Sanctioned By :
Assistant Engineer (C-B) Br. No.

THE KOLKATA MUNICIPAL CORPORATION
BUILDING PERMIT
No. - 6.5 Dtd. 6.12
Date
Ex. Engineer / Asst. Engineer
Bor. No.
Borough No.
BUILDING

SL.	NAME OF THE OWNER	USE	FLOOR	EXISTING AREA (SQ.M.) OCCUPIED (SQ.M.)	COMMON (SQ.M.)	TOTAL (SQ.M.)	USE	FLAT AREA MARKED	PROPOSED AREA (SQ.M.) OCCUPIED (SQ.M.)	COMMON (SQ.M.)	TOTAL (SQ.M.)
1.	SRI RAJESH KUMAR JHAJHARIA, DIRECTOR OF PIYUSHMANYATA PROJECTS PVT. LTD. CA. OF SRI RABINDRA CHANDRA SAHA, SRI BEJOY CHANDRA SAHA SRI SANJIB SAHA, SRI MADHAB CHANDRA SAHA, SRI KESHAB CHANDRA SAHA, SRI GOPAL SAHA, SRI SUBHAJIT SAHA	Resi.	Gr. Floor	110.849	0.552	111.401	RESI	FLAT 'A' AT GR. FLOOR FLAT 'E' AT 1ST. FLOOR FLAT 'J' AT 3RD. FLOOR FLAT 'F' AT 2nd & 4th FLOOR FLAT 'G' AT 2nd & 4th FLOOR	32.763 25.833 36.051 53.241 54.533	1.562 1.232 1.719 2.538 2.600	34.325 27.065 37.770 55.779 57.133
		Resi.	2nd Floor	103.383	0.515	103.898					
					TOTAL (A)	215.299 SQ.M.				TOTAL (B)	324.984 SQ.M.

SL.	NAME OF THE TENANT(S)	USE	FLOOR	EXISTING AREA (SQ.M.) OCCUPIED (SQ.M.)	COMMON (SQ.M.)	TOTAL (SQ.M.)	USE	FLAT AREA MARKED	PROPOSED AREA (SQ.M.) OCCUPIED (SQ.M.)	COMMON (SQ.M.)	TOTAL (SQ.M.)
1.	SRI SUBHASIS DASGUPTA	Resi.	Gr. Floor	18.641	0.093	18.734	RESI.	FLAT 'B' AT 1ST FLOOR FLAT 'C' AT 1ST FLOOR FLAT 'D' AT 1ST FLOOR FLAT 'H' AT 3RD FLOOR FLAT 'I' AT 3RD FLOOR	26.265 26.002 25.592 35.430 32.938	1.252 1.240 1.239 1.689 1.570	27.518 27.242 27.221 37.119 34.508
		Resi.	1st. Floor	132.371	0.660	133.031					
					TOTAL (C)	151.765 SQ.M.				TOTAL (D)	153.608 SQ.M.

PROPOSED EXCEPTED AREA : 63.465 SQ.M.
PERMISSIBLE FLOOR AREA : [A + (2 X C)] : [215.299 SQ.M. + (2 X 151.765 SQ.M.)] = 518.829 SQ.M.
PROPOSED NET FLOOR AREA [EXCLUDING CAR PARKING AREA] : 478.693 SQ.M.

MAIN CHARACTERISTICS OF THE PROPOSAL

PART - A

1. ASSESSEE NO - 21 - 096 - 02 - 0221 - 1

2. NAME OF OWNER :
(1) SRI RABINDRA CHANDRA SAHA, (2) SRI BEJOY CHANDRA SAHA
(3) SRI SANJIB SAHA (4) SRI MADHAB CHANDRA SAHA,
(5) SRI KESHAB CHANDRA SAHA, (6) SRI GOPAL SAHA,
(7) SRI SUBHAJIT SAHA

3. NAME OF APPLICANT: PIYUSHMANYATA PROJECTS PRIVATE LIMITED REPRESENTED BY ITS DIRECTOR SRI RAJESH KUMAR JHAJHARIA

4. DETAILS OF REGISTERED DEED OF SALE :

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	87	30 TO 49	4223	25.09.1970	SUB REGISTRAR, ALIPORE, SOUTH 24 PARGANAS

5. DETAILS OF REGISTERED DEED OF CONVEYANCE :

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	20	1569 TO 1591	04527	31.12.2012	D.S.R. - I, SOUTH 24 PARGANAS WEST BENGAL

5. DETAILS OF REGISTERED DEED OF GIFT :

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	1606 - 2020	82314 TO 82340	1606021186	18.08.2020	A.D.S.R. ALIPORE, WEST BENGAL

6. DETAILS OF REGISTERED POWER OF ATTORNEY :

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	1605 - 2021	160239 TO 108239	1600025558	05.10.2021	A.D.S.R. ALIPORE, WEST BENGAL

7. DETAILS OF REGISTERED BOUNDARY DECLARATION :

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	1602 - 2022	454552 TO 454567	1602012930	23.09.2022	D.S.R. - II SOUTH 24 - PARGANAS WEST BENGAL

8. DETAILS OF REGISTERED UNDERTAKING FOR NON EVICTION OF TENANTS :

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	1602 - 2022	454636 TO 454650	1602012929	23.09.2022	D.S.R. - II SOUTH 24 - PARGANAS WEST BENGAL

CUPBOARD & LOFT AREA:-

Floor	Loft	Cupboard
Ground floor	---	NIL
1st. floor	---	2.358
2nd. floor	---	3.158
3rd. floor	---	2.275
4th. floor	---	3.158
Total	---	10.949

1. PROPOSED AREA :

Floor Mtd.	Floor area	Stair Well	Lift Well	Gross Area	Total Exempted Area: Stair Area	Lift Lobby	Net Floor Area
Ground Floor	113.276 SQ.M.	----	----	113.276 SQ.M.	10.465 SQ.M.	2.228 SQ.M.	100.583 SQ.M.
1st Floor	123.336 SQ.M.	0.438 SQ.M.	1.540 SQ.M.	121.358 SQ.M.	10.465 SQ.M.	2.228 SQ.M.	108.665 SQ.M.
2nd Floor	123.336 SQ.M.	0.438 SQ.M.	1.540 SQ.M.	121.358 SQ.M.	10.465 SQ.M.	2.228 SQ.M.	108.665 SQ.M.
3rd Floor	123.336 SQ.M.	0.438 SQ.M.	1.540 SQ.M.	121.358 SQ.M.	10.465 SQ.M.	2.228 SQ.M.	108.665 SQ.M.
4th Floor	123.336 SQ.M.	0.438 SQ.M.	1.540 SQ.M.	121.358 SQ.M.	10.465 SQ.M.	2.228 SQ.M.	108.665 SQ.M.
Total	606.620 SQ.M.	1.752 SQ.M.	6.160 SQ.M.	598.708 SQ.M.	52.325 SQ.M.	11.140 SQ.M.	535.243 SQ.M.

2. TENEMENTS AREA CALCUATION :-

Flat Marked	Tenement size (SQ.M.)	Share of Service (SQ.M.)	Tenement Area (SQ.M.)	Tenement No	Required Parking: Size	Parking	Parking No.
FLAT-A	32.763	6.114	38.877	01 NO.	< 50 SQ.M.	NIL	02 NOS.
FLAT-B	26.266	4.902	31.168	01 NO.	< 50 SQ.M.		
FLAT-C	26.002	4.852	30.854	01 NO.	< 50 SQ.M.		
FLAT-D	25.592	4.849	30.831	01 NO.	< 50 SQ.M.		
FLAT-E	25.833	4.821	30.654	01 NO.	< 50 SQ.M.		
FLAT-F	53.241	9.936	63.177	02 NOS.	50 > 75 SQ.M.	01 NO.	
FLAT-G	54.533	10.177	64.710	02 NOS.			
FLAT-H	35.430	6.612	42.042	01 NO.	< 50 SQ.M.	NIL	
FLAT-I	32.938	6.147	39.085	01 NO.	< 50 SQ.M.		
FLAT-J	36.051	6.728	42.779	01 NO.	< 50 SQ.M.		
TOTAL REQUIRED CAR PARKING							02 NOS.

ABSTRACT AREA STATEMENT :-
AREA OF THE LAND : 03 K. - 03 Ch. - 26 SQ.FT. i.e.215.839 SQ.M. i.e. 2321 SQ.FT. [AS PER REGISTERED DEED]
AREA OF THE LAND : 03 K. - 03 Ch. - 26 SQ.FT. i.e.215.090 SQ.M. i.e. 2313 SQ.FT. [AS PER ASSESSMENT ROLL]
AREA OF THE LAND : 03 K. - 03 Ch. - 20 SQ.FT. i.e.215.090 SQ.M. i.e. 2315 SQ.FT. [AS PER PHYSICALLY MEASUREMENT]
EXISTING ACCESS : 4.800 METER WIDE K.M.C.BLACK TOP ROAD.
PERMISSIBLE BUILDING HEIGHT : 15.500 METER
[AS PER RULE 14(I) OF K.M.C. OFFICE ORDER NO. 15 OF 2012 -2013, DATED : 08.08.2012]
EXISTING GROUND COVERAGE : 65.789 % i.e. 141.859 SQ.M.
PERMISSIBLE GROUND COVERAGE : 65.000 % i.e. 129.054 SQ.M.
PROPOSED GROUND COVERAGE : 57.342 % i.e. 123.336 SQ.M.

EXISTING GROUND FLOOR BUILT UP AREA : 138.980 SQ.M.
EXISTING GROUND FLOOR BUILT UP AREA : 130.091 SQ.M. [EXCLUDING EXEMPTED AREA : 8.889 SQ.M.]
EXISTING 1ST FLOOR BUILT UP AREA : 141.859 SQ.M.
EXISTING 1ST FLOOR BUILT UP AREA : 132.970 SQ.M. [EXCLUDING EXEMPTED AREA : 8.889 SQ.M.]
EXISTING 2ND FLOOR BUILT UP AREA : 110.003 SQ.M.
EXISTING 2ND FLOOR BUILT UP AREA : 104.003 SQ.M. [EXCLUDING EXEMPTED AREA : 6.500 SQ.M.]
EXISTING EXEMPTED AREA : 8.889 + 6.500 = 24.278 SQ.M.
EXISTING TOTAL BUILT UP AREA : 130.091 + 132.970 + 104.003 + 367.064 SQ.M. [EXCLUDING EXEMPTED AREA]
PERMISSIBLE TOTAL BUILT UP AREA = [EXISTING TENANTS AREA X 2] + OWNER AREA =
[151.765 X 2] + 215.299] SQ.M. = 518.829 SQ.M.
IPERMISSIBLE F.A.R. = [PERMISSIBLE TOTAL BUILT UP AREA / LAND AREA]
= 518.829 / 215.090 = 2.412 [AS PER U / R 142]
EXISTING BUILDING HEIGHT : 10.000 METER [THREE STORIED BUILDING]
PROPOSED BUILDING HEIGHT : 15.450 METER [G + FOUR STORIED]
PROPOSED GROUND FLOOR BUILT UP AREA : 113.276 SQ.M.
PROPOSED TYPICAL [1st to 4th] FLOOR BUILT UP AREA : 121.358 SQ.M.
PROPOSED TOTAL BUILT UP AREA : [113.276 + (4 X 121.358)] = 598.708 SQ.M.
PROPOSED TOTAL EXEMPTED AREA : (52.325 + 11.140) = 63.465 SQ.M.
PERMISSIBLE CAR PARKING AREA : 50 % i.e. 55.638 SQ.M.
PROPOSED CAR PARKING AREA : 50.010 % i.e. 56.650 SQ.M.

@PROPOSED F.A.R. = [TOTAL BUILT UP AREA - (EXEMPTED AREA + CAR PARKING AREA) / LAND AREA]
= [598.708 - (63.465 + 56.650)] 215.090] SQ.M. = 2.225 < 2.412
PROPOSED STAIR HEAD ROOM AREA : 14.308 SQ.M.
PROPOSED LIFT MACHINE ROOM : 5.874 SQ.M.
LIFT MACHINE ROOM STAIR AREA : 3.325 SQ.M.
PROPOSED O.H. WATER TANK AREA : 3.915 SQ.M.
OTHER AREA FOR FEES : 52.325 + 11.140 + 14.308 + 3.325 + 5.874 = 86.972 SQ.M.

DECLARATION OF OWNER :-
1)WE DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE L.B.A & E.S.E DURING CONSTRUCTION.
2) WE SHALL FOLLOW THE INSTRUCTION OF L.B.A & E.S.E DURING CONSTRUCTION OF THE BUILDING (AS PER PLAN).
3)K.M.C AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE IF ANY SUBMITTED DOCUMENT ARE FAKE
4)THE K.M.C AUTHORITY WILL REVOKE THE SANCTION PLAN.
5)THE CONSTRUCTION OF S.U.G.W. RESERVOIR WILL BE TAKEN UNDER THE GUIDANCE OF L.B.A. / E.S.E. BEFORE STARTING OF BUILDING FOUNDATION.
6) SOIL TEST REPORT,STRUCTURE DRAWING & DESIGNED CALCULATION TO BE SUBMIT AFTER DEMOLITION OF EXISTING STRUCTURE.7)DURING INSPECTION PLOT WAS IDENTIFIED BY US.

RAJESH KUMAR JHAJHARIA
DIRECTOR OF
PIYUSHMANYATA PROJECTS PVT. LTD.
& C. A. OF
SRI RABINDRA CHANDRA SAHA
SRI BIJAY CHANDRA SAHA
SRI MADHAB CHANDRA SAHA
SRI KESHAB CHANDRA SAHA
SRI GOPAL SAHA
SRI SANJIB SAHA
SRI SUBHAJIT SAHA

MR. RAJESH KUMAR JHAJHARIA, DIRECTOR OF
PIYUSHMANYATA PROJECTS PRIVATE LIMITED C.A. OF
(1) SRI RABINDRA CHANDRA SAHA, (2) SRI BEJOY CHANDRA SAHA
(3) SRI SANJIB SAHA (4) SRI MADHAB CHANDRA SAHA,
(5) SRI KESHAB CHANDRA SAHA, (6) SRI GOPAL SAHA,
(7) SRI SUBHAJIT SAHA
SIGNATURE OF OWNER / AUTHORITY

CERTIFICATE OF ARCHITECT :-
CERTIFIED THAT THE PLAN ITSELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS DRAWN UP AS PER PROVISION OF KOLKATA MUNICIPAL CORPORATION BUILDING RULES, 2009, AS AMENDED FROM TIME TO TIME & THE SITE CONDITION INCLUDING THE ABUTTING ROAD IS CONFORM WITH THE PLAN. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THERE IS AN EXISTING STRUCTURE. TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK IT IS FULLY OCCUPIED BY THE OWNERS AND TENENT.

ANUPAM GHOSH
Registered Architect
Reg. No.- CA/2005/36555
SIGNATURE OF ARCHITECT

MR. ANUPAM GHOSH
Registered Architect
Reg. NO. CA / 2005 / 36555

CERTIFICATE OF STRUCTURAL ENGINEER:-
THE STRUCTURAL DESIGN OF BOTH FOUNDATION & SUPERSTRUCTURE OF THE BUILDING HAVE BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER N.B.C. OF INDIA ON THE BASIS OF SOIL INVESTIGATION REPORT TO BE DONE AFTER DEMOLITION OF EXISTING STRUCTURE BY "BOSE ENGINEERS " (DR. SUJIT KUMAR BOSE) 53, PURNA CHANDRA MITRA LANE, KOLKATA - 700 033, CERTIFIED THAT IT WILL BE SAFE STABLE IN ALL RESPECT. PRESENTLY THE IS ENTIRELY COVERED BY EXISTING STRUCTURE & SOIL TESTING IS NOT POSSIBLE.

ASHIM KUMAR DAS
Structural Consultant
B.C.E. M.I.E. C.E. M.I.G.S. A.S.C.E.
FELLOW IASTructE.
SIGNATURE OF STRUCTURAL ENGINEER

DR. SUJIT KUMAR BOSE
PhD, M.C.P.S(Hell), R.C.E(Hons.)
M(CS), MIRC
Empanelled Geotechnical Engineer (Gr. I)MC
License No.
SIGNATURE OF CT.E.

MR. ASHIM KUMAR DAS
E.S.E. - 1/90 (K.M.C.)

MR. SUJIT KUMAR BOSE
G.T.E. - G.T./1/12

PROJECT :-
PROPOSED G + FOUR STORIED [15.450 METER HEIGHT] RESIDENTIAL BUILDING U / S. 393 OF K.M.C. ACT 1980 AND COMPLYING U / R 142 OF K. M. C. BLDG. RULES 2009. AT PREMISES NO. 63B, IBRAHIMPUR ROAD, P. S. JADAVPUR, WARD NO. 096, KOLKATA 700 032, UNDER BOROUGH X [K.M.C.],

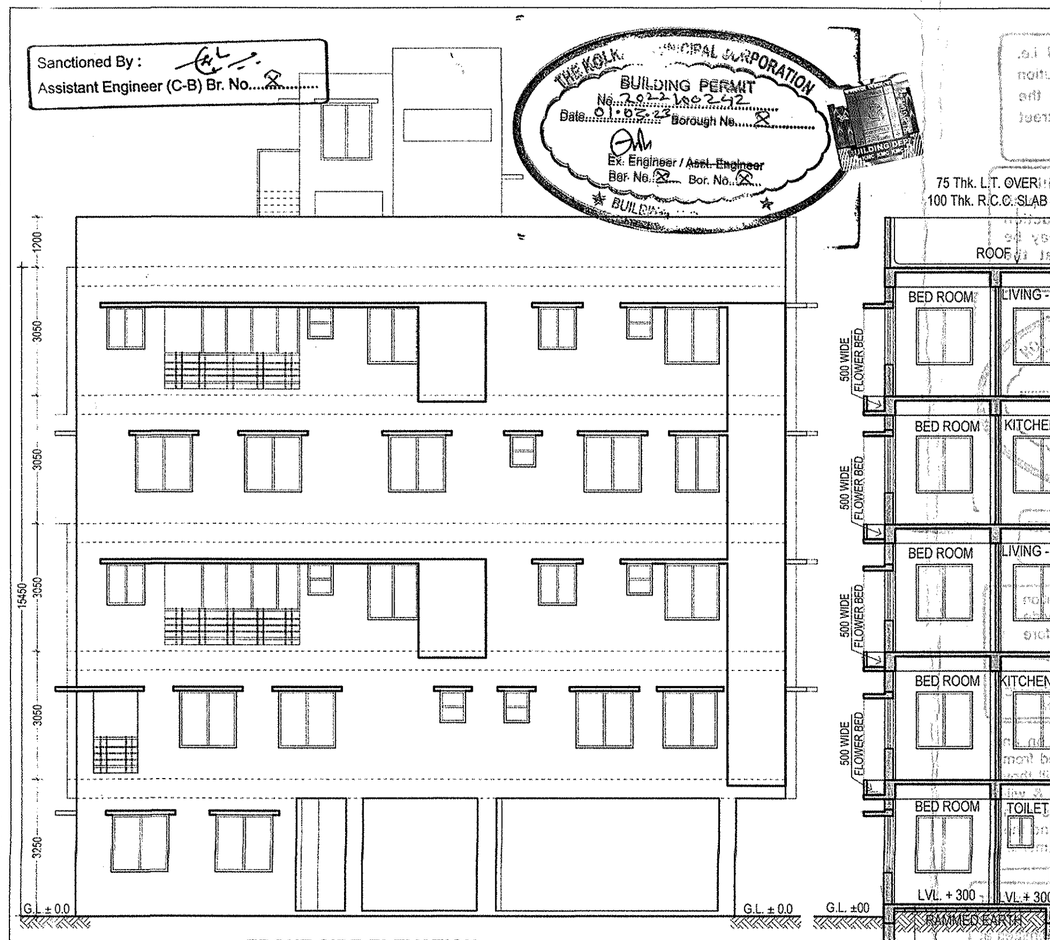
TITLE :-
GR. & TYPICAL FLOOR PLANS, ELEVATION, SECTIONS, SITE PLAN & LOCATION PLAN, EXISTING PLAN, SEPTIC TANK, S.U.G.W.R. DETAILS

DRAWING SHEET NO.
DEALT : A. GHOSH
SCALE : 1 : 100
(UNLESS OTHERWISE MENTIONED)

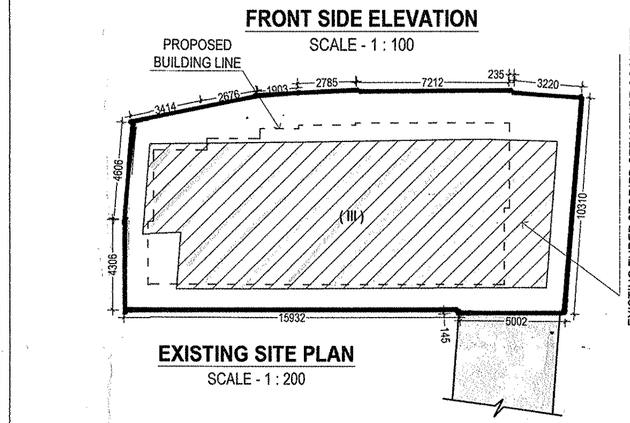
ALL DIMENSIONS ARE IN M.M. (UNLESS OTHERWISE MENTIONED)

Architectural Consultants :
COLLAGE ARCHITECTS
1486, RAJDANGA MAIN ROAD, (OPPOSITE PURBA ABASAN, OF BLOCK), KOLKATA 700 107, INDIA
PHONE NO. (033) 4602 6909, E-MAIL: collage.architects.info@gmail.com

THIS DRAWING IS A PROPERTY OF COLLAGE ; ANY MODIFICATION, CHANGES, DEVIATIONS IS NOT PERMISSIBLE WITHOUT PRIOR INTIMATION OF THE ARCHITECT, TO THE CONTRARY THIS WILL BE TREATED AS ILLEGAL ACT.



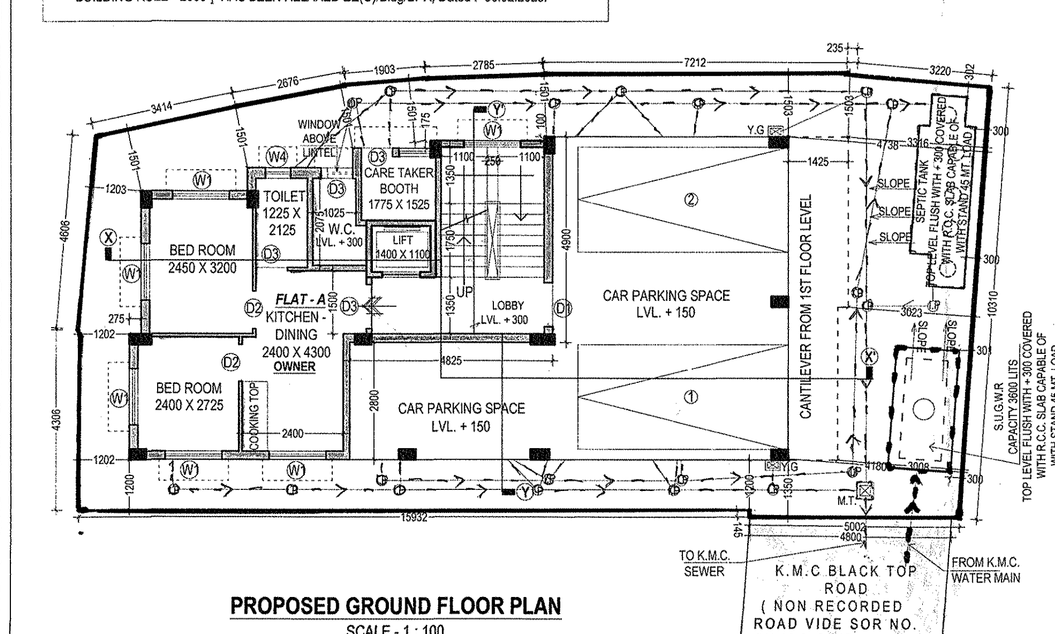
FRONT SIDE ELEVATION
SCALE - 1 : 100



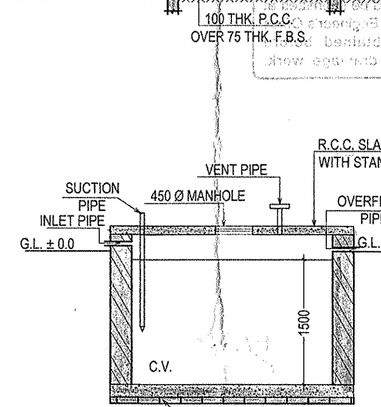
EXISTING SITE PLAN
SCALE - 1 : 200

DOOR & WINDOW SCHEDULE :-				
MARKED	TYPE	SILL HEIGHT FROM FLOOR	LINTEL HEIGHT FROM FL.	SIZE
D1	SOLID FLUSH	------	2100	1000 X 2100
D2	SOLID FLUSH	------	2100	900 X 2100
D3	SOLID FLUSH	------	2100	800 X 2100
DW	SOLID FLUSH	------	2100	750 X 2100
DW	SOLID FLUSH	------	2100	1800 X 2100
RS	ROLLING SHUTTER	BEAM BOTTOM	------	AS PER DESIGN
W1	GLAZED	750	2100	1500 X 1350
W2	GLAZED	750	2100	1200 X 1350
W3	GLAZED	1350	2100	900 X 1000
W4	GLAZED	1350	2100	600 X 750

NOTE :-
1) ALL SORTS OF PRECAUTIONARY MEASURE WILL BE TAKEN DURING DEMOLITION OF EXISTING STRUCTURE AND AT THE TIME OF CONSTRUCTION OF BUILDING ALONG WITH CONSTRUCTION OF SEPTIC TANK AND S.U.G. WATER RESERVOIR.
2) DEPTH OF S.U.G. WATER RESERVOIR & SEPTIC TANK SHOULD NOT EXCEED THE DEPTH OF BUILDING FOUNDATION.
3) CHANGE OF BACK. [U/R - 61(2) OF K.M.C. BUILDING RULE - 2009] HAS BEEN RELAXED BY EE(C)/Bldg/Br-X, Dated :- 23/11/2022.
4) FRONTAGE OF THE PLOT LESS THAN 5M. BUT MORE THAN 3.5 M. [U/R - 57(C) OF K.M.C. BUILDING RULE - 2009] HAS BEEN RELAXED EE(C)/Bldg/Br-X, Dated :- 06.02.2023.

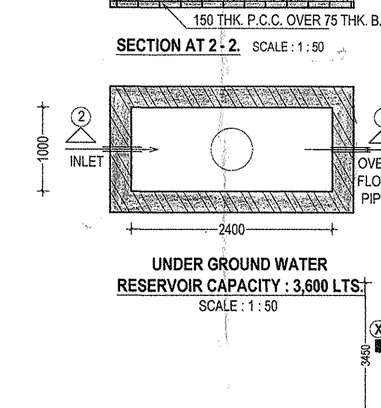


PROPOSED GROUND FLOOR PLAN
SCALE - 1 : 100

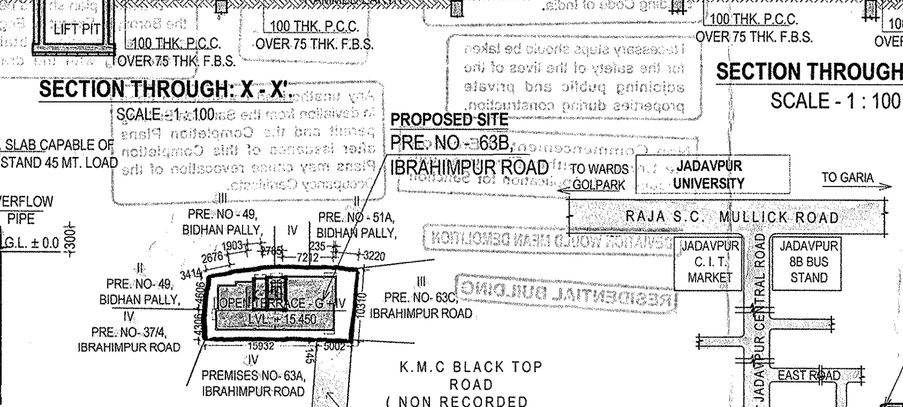


SECTION AT 2 - 2 SCALE : 1 : 50

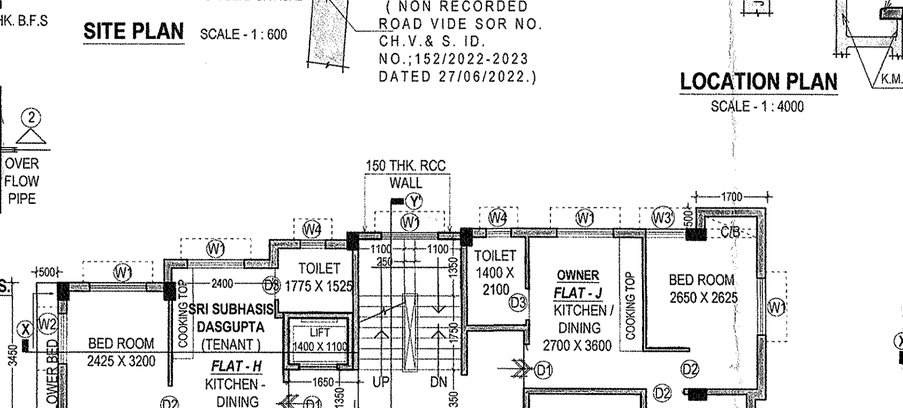
SITE PLAN SCALE - 1 : 600



UNDER GROUND WATER RESERVOIR CAPACITY : 3,600 LTS.
SCALE : 1 : 50

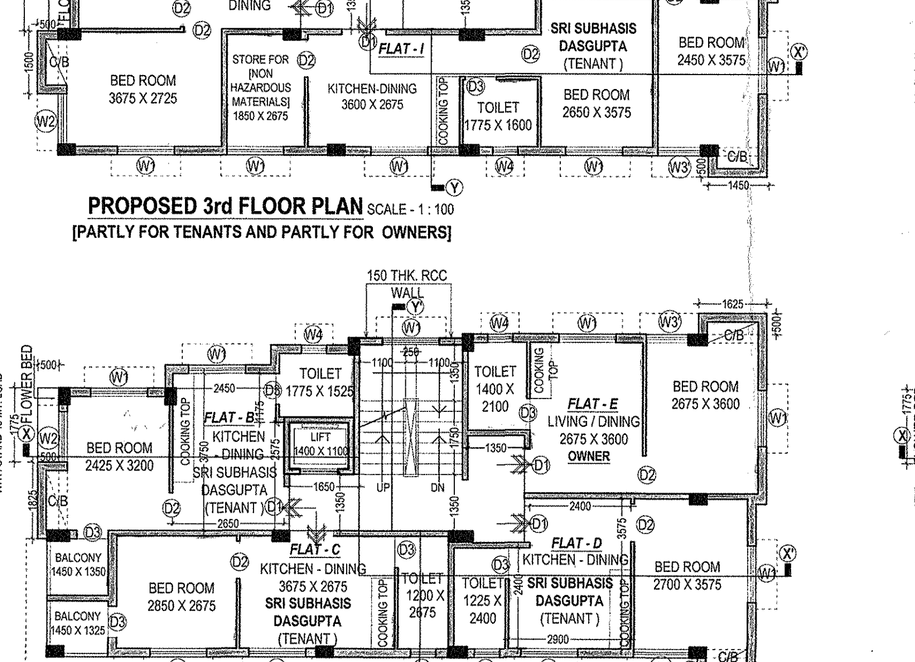


SECTION THROUGH 1 - 1 SCALE : 1 : 50



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

LOCATION PLAN
SCALE - 1 : 4000



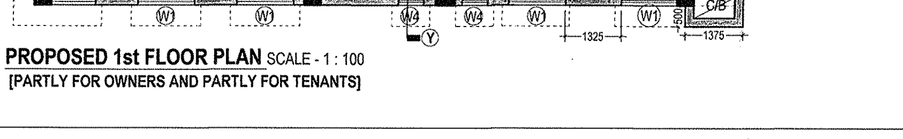
PROPOSED ROOF PLAN
SCALE - 1 : 100

EXISTING ROOF PLAN SCALE - 1 : 100

EXISTING 2ND FLOOR PLAN SCALE - 1 : 100
[FULLY OCCUPIED BY OWNERS]

EXISTING 1ST FLOOR PLAN SCALE - 1 : 100
[FULLY OCCUPIED BY TENANTS]

EXISTING GROUND FLOOR PLAN SCALE - 1 : 100
[PARTLY OCCUPIED BY OWNERS AND PARTLY OCCUPIED BY TENANT]



PROPOSED 3rd FLOOR PLAN SCALE - 1 : 100
[PARTLY FOR TENANTS AND PARTLY FOR OWNERS]

PROPOSED 1st FLOOR PLAN SCALE - 1 : 100
[PARTLY FOR OWNERS AND PARTLY FOR TENANTS]

PROPOSED TYPICAL (2ND & 4TH) FLOOR PLAN
[OWNERS ALLOCATION] SCALE - 1 : 100

SANCTION OF STRUCTURAL PLAN AND DESIGN IS PENDING DUE TO NON-SUBMISSION OF SOIL TEST REPORT OWING TO PRESENCE OF EXISTING STRUCTURE COVERING THE FULL LAND AREA. ARCHITECTURAL SANCTION IS AWARDED ON THE CONDITION THAT THE SOIL REPORT AND STRUCTURAL DRAWING AND DESIGN WILL BE SUBMITTED FOR SANCTION BEFORE COMMENCEMENT OF WORK.

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 stockpiles 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. 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 can 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 … materials or debris on the roads or pavements.
h) … in hot mix plant as a fuel during construction and … roads for melting coal tar … discarded.

Meeting Date 19/12/2022 Total No. of Cases: 19

27 DEC 2022

278/22-23	10	096	63B	Ibrahimpur Road

Proposal:
This is a proposal for sanction of G+4 storied residential building of height 15.45 meter u/s 393 of KMC Act, 1980 read with rule 142 of the KMC building rules 2009 and circulars issued in this regard. Area of the plot is 215.09 Sq.M. and width of the abutting road is 4.8 meter at the western side of the plot.
Name of Architect: Anupam Ghosh, C.A/2005/36555
Name of ESE: Ashim Kumar Das, 1/90
Name of GTE: Sujit Kumar Bose, 1/12
Name of Applicant: Rajesh Kumar Jhajharia, Director of Piyushmanyata Projects Private Limited, CA of Rabindra Chandra Saha & Others.
Total proposed Gross Floor Area: 398.708 Sq.M. (Tenant Area: 153.608 Sq.M + Owner's Area: 63.064 Sq.M + Stair & Stair Lobby/& Lift Lobby: 63.465 Sq.M + Car Parking: 56.65 Sq.M)

Observation:
Total existing floor area is 391.128 Sq.M. (Tenant Area: 151.765 Sq.M + Owner's Area: 215.299 + Stair & Stair Lobby: 24.278 Sq.M + Lift Lobby: Nil + Car Parking: Nil) and the proposal involves rehabilitation of 01 nos tenant.

Resolution:
The plan proposal has been examined in the Building Committee in detail.
An undertaking have to be submitted by the applicant mentioning that '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' and the same should be affixed at the back side of the sanction plan.
The proposal, as corrected is recommended for sanction subject to compliance of above and other departmental requisitions and departmental circulars, if any.

K. P. (TRAFFIC) — W.B.F. & E.S. — Town Planner — W.B.P.C.B.

MMIC(Building)/ Hon'ble Mayor
Above Recommendation of MBC requires approval of MMIC(Building)/ Hon'ble Mayor
KMC in order to enable this department to process the plan case for sanction.

Director General (Building) — Municipal Commissioner

भारतीय गैर न्यायिक / INDIA NON JUDICIAL — दस रुपये रू.10 — TEN RUPEES Rs.10 — पश्चिम बंगाल WEST BENGAL — 70AA 985449

: 02 :

… Jhajharia, [Pan No. ACWPJ3828K] son of Late S.M. Jhajharia, by faith Hindu, by Nationality Indian, by occupation Business, presently residing at 68/1, Deodar Rahman Road, P.S. Charu Market & P.O. Tollygunge, Kolkata 700 033, Director & Authorized Representative of PIYUSHMANYATA PROJECTS PRIVATE LIMITED, [PAN AAECP9142K] a Company, incorporated under the Companies Act, 1956, having its registered office at 18, Rabindra Sarani, 5th floor, gate no. 05, P.O. -G.P.O & P.S. Hare Street, Kolkata 700 001, Constitute Attorney of (i) Sri Rabindra Chandra Saha, [having PAN : DCWPS8247G & AADHAAR NO. 8598 7802 7339] son of Late Haran Chandra Saha, by Religion Hindu, by Occupation – Retired, by Nationality-Indian, (ii) Sri Bijay Chandra Saha, [having PAN : DDRPS0412M & AADHAAR NO. 8061 1935 3290] son of Late Haran Chandra Saha, by Religion Hindu, by Occupation – Retired, by Nationality-Indian (iii) Sri Madhab Chandra Saha, [having PAN : DBEPS6938D & AADHAAR NO. 6604 6493 0732] son of Late Haran Chandra Saha, by Religion Hindu, by Occupation – Service, by Nationality-Indian (iv) Sri Keshab Chandra Saha, [having PAN : DGXPS3687D & AADHAAR NO. 7774 0329 5306] son of Late Haran Chandra Saha, by Religion Hindu, by Occupation – Service by Nationality-Indian (v) Sri Gopal Saha, [having PAN : ATXPS6444G & AADHAAR NO. 9751 7368 3335] son of Late Haran Chandra Saha, by Religion Hindu, by Occupation – Service, by Nationality-Indian (vi) Sri Sanjib Saha, [having PAN : CRLPS7104P & AADHAAR NO. 5826 4693 5583] son of Late Haran Chandra Saha, by Religion Hindu, by Occupation – Service, by Nationality-Indian (vii) Sri Subhajit Saha, [having PAN : GKKPS9674E & AADHAAR NO. 7947 7360 8810] son of Late Jadav Chandra Saha, by Religion Hindu, by Occupation – Service, by Nationality-Indian all are residing at 63B, Ibrahimpur Road, P.S. Jadavpur, Kolkata 700 032, the absolute owners of the above mentioned premises, We do hereby undertake:

THAT, 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".

THAT, the above-mentioned statement is true to the best of my knowledge & belief.

RAJESH KUMAR JHAJHARIA
DIRECTOR
PIYUSHMANYATA PROJECTS PVT. LTD.
& C.A. OF
SRI RABINDRA CHANDRA SAHA
SRI BIJAY CHANDRA SAHA
SRI MADHAB CHANDRA SAHA
SRI KESHAB CHANDRA SAHA
SRI GOPAL SAHA
SRI SANJIB SAHA
SRI SUBHAJIT SAHA

Counter signed by the tenants — Signature of the Declarant / S

UNDERTAKING

REG: PREMISES NO. 63B, IBRAHIMPUR ROAD, P.S. JADAVPUR, WARD NO. 096, KOLKATA 700 032, UNDER BOROUGH X [K.M.C]

Contd.....P/2

BUILDING DEPARTMENT — Date: 01-03-23 — Borough-X — THE KOLKATA MUNICIPAL CORPORATION

ANUPAM GHOSH
Registered Architect
Reg. No.- CA/2005/36555

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.

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.

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.

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.

Sanctioned By :
Assistant Engineer (C-B) Br. No. X

Approved By MBC 60 dt 19-12-22
Item No 278/22-23
The Building Committee

THE KOLKATA MUNICIPAL CORPORATION
BUILDING PERMIT
No. 2022100242
Date 01-03-23 Borough No. X
Ex. Engineer / Asst. Engineer
Bor. No. X Bor. No. X
BUILDING DEPARTMENT

Before starting any Construction the site must conform with the plans sanctioned and all theconditions 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 IS VALIED UP TO 28.02.28

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

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

Design of all Structural Members including that of the foundation should conform to Standards 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.

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

APPROVED
EE(C)/B-X
ON 06.02.23

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.

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

Any unathorised 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.

191/X/22-23

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

BUILDING DEPARTMENT — Date: 24/02/25 — Borough-X — THE KOLKATA MUNICIPAL CORPORATION

DEVIATION WOULD MEAN DEMOLITION

RESIDENTIAL BUILDING

KOLKATA MUNICIPAL CORPORATION — WATER SUPPLY — [illegible]

Assistant Engineer (C-B) Br. No. ....