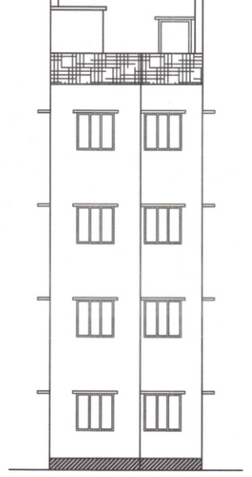
THE KOLKATA MUNICIPAL CORPORATION
BUILDING PERMIT
2023020041
Date 19/06/23 Borough No. - II
Ex. Engineer / Asst. Engineer
Ex. No. 151/23 Dt. 19/06/23
BUILDING DEPARTMENT

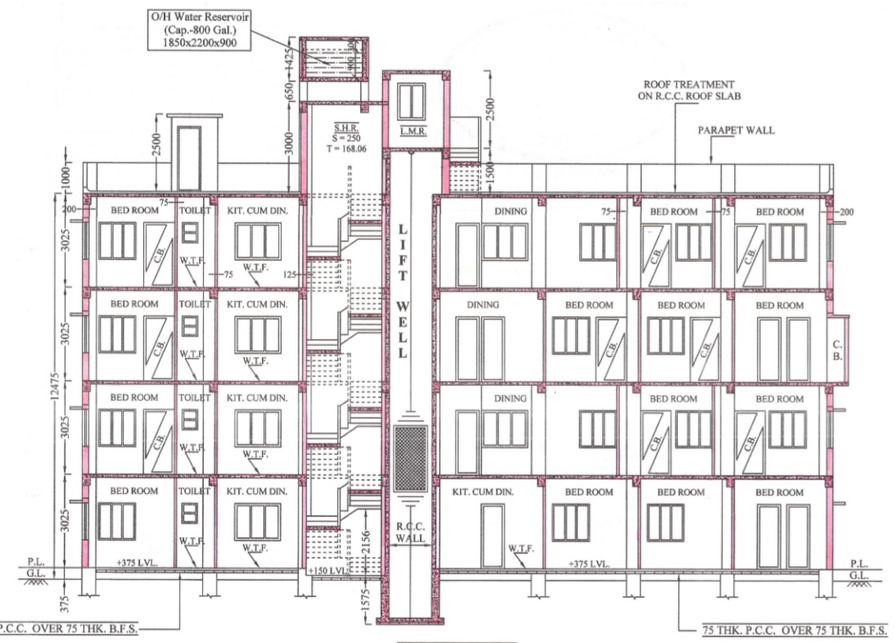
PLAN OF PROPOSED FOUR STORIED RESIDENTIAL BUILDING AT PRE. NO.- 24A, SHAMPUKUR STREET, KOLKATA - 700006, UNDER K.M.C. WARD NO.- 010, BOROUGH - II, P.S.- SHYAMPUKUR.

U/R 142 OF KMC BLDG. RULE 2009 & U/S 393 OF K.M.C. ACT, 1980.

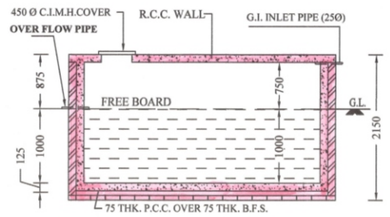


FRONT ELEVATION

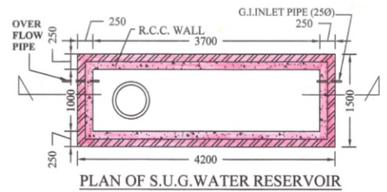
SECTION - AA



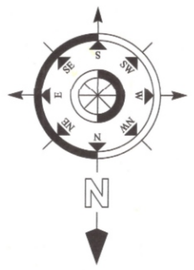
SECTION - BB

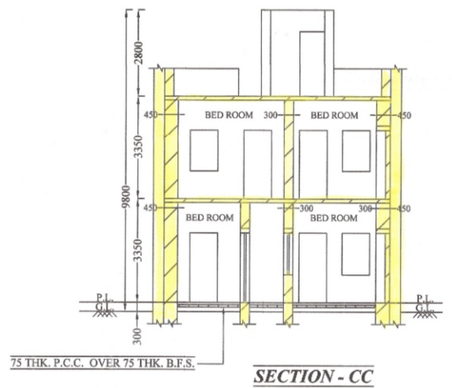


SECTION OF S.U.G.WATER RESERVOIR

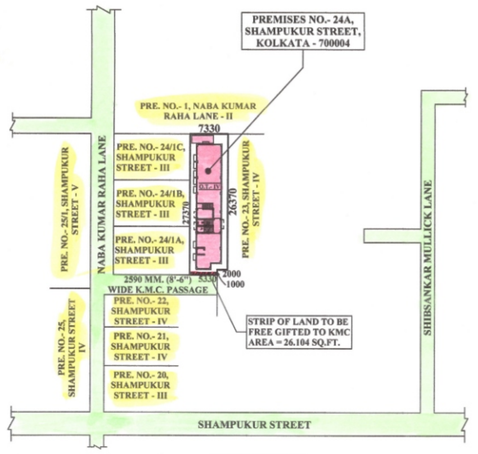


PLAN OF S.U.G.WATER RESERVOIR CAPACITY OF 800 GALN.
(Scale:- 1:50)

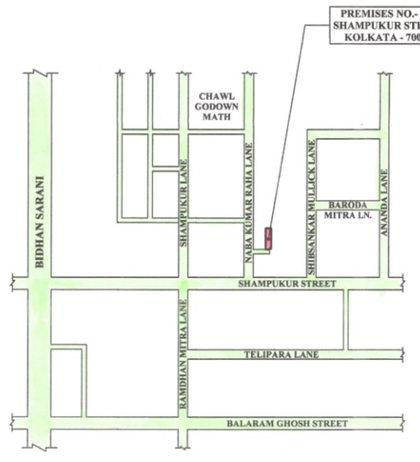




SECTION - CC



SITE PLAN
SCALE - 1:600



LOCATION PLAN
SCALE - 1:4000

(A) AREA STATEMENTS OF OWNER(S)

SL. NO.	NAME OF OWNER(S)	EXISTING NATURE OF USE	EXISTING FLOOR	EXISTING AREA (SQ.M.) OCCUPIED	EXISTING AREA (SQ.M.) COMMON	EXISTING AREA (SQ.M.) TOTAL	PROPOSED NATURE OF USE	PROPOSED FLOOR	PROPOSED AREA (SQ.M.) OCCUPIED	PROPOSED AREA (SQ.M.) COMMON	PROPOSED AREA (SQ.M.) TOTAL
01	OWNER	RESIDENTIAL	FIRST	90.057	9.537	99.596	RESIDENTIAL	GROUND	32.781	1.225	34.006
									61.630	2.304	63.934
			SECOND	13.830	1.465	15.295		FIRST	32.781	1.225	34.006
									67.720	2.530	70.250
						TOTAL(a) 114.891					TOTAL(b) 202.196

(B) AREA STATEMENTS OF TENANT(S)

SL. NO.	NAME OF TENANT(S)	EXISTING NATURE OF USE	EXISTING FLOOR	EXISTING AREA (SQ.M.) OCCUPIED	EXISTING AREA (SQ.M.) COMMON	EXISTING AREA (SQ.M.) TOTAL	PROPOSED NATURE OF USE	PROPOSED FLOOR	PROPOSED AREA (SQ.M.) OCCUPIED	PROPOSED AREA (SQ.M.) COMMON	PROPOSED AREA (SQ.M.) TOTAL
02	KRISHNANDU BAGCHI (TENANT) (C/2)	RESIDENTIAL	GROUND	143.376	15.186	158.562	RESIDENTIAL	SECOND	32.781	1.225	34.006
									67.720	2.530	70.250
			FIRST	31.010	3.285	34.295		THIRD	32.781	1.225	34.006
									67.720	2.530	70.250
						TOTAL(c) 192.857					TOTAL(d) 208.512

(C) TOTAL AREA OF STAIR / LIFT ETC. (EXEMPTED AREA) : EXISTING : 41.788 SQ.M. PROPOSED : 51.993 SQ.M.

BOOK NO : 1, VOLUME NO : 1904-2023, BEING NO : 190407603, PAGES FROM 363671 TO 363682, A.R.A.- IV, KOLKATA, FOR THE YEAR 2023.

NOTES :-
1. ALL DIMENSIONS ARE IN MILLIMETRE. (UNLESS OTHERWISE STATED).
2. SCALE-(:)100 .(UNLESS OTHERWISE STATED).
3. ALL OUTER WALLS ARE 200 THK. & PARTITION WALLS 125 OR 75 THK.
4. WALL 200 THK. IN 1:6 MORTAR & 75 THK. & 125 THK. IN 1:4 MORTAR.
5. ALL BUILDING MATERIALS SHOULD CONFORM TO I.S. & N.B. CODES OR AS SPECIFIED BY THE ENGINEER IN CHARGE.

REFERENCE :
(1) DEED OF GIFT :-
(a) BOOK NO : 1, VOLUME NO : 1902-2019, BEING NO : 190204913, PAGES FROM 187876 TO 187902, A.R.A.- II, KOLKATA, FOR THE YEAR 2019.
(b) BOOK NO : 1, VOLUME NO : 1902-2019, BEING NO : 190204914, PAGES FROM 187903 TO 187929, A.R.A.- II, KOLKATA, FOR THE YEAR 2019.
(2) POWER OF ATTORNEY :- BOOK NO : 1, VOLUME NO : 1904-2020, BEING NO : 190404713, PAGES FROM 274687 TO 274721, A.R.A.- IV, KOLKATA, FOR THE YEAR 2020.
(3) THE ASSESSEE NO. 110104200310 & 110104201453 AMALGAMATED AS PER OREDR OF D.A.C. (N) DATE 18.01.2020 OF PRE. NO. 24A & 24B, SHAMPUKUR STREET. AND AFTER AMALGAMATION THE PREMISES NO. 24A, SHAMPUKUR STREET & THE ASSESSEE NO. 110104200310.

Premises No : 24A, SHYAMPUKUR STREET
Assessee No : 11-010-42-0145-3
Name of the Applicant(s) : SRI SUBHASH BARUA, SRI ARIJIT BHAR, PARTNERS OF UNITE REALTOR
Area of Land : 03K.- 00CH.- 13SFT. OR, 201.877 SQM. (M/L) (as per DEED) & 02K.- 15CH.- 23SFT. OR, 198.625 SQM. (M/L) (Physically)
Name of L.B.S. : SIBABRATA CHAKRABORTY (CLASS - I, NO.- 1120)
Permissible height in reference to CCZM issued by AAI : 33.00 Mtrs.
Proposed height of the building : (11.20+12.475+5.075) = 28.750 Mtrs.

Co-ordinate in WGS 84 and site elevation (AMSL) :

Reference points marked in the site plan of the proposal	Co-ordinate in WGS84 Latitude	Co-ordinate in WGS84 Longitude	Site elevation (AMSL)
1	22.596608	88.369295	11.20
2	22.596634	88.369243	11.20
3	22.596581	88.369222	11.20
4	22.596544	88.369258	11.20
5	22.596516	88.369252	11.20
6	22.596524	88.369228	11.20

SCHEDULE OF DOOR & WINDOW
(for proposed plan only)

MKD.	SIZE (W X H)	MKD.	SIZE (W X H)
D1	1050X 2100	W1	1500 X 1350
D2	900 X 2100	W2	1200 X 1350
D3	750 X 2100	W3	900 X 1350
		W4	500 X 700

SUBHASH BARUA
ARIJIT BHAR
Partners of
Unite Realtor
As Constituted Attorney of
DEBASISH BHUR
SUBHASISH BHUR
RANENDRA NATH BHUR

Sibabrata Chakraborty
REGD. CIVIL ENGINEERS IN KOLKATA MPL. CORPORATION
NO-1 / 1120

DETAILS CALCULATION OF AREA AND FAR UNDER RULE 142 OF K.M.C. BUILDING RULE - 2009

1. ASSESSEE NO. : 11-010-42-0031-0

2. LAND AREA :-
03K.- 00CH.- 13SFT. OR, 201.877 SQM. (M/L) (AS PER DEED)
02K.- 15CH.- 23SFT. OR, 198.625 SQM. (M/L) (PHYSICALLY)
AREA OF STRIP OF LAND = 2.425 SQ.M
NET LAND AREA AFTER EXCLUDING STRIP OF LAND = 196.20 SQ.M.

3. EXISTING COVERED AREA:-
a) GROUND FLOOR AREA = 159.184 SQ.M.
b) FIRST FLOOR AREA = 155.762 SQ.M.
c) SECOND FLOOR AREA = 34.590 SQ.M.
d) EXISTING TOTAL COVERED AREA = 349.536 SQ.M.
e) EXEMPTION AREA FOR STAIR = 41.788 SQ.M. [TOTAL]
f) NET EXISTING TOTAL COVERED AREA = 307.748 SQ.M.

4. PROPOSED COVERED AREA :-
a) GROUND FLOOR AREA= 117.158 SQ.M.
STAIR + LIFT LOBBY AREA = 13.326 SQ.M.
"FLAT - A" AREA = 32.781 SQ.M.
"FLAT - C" AREA = 61.630 SQ.M.
COMMON AREA = 9.421 SQ.M.
b) FIRST TO THIRD FLOOR = 115.181 SQ.M. (EACH)
STAIR + LIFT LOBBY AREA = 12.889 SQ.M.
"FLAT - A" AREA = 32.781 SQ.M.
"FLAT - B" AREA = 67.720 SQ.M.
COMMON AREA = 1.791 SQ.M.
c) TOTAL PROPOSED FLOOR AREA = 462.701 SQ.M.

5. DETAILS OF EXEMPTION AREA:-
a) TOTAL EXEMPTED AREA i.e. STAIR CASE WITH LANDING + LIFT LOBBY AREA = 51.993 SQ.M.
b) TOTAL COVERED AREA INCLUDING EXEMPTED AREA = 462.701 SQ.M.
c) TOTAL COVERED AREA EXCLUDING EXEMPTED AREA = 410.708 SQ.M.

6. GROUND COVERAGE COMPARATIVE STATEMENTS :-
EXISTING GROUND COVERAGE = 80.14 % (159.184 SQM. ON 198.625 SQM.)
PERMISSIBLE GROUND COVERAGE = 60.00 % (119.175 SQM. ON 198.625 SQM.)
PROVIDED GROUND COVERAGE = 58.98 % (117.158 SQM. ON 198.625 SQM.)

7. FLOOR AREA RATIO :-
EXISTING = 1.549 [307.748 / 198.625]
PERMISSIBLE = 2.520 [{114.891+(192.857x2)} /198.625]
NET PROPOSED = 2.068 [410.708 /198.625]

8. COMPARATIVE STATEMENT FOR HEIGHT:-
HEIGHT OF EXISTING BUILDING = 9.800 MTR.
HEIGHT OF PROPOSED BUILDING = 12.475 MTR.

AREA OF PROPOSED STAIR HEAD ROOM = 13.065 SQ.M.
AREA OF PROPOSED LIFT MACHINE ROOM = 7.480 SQ.M.
AREA OF PROPOSED OVER HEAD TANK = 5.850 SQ.M.
AREA OF PROPOSED TOTAL ROOF = 117.158 SQ.M.
AREA OF PROPOSED W.C. AT ROOF = 2.550 SQ.M.
AREA OF PROPOSED TOTAL CUP-BOARD = 8.750 SQ.M.

PERMISSIBLE TREE COVER AREA = 2.306 SQ.M.
PROPOSED TREE COVER AREA = 2.340 SQ.M.

CERTIFICATE OF GEO-TECHNICAL ENGINEER :
UNDERSIGNED HAS INSPECTED THE SITE. SOIL EXPLORATION WILL BE CARRIED OUT AT SITE AFTER DEMOLITION OF EXISTING STRUCTURE. SOIL EXPLORATION REPORT WITH RECOMMENDATION WILL BE SUBMITTED ACCORDINGLY. NOW IT IS CERTIFIED THAT SOIL EXPLORATION AND RECOMMENDATION REPORT WILL BE COMPARED AND VERIFIED BY ME WITH PROPOSED CONSTRUCTION SO THAT THE SITE WILL ABLE TO CARRY THE LOAD COMING FROM PROPOSED CONSTRUCTION TO THE FOUNDATION. CERTIFIED THAT THE RECOMMENDATION FOLLOWED WITH SOIL EXPLORATION WILL BE MADE IN SUCH A WAY TO MAKE THE PROPOSED CONSTRUCTION SAFE AND STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

RUPAK KUMAR BANERJEE
B.C.E., M.E., MIGS
M.I.E., CHARTERED ENGINEER
ENLISTED GEO TECHNICAL ENGINEER (K.M.C.)
G.T.(I) (K.M.C.) LM-4275, M-153874-5

SIGN. OF GEO-TECHNICAL ENGINEER
RUPAK KUMAR BANERJEE
KMC LICENSE NO.- GT/1/3

CERTIFICATE OF STRUCTURAL ENGINEER :
THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE PROPOSED BUILDING WILL BE MADE BASED ON SOIL TEST REPORT WHICH WILL BE DONE AFTER DEMOLITION OF EXISTING BUILDING, BY CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER PREVAILING I.S. CODES AND N.B.C. OF INDIA AND CERTIFIED THAT THE DESIGN WILL BE CALCULATED IN SUCH A WAY TO MAKE THE PROPOSED CONSTRUCTION SAFE AND STABLE IN ALL RESPECT.

Satyabrata Chakraborti, AMIE (I)
Empanelled Structural Engineer
in Kol. Mpl. Corporation
E.S.E. E-680

SIGNATURE OF E.S.E.
SATYABRATA CHAKRABORTI
CLASS - II, NO.- 650

CERTIFICATE OF L.B.S. :
CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN AS PER PROVISION OF K.M.C. BUILDING RULE 2009 AS AMENDED FROM TIME TO TIME ALONG IN COMPLIANCE WITH RULE 142 OF K.M.C. BUILDING RULE 2009 WITH FEW INFRINGEMENTS AND THE SITE CONDITION INCLUDING THE WIDTH OF THE ROAD CONFORM WITH THE PLAN AND IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP LAND. THE PLOT IS DEMARCATED BY BOUNDARY WALL AND EXISTING STRUCTURE.

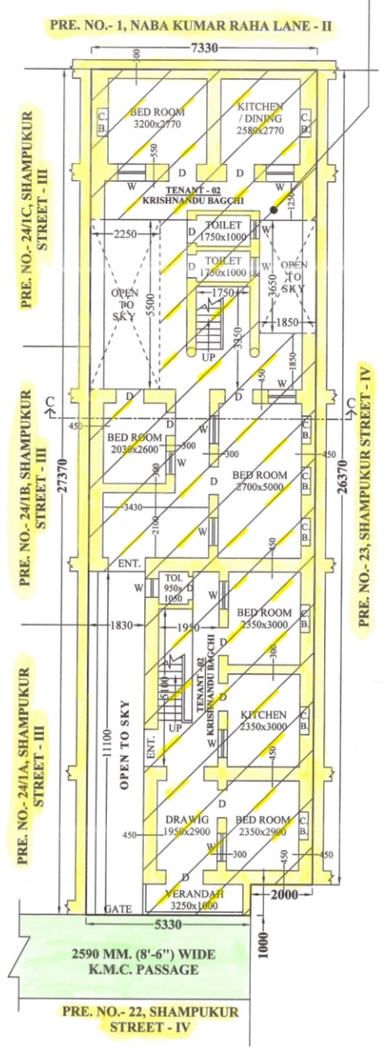
Sibabrata Chakraborty
REGD. CIVIL ENGINEERS IN KOLKATA MPL. CORPORATION
NO-1 / 1120

SIGNATURE OF L.B.S.
SIBABRATA CHAKRABORTY
CLASS - I, NO.- 1120

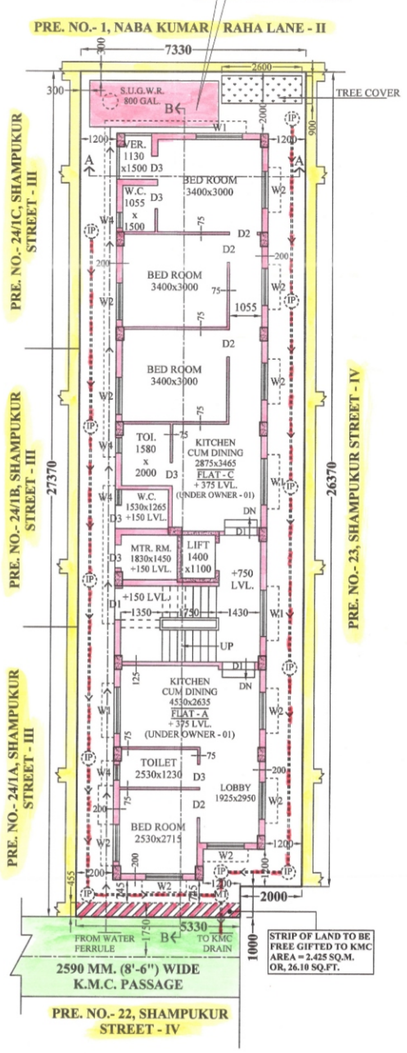
DECLARATION OF OWNER(S) :
PRESENT STATUS AND PROPOSED ACCOMODATION OF TENANT(S) DRAWN BY L.B.S. AS PER THE CLARIFICATION AND EXPLANATION AND PHOTOCOPY OF DOCUMENTS SUPPLIED BY THE OWNER(S) AND OWNER(S) WILL BE HELD AS SOLE RESPONSIBLE FOR ANY MISREPRESENTATION OF FACT AND SUBSEQUENT LITIGATION FOR THE SAME.

SUBHASH BARUA
ARIJIT BHAR
Partners of
Unite Realtor
As Constituted Attorney of
DEBASISH BHUR
SUBHASISH BHUR
RANENDRA NATH BHUR

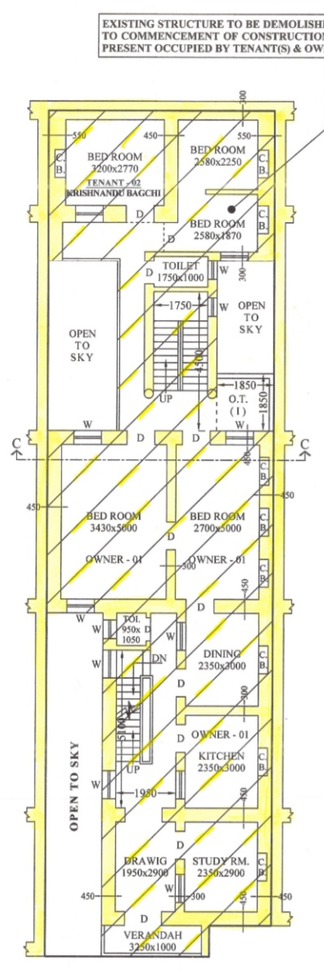
SIGNATURE OF OWNER / APPLICANT(S)
SUBHASH BARUA & ARIJIT BHAR (C.A.) OF
1. DEBASISH BHUR, 2. SUBHASISH BHUR
3. RANENDRA NATH BHUR



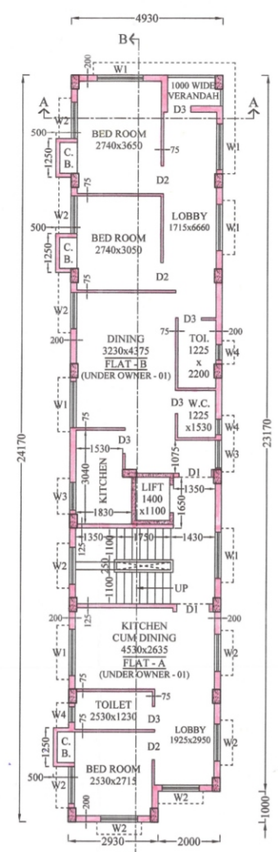
EXISTING GROUND FLOOR PLAN
SCALE - 1:100
(ENTIRE FLOOR UNDER TENANT)



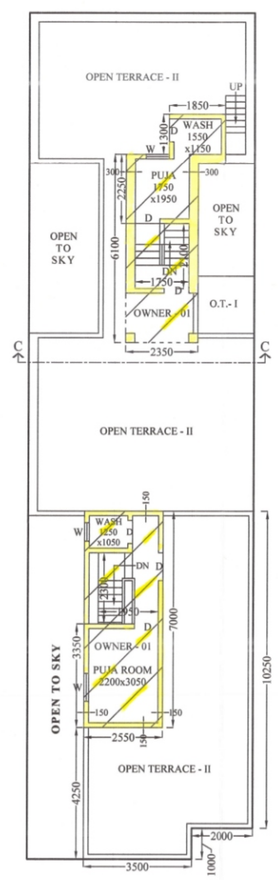
PROPOSED GROUND FLOOR PLAN
SCALE - 1:100
(ENTIRE FLOOR UNDER OWNER - 01)



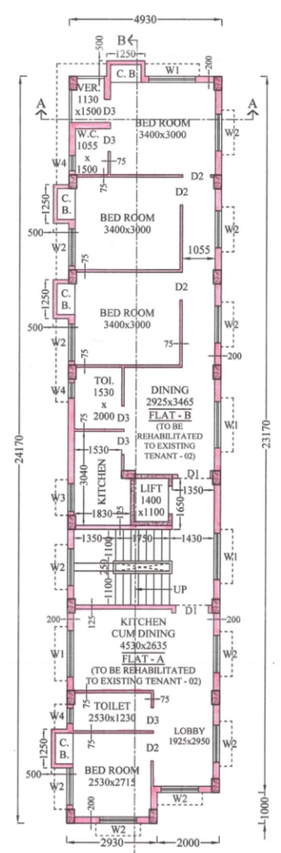
EXISTING 1ST. FLOOR PLAN
SCALE - 1:100
(PARTLY UNDER OWNER & PARTLY UNDER TENANT)



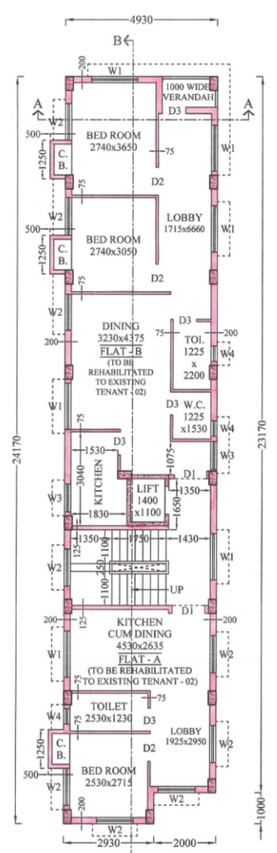
PROPOSED 1ST. FLOOR PLAN
SCALE - 1:100
(ENTIRE FLOOR UNDER OWNER - 01)



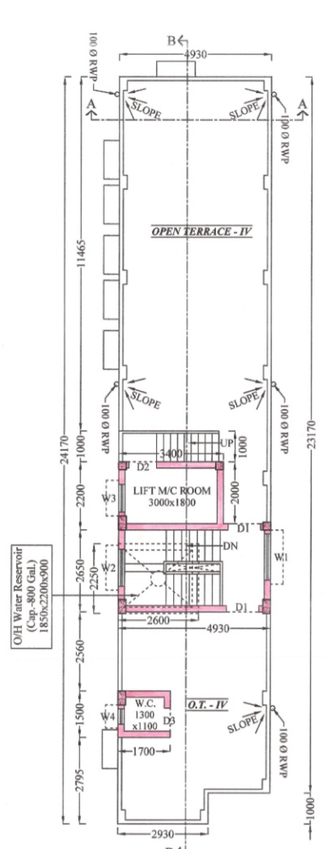
EXISTING 2ND. FLOOR PLAN
SCALE - 1:100
(ENTIRE FLOOR UNDER OWNER)



PROPOSED 2ND. FLOOR PLAN
SCALE - 1:100
(ENTIRE FLOOR UNDER TENANT - 02)



PROPOSED 3RD. FLOOR PLAN
SCALE - 1:100
(ENTIRE FLOOR UNDER TENANT - 02)



PROPOSED ROOF PLAN
SCALE - 1:100

ALOKE BISWAS ENGINEER
M/S. ALOKE BISWAS
46 A, SHYAMPUKUR STREET, KOLKATA - 700 006
PHONE NO. 98318-57998 / 98318-71330

PARTY'S COPY

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.

THE KOLKATA MUNICIPAL CORPORATION
BUILDING PERMIT
No. 2023020021
Date 12.06.23 Borough No. II
Bi. Sen 12/6/23
Bi. Engineer / Asst. Engineer
Bldg. No. II Bldg. No. II
BUILDING DEPARTMENT

THE SANCTION IS VALIED UP TO 11-06-2023

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.

All Building Materials to necessary & construction should conform's to standered 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.

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

Approved By: M.B.C. Meeting No: 617
The Building Committee Date: 16.06.2023
Minutes No: 49/23-24

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 arrangeniens.

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 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

CONSTRUCTION SITE SHALL BE MAINTAINED TO PREVENT MOSQUITO BREEDING AS REQUIRED U/S 436 (1) & (2) OF CMC ACT 1980. IN SUCH MANNER SO THAT ALL WATER COLLECTION & PARTICULARLY LIFT WELLS, VATS, BASEMENT DURING 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.

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

Splayed portion:- Sanctioned conditionally byundertaking of the owner that the splayed portionwill be free gifted to the K.M.C. and no wall can be constructed over it.

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

Executive Engineer (C) Bldg. II — Asst. Engineer (C) Bldg. PLAN

OFFICE OF THE E.E. (C) BOROUGH-II
12 JUN 2023
Building Department K.M.C.

DEVIATION WOULD MEAN DEMOLITION

দশ রুপয়ে TEN RUPEES Rs.10 INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গ বাংলা Bengal West Bengal 7749 693342

Bengal Ola Building Private Limited
Allotted
No. 24A, SHAMPOOKUR STREET, Kolkata-700 004, Ward No. 015, Borough No. II.

AND (1) SRI SUBHASH BARUA, son of Late Sukanta Barua, by Caste - Hindu, by occupation - Business, by Nationality - Indian, residence at 32, Shyampukur Street, P.O. - Shyampukur, Kolkata - 700004, (2) SRI ARUTI BHAR, son of Late [illegible] Bhar, by Caste - Hindu, by occupation - Business, by Nationality - Indian, residence at 2/1B, Gurusaday Mitra Lane, P.S. - Shyampukur, Kolkata - 700004 partners of ENTER REALTOR, a Partnership Firm Lane, P.S. - Shyampukur, Kolkata - 700004 and having its principal place of business at 2/1B, Gurusaday Mitra Lane, P.S. - Shyampukur, Kolkata - 700004, hereinafter referred to as the Confirming Party (1) SRI DEBASISH BHAR (2) SRI SUBHAJIT BHAR, both son of Late Sri [illegible] Kishore Bhar, by Caste - Hindu, by Occupation - Service, by Nationality - Indian, residing at 24B, Shyampukur Street, P.S. Shyampukur, P.O. Shyampukur, Kolkata - 700004 and (3) SRI RAMENDRA NATH BHAR, son of Late Phanindra Nath Bhar, by Caste - Hindu, by Occupation - Retired, by Nationality - Indian, residing at 24A, Shyampukur Street, P.O. - Shyampukur, P.S. - Shyampukur, Kolkata - 700004, do hereby jointly affirm and undertake as no portion allotted to any owner, can be transferred by means of sale or gift within 5 years from the date of issuance of Completion Certificate.

That the above statements are true to the best of my knowledge and belief.

Identified by me
Kamal Das
Advocate
Enrolment No. WB/1000/2000
KAMAL DAS, Advocate
Alipore Judicial Court
Kolkata-700 027
(Enrolment No. WB/1000/2000)

SUBHASH BARUA
ARUTI BHAR
Partners of
ENTER REALTOR
Confirming Party
As Constituted Attorney of
DEBASISH BHAR
SUBHAJIT BHAR
RAMENDRA NATH BHAR

1 6 JUN 2023