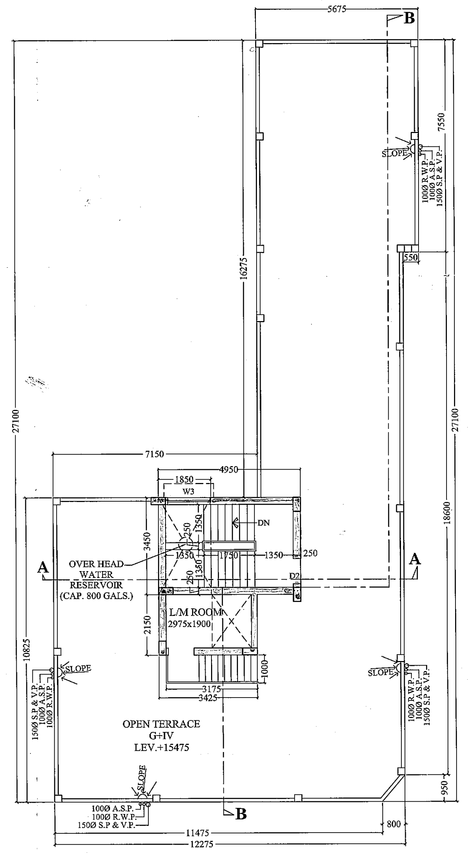
GROUND FLOOR PLAN



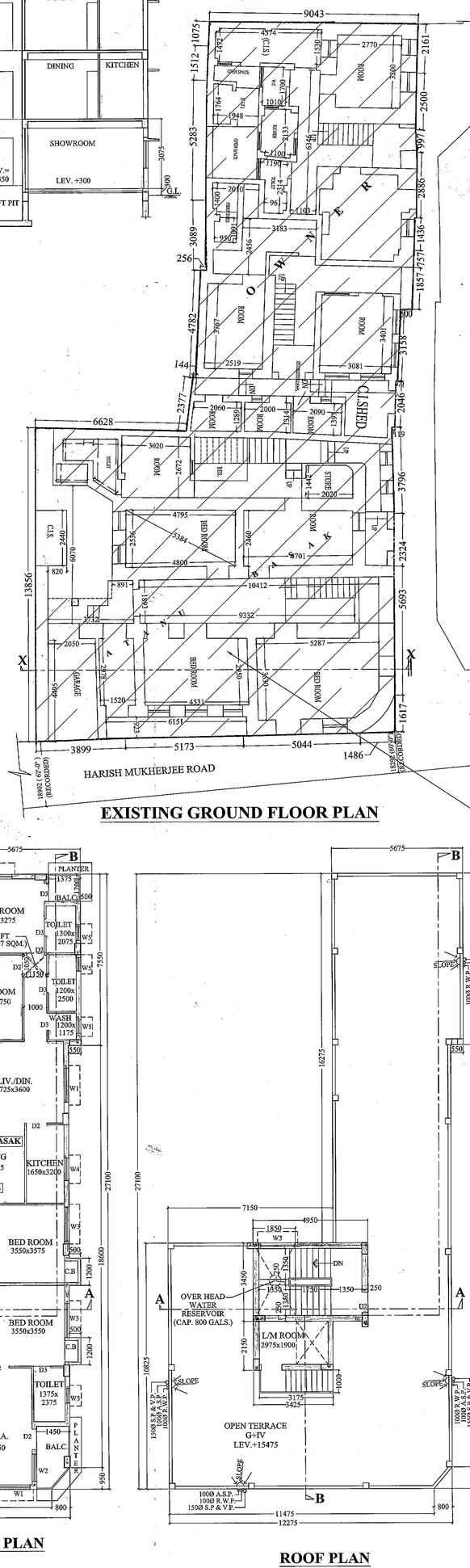
FIRST & SECOND FLOOR PLAN
(OWNER)



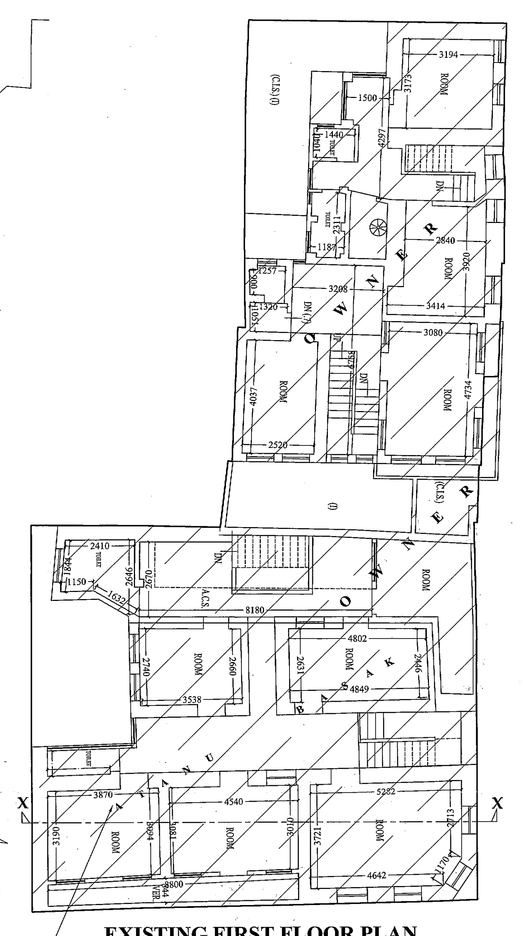
THIRD & FOURTH FLOOR PLAN
(TENANT REHABILITATION)
(ATANU BASAK)



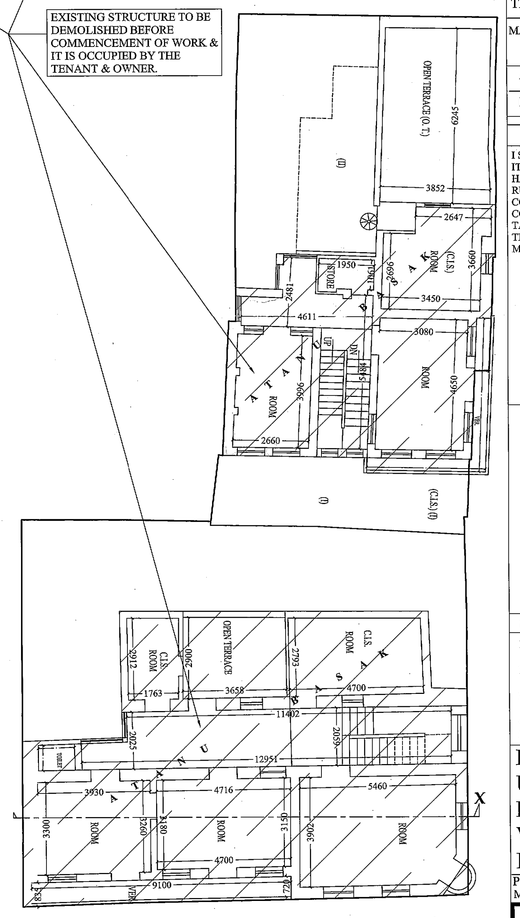
ROOF PLAN



EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



EXISTING SECOND FLOOR PLAN

STATEMENT OF THE PLAN PROPOSAL

1. ASSESSE NO. 11 073 10 0119 4
2. DETAIL OF DEED :
BOOK NO.- I , VOL. NO. 1903-2019 , PAGE 238830 TO 238865, BEING NO. 190305731, DATED - 30.10.2019.
3. BOUNDARY DECLARATION:
BOOK NO.-I , VOLUME NO. - 1605-2022 , PAGE - 51353 TO 51363, BEING NO. 160501424, DATED - 24. 06.2022.
4. DETAILS OF CORNER SPLAY:
BOOK NO.-I , VOLUME NO. - 1605- 2022 , PAGE - 68759 TO68769 , BEING NO. 160501946, DATED -15.09.2022.
5. DETAILS OF STRIP OF LAND:
BOOK NO.-I, VOLUME NO. - 1605-2022 , PAGE - 68748 TO 68758 , BEING NO. 160501945, DATED -15.09 .2022.

AREA OF PLOT (AS PER DEED) = 5 K - 10 CH -16 SFT. = 377.741 SQM
AREA OF PLOT (AS PER BOUNDARY DECLARATION) = 372.533 SQM.
AREA OF STRIP OF LAND = 8.976 SQM.
AREA OF SPLAYED CORNER = 2.888 SQM.

DETAILS CALCULATION OF AREA AND F.A.R.
UNDER RULE 142 OF K.M.C. BUILDING RULE-2009

1.EXISTING GROUND COVERAGE AREA = 293.014 SQM.
2. EXISTING COVERED AREA:-
a) EXISTING GROUND FLOOR AREA = 293.014 SQM.
i) TENANT AREA = 111.740 SQM.
ii) TENANT'S COMMON AREA = 9.405 SQM.
iii) OWNER'S AREA = 146.746 SQM.
iv) OWNER'S COMMON AREA = 25.123 SQM.
b) EXISTING FIRST FLOOR AREA = 288.369 SQM.
i) TENANT AREA = 113.187 SQM.
ii) TENANT'S COMMON AREA = 7.958 SQM.
iii) OWNER'S AREA = 152.299 SQM.
iv) OWNER'S COMMON AREA = 14.925 SQM.
c) EXISTING SECOND FLOOR AREA = 121.145 SQM.
i) TENANT AREA = 104.067 SQM.
ii) TENANT'S COMMON AREA = 17.078 SQM.
d) EXISTING TOTAL FLOOR AREA = 702.528 SQM.
i) TOTAL AREA OF OWNER = 299.045 SQM.
ii) TOTAL COMMON AREA OF OWNER = 40.048 SQM.
iii) TOTAL AREA OF TENANT = 328.994 SQM.
iv) TOTAL COMMON AREA OF TENANT = 34.441 SQM.

1. PROPOSED ACCOMMODATION OF TENANT:
i) ATANU BASAK :-
a) THIRD FLOOR (INCLUDING COMMON AREA) :-
i) FLAT A (RESIDENTIAL) = 108.567 SQM.
ii) FLAT B (RESIDENTIAL) = 97.788 SQM.
b) FOURTH FLOOR (INCLUDING COMMON AREA) :-
i) FLAT A (RESIDENTIAL) = 108.567 SQM.
ii) FLAT B (RESIDENTIAL) = 97.788 SQM.

2. PROPOSED ACCOMMODATION OF OWNERS:
i) MR. NAVNEET KRISHNA SHARMA:-
a) GROUND FLOOR :-
i) SHOW ROOM (NON RESIDENTIAL) = 61.318 SQM.
b) FIRST FLOOR (INCLUDING COMMON AREA) :-
i) FLAT A (RESIDENTIAL) = 108.567 SQM.
ii) FLAT B (RESIDENTIAL) = 97.788 SQM.
c) SECOND FLOOR (INCLUDING COMMON AREA) :-
i) FLAT A (RESIDENTIAL) = 108.567 SQM.
ii) FLAT B (RESIDENTIAL) = 97.788 SQM.

PROPOSED AREA-

	TOTAL FLOOR AREA	DEDUCTION FOR LIFT WELL	DEDUCTION FOR STAIR WELL	GROSS FLOOR AREA	STAIR WAY	DEDUCTION FOR LIFT LOBBY	TOTAL EXEMPTED AREA	EFFECTIVE FLOOR AREA
GR. FL.	220.059 SQM.			220.059 SQM.	13.127 SQM.	2.902 SQM.	16.029 SQM.	204.030 SQM.
1ST FL.	220.059 SQM.	2.565 SQM.	0.437 SQM.	217.057 SQM.	(13.127- 0.437) = 12.690 SQM.	2.902 SQM.	15.592 SQM.	201.465 SQM.
2ND FL.	220.059 SQM.	2.565 SQM.	0.437 SQM.	217.057 SQM.	12.690 SQM.	2.902 SQM.	15.592 SQM.	201.465 SQM.
3RD FL.	220.059 SQM.	2.565 SQM.	0.437 SQM.	217.057 SQM.	12.690 SQM.	2.902 SQM.	15.592 SQM.	201.465 SQM.
4TH FL.	220.059 SQM.	2.565 SQM.	0.437 SQM.	217.057 SQM.	12.690 SQM.	2.902 SQM.	15.592 SQM.	201.465 SQM.
TOTAL	1100.295 SQM.	10.260 SQM.	1.748 SQM.	1088.287 SQM.	63.887 SQM.	14.510 SQM.	78.397 SQM.	1009.890 SQM.

FLOOR AREA COMPARATIVE STATEMENT:-
a) PROPOSED TOTAL COVER AREA = 1009.890 SQM. (AS PER CALCULATING F.A.R)
b) PROPOSED FLOOR AREA= (1009.890 - 123.150) = 886.740 SQ.M.
c) EXISTING FLOOR AREA= (293.014 + 288.369 + 121.145) = 702.528 SQ.M.
d) PERMISSIBLE FLOOR AREA = 957.033 SQ.M.
(TENANTED AREA X 2 + OWNERS AREA)
(328.994 x 2.0 +299.045) = 957.033 SQM.

PROPOSED F.A.R = 1009.890 - 110.029 / 372.533 = 2.415

PERMISSIBLE F.A.R
= TENANTED AREA X 2 + OWNERS AREA / LAND AREA
= 328.994 x 2.0 + 299.045 / 372.533 = 957.033 / 372.533 = 2.569

EXISTING F.A.R
= EXISTING (TENANTED + OWNERS) BUILDING AREA / LAND AREA
= (328.994 + 299.045) / 372.533 = **1.686**

AREA CALCULATION OF SHOWROOM :
i) COVERED AREA AT GROUND FLOOR = 61.318 SQM.
ii) CARPET AREA AT GROUND FLOOR = 56.455 SQM.

1. GROUND COVERAGE COMPARATIVE STATEMENT:-
a) PROPOSED GR. COV.= 220.059 SQM. (59.071 % OF LAND AREA)
b) EXISTING GR. COV.= 293.014 SQM. (78.654 % OF LAND AREA)
c) PERMISSIBLE GR. COV.= 223.520 SQM. (60 % OF LAND AREA)

2. FLOOR AREA RATIO COMPARATIVE STATEMENT:-
a) PROPOSED F.A.R. = 2.415
b) PERMISSIBLE F.A.R = 2.569

2. CAR PARKING COMPARATIVE STATEMENT:-
a) PROPOSED PARKING SPACE AREA= 123.150 SQM. (55.962 % OF GR. FL. AREA)
b) EXISTING PARKING AREA = NIL
c) PERMISSIBLE PARKING AREA = 110.029 SQM. (50% OF GR. FL. AREA)

3. COMPARATIVE STATEMENT OF BUILDING HEIGHT:-
a) PROPOSED HEIGHT OF BUILDING = 15.475 M.
b) EXISTING HEIGHT OF BUILDING = 10.750 M.
c) PERMISSIBLE HEIGHT OF BUILDING = 15.500 M.

4. STAIR HEAD ROOM AREA =(4.950x3.450) = 17.077 SQM.
5. L/M ROOM AREA = (3.425 x 2.150) = 7.364 SQM.
6. L/M ROOM STAIR AREA = (3.175 x 1.000) = 3.175 SQM.
7. OVER HEAD TANK AREA= (1.850 x 3.450) = 6.382 SQM.
8. AREA OF CUP BOARD = {(1.200x0.500)x5 }x4=12.000 SQM.
9. AREA OF LOFT = (2.047 + 1.207) x 4 = 13.016 SQM.

TENEMENTS AREA CALCULATION:-

MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	TENEMENT NO.
A	105.254 SQM.	3.313 SQM.	108.567 SQM.	4 NOS.
B	94.804 SQM.	2.984 SQM.	97.788 SQM.	4 NOS.

CERTIFICATE OF L.B.S.

I SRI BABUL CHAUDHURY, LBS NO.741(I),CERTIFIED ON THE PLAN IT SELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF C.M.C. BUILDING RULE 2009 AS AMENDED FROM TIME TO TIME & THAT THE SITE CONDITIONS INCLUDING THE WIDTH OF ABUTTING ROAD CONFIRM WITH THE PLAN &THAT IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK.
THE PLOT IS BOUNDED BY BOUNDARY WALL & THE BOUNDARY MEASUREMENT AGREED WITH AS PER REGISTERED BOUNDARY.

Babul Chaudhury
B.E. (Civil), M.I.E.,M.A.S.C.E.(Ind.), M.I. Struct. E. (Ind.), Valuer, M.I.S.E., Chartered Engineer,
L.B.S. Class I & Empanelled Structural Engineer,
Calcutta Municipal Corporation
LBS-741(1) & ESE-0103
132B, Meghnad Saha Sarani
Kolkata -700 029

SIGNATURE OF LBS
BABUL CHOUDHURY, LBS NO.741(I)

CERTIFICATE OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION & SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC & WIND LOAD AS PER THE N.B.C OF INDIA & CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECTS AND SOIL INVESTIGATION WILL BE DONE BY RUPAK KR. BANERJEE, FOR M/S. EARTH FILE, 148/1/1A,PEARY MOHON ROAD, KOLKATA-700027.

Babul Chaudhury
B.E. (Civil), M.I.E.,M.A.S.C.E.(Ind.), M.I. Struct. E. (Ind.), Valuer, M.I.S.E., Chartered Engineer,
L.B.S. Class I & Empanelled Structural Engineer,
Calcutta Municipal Corporation
LBS-741(1) & ESE-0103
132B, Meghnad Saha Sarani
Kolkata -700 029

SIGNATURE OF STRUCT. ENGINEER
BABUL CHOUDHURY, ESE I/103

G. D. Developers Pvt. Ltd. represent by its Director Mr. Navneet Krishna Sharma

SIGNATURE OF OWNERS
NAVNEET KRISHNA SHARMA
DIRECTOR
G.D. DEVELOPERS PVT. LTD.

Rupak Kumar Banerji
RUPAK KUMAR BANERJEE
B.C.E.,M.E.,MIGS.,M.I.E.
G.T.P.(I/3 (K.M.C.), BW/GEO-TECH-I/0002
GW/BJP SGWG. TG0H-15, GTER-HDCO/0150914

SIGNATURE OF GEO. TECHNICAL ENGINEER
RUPAK KR. BANERJEE, G.T. I/3(K.M.C.)

SPECIFICATION

1. ALL DIMENSIONS ARE IN M.M. UNLESS OTHERWISE MENTIONED.
2. FOR ALL EXTERNAL WALL CEMENT MORTAR WILL BE IN RATIO OF 1:6 & 1:4 FOR PARTITION WALLS.
3. ALL EXTERNAL WALLS ARE 200 THK. & ALL PARTITION WALLS ARE 75 THK. & 125 THK.
4. GRADE OF CONCRETE WILL BE - M20.
5. GRADE OF STEEL WILL BE - Fe415.

SCHEDULE OF DOOR/WINDOW

WINDOW MKD.	SIZE (WxH)	DOOR MKD.	SIZE (WxH)
W1	1500x1800	D1	1050x2100
W2	1200x1800	D2	900x2100
W3	1500x1200	D3	750x2100
W4	1000x1000		
W5	600x600		

PROPOSED G+IV STORIED RESIDENTIAL BUILDING U/S-393 OF K.M.C ACT 1980 & U/R-142 OF K.M.C BUILDING RULE 2009 AT PRE. NO.- 136, HARISH MUKHERJEE ROAD, WARD NO.- 73, BOROUGH- IX, P.S. - BHAWANIPORE, KOLKATA-700 025.

Planing by	Drawn by	Checked by	Approved by - date	Filename	Date	Scale
Md. Raffique	Pampa Sinha	B.Chaudhury	B.Chaudhury - 05.11.2022	136, H.M.RD.	05.11.2022	1:100 ,50,600,4000

Creant Counsulting Engineers
132B, Megnad Saha Sarani
Kolkata 700 029.

FLOOR PLANS, ELEVATIONS, SECTIONS, DETAILS & SCHEDULES

136, H.M. ROAD | Revision 0 | Sheet 1