



SPECIFICATION :

1. STRUCTURAL CEMENT CONCRETE M - 25 GRADE WITH 19 MM DOWN STONECHIPS.
2. GRADE OF REINFORCEMENT Fe - 500 .
3. 200TH FIRST CLASS BRICKWORK AT EXTERNAL WALLS WITH 1:6 CEMENT SAND MORTAR UNLESS OTHERWISE MENTIONED .
4. 75TH FIRST CLASS BRICKWORK AT INTERNAL WALLS WITH 1:6 CEMENT SAND MORTAR UNLESS OTHERWISE MENTIONED .
5. 75TH LIME TERRACING (2:2:7) ON ROOF .
6. ALL DIMENSIONS ARE IN MILLIMETER .
7. 25TH D.P.C. WITH CEMENT CONCRETE (1:2:4) WITH 6 MM DOWN STONE CHIPS & 5% WATER PROOFING COMPOUND .
8. 19 MM THICK CEMENT PLASTER (1:4) TO THE EXTERNAL WALLS .
9. 12 MM THICK CEMENT PLASTER (1:4) TO THE INTERNAL WALLS .
10. 6 MM THICK CEMENT PLASTER (1:4) TO BEAM , CEILING , ETC .
11. 32 MM THICK CAST-IN-SITU MARBLE FLOOR .
12. WOOD WORK IN DOOR FRAMES WITH SAL WOOD .
13. 200 MM X 25 MM X 6 MM M.S.CLAMP FOR DOORS & WINDOWS .
14. SANITARY & PLUMBING FITTINGS TO BE USED AS PER DIRECTION .
15. WRITTEN DIMENSION ARE TO BE FOLLOWED .
16. 450 MM CHAJJA PROJECTION .
17. DEPTH OF EMI UNDER GROUND RESERVOIR AND SEPTIC TANK DOES NOT EXCEED THE DEPTH OF THE FOUNDATION .

STATEMENT OF PLAN PROPOSAL PART - A:

1. ASSESSEE NO. :- 41-116-03-1564 - 0
2. DETAILS OF REGD. DEED :- BOOK NO. - I, VOLUME NO. - 127, PAGE - 270 to 278, BEING NO. - 7910, YEAR - 1954, OFF - S.R. ALIPORE, WEST BENGAL.
3. DETAILS OF REGD. DEED :- BOOK NO. - I, VOLUME NO. - 11, PAGE - 3518 to 3531, BEING NO. - 04393, YEAR - 2010, OFF - A.R.A - I, KOLKATA, WEST BENGAL.
4. DETAILS OF REGD. DEED :- BOOK NO. - I, VOLUME NO. - 11, PAGE - 3503 to 3517, BEING NO. - 04392, YEAR - 2010, OFF - A.R.A - I, KOLKATA, WEST BENGAL.
5. DETAILS OF REGD. DEED :- BOOK NO. - I, VOLUME NO. - 2, PAGE - 652 to 665, BEING NO. - 00589, YEAR - 2015, OFF - A.R.A - I, KOLKATA, WEST BENGAL.
6. DETAILS DEED OF BOUNDARY DECLARATION:- BOOK NO. - I, VOLUME NO. - 1901-2017, PAGES - 26732 to 26744, BEING NO. - 190100845, YEAR - 2017, OFF - A.R.A - I KOLKATA, WEST BENGAL
7. REGISTERED DECLARATION OF NON EVICTION OF TENANT:- BOOK NO. - I, VOLUME NO. - 1901-2017, PAGES - 26745 to 26756, BEING NO. - 190100844, YEAR - 2017, OFF - A.R.A - I KOLKATA, WEST BENGAL
8. AREA OF LAND AS PER DEED :- 05K - 12CH - 41SFT. (388.424 SQM)
9. AREA OF LAND AS PER BOUNDARY DECLARATION :- 05K - 06CH - 36.449SFT. (362.918 SQM)
- NO. OF STORIES INCLUDING BASEMENT IF ANY :- G+IV
10. NO. OF TENANTS :- 13 NOS.
- SIZE OF TENAMENT :- BELOW 50 SQM - 1 NOS, 50 TO 75 SQM - 12 NOS.

PART - B:

1. AREA OF LAND AS PER BOUNDARY DECLARATION :- 05K - 06CH - 36.449SFT (362.918 SQM)
2. PERMISSIBLE GROUND COVERAGE :- 54.569 % (198.042 SQM)
3. PROPOSED GROUND COVERAGE :- 52.274 % (189.713 SQM)
4. PROPOSED HEIGHT :- 15.4 M
5. TOTAL BUILT-UP AREA :- PERMISSIBLE :- 889.339 SQM
PROPOSED :- 849.373 SQM

FLOOR	EXEMPTED AREA FOR F.A.R.	STAIR (CARPET)	LIFT LOBBY	TOTAL COVERED AREA
GROUND FLOOR	156.849 SQM.	12.69 SQM.	1.926 SQM.	171.465 SQM.
FIRST FLOOR	173.131 SQM.	12.69 SQM.	1.926 SQM.	187.747 SQM.
SECOND FLOOR	173.131 SQM.	12.69 SQM.	1.926 SQM.	187.747 SQM.
THIRD FLOOR	173.131 SQM.	12.69 SQM.	1.926 SQM.	187.747 SQM.
FOURTH FLOOR	173.131 SQM.	12.69 SQM.	1.926 SQM.	187.747 SQM.
TOTAL	849.373 SQM.	63.45 SQM.	9.63 SQM.	922.453 SQM.

6. TENAMENT CALCULATION:-

MKD.	TENAMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL AREA OF TENAMENT	NO. OF TENAMENT
G-1	35.809 SQM.	5.461 SQM.	41.270 SQM.	1
A	51.659 SQM.	7.879 SQM.	59.538 SQM.	4
B	58.624 SQM.	8.941 SQM.	67.565 SQM.	4
C	59.846 SQM.	9.097 SQM.	68.943 SQM.	4

6. NO. OF CAR PARKING (MANDATORY) : 3 NOS.
7. NO. OF CAR PARKING (PROVIDED) : 4 NOS. (22.773 SQ.M.)
8. PERMISSIBLE F.A.R. :- 2.25
9. PROPOSED F.A.R. :- 2.14
10. PROPOSED HEIGHT OF THE BUILDING :- 15.4 M.
11. PROPOSED DEPTH OF THE BUILDING :- 24.325M.
12. OPEN TERRACE AREA :- 189.713 SQM.
13. CUP BOARD AREA :- 15 SQM.
14. STAIR HEAD ROOM AREA :- 15.909 SQM.
15. LIFT MACHINE ROOM AREA :- 9.923 SQM
16. ROOF TANK AREA :- 6.93 SQM
17. OTHER AREA ONLY FOR FEES :- 76.08 SQM.

CERTIFICATE OF STRUCTURAL ENGINEER :

THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION & SUPER STRUCTURE OF THE BUILDING HAS BEEN PREPARED BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA & CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECTS. SOIL TEST HAS BEEN DONE BY MGS BHASKAR JYOTI ROY OF SOIL-TECH OF 51/TH, PRINCE GOLAM HOSSAIN SHAH ROAD, KOLKATA - 700 032. THE RECOMMENDATION OF SOIL TEST HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATION.

Bhaskar Jyoti Roy
BHASKARJYOTI ROY
B.C.E., M.I.E., M.I.G.S.
Chartered Engineer
Empanelment No-1167 (K.M.C.)

(BHASKARJYOTI ROY)
(ESE/1167)
SIGNATURE OF E.S.E.

CERTIFICATE OF ARCHITECT :

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES - 2009, AS AMENDED FROM TIME TO TIME & THAT THE SITE CONDITION INCLUDING THE WIDTH OF THE ABUTTING 10.668 M. ROAD MAINTAINED BY K.M.C. CONFORM WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE & NOT A TANK OR FILLED-UP TANK. THERE IS AN EXISTING STRUCTURE TO BE DEMOLISHED BEFORE COMMENCEMENT WHICH IS FULLY OCCUPIED BY THE OWNER & TENANT. THE PLOT IS BOUNDED BY BOUNDARY WALLS. THE CONSTRUCTION OF S.U.G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

Anjan Dutta
ANJAN DUTTA
REGISTERED ARCHITECT
OF ARCHITECTURE
REGD. NO. CA93/1608
APP. VALUER F-180
K.M.C. SL. NO. 287 (6)

(ANJAN DUTTA)
(CA/93/1608)
SIGNATURE OF ARCHITECT

OWNER DECLARATION :

I / WE SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION I / WE SHALL FOLLOW THE INSTRUCTION OF L.B.S. & E.S.E. DURING CONSTRUCTION OF THE BUILDING AS PER (B.S.P.LAN) K.M.C. AUTHORITY WILL NOT RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURES. IF ANY SUBMITTED DOCUMENTS ARE 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.A. BEFORE STARTING OF BUILDING FOUNDATION WORK.

Srinath Shaw
SIGNATURE OF OWNER'S

SCHEDULE OF DOORS

MKD.	SIZE	LINTEL	SILL	REMARKS
D1	1125X2100	2100	-	-
D1	1050X2100	2100	-	-
D2	900X2100	2100	-	-
D3	750X2100	2100	-	-

SCHEDULE OF WINDOWS

MKD.	SIZE	LINTEL	SILL	REMARKS
W1	1800X1350	2100	750	-
W2	1500X1350	2100	750	-
W3	1200X1350	2100	750	-
W4	600X600	2100	1500	-
W5	1200X1200	2100	900	-

PLAN OF A PROPOSED G+IV STORIED RESIDENTIAL BUILDING AT PREMISES NO. - 154A, B. L. SAHA ROAD, WARD - 116, BOROUGH - XIII, P.S. :- BEHALA, DIST:- 24, PARAGANAS(SOUTH), KOLKATA - 700 053 U/S 393 A OWNERS NAME:- SRI SRINATH SHAW.

PREMISES NO. - 154A, B. L. SAHA ROAD, WARD - 116, BOROUGH - XIII, P.S. :- BEHALA, KOLKATA - 700 053. ASSESSEE NO. :- 41-116-03-1564 - 0
NAME OF THE OWNER(S) :- SRI SRINATH SHAW.
LAND AREA AS PER BOUNDARY DECLARATION :- 05K - 06CH - 36.449SFT (362.918 SQM).
NAME OF THE ARCHITECT :- ANJAN DUTTA.
PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAI :- 40 Mts.
CO - ORDINATION IN WGS 84 AND SITE ELEVATION (AMSL):-

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO - ORDINATION IN WGS 84	SITE ELEVATION (AMSL)
POINT - A"	Latitude - 22° 29' 41" N Longitude - 88° 20' 23" E	10.04M

THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF AT ANY STAGE, IT IS FOUND OTHERWISE, THEN I SHALL BE FULLY LIABLE FOR WHICH K.M.C. AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO OTHER APPROPRIATE ACTION AGAINST ME AS PER LAW.

Anjan Dutta
ANJAN DUTTA
REGISTERED ARCHITECT
OF ARCHITECTURE
REGD. NO. CA93/1608
APP. VALUER F-180
K.M.C. SL. NO. 287 (6)

COUNTER SIGNED BY SIGNATURE OF ARCHITECT

Srinath Shaw
SIGNATURE OF THE OWNER

PROPOSED SITE SHOWING POINTS FOR (LATITUDE & LONGITUDE)
SCALE :- 1:200

EXISTING PLAN
SCALE :- 1:200

AN EXISTING STRUCTURE TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK WHICH IS FULLY OCCUPIED BY THE OWNER AND THERE IS TENANT.

THE KOLKATA MUNICIPAL CORPORATION
BUILDING PERMIT NO. 2018/22/2018
Date: 20/01/2018
To: Sri Srinath Shaw
Tech. Advisor: Anjan Dutta
Br No. 211 & XIV
BUILDING DEPARTMENT

THE SANCTION IS VALID UP TO 26/01/2018

Sanctioned subject to completion of building structure to provide open areas as per plan before construction is started.
Anjan Dutta
Technical Advisor
Br No. 211 & XIV

APPROVED
Khande
ASSISTANT ENGINEER (C)
BOROUGH No. 24

OFFICE SEAL

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, BASEMENTS SURING SITES OPEN RECEPTACLES ETO AS EMPITED COMPLETELY TWICE & WEAR"

M.C. CALCUTTA MUNICIPAL CORPORATION
CITY ARCHITECT'S DEPARTMENT
Extension of validity of Building Sanctioned
Plan No. 207/2005/13 upto 24/6/17
vide order as dt. 26/9/16 dt. 24/1/17 as per
provision under Section 380 of the C.M.C.
Act 1980

Asst. Engineer (C)

Executive Engineer (B)

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 in case unfiltered water from street main is not available.

Plan for Water Supply arrangement including S.E.M.I.I. G. & O. H. reservoirs should be submitted at the Office of the Executive 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 plans and design calculations as submitted by the structural engineer have been kept with B. P. No. 207/2005/13 Date 27/06/17 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 premises public and private properties and safety of human life during construction.
K. Mondal
Asst. Engineer/Technical Advisor / Executive Engineer
BOROUGH NO.- XIII, XIV No- XIII & XIV

Fresh Plan
007/2005/13-18



CHECKED AND VERIFIED
A.E. (C)/S.A.E. (B)