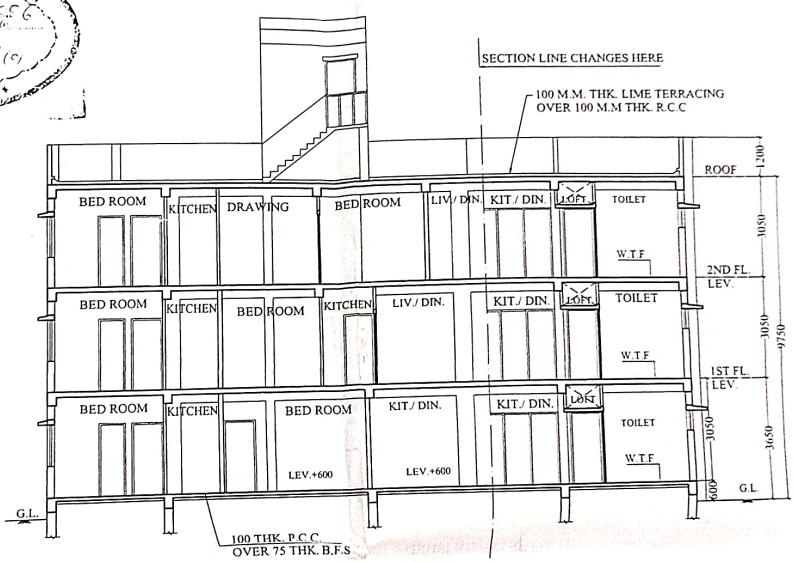
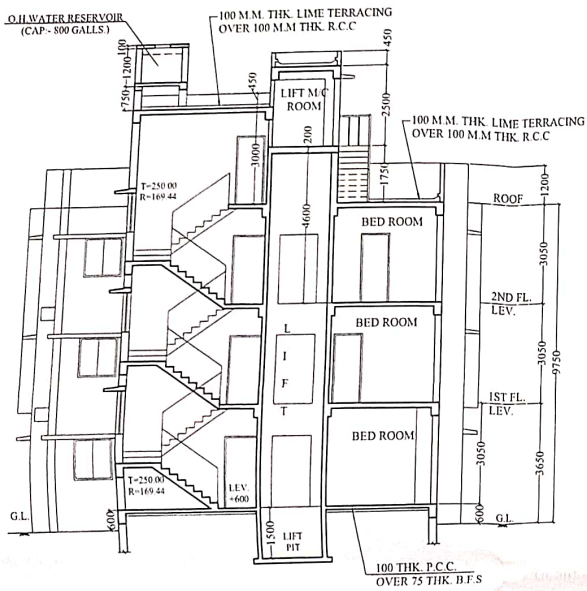


**ELEVATION**

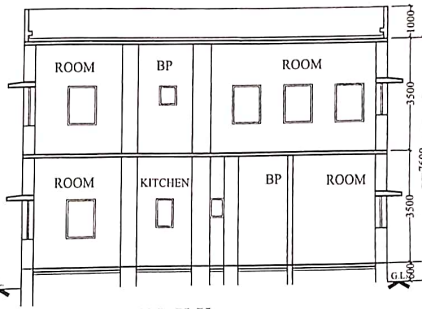


**SECTION A-A**

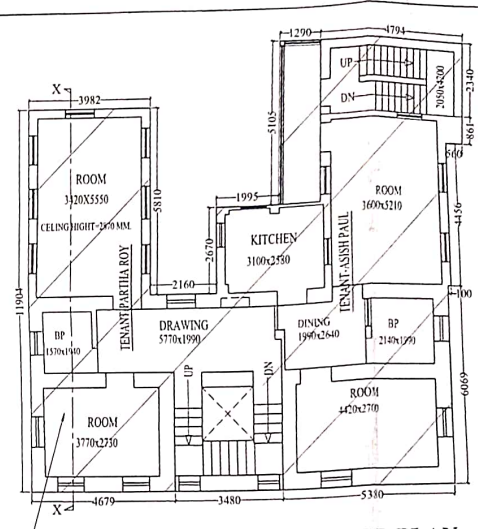
O.H WATER  
(CAP. 20)



**SECTION B-B**

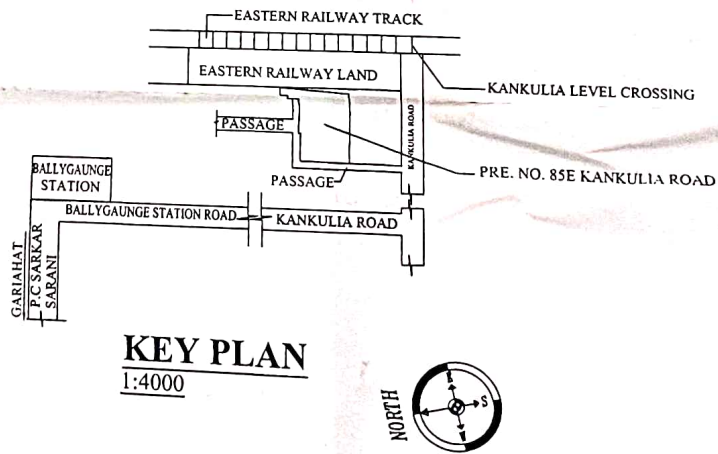
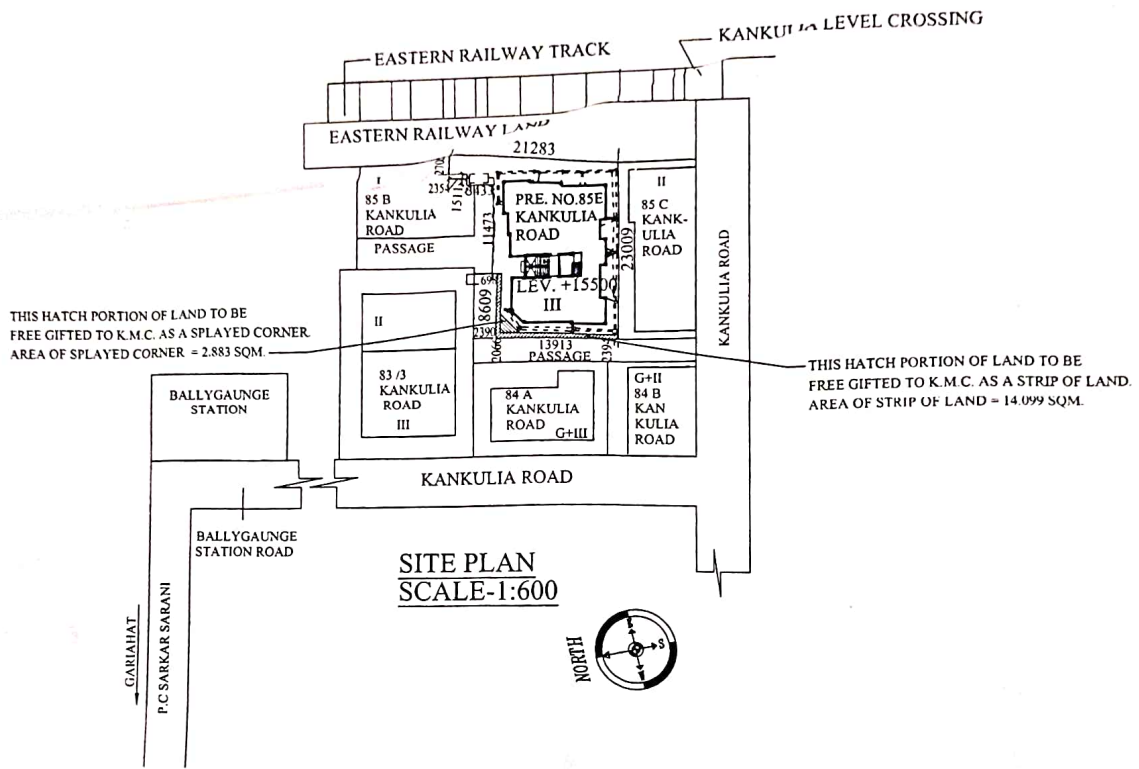


**SECTION-X-X**  
(EXISTING BUILDING)

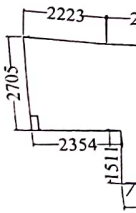


**EXISTING FIRST FLOOR PLAN**

HATCHED PORTION OF EXISTING STRUCTURE OCCUPIED BY TENANT TO BE DEMOLISHED BEFORE NEW CONSTRUCTION

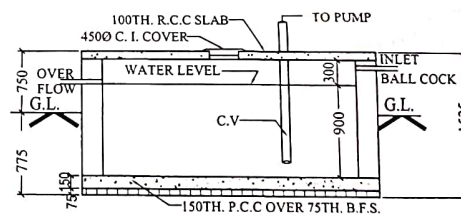


**SECTION B-B**

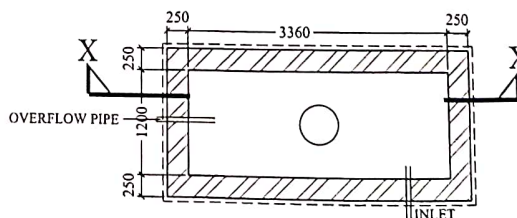


Area Statement of Owner(s) :											
SL.NO.	Name of the Owner (s)	Existing					Proposed				
		Use	Floor	Area ( Sq.m.)			Use	Floor	Area ( Sq.m.)		
				Occupied	Common*	Total			Occupied	Common	Total
1.	Kunal Mukherjee Saibal Shyamapada Mukherjee Kushal Mukherjee Sucharita Bandopadhyay Tushar Bandopadhyay Sarmistha Roy	Residential	Gr.Fl.	24.221	-----	24.221	Residential	Gr. Fl.	80.925	1.005	81.930
								1st Fl.	67.057	0.833	67.890
								2nd Fl.	56.430	0.701	57.131
				<b>TOTAL (A)</b>				<b>24.221</b>	<b>TOTAL (B)</b>		

Area Statement of Tenants :											
SL.NO.	Name of the Tenant(s) to be rehabilitated	Existing					Proposed				
		Use	Floor	Area ( Sq.m.)			Use	Floor	Area ( Sq.m.)		
				Occupied	Common*	Total			Occupied	Common*	Total
1.	Partha Roy	Residential	Gr. Fl.	82.255	-----	142.260	Residential	Gr. Fl.	51.596	0.641	52.237
			1st Fl.	62.005	-----			1st Fl.	66.345	0.824	67.169
								1st Fl.	67.566	0.839	68.405
2.	Asish Paul	Residential	Gr. Fl.	120.349	-----	191.299	Residential	Gr. Fl.	66.345	0.824	67.169
			1st Fl.	70.950	-----			2nd Fl.	55.579	0.690	56.269
								2nd Fl.	88.959	1.105	90.064
<b>TOTAL (C)</b>						<b>333.559</b>	<b>TOTAL (D)</b>				<b>401.313</b>

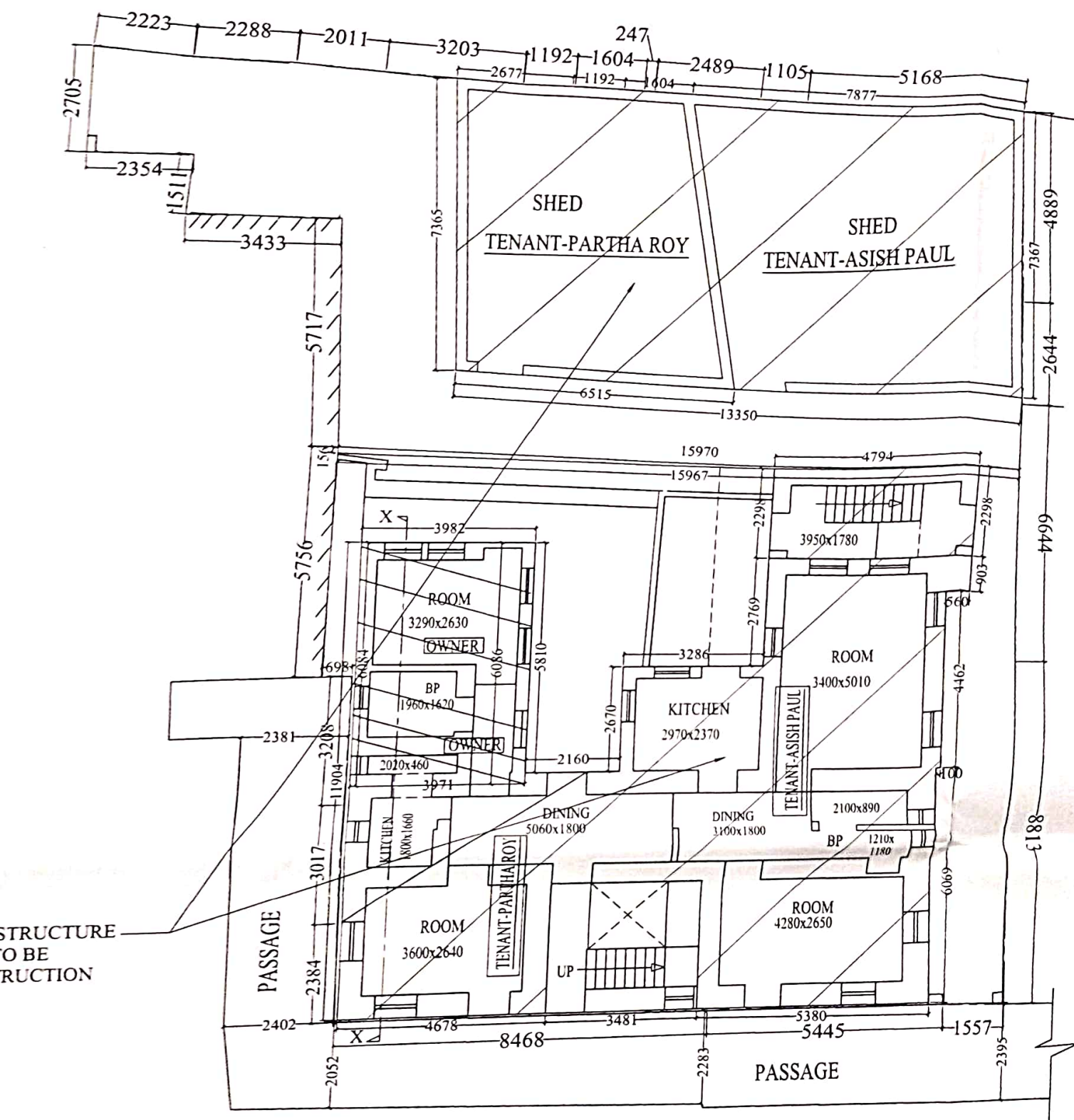


**SECTION: X-X**



**SEMI-UNDER GROUND WATER RESERVOIR**  
(CAPACITY : 800 GAL.)  
(SCALE=1:50)

HATCHED PORTION OF EXISTING STRUCTURE OCCUPIED BY TENANT & OWNER TO BE DEMOLISHED BEFORE NEW CONSTRUCTION.



**EXISTING GROUND FLOOR PLAN**

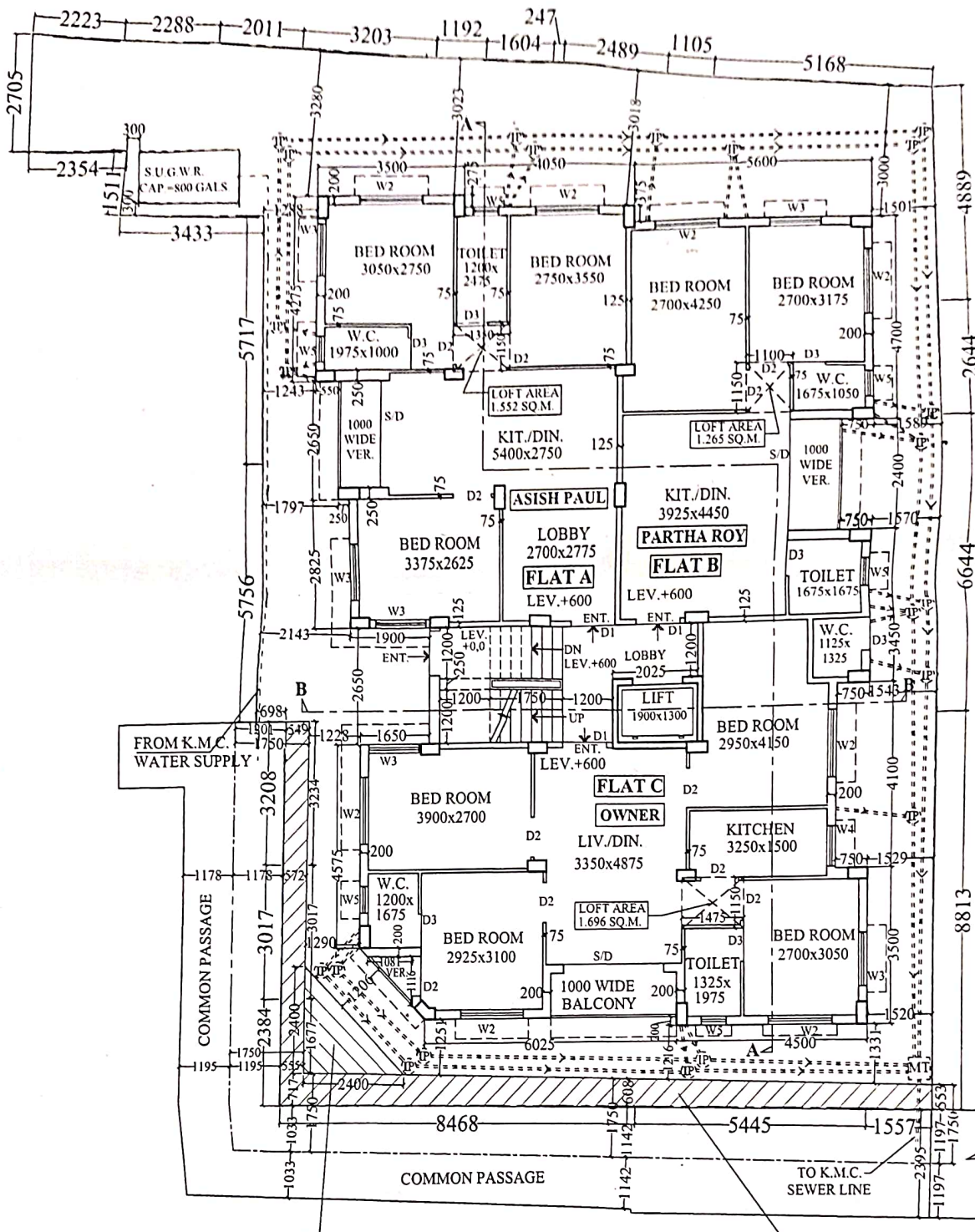


# KEY PLAN

1:4000



GAZILAH  
P.O.SAN  
SABAN

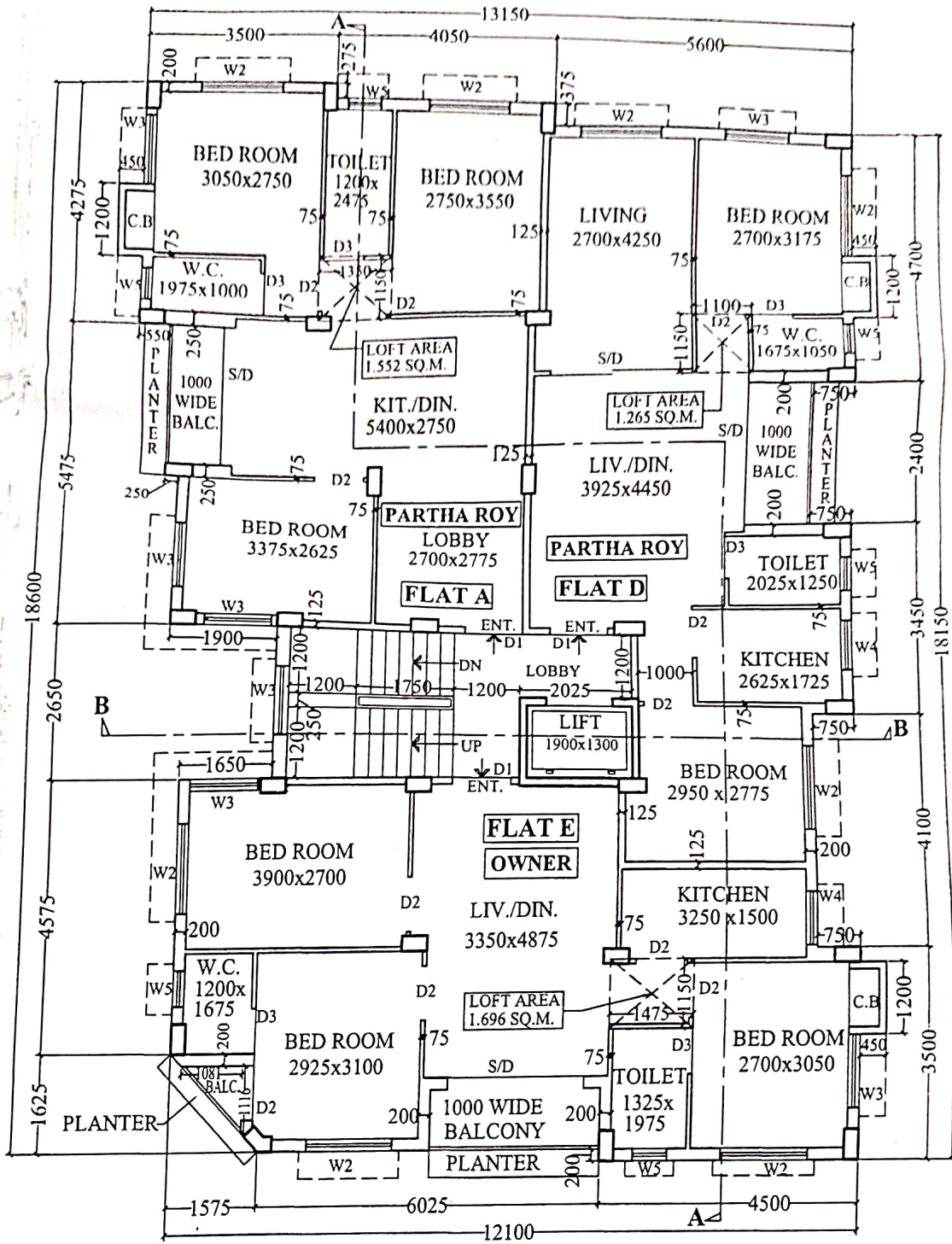


THIS HATCH PORTION OF LAND TO BE FREE GIFTED TO K.M.C. AS A SPLAYED CORNER. AREA OF SPLAYED CORNER = 2.883 SQM.

## GROUND FLOOR PLAN

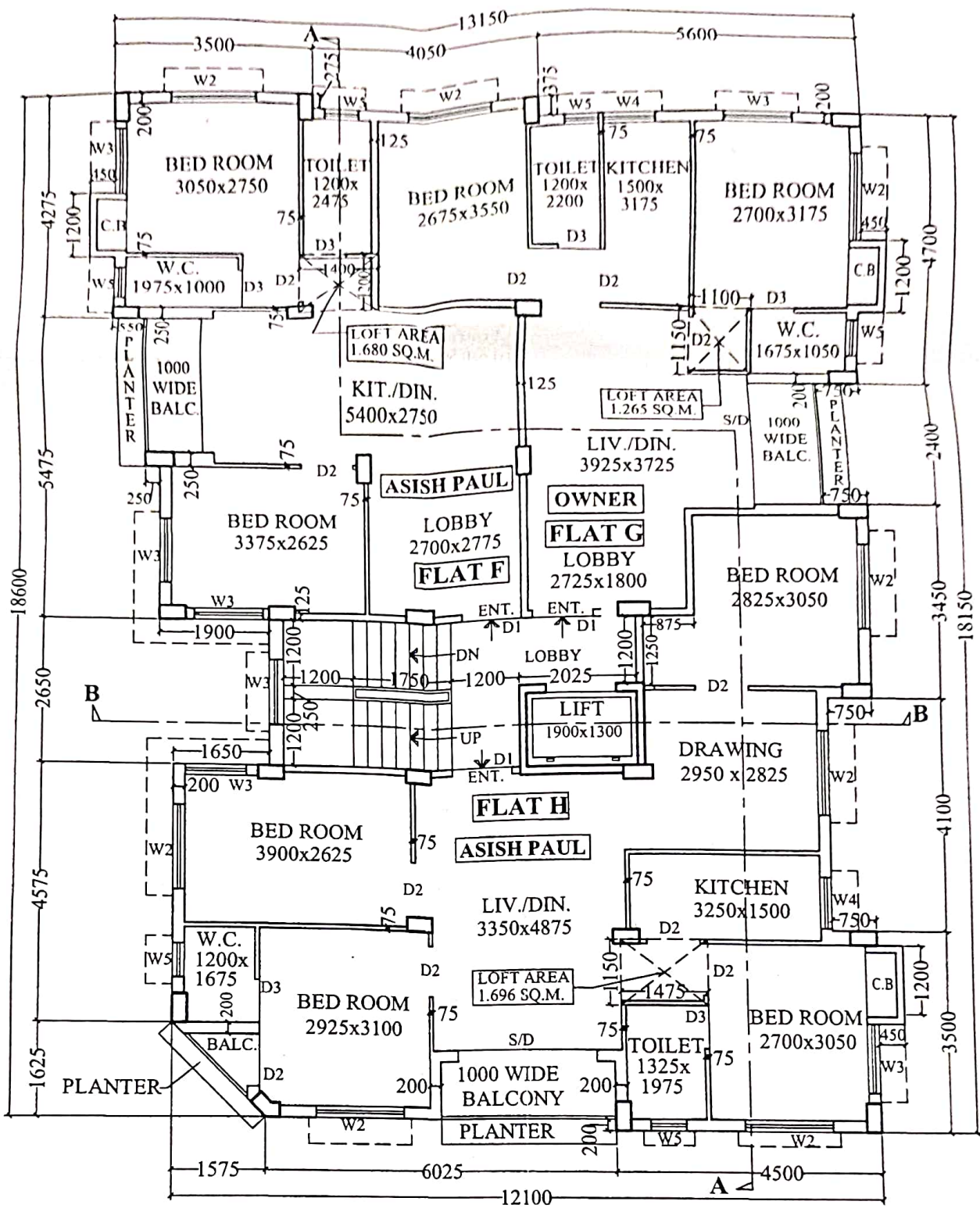
THIS HATCH PORTION OF LAND TO BE FREE GIFTED TO K.M.C. AS A STRIP OF LAND. AREA OF STRIP OF LAND = 14.099 SQM.





**FIRST FLOOR PLAN**

CAPACITY : 800 GAL.)  
 SCALE=1:50)



**SECOND FLOOR PLAN**





**STATEMENT OF THE PLAN PROPOSAL**

1. ASSESSE NO. 11 090 17 0335 8
2. DETAIL OF DEED :  
BOOK NO.-I, VOL. NO. 13, PAGE 118 TO 123, BEING NO. 364, DATED - 05.03.1969.
3. DETAILS OF POWER OF ATTORNEY:  
BOOK NO.-I, VOL. NO. 1605-2021, PAGE 282 TO 264, BEING NO.160503359, DATED - 18.01.2021.
4. BOUNDARY DECLARATION:  
BOOK NO.- I, VOLUME NO. - 1605-2020, PAGE - 123160 TO 123185, BEING NO. 160503362, DATED - 09.12.2020.
5. DETAILS OF STRIP OF LAND:  
BOOK NO.- I, VOLUME NO. - 1603-2022, PAGES - 74810 TO 74840, BEING NO.- 160300498, DATED - 21.02.2022.
6. DETAILS OF SPLAYED CORNER :  
BOOK NO.- I, VOLUME NO. - 1603-2022, PAGES - 74056 TO 74085, BEING NO.- 160300497, DATED - 21.02.2022.

AREA OF PLOT ( AS PER DEED ) = 5 K- 06 CH- 31 SFT. = 362.41 SQM.  
 AREA OF PLOT ( AS PER BOUNDARY DECLARATION ) = 5 K - 06 CH - 31 SFT. = 362.41 SQM.  
 AREA OF CORNER'S SPLAY = 2.883 SQM.  
 AREA OF STRIP OF LAND = 14.099 SQM.  
 NET AREA OF PLOT = 345.428 SQM.

**DETAILS CALCULATION OF AREA AND F.A.R.**  
UNDER RULE 142 OF K.M.C. BUILDING RULE-2009  
 1. EXISTING GROUND COVERAGE AREA = 246.943 SQM.  
 2. OWENER'S AREA = 24.221 SQM.  
 3. **EXISTING TENANTED COVERED AREA:-**  
 a) EXISTING TENANTED GROUND FLOOR AREA=222.722 SQM.  
 i) TENANT AREA = 200.604 SQM.  
 ii) COMMON AREA = ( 11.151 + 10.967 ) = 22.118 SQM.  
 b) EXIST. FIRST FLOOR AREA = 152.500 SQM.  
 i) TENANT AREA = 132.955 SQM.  
 ii) COMMON AREA ( 8.375 + 11.170 ) = 19.545 SQM.  
 c) EXIST. TOTAL TENANTED FLOOR AREA = 375.222 SQM.  
 i) TOTAL TENANT AREA = 333.559 SQM.  
 ii) COMMON AREA = 41.663 SQM.

**TENEMENTS AREA CALCULATION:-**

MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	TENEMENT NO.
A	66.345 SQM.	0.824 SQM.	67.169 SQM.	2 NOS.
B	51.596 SQM.	0.641 SQM.	52.237 SQM.	1 NOS.
C	80.925 SQM.	1.005 SQM.	81.930 SQM.	1 NOS.
D	67.566 SQM.	0.839 SQM.	68.405 SQM.	1 NOS.
E	67.057 SQM.	0.833 SQM.	67.890 SQM.	1 NOS.
F	55.79 SQM.	0.690 SQM.	56.269 SQM.	1 NOS.
G	56.430 SQM.	0.701 SQM.	57.131 SQM.	1 NOS.
H	88.959 SQM.	1.105 SQM.	90.064 SQM.	1 NOS.

- 1. PROPOSED ACCOMMODATION OF TENANT:**
- a) **PARTHA ROY :-**
    - i) **GROUND FLOOR :-**  
FLAT B ( RESIDENTIAL ) = 52.237 SQM. ( INCLUDING COMMON AREA )
    - ii) **FIRST FLOOR :-**  
FLAT A ( RESIDENTIAL ) = 67.169 SQM. ( INCLUDING COMMON AREA )
    - iii) **FIRST FLOOR :-**  
FLAT D ( RESIDENTIAL ) = 68.405 SQM. ( INCLUDING COMMON AREA )
  - b) **ASISH PAUL:-**
    - i) **GROUND FLOOR :-**  
FLAT A ( RESIDENTIAL ) = 67.169 SQM. ( INCLUDING COMMON AREA )
    - ii) **SECOND FLOOR :-**  
FLAT F ( RESIDENTIAL ) = 56.269 SQM. ( INCLUDING COMMON AREA )
    - iii) **SECOND FLOOR :-**  
FLAT H ( RESIDENTIAL ) = 90.062 SQM. ( INCLUDING COMMON AREA )
- 2. PROPOSED ACCOMMODATION OF OWNERS:**
- a) **GROUND FLOOR :-**  
FLAT C ( RESIDENTIAL ) = 81.930 SQM. ( INCLUDING COMMON AREA )
  - b) **FIRST FLOOR :-**
    - i) FLAT E ( RESIDENTIAL ) = 67.890 SQM. ( INCLUDING COMMON AREA )
  - c) **SECOND FLOOR :-**
    - i) FLAT G ( RESIDENTIAL ) = 57.131 SQM. ( INCLUDING COMMON AREA )

**PROPOSED AREA-**

	TOTAL FLOOR AREA	DEDUCTION FOR STAIR WELL	DEDUCTION FOR LIFT	GROSS FLOOR AREA	STAIR WAY	DEDUCTION FOR LIFT LOBBY	TOTAL EXEMPTED AREA	EFFECTIVE FLOOR AREA
GR. FL.	217.199 SQM.			217.199 SQM.	10.997 SQM.	2.156 SQM.	13.153 SQM.	204.046 SQM.
1ST FL.	217.199 SQM.	0.437 SQM.	1.937 SQM.	214.825 SQM.	(10.997-0.437) = 10.560 SQM.	2.156 SQM.	12.716 SQM.	202.109 SQM.
2ND FL.	217.199 SQM.	0.437 SQM.	1.937 SQM.	214.825 SQM.	10.560 SQM.	2.156 SQM.	12.716 SQM.	202.109 SQM.
TOTAL	651.597 SQM.	0.874 SQM.	3.874 SQM.	646.849 SQM.	32.117 SQM.	6.468 SQM.	38.585 SQM.	608.264 SQM.

**PROPOSED TOTAL COVER AREA = 608.264 SQM.**  
 (AS PER CALCULATING F.A.R.)  
**PROPOSED F.A.R =  $\frac{608.264}{362.410} = 1.678$**   
**PERMISSIBLE F.A.R**  
 =  $\frac{\text{TENANTED AREA X 2 + OWNERS AREA}}{\text{LAND AREA}}$   
 =  $\frac{333.559 \times 2.0 + 24.221}{362.410} = \frac{691.339}{362.410} = 1.908$   
**EXISTING F.A.R**  
 =  $\frac{\text{EXISTING (TENANTED + OWNERS) BUILDING AREA}}{\text{LAND AREA}}$   
 =  $\frac{(333.559 + 24.221)}{362.410} = 0.987$

**FLOOR AREA COMPARATIVE STATEMENT:-**

- a) PROPOSED FLOOR AREA= 608.264 SQ.M.
- b) EXISTING FLOOR AREA=( 222.722 + 152.500 ) = 375.222 SQ.M.
- c) PERMISSIBLE FLOOR AREA = 691.339 SQ.M. ( TENANTED AREA X 2 + OWNERS AREA ) ( 333.559 x 2.0 + 24.221 ) = 691.339 SQM.

**SCHEDULE OF DOOR/WINDOW**

WINDOW MKD.	SIZE (WxH)	DOOR MKD.	SIZE (WxH)
W1	1800x1800	D1	1050x2100
W2	1500x1200	D2	900x2100

- 1. GROUND COVERAGE COMPARATIVE STATEMENT:-**
- a) PROPOSED GR. COV.= 217.199 SQM. ( 59.932% OF LAND AREA )
  - b) EXISTING GR. COV.= 246.943 SQM. ( 68.139 % OF LAND AREA )
  - c) PERMISSIBLE GR. COV.= 217.446 SQM. ( 60 % OF LAND AREA )
- 2. FLOOR AREA RATIO COMPARATIVE STATEMENT:-**
- a) PROPOSED F.A.R. = 1.678
  - b) PERMISSIBLE F.A.R = 1.908
- 2. CAR PARKING COMPARATIVE STATEMENT:-**
- a) PROPOSED PARKING SPACE AREA= NIL (AS PER RULE 77(5) OF K.M.C. BUILDING RULE 2009 NO CAR PARKING REQUIRED.)
  - b) EXISTING PARKING AREA = NIL
  - c) PERMISSIBLE PARKING AREA = 108.599 SQM. (50% OF GR. FL. AREA)
- 3. COMPARATIVE STATEMENT OF BUILDING HEIGHT:-**
- a) PROPOSED HEIGHT OF BUILDING = 9.750 M.
  - b) EXISTING HEIGHT OF BUILDING = 7.600 M.
  - c) PERMISSIBLE HEIGHT OF BUILDING = 10.000 M.
4. STAIR HEAD ROOM AREA = ( 4.400x3.150 ) = 13.860 SQM.
  5. L/M ROOM AREA = ( 1.925 x 3.150 ) = 6.064 SQM.
  6. OVER HEAD TANK AREA = ( 1.700 x 3.150 ) = 5.355 SQM.



2ND FL.	217.199 SQM.	0.437 SQM.	1.937 SQM.	214.825 SQM.	10.560 SQM.	2.156 SQM.	12.716 SQM.	202.109 SQM.
TOTAL	651.597 SQM.	0.874 SQM.	3.874 SQM.	646.849 SQM.	32.117 SQM.	6.468 SQM.	38.585 SQM.	608.264 SQM.

**PROPOSED TOTAL COVER AREA = 608.264 SQM.**  
(AS PER CALCULATING F.A.R.)

**PROPOSED F.A.R =  $\frac{608.264}{362.410} = 1.678$**

**PERMISSIBLE F.A.R**  
=  $\frac{\text{TENANTED AREA X 2 + OWNERS AREA}}{\text{LAND AREA}}$   
=  $\frac{333.559 \times 2.0 + 24.221}{362.410} = 1.908$

**EXISTING F.A.R**  
=  $\frac{\text{EXISTING (TENANTED + OWNERS) BUILDING AREA}}{\text{LAND AREA}}$   
=  $\frac{(333.559 + 24.221)}{362.410} = 0.987$

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( TENANTED AREA X 2 + OWNERS AREA )  
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(AS PER RULE 77(5) OF K.M.C. BUILDING RULE 2009  
NO CAR PARKING REQUIRED)

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(50% OF GR. FL. AREA)

**SCHEDULE OF DOOR/WINDOW**

WINDOW MKD.	SIZE (WxH)	DOOR MKD.	SIZE (WxH)
W1	1800x1800	D1	1050x2100
W2	1500x1200	D2	900x2100
W3	1200x1200	D3	750x2100
W4	1000x1000	S/D	AS PER DESIGN
W5	600x600		

**3. COMPARATIVE STATEMENT OF BUILDING HEIGHT:-**

a) PROPOSED HEIGHT OF BUILDING = 9.750 M.

b) EXISTING HEIGHT OF BUILDING = 7.600 M.

c) PERMISSIBLE HEIGHT OF BUILDING = 10.000 M.

4. STAIR HEAD ROOM AREA = ( 4.400x3.150 ) = 13.860 SQM.

5. L/M ROOM AREA = (1.925 x 3.150) = 6.064 SQM.

6. OVER HEAD TANK AREA = ( 1.700 x 3.150 ) = 5.355 SQM.

7. AREA OF LOFT = { (1.552x2) + (1.265x3) + (1.696x3) + 1.680 }  
= 13.667 SQM.

7. AREA OF CUP BOARD = { (1.200x0.450)x3 } x 2 = 3.240 SQM.

**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 AS PER REGISTERED BOUNDARY.

*B. Chaudhury*  
Babul Chaudhury  
B.E. (Civil), M.E. M.A.S.C.E (Ind.), M.T. Struct E.  
(Ind.), Value E.I.S.E., Chartered Engineer,  
L.B.S. Class 1 & Empowered Chartered Engineer,  
Calcutta Municipal Corporation,  
132B, Megnadh Saha Sarani,  
Kolkata - 700 029.

**SIGNATURE OF LBS**  
BABUL CHOUDHURY, LBS NO.741(I)

**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 N.B.C. OF INDIA & CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECTS.

*B. Chaudhury*  
Babul Chaudhury  
B.E. (Civil), M.E. M.A.S.C.E (Ind.), M.T. Struct E.  
(Ind.), Value E.I.S.E., Chartered Engineer,  
L.B.S. Class 1 & Empowered Chartered Engineer,  
Calcutta Municipal Corporation,  
132B, Megnadh Saha Sarani,  
Kolkata - 700 029.

**SIGNATURE OF STRUCT. ENGINEER**  
BABUL CHOUDHURY, E.S.E. 1/103

**SPECIFICATION**

- 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.


**M/s. SINCON**

*Sandip Sinha*  
SANDIP SINHA  
(Proprietor)  
Constituted Attorney of  
Sucharita Bandopadhyay, Tushar Bandopadhyay,  
Sarmistha Roy, Kunal Mukherjee, Saibal Shyamapada Mukherjee,  
Kushal Mukherjee  
Mukherjee, Kolkata - 700 029.

**SIGNATURE OF OWNERS**  
SANDIP SINHA ( PROPRIETOR OF M/S. SINCON )  
AS C.A. OF

SUCHARITA BANDOPADHYAY KUNAL MUKHERJEE  
TUSHAR BANDOPADHYAY SAIBAL SHYMAPADA MUKHERJEE  
SARMISTHA ROY KUSHAL MUKHERJEE

**PROPOSED III STORIED RESIDENTIAL BUILDING**  
**U/S- 393 OF K.M.C ACT 1980 & U/R-142 OF K.M.C**  
**BUILDING RULE 2009 AT PRE. NO.- 85E, KANKULIA**  
**ROAD, WARD NO.- 90, BOROUGH- VIII,**  
**P.S. - GARIAHAT, KOLKATA-700 019.**

Planing by Md. Raffique	Drawn by Pampa Sinha	Checked by B. Chaudhury	Approved by - date B. Chaudhury - 10.04.2021	Filename 85E, K.R.D.	Date 10.04.2021	Scale 1:100, 50, 600, 4000
 <b>Creant Consulting Engineers</b> 132B, Megnadh Saha Sarani Kolkata 700 029.			<b>FLOOR PLANS, ELEVATIONS, SECTIONS, DETAILS &amp; SCHEDULES</b>			
			85E, KANKULIA ROAD		Revision 0	Sheet 1

**PARTY'S COPY**

Plan for Water Supply arrangement including SCHEDULE 'A' & 'B' specifications shall be submitted at the Office of the Executive Engineer Water Supply and the plan shall be approved before commencing work. If the water supply arrangement is not approved, the contractor may have to bear the cost of the work.

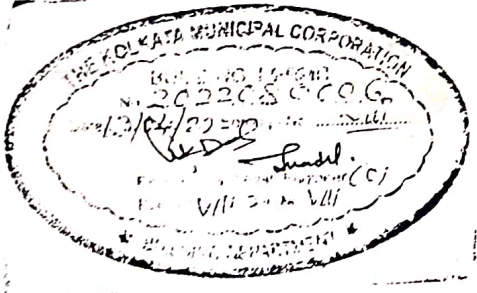
A full supply has to be provided, i.e. PUMPING and stand water for the distribution to the full extent of the area in the building and the water from street main is not to be used.

No new water pipe should be laid or recharged in Road or Footpath. Details of the same to be submitted at the Office of the Executive Engineer before proceeding with the drainage work.

There should be no water leakage from any pipe or joint of the pipe.

**CONNECTION WOULD MEAN DENOTATION**

The date of connection is 17/04/2022



Plan for Water Supply arrangement including SCHEDULE 'A' & 'B' specifications shall be submitted at the Office of the Executive Engineer Water Supply and the plan shall be approved before commencing work. If the water supply arrangement is not approved, the contractor may have to bear the cost of the work.

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CONNECTION WOULD MEAN DENOTATION  
[Signature]  
Asst. Engineer (C)  
Bldg. Dept. VII

Approved: [Signature] 17/04/2022

17/04/22

CONNECTION WOULD MEAN DENOTATION