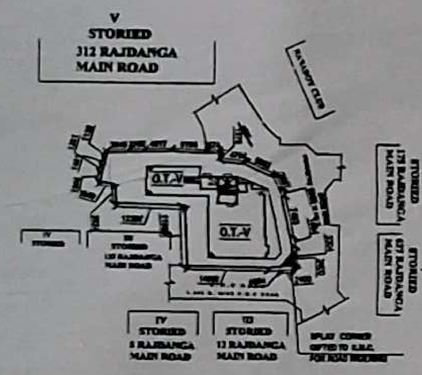
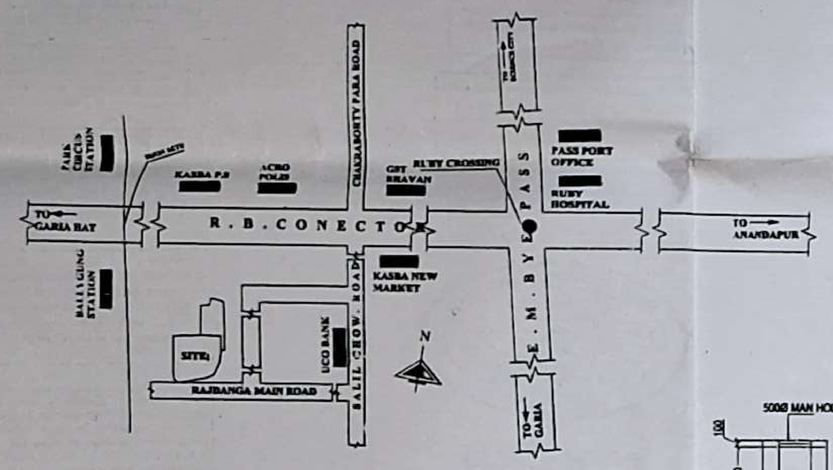
THE KOLKATA MUNICIPAL CORPORATION
BUILDING PERMIT
No. 2021120211
Date Sd/- Dy. Sd/- Commnr. No. XIII
Exec. Engineer / Asst. Engineer
Div. No. 7 Dist. No. S.E.
BUILDING DEPARTMENT

SCHEDULE OF DOORS & WINDOWS

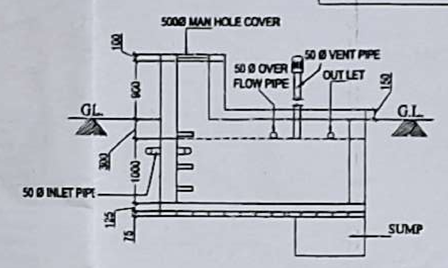
DOOR MKD.	SIZE	WIN. MKD.	SIZE
D/W	1200X2100	W1	1500X1200
D1	1050X2100	W2	1200X1200
D2	975X2100	W3	900X1200
D3	900X2100	W4	600X600
D4	750X2100		



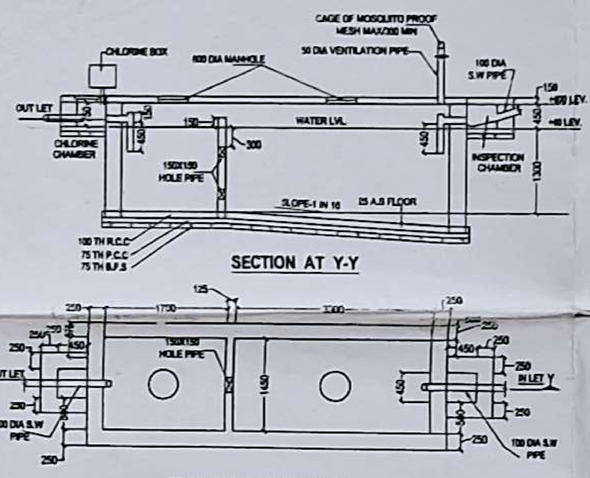
SITE PLAN
SCALE- 1:600



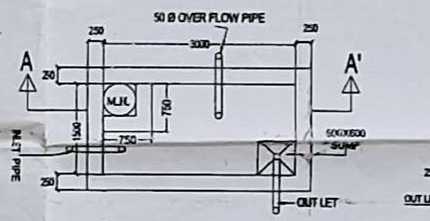
KEY PLAN
SCALE-1:4000



SECTION ON - AA' OF U.G.W.R
SCALE-1:50



SECTION AT Y-Y



DETAIL PLAN OF U.G.W.R.
CAP.- 4,500 LT.(1000 GALLON)
SCALE:-1:50

PLAN OF SEPTIC TANK
(CAPACITY-50 USER)
SCALE =1:50

STATEMENT OF THE PLAN CASE NO.- 2020120214

PART- A

1) ASSESSE NO: 311071800070

2) DETAIL OF REGISTERED DEED
BOOK NO :- I , VOL. NO:- 92,11, PAGE NO :- 1 to 8,7 to 12, 1329 to 1341 BEING NO:- 2539,2540,4255 YEAR :- 1975,2006

3) DETAIL OF POWER ATTORNEY
BOOK NO :- I , VOL. NO:- 1904-2020, PAGE NO :- 94970 to 95000 BEING NO:- 190401318 PLACE: A.R.A.-IV (KOLKATA) YEAR :- 2020

4) DETAIL OF BOUNDARY DECLERATION.
BOOK NO :- I VOL. NO :- 1803-2020 PAGE NO :- 77560 to 77562 BEING NO :- 160302339 PLACE: D.S.R.-III(S.-24PGS.) YEAR :- 2020

5) DETAIL OF DEED OF GIFT SPLAYED CORNER.
BOOK NO :- I VOL. NO :- 1803-2020 PAGE NO :- 77371 to 77386 BEING NO :- 160302338 PLACE :- D.S.R.-III (S.-24PGS.) YEAR :- 2020

6) DETAIL OF NON-EVICTION TENENT
BOOK NO :- I , VOL. NO:- 1603-2020, BEING NO :- 160302340 PAGE NO :- 77360 to 77370 PLACE: D.S.R.-III (S.-24PGS) YEAR :- 2020

7) DETAIL OF B.L.L.R.O. CONVERSION :-
MEMO NO.- 17 / 1194/ CON CERTIFICATE/BLLR/O/ATM/ KASBA/16 DATED- 14.03.18

MEMO NO.- 17 /1195/CON CERTIFICATE/BLLR/O/ATM/ KASBA /16 DATED- 14.03.18

MEMO NO.- 17 /1196/CON CERTIFICATE/BLLR/O/ATM/ KASBA /16 DATED- 14.03.18

MEMO NO.- 98 / 1728/BLLR/O/KOL/2021 DATED- 22/11/2021

8) NAME OF THE OWNER/APPLICANT :-
SRI DEBASHIS SEN
CONSTITUTED ATTORNEY OF
1) APARNA BISWAS 2) SANCHAYAN BISWAS
3) SANJAY BISWAS 4) SAROJ BISWAS

SHEET NO.-01

PROPOSED PLAN OF G+ IV STORIED RESIDENTIAL BUILDING U/S -393A OF C.M.C. ACT 1980 COMPLYING K.M.C. BUILDING RULE 2009 AT PREMISES NO.- 7, S.N.R. CHOWDHURY SARANI (PREVIOUSLY KNOWN AS RAJDANGA ROAD), KOLKATA - 700078 ; MOUZA - KASBA; J.L. NO. - 13 ; KHATIAN NO.- 402; PLOT NO.- 2742; (R.S. DAG NO.- 2742); UNDER K.M.C., WARD NO.- 107, OF , P.S.- KASBA, BOROUGH-XII, HAVING HEIGHT - 15.475 M.
SCALE:- 1:100 OR AS STATED

PART-B:
1. AREA OF LAND:-
AS PER TITLE DEED(ST. K.- 08 CH.- 33 SFT)= 504.738 SQM.
AS PER BOUNDARY DECLERATION =07K.-05CH.-04SFT= 488.91 SQM.
AREA OF SPLAY CORNER= 3.880 SQM.
2. PERMISSIBLE GROUND COVERAGE (51.31%) = 251.167 SQM
3. PROPOSED GROUND COVERAGE = 242.246 SQM (49.49%)
4. PROPOSED HEIGHT= 15.475 M.

5. PROPOSED AREA :-

FLOOR MKD.	CON. AREA (SQM.)	STAIR HELL AREA (SQM.)	LIFT HELL AREA (SQM.)	NET CON. AREA (SQM.)	EXEMPTED AREA: STAIR WAY AREA(SQM.)	EXEMPTED AREA: LIFT LOBBY AREA (SQM.)	EXEMPTED AREA: NET FLOOR AREA (SQM.)
GROUND FLOOR (RESIDENTIAL)	120.382	—	—	242.246	(15.436-4.38)=15.0	3.0	224.246
GROUND FLOOR (BUSINESS)	18.954						
GROUND FLOOR (INDUSTRIAL & STORAGE)	38.352						
GROUND FLOOR (MERCANTILE RETAIL)	63.558						
1ST FLOOR (RESIDENTIAL)	216.871	4.38	2.208	238.325	(15.436-4.38)=15.0	3.0	210.325
1ST FLOOR (INSTITUTIONAL)	13.997	—	—				
TYPICAL FLOOR (2ND-4TH)	230.9968 X 3 =692.904	4.38 X 3 = 1.314	2.208X 3 =6.615	238.325X 3 = 684.975	(15.436-4.38)=15.0 15.0X 3 = 45.0	3.0X 3 = 9.0	210.325X3 = 630.975
TOTAL FLOOR	1186.113	1.732	6.62	1196.546	75.06	15.00	1206.346
					90.06		

6. TENEMENTS,SHOPS & CAR PARKING CALCULATION :-

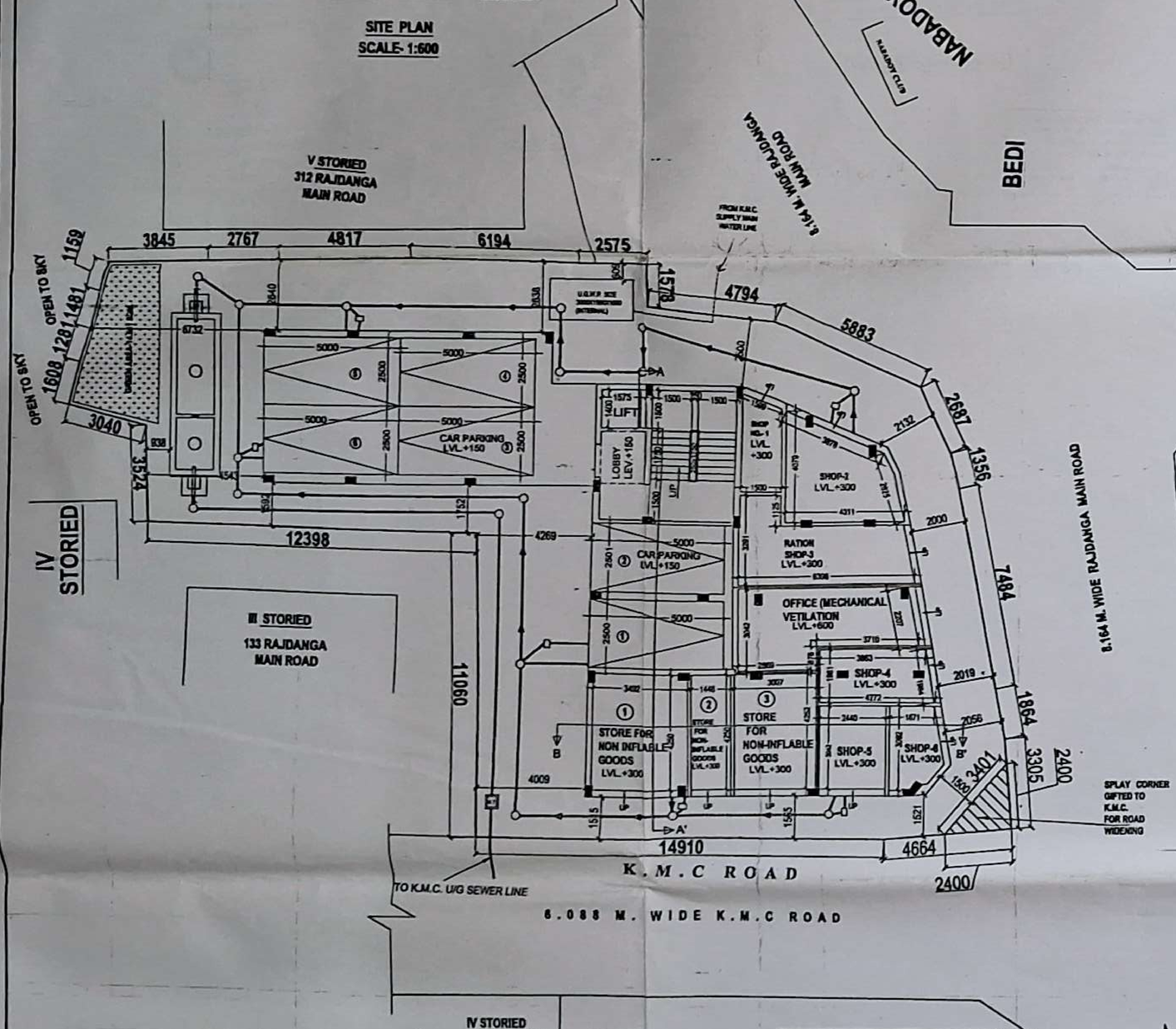
(A) RESIDENTIAL:

MARKED	NET TENEMENT AREA	PROPORTIONATE COMM. AREA	GROSS TENEMENT AREA	TENEMENT NO.	REQUIRED CAR PARKING
TYPE-A	67.125 SQ.M	10.61 SQ.M	77.736 SQ.M	03	06 NOS.
TYPE-B	57.843 SQ.M	9.32 SQ.M	67.273 SQ.M	04	
TYPE-C	66.207 SQ.M	10.69 SQ.M	76.897 SQ.M	04	
TYPE-E	81.122 SQ.M	13.08 SQ.M	94.192 SQ.M	03	

MERCANTILE:	CARPET AREA	REQUIRED CAR PARKING
SHOP-1	4.463 SQ.M	01 NOS.
SHOP-2	12.687 SQ.M	
SHOP-3	15.011 SQ.M	
SHOP-4	7.658 SQ.M	
SHOP-5	7.425 SQ.M	
SHOP-6	5.388 SQ.M	
TOTAL	53.631 SQ.M	

(B) STORAGE	CARPET AREA	REQUIRED CAR PARKING
MD-1	14.639 SQ.M	NILL
MD-2	6.147 SQ.M	
MD-3	12.798 SQ.M	
TOTAL	33.583 SQ.M	
BUSINESS		
OFFICE	18.358 SQ.M	NILL
INSTITUTIONAL		
SHOP	12.238 SQ.M	NILL

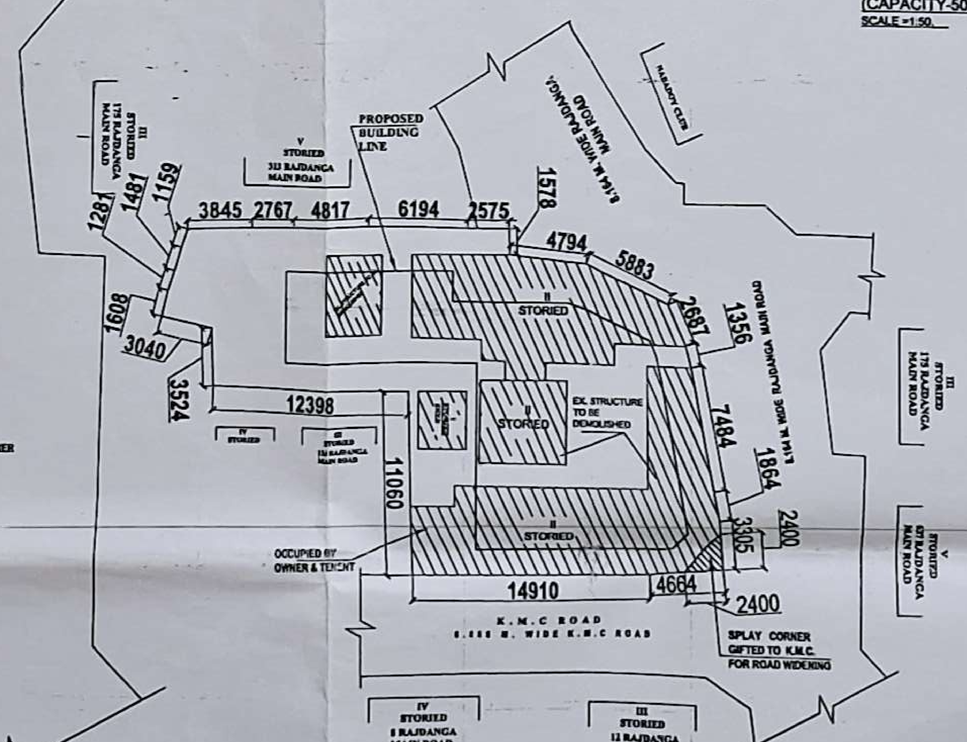
7.A. TOTAL REQUIRED CAR PARKING :- 08 NOS.
7.B. TOTAL PROPOSED CAR PARKING :- 08 NOS.
8. PROPOSED CON. AREA OF PARKING :- 93.541 SQ.M.
9. PERMISSIBLE F.A.R = 2.5
10. PROPOSED F.A.R= (1206.346 + 93.541)/ 488.91= 2.665 <2.5
11. STAIR HEAD ROOM AREA :- 18.033 SQ.M.
12. TERRACE AREA :- (11.277+ 230.968 SQ.M.) = 242.245 SQ.M.
13. L.M.R. AREA :- 8.425 SQ.M.
14. RELAXATION OF AUTHORITY, IF ANY :-
15. O.H.W.R. AREA = 7.48 SQ.M.
16. C.B. AREA(EACH FLOOR) = 5.625 SQM.=5.625X4= 22.50 SQM.(total)
17. TOTAL TREE COVER AREA = 14.561 SQM. (2.97 % of the land area)
18. OTHER AREA ONLY FOR FEES = (90.436+2.968+22.50) SQM. = 115.904 SQM.



GROUND FLOOR PLAN
SCALE:- 1:100

IV STORIED 8 RAJDANGA MAIN ROAD

III STORIED 12 RAJDANGA MAIN ROAD



EX. GROUND FLOOR PLAN
SCALE:- 1:200

CERTIFICATE OF GEO TECHNICAL ENGINEER

UNDER SIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THEREON. IT IS CERTIFIED THAT THE EXISTING SOIL OF THE SITE IS ABLE TO CARRY THE LOAD COMING FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM PROPOSED HEREIN IS SAFE AND STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW

Ranabir Sankar Bhattacharya
SE(I) Enlisted Geotechnical Engg
78, Banstroni Park, Kol-79
CLASS-I
No.- GT/127-KMC

SIG. OF GEO TECH ENGINEER
RANABIR SANKAR BHATTACHARYA
CLASS-I/27

D.J. CONSULTANTS & ASSOCIATES
255, DUMDUM PARK, KOL - 55.
PHONE NO - 2550-0303 , 2550-0303
mail. - info@jcm.org

STRUCTURAL DECLARATION

THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAVE BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER N.B.C OF INDIA AND SOIL TEST REPORT DONE BY RANABIR SANKAR BHATTACHARYA (G.T./127) AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.

DHIMAN BHATTACHARJEE
Licensed Structural Engineer
SE No. 212, Class I,
Kol Corporation

SIG. OF STRUCTURAL ENGINEER
DHIMAN BHATTACHARJEE
E.S.E.-I / 212

DECLARATION OF L.B.S.

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009, AS AMENDED FROM TIME TO TIME AND THE SITE CONDITION INCLUDING THE ABUTTING ROAD IS CONFORM WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL. THE PLOT IS BEYOND 500 M. FROM C/L OF E. M. BYE-PASS.
* THE CONSTRUCTION OF U. G. WATER RESERVOIR AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK
THE APPLICANT SIGNATURE IS AUTHENTICATED BY ME

DHIMAN BHATTACHARJEE (B.E.)
L.B.S. CLASS-I (Lic. No. - CMC/SC)
1041, BANGUR AVENUE
BLOCK-C, KOLKATA-700 055

SIG. OF L.B.S.
DHIMAN BHATTACHARJEE
L.B.S.-I / 1148

DECLARATION OF APPLICANT.

I DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, I SHALL ENGAGE L.B.S & ESE DURING CONSTRUCTION OF THE BUILDING (AS PER B.S. PLAN) K.M.C AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE IF ANY SUBMITTED DOCUMENT ARE FOUND TO BE FAKE. THE K.M.C AUTHORITY WILL REVOKE THE SANCTION BUILDING. THE CONSTRUCTION OF S.U.G.W.R & SEPTIC TANK WILL BE UNDER TAKEN UNDER THE GUIDANCE OF LBS/ESE BEFORE STARTING OF BUILDING FOUNDATION WORK AND DURING DEPARTMENTAL INSPECTION OF PLOT HAS BEEN IDENTIFIED BY ME.

CONSTITUTED ATTORNEY OF
1. APARNA BISWAS
2. SANCHAYAN BISWAS
3. SANJAY BISWAS
4. SAROJ BISWAS

SIGNATURE OF OWNER/APPLICANT

DEBASHIS SEN
CONSTITUTED ATTORNEY OF
1) APARNA BISWAS
2) SANCHAYAN BISWAS
3) SANJAY BISWAS
4) SAROJ BISWAS

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 mains is not available.

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

Pe- 2020120214

THE KOLKATA MUNICIPAL CORPORATION
BUILDING PERMIT
No. 2021120357
Date 31-01-22 Borough No. XII
Ex. Engineer / Asst. Engineer
Bor. No. XII Bor. No. XII
BUILDING DEPARTMENT

RESIDENTIAL BUILDING

Necessary steps should be taken for the safety of the lives of the adjoining public and private properties during construction.

All Building Materials to necessary & construction should conform's to standered specified in the National Building Code of India.

No rain water pipe should be fixed or discharged on Road or Footpath.

Drainage plan should be submitted to the Borough Executive Engineer's Office and the sanction obtained before proceeding with the drainage work.

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 30-01-2027

CONSTRUCTION ... SHALL BE MAINTAINED TO PREVENT MOSQUITO BREEDING AS REQUIRED U/S 498 (1) & (2) OF CMC ACT 1980. IN SUCH MANNER SO THAT ALL WATER COLLECTION & PARTICULARLY LIFT WELLS, VATS, BASEMENT CURING SITES, OPT RECEPTACLES ETC. MUST BE EMPITED COMPLETE 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.

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

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

Executive Engineer (C) BR. XII

Asst. Engineer (C) Br. PLAN XII

RESIDENTIAL BUILDING

Government of West Bengal

Date: 22.11.2021

RESIDENTIAL BUILDING

RESIDENTIAL BUILDING