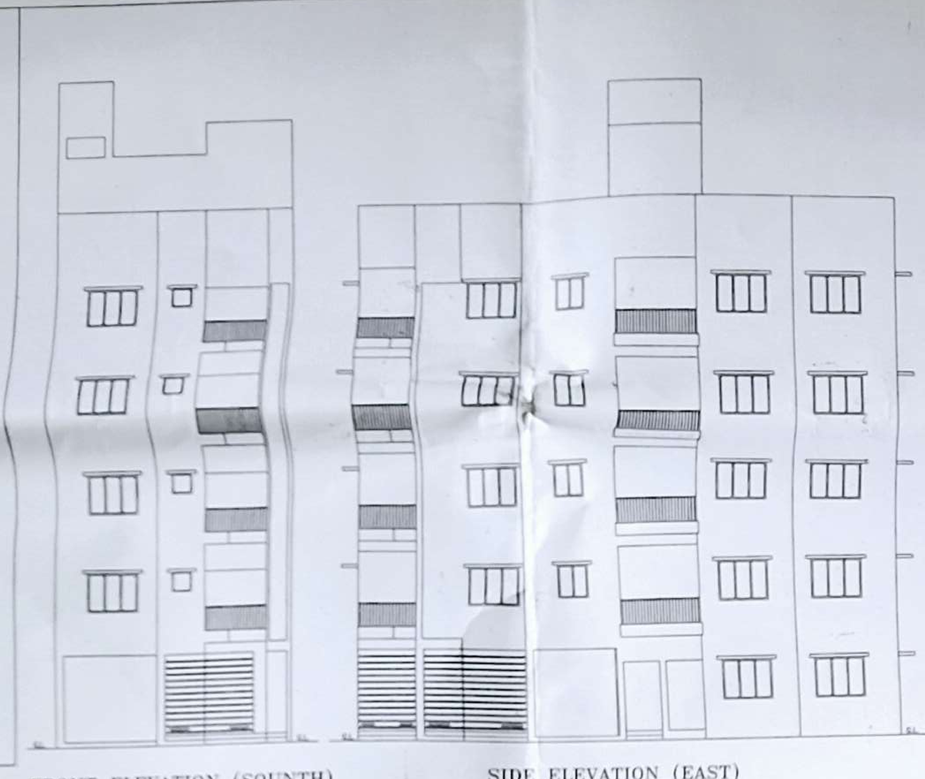
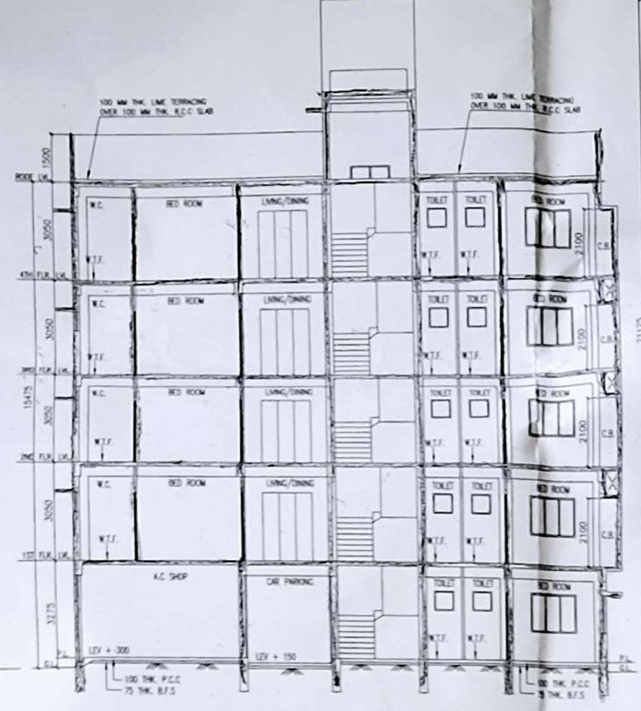
THE KOLKATA MUNICIPAL CORPORATION
BUILDING PERMIT
No. 2022030065
Date 16/01/23 Borough No. VIII
Ex. Engineer / Asst. Engineer (Co)
Bor. No. VIII Bor. No. VIII
BUILDING DEPARTMENT

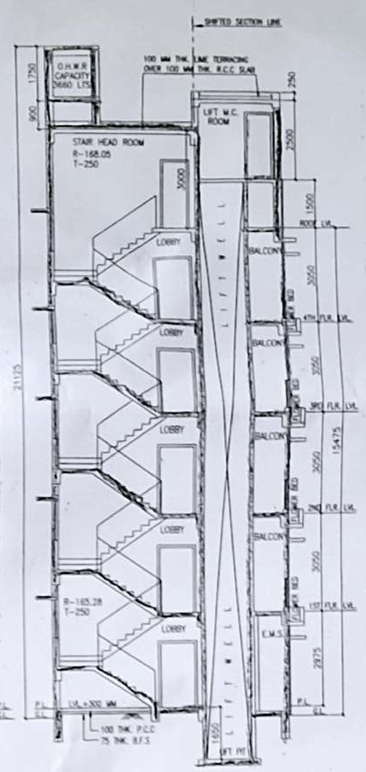


FRONT ELEVATION (SOUNTH)
SCALE – 1:100

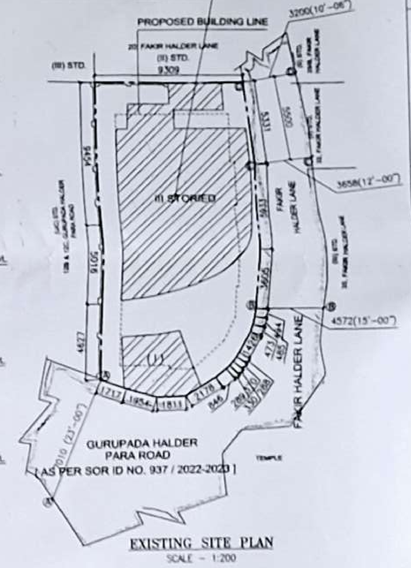
SIDE ELEVATION (EAST)
SCALE – 1:100



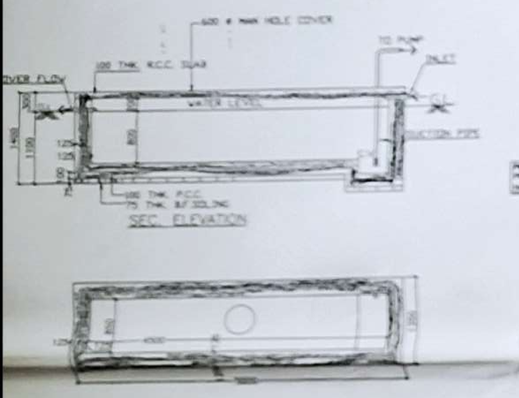
SECTION AT Y–Y'
SCALE – 1:100



SECTION AT X–X'
SCALE – 1:100

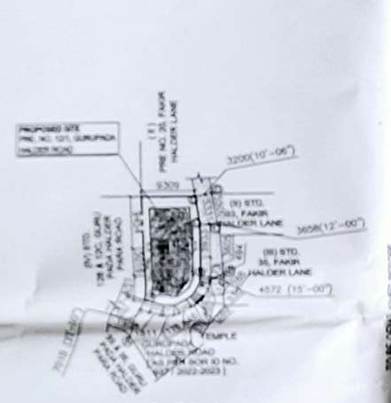


EXISTING SITE PLAN
SCALE – 1:200

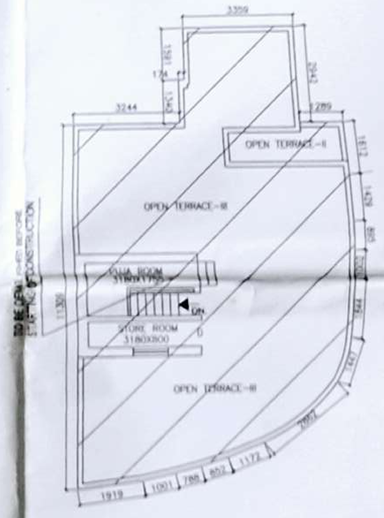


DETAIL OF S.U.G.W RESERVOIR
CAP. – 30000 LIT (SCALE 1:50)

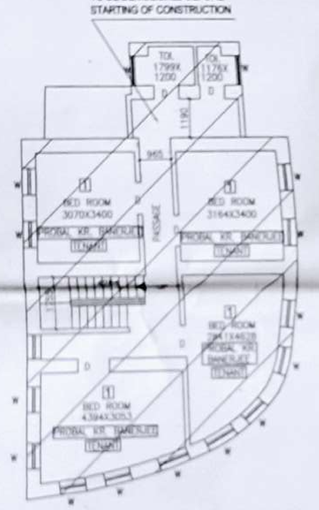
SEC. ELEVATION



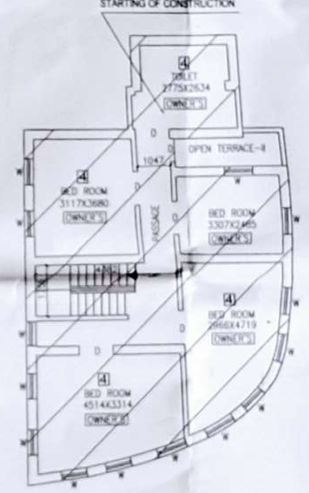
SITE PLAN
SCALE – 1:600



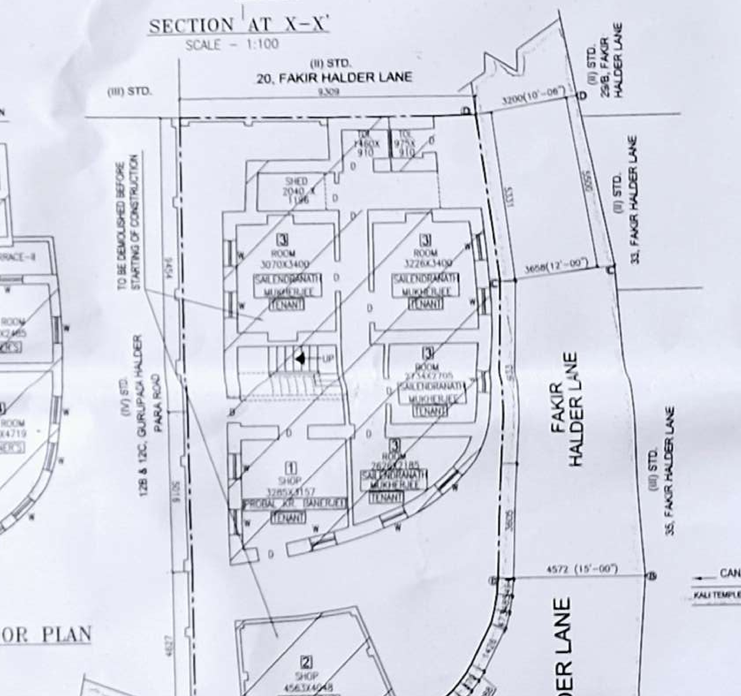
EXISTING ROOF PLAN
SCALE – 1:100



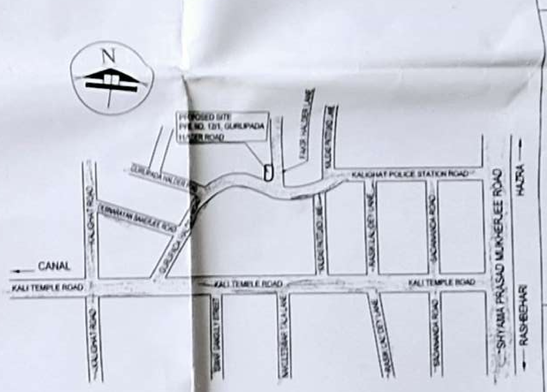
EXISTING FIRST FLOOR PLAN
SCALE – 1:100



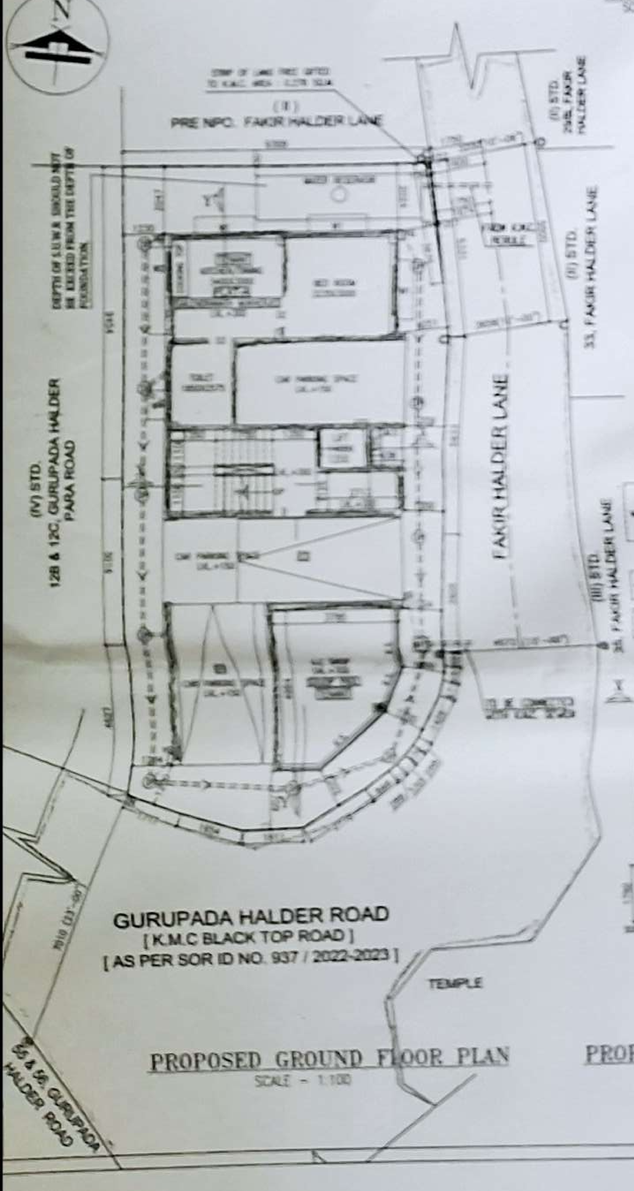
EXISTING SECOND FLOOR PLAN
SCALE – 1:100



EXISTING GROUND FLOOR PLAN
SCALE – 1:100

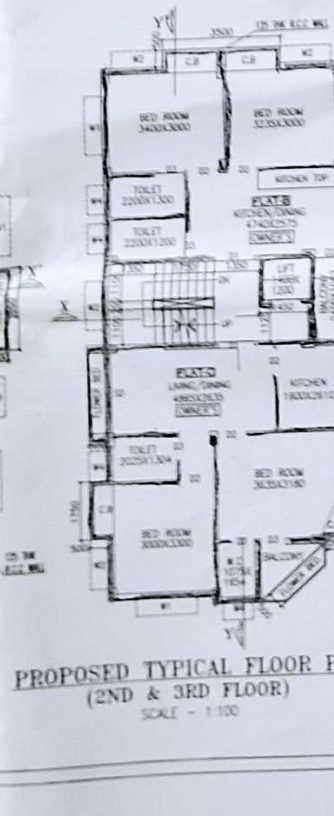


LOCATION PLAN
SCALE – 1:4000

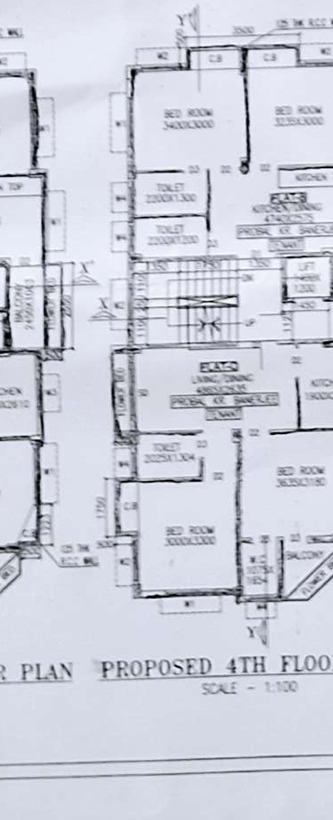


PROPOSED GROUND FLOOR PLAN
SCALE – 1:100

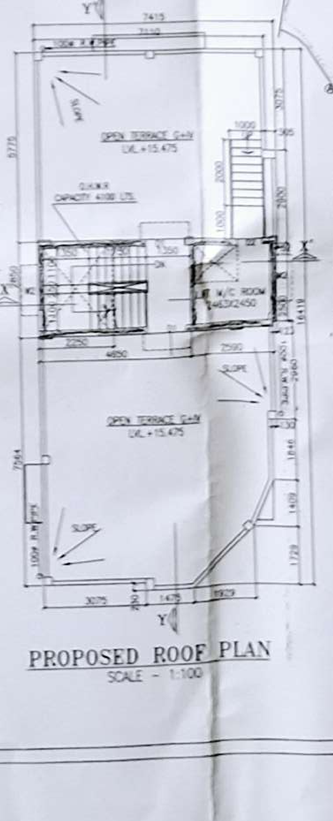
PROPOSED 1ST FLOOR PLAN
SCALE – 1:100



PROPOSED TYPICAL FLOOR PLAN
(2ND & 3RD FLOOR)
SCALE – 1:100



PROPOSED 4TH FLOOR PLAN
SCALE – 1:100



PROPOSED ROOF PLAN
SCALE – 1:100

MAIN CHARACTERISTICS OF THE PROPOSAL

PART "A"

1. ASSESSEE NO : 110831000296

2. NAME OF THE OWNERS : SOMA HALDER, SHAMPA NAG, AJIT KUMAR GHOSH, PIYALI GHOSH, AMIT GHOSH, MUKTI GHOSH, ATANU GHOSH, ANTARA GHOSH, CHHABI GHOSH & MOHUA GHOSH, SAPTARSHI GHOSH, TAPAN GHOSH, MANJU GHOSH, SAMBHIK GHOSH, SANDIP GHOSH & MADHABI GHOSH, NITA DAS, SOMNATH GHOSH, SMRITIKANA GHOSH, PAYEL GHOSH & SUBIR KUMAR GHOSH, MINATI SINHA, SANDHYA DEY, MADHUMALA BHORE, PRABIR KUMAR GHOSH, APARNA GHOSH, UTTAM KUMAR, MAMATA GHOSH, MANJU GHOSH, KABERI GHOSH, MALA NANDI & SASHI SHEKHAR SAHA.

3. NAME OF THE APPLICANT : **SOUMYAJEET BOSE & GOPA BOSE PARTNERS OF M/S OMM DEVELOPERS** C.A. OF SOMA HALDER, SHAMPA NAG, AJIT KUMAR GHOSH, PIYALI GHOSH, AMIT GHOSH, MUKTI GHOSH, ATANU GHOSH, ANTARA GHOSH, CHHABI GHOSH & MOHUA GHOSH, SAPTARSHI GHOSH, TAPAN GHOSH, MANJU GHOSH, SAMBHIK GHOSH, SANDIP GHOSH & MADHABI GHOSH, NITA DAS, SOMNATH GHOSH, SMRITIKANA GHOSH, PAYEL GHOSH & SUBIR KUMAR GHOSH, MINATI SINHA, SANDHYA DEY, MADHUMALA BHORE, PRABIR KUMAR GHOSH, APARNA GHOSH, UTTAM KUMAR, MAMATA GHOSH, MANJU GHOSH, KABERI GHOSH, MALA NANDI & SASHI SHEKHAR SAHA.

4. DETAIL OF REGISTERED DEED OF GIFT
BOOK NO : I
VOL. NO : 8
PAGES NO : 54-60
BEING NO : 411
YEAR : 1947
PLACE : SUB REGISTER-ALIPORE
DATE : 09.04.1947

5. DETAIL OF REG. DEED OF CONVEYANCE.
BOOK NO : I
VOL. NO : 1603-2022
PAGES NO : 241856-241884
BEING NO : 160306867
YEAR : 2022
PLACE : D.S.R.-III,SOUTH 24 PGS.
DATE : 10.05.2022

6. DETAIL OF REG. POWER OF ATTORNEY.
BOOK NO : I
VOL. NO : 1603-2022
PAGES NO : 250574-250633
BEING NO : 160307140
YEAR : 2022
PLACE : D.S.R.-III,SOUTH 24PGS.
DATE : 12.05.2022

7. DETAIL OF REG. POWER OF ATTORNEY.
BOOK NO : I
VOL. NO : 1603-2022
PAGES NO : 300469-300522
BEING NO : 160308234
YEAR : 2022
PLACE : D.S.R.-III,SOUTH 24PGS.
DATE : 06.06.2022

5. DETAIL OF BOUNDARY DECLARATION.
BOOK NO : I
VOL. NO : 1603-2022
PAGES NO : 128033-128054
BEING NO : 160319744
YEAR : 2022
PLACE : D.S.R.-III,SOUTH 24PGS.
DATE : 20.12.2022

6. DETAIL OF NON EVICTION OF TENANT.
BOOK NO : I
VOL. NO : 1603-2023
PAGES NO : 26343 TO 26357
BEING NO : 160300612
YEAR : 2023
PLACE : D.S.R.-III,SOUTH 24PGS.
DATE : 17.01.2023

5. DETAIL OF REG. DEED OF GIFT TO K.M.C (STRIP)
BOOK NO : I
VOL. NO : 1603-2023
PAGES NO : 82813-82828
BEING NO : 160302743
YEAR : 2023
PLACE : D.S.R.-III,SOUTH 24PGS.
DATE : 22.02.2023

N

SCALE –1:100 & AS MENTIONED

DATE : 15.12.2022

SPECIFICATION :-

ALL EXTERNAL BRICK WORK 200mm. THICK WITH 1:6 CEMENT MORTAR.
ALL INTERNAL WALLS 125mm. & 75mm. THICK WITH 1:4 CEMENT MORTER AND WIRE NET BONDING.
ALL R.C.C. WORK WITH M20 CONCRETE AS PER STRUCTURAL DESIGN.
EXTERNAL PLASTER WITH 1:6 CEMENT MORTAR (20 mm)
INTERNAL PLASTER WITH 1:5 CEMENT MORTAR (12mm)
CEILING PLASTER WITH 1:4 CEMENT MORTAR (8mm)
SCALE : 1 : 100, & as Mentioned.

ALL DIMENSIONS IN THIS DRAWING ARE STRUCTURAL DIMENSIONS AND DOES NOT INCLUDE PLASTERING OR ANY OTHER FINISHING.

PART "B" F.A.R. CALCULATION

1.(a) LAND AREA : (2 K. 12 CH. 00 SQ.FT = 183.946 SQ.M.
1.(b) LAND AREA : (2 K. 12 CH. 00 SQ.FT = 183.946 SQ.M. [AS PER B.D]
1.(c) STRIP OF LAND FREE GIFTED TO K.M.C. AREA : 0.278 SQ.M.
1.(d) NET AREA OF LAND : (183.946-0.278) = 183.668 SQ.M.
2. ROAD WIDTH = 7.010 MT. GURUPADA HALDER ROAD [K.M.C BLACK TOP ROAD]
3. PERMISSIBLE HEIGHT OF THE BUILDING = 20.00 MT.
4.(a) PERMISSIBLE GROUND COVERAGE = 119.565 SQ.M. (65%)
4.(b) PERMISSIBLE TOTAL COVERED AREA = 505.951 SQ.M.
6.(a) EXISTING GROUND FLOOR EFFECTIVE AREA = 112.596 SQ.M.
6.(b) EXISTING FIRST FLOOR EFFECTIVE AREA = 94.389 SQ.M.
6.(c) EXISTING SECOND FLOOR EFFECTIVE AREA = 90.858 SQ.M.
6.(d) EXISTING TOTAL FLOOR EFFECTIVE AREA = 297.813 SQ.M.
5. PERMISSIBLE F.A.R = 2.744
6.(a) EXISTING HEIGHT OF THE BUILDING = 10.000 MT.
6.(f) EXISTING GROUND COVERAGE = 112.596 SQ.M. (61.195 %)
7. EXISTING F.A.R = 1.623
8. PROPOSED GROUND COVERAGE = 114.728 SQ.M. (62.370%)
9. PROPOSED TOTAL COVERED AREA : 565.168 SQ.M.
10. PROPOSED HEIGHT OF THE BUILDING = 15.475 MT.
11. PROPOSED F.A.R = 2.483

FLR MKD.	COVERED AREA [SQ.M.]	LIFT AREA [SQ.M.]	VOID AREA [SQ.M.]	GROSS FLOOR AREA [SQ.M.]	STAIR AREA [SQ.M.]	LOBBY AREA [SQ.M.]	NET FLOOR AREA [SQ.M.]
GR FLR	114.728	NIL	NIL	114.728	10.465	1.896	102.407
1ST FLR	114.728	1.680	0.438	112.610	10.465	1.631	100.514
2ND FLR	114.728	1.680	0.438	112.610	10.465	1.631	100.514
3RD FLR	114.728	1.680	0.438	112.610	10.465	1.631	100.514
4TH FLR	114.728	1.680	0.438	112.610	10.465	1.631	100.514
TOTAL =	573.640	6.720	1.752	565.168	52.325	8.380	**504.463**

12. PERMISSIBLE CAR PARKING AREA : 47.290 SQ.M. (50 %) [EXCLUDING COMMON AREA AT GROUND FLOOR]
13(a). PROPOSED CAR PARKING AREA : 47.706 SQ.M. (50.440 %)
13. NO. OF TENEMENT : 09 NOS.
13(a). SHOP/ MERCANTILE RETAIL / CARPET AREA : 15.661 SQ.M.
13(b). SHOP (MERCANTILE RETAIL) COVERED AREA : 17.470 SQ.M.

FLAT MKD.	SIZE OF TENEMENT[SQ.M.]	PROPORTIONED COMMON AREA	ACTUAL TENEMENT AREA	NOS.	REQ. CAR	FLOOR	LOFT	C.B
FLAT A	29.405 SQ.M.	4.932 SQ.M.	34.337 SQ.M.	1	2	1ST FLR	NIL	2.930 SQ.M.
FLAT B	46.373 SQ.M.	7.778 SQ.M.	54.151 SQ.M.	4		2ND FLR	NIL	2.930 SQ.M.
FLAT C	53.317 SQ.M.	8.943 SQ.M.	62.260 SQ.M.	4		3RD FLR	NIL	2.930 SQ.M.
						4TH FLR	NIL	2.930 SQ.M.

14.(a) PROPOSED COVER CAR PARKING = 02 — 14.(b) REQUIRED CAR PARKING = 02
15.(a) ROOF AREA = 114.728 SQ.M. — 15.(b) STAIR COVER AREA = 13.253 SQ.M.
15.(c) ROOF TANK AREA = 6.413 SQ.M. — 15.(d) LIFT MACHINE ROOM AREA = 7.713 SQ.M.
16. DEPTH OF THE BUILDING = 16.419 MT. — 15.(e) L.M.R STAIR AREA = 3.000 SQ.M.
17. TOTAL C.B AREA : 11.720 SQ.M.
18. TOTAL EXEMPTED AREA (STAIRWAY+LIFT LOBBY) = 60.705 SQ.M.
19. ADDITIONAL AREA FOR FEES = 35.086 SQ.M.

CERTIFICATE OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE 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 TEST REPORT DONE BY BS PROJECTS & ENGINEERS PVT. LTD (237, KABI NABIN SEN ROAD, NAGER BZAR, KOLKATA-700028) AND CERTIFIED BY MR. SUBHANKAR ROY (G.T.E. NO - I/5) HAS BEEN CONSIDERED AT THE TIME OF STRUCTURAL DESIGN AND CALCULATION.

MANI SANKAR CHATTERJEE
E.S.E. NO - 295/I

MANI SANKAR CHATTERJEE
L.B.S NO. I/205
SIG. OF STRUCTURAL ENGINEER

CERTIFICATE OF GEO-TECHINAL ENGINEER

UNDERSIGNED 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 & STABLE IN ALL RESPECT FROM GEO-RECHNICAL POINT OF VIEW.

SUBHANKAR ROY
Empanelled Geotechnical Engineer
Kolkata Municipal Corporation
E.G.T. No.-5, Class-I

SIGNATURE OF GEO-TECHNICAL ENGINEER
Mr. SUBHANKAR RAY
(G.T.E I/5)

DECLARATION OF L.B.S

CERTIFIED THAT THE PLAN ITSELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009, AS AMMENDED FROM TIME TO TIME AND THE SITE CONDITION INCLUDING THE ABUTTING ROAD IS CONFORM WITH THE PLAN. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK.THE PLOT IS A VACANT LAND AND BOUNDED BY BOUNDARY WALL.

DEBDYUT GHOSH
L.B.S. No.-I/508/I
THE KOLKATA MUNICIPAL CORPORATION

DEBDYUT GHOSH
L.B.S NO. I/1508
SIGNATURE OF L.B.S

DECLARATION OF OWNER

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE L.B.S & E.S.E DURING CONSTRUCTION.I SHALL FOLLOW THE INSTRUCTION OF L.B.S AND E.S.E DURING CONSTRUCTION OF THE BUILDING (AS PER B.S PLAN). K.M.C AUTHORITY WILL NOT BE RESPONSIBLE FOR THE STRUCTURAL STABILITY OF THE BUILDING AND 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.S BEFORE STARTING OF BUILDING FOUNDATION WORK.

OMM DEVELOPERS
PARTNERS
GOPA BOSE
SOUMYAJEET BOSE
As constituted attorney of
SOMA HALDER AJIT KUMAR GHOSH SHAMPA
PIYALI GHOSH AMIT GHOSH MUKTI GHOSH
ATANU GHOSH ANTARA GHOSH TAPAN GHOSH
MOHUA GHOSH SAPTARSHI GHOSH TAPAN GHOSH
NITA DAS MANJU GHOSH SAMBHIK GHOSH
SANDIP GHOSH MADHABI GHOSH SOMNATH GHOSH
MINATI SINHA SMRITIKANA PAYEL GHOSH
SUBIR KUMAR GHOSH PRABIR KUMAR GHOSH SANDHYA DEY
APARNA GHOSH UTAM KUMAR GHOSH MADHUMALA BHORE
MAMATA GHOSH MANJU GHOSH KABERI GHOSH MALA NANDI
SASHI SEKHAR SAHA **CHHABI GHOSH**

SIGNATURE OF OWNER/APPLICANT

SOUMYAJEET BOSE & GOPA BOSE PARTNERS OF M/S OMM DEVELOPERS C.A. OF SOMA HALDER, SHAMPA NAG, AJIT KUMAR GHOSH, PIYALI GHOSH, AMIT GHOSH, MUKTI GHOSH, ATANU GHOSH, ANTARA GHOSH, CHHABI GHOSH & MOHUA GHOSH, SAPTARSHI GHOSH, TAPAN GHOSH, MANJU GHOSH, SAMBHIK GHOSH, SANDIP GHOSH & MADHABI GHOSH, NITA DAS, SOMNATH GHOSH, SMRITIKANA GHOSH, PAYEL GHOSH & SUBIR KUMAR GHOSH, MINATI SINHA, SANDHYA DEY, MADHUMALA BHORE, PRABIR KUMAR GHOSH, APARNA GHOSH, UTTAM KUMAR, MAMATA GHOSH, MANJU GHOSH, KABERI GHOSH, MALA NANDI & SASHI SHEKHAR SAHA

TOTAL EXISTING EFFECTIVE TENANT AREA : (15.793+94.389+20.160+76.613) = 206.955 SQ.M.
TOTAL EXISTING EFFECTIVE OWNERS AREA = 90.858 SQ.M.
PERMISSIBLE AREA = (206.955 SQ.M. X 2) + 90.858 SQ.M. = 504.768 SQ.M.
PERMISSIBLE F.A.R = 504.768 / 183.946 = **2.744**
PROPOSED F.A.R =(504.463-47.706) / 183.946 = **2.483**

DOOR WINDOW SCHEDULE

TYPE	WIDTH	HT.	TYPE	WIDTH	HT.
D1	1000	2100	W1	1500	1200
D2	900	2100	W2	1200	1200
D3	750	2100	W3	900	1200
			W4	600	600

AREA STATEMENT OF OWNERS :

SL. NO.	NAME OF THE OWNER	USE	FLOOR	EXISTING AS PER PHYSICAL AREA (SQ.M.) OCCUPIED	COMMON	TOTAL	USE	FLOOR	EXISTING (AS/LB) 03/2007 & 04/2016 AREA (SQ.M.) OCCUPIED	COMMON	TOTAL	USE	FLOOR	EFFECTIVE AREA	TOTAL	USE	FLOOR	PROPOSED AREA (SQ.M.) OCCUPIED	COMMON	TOTAL
01	OWNERS	RESI.	2ND. FLR	92.596 SQ.M.	8.759 SQ.M.	91.355 SQ.M.	RESI.	2ND. FLR	90.858 SQ.M.	—	90.858 SQ.M.	RESI.	2ND. FLR	90.858 SQ.M.	90.858 SQ.M.	RESI.	1ST FLOOR [FLAT B]	53.317 SQ.M.	1.385 SQ.M.	54.702 SQ.M.
																RESI.	2ND FLOOR [FLAT A & B]	46.376 SQ.M.	1.205 SQ.M.	47.581 SQ.M.
																RESI.	2ND FLOOR [FLAT C]	53.317 SQ.M.	1.385 SQ.M.	54.702 SQ.M.
																RESI.	3RD FLOOR [FLAT A & B]	46.376 SQ.M.	1.205 SQ.M.	47.581 SQ.M.
																RESI.	3RD FLOOR [FLAT C]	53.317 SQ.M.	1.385 SQ.M.	54.702 SQ.M.
						TOTAL = 91.355 SQ.M.									TOTAL = 90.858 SQ.M.					TOTAL = 259.268 SQ.M.

AREA STATEMENT OF TENANTS :

SL. NO.	NAME OF THE OWNER	USE	FLOOR	EXISTING AS PER PHYSICAL AREA (SQ.M.) OCCUPIED	COMMON	TOTAL	USE	FLOOR	EXISTING (AS/LB) 03/2007 & 04/2016 AREA (SQ.M.) OCCUPIED	COMMON	TOTAL	USE	FLOOR	EFFECTIVE AREA	TOTAL	USE	FLOOR	PROPOSED AREA (SQ.M.) OCCUPIED	COMMON	TOTAL
01	PROBAL KR. BANERJEE	NON RESI.	GR. FLR	15.353 SQ.M.	1.628 SQ.M.	16.981 SQ.M.	NON RESI.	GR. FLR	15.793 SQ.M.	—	15.793 SQ.M.	NON RESI.	GR. FLR	15.793 SQ.M.	15.793 SQ.M.	RESI.	4TH FLOOR [FLAT C]	46.376 SQ.M.	1.205 SQ.M.	47.581 SQ.M.
		RESI.	1ST. FLR	86.154 SQ.M.	9.137 SQ.M.	95.291 SQ.M.	RESI.	1ST. FLR	94.389 SQ.M.	—	94.389 SQ.M.	RESI.	1ST. FLR	94.389 SQ.M.	94.389 SQ.M.	RESI.	4TH FLOOR [FLAT C]	53.317 SQ.M.	1.385 SQ.M.	54.702 SQ.M.
02	SOUDIP PAUL (S/O LATE KANAI CHANDRA PAUL)	NON RESI.	GR. FLR	18.813 SQ.M.	1.995 SQ.M.	20.808 SQ.M.	NON RESI.	GR. FLR	20.160 SQ.M.	—	20.160 SQ.M.	NON RESI.	GR. FLR	20.160 SQ.M.	20.160 SQ.M.	NON RESI.	GR. FLR [SHOP]	17.470 SQ.M.	—	17.470 SQ.M.
03	SAILENDRANATH MUKHERJEE	RESI.	GR. FLR	69.697 SQ.M.	7.116 SQ.M.	76.613 SQ.M.	RESI.	GR. FLR	77.202 SQ.M.	—	77.202 SQ.M.	RESI.	GR. FLR	77.202 SQ.M.	77.202 SQ.M.	RESI.	GR. FLR [FLAT A]	29.405 SQ.M.	0.750 SQ.M.	30.155 SQ.M.
																RESI.	1ST FLOOR [FLAT A]	46.376 SQ.M.	1.205 SQ.M.	47.581 SQ.M.
				TOTAL = 209.693 SQ.M.					TOTAL = 207.544 SQ.M.					TOTAL = 206.955 SQ.M.						TOTAL = 197.499 SQ.M.

1. PERMISSIBLE FLOOR AREA : [OWNER AREA + (TENANT AREA X 2)] = [90.858 + (206.955 X 2)] = 504.768 SQ.M.
Percentage (%) of Tenant's occupancy : [(206.955 / 297.813) X 100] = 69.492 %
Total existing floor area : 297.813 Sq.m.
Total Tenant area : 206.955 Sq.m.

	Ground Coverage (Sq.m.)	Total Floor Area (Sq.m.)	Car Parking Area (Sq.m.)
Existing	61.195	112.596 Sq.m.	297.813 Sq.m.
Permissible	65	119.565 Sq.m.	504.768 Sq.m.
Proposed	62.370	114.728 Sq.m.	504.463 Sq.m.
Existing total	Common area : 28.635 Sq.m.		

2. PERMISSIBLE F.A.R : [(2 X AREA OCCUPIED BY TENANT) + (1 X AREA OCCUPIED BY TENT)] / LAND AREA
= (2 X 206.955) + (1 X 90.858) / 183.946
= 504.768 / 183.946
= **2.744**

TITLE : PLANS, SITE PLAN, KEY PLAN, EXISTING PLAN

PROPOSED PLAN OF G+IV STORIED (15.475 MT HEIGHT)RESIDENTIAL BUILDING AT PREMISES NO. 12/1, GURUPADA HALDER ROAD, KOLKATA - 700 026, P.S - KALIGHAT, WARD NO. - 83, BOROUGH NO. VIII, (K.M.C) U/S 393 OF KMC ACT 1980 & COMPLYING U/R 142 OF KMC BUILDING RULE 2009.