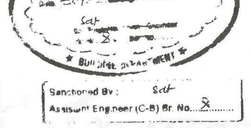
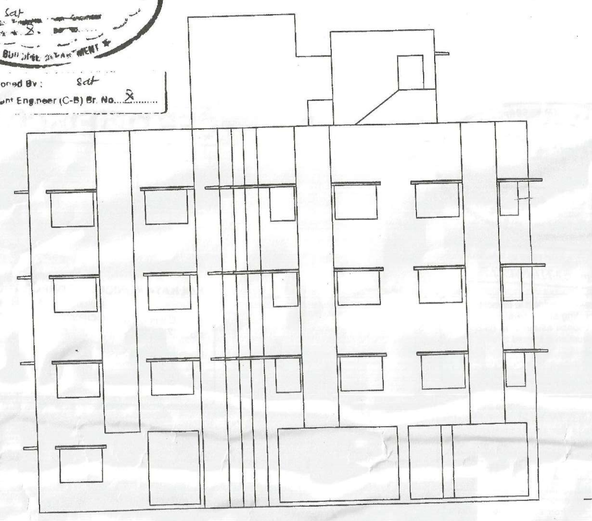
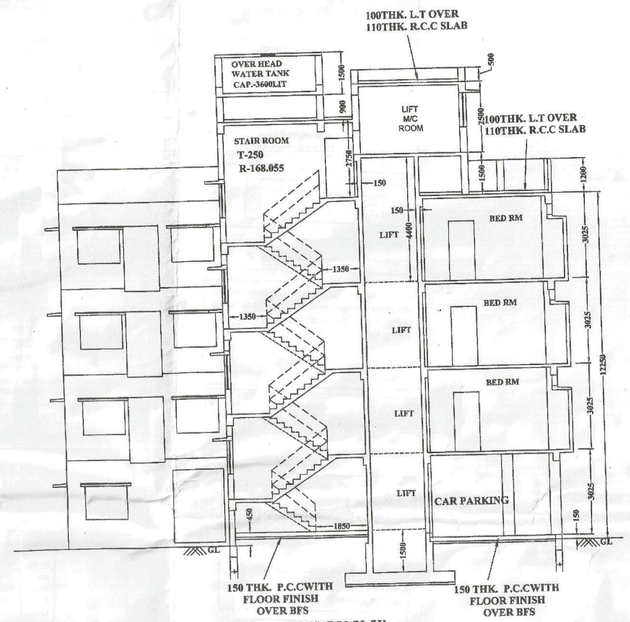




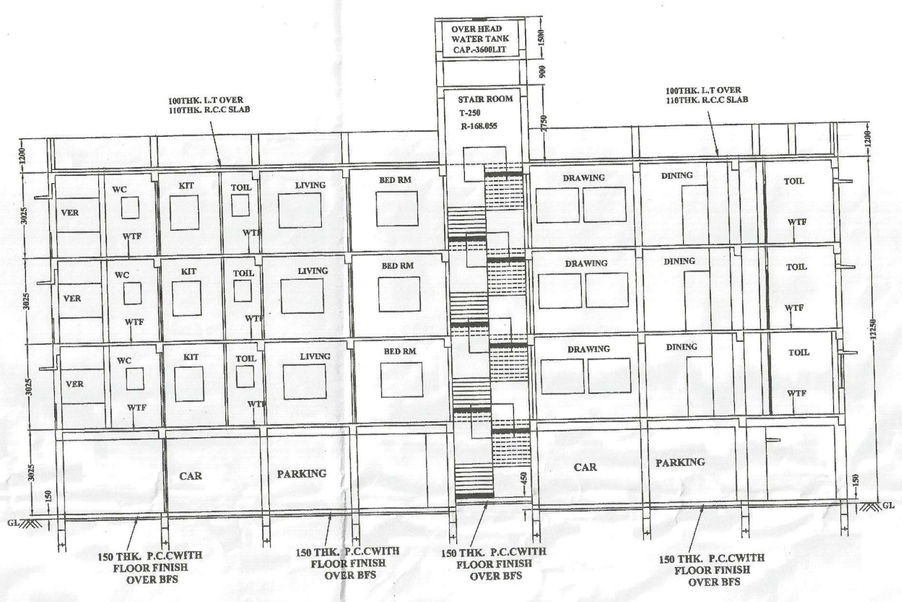
FRONT SIDE ELEVATION

SCALE = 1 : 100



SECTION ON X-X'

SCALE = 1 : 100



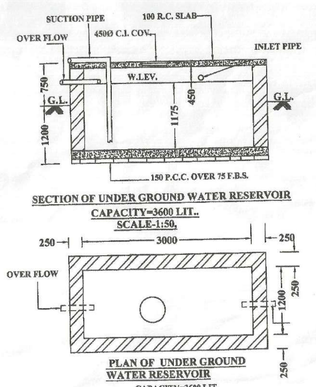
SECTION ON Y-Y'

SCALE = 1 : 100

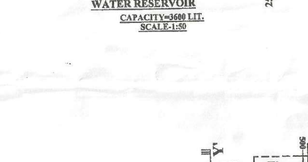
SCHEDULE OF DOORS & WINDOWS

DOOR			
SL.NO.	MKD.	WIDTH	HEIGHT
01.	D	1100	2100
02.	D1	1000	2100
03.	D2	850	2100

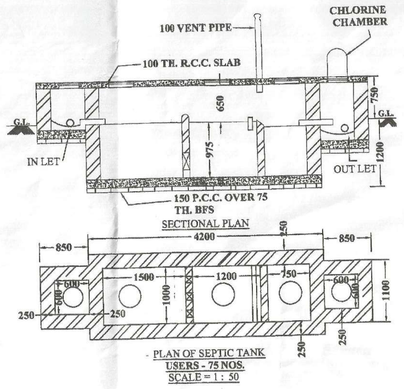
WINDOW			
SL.NO.	MKD.	WIDTH	HEIGHT
01.	W	1500	1200
02.	W1	1000	1200
03.	W3	600	750

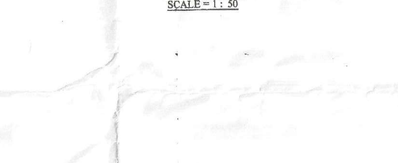


SECTION OF UNDER GROUND WATER RESERVOIR
CAPACITY=3600 LIT.
SCALE-1:50.

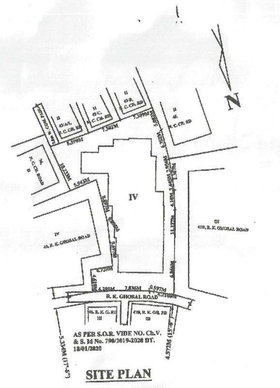


PLAN OF UNDER GROUND WATER RESERVOIR
CAPACITY=3600 LIT.
SCALE-1:50





PLAN OF SEPTIC TANK
USERS - 75 NOS.
SCALE = 1 : 50



SITE PLAN

SCALE = 1 : 600

LOCATION PLAN

SCALE = 1 : 4000

MAIN CHARACTERISTICS OF THE PROPOSAL.

Part- A

1. Assesee No:-21-091-15-0070-0

2. Details of Power of attorney, if any

a) Book No - I
Volume number 1603-2018
Page from 158185 to 158228
Being no. 160305008
Date:- 28/12/2018
Regd. at D.S.R.-III South 24- Parganas, West Bengal

b) Book No - IV
Volume number 1603-2019
Page from 839 to 856
Being no. 160300043
Date:- 01/02/2019
Regd. at D.S.R.-III South 24- Parganas, West Bengal

c) Book No - IV
Volume number 1603-2019
Page from 4583 to 4602
Being no. 160300134
Date:- 18/06/2019
Regd. at D.S.R.-III South 24- Parganas, West Bengal

d) Book No - I
Volume number 1603-2020
Page from 59881 to 59821
Being no. 160301780
Date:- 01/10/2020
Regd. at D.S.R.-III South 24- Parganas, West Bengal

e) Executed on May 21, 2019, before the Notary Public Stacy Olson, State of Illinois, My Commission Expires on August 09, 2022

3. Name of the Owners:

1) SRI SATYENDRA NATH MUKHERJEE, 2) SMT. KRISHNA MUKHERJEE, 3) SMT. SWATI TAPASWI SANYAL, 4) SRI SUMAN MUKHOPADHYAY, 5) SMT. SUPTI DUTT A, 6) SRI SUDIPTA MUKHERJEE, 7) SRI NEETIK MUKHERJEE, 8) SRI BISWANATH MUKHERJEE, 9 SRI SANKAR NATH MUKHERJEE, 10) SRI KALLOL MUKHERJEE, 11) SMT. MANJU MUKHERJEE, 12) SRI DIPEN MUKHERJEE & 13) SRI SUBHAS MUKHERJEE

4. Details of Regd title deed

a) Book No - I
Volume number- 40
Page from 25 to 31
Being no. 1064
Date:- 19/03/1933
Regd. at S.R. Alipur Sadar

b) Book No - I
Volume number-40
Page from - to 32
Being no. 1065
Date:- 27/08/1933
Regd. at S.R. Alipur Sadar

c) Book No - I
Volume number- 156
Page from 224 to 232
Being no. 7914
Date:- 26/09/1963
Regd. at S.R. Alipur 24 Parganas

d) Book No - I
C) D Volume number 7
Page from 1075 to 1088
Being no. 03403
Date:- 08/04/2013
Regd. at D.S.R.-III South 24- Parganas, West Bengal

e) Book No - I
CD Volume number 7
Page from 1707 to 1722
Being no. 03404
Date:- 08/04/2013
Regd. at D.S.R.-III South 24- Parganas, West Bengal

f) Book No - I
CD Volume number 5
Page from 3491 to 3507
Being no. 16071
Date:- 17/03/2015
Regd. at D.S.R.-III South 24- Parganas, West Bengal

g) Book No - I
Volume number 1603-2016
Page from 66951 to 67054
Being no. 160301113
Date:- 03/05/2016
Regd. at D.S.R.-III South 24- Parganas, West Bengal

5. Details of Regd. Boundary Declaration:

Book No - I
Volume number 1603-2021
Page from 10051 to 10074
Being no. 160300233
Date:- 19/01/2021
Regd. at D.S.R.-III South 24- Parganas, West Bengal

Part- B

1. Area of land:-
As per title of deed& Assessement book
= 635.45 sqm (9 K- 8 CH-0 SFT)

As per ULC = 635.45 sqm
As per boundary declaration
= 634.346 sqm.(9k-7ch-33.1 sft)

2. Net area of land: 634.346 Sqm
3. Permissible Ground Coverage:(50.0%)=317.173 sqm.
4. Proposed Ground Coverage : 317.1055 sqm. (49.9025%)
5. Road width - 4.572 mt.(minimum) (Black Top Surface)
6. Height of Building - 12.250 mt

7. Covered Area

	Cover Area (Sqm)	Cutout/ Floor Area		Total Exempted Area		Net Floor Area (Sqm)
		Lift	(Sqm)	Stair area	Lift table	
Ground	317.106		317.106	13.16	2.801	301.145
1st	317.106	2.47	314.636	13.16	2.801	298.675
2nd	317.106	2.47	314.636	13.16	2.801	298.675
3rd	317.106	2.47	314.636	13.16	2.801	298.675
TOTAL	1268.424	7.41	1261.014	52.64	11.204	1197.170

8. A) Parking Calculation

Floor	Tenament	Cover area	Par. Com. Area (Sqm)	Net Area (Sqm)	Nos.	Required Parking Nos.
1st	A	78.416 sqm.	8.645 sqm.	79.061 sqm.	3	6
	B	73.382 sqm.	9.009 sqm.	82.391 sqm.	3	
2nd 3rd	C	75.916 sqm.	9.320 sqm.	85.336 sqm.	3	
	D	72.996 sqm.	8.962 sqm.	81.958 sqm.	3	

Total Common area = 107.810 sqm
Required Parking : 6 Nos
No. of Parking provided - 6 Nos (covered) + 1 No (partly open)
Actual area of parking provided = 275.074 sqm.

9. Permissible FAR = 1.75
10. Proposed FAR : (1197.170 -6x25) / 634.346 = 1.651 <1.75
11. Statement of other Areas for fees-
(52.64+11.204+14.814+3.29) = 81.948 sqm
12. Stair Cover Area = 15.84 sqm
13. Lift Machine Room area = 12.045 sqm
14. Roof Tank Area = 11.715 sqm
15. Stair Area of lift m/c = 3.29 sqm
16. Area of Cupboard =0.625x21=0.563x2 = 14.814 Sqm
17. Provide Area of Tree Cover = 21.077 Sqm [3.316 %]
18. Required Area of Tree Cover = 19.998 Sqm [3.152 %]

NOTES AND SPECIFICATIONS

1. ALL SORTS OF PRECAUTIONARY MEASURE WILL BE TAKEN AT THE TIME OF CONSTRUCTION.
2. ALL MAIN WALL 300 TH. ALL PARTITION WALL 125 TH. & 75 TH.
3. BRICK WORK 250th. MORTER 1:6 & BRICK WORK 125th.& 75th MORTER 1:4.
4. ALL R.C.C. WORKS SHOULD BE (1:1.5:3)
5. GRADE OF STEEL Fe-500, I.S. CODE 1786-1979.
6. GRADE OF CONC. M-20.
7. ALL OTHER MATERIALS USED AS PER I.S.CODE
8. 25TH. D.P.C. WILL BE 1:2:4 WITH PROPER WATER PROOFING COMPOUND.
9. 1.LIME TERRACING BRICK KHOA SURKI & LIME 7:3:3.
10.THE DEPTH OF S.U.G.W. RESV. AND SEPTIC TANK WILL NOT BE EXCEED THE DEPTH BUILDING FOUNDATION.
11.THE FLOOR WILL BE FINISH BY MARBLE TILES.

CERTIFICATE OF L.B.S.

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER THE PROVISIONS OF THE KMC BUILDING RULES 2009, AS AMENDED FROM TIME TO TIME. THAT THE SITE CONDITIONS, INCLUDING THE ABUTTING ROAD AND PASSAGE ARE CONFIRMS WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A COVERED BY EXISTING STRUCTURE. IT IS ALSO A BUILD ABLE SITE AND NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARCED BY BOUNDARY WALL. THE CONSTRUCTION OF U.G WATER RESERVOIR AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK

TAPAN KUMAR PRADHAN
(M-TECH / Structure)
Member of IEI No. AM1704721
Chartered Engineer
Member of ICE(I) No.30256
GTE of KMC No. GT/II/29

SIG.OF L.B.S.: (TAPAN KUMAR PRADHAN-LBS/I/688)

CERTIFICATE OF E.S.E.

THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION & SUPERSTRUCTURE OF THE BUILDING PLAN HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IS SAFE AND STABLE IN ALL RESPECT. THE RECOMMENDATIONS OF SOIL TEST REPORT PREPARED BY "M/S UNDERBUILT" OF 12/A, HAZRA BAGAN LANE, KOLKATA -700015 AND SIGNED BY TAPAN KUMAR PRADHAN AS G.T.E. OF KMC, HAS BEEN BE CONSIDERED DURING STRUCTURAL CALCULATION.

TAPAN KUMAR PRADHAN
(M-TECH / Structure)
Member of IEI No. AM1704721
Chartered Engineer
Member of ICE(I) No.30256
GTE of KMC No. GT/II/29

SIG.OF E.S.E. :(TAPAN KUMAR PRADHAN-ESE/II/523)

CERTIFICATE OF GEO-TECH 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-TECHNICAL POINT OF VIEW.

TAPAN KUMAR PRADHAN
(M-TECH / Structure)
Member of IEI No. AM1704721
Chartered Engineer
Member of ICE(I) No.30256
GTE of KMC No. GT/II/29

SIG.OF G.T.E. (KMC)(TAPAN KUMAR PRADHAN-G.T./II/29)

DECLARATION OF OWNERS:

WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT:
1) WE SHALL ENGAGE LBS/ESE DURING CONSTRUCTION.
2) WE SHALL FOLLOW THE INSTRUCTION OF LBS/ESE DURING CONSTRUCTION OF THE BUILDING (AS PER PROPOSE 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 MAY REVOKE THE SANCTION PLAN.
5) THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE COMPLETED UNDER THE GUIDANCE OF ESE/LBS BEFORE STARTING OF BUILDING FOUNDATION WORK.
6) EXISTING STRUCTURE OCCUPIED BY US AND THERE ARE NO TENANT.
7) DURING INSPECTION PLOT IS IDENTIFIED BY US.
8) THERE IS NO COURT CASE PENDING AGAINST THIS PREMISES.

ASHUTOSH DAS AND GOUR MISTRY
Partner of LOKENATH CONSTRUCTION
As constituted Power of Attorney of
Sri Satyendra Nath Mukherjee, Smt. Krishna Mukherjee
Smt. Swati Tapaswi Sanyal, Sri Biswanath Mukherjee,
Sri Sankar Mukherjee, Sri Kallol Mukherjee,
Smt. Manju Mukherjee, Sri Dipen Mukherjee,
Sri Subhas Mukherjee, Smt. Supti Dutta,
Sri sudipta Mukherjee, Sri Suman Mukhopadhyay,
Sri Neetik Mukherjee

(ASHUTOSH DAS AND GOUR MISTRY PARTNERS OF LOKENATH CONSTRUCTION, AS CONSTITUTED ATTORNEY OF 1) SRI SATYENDRA NATH MUKHERJEE, 2) SMT. KRISHNA MUKHERJEE, 3) SMT. SWATI TAPASWI SANYAL, 4) SRI SUMAN MUKHOPADHYAY, 5) SMT. SUPTI DUTTA, 6) SRI SUDIPTA MUKHERJEE, 7) SRI NEETIK MUKHERJEE, 8) SRI BISWANATH MUKHERJEE, 9) SRI SANKAR NATH MUKHERJEE, 10) SRI KALLOL MUKHERJEE, 11) SMT. MANJU MUKHERJEE, 12) SRI DIPEN MUKHERJEE & 13) SRI SUBHAS MUKHERJEE)

SIG.OF OWNERS/APPLICANTS-

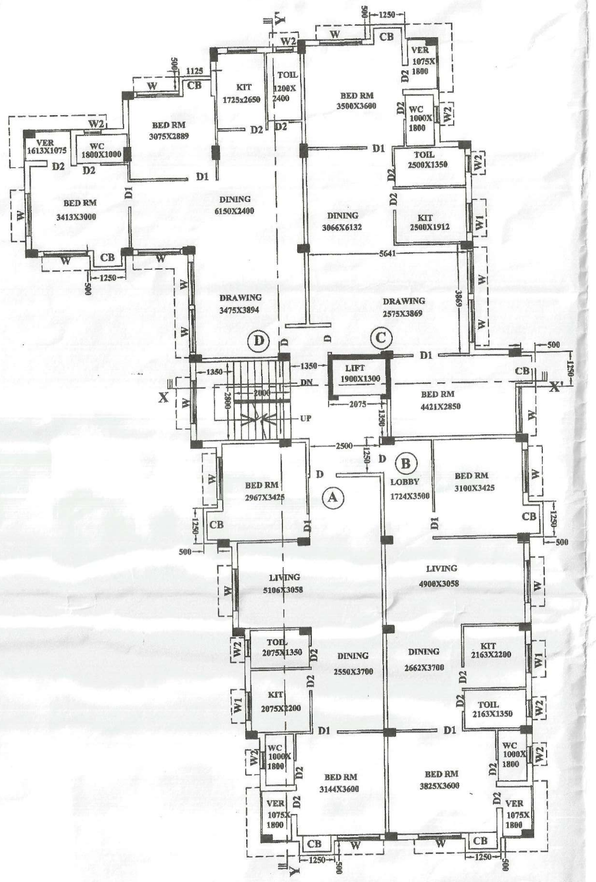
PROPOSED PLAN OF G+III STORIED RESIDENTIAL BUILDING U/S 393A OF KMC ACT. 1980 & KMC BUILDING RULES 2009, AT PREMISES NO.- 42/C, RAJKRISHNA GHOSAL ROAD, WARD NO. - 91, BOROUGH -X, P.S.- KASBA, KOLKATA - 700042.
Plan Case No.-2020100289

SCALE -	1:4000, 1:600, 1:100, 1:50
TITLE:	ARCHITECTURAL
	ECONOMIC CIVIL CONSTRUCTOR 42C K.N. SEN ROAD KASBA, KOLKATA-700042.
CHECK BY- T. K. PRADHAN	DRAWING NO. -ECC/42-C/2020-21

NOTE: THE DEPTH OF S.U.G.W. RESV. AND SEPTIC TANK WILL NOT BE EXCEED THE DEPTH BUILDING FOUNDATION.

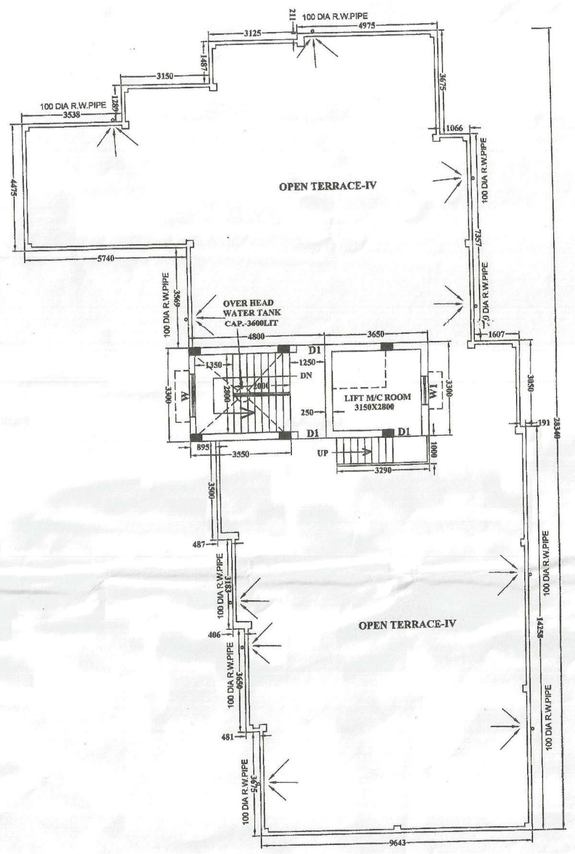
PROP. GROUND FLOOR PLAN

SCALE = 1 : 100



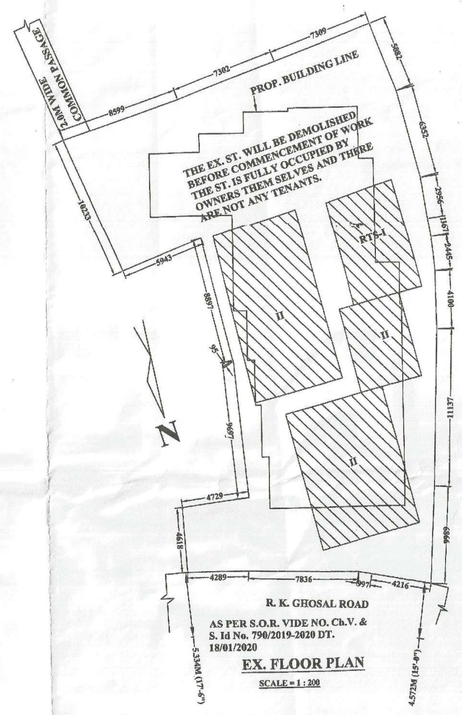
TYPICAL FLOOR (1ST, 2ND &3RD) FLOOR PLAN

SCALE = 1 : 100



ROOF PLAN

SCALE = 1 : 100



EX. FLOOR PLAN

SCALE = 1 : 200

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

a) Wrap construction area/buildings with geotextile, 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 leveling or any other earth moving activity to keep the soil moist throughout the process;
d) Limit vehicle speeds to 10 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 sh[illegible] 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).

D. 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 coal tar should be discarded.

BUILDING DEPARTMENT
Date: 28/11/22
Borough-X
THE KOLKATA MUNICIPAL CORPORATION

Resolution of MBC Meeting
Meeting No: 603 Meeting Date: [illegible] Total No. of Cases: 30

Members Present
1. Municipal Commissioner, Chairman
2. DG(Building), Convenor
3. Representative of Commissioner of Police
4. Representative of WBF&ES
5. Representative of MED
6. Architect
7. Town Planner
8. Representative of KMDA

107
12 NOV 2022
KOLKATA MUNICIPAL CORPORATION
Building Dept.
Content Not Verified

Office of the Executive Engineer, Br.-X
Kolkata Municipal Corpn.
Building Department, Br.-X
Dated 14/11/2022

204/22-23	10	91	42/C	Rajkrishna Ghosal Road

Proposal:

This is a proposal for sanction of G+3 storied storied residential building of height 12.25 meter u/s 393A of the KMC Act, 1980. Area of the plot is 634.346 Sq.M.(Physical) and width of the abutting road is 4.572 meter (minimum) and 2.0 meter at the northern side and southern side of the plot respectively.
Name of LBS: Tapan Kumar Pradhan, I/688
Name of ESE: Tapan Kumar Pradhan, II/523
Name of GTE: Tapan Kumar Pradhan, II/29
Name of Applicant: Ashutosh Das & Other Partner of Lokenath Const & C.A. of Sri Satyendra Nath Mukherjee & Others.
Total Proposed Gross Floor Area: 1197.17 Sq.M.
Exempted Area: 81.948 Sq.M.
NOC / Observation: UL(C&R) Act 1976 (vide no 869/ULC/Kolkata/2022, dated 24/08/2022)

Resolution:
The plan proposal has been examined in the Building Committee in detail.
The proposal is recommended for sanction subject to compliance of other departmental requisitions and departmental circulars, if any.

D. Chakraborty
AE(B)
necessary action pl.
16.11.22
EE(B)/Br-X
14.11.22
D.G (BUILDING)
K.M.C

K.M.D.A.	K.P. (TRAFFIC)	W.B.F. & E.S.
MED	Architect	Town Planner

MMIC(Building)/ Hon'ble Mayor
Above Recommendation of MBC requires approval of MMIC(Building)/ Hon'ble Mayor, KMC in order to enable this department to process the plan case for sanction.

Director General (Building) Municipal Commissioner

CERTIFIED COPY

Plan for Water Supply arrangement including SEMI U. 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

CONSTRUCTION SITE SHALL BE MAINTAINED TO PREVENT MOSQUITO BREEDING AS REQUIRED U/S 496 (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.

Approved By MBC No 603 Dt 19/9/22
Item No 204/22-23
The Building Committee

Sanctioned By: Sd/-
Assistant Engineer (C-B) Br. No. X

Before starting any Construction the site must conform with the plans sanctioned and all the conditions as proposed in the plan should be fulfilled.
The validity of the written permission to execute the work is subject to the above conditions.

The sanction refers to the proposed portion shown in red and the Executive Engineers makes no admission as to the correctness of the plan.

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

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

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

Non Commencement of Erection/Re-erection within Five year will Require fresh application for Sanction

DEVIATION WOULD MEAN DEMOLITION

RESIDENTIAL BUILDING

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.

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. 2022100179
Date 28/11/22 Borough No. X
Sd/-
BUILDING DEPARTMENT

THE SANCTION IS VALIED UP TO 27/11/2027

Sanctioned subject to demolition of existing structure to provide open space as per plan before construction is started
Sd/-
Executive Engineer (C) BP. X
Asst. Engineer (C) Br. PLAN

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.

Any unathorised construction done in deviation from the Sanction Building permit and the Completion Plans after issuance of this Completion Plans may cause revocation of the Occupancy Certificate

APPROVED
by
BC/Bld. X
ON. 18/11/22

889/X/20-21

BUILDING DEPARTMENT
Date: 28/11/22
Borough-X
KOLKATA MUNICIPAL CORPORATION

CERTIFIED COPY

KOLKATA MUNICIPAL CORPORATION
BUILDING DEPARTMENTS
CERTIFIED COPY OF B.S. PLAN
No. 2022100179 Dt. 28/11/2022
Borough No. X
Assistant Engineer X Executive Engineer X