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/cancellation.

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.

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.

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

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.

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

DEVIATION WOULD MEAN DEMOLITION

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

THE SANCTION IS VALIED UP TO 02/10/2026

CONSTRUCTION SITE SHALL BE MAINTAINED FREE FROM AIR POLLUTION ACCORDING TO UNDERTAKING SUBMITTED AS PER AMENDMENT DT. 31.01.2019 VIDE NO. 1044/UD/C-4/ 38/R2017 OF SCHEDULE-IV OF KMC BUILDING RULE 2009

THE KOLKATA MUNICIPAL CORPORATION
BUILDING PERMIT
No. 2021070092
Date 07/10/21 Borough No. XVI
Ex. Engineer / Asst. Engineer
Bor. No. XVI Bor. No. XVI
BUILDING DEPARTMENT

Ex. Engg. (C/B)
Bldg. Br. VII
K.M.C.

Approved By Meeting no. 521 dt 27/4/21
The Building Committee

APPROVED
ASSISTANT ENGINEER (C)
BOROUGH NO. XVI

GREEN BUILDING
Green Building Rating: Precedent Grade
Certifying Authority: 7 Gr. B.C.
Reference No: 07/19 2020
Date: 07/19
K.M.C. Bldg. Dept.

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

Executive Engineer (C) Bldg. Br. XVI
Asst. Engineer(C) Br. PLAN XVI

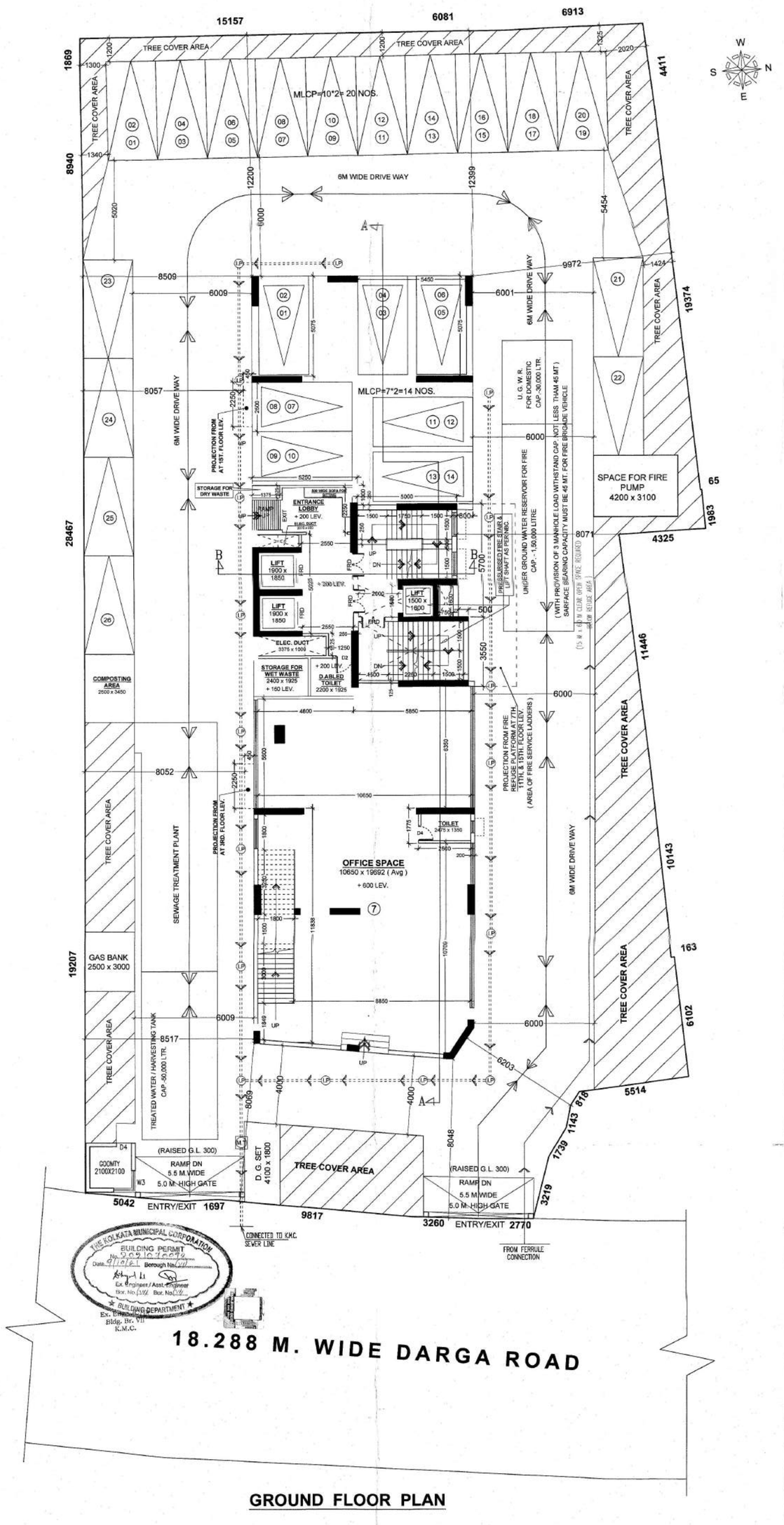
" Provision for use of solar energy in the form of solar heater and / or solar photo-cells shall be provided as required under Rule 147 of Building rules, 2009 and completion certificate will not be issued in case of building without having such provision "

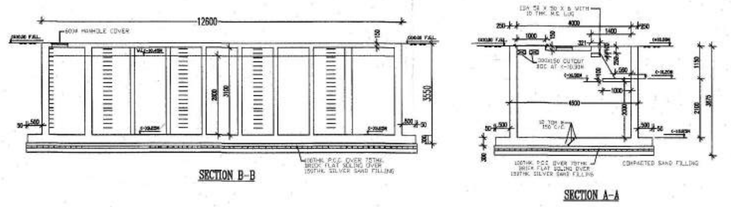
Approved subject to Compliance of requisition of West Bengal Fire Services, if any.

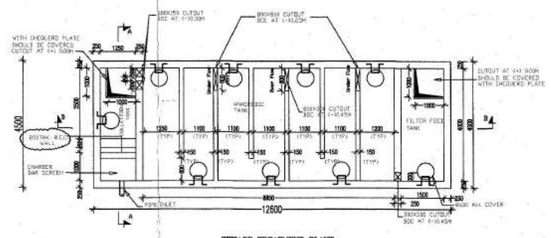
CONSTRUCTION SITE SHALL BE MAINTAINED TO PREVENT MOSQUITO BREEDING AS REQUIRED U/S 496 (1) & (2) OF CMC ACT 1980. IN SUCH MANNER SO THAT ALL WATER COLLECTION & PARTICULARLY LIFT WELLS, VATS, BASEMENT CURING SITES, OPEN RECEPTACLES ETC. MUST BE EMPTIED COMPLETELY TWICE A WEEK.

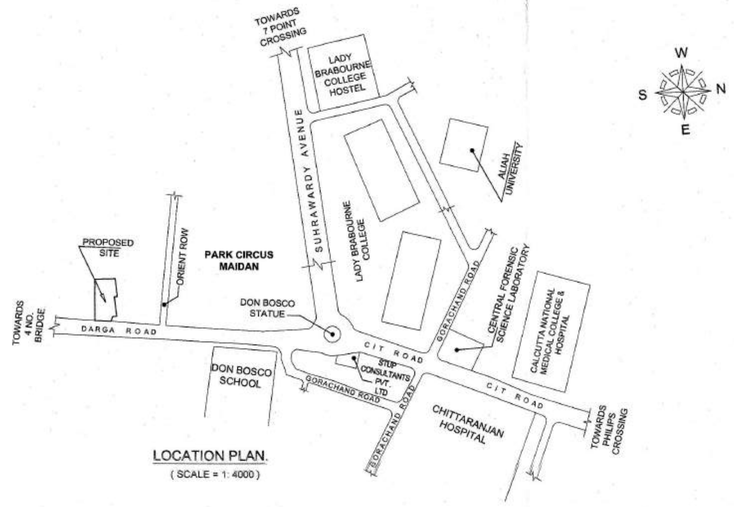
The building materials that will be stacked on Road/Passage or Foot-path beyond 3-months or after construction of G. Floor, whichever is earlier may be seized forthwith by the K.M.C. at the cost and risk of the owner.

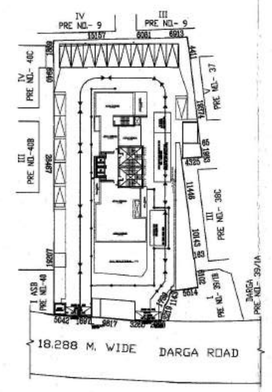
RESIDENTIAL BUILDING









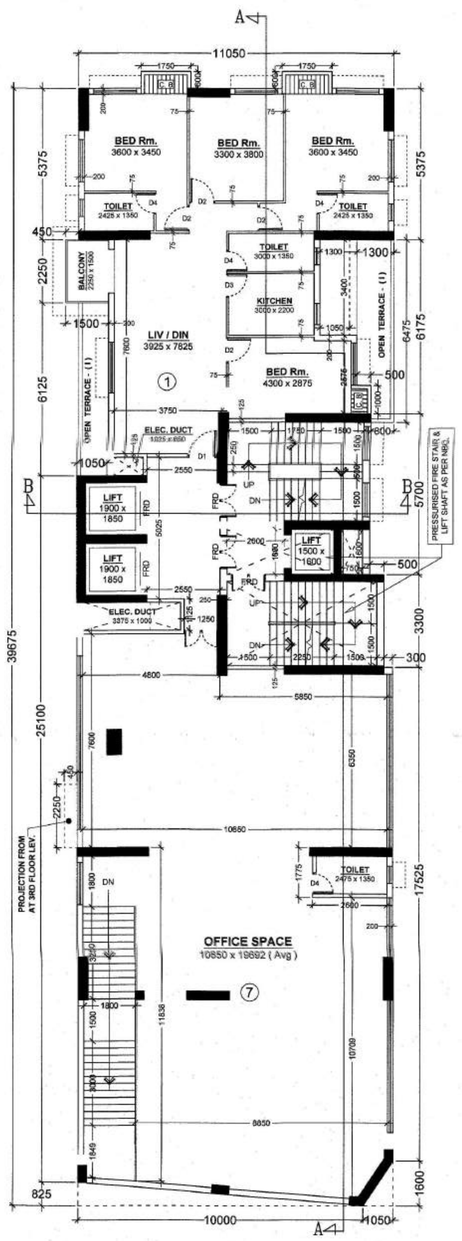


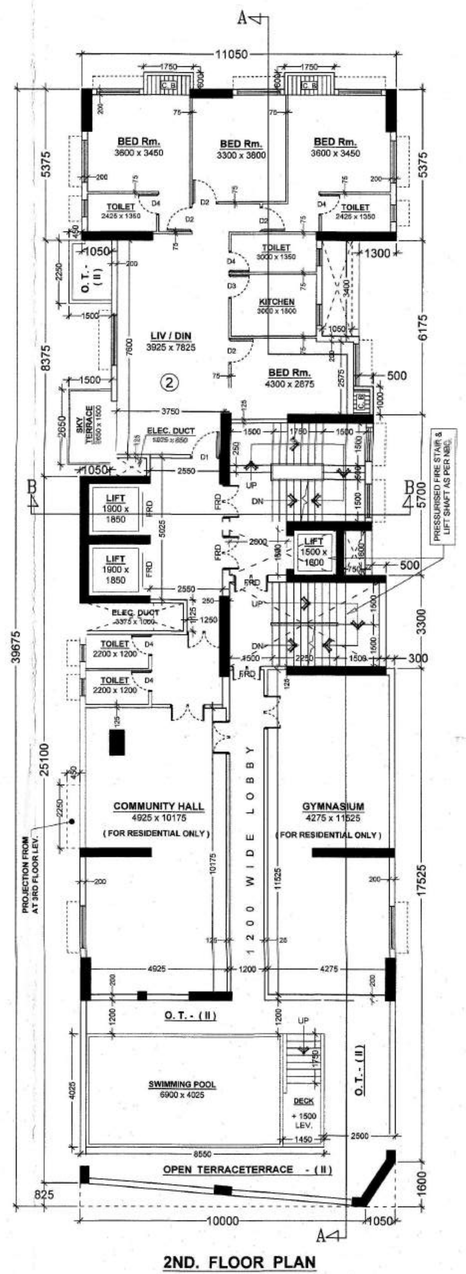
SPECIFICATION

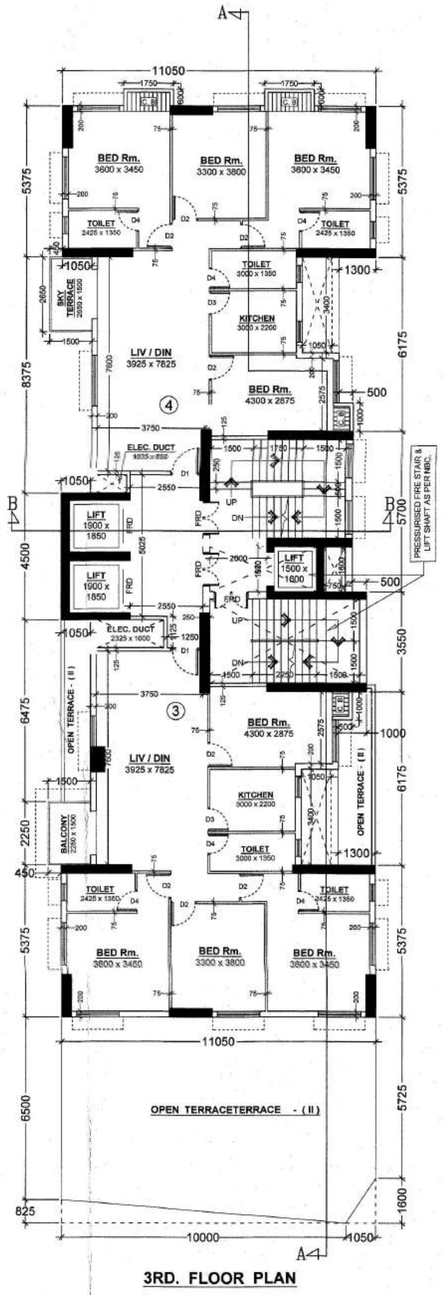
1. ALL DIMENSIONS ARE IN MM.
2. THE HEIGHT OF THE BUILDING IS 59.000 m.
3. THE BUILDING IS R.C.C. FRAME STRUCTURE.
4. ALL OUTER WALL ARE 250 / 200 mm. THICK.
5. ALL INTERNAL WALL ARE 75 / 125 mm. THICK.
6. GRADE OF CONCRETE IS M20.
7. GRADE OF STEEL IS Fe - 415.
8. 100 THICK LIME TERRACING OVER 100 THICK R.C.C. ROOF SLAB.
9. 12 MM. THICK PLASTER TO ALL INTERNAL WALL WITH (1 : 5) CEMENT SAND MORTER.
10. HEIGHT OF PARAPET WALL IS 1200 mm.

SCHEDULE OF DOORS AND WINDOWS

D1	1000 x 2050	W	2400 x 1200
D2	900 x 2050	W1	1800 x 1200
D3	850 x 2050	W2	1500 x 1200
D4	750 x 2050	W3	1200 x 1200
		W4	900 x 1200
		W5	900 x 1050
		W6	600 x 900







STATEMENT OF PROPOSAL

PART - A

1. ASSESSEE NO. : **11-064-14-0024-5**
2. **NAME OF THE OWNER/S :** PRAYASH MARCHANT PVT. LTD, AISHA DEVELOPERS LLP.
3. DETAILS OF REGD. TITLE DEEDS Book NO.- I, VOL. NO.- 27, Pages.- 222 To 243, Being NO.- 612, Date = 14/09/2007.
4. DETAILS OF BOUNDARY DEED Book NO.- I, VOL. NO.- 1606-2019, Pages.- 118373 To 118388, Being NO.- 160803172, Date = 13/08/2019.
5. DETAILS OF REGD. TENANTS UNDERTAKING Book NO.- I, VOL. NO.- 1606-2019, Pages.- 118483 To 118498, Being NO.- 160603175, Date = 13/08/2019.
6. DETAILS OF FREE GIFT
   Corner Splay :
   Strip :
   Sanction Alignmen :

PART - B

1. AREA OF LAND :
   As per Title deed : 1757.800 Sqm.
   As per Boundary deed : 1698.010 Sqm.
   As per U. L. C : 1757.800 Sqm.
2. NET AREA OF LAND : 1698.010 Sqm. (After free gift / splayed corner etc.) Strip of land relinquished, strip of land gifted to K.M.C.
3. PERMISSIBLE GROUND COVERAGE = 50.000 % = 849.005 Sqm.
4. PROPOSED GROUND COVERAGE = 25.333 % = 430.159 Sqm.
5. PROPOSED AREA :

	Covered Area (Including Stair, Lift Duct & Lobby)	CUTOUT AREA			EXEMPTED AREA		Floor Area (Excluding Stair, Lift Duct & Lobby)
		Lift Duct Area	Duct / Void Area	Total Area	Stair Way Area (Excluding Stair Void)	Lift Lobby	
Ground Floor	428.134	———	———	———	51.930	9.000	367.204
1st. Floor	410.027	9.430	26.546	35.976	31.500	9.000	333.551
2nd. Floor	330.676	9.430	6.116	15.546	31.500	9.000	274.630
3rd. Floor	312.368	9.430	5.066	14.496	31.500	9.000	257.372
4th. Floor	312.368	9.430	5.066	14.496	31.500	9.000	257.372
5th. Floor	315.358	9.430	5.066	14.496	31.500	9.000	260.362
6th. Floor	315.358	9.430	5.066	14.496	31.500	9.000	260.362
7th. Floor	315.358	9.430	5.066	14.496	31.500	9.000	260.362
8th. Floor	315.358	9.430	5.066	14.496	31.500	9.000	260.362
9th. Floor	315.358	9.430	5.066	14.496	31.500	9.000	260.362
10th. Floor	315.358	9.430	5.066	14.496	31.500	9.000	260.362
11th. Floor	315.358	9.430	5.066	14.496	31.500	9.000	260.362
12th. Floor	315.358	9.430	5.066	14.496	31.500	9.000	260.362
13th. Floor	315.358	9.430	5.066	14.496	31.500	9.000	260.362
14th. Floor	315.358	9.430	5.066	14.496	31.500	9.000	260.362
15th. Floor	315.358	9.430	5.066	14.496	31.500	9.000	260.362
16th. Floor	316.658	9.430	5.066	14.496	44.460	9.000	248.702
17th. Floor	246.536	9.430	55.511	64.941	44.460	9.000	128.137
Total	**5825.707**	**160.310**	**169.097**	**329.407**	**613.350**	**162.000**	**4730.980**

EXEMPTED AREA = 775.350 Sqm. (Total Stair Way + Lift Lobby Area)

6. PARKING CALCUTALTION :

A)	Prop. Share	Tenement Size	Tenement No	Required Parking
Above 100 Sqm.				
1 - 119.931 Sqm.	41.493	161.424 Sqm.	3 Nos.	28 NOS.
2 - 116.556 Sqm.	40.326	159.882 Sqm.	3 Nos.	
3 - 121.426 Sqm.	42.010	163.437 Sqm.	11 Nos.	
4 - 118.051 Sqm.	40.843	158.894 Sqm.	11 Nos.	
Above 200 Sqm.				
5 - 180.958 Sqm.	62.607	243.564 Sqm.	1 No.	4 NOS.
6 - 177.583 Sqm.	61.439	239.022 Sqm.	1 No.	
Business (Office Space) one car parking space for every 50 Sqm. of Carpet Area				
Car pet Area Business (Office Space) - 371.203 Sqm.				7 Nos.
			Total Required Parking =	**39 NOS.**

B) NOS. OF PARKING PROVIDED = 14 Nos. (Covered Parking)
NOS. OF PARKING PROVIDED = 26 Nos. (Open Parking)
40 NOS.

C) Permissible area for parking : (a) GROUND FLOOR = 14 Nos. x 25
D) Actual area of parking provided : (a) GROUND FLOOR PARKING = 123.005 Sqm.
7. PERMISSIBLE F. A. R. = 2.75 (2.50 + 0.25 [Green])
8. PROPOSED F. A. R. = 4730.950 - (123.005) / 1698.010 = 2.714
9. OTHER AREAS FOR FEES :

A)	CUPBOARD AREA	= 48.625 Sqm.
B)	FIRE REFUGE AREA	= 75.150 Sqm.
C)	AREA OF GATE GOOMTY	= 06.250 Sqm.
D)	AREA OF SKY TERRACE	= 108.450 Sqm.
E)	AREA OF SWIMMING POOL	= 34.415 Sqm.
F)	EXEMPTED AREA	= 775.350 Sqm.
		1048.240 Sqm.
10.	LIFT MACHINE ROOM AREA	= 31.468 Sqm.
11.	STAIR HEAD ROOM AREA	= 41.387 Sqm.
12.	TREE COVER AREA REQUIRED	= (5825.707 - 319.407) x15% x 1698.010 / 6000 = 233.744 Sqm.
	TREE COVER AREA PROVIDED	= 253.276 Sqm.
13.	OVER HEAD TANK AREA	= 31.775 Sqm.
	Area of Over Head Tank = 15.238 Sqm.	
	Area of O. H. Fire Fighting Tank = 16.537 Sqm.	
14.	BUILTUP AREA OF OFFICE SPACE	= 395.940 Sqm.
	CARPET AREA OF OFFICE SPACE	= 371.203 Sqm.
15.	HEIGHT OF THE BUILDING	= 59.850 m.

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE L.B.S. & E.S.E DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTIONS OF L.B.S. & 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 & ADJOINING STRUCTURES. IF ANY SUBMITTED DOCUMENTS AREA FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF E.S.E / L.B.S. BEFORE STARTING OF BUILDING FOUNDATION WORK.

AISHA DEVELOPERS LLP. Partner — For, PRAYASH MARCHANT PVT. LTD. Director

PRAYASH MARCHANT PVT. LTD, AISHA DEVELOPERS LLP.
SIGNATURE OF OWNERS.

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009 AS AMMENDED FROM TIME TO TIME & THAT THE SITE CONDITION INCLUDING THE ABUTTING ROAD CONFORMS WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL. THE CONSTRUCTION OF R. C. C. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK..

SUJOY MUKHERJEE (Architectural Designer) M. Arch.(Urban Design) (2017/61) Architect Architectural Designer Regn. No. - CA/98/23761
SIGNATURE OF ARCHITECT

THE STRUCTURAL DESIGNS AND DRAWINGS OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUING SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.

DECLARATION OF G.T.E.

SOIL TESTING HAS BEEN DONE BY ALOK ROY (G.T.E. NO - 11) OF GEOTEST ENGINEERS PVT. LTD. OF (ADDRESS) 6A, MILAN PARK. KOLKATA - 700084. THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

ALOK ROY	NIRMALYA CHATTERJEE	SANKAR DAS
Empanelled Geotechnical Engineer Kolkata Municipal Corporation	M.Tech (Structural Engg.), AMIE	
ALOK ROY, Class-I, No.:- G.T./V/11	NIRMALYA CHATTERJEE	
G.T.A. NO. - 11 6A, Milan Park, Kolkata - 700 084	E.S.E. NO. 1/98/756/23	E.S.E. NO. - 12 / I
SIG. OF GEO.TECH ENGINEER	SIG. OF STRUCTURAL REVEWER	SIGNATURE OF E.S.E

PROPOSED EIGHTEEN (G + XVII) STORIED (Height of the Building is 59.850 m.) RESIDENTIAL BUILDING OF K.M.C. Building Rules, 2009, AT PRE. No. - 39, DARGA ROAD. P. S. - BANIAPUKUR. KOLKATA - 700 017. WARD NO. - 64. BROUGH - VII.

*** DETAILS OF ARCHITECTURAL DRAWING * **

W S N E	*SCALE* 1: 50 / 1: 100 / 1: 600 / 1: 4000	W - 64 B - (VII)	SUJOY MUKHERJEE AND ASSOCIATES	
	SHEET	1	"DRAWN BY" Dibakar Roy	"CHECKED BY" S. Mukherjee — "Date" 18.08.2020.