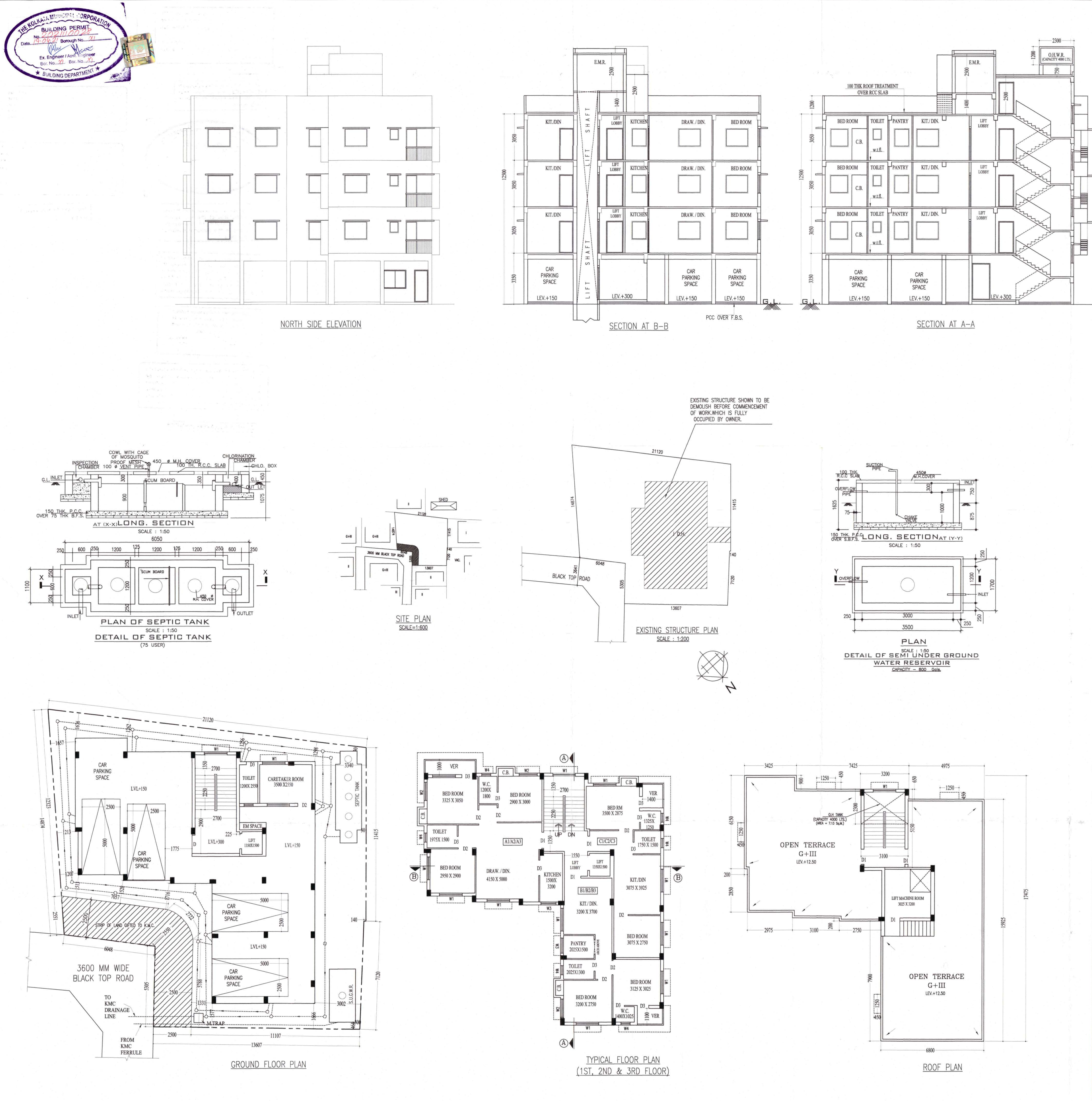
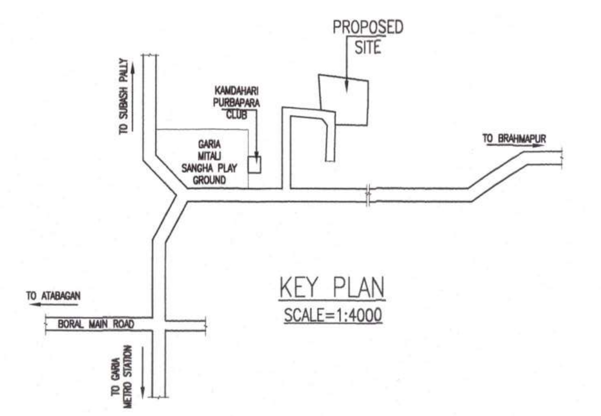


DOOR SCHEDULE			WINDOW SCHEDULE		
TYPE	SIZE (BxH)	REMARKS	TYPE	SIZE (HxB)	REMARKS
D	1200mm X 2100mm (H)	FLASH	W1	1500mm X 1200mm (H)	STEEL FULLY GLAZED
D1	1050mm X 2100mm (H)	FLASH	W2	1200mm X 1200mm (H)	-DO-
D2	900mm X 2100mm (H)	FLASH	W4	1000mm X 1000mm (H)	-DO-
D3	750mm X 2100mm (H)		W3	600mm X 750mm (H)	-DO-



A STATEMENT OF PLAN PROPOSAL

1. ASSESSEE NO. - 31-111-12-0038-9

2a. DETAILS OF REGD. DEED -
i) BOOK NO. - I ; VOL. NO. - 108 ; PAGES- 202 TO 207 ; BEING NO.-6737
YEAR - 1959 ; DATED- 23/07/1959 ; ADSR ALIPORE

2b. DETAILS OF BOUNDARY DECLARATION-
BOOK NO. - I ; VOL. NO. - 1630-2020 ; PAGES- 69176 TO 69195 ;
BEING NO.- 163001790 , YEAR - 2020 ; DATED- 25/09/2020 ; DSR-V SOUTH 24 PGS.

2c. DETAILS OF STRIP OF LAND -
BOOK NO. - I ; VOL. NO. - 1630-2020 ; PAGES- 69196 TO 69215 ;
BEING NO.- 163001788 , YEAR - 2020 ; DATED- 25/09/2020 ; DSR-V SOUTH 24 PGS.

2d. DETAILS OF POWER OF ATTORNEY -
BOOK NO. - I ; VOL. NO. - 1601-2020 ; PAGES- 29880 TO 29915 ;
BEING NO.- 160100570 , YEAR - 2020 ; DATED- 17/03/2020 ; DSR-I SOUTH 24 PGS.

3. AREA OF LAND AS PER DEED - 05 K-10 CH-03 SFT. = 376.533 SQM.
3a. NET AREA OF LAND AS PER BOUNDARY DECL. - 362.609 SQM.
3b. AREA OF STRIP OF LAND - 33.718 SQM.
3c. NET AREA OF LAND AFTER STRIP - 328.891 SQM.
4. NO. OF TENEMENTS - 9
5. SIZE OF TENEMENT - 50 SQM TO 75 SQM. - 6 NOS.
75 SQM TO 100 SQM. - 3 NOS.

B

1. PERMISSIBLE GROUND COVERAGE (54.58 %) = 197.912 SQM.
2. PROPOSED GROUND COVERAGE (51.801 %) = 187.835 SQM.
3. PERMISSIBLE F.A.R.= 1.75
4. PROPOSED F. A. R. = 1.737

STATED AS BASTU IN L.R. SERIAL NO- 1630049

NOTES

1. UNLESS OTHERWISE SPECIFIED ALL DIMENSIONS ARE IN M. M.
2. 75 TH. 1 st. CLASS B.F.S. IN FOUNDATION AND FLOOR.
3. 200 TH. OUTER WALL WITH (1:6) MORTER AND 75/125 TH. PARTITION WALL WITH (1:4) MORTER.
4. 75MM SCREED CONCRETE WILL BE PROPER WATER PROOFING COMPOUND OVER 100 MM THK. ROOF.
5. ALL CEILING AND R.C.C. PLASTER 12 mmTH. WITH (1:4) MORTER AND ALL WALL PLASTER 12mm TH. WITH (1:6) MORTER.
6. ALL STEEL GRADE IS Fe 500.
7. ALL CONCRETE GRADE IS M20.
8. ALL SHORTS OF PRECAUTIONERY MEASURES SHOULD BE TAKEN DURING CONSTRUCTION OF SEPTIC TANK AND RESERVOIR.
9. ALL BUILDING MATERIALS WILL BE AS PER I.S. CODE AND N.B.C. RECOMENDATION.
10. MARBLE FLOORING WILL BE PROVIDED.

7. FLOOR AREA STATEMENT

FLOOR	TOTAL COVERED AREA IN m²	LIFT WELL IN m²	ACTUAL FLOOR AREA IN m²	EXEMPTED AREA Lift lobby in m²	EXEMPTED AREA Stair Well in m²	NET FLOOR AREA IN m²
GROUND	187.835	0.000	187.835	3.000	13.365	171.470
FIRST	187.835	2.025	185.810	2.519	13.365	169.926
SECOND	187.835	2.025	185.810	2.519	13.365	169.926
THIRD	187.835	2.025	185.810	2.519	13.365	169.926
TOTAL	751.34	6.075	745.27	10.557	53.460	681.248

8. TENEMENTS & CAR PARKING CALCULATION

TENEMENT MARKED	TENEMENT SIZE in m²	Multiplication Factor	ACTUAL TENEMENT AREA INCLUDING PROP. AREA IN m²	No of Tenement	No of Car Required
A1/A2/A3	73.327	1.1795	86.49	3	1
B1/B2/B3	48.200	1.1795	56.85	3	1
C1/C2/C3	47.369	1.1795	55.87	3	
MARCANTILE RETAIL COVERED AREA				0.00	0
				TOTAL	2

CALCULATION OF F.A.R		
A.NET LAND AREA IN SQ.M		362.609
1.MARCANTILE RETAIL	COVERED AREA IN SQ.M	0.00
	CARPET AREA IN SQ.M	0.00
2.TOTAL REQUIRED CAR PARKING		2
3.TOTAL CAR PARKING PROVIDED		4
3.TOTAL COVERED CAR PARKING PROVIDED		4
4. TOTAL OPEN CAR PARKING PROVIDED		0
5. TOTAL CAR PARKING AREA PROVIDED		147.651
5.PERMISSIBLE EXEMPTED AREA FOR CAR PARKING IN m²		50
6.ACTUAL CAR PARKING AREA EXEMPTED IN m²		50.00
7.PERMISSABLE F.A.R		1.75
8.PROPOSED F.A.R		1.741

9. STATEMENT OF OTHER AREA

FLOOR	LOFT m²	CUPBOARD m²	LEDGE m²
GR.FL.	0.00	0.00	0.00
1ST.FL.	0.00	2.252	0.00
2ND.FL.	0.00	2.252	0.00
3RD.FL.	0.00	2.252	0.00
TOTAL	0.00	6.756	0.00

10. CALCULATION OF OTHER FEES

STAIR HEAD ROOM AREA	16.273
LIFT MACHINE ROOM AREA	12.25
OVER HEAD RESERVOIR AREA	7.13
OTHER AREA FOR FEES ONLY	75.779
SERVICE AREA	0.00
L.M.R. STAIR AREA	3.50
RELAXATION OF THE AUTHORITY, IF ANY	---

STRUCTURAL CERTIFICATE

Certified with full responsibility that the Structural design & drawings of both foundation and superstructure of the building has been made by me,considering all possible loads including seismic load as per the National Building Code of India and certified that it is safe and stable in all respect. The structural design as per soil test done by M/S TECHNO SOIL of Gokhara, Arunachal, Sonarpur,Kolkata- 700150, recommended & signed by Geo-Tech Engineer Kallol Kumar Ghoshal.

Hiranmoy Mukherjee
E. S. E. No. 526 (II)
The Kolkata Municipal Corporation

Signature of STRUCTURAL ENGINEER
(HIRANMOY MUKHERJEE)
E.S.E. NO. 526(II)

L.B.S. DECLARATION

Certified with full responsibility that the building plan has been drawn as per the provisions of the KMC Building Rules 2009, as amended from time to time, that the site conditions, including the abutting 3.6 m wide road in eastern side confirms with that in the plan and it is a buildable site and not a tank or filled up land.
This is not a KMDA aquired plot.

Hiranmoy Mukherjee
L.B.S. No. 1350(I)
The Kolkata Municipal Corporation

Signature of L.B.S.
(HIRANMOY MUKHERJEE)
L.B.S. NO. 1350(I)

OWNER'S DECLARATION

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 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 & septic tank will be under the guidance of L.B.S. / E.S.E. before starting of building foundation work.
6.The site has been identified by me at the time of inspection.

Signature of OWNER
MR. BIJOY GHOSH
PROP OF : M/S PACIFIC CONSTRUCTION
& AS A CONSTITUTED ATTORNEY OF
MRS. MALINI BHATTACHARYA
DR. KETAKI BHATTACHARYA
MR. KUMARDEV BOSE

Signature of OWNER
MR. BIJOY GHOSH
PROP OF : M/S PACIFIC CONSTRUCTION
& AS A CONSTITUTED ATTORNEY OF
MRS. MALINI BHATTACHARYA
DR. KETAKI BHATTACHARYA
MR. KUMARDEV BOSE

GEO-TECHNICAL ENGINEER'S DECLARATION

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

Signature of OWNER
MR. BIJOY GHOSH
PROP OF : M/S PACIFIC CONSTRUCTION
& AS A CONSTITUTED ATTORNEY OF
MRS. MALINI BHATTACHARYA
DR. KETAKI BHATTACHARYA
MR. KUMARDEV BOSE

SIG. OF OWNER
MR. BIJOY GHOSH
PROP OF : M/S PACIFIC CONSTRUCTION
& AS A CONSTITUTED ATTORNEY OF
MRS. MALINI BHATTACHARYA
DR. KETAKI BHATTACHARYA
MR. KUMARDEV BOSE

Kallol Kr. Ghoshal, B.E.(Civil), MIE
Geo Technical Engineer
KMC Empanelment No. G.T./II/14

SIG. OF GEO-TECH. ENGG
(Kallol Kumar Ghoshal)
LICENCE. NO. 14(II)

PROPOSED G+III STORIED RESIDENTIAL BUILDING PLAN OF HEIGHT 12.500 MT. U/S 393A OF K.M.C. ACT 1980 UNDER BUILDING RULE 2009 AT PREMISES NO. 38 KAMDAHARI PURBA PARA, WARD NO.- 111, BOROUGH- XI, P.S.- BANSDRONI KOLKATA -700084. UNDER THE KOLKATA MUNICIPAL CORPORATION.

DRAWN BY - SANTANU SARDAR (CIVIL ENGG B.TECH)

HIRA CONSULTANCY
ENGINEERING / BUILDING CONSULTANCY
C-30/1 RABINDRAPALLY, BRAHMAPUR
CONTACT NO- 9836644984/8981244263
KOLKATA- 700096

PARTY'S COPY

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.

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.

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

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 KOLKATA MUNICIPAL CORPORATION
BUILDING PERMIT
No. 2021110028
Date. 19.04.21 Borough No. IV
Ex. Engineer / Asst. Engineer
Bor. No. IV Bor. No. IV
BUILDING DEPARTMENT

Plan case No-2021110028

CONSTRUCTION SITE SHALL BE MAINTAINE TO PREVENT MOSQUITO BREEDING AS REQUIRE U/S 496 (1) & (2) OF CMC ACT 1980. IN SUCH MANNE SO THAT ALL WATER COLLECTION & PARTICULARI LIFT WELLS, VATS, BASEMENT CURING SITES, OPE RECEPTACLES ETC. MUST BE EMPITED COMPLETELY TWICE A WEEK.

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

THE SANCTION IS VALIED UP TO 18.04.2026

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.

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

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

BUILDING DEPARTMENT ★ IV ★ KOLKATA MUNICIPAL CORPORATION BR-IV
RECEIVED
Dt. 16/04/21

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.

DEVIATION WOULD MEAN DEMOLITION

Preventive measures need to be taken for pollution free environment:-

a) Wrap construction area/buildings with protective fabric installing dust barriers, or other actions, as appropriate for the location;
b) Apply water and maintain soils in a visible damp or crusted condition for temporary stabilization.
c) Apply water prior to leaving of any other earth moving activity to keep the soil moist throughout the process;
d) Limit vehicle speeds to 15 mph on the work site.
e) Clean wheels and undercarriage of haul trucks prior to leaving construction site.
f) Apply and maintain dust suppressant on haul routes;
g) Apply a cover or screen to stockpiles and stabilize stockpiles at completion of activity by water and maintain a dust palliative to all outer surfaces of the stockpiles;
h) Stabilize surface soils where loaders, support equipment and vehicles will operate by using water and maintain surface soils in a stabilized condition where loaders, support equipment and vehicles will operate;
i) Stabilize adjacent disturbed soils following paving activities with immediate landscaping activity or installation of vegetative or rock cover.
j) Maintain dust control during working hours and clean track out from paved surfaces at the end of the work shift/day. Track out must now extend 50 feet or more and must be cleaned daily, at the minimum.
k) Stabilize sloping surfaces using soil binders until vegetation or ground cover can effectively stabilize the slope.
l) Disposal of debris in consultation with the local authorities following proper environmental management practice.
m) During construction work, including cutting of marbles, ambient noise level should not exceed more than 65 dB(A).

B. Practices to be discarded for pollution free Environment:-

a) Don't dispose of debris indiscriminately.
b) Don't allow the vehicles to run at high speed within the work site.
c) Don't cut materials without proper dust control/noise control facility.
d) Don't keep materials without effective cover.
e) Don't allow access in the work area except workers to limit soil disturbance and prevent access by fencing, ditches, vegetation, berms or other suitable barrier.
f) Don't leave the soil, sand and cement stack uncovered.
g) Don't keep materials or debris on the roads or pavements.
h) Burning of old tyres in hot mix plant as a fuel during construction and repair of the roads for melting

RESIDENTIAL BUILDING