

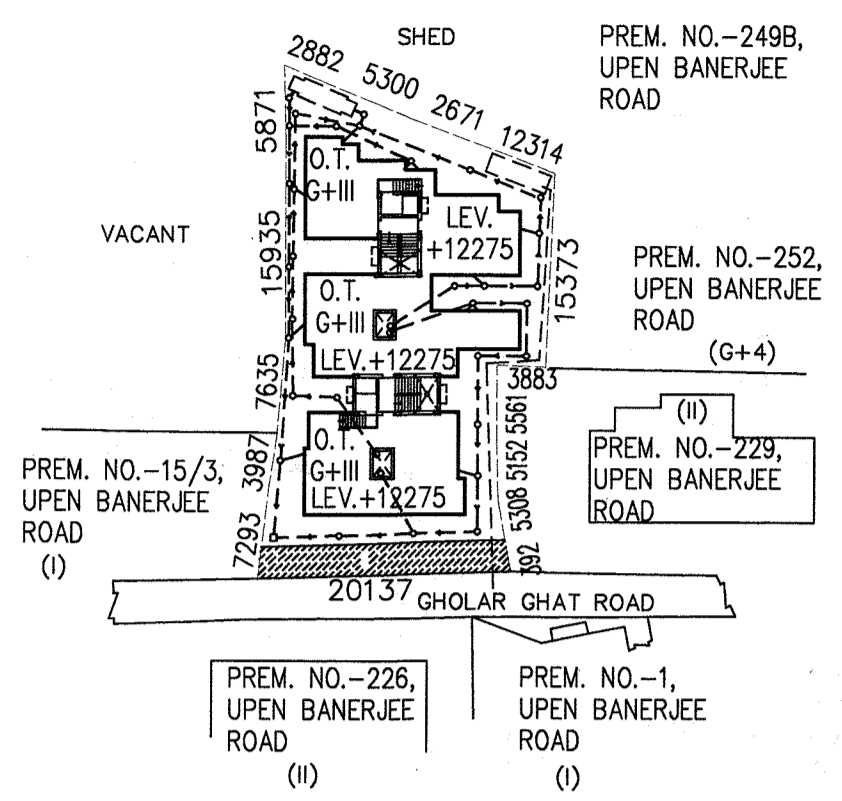
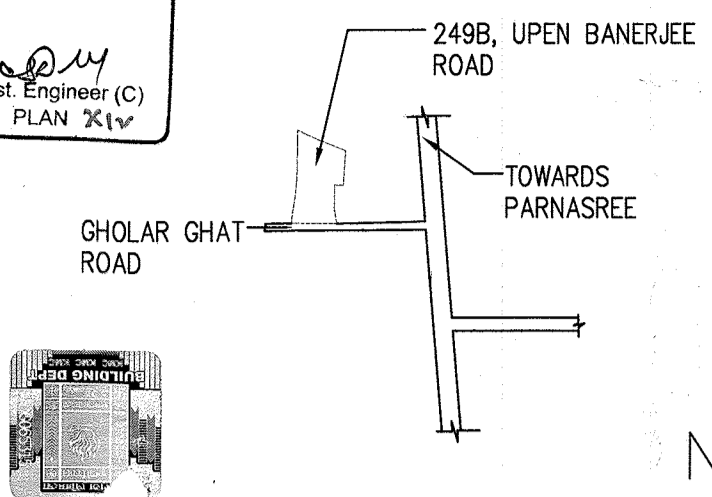
Sanctioned subject to demolition of existing structure to provide open space as per plan before construction is started

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

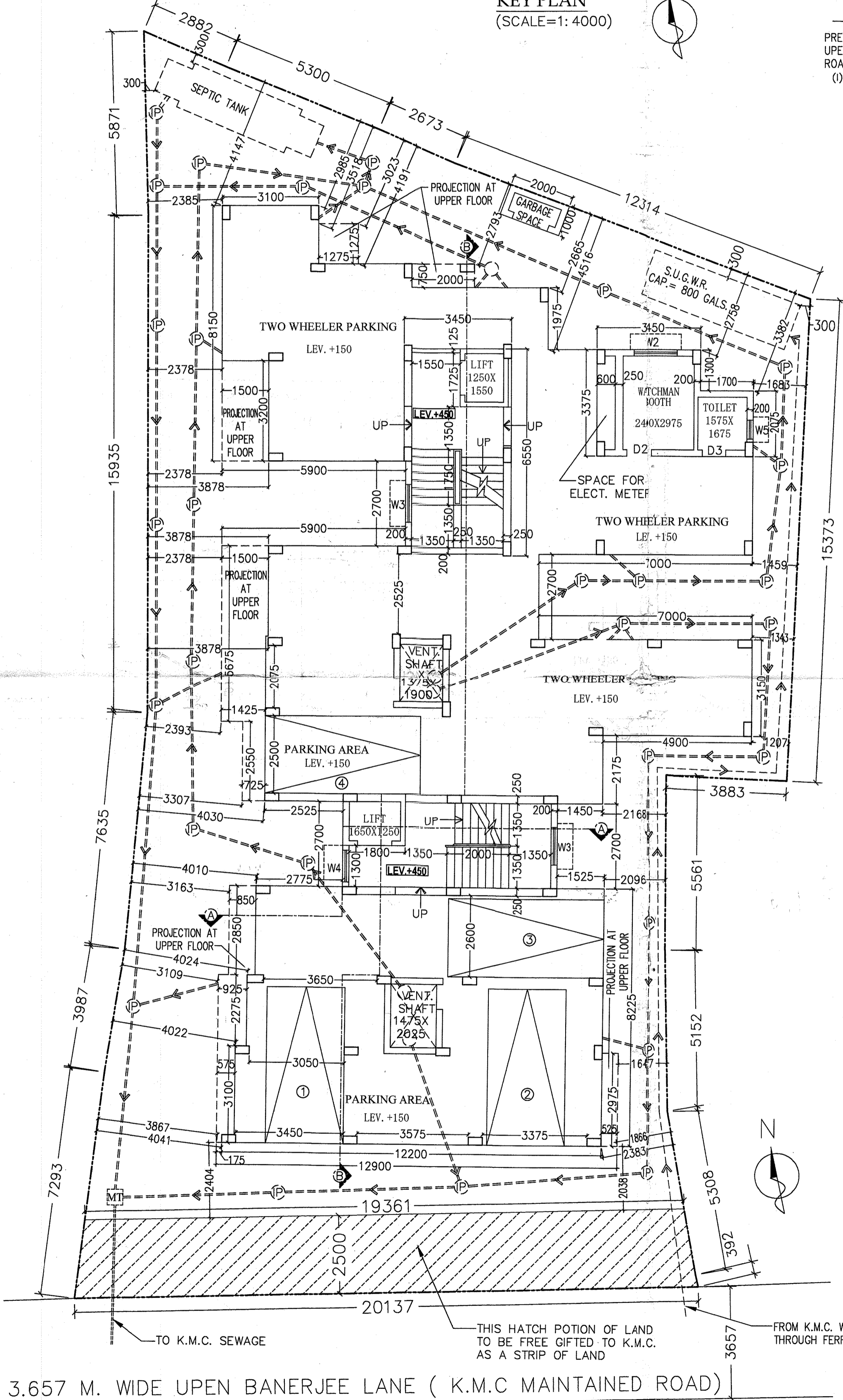
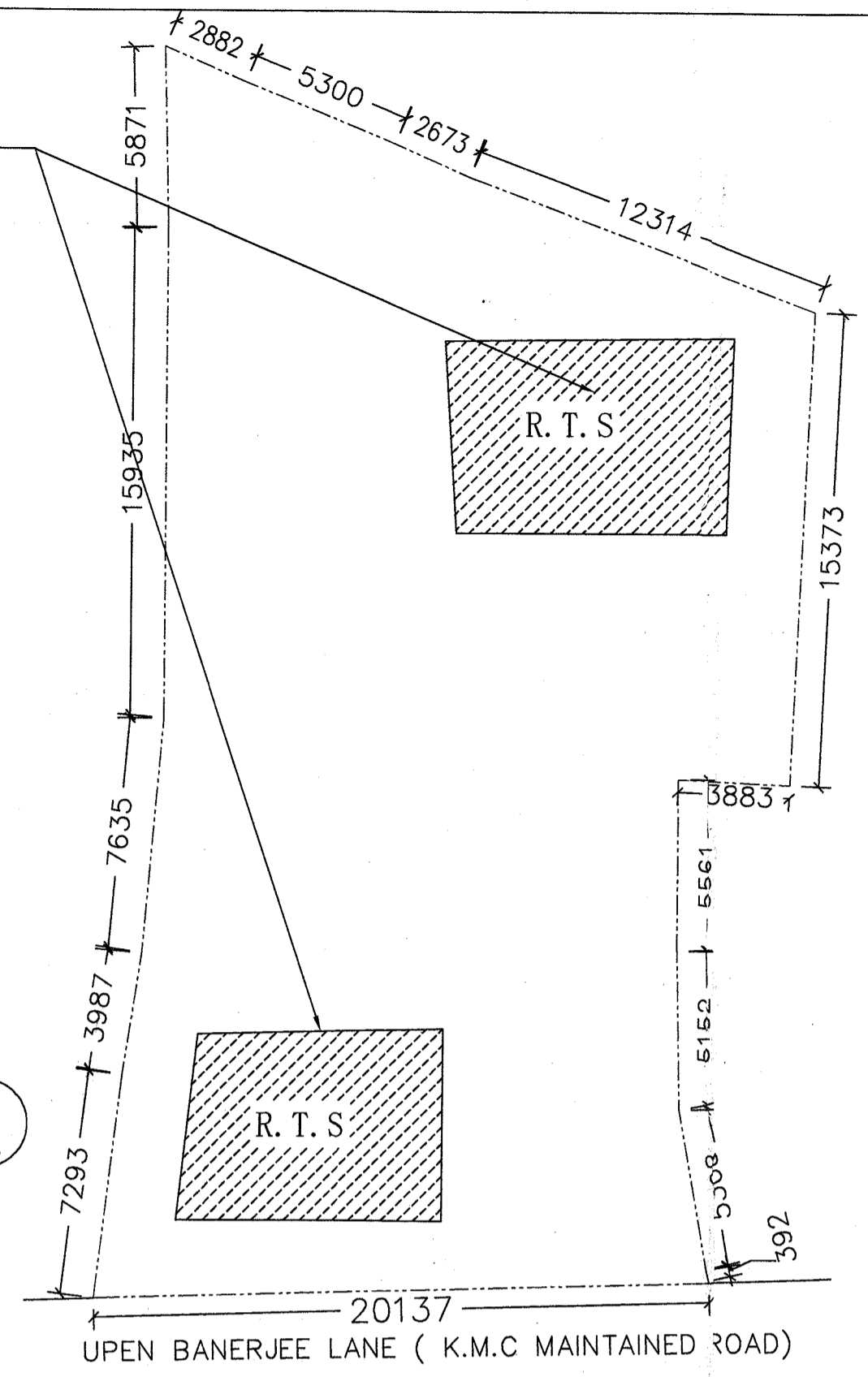
Technical Advisor
Br No- XIII & XIV

THE SANCTION IS VALID UP TO 10.10.2023
Approved by M.B.C. dt. 26.09.2023

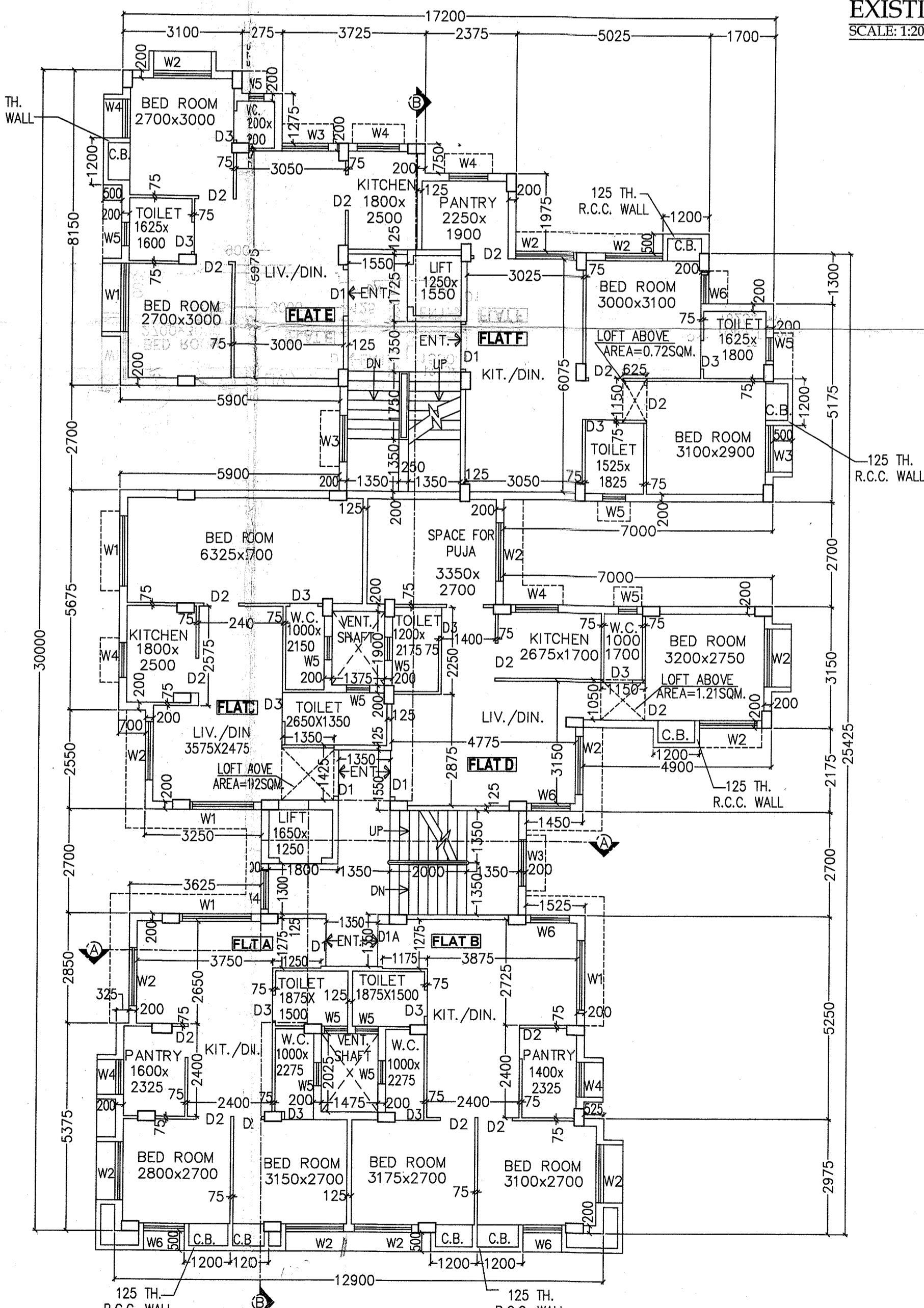
APPROVED
ASSISTANT ENGINEER (C)
BOROUGH No. XIV



EXISTING STRUCTURE OCCUPIED BY OWNER TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK. THERE IS NO TENANT.



GROUND FLOOR PLAN



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

STATEMENT OF THE PLAN PROPOSAL

PART-A:
1. ASSESSEE NO: 41-131-19-1001-6
2. DETAIL OF REGISTERED DEED (I)
BOOK NO: 1 VOL. NO: 125 PAGE NO: 259 TO 271
BEING NO: 5263 YEAR: 1990
3. DETAIL OF POWER OF ATTORNEY
BOOK NO: IV VOL. NO: 1 PAGE NO: 2974 TO 2982
BEING NO: 00269 YEAR: 2011
3. a) AREA OF LAND: 710.39 sqm. (10 K-9 CH-41.64 SFT.)
b) NO OF STOREY: G+III
4. a) NO. OF TENAMENTS: 18 NOS.
5. SIZE OF TENAMENTS : a) 50 SQM TO 75 SQM..... 18 NOS.

PART-B:
1. AREA OF LAND:- AS PER TITLE DEED (11K-7 CH-0 SFT) = 765.05 SQM.
2. AS PER BOUNDARY DECLARATION (10 K-9 CH-41.64 SFT) = 710.389 SQM.
3. AREA OF STRIP OF LAND = 49.35 SQM
4. NET AREA OF LAND = (710.39-49.35) = 661.04 SQM.
5. (i) PERMISSIBLE GROUND COVERAGE (50%) = 330.52 SQM.
(ii) PERMISSIBLE F.A.R. = 1.75
(iii) PERMISSIBLE FLOOR AREA = 1243.18 SQM.
(iv) PERMISSIBLE TOTAL FLOOR AREA = (1243.18 + 100) SQM = 1343.181 SQM.
6. PROPOSED GROUND COVERAGE (49.35%) = 349.491 SQM.
7. PROPOSED HEIGHT = 12.275 M. ROAD WIDTH = 3.657 M.

PROPOSED AREA-

FLOOR	TOTAL FLOOR AREA	DEDUCTION FOR SHAFT & STAIR DUCT	DEDUCTION FOR LIFT	STAIR & STAIR LOBBY	LIFT EXEMPTED AREA	TOTAL EXEMPTED AREA	EFFECTIVE FLOOR AREA
GR. FLOOR	344.804 SQM	(2.61+2.99) = 5.60 SQM		(13.128+12.68) = 25.818 SQM	(2.67+2.34) = 5.014 SQM	30.832 SQM	313.972 SQM
1ST FLOOR	345.052 SQM	(2.61+2.99+0.44) = 6.04 SQM	(1.94+2.06) = 4.00 SQM	25.38 SQM	5.674 SQM	31.054 SQM	313.998 SQM
2ND FLOOR	345.052 SQM	6.04 SQM	4.00 SQM	25.38 SQM	5.674 SQM	31.054 SQM	313.998 SQM
3RD FLOOR	345.052 SQM	6.04 SQM	4.00 SQM	25.38 SQM	5.674 SQM	31.054 SQM	313.998 SQM
TOTAL	1379.96 SQM	23.72 SQM	8.00 SQM	101.958 SQM	22.036 SQM	123.984 SQM	1256.988 SQM

OTHER AREA ONLY FOR FEES CALCULATION:

FLOOR	LOFT	CUPBOARD
1ST FLOOR	3.85 SQM	6.00 SQM
2ND FLOOR	3.85 SQM	6.00 SQM
3RD FLOOR	3.85 SQM	6.00 SQM
TOTAL	11.55 SQM	18.00 SQM

TENAMENTS & PARKING CALCULATION:-

RESIDENTIAL

MARKED TENAMENT NO.	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT NO.	TENAMENT NO.	REQUIRED PARKING	PROVIDED PARKING
A	48.450 SQM	8908 SQM	57.358 SQM	3 NOS.	
B	49.194 SQM	9045 SQM	58.239 SQM	3 NOS.	
C	50.948 SQM	9368 SQM	60.316 SQM	3 NOS.	
D	52.949 SQM	9736 SQM	62.685 SQM	3 NOS.	
E	51.155 SQM	9406 SQM	60.561 SQM	3 NOS.	
F	55.527 SQM	10210 SQM	65.737 SQM	3 NOS.	

- REQUIRED NOS OF PARKING = 4
- PERMISSIBLE AREA FOR PARKING = 100.00 SQM.
- PROPOSED NOS OF PARKING PROVIDED = 6
- PROPOSED AREA OF PARKING PROVIDED = 242.221 SQM.
- PERMISSIBLE F.A.R. = 1.75
- PROPOSED F.A.R. = (1255.966-100)/710.389 = 1.627
- PROPOSED STAIR COVER AREA = (15.98 + 15.68) = 31.66 SQM.
- PROPOSED OVER HEAD TANK AREA = (7.14 + 6.56) = 13.70 SQM.
- PROPOSED TOTAL ROOF AREA = [355.09 - (2.61 + 2.99)] = (355.09 - 5.60) = 349.49 SQM.
- PROPOSED LIFT MACHINE RM AREA = (6.80 + 6.40) = 13.20 SQM.
- PROPOSED LIFT MACHINE RM STAIR AREA = (3.45 + 3.03) = 6.48 SQM.
- PROPOSED CUP BOARD AREA = (6.00 x 3) = 18.00 SQM.
- PROPOSED LOFT AREA = (3.85 x 3) = 11.55 SQM.
- OTHER AREA ONLY FOR FEES :- (121.56 + 11.55 + 18.00 + 6.48) = 157.59 SQM.

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

WINDOW SCHEDULE

NO.	MARK	SIZE	NO.	MARK	SIZE	MARK	SIZE
01)	W1	1800X1800	01)	W6	1000X1200	D1	1200X2100
02)	W2	1500X1200	02)	D1		D2	600X2100
03)	W3	1200X1200	03)	D2		D3	750X2100
04)	W4	1000X1000	04)	D3		D1A	1050X2100
05)	W5	600X600	05)				

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 THE REG. BOUNDARY DECLARATION.

Babul Chaudhury
B.E. (Civl), 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 & Empowered Structural Engineer,
Calcutta Municipal Corporation

SIGNATURE OF L.B.S.
BABUL CHAUDHURY, LBS NO.741(I)
LBS-741(I) & ESE-1103
132B, Meghad Saha Sarani
Kolkata-700 029

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 I.B.S.C. OF INDIA & CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECTS AND ON THE BASIS OF SOIL INVESTIGATION REPORT BY DR. S.K. CHAKRABORTY, FOR M/S. EARTH FILE, 148/1/1A, PEARY MOHON ROY ROAD, KOLKATA-700 027.

Babul Chaudhury
B.E. (Civl), 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 & Empowered Structural Engineer,
Calcutta Municipal Corporation

SIGNATURE OF STRUCTURAL ENGINEER
BABUL CHAUDHURY, ESE 1/103
LBS-741(I) & ESE-1103
132B, Meghad Saha Sarani
Kolkata-700 029

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT, I SHALL ENGAGE L.B.A & ESE DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF L.B.A & ESE DURING CONSTRUCTION OF THE BUILDING (AS PER PLAN) K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE IF ANY SUBMITTED DOCUMENT ARE FAKE THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF U.G.W.R & SEPTIC TANK TAKEN UNDER THE GUIDENCE OF LBS/EBE BEFORE STARTING OF BUILDING FOUNDATION.

Vijaya Roy, Souvik Roy & Sajeew Roy
Coastified Attorney

SIGNATURE OF OWNER
PROPOSED G+III STORED RESIDENTIAL BUILDING U/S 393(A) AT PRE.NO- 249B, UPENDRA NATH BANERJEE ROAD, WARD NO.-131, BOROUGH -XIV, KOLKATA -700 060, P.S. -BEHALA.

PARTY'S COPY

RESIDENTIAL BUILDING

DEVIATION WOULD MEAN 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 COLLECTIONS PARTICULARLY LIFT WELLS, VATS, BASEMENT SURGING SITES OPEN RECEPTACLES ETC AS EMPLOYED COMPLETELY TWICE & WEAR"

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

Before starting any Construction the site must conform with 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

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.

Plan for Water Supply arrangement including SEMI G. & O. 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.

Non Commencement of Erection/ Re-Erection within Two Year will Require Fresh Application for Sanction.

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

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

Structural plan and design calculation as submitted by the structural engineer have been kept with B. P. No. 2016/140311. Date 10.03.17 for record of the Kolkata Municipal Corporation without verification No. deviation from the submitted structural plan should be made at the time of erection without submitting fresh structural plan along with design calculation and stability certificate in the prescribed form, necessary steps should be taken for the safety of the adjoining properties and adjoining properties and safety of human life during construction

[Signature]
EXECUTIVE ENGINEER/ASST. ENGINEER
BOROUGH NO. XIV

Technical Advisor
Br No- XIII & XIV

CHECKED AND VERIFIED
[Signature]
A.E.(C)/S.A.E.(C)

