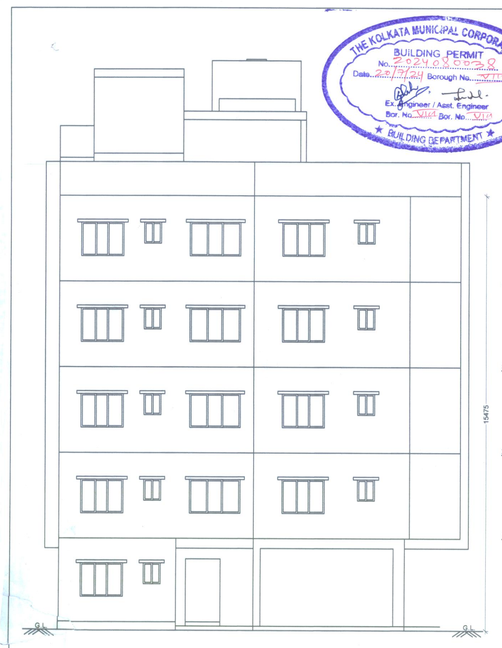
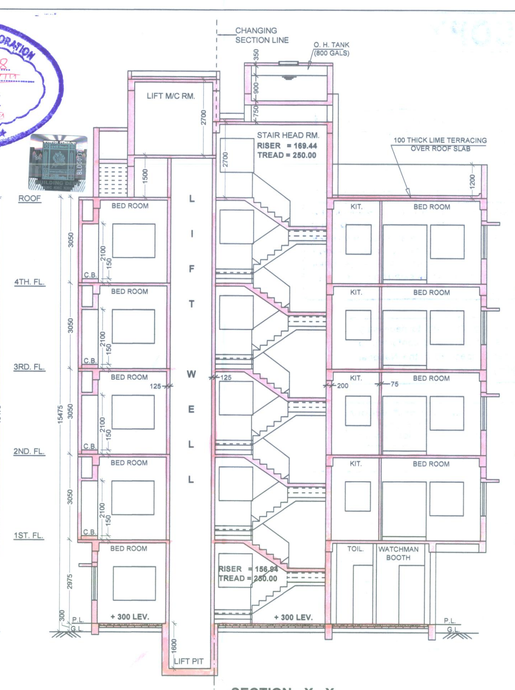
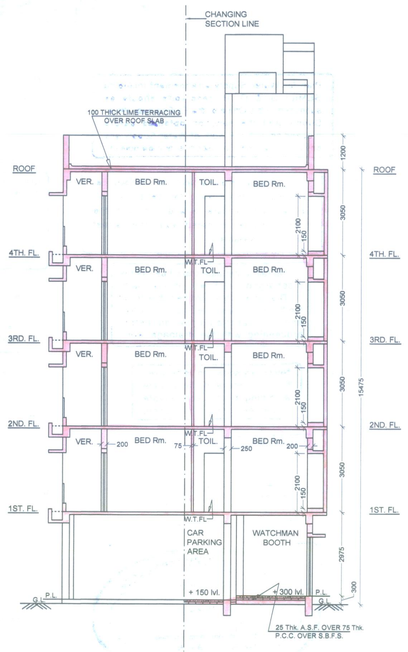


FRONT ELEVATION
SCALE = 1:100



SECTION - X - X
SCALE = 1:100



SECTION - Y - Y
SCALE = 1:100

SL. NO.	NAME OF THE EXISTING TENANTS	EXISTING AS PER PHY. (Excluding Exempted area)					EXISTING (AS /I.B.)02/2008-2009					EXISTING (AS /I.B.)02/2023-2024					EFFECTIVE AREA			PROPOSED (Excluding Exempted area)				
		USE	FLOOR	AREA (Sq. m.)			USE	FLOOR	AREA (Sq. m.)			USE	FLOOR	AREA (Sq. m.)			USE	FLOOR		USE	FLOOR	AREA (Sq. m.)		
				OCCUPIED	COMMON	TOTAL			OCCUPIED	COMMON	TOTAL			OCCUPIED	COMMON	TOTAL			TOTAL			PROVIDED	COMMON	TOTAL
T - 1	BISU MANNA	RESI.	GROUND	109.270	0.503	109.773	RESI.	GROUND	119.194	——	119.194	RESI.	GROUND	119.194	——	119.194	RESI.	GROUND	109.773	RESI.	3RD Fl.- Flat 4	107.688	5.241	112.929
T - 2	SRI ANUP KUMAR MANDAL	RESI.	1ST Fl.	112.289	0.517	112.806	RESI.	1ST Fl.	122.631	——	122.631	RESI.	1ST Fl.	122.631	——	122.631	RESI.	1ST Fl.	112.806	RESI.	GR Fl.- Flat 1	31.919	1.553	33.472
																					1ST Fl.- Flat 3	76.572	3.727	80.299
		TOTAL		221.559	1.020	222.579	TOTAL		241.825	——	241.825	TOTAL		241.825	——	241.825	TOTAL		222.579	TOTAL		216.179	10.521	226.700

SL. NO.	NAME OF THE OWNERS	EXISTING AS PER PHY. (Excluding Exempted area)					EXISTING (AS /I.B.)02/2008-2009					EXISTING (AS /I.B.)02/2023-2024					EFFECTIVE AREA			PROPOSED (Excluding Exempted area)				
		USE	FLOOR	AREA (Sq. m.)			USE	FLOOR	AREA (Sq. m.)			USE	FLOOR	AREA (Sq. m.)			USE	FLOOR		USE	FLOOR	AREA (Sq. m.)		
				OCCUPIED	COMMON	TOTAL			OCCUPIED	COMMON	TOTAL			OCCUPIED	COMMON	TOTAL			TOTAL			PROVIDED	COMMON	TOTAL
	PARTHA ROY CHAUDHURI, SUPRIYA DASILVA, ELINA DASILVA	SHED	GROUND	15.326		15.326						SHED	GROUND	15.329	——	15.329	SHED	GROUND	15.326	RESI.	4TH Fl.- Flat 2	31.116	1.514	32.630
																					4TH Fl.- Flat 3	76.672	3.727	80.299
		RESI.	2ND Fl.	112.289	0.517	112.806						RESI.	2ND Fl.	122.166	——	122.166	RESI.	SECOND	112.806		2ND Fl.- Flat 2	31.116	1.514	32.630
																					2ND Fl.- Flat 3	76.672	3.727	80.299
																					1ST Fl.- Flat 2	31.116	1.514	32.630
		TOTAL		127.615	0.517	128.132						TOTAL		137.495	——	137.495	TOTAL		128.132	TOTAL		246.492	11.996	258.488

PERMISSIBLE FLOOR AREA

= (2 x Existing area of Tenants + 1 x Existing area of Owners)

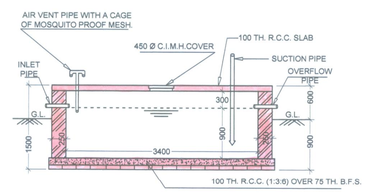
= (2 x 222.579 + 1 x 128.132) Sqm.

= 573.290 Sqm.

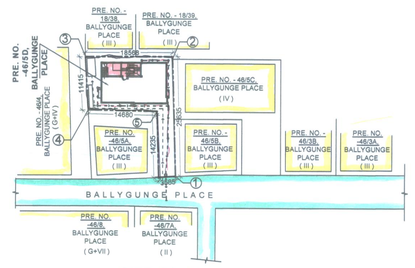
PROPOSED TOTAL FLOOR AREA

= (258.488+226.700) = 485.188 Sqm.

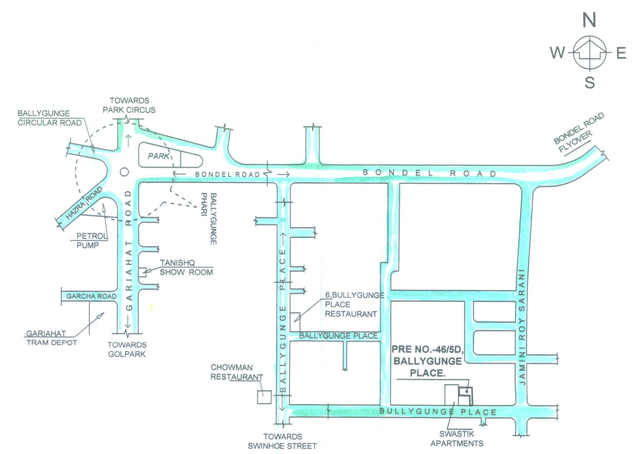
= 485.188 Sqm. < 573.290 Sqm.



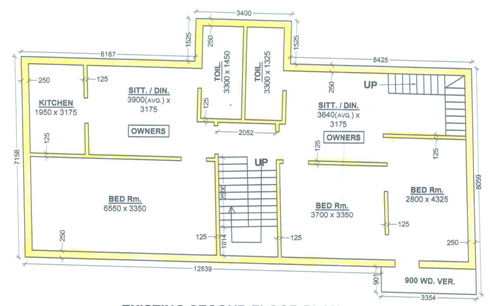
SECTION = C - C
SCALE- 1:50



SITE PLAN.
SCALE = 1 : 600

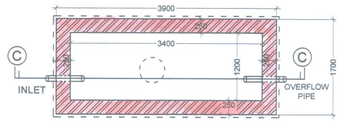


LOCATION PLAN
(SCALE = 1 : 4000)



EXISTING SECOND FLOOR PLAN
SCALE = 1:100

SCHEDULE OF DOORS AND WINDOWS			
D	1200 x 2100	W0	2400 x 1650
D1	1000 x 2100	W1	1800 x 1650
D2	900 x 2100	W1*	1800 x 1050
D3	850 x 2100	W2	1500 x 1200
D4	700 x 2100	W3	1200 x 1200
		W4	900 x 1050
		W4*	900 x 1200
		W5	750 x 900
		W6	600 x 750



DETAILS OF SEMI UNDER GROUND WATER RESERVOIR
(Capacity - 800 gallns.)
SCALE- 1:50

SPECIFICATION

1. ALL DIMENSIONS ARE IN MM.
2. THE HEIGHT OF THE BUILDING IS 15.475 m.
3. THE BUILDING IS R.C.C. FRAME STRUCTURE.
4. ALL OUTER WALL ARE 250 / 200 mm. THICK.
5. ALL INTERNAL WALL ARE 75 / 125 mm. THICK.
6. GRADE OF CONCRETE IS M25.
7. GRADE OF STEEL IS Fe - 415.
8. 100 THICK LIME TERRACING OVER 100 THICK R.C.C. ROOF SLAB.
9. 12 MM. THICK PLASTER TO ALL INTERNAL WALL WITH (1 : 5) CEMENT SAND MORTER.
10. HEIGHT OF PARAPET WALL IS 1200 mm.

CO-ORDINATES IN WGS-84 SYSTEM AND SITE ELEVATION FROM A.M.S.L. OF PROPOSED PREMISES

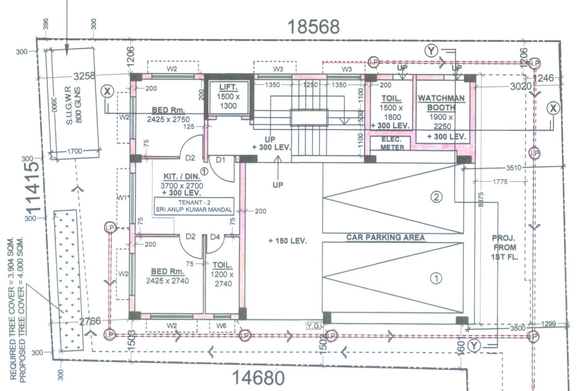
POINT	CO-ORDINATES		SITE ELEVATION FROM A.M.S.L.
	LATITUDE	LONGITUDE	
1	22°31'37.67" N	88°22'17.11" E	8 M.
2	22°31'38.44" N	88°22'17.08" E	8 M.
3	22°31'38.46" N	88°22'16.57" E	8 M.
4	22°31'38.16" N	88°22'16.57" E	8 M.
5	22°31'38.81" N	88°22'16.91" E	8 M.

Permissible height from AMSL in reference to CCZM issued by AAI is 33 Metres.

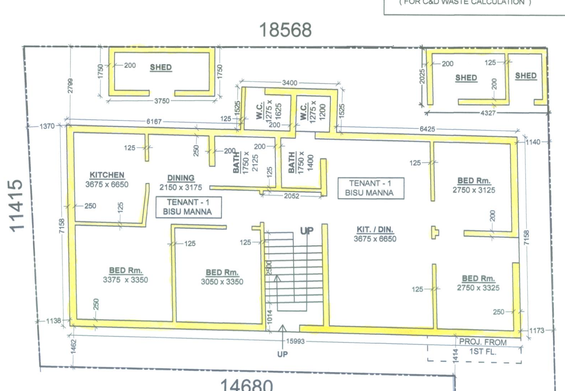
EXISTING TOTAL FLOOR AREA = 379.957 Sqm.
(FOR C&D WASTE CALCULATION)

THE DEPTH OF S.U.G.W.R. WILL NOT EXCEED THE DEPTH OF FOUNDATION OF THE NEIGHBOURING COLUMN OF THE BUILDING.

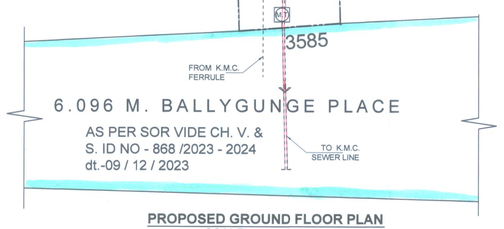
Average Rear Open Space as per Notifications No. - 480/MA/O/C-4/3R-13/2012, Date :- 21/10/2014.
Average Rear Open Space Calculation. -
= Total Rear Area / Rear Dimension of Proposed Building
= 26.282 / 8.740 = 3.007 m.

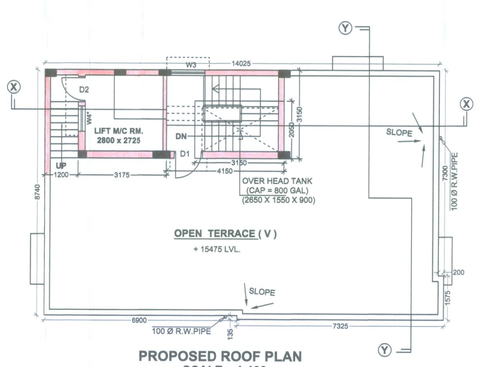


PROPOSED GROUND FLOOR PLAN
SCALE = 1:100

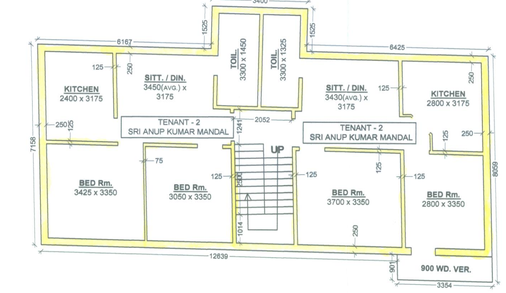


EXISTING GROUND FLOOR PLAN
SCALE = 1:100

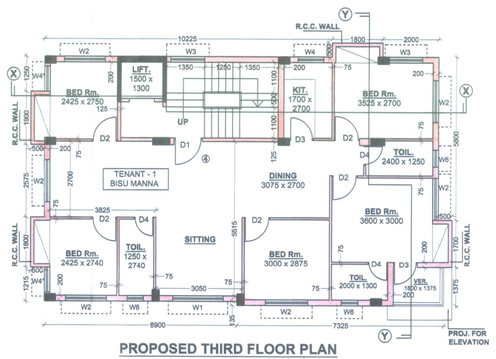




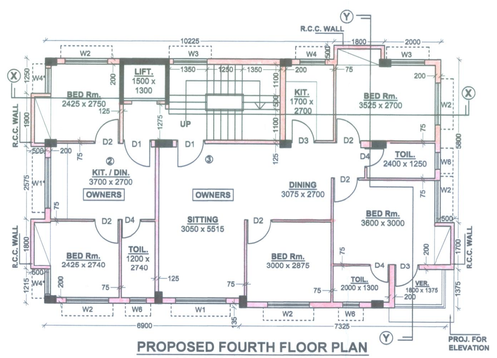
PROPOSED ROOF PLAN
SCALE = 1:100



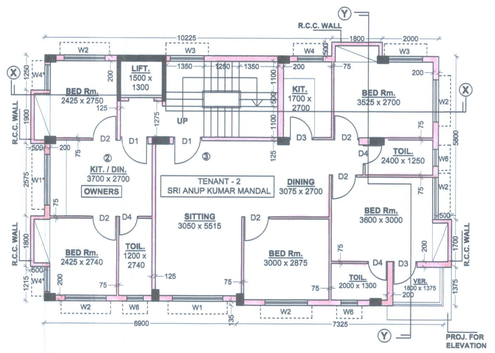
EXISTING FIRST FLOOR PLAN
SCALE = 1:100



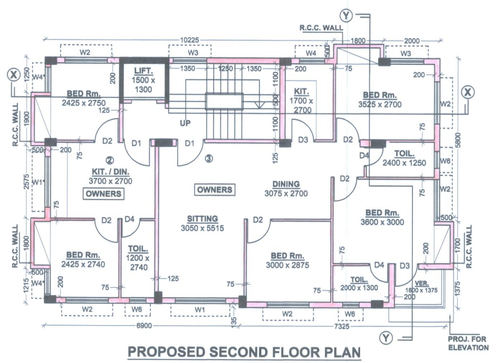
PROPOSED THIRD FLOOR PLAN
FOR TENANT ALLOCATION
SCALE = 1:100



PROPOSED FOURTH FLOOR PLAN
FOR OWNER ALLOCATION
SCALE = 1:100



PROPOSED FIRST FLOOR PLAN
FOR OWNER & TENANT ALLOCATION
SCALE = 1:100



PROPOSED SECOND FLOOR PLAN
FOR OWNER ALLOCATION
SCALE = 1:100

STATEMENT OF PROPOSAL

1. ASSESSEE NO. - **11068400842**
2. DETAILS OF REGISTERED DEED
   DEED OF SALE
   Book NO. - I. Vol. No. - 52, Pages.- 82 to 97, Being No. - 2573. For the Year - 1951. Alipore. Date : 28/08/1951
3. DETAILS OF DEED OF GIFT :
   Book NO. - I. Vol. No. - 22, Pages.- 183 to 192, Being No. - 802. For the Year - 1989. SOUTH 24-PARGANAS. A.D.S.R.-Sealdah. 24 PGS. (SOUTH) Date : 09.06.1989
4. DETAILS OF WILL :
   Book NO. - III. Vol. No. - 9, Pages.- 108 to 113, Being No. - 523. For the Year - 1990. R.A. CALCUTTA. Date : 28.11.1990
5. DETAILS OF PROBATE :
   P.L.A. NO. - 180 OF 1997, HIGH COURT AT CALCUTTA
6. DETAILS OF DEED OF AMALGAMATION :
   Book NO. - I. Vol. No. - 1605-2023, Pages.- 42434 to 42450, Being No. - 160501220. For the Year - 2023. D.S.R. ALIPORE, SOUTH 24-PARGANAS.Date : 04.08.2023 WEST BENGAL.
7. DETAILS OF POWER OF ATTORNEY :
   Book NO. - I. Vol. No. - 1603-2023, Pages.- 64125 to 64144, Being No. - 160301554. For the Year - 2023. D.S.R.- III. SOUTH 24-PARGANAS.Date : 01.02.2023 WEST BENGAL.
8. DETAILS OF BOUNDARY DECLARATION :
   Book NO. - I. Vol. No. - 1603-2023, Pages.- 414834 to 414844, Being No. - 160315960. For the Year - 2023. D.S.R.-III. SOUTH 24-PARGANAS. West Bengal. Date : 10.10.2023
9. DETAILS OF REGISTERED UNDERTAKING FOR NON EVICTION OF TENANTS :
   Book NO. - I. Vol. No. - 1603-2024, Pages.- 289 to 299, Being No. - 160300004. For the Year - 2024. D.S.R.-III. SOUTH 24-PARGANAS. West Bengal. Date : 02.01.2024

STATEMENT OF AREA

1. a) AREA OF LAND AS PER PHYSICAL MEASUREMENT = **263.378 Sqm.**
   b) AREA OF LAND AS PER DEED (3 K. - 15 CH. - 00 SFT) = **263.378 Sqm.**
   c) NO OF STORIES (PROPOSED) = **FIVE (G + IV)**
2. NO OF TENEMENTS = **7 NOS.**
3. SIZE OF TENEMENTS
   BELLOW 50 SQM. = 3 NOS.
   BETWEEN 75 - 100 SQM. = 2 NOS.
   ABOVE 100 SQM. = 2 NOS.
4. TOTAL CUP BOARD AREA = 14.240 Sqm.

EXISTING AREA

5. **DETAILS OF EXISTING FLOOR AREA**
   A. EXISTING GROUND FLOOR AREA
   109.270 + 10.261 = 119.531 Sqm.
   EXISTING GROUND FLOOR SHED AREA = 15.326 Sqm.
   C. EXISTING FIRST FLOOR AREA
   112.289 + 10.261 = 122.550 Sqm.
   D. EXISTING SECOND FLOOR AREA
   112.289 + 10.261 = 122.550 Sqm.
   EXISTING TOTAL FLOOR AREA = 379.957 Sqm.
   (INCLUDING STAIR AREA & STAIR LOBBY)
   E. EXISTING TOTAL STAIR AREA (EXEMPTED) = 29.244 Sqm.
   F. TOTAL EXISTING TENANTED AREA = 222.579 Sqm.
   G. TOTAL EXISTING OWNERS AREA = 128.132 Sqm.
   H. PERMISSIBLE F.A.R. (222.579 x 2 + 128.132) / 263.378 = 2.177

STATEMENT OF AREA

1. LAND AREA (3 K. - 15 CH. - 00 SQFT) = **263.378 Sqm.**
2. ALLOWABLE GROUND COVERAGE = 60.000 % = 158.027 Sqm.
3. PROPOSED GROUND COVERAGE = 47.028 % = 123.855 Sqm.
4. ALLOWABLE F. A. R. = **2.177**
5. PROPOSED AREA :

	Covered Area (Including Stair, Stair Void & Lobby)	CUTOUT		EXEMPTED AREA		Floor Area (Excluding Stair & Lift Lobby)
		Lift Void Area	Stair Void Area	Lift Lobby	Stair Way Area	
Ground Floor	107.787 Sqm.	——	——	1.913 Sqm.	10.040 Sqm.	95.834 Sqm.
First Floor	123.855 Sqm.	1.950 Sqm.	0.625 Sqm.	1.913 Sqm.	10.040 Sqm.	109.327 Sqm.
Second Floor	123.855 Sqm.	1.950 Sqm.	0.625 Sqm.	1.913 Sqm.	10.040 Sqm.	109.327 Sqm.
Third Floor	123.855 Sqm.	1.950 Sqm.	0.625 Sqm.	1.913 Sqm.	10.040 Sqm.	109.327 Sqm.
Fourth Floor	123.855 Sqm.	1.950 Sqm.	0.625 Sqm.	1.913 Sqm.	10.040 Sqm.	109.327 Sqm.
Total	**603.207 Sqm.**	**7.800 Sqm.**	**2.500 Sqm.**	**9.565 Sqm.**	**50.200 Sqm.**	**533.142 Sqm.**

TOTAL EXEMPTED AREA = 59.765 Sqm.

6. PARKING CALCULATION :
   Permissible area for parking : GROUND FLOOR = 50% of 95.834 Sqm. = 47.917 Sqm.
   Actual area of parking provided : GROUND FLOOR = 47.957 Sqm. (50.042 %)
   NOS. OF PARKING PROVIDED = 2 Nos.
7. PROPOSED F.A.R. = (533.142- 47.957) / 263.378 = 1.842
8.

Residential Tenement	Covered Area	Prop. of Common area (Excl. exempted area)	Tenement Size	Tenement No
1	31.919 Sqm.	1.553	33.472 Sqm.	1 Nos.
2	31.116 Sqm.	1.514	32.630 Sqm.	3 Nos.
3	76.572 Sqm.	3.727	80.299 Sqm.	3 Nos.
4	107.688 Sqm.	5.241	112.929 Sqm.	1 Nos.

STATEMENT OF OTHER AREAS FOR FEES

9. CUPBOARD AREA = 14.240 Sqm.
10. STAIR HEAD ROOM AREA = 13.073 Sqm.
11. OVER HEAD TANK AREA = 6.458 Sqm.
12. LIFT MACHINE ROOM AREA = 10.001 Sqm.
13. LIFT MACHINE ROOM STAIR AREA = 3.780 Sqm.
14. OTHER AREA FOR FEES = 41.094 Sqm.
    (CUPBOARD + STAIR HEAD ROOM + LIFT MACHINE RM. + LIFT MACHINE RM. STAIR AREA)
15. HEIGHT OF THE BUILDING = 15.475 m.
16. TREE COVER AREA
    REQUIRED
    = 559.207 / 6000 x 15 % x 263.378 = 3.904 Sqm.
    PROPOSED = 4.000 Sqm.

DECLARATION OF OWNERS

WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT
WE SHALL ENGAGED L.B.S. & E.S.E DURING CONSTRUCTION.WE SHALL FOLLOWED THE INSTRUCTIONS OF L.B.S. & E.S.E 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 STRUCTURES. IF ANY SUBMITTED DOCUMENTS AREA FOUND TO BE FAKE, THE K.M.C. AUTHORITY MAY REVOKE THE SANCTION PLAN. THE CONSTRUCTION WORK WILL NOT BE UNDERTAKEN UNDER THE GUIDANCE OF E.S.E / L.B.S. BEFORE STARTING OF BOTH THE FOUNDATION WORKS.

SRI PARTHA GHOSH AND SMT. GARGI GHOSH
As Constituted Attorney on behalf of
1) MR. PARTHA ROY CHAUDHURI,
2) MRS. SUPRIYA DA' SILVA,
3) MS. ELINA DA' SILVA

SRI PARTHA GHOSH AND SMT. GARGI GHOSH
As Constituted Attorney on behalf of
1) MR. PARTHA ROY CHAUDHURI
2) MRS. SUPRIYA DASILVA
3) MS. ELINA DASILVA

SIGNATURE OF OWNER / APPLICANTS

DECLARATION OF L.B.S.

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN AS PER PROVISION OF K.M.C. BUILDING RULES 2009, AS AMENDED FROM TIME TO TIME ALONG IN COMPLIANCE WITH RULE 142 OF K.M.C. BLDG. RULE 2009 AND THE SITE CONDITIONS INCLUDING THE WIDTH OF THE ROAD CONFORMS WITH THE PLAN AND IT IS BUILDABLE SITE AND NOT A TANK OR FILLED UP LAND, THE PLOT IS DEMARCATED BY BOUNDARY AND EXISTING STRUCTURE.

MADHAB CH. PAUL. L.B.S. NO.- 526 (Class - I)
SIGNATURE OF L.B.S. (K.M.C.)

DECLARATION OF E.S.E.

THE STRUCTURAL DESIGNS AND 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.

SOIL TESTING WILL BE DONE BY DR. SANTOSH KUMAR CHAKRABORTY (G.T.E. NO. - 161) OF J. B. ASSOCIATES, OFC. ADDRESS) 141B, NAYABAD, PANCHASAYER. KOLKATA - 700094.AFTER DEMOLITION OF EXISTING STRUCTURE. THE RECOMMENDATIONS OF SOIL TEST REPORT WILL BE CONSIDERED DURING STRUCTURAL CALCULATIONS.

MADHAB CH. PAUL. E.S.E. NO.- 229 / II.
SIGNATURE OF E.S.E. (K.M.C.)

DECLARATION OF G.T.E

THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING WILL BE MADE BY AFTER GETTING THE SOIL INVESTIGATION REPORT. AS THE PREMISES IS TOTALLY COVERED BY EXISTING STRUCTURE SO SOIL INVESTIGATION IS NOT POSSIBLE AT THIS STAGE. SOIL INVESTIGATION WILL BE DONE AFTER DEMOLISHING OF THE EXISTING STRUCTURE BEFORE STARTING OF NEW CONSTRUCTION. IT IS UNDERTAKEN THAT THE STRUCTURAL DESIGN CALCULATION AND DRAWING WILL BE SUBMITTED AT THE TIME OF PLINTH LEVEL COMPLETION REPORT.

Dr. Santosh Kr. Chakraborty
M.C.E. (Soils, Roorkee), Ph.D. MIGS
G.T.E. No. - I/16, K.M.C.
Geotechnical Consultant

DR. SANTOSH KUMAR CHAKRABORTY.
K.M.C. G.T.E NO. - 16 (Class - I)
SIG. OF GEO-TECHNICAL ENGINEER

PROPOSED FIVE (G + IV) STORIED (Height of the Building is 15.475 m.) RESIDENTIAL BUILDING U/S 393 OF K.M.C. Acts, 1980, AT PRE. No. - 46/5D, BALLYGUNGE PLACE, KOLKATA - 700 019, P. S. - GARIAHAT, WARD NO. - 68, BOROUGH - VIII.

PLAN PROPOSAL UNDER RULE 142 OF K.M.C. BLDG. RULE 2009 READ WITH SUBSEQUENT CIRCULARS AND GUIDELINES.

*** * * DETAILS OF ARCHITECTURAL DRAWING * * ***

W - 68 B - (VIII)	*SCALE* 1: 4000 1: 600 1: 100 1: 50	*ARCHITECTS & ENGINEERS* Deep Pal Consultancy (P) Ltd. 48/1A, Dr. Suresh Sarkar Road. Kolkata - 700 014. E-mail : dpplkol@yahoo.com		
		DRAWN BY KEYA	*Checked BY* M.C.Paul	*Date* 09.10.2023

PARTY'S COPY

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.

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.

No rain water pipe should be fixed o discharged on Road or Footpath Drainage plan should be submitted a the Borough Executive Engineer's Offic and the sanction obtained befo proceeding with the drainage wor

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

DEVIATION WOULD MEAN DEMOLITION

THE SANCTION IS VALI D UP TO 17/8/2023

THE KOLKATA MUNICIPAL CORPORATION
BUILDING PERMIT
No. 2024010102202
Date 28/5/24 Borough No.
Ex. Engineer / Asst. Engineer
Bor. No. Bor. No.
BUILDING DEPARTMENT

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.

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 CURING SITES, OPEN RECEPTACLES ETC. MUST BE EMPITED COMPLETELY TWICE A WEEK.

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

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

Approved by : MPC Meeting No. 6/24
Item. No. 32/24-25 Dt. 28/05/2024

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 (Dr. Vill.)
RECEIVED
Contains Not Verified
The Kolkata Municipal Corporation
20/7/24

RESIDENTIAL BUILDING