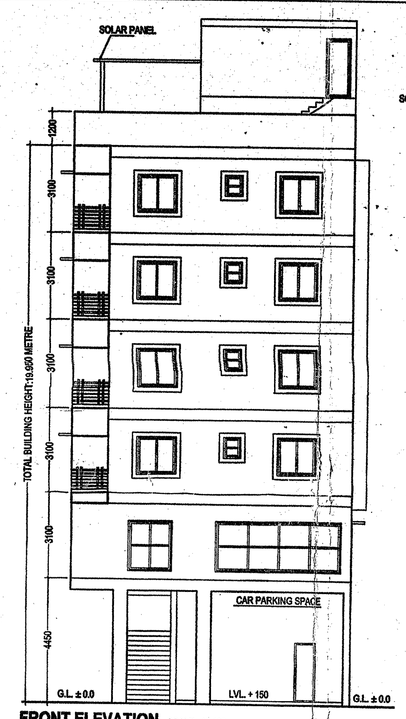
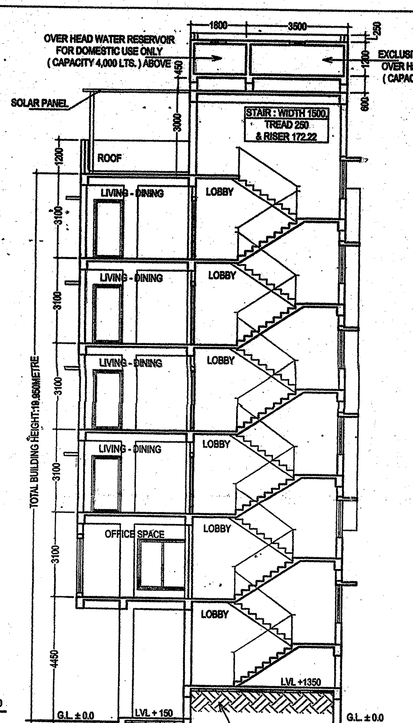
OFFICE USE ONLY :

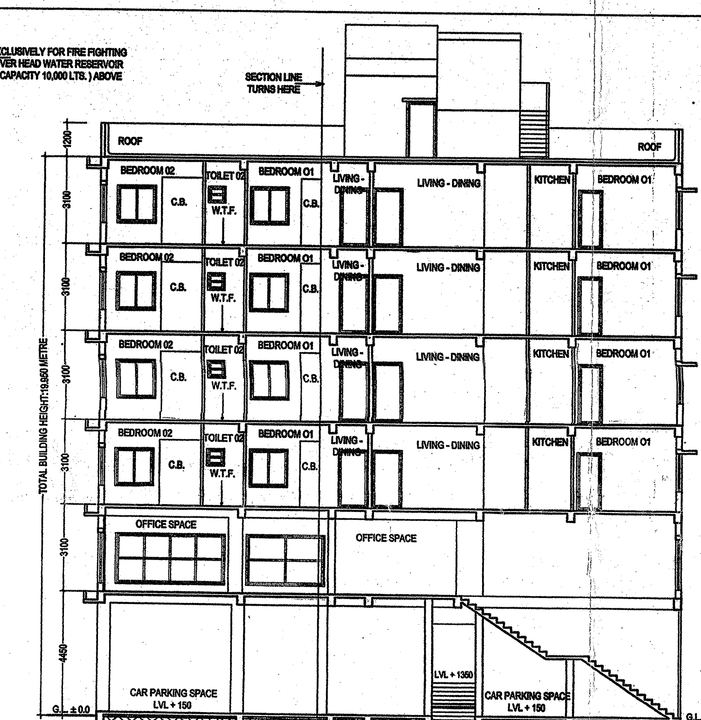
THE KOLKATA MUNICIPAL CORPORATION
BUILDING PERMIT
Date 10.12.2021 08:47
Building No. 41, PARASAR ROAD
Sl. No. 1
Fee Received (Rs.) 0
Fee Waived (Rs.) 0
Dy. Commissioner (Bldg. Proposals)
Dy. Commissioner (Bldg. Proposals)
BUILDING DEPARTMENT



FRONT ELEVATION. SCALE : 1 : 100



SECTION THROUGH: X - X'. SCALE 1:100



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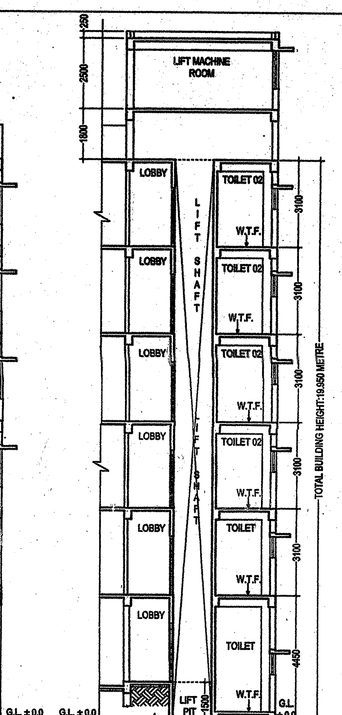
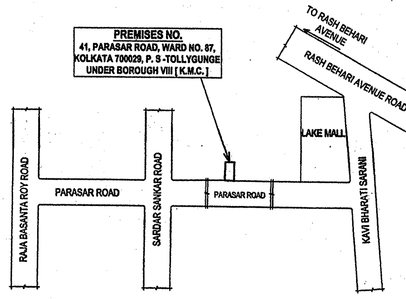
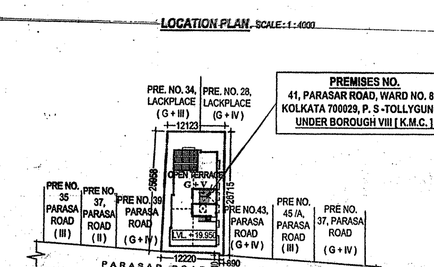


SECTION THROUGH Z - Z SCALE: 1:100

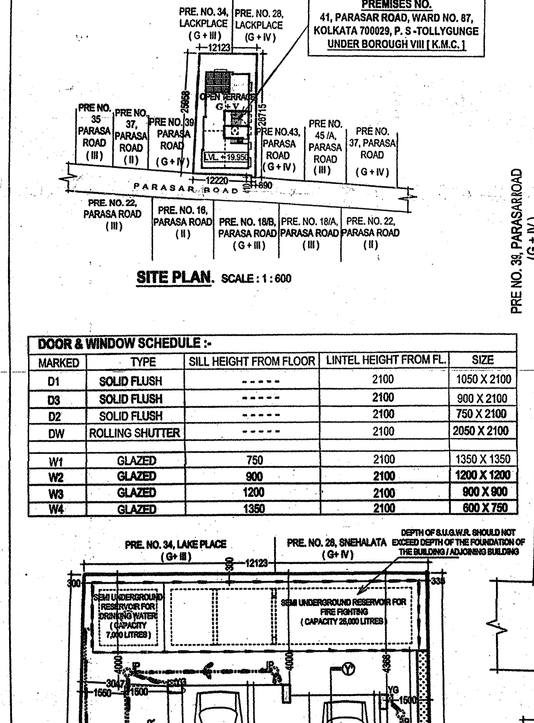


LOCATION PLAN. SCALE: 1 : 4000

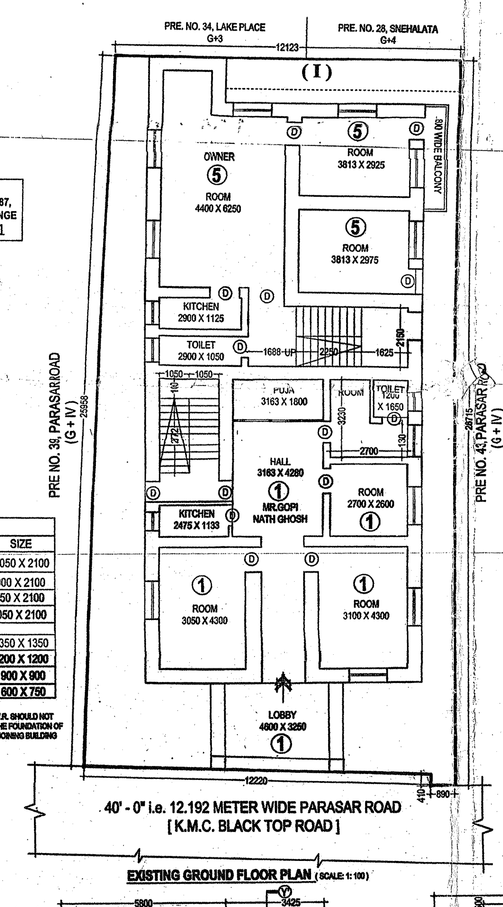


SITE PLAN. SCALE : 1 : 600

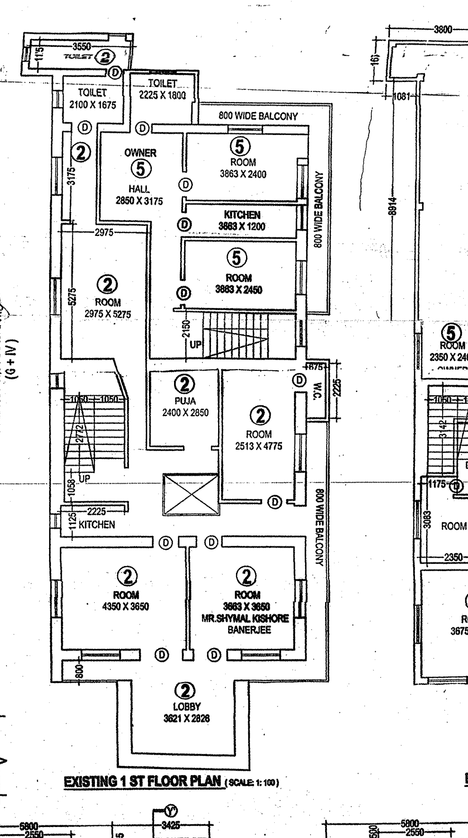
DOOR & WINDOW SCHEDULE :-				
MARKED	TYPE	SILL HEIGHT FROM FLOOR	LINTEL HEIGHT FROM FL	SIZE
D1	SOLID FLUSH	- - - - -	2100	1050 X 2100
D3	SOLID FLUSH	- - - - -	2100	900 X 2100
D2	SOLID FLUSH	- - - - -	2100	750 X 2100
DW	ROLLING SHUTTER	- - - - -	2100	2050 X 2100
W1	GLAZED	750	2100	1350 X 1350
W2	GLAZED	900	2100	1200 X 1200
W3	GLAZED	1200	2100	900 X 900
W4	GLAZED	1350	2100	900 X 750



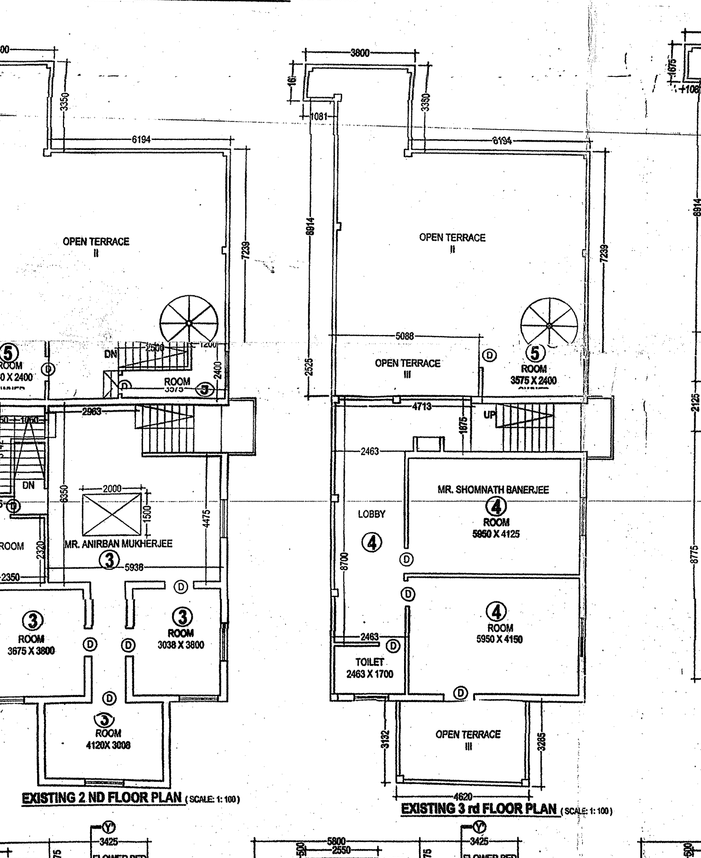
PROPOSED GROUND FLOOR PLAN (SCALE: 1:100)



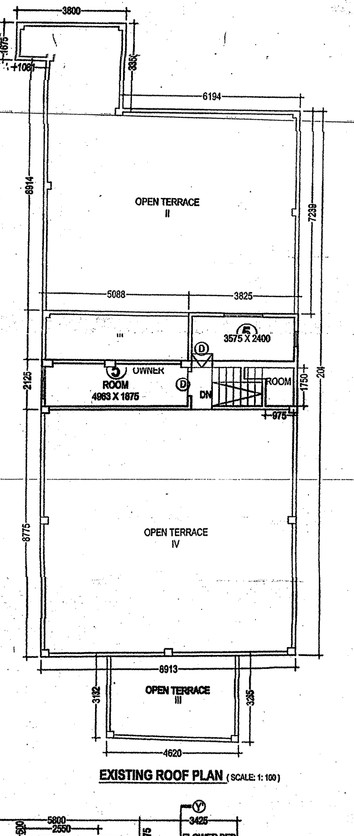
EXISTING GROUND FLOOR PLAN (SCALE: 1:100)



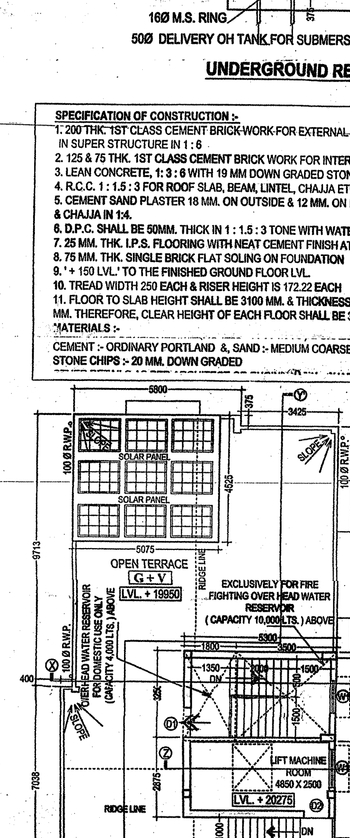
EXISTING 1 ST FLOOR PLAN (SCALE: 1:100)



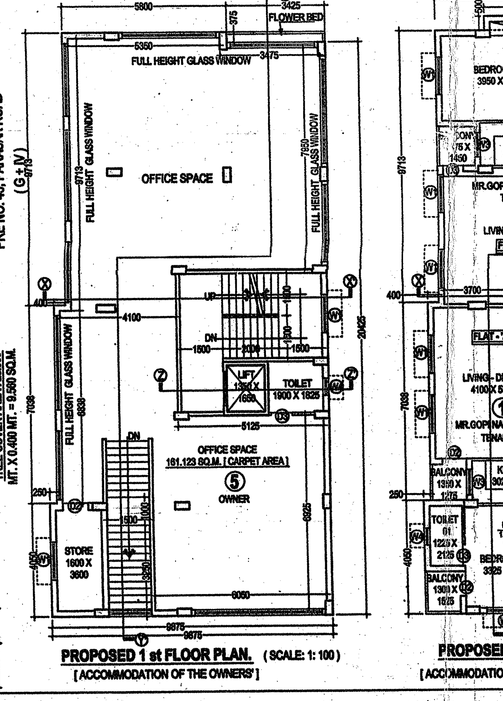
EXISTING 2 ND FLOOR PLAN (SCALE: 1:100)



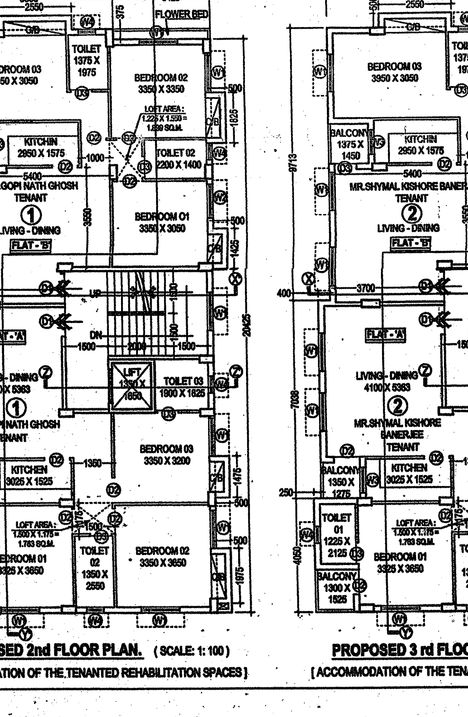
EXISTING 3 rd FLOOR PLAN (SCALE: 1:100)



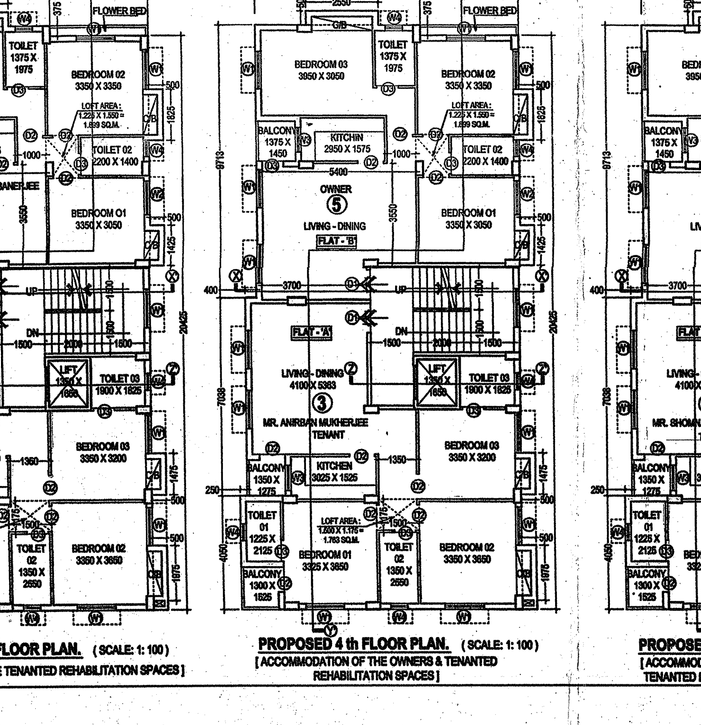
EXISTING ROOF PLAN (SCALE: 1:100)



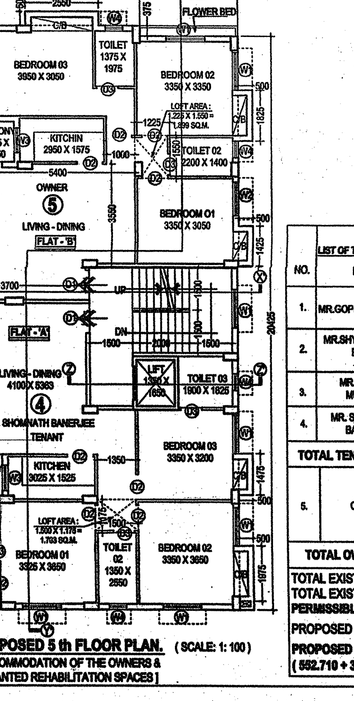
PROPOSED 1 st FLOOR PLAN. (SCALE: 1:100)
[ACCOMMODATION OF THE OWNERS']



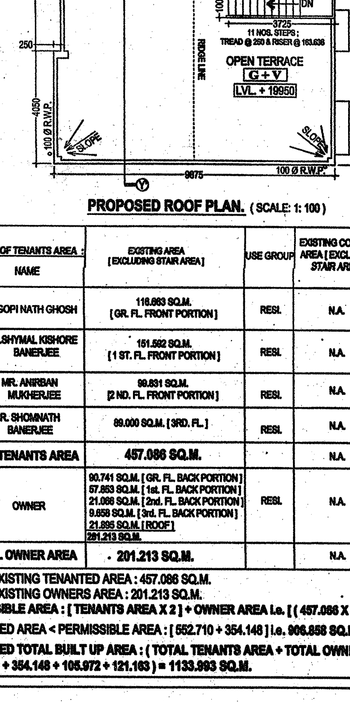
PROPOSED 2nd FLOOR PLAN. (SCALE: 1:100)
[ACCOMMODATION OF THE TENANTED REHABILITATION SPACES]



PROPOSED 3 rd FLOOR PLAN. (SCALE: 1:100)
[ACCOMMODATION OF THE TENANTED REHABILITATION SPACES]



PROPOSED 4 th FLOOR PLAN. (SCALE: 1:100)
[ACCOMMODATION OF THE OWNERS & TENANTED REHABILITATION SPACES]



PROPOSED 5 th FLOOR PLAN. (SCALE: 1:100)
[ACCOMMODATION OF THE OWNERS & TENANTED REHABILITATION SPACES]

1. PROPOSED AREA:

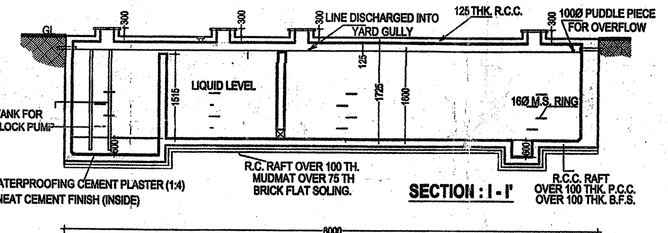
Type	Floor	Floor Area	Lift Well	Gross Floor Area	Exempted Area: Stair Area	Exempted Area: Lift Lobby	Exempted Area: Net Floor Area
1	Ground floor	164.853 SQ.M.	-	164.853 SQ.M.	15.00 SQ.M.	2.662 SQ.M.	147.191 SQ.M.
2	1st floor	196.055 SQ.M.	2.227 SQ.M.	193.828 SQ.M.	15.00 SQ.M.	2.662 SQ.M.	176.166 SQ.M.
3	2nd floor	196.055 SQ.M.	2.227 SQ.M.	193.828 SQ.M.	15.00 SQ.M.	2.662 SQ.M.	176.166 SQ.M.
4	3rd floor	196.055 SQ.M.	2.227 SQ.M.	193.828 SQ.M.	15.00 SQ.M.	2.662 SQ.M.	176.166 SQ.M.
5	4th floor	196.055 SQ.M.	2.227 SQ.M.	193.828 SQ.M.	15.00 SQ.M.	2.662 SQ.M.	176.166 SQ.M.
6	5th floor	196.055 SQ.M.	2.227 SQ.M.	193.828 SQ.M.	15.00 SQ.M.	2.662 SQ.M.	176.166 SQ.M.
	Total	1145.128 SQ.M.	11.135 SQ.M.	1133.993 SQ.M.	90.00 SQ.M.	15.972 SQ.M.	1028.021 SQ.M.

2. TENEMENT SIZE CALCULATION :

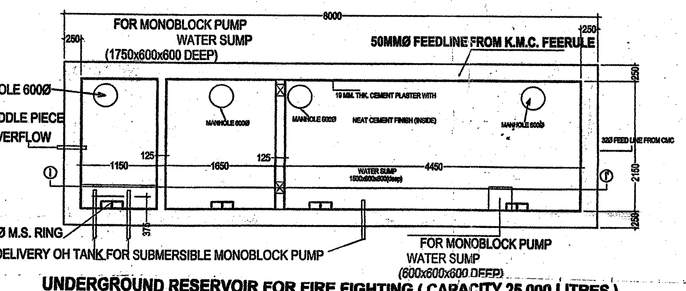
Type	Tenement size	Service Area	Tenament Area	Tenament No
A	91.448 SQ.M.	17.009 SQ.M.	108.457 SQ.M.	04 NOS.
B	83.342 SQ.M.	15.502 SQ.M.	98.844 SQ.M.	04 NOS.
			1st Floor Office Carpet Area = 161.123 SQ.M.	

1. ASSESSEE NO. : 11 - 087 - 18 - 0035 -2
2. DETAIL OF REGISTERED DEED :- BOOK NO : 1 , VOLUME NO. 5 PAGES 46 TO 68 BEING NO. 01036 FOR THE YEAR 19.03.2015 PLACE : AT D.S.R. - I SOUTH 24 - PARGANAS
3. DETAIL OF REGISTERED DEED :- BOOK NO : 1 , VOLUME NO. 5 PAGES 2901 TO 2921 BEING NO. 01162 FOR THE YEAR 28.03.2015 PLACE : AT D.S.R. - I SOUTH 24 - PARGANAS
4. DETAIL OF REGISTERED DEED :- BOOK NO : 1 , VOLUME NO. 5 PAGES 4334 TO 4354 BEING NO. 01239 FOR THE YEAR 07.04.2015 PLACE : AT D.S.R. - I SOUTH 24 - PARGANAS
5. DETAIL OF REGISTERED DEED :- BOOK NO : 1 , VOLUME NO. 2 PAGES 606 TO 629 BEING NO. 00274 FOR THE YEAR 1 9.03.2015 PLACE : AT D.S.R. - I SOUTH 24 - PARGANAS
6. DETAILS BOUNDARY DECLARATION BOOK NO. I, VOL. NO. 1605 -2015 PAGE NO. 106921 TO 106232 BEING NO. 160507742 DATE - 19.11.2015 REGD. AT A.D.S.R.- ALIPORE WEST BENGAL
7. DETAILS OF REGISTERED NON EVCATION OF TENENTS : BOOK NO : IV, VOLUME NO :1601 - 2019 PAGES - 29 TO 46 BEING NO - 160100294 DATE - 08.01.2020 PLACE : D.S.R. I SOUTH 24 - PGS.
8. LAND AREA : 329.338 SQ.M.
9. NO. OF STORIES : GROUND + FIVE
10. OF TENAMENTS : 08 [EIGHT] NOS.

1. GROUND COVERAGE : 59.530 % i.e. 196.055 SQ.M.
2. F.A.R. CONSUMED : 2.753
3. TOTAL COVERED AREA : 1133.993 SQ.M.
4. TOTAL EXEMPTED AREA : 105.972 SQ.M.
5. TOTAL CAR PARKING AREA : 121.163 SQ.M.
6. NO. OF CAR PARKING : PERMISSIBLE CAR PARKING AREA : 50.00 % i.e. 82.426 SQ.M. PROPOSED CAR PARKING AREA : 73.498 % i.e. 121.163 SQ.M.
7. TOTAL FLOOR AREA : 1028.021 SQ.M. [EXCLUDING EXEMPTED AREA FOR F.A.R i.e. 105.972 SQ.M.]
8. TOTAL CLUB BOARD AREA : 18.308 SQ.M.
9. TOTAL LOFT AREA : 14.847 SQ.M.
10. STAIR COVERED AREA : 17.226 SQ.M.
11. LIFT MACHINE ROOM AREA : 15.237 SQ.M
12. LIFT MACHINE ROOM STAIR AREA : 3.725 SQ.M
13. O.H.W. TANK AREA : 17.887 SQ.M
14. 1ST FLOOR OFFICE CARPET AREA : 161.123 SQ.M.
15. 1ST FLOOR OFFICE BUILT UP AREA : 174.410 SQ.M



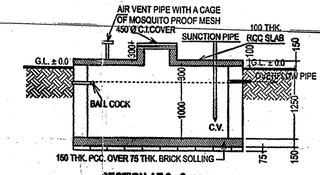
SECTION : I - I'



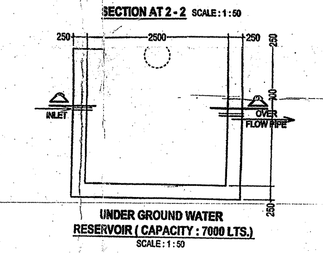
UNDERGROUND RESERVOIR FOR FIRE FIGHTING (CAPACITY 25,000 LITRES)
SCALE : 1 : 50

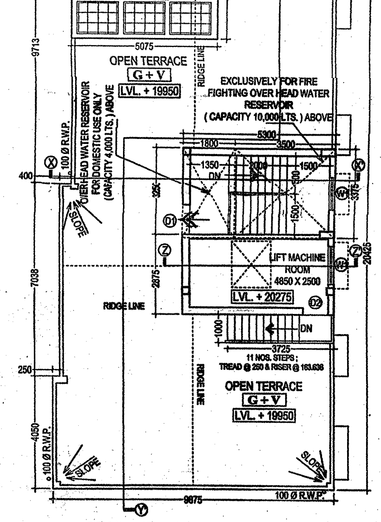
SPECIFICATION OF CONSTRUCTION :-
1. 200 THK. 1ST CLASS CEMENT BRICK WORK FOR EXTERNAL WALL IN SUPER STRUCTURE IN 1 : 6
2. 125 & 75 THK. 1ST CLASS CEMENT BRICK WORK FOR INTERNAL WALL IN 1 : 4
3. LEAN CONCRETE, 1: 3 : 6 WITH 19 MM DOWN GRADED STONE CHIPS (M -15)
4. R.C.C. 1 : 1.5 : 3 FOR ROOF SLAB, BEAM, LINTEL, CHAJJA ETC.
5. CEMENT SAND PLASTER 19 MM. ON OUTSIDE & 12 MM. ON INSIDE WALL IN 1 : 6 & CEILING & CHAJJA IN 5:4.
6. D.P.C. SHALL BE 50MM. THICK IN 1 : 1.5 : 3 TONE WITH WATER PROOFING ADMIXTURE
7. 25 MM. THK. I.P.S. FLOORING WITH NEAT CEMENT FINISH AT TOP
8. 75 MM. THK. SINGLE BRICK FLAT SOLING ON FOUNDATION
9. " + 150 LVL. TO THE FINISHED GROUND FLOOR LVL.
10. TREAD WIDTH 250 EACH & RISER HEIGHT IS 172.22 EACH
11. FLOOR TO SLAB HEIGHT SHALL BE 3100 MM. & THICKNESS OF THE SLAB SHALL BE 100 MM. THEREFORE, CLEAR HEIGHT OF EACH FLOOR SHALL BE 3000 MM.

:MATERIALS:-
CEMENT :- ORDINARY PORTLAND & SAND :- MEDIUM COARSE
STONE CHIPS :- 20 MM. DOWN GRADED

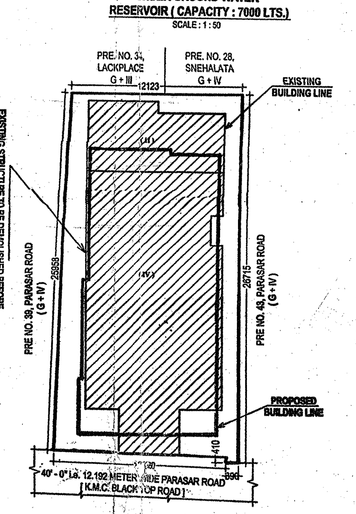


SECTION AT 2 - 2 SCALE : 1 : 50





PROPOSED ROOF PLAN. (SCALE: 1: 100)



EXISTING GROUND FLOOR PLAN SCALE : 1 : 200

NO.	LIST OF TENANTS AREA : NAME	EXISTING AREA (EXCLUDING STAIR AREA)	USE GROUP	EXISTING COMMON AREA (EXCLUDING STAIR AREA)	EXISTING FLOOR AREA INCLUDING COMMON AREA (EXCLUDING STAIR AREA)	FLOOR TO BE PROVIDED (EXCLUDING EXEMPTED AREA / SERVICE AREA)	USE GROUP	PROPOSED FLOOR AREA TO BE PROVIDED (EXCLUDING EXEMPTED AREA / SERVICE AREA)	PROPOSED COMMON AREA (EXCLUDING EXEMPTED AREA / SERVICE AREA)	PROPOSED FLOOR AREA TO BE PROVIDED INCLUDING COMMON AREA (EXCLUDING EXEMPTED AREA / SERVICE AREA)
1.	MR.GOPI NATH GHOSH	118.662 SQ.M. [GR. FL. - FRONT PORTION]	RESI.	N.A.	118.662 SQ.M.	FLAT 'A' AT 2ND. FLOOR FLAT 'B' AT 2ND. FLOOR	RESI.	91.448 SQ.M. 83.342 SQ.M. 174.790 SQ.M.	3.479 SQ.M. 3.187 SQ.M. 6.642 SQ.M.	94.923 SQ.M. 86.529 SQ.M. 181.452 SQ.M.
2.	MR.SHYAMAL KISHORE BANERJEE	151.582 SQ.M. [1 ST. FL. - FRONT PORTION]	RESI.	N.A.	151.582 SQ.M.	FLAT 'A' AT 3RD. FLOOR FLAT 'B' AT 3RD. FLOOR	RESI.	91.448 SQ.M. 83.342 SQ.M. 174.790 SQ.M.	3.479 SQ.M. 3.187 SQ.M. 6.642 SQ.M.	94.923 SQ.M. 86.529 SQ.M. 181.452 SQ.M.
3.	MR. ANIRBAN MUKHERJEE	99.851 SQ.M. [2ND. FL. - FRONT PORTION]	RESI.	N.A.	99.851 SQ.M.	FLAT 'A' AT 4TH. FLOOR	RESI.	91.448 SQ.M.	3.479 SQ.M.	94.923 SQ.M.
4.	MR. SHOBHATH BANERJEE	99.000 SQ.M. [3RD. FL.]	RESI.	N.A.	99.000 SQ.M.	FLAT 'A' AT 5TH. FLOOR	RESI.	91.448 SQ.M.	3.479 SQ.M.	94.923 SQ.M.
TOTAL TENANTS AREA		457.095 SQ.M.			457.095 SQ.M.			532.476 SQ.M.	20.234 SQ.M.	552.710 SQ.M.
5.	OWNER	60.741 SQ.M. [GR. FL. BACK PORTION] 57.855 SQ.M. [1st. FL. BACK PORTION] 21.090 SQ.M. [2nd. FL. BACK PORTION] 9.658 SQ.M. [3rd. FL. BACK PORTION] 21.895 SQ.M. [ROOF] 201.213 SQ.M.	RESI.	N.A.	60.741 SQ.M. 57.855 SQ.M. 21.090 SQ.M. 9.658 SQ.M. 21.895 SQ.M. 201.213 SQ.M.	OFFICE AT 1ST. FLOOR FLAT 'B' AT 4TH. FLOOR FLAT 'B' AT 5TH. FLOOR	NON. RESI. RESI. RESI.	174.410 SQ.M. 83.342 SQ.M. 83.342 SQ.M. 341.094 SQ.M.	6.720 SQ.M. 3.187 SQ.M. 3.187 SQ.M. 13.094 SQ.M.	181.130 SQ.M. 86.529 SQ.M. 86.529 SQ.M. 354.148 SQ.M.
TOTAL OWNER AREA		201.213 SQ.M.		N.A.	201.213 SQ.M.			341.094 SQ.M.	13.094 SQ.M.	354.148 SQ.M.

TOTAL EXISTING TENANTED AREA : 457.095 SQ.M.
TOTAL EXISTING OWNERS AREA : 201.213 SQ.M.
PERMISSIBLE AREA : [TENANTS AREA X 2] + OWNER AREA i.e. [(457.095 X 2) + 201.213] SQ.M. i.e. 1115.365 SQ.M.
PROPOSED AREA < PERMISSIBLE AREA : [552.710 + 354.148] i.e. 906.858 SQ.M. < 1115.365 SQ.M.
PROPOSED TOTAL BUILT UP AREA : (TOTAL TENANTS AREA + TOTAL OWNER AREA + EXEMPTED AREA + CAR PARKING AREA)
(552.710 + 354.148 + 105.972 + 121.163) = 1133.993 SQ.M.

ABSTRACT AREA STATEMENT :
AREA OF THE LAND : 05 KATHA - 00 CH. - 00 SQ.FT. i.e. 334.448 SQ.M.. i.e. 3600 SQ.FT. [AS PER DEED]
AREA OF THE LAND : 04 KATHA - 14 CH. - 35 SQ.FT. i.e. 329.338 SQ.M.. i.e. 3545 SQ.FT.
[AS PER BOUNDARY DECLARTION]
[MEANS OF ACCESS : 40'- 00" i.e. 12.192 METER WIDE PARASAR ROAD [K.M.C. BLACK TOP ROAD]
PERMISSIBLE F.A.R. : 3.387
PERMISSIBLE TOTAL COVERED AREA : 1115.468 SQ.M.
PERMISSIBLE BUILDING HEIGHT : 60.000 METER
PERMISSIBLE GROUND COVERAGE : 60.000 % i.e. 197.603 SQ.M.

EXISTING GROUND FLOOR COVERED AREA : 229.491 SQ.M. [INCLUDING STAIR]
EXISTING GROUND FLOOR AREA : 207.405 SQ.M. [EXCLUDING STAIR AREA: 22.086 SQ.M.]
EXISTING FIRST FLOOR COVERED AREA : 230.272 SQ.M. [INCLUDING STAIR]
EXISTING FIRST FLOOR AREA : 209.444 SQ.M. [EXCLUDING STAIR AREA: 20.828 SQ.M.]
EXISTING SECOND FLOOR COVERED AREA : 133.410 SQ.M. [INCLUDING STAIR]
EXISTING SECOND FLOOR AREA : 120.897 SQ.M. [EXCLUDING STAIR AREA: 12.513 SQ.M.]
EXISTING THIRD FLOOR COVERED AREA : 110.352 SQ.M. [INCLUDING STAIR]
EXISTING THIRD FLOOR AREA : 98.660 SQ.M. [EXCLUDING STAIR AREA: 11.692 SQ.M.]
EXISTING ROOF AREA : 28.598 SQ.M. [INCLUDING STAIR]
EXISTING ROOF AREA : 21.895 SQ.M. [EXCLUDING STAIR AREA: 6.703 SQ.M.]
EXISTING TOTAL COVERED AREA : [229.491 + 230.272 + 133.410 + 110.352 + 28.895] = 732.123 SQ.M.
[INCLUDING STAIR]
EXISTING TOTAL COVERED AREA : [207.405 + 209.444 + 120.897 + 98.660 + 21.895] = 658.301 SQ.M.
[EXCLUDING STAIR AREA: 73.822 SQ.M.]
EXISTING GROUND COVERAGE : 69.682 % i.e. 229.491 SQ.M.
EXISTING F.A.R. : 1.999

PROPOSED GROUND FLOOR COVERED AREA :164.853 SQ.M.
PROPOSED TYPICAL [1st, 2nd, 3rd, 4th & 5th] FLOOR COVERED AREA : 193.828 SQ.M.
PROPOSED TOTAL COVERED AREA : [164.853 + (5 X 193.828)] = 1133.993 SQ.M.
PERMISSIBLE CAR PARKING AREA : 50.00 % i.e. 82.426 SQ.M.
PROPOSED CAR PARKING AREA : 73.498 % i.e. 121.163 SQ.M.
PROPOSED BUILDING HEIGHT : 19.950 METER [GROUND + FIVE] STORIED
PROPOSED GROUND COVERAGE : 59.530 % i.e. 196.055 SQ.M.
PROPOSED F.A.R. : 2.753

M/S MOONDUST TIRACOM PRIVATE LIMITED
SIGNATURE OF OWNER / AUTHORITY
M / S. MOONDUST TRACOM PRIVATE LIMITED, REPRESENTED BY ITS DIRECTORS. MR. RAJESH KUMAR PANDEY, & MR: RITESH PANDEY

CERTIFICATE OF ARCHITECT :-
CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF KOLKATA MUNICIPAL CORPORATION BUILDING RULES, 2009, AS AMENDED FROM TIME TO TIME & THAT THE SITE CONDITION INCLUDING THE WIDTH OF THE ABUTTING ROAD CONFORM WITH THE PLAN AND THAT IT IS A BUILDABLE SITE & NOT A FILLED UP TANK.

ARUNAVA DAS
Registered Architect
Reg. No - CA/2007/39855
SIGNATURE OF ARCHITECT / L. B. S.
MR. ARUNAVA DAS, REGISTERED ARCHITECT, REG. NO. CA / 2007 / 39855.

CERTIFICATE OF STRUCTURAL ENGINEER :
THE STRUCTURAL DESIGN & DRAWINGS OF BOTH FOUNDATION & SUPERSTRUCTURE OF THE BUILDING HAS BEEN PREPARED BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA & THE FOUNDATION IS CAPABLE OF TAKING THE LOAD. CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECTS.

Suvankar Chaudhuri
B.E.E.M.G.S.U.C.R.A
Licensed Building Surveyor 31020
Structural Engineer (ESE/2/215)
Chartered Engineer (M/31020)
Registered Valuer (CAT-I/425)
SIGNATURE OF THE STRUCTURAL ENGINEER
MR. SUVANKAR CHAUDHURI, STRUCTURAL ENGINEER (ESE / I / 215).

CERTIFICATE OF GEO-TECHNICAL ENGINEER:-
UDNERSINGED HAS INSPECTED THE SITE CARRIED OUT THE SOIL INVESTIGATION THEREIN. 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 THEREIN IS SAFE AND STABLE IN ALL RESPECT FROM GEO - TECHNICAL POINT OF VIEW.

Rupak Kumar Banerjee
RUPAK KUMAR BANERJEE
B.E.C.E. M.E., M.I.E.
M.I.E., CHARTERED ENGINEER
ENLISTED GEO TECHNICAL ENGINEER (E.G.C.)
G.T.E/3 (K.M.C.) L3M-0379, M.-1550379-3
SIGNATURE OF THE GEO - TECHNICAL ENGINEER
MR. RUPAK KUMAR BANERJEE, (GT / I / 3).

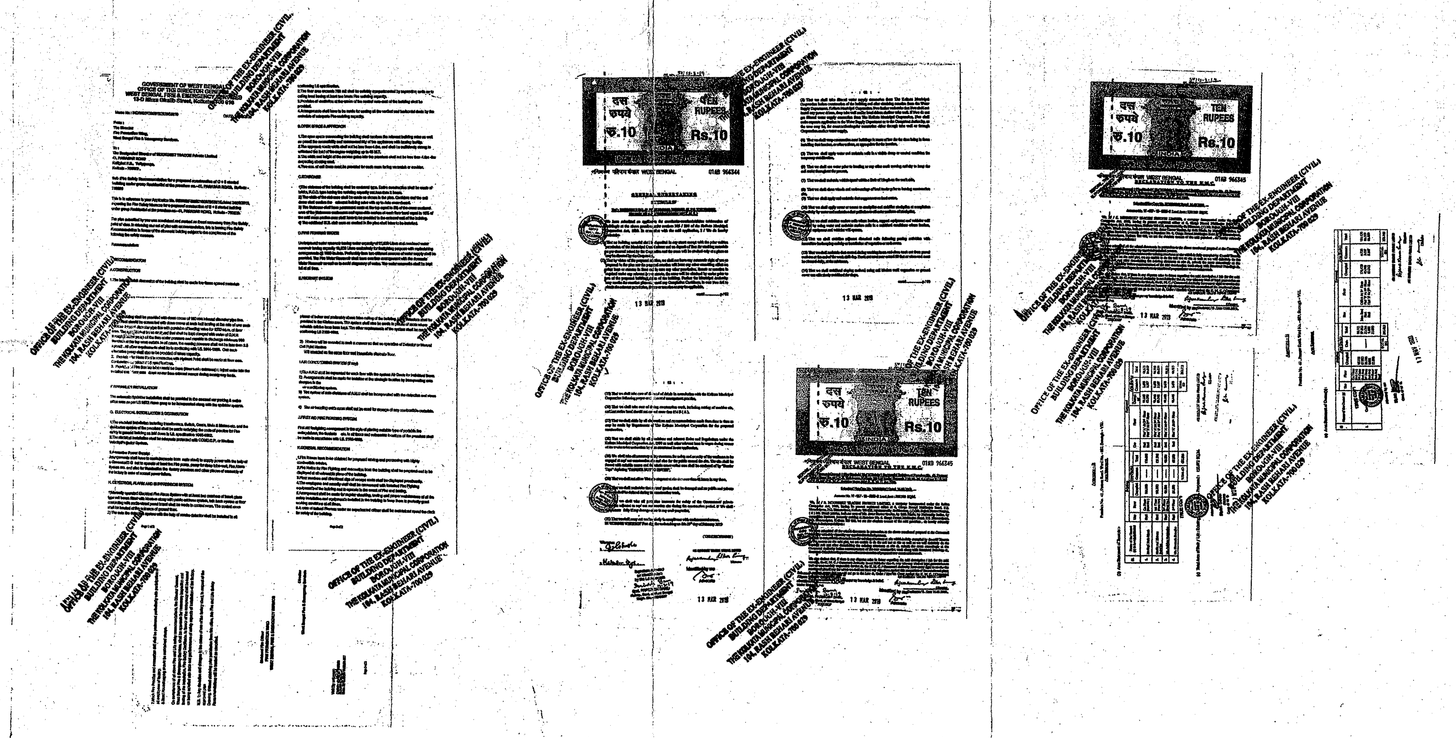
PROJECT :-
PROPOSED GROUND + FIVE STORIED [19.950 METER HEIGHT] RESIDENTIAL BUILDING AT PREMISES NO. 41, PARASAR ROAD, WARD NO. 87, P.S. TOLLYGUNGE, KOLKATA 700 029 UNDER BOROUGH VIII [K. M. C.] U / R 142 OF K.M.C. BLDG. RULES 2009 & U / S 393 OF C.M.C. ACT 1980.

TITLE :-
PLANS, ELEVATION, SECTIONS, SITE PLAN & LOCATION PLAN.

DEALT :
DATE : 12.03.2021 ...
SCALE 1 : 100 (UNLESS OTHERWISE MENTIONED)
N
ALL DIMENSIONS ARE IN M.M. (UNLESS OTHERWISE MENTIONED)

Architectural Consultants :
architex work
ARCHITECTURE . TOWN PLANNING . INTERIOR . LANDSCAPE . GRAPHIC DESIGN
02, LAKE ROAD [BESIDE LAKE MARKET] FIRST FLOOR, KOLKATA 700 029
phone : (0) 62914 - 22243 . e - mail : architex_work@yahoo.com

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



PARTY'S COPY

Plan for Water Supply arrangement including SEWLI O. & D. N. 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 in the flushing cisterns and urinals in the building insteas unfiltered water from street main is not available.

No rain water pipe should be fixed or connected to the Drainage system. 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 property, while constructing the building.

DEVIATION VIOLATION BUILDING

THE SANCTION IS VALID UP TO 10/03/2006

The building materials that will be stocked on Road/Passage or Footpath beyond 3-months or after construction of the building should be removed by the owner forthwith by the K.M.C. at the cost and risk of the owner.

CONSTRUCTION SITE SHALL BE MAINTAINED TO PREVENT DUST, STANDING AS REQUIRED UNDER THE EMPLOYMENT OF LABOUR ACT. SO THAT ALL WATER COLLECTION & PARKING, LIFT WELLS, UNITS, BASEMENT DIGGING SITES, OPEN PROPERTIES ETC. MUST BE DUPLICE COMPLETELY TRACK & FREEK.

All building materials to necessarily & construction should conform to standards specified in the National Building Code of India.

Non Commencement of F existing Re-Entrance within Five years and Require Fresh Application for Sanction

Structures subject to alteration of existing structure to provide clear access as per prevailing technology is carried.

Superintending Engineer Dy. Chief Engineer (D) Dy. Master (D)

Approved By : MPC starting No. 37/ Dated 03/09/2001 05/09/2010

THE KOLKATA MUNICIPAL CORPORATION BUILDING DEPARTMENT

RECEIVED 15/12/04 Building Department

RESIDENTIAL BUILDING