

FRONT SIDE ELEVATION

SECTION ON A - A

SECTION ON B - B

SCHEDULE FOR DOOR AND WINDOW

MKD.	SIZE	MKD.	SIZE
D1	1000 X 2100	W1	1500 X 1350
D2	900 X 2100	W2	1350 X 1350
D3	750 X 2100	W3	1200 X 1350
		W4	750 X 1350
		W5	900 X 1350
		W6	1050 X 1200
		W7	600 X 600

TENEMENT MARKED	TENEMENT SIZE IN m <sup>2</sup>	MULTIPLYING FACTOR	ACTUAL TENEMENT AREA INCLUDING PROPORTIONATE COMMON AREA IN m <sup>2</sup>	No of Tenement
A 1	44.598	1.1138	49.671	1
B 1	50.409	1.1138	56.143	1
A 2/3/4/5	52.452	1.1138	58.419	4
B 2/3/4/5	52.003	1.1138	57.918	4
C 3/4/5	52.353	1.1138	58.308	3
D 3/4/5	53.721	1.1138	59.832	3

Area Of Office :- (a) Covered :- 109.563 Sqm. (b) Carpet :- 83.078 Sqm.

**AREA STATEMENT**  
 Area Of The Land :- 8 K. 2 Ch. 17 Sft. = 545.057 Sqm. [ As Per Deed ]  
 Area Of The Land :- 544.601 Sqm. [ As Per Boundary Declaration ]  
 Net Area Of The Land :- [ 544.601 - 47.21 ] Sqm. = 497.391 Sqm.  
 Permissible F. A. R. :- 1.75  
 Permissible Covered Area :- 953.051 Sqm. + Exempted Area + Car Parking Area  
 Permissible Ground Coverage :- 50 % = 272.300 Sqm.  
 Proposed Ground Coverage :- 230.666 Sqm. ( 42.355 % )

	Total Floor Area	Lift Well Area	Net Floor Area	Exempted Area		Effective Floor Area
				Stair Area	Lift Lobby Area	
Ground Floor Area :-	220.301 Sqm	—	220.301 Sqm	19.755 Sqm	3.0 Sqm	197.546 Sqm
First Floor Area :-	230.666 Sqm	2.063 Sqm	228.603 Sqm	12.555 Sqm	3.0 Sqm	213.048 Sqm
Second Floor Area :-	230.666 Sqm	2.063 Sqm	228.603 Sqm	12.555 Sqm	3.0 Sqm	213.048 Sqm
Third Floor Area :-	230.666 Sqm	2.063 Sqm	228.603 Sqm	12.555 Sqm	3.0 Sqm	213.048 Sqm
Fourth Floor Area :-	230.666 Sqm	2.063 Sqm	228.603 Sqm	12.555 Sqm	3.0 Sqm	213.048 Sqm
Total Floor Area :-	1134.977 Sqm	8.252 Sqm	1126.725 Sqm	69.975 Sqm	15.0 Sqm	1049.738 Sqm

Proposed F. A. R. :-  $\frac{1049.738 - 99.565}{544.601} = 1.745$   
 No. Of Tenement :- 16 Nos.  
 Size Of Tenement :-  
 (a) 49.699 Sqm. :- 1 No (b) 56.177 Sqm. :- 1 No. (c) 58.451 Sqm. :- 4 Nos (d) 57.951 Sqm. :- 4 Nos  
 (a) 58.341 Sqm. :- 3 Nos (b) 57.918 Sqm. :- 3 Nos  
 Area Of Office :- (a) Covered :- 109.563 Sqm. (b) Carpet :- 83.078 Sqm.  
 Area Of Car Parking :- 99.565 Sqm.  
 No. Car Parking Space :- (a) Mandatory - 04 Nos. (b) Provided - 4 Nos.  
 Area Of C. B. Area - 9.10 Sqm.  
 Other Area For Fees :- 102.496 Sqm.  
 Area Of O. H. W. Tank Area :- 6.355 Sqm.  
 Area Of Stair Head Room Area :- 15.655 Sqm.  
 Area Of Lift Machine Room Area :- 9.844 Sqm.  
 Area Of Lift Machine Room Stair Area :- 2.0 Sqm.

STATEMENT OF THE PLAN PROPOSAL

- | A.  | B.   |
|---|--|
| 1. Assessee NO. - 31 - 113 - 08 - 0177 - 1  | 1. Ground Coverage   |
| 3. Details of R. R. Plot -<br>Book No. - I, Volume No. - 19, Page - 205 To 226.<br>Being No. - 2302 To 2305, Date - 14 / 10 / 1991<br>At A. D. S. R. - ALIPORE.                                 | a) Permissible:- 272.30 Sqm.<br>b) Proposed:- 230.666 Sqm.   |
| 2. Details of Registered Deed Of Partition -<br>Book No. - I, Volume No. - 4, Page - 234 To 258.<br>Being No. - 00775, Date - 07 / 02 / 2013<br>At A. D. S. R. - ALIPORE.                       | 2. F. A. R. :-<br>a) Permissible :- 1.75. (b) Proposed :- 1.745  |
| 3. Details of Registered Deed Of Gift -<br>Book No. - I, Volume No. - 4, Page - 995 To 1011.<br>Being No. - 00811, Date - 08 / 02 / 2013<br>At A. D. S. R. - ALIPORE.                           | 3) Total covered area :-<br>a) Permissible - 953.051 Sqm + Exempted Area + Car Parking Area<br>b) Pro.:- 1134.713 Sqm. ( Including exempted area ) |
| 4. Details of Boundary Declaration :-<br>Book No. - I, Volume No. - 1605 - 2020,<br>Page No. - 113238 To 113251.<br>Being No. - 160503101, Date - 13/11/2020.<br>At A. D. S. R. Alipore         | ii) 1049.738 Sqm. ( Excluding exempted area )<br>iii) 84.975 Sqm. ( Exempted area )  |
| 5. Details of Front Strip Gift To K. M. C.<br>Book No. - I, Volume No. - 1605 - 2020,<br>Page No. - 113252 To 113267<br>Being No. - 160503102, Date - 13 / 11 / 2020.<br>At A. D. S. R. Alipore | 4. Total service area :- NIL<br>5. Total car parking area :- 99.565 Sqm.   |
| 6. Details Of Power Of Attorney :-<br>Book No. - I, Volume No. - 1605 - 2020,<br>Page No. - 102267 To 102316,<br>Being No. - 160502826, Date - 12 / 10 / 2020<br>At A. D. S. R. Alipore         | 6. No. of car parking space:-<br>a) Mandatory :- 4 Nos. (b) Proposed :- 4 Nos.   |

I do certify with full responsibility that the building plan has been drawn as per provision of K.M.C building rules 2009, as amended from time to time and the site condition including width of the abutting black top road 4.443 m[Avg.] on western side and cement concrete road 1800 mm on western side, conforming with the site and it is a buildable site not a tank or filled up tank. It is bounded by boundary wall. The existing structure should be demolished before construction which is occupied by the owner & tenant.

KUSH KUNDU  
U / 1412  
SIGNATURE OF L. B. S.

The structural design and drawing of the both foundation and super structure of the building have been made by me considering all the possible loads including seismic load as per the National Building code of India latest revision and certify that it is safe and stable in all respect.

MANI BHUSAN CHAKRAVARTI  
II / 97  
SIGNATURE OF E. S. E.

Soil Testing Report Has Been Done By  
M/S. SOIL - TECH AT 51/ 1 H, Prince Golan Haussan Shah Road, Jadavpur,  
Kolkata - 700032, duly signed by  
Bhaskar Jyoti Roy, GEO-TECH ENGINEER [ G.T.No - II / 4 ]  
The Recommendations Of Soil Report Has Been Considered During Structural Calculation.

Bhaskar Jyoti Roy  
G.T.E. NO - 4, CLASS - II  
SIGNATURE OF GEO-TECHNICAL ENGINEER

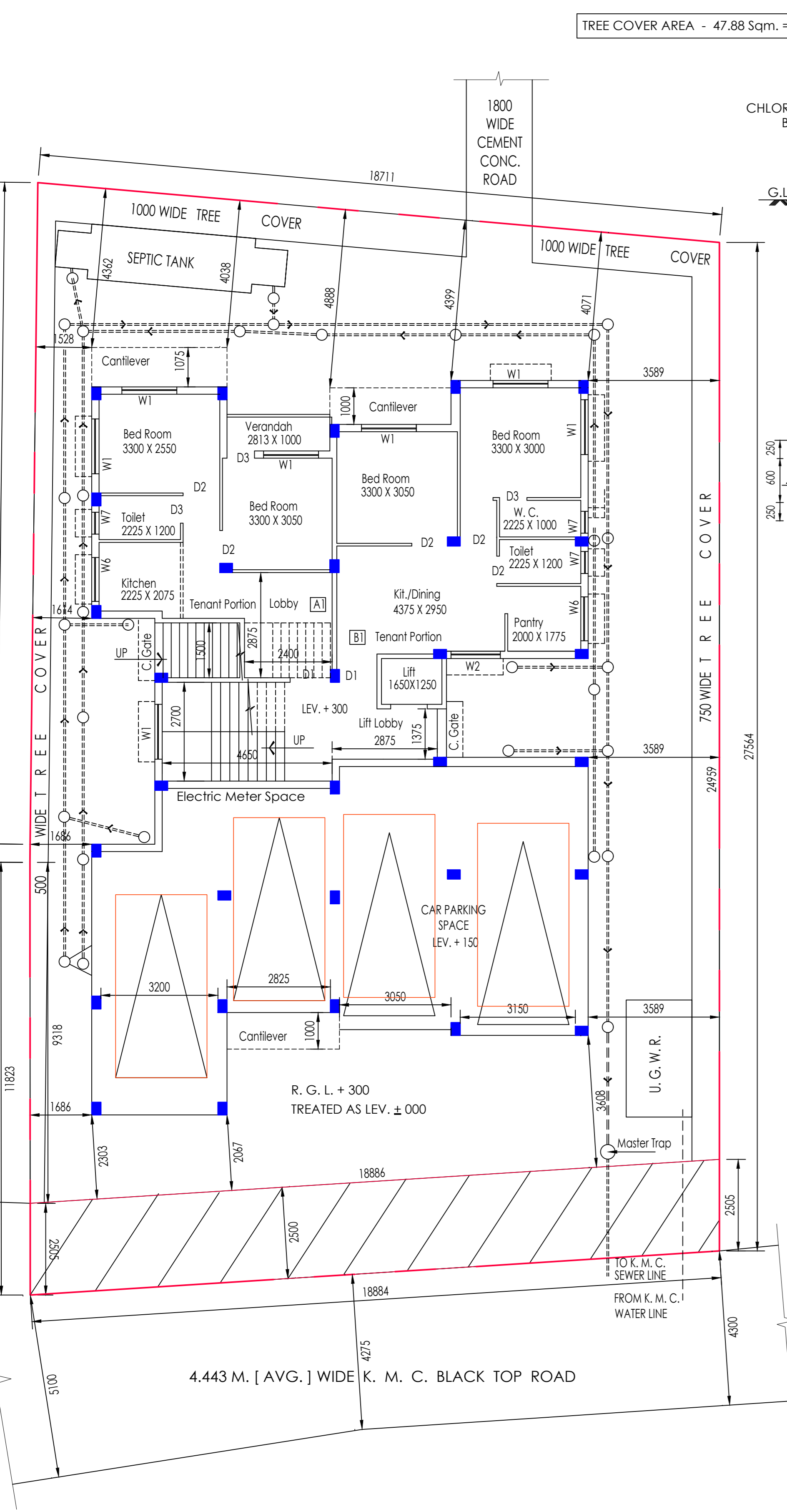
Undesigned has inspected the site & carried out the soil investigation therein. It is certified that existing soil of the site is able to carry out the load from the proposed construction and the foundation system therein is safe & stable in all respect from Geo - Technical point of view.

SOMNATH BHATTACHARJEE  
Constituted Attorney Of  
PARITHA SEN  
SIGNATURE OF OWNER

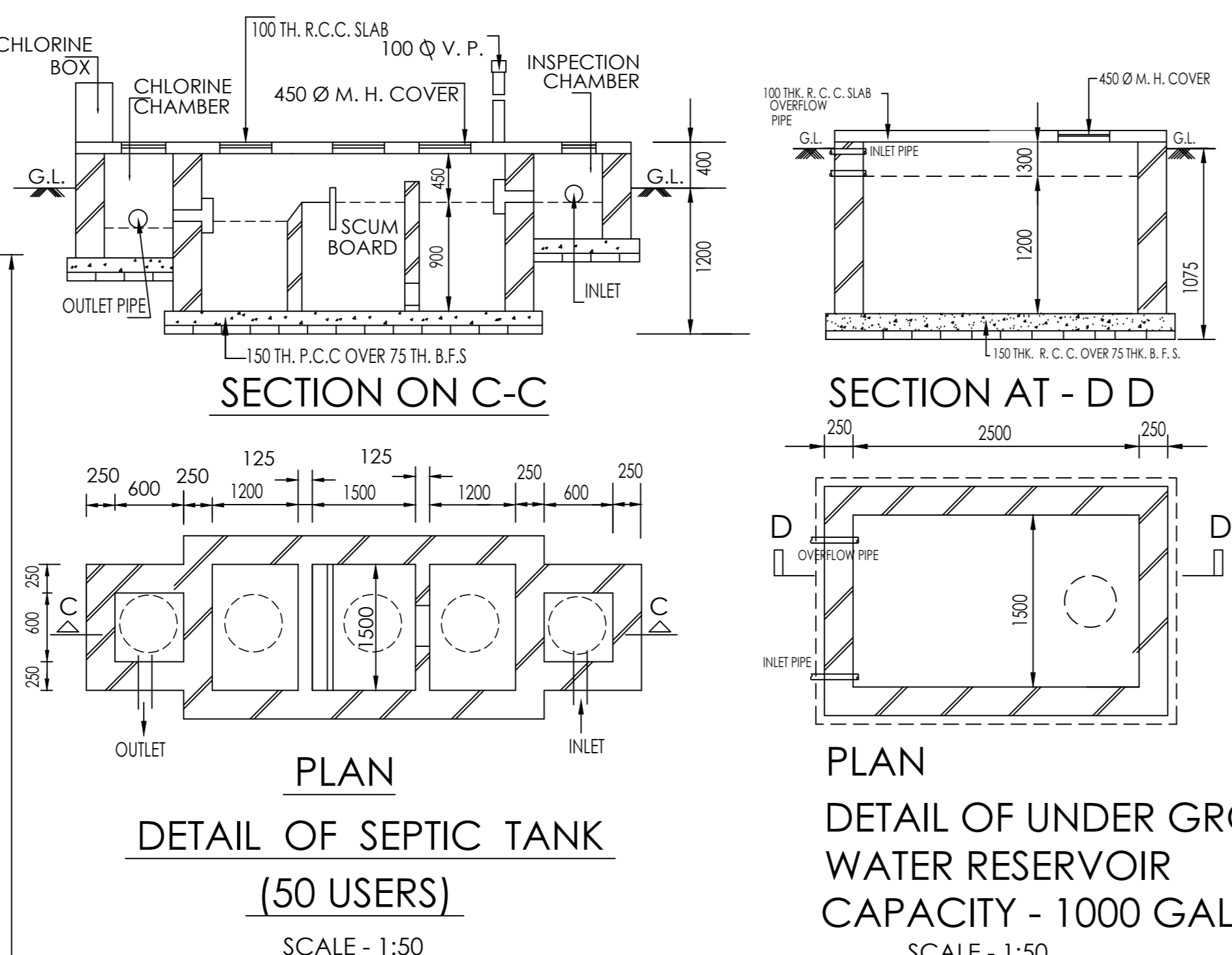
- I do hereby undertake with full responsibility that-
- 1) I shall engage L.B.S & E.S.E during Construction.
  - 2) I shall follow the instruction of L.B.S & E.S.E during Construction of the building (As per B.S plan)
  - 3) K.M.C authority will not be responsible for Structural Stability of the building & adjoining structure.
  - 4) If any submitted documents are found to be fake, the K. M. C. authority will revoke the sanction plan.
  - 5) The construction of water reservoir and septic tank will be under the guidance of L. B. S./ E. S. E.
  - 6) During site inspection I was physically present & identified the plot on which plan proposal submitted.

PROPOSED PLAN OF G + FOUR STORIED RESIDENTIAL BUILDING AT  
 PREMISES NO. - 177, BINOY PALLY, UNDER K. M. C. WARD NO - 113,  
 BOROUGH NO.- XI, P. S. - BANSDRONI, U/S 393 A OF K. M. C. ACT  
 1980 UNDER BUILDING RULES 2009.

ARCHITECTURAL SHEET

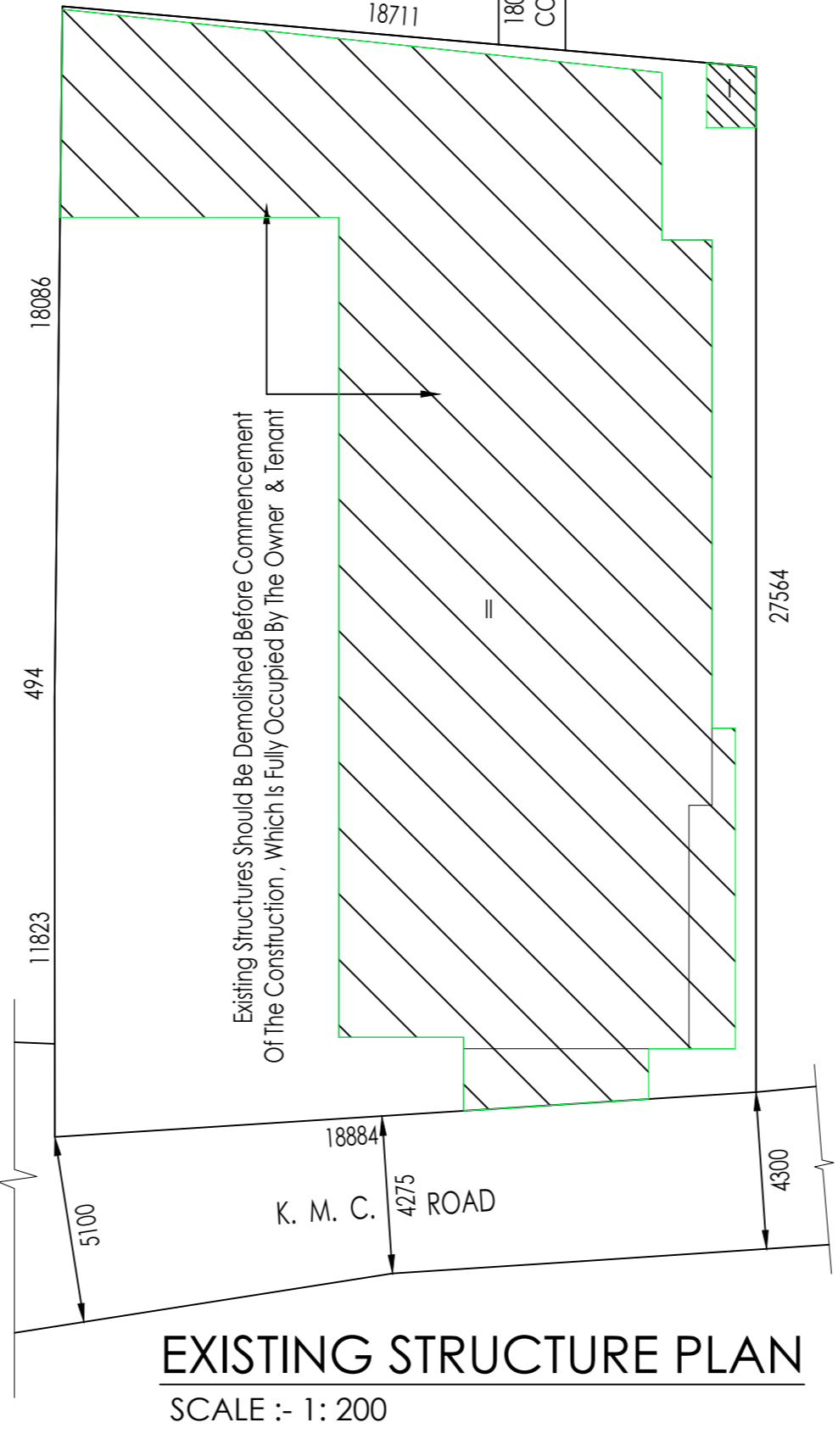


GROUND FLOOR PLAN  
SCALE - 1: 100

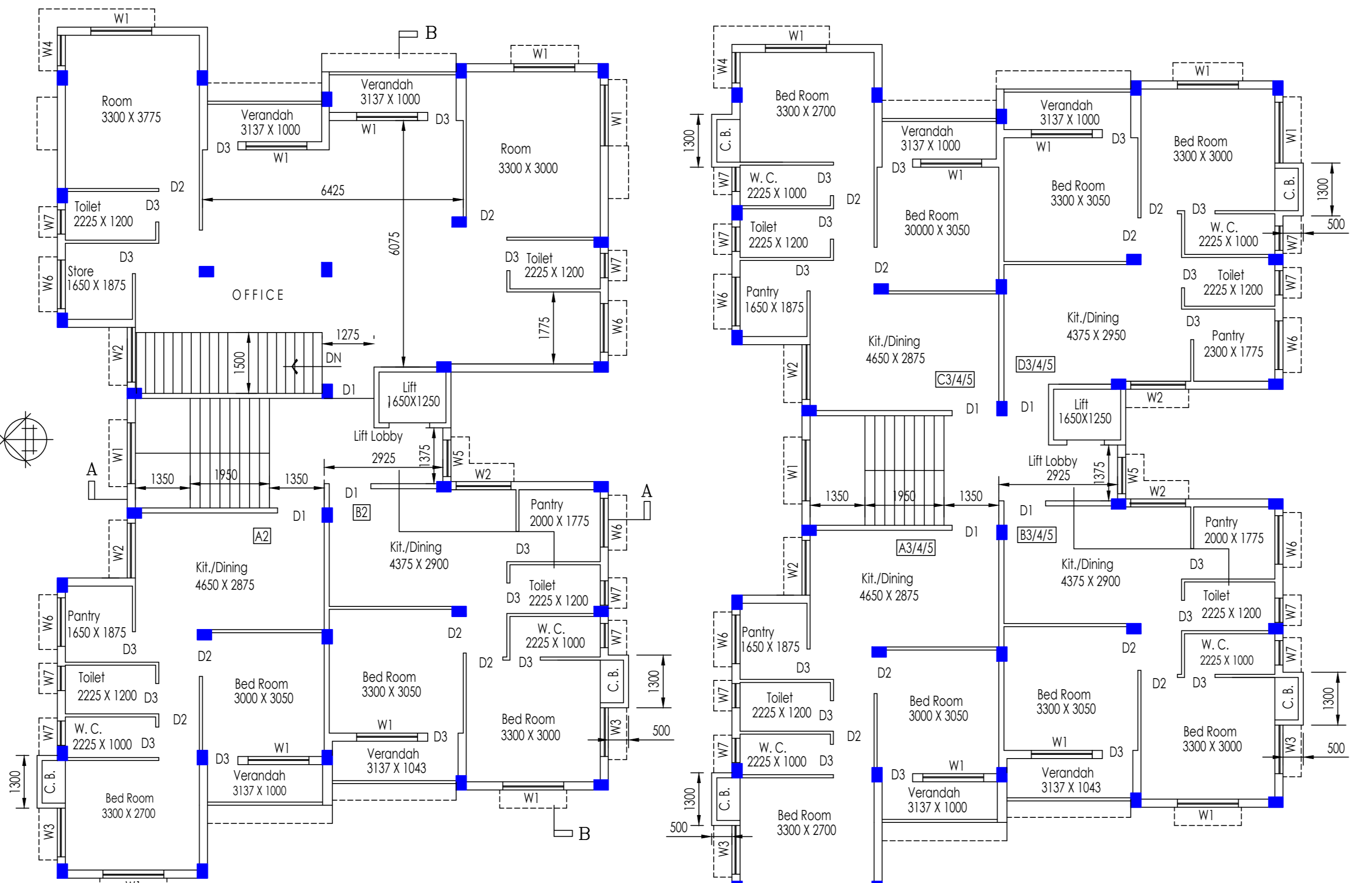


PLAN  
DETAIL OF SEPTIC TANK  
(50 USERS)  
SCALE - 1:50

PLAN  
DETAIL OF UNDER GROUND  
WATER RESERVOIR  
CAPACITY - 1000 GALLONS  
SCALE - 1:50

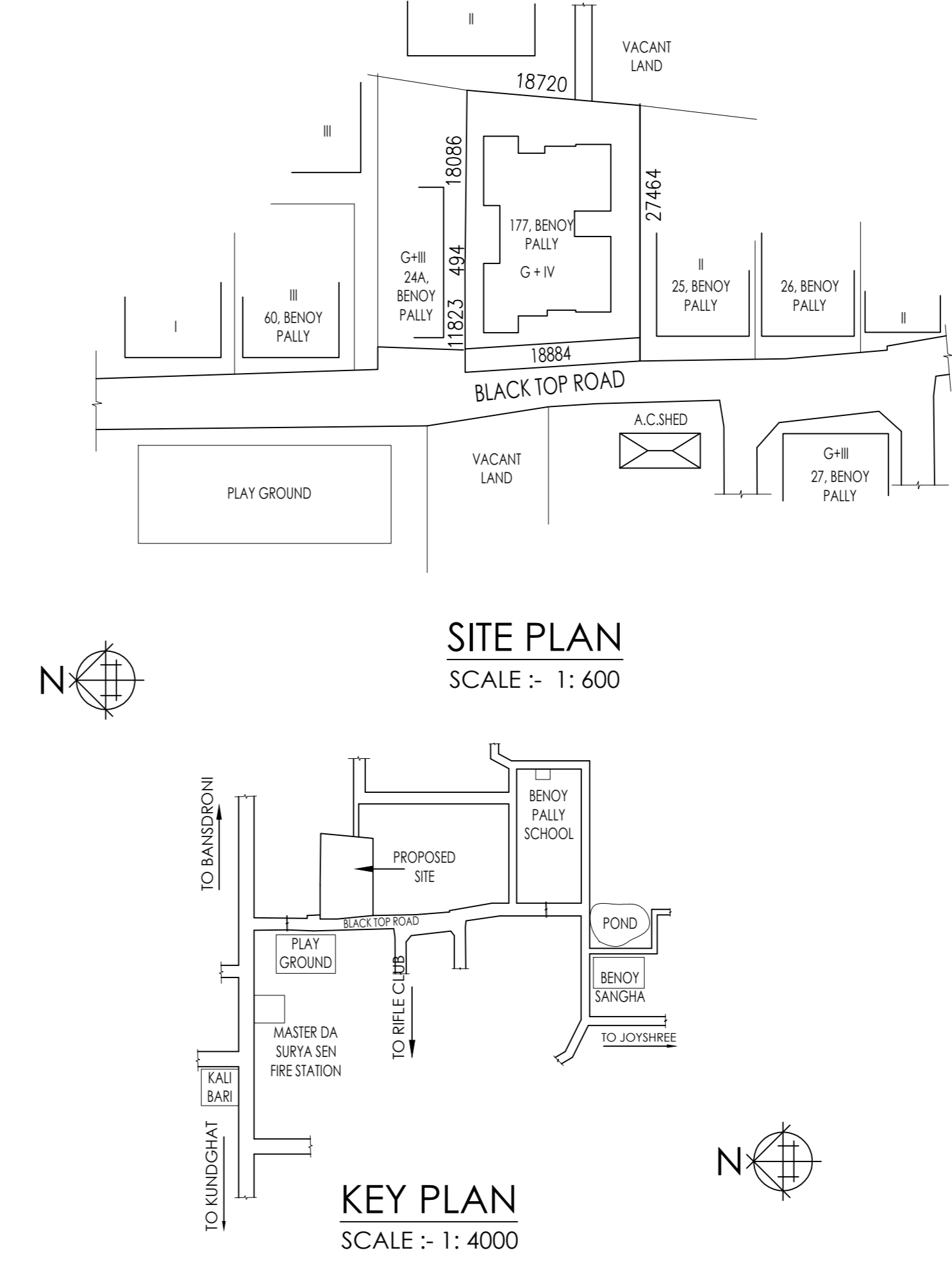


EXISTING STRUCTURE PLAN  
SCALE - 1: 200



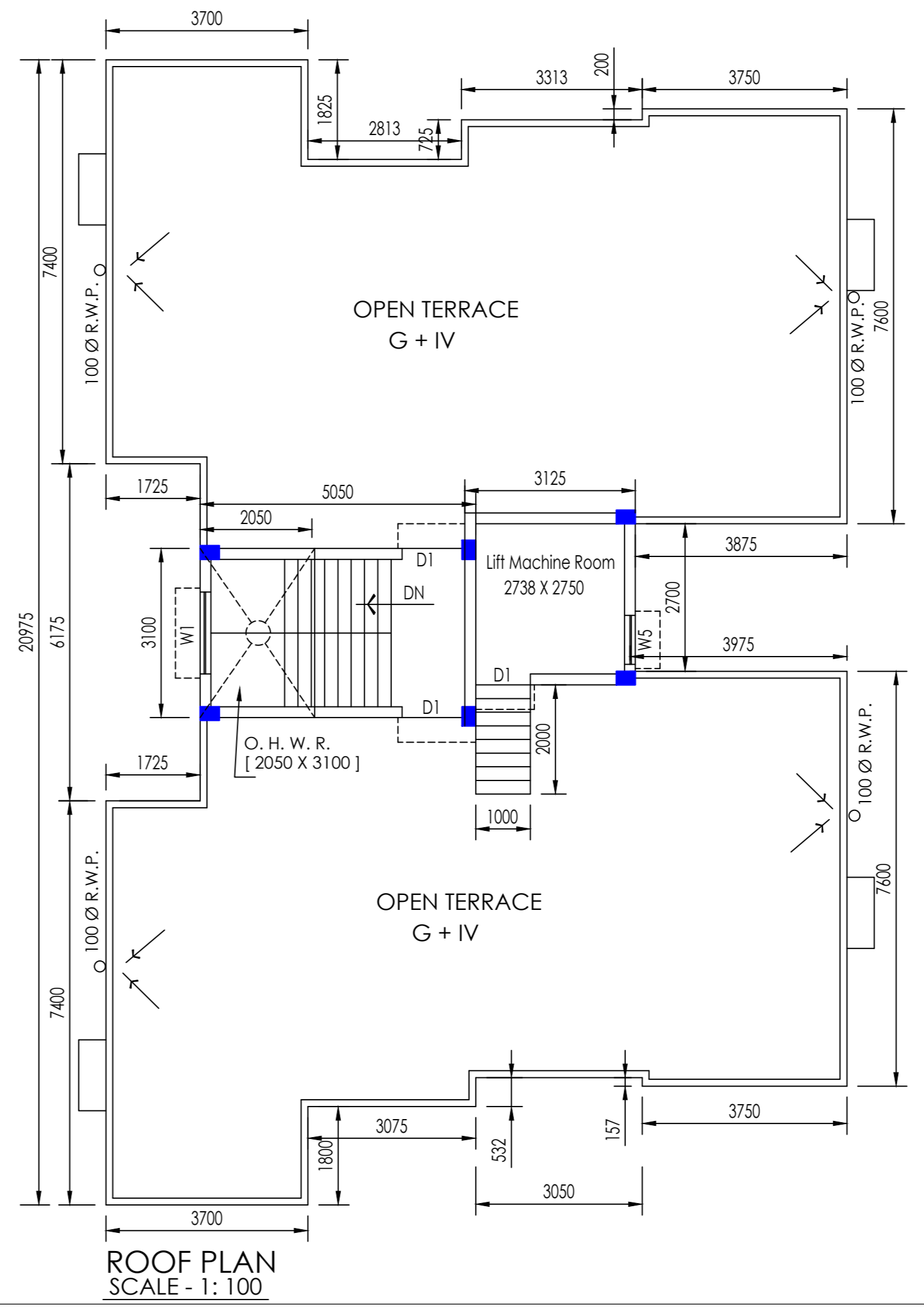
FIRST FLOOR PLAN  
SCALE - 1: 100

SECOND, THIRD & FOURTH FLOOR PLAN  
SCALE - 1: 100



SITE PLAN  
SCALE :- 1: 600

KEY PLAN  
SCALE :- 1: 4000



ROOF PLAN  
SCALE - 1: 100

# PARTY'S COPY

Before starting any Construction the site must conform with the plan sanctioned and all the conditions as proposed in the plan should be fulfilled

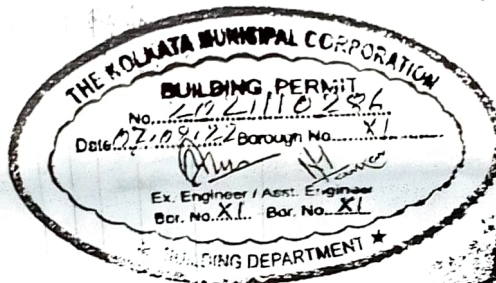
The validity of the written permission to execute the work is subject to the above conditions.

A suitable pump has to be provided i.e. pumping unfiltered water for the distribution to the flushing systems and urinals in the building in case unfiltered water from street main is not available

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

Plan case NO. 2020110446

CONSTRUCTION SITE SHALL BE MAINTAINED TO PREVENT MOSQUITO BREEDING AS REQUIRED U/S 496 (1) & (2) OF C.M.C ACT 1960. 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 of siter construction of G. Floor, whichever is earlier may be seized forthwith by the K.M.C. at the cost and risk of the owner.

THE SANCTION IS VALIED UP TO 06.02.2027

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

## RESIDENTIAL BUILDING

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.

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/abolition.

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

Executive Engineer (C) Bdr. XI / Asst. Engineer (C) Bdr. PLAN XI

DEVIATION WOULD MEAN DEMOLITION



1. The contractor shall need to take for pollution free environment.
  2. All construction area/buildings with protective fabric including dust barriers, or other similar, a. appropriate for the location.
  3. Regularly water and maintain soils in a viable damp or crusted condition for temporary site activities.
  4. Apply water prior to leveling or any other earth moving activity to keep the soil moist throughout the process.
  5. Limit vehicle speeds to 15 mph on the work site.
  6. Clean wheels and undercarriage of haul trucks prior to leaving construction site.
  7. Apply and maintain dust suppression on haul routes.
  8. Apply a cover or tarp to all material storage stockpiles at completion of activity by water and maintain a dust palliative to all outer surfaces of the stockpiles.
  9. Stabilize surface soil under loaders, support equipment and vehicles and operate by using water and maintain surface soil in a stabilized condition where loaders, support equipment or vehicles will operate.
  10. Stabilize adjacent disturbed soils following paving activities with immediate landscaping activity or installation of vegetation or rock cover.
  11. Establish and control daily working hours and clean track out from cover - 100% at the end of the work shift/day. Track out must be cleaned on feet or more and must be cleaned daily, at the construction site.
  12. Regularly show surfaces using soil binders until vegetation or ground cover can effectively stabilize the site.
  13. Preserve all forms of contamination until the legal authorities following proper environmental management practice.
  14. Avoid construction work, including piling of materials, unless it will avoid soil erosion and sedimentation.
- Approved By: [Signature] / [Signature]  
The Building Committee
- Date of issue of this permit: 07/10/2020

THE KOLKATA MUNICIPAL CORPORATION

**BUILDING PERMIT**

No. 772/11/286

Date 2.12.22 Borough No. X

*[Signature]*

*[Signature]*

Ex. Engineer / Asst. Engineer

REG. NO. X

BOV. NO. 2

\* BUILDING DEPARTMENT \*

BUILDING DEPT.  
KMC KMC KMC