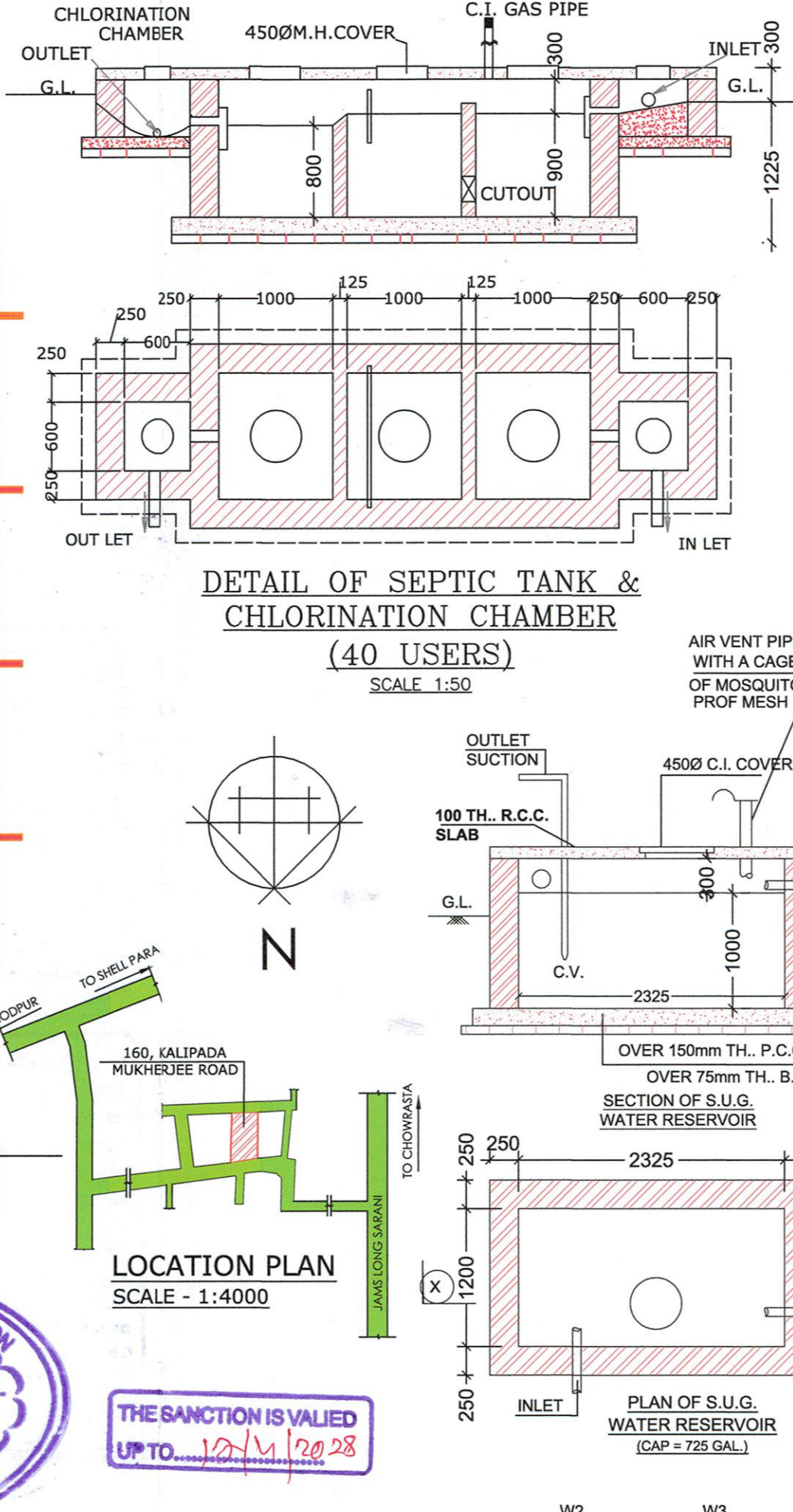
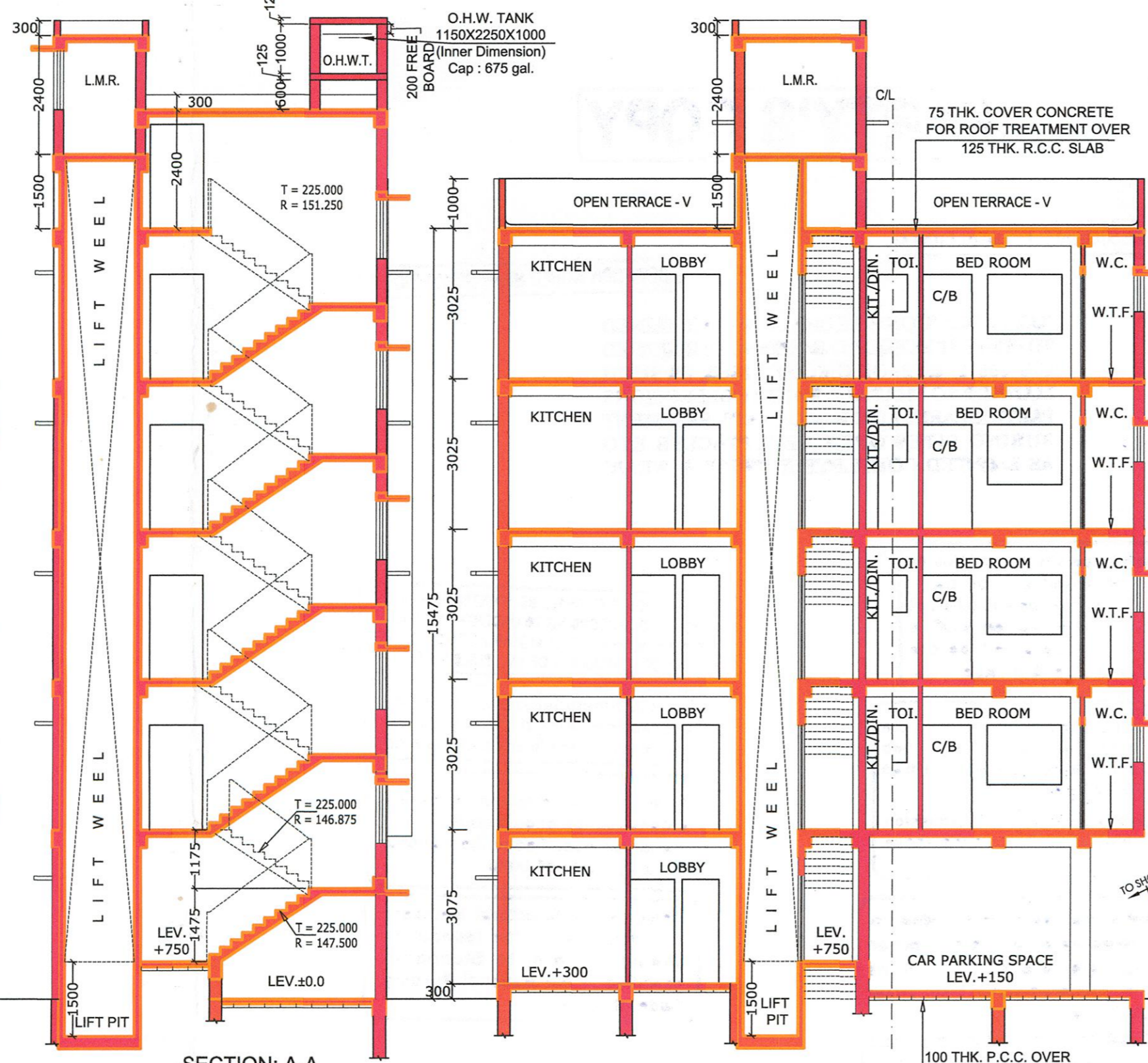


PROPOSED (G+IV) STORIED (HT.- 15.500 M.) RESIDENTIAL BUILDING UNDER RULE 142 OF KMC BLDG. RULE 2009 READ WITH SUBSEQUENT CIRCULARS AND GUIDELINES & U/S 393 OF KMC ACT, 1980. AT PRE. NO.- 160, KALIPADA MUKHERJEE ROAD, KOLKATA - 700008, UNDER K.M.C.WARD NO.- 123, BOROUGH- XVI, P.S. - HARIDEVPUR.



PART A
1. ASSESSEE NO. - 41123101553
2. NAME OF OWNER :- BIKASH KANTI DEY, SUBHAS KANTI DEY, BIMAL KANTI DEY, MITA DEY, KOUSTAV DEY.
3. DETAILS OF REGISTERED DEED :- BOOK NO. - 1, VOLUME - 3, PAGE - 258 TO 262, BEING NO.- 351, YEAR - 1989, AT J.S.R ALIPORE.
4. DETAILS OF BOUNDARY DECLARATION :- BOOK NO. - 1, VOLUME - 1602-2022, PAGE- 275561 TO 275575, BEING NO.- 160207276, AT D.S.R - II, 24PG(S), WEST BENGAL, DATED - 10.06.2022
AAI NOC ID. :- BEHA / EAST / B / 052522 / 674223
DATE :- 27.06.2022

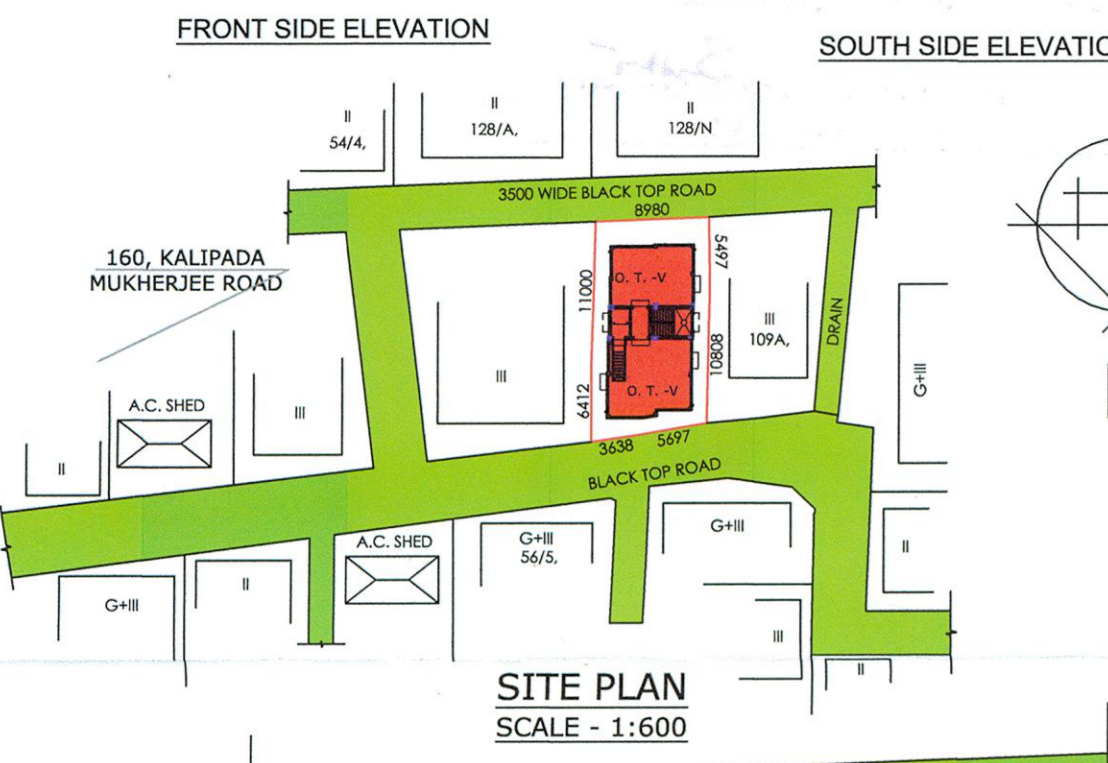
6. DETAILS OF DECLARATION OF TENANT :-
BOOK NO. - 1, VOLUME - 1602-2022, PAGE- 275561 TO 275575, BEING NO.- 160207277, AT D.S.R - II, 24PG(S), WEST BENGAL, DATED - 10.06.2022

5. DETAILS OF POWER OF ATTORNEY :-
BOOK NO. - 1, VOLUME - 1602-2022, PAGE- 163965 TO 163989, BEING NO.- 160203619, AT D.S.R - II, 24PG(S), WEST BENGAL, DATED - 08.04.2022.

PART-B
1. AREA OF LAND :-
a) AS PER TITLE DEED - 2K-07 CH-0 SFT. = 163.043 SQ.M.
b) AS PER BOUNDARY DECLARATION = 155.505 SQ.M.
2. PERMISSIBLE GROUND COVERAGE - 93.303 SQ.M./68.347%
3. PROPOSED GROUND COVERAGE - 90.732 SQ.M./56.340%
4. PROPOSED HEIGHT = 15.500 M.

PROPOSED AREA

FLOOR	GROSS COVERED AREA	LIFT WELL AREA	NET FLOOR AREA	STAIR-STAIR LOBBY	LIFT LOBBY	NET FLOOR AREA
GROUND FLOOR	90.732 SQ.M.		89.732 SQ.M.	10.395 SQ.M.	1.678 SQ.M.	78.859 SQ.M.
1ST FLOOR	1540 SQ.M.		1538 SQ.M.	10.395 SQ.M.	1.678 SQ.M.	77.119 SQ.M.
2ND FLOOR	1540 SQ.M.		1538 SQ.M.	10.395 SQ.M.	1.678 SQ.M.	77.119 SQ.M.
3RD FLOOR	1540 SQ.M.		1538 SQ.M.	10.395 SQ.M.	1.678 SQ.M.	77.119 SQ.M.
4TH FLOOR	1540 SQ.M.		1538 SQ.M.	10.395 SQ.M.	1.678 SQ.M.	77.119 SQ.M.
TOTAL	453.680 SQ.M.	6.800 SQ.M.	447.500 SQ.M.	41.950 SQ.M.	6.830 SQ.M.	387.135 SQ.M.



DOORS & WINDOWS SCHEDULE

MKD	WIDTH	HEIGHT	MKD	WIDTH	HEIGHT
DOOR SCHEDULE					
D1	1100	2100	W1	1500	1200
D2	900	2100	W2	1200	1200
D3	750	2100	W3	1000	1200
			W4	600	750



** COMMON AREA (STAIR CASE ONLY) EXEMPTED IN CALCULATION **

SL.	NAME OF OWNER	USE	FLOOR	EXISTING OCCUPIED	EXISTING COMMON	EXISTING TOTAL	PROPOSED OCCUPIED	PROPOSED COMMON	PROPOSED TOTAL
	BIKASH KANTI DEY, SUBHAS KANTI DEY, BIMAL KANTI DEY, MITA DEY, KOUSTAV DEY.	RESIDENTIAL	FIRST	(F-B) 41.831	1.422	43.253	(F-A) 41.831	1.142	34.738
(F-C) 33.596				1.142	34.738	(F-B) 41.831	1.422	43.253	
(F-C) 33.596				1.142	34.738	(F-C) 33.596	1.142	34.738	
TOTAL				170.131	3.526	173.656	TOTAL	184.450	6.271

** COMMON AREA (STAIR CASE ONLY) EXEMPTED IN CALCULATION **

SL.	NAME OF THE TENANTS TO BE REHABILITATED	USE	FLOOR	EXISTING OCCUPIED	EXISTING COMMON	EXISTING TOTAL	PROPOSED OCCUPIED	PROPOSED COMMON	PROPOSED TOTAL	
1	BINOD SHOW	RESIDENTIAL	GROUND	66.612	1.380	67.992	(F-A) 33.596	1.142	34.738	
				RESIDENTIAL	FIRST	66.612	1.380	67.992	(F-B) 41.831	1.422
2	CHANDA GUPTA (SHAW)	RESIDENTIAL	SECOND	36.907	0.765	37.672	(F-C) 33.596	1.142	34.738	
				RESIDENTIAL	FOURTH	36.907	0.765	37.672	(F-B) 41.831	1.422
			TOTAL	170.131	3.526	173.656	TOTAL	184.450	6.271	190.721

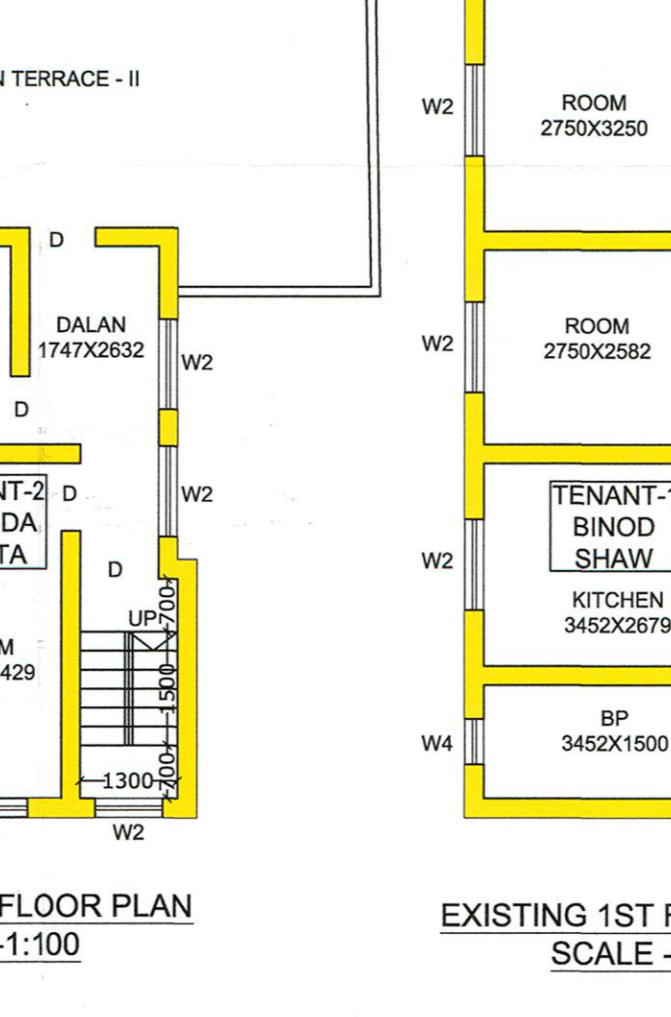
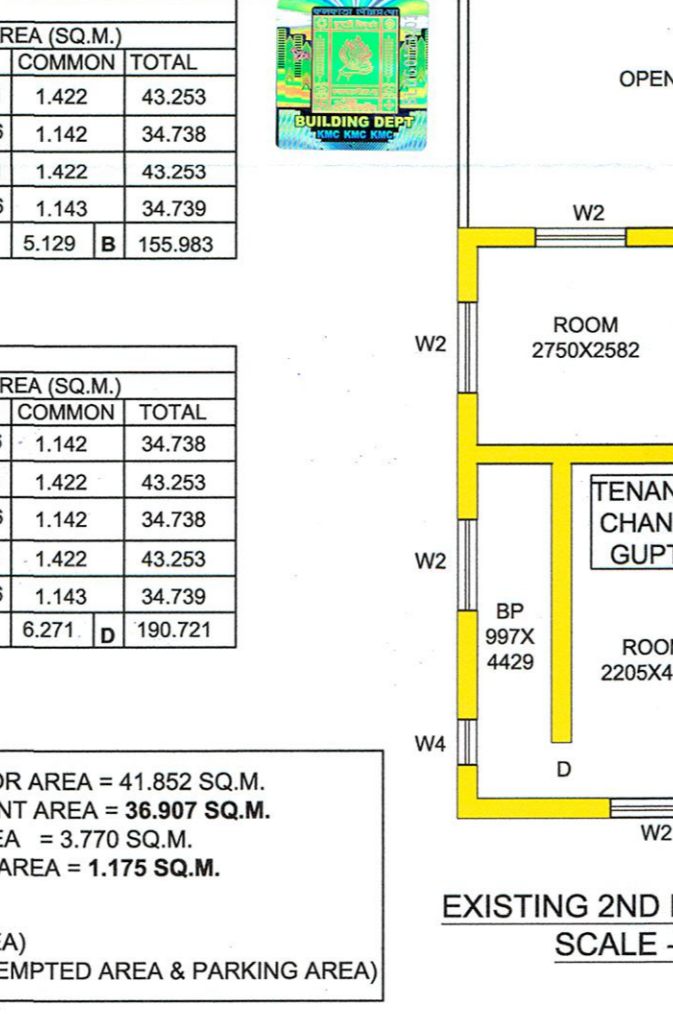
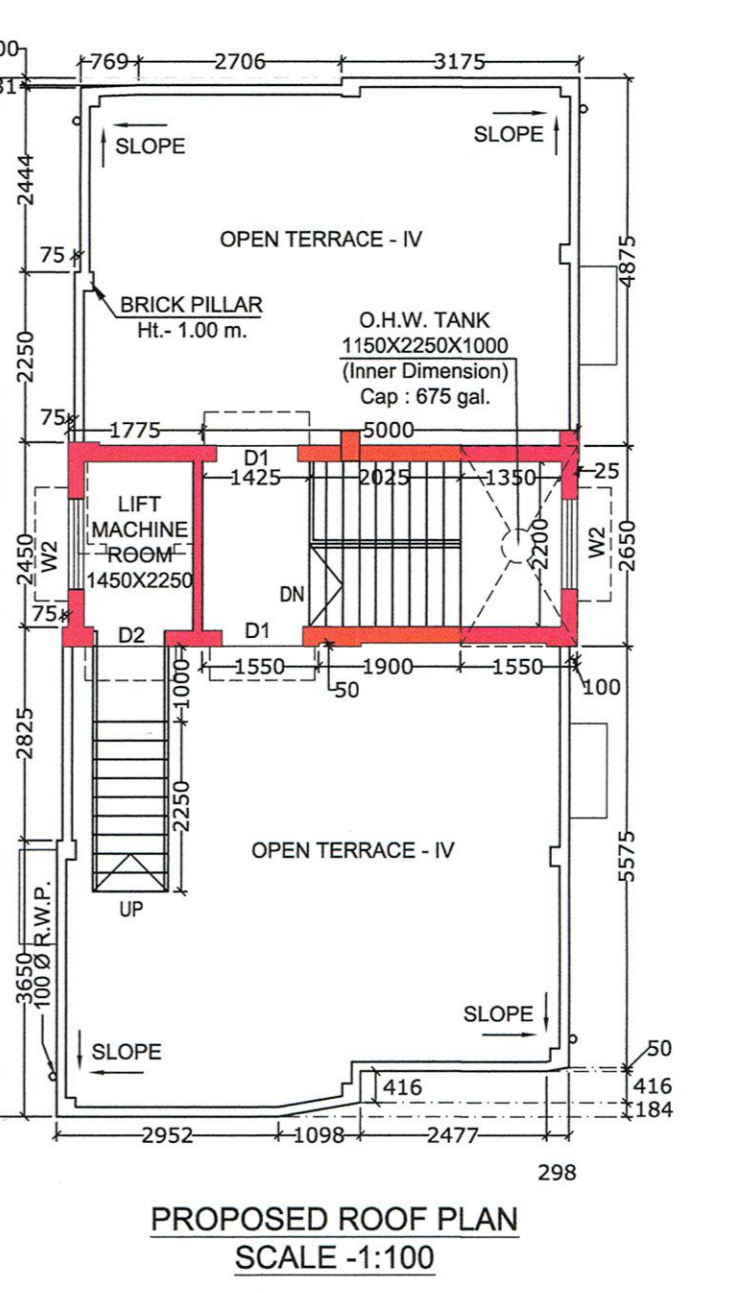
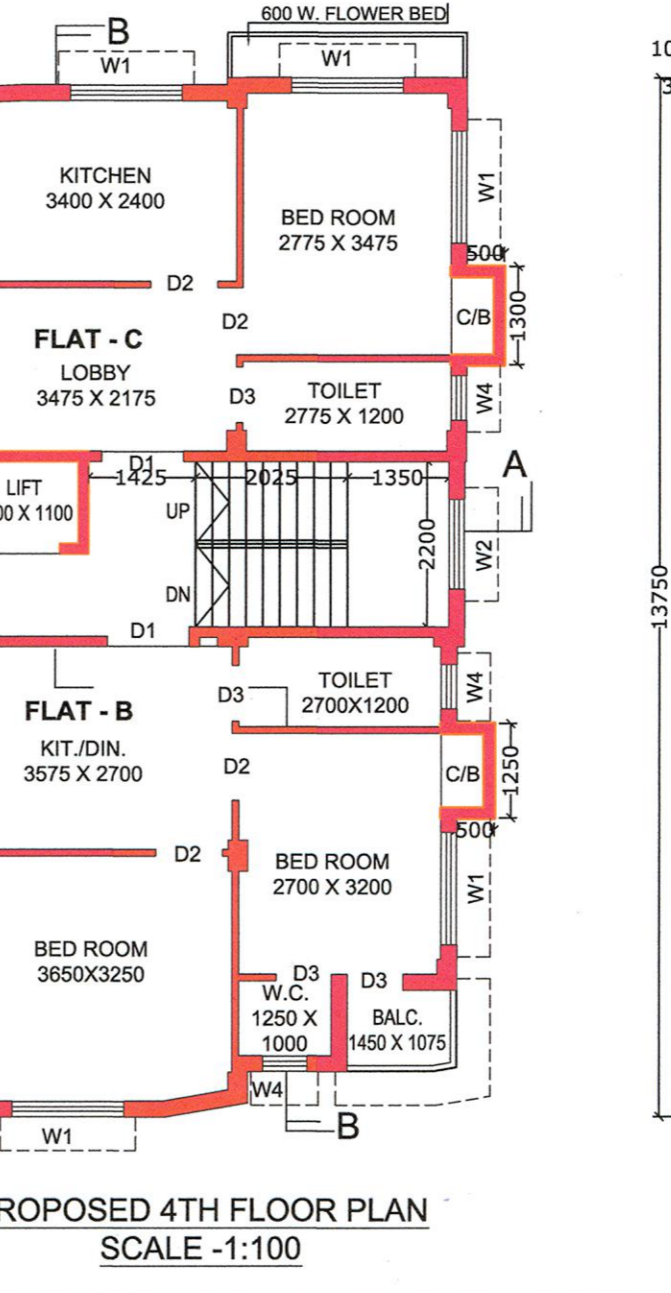
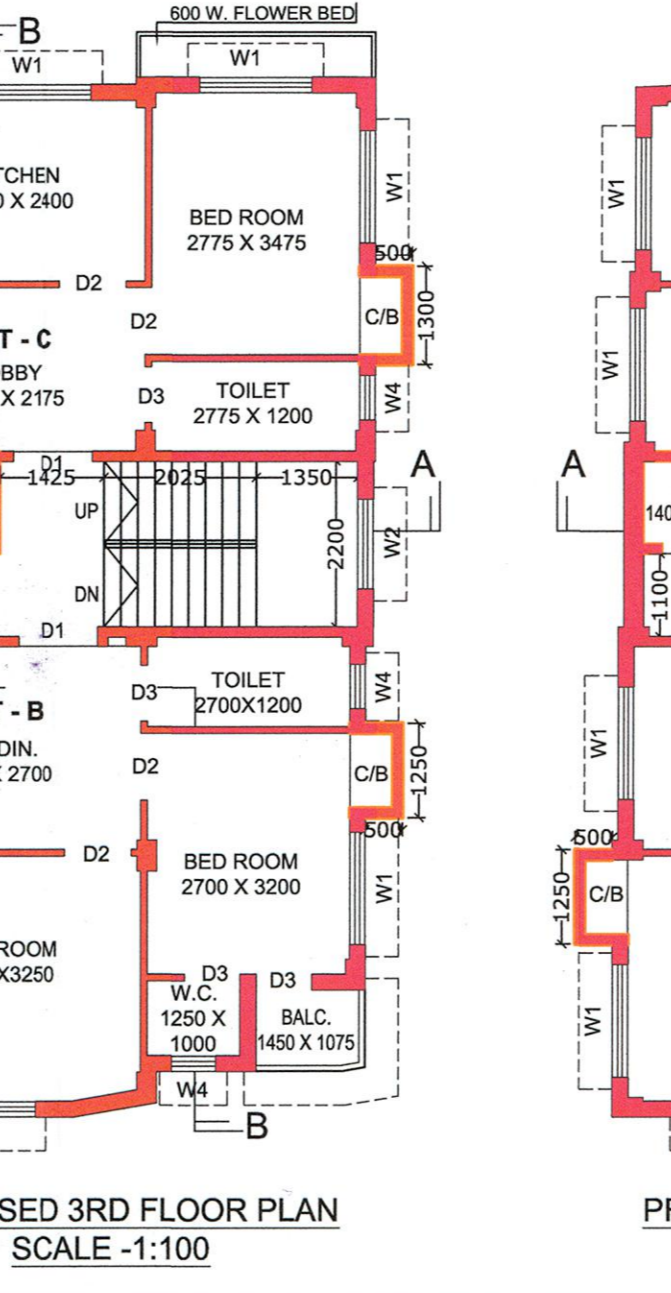
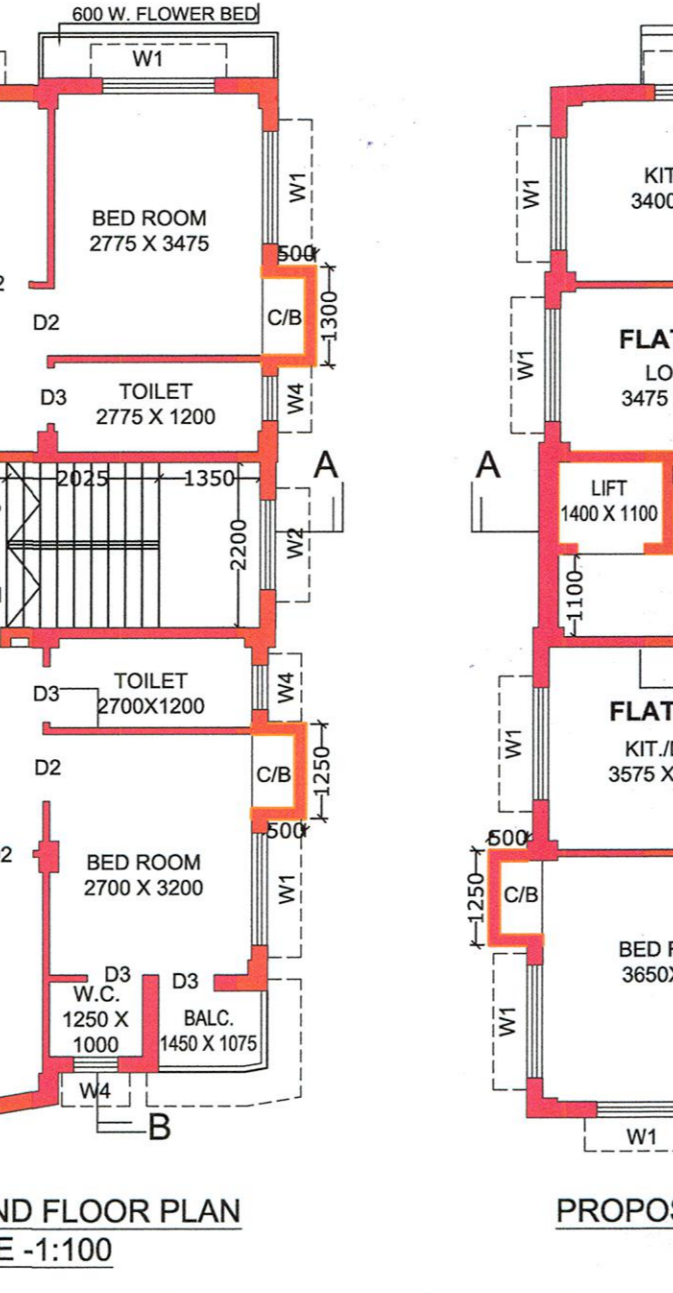
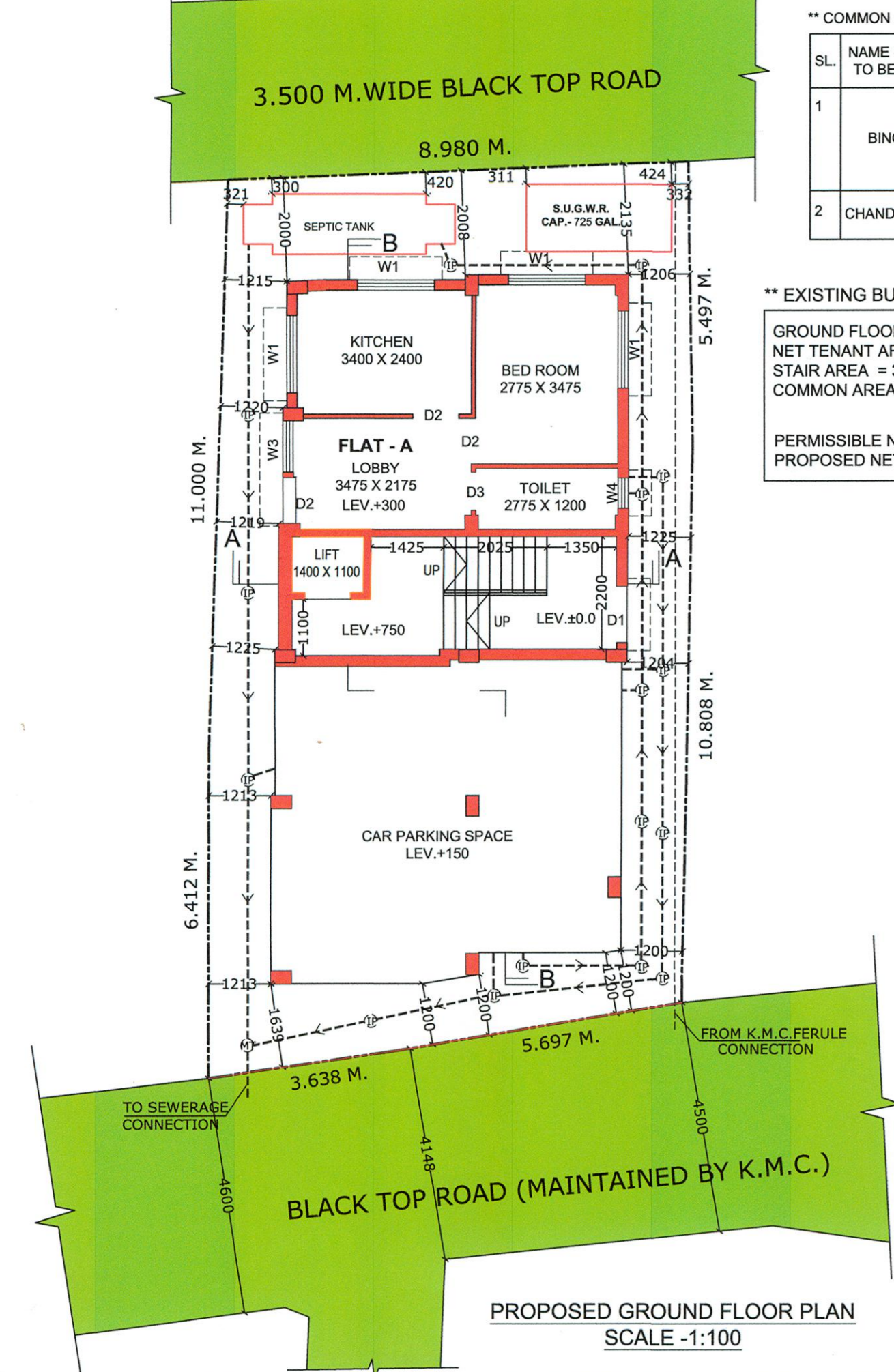
** EXISTING BUILDING AREA DETAILS **

GROUND FLOOR AREA = 71.557 SQ.M.
NET TENANT AREA = 66.612 SQ.M.
STAIR AREA = 3.770 SQ.M.
COMMON AREA = 1.175 SQ.M.

1ST. FLOOR AREA = 71.557 SQ.M.
NET TENANT AREA = 66.612 SQ.M.
STAIR AREA = 3.770 SQ.M.
COMMON AREA = 1.175 SQ.M.

2ND. FLOOR AREA = 41.852 SQ.M.
NET TENANT AREA = 36.907 SQ.M.
STAIR AREA = 3.770 SQ.M.
COMMON AREA = 1.175 SQ.M.

PERMISSIBLE NET BUILDING AREA = [0 + (67.992 + 67.992 + 37.672) X 2] SQ.M. = 347.312 SQ.M. (EXCLUDING EXEMPTED AREA)
PROPOSED NET BUILDING AREA = (453.680 - (6.160 + 60.365 + 40.431)) SQ.M = 346.704 SQ.M. (EXCEPT LIFT DUCT AREA, EXEMPTED AREA & PARKING AREA)



PROPOSED TENEMENT AREA CALCULATION & FLAT ALLOCATION FOR OWNER AND TENANTS (INCLUDING EXEMPTED AREA)

FLOOR MENTION	FLAT MARING	TENEMENT AREA EXCLUDING COMMON	PROPORTIONED AREA TO BE ADDED	TENEMENT SIZE	FLAT IS ALLOCATED FOR
1ST. FLOOR	A	33.596 SQ.M.	7.191 SQ.M.	40.787 SQ.M.	BINOD SHOW
	B	41.831 SQ.M.	8.953 SQ.M.	50.784 SQ.M.	OWNER
	C	33.596 SQ.M.	7.191 SQ.M.	40.787 SQ.M.	OWNER
2ND. FLOOR	A	41.831 SQ.M.	8.953 SQ.M.	50.784 SQ.M.	OWNER
	B	33.596 SQ.M.	7.191 SQ.M.	40.787 SQ.M.	OWNER
	C	41.831 SQ.M.	8.953 SQ.M.	50.784 SQ.M.	BINOD SHOW
3RD. FLOOR	A	41.831 SQ.M.	8.953 SQ.M.	50.784 SQ.M.	BINOD SHOW
	B	33.596 SQ.M.	7.191 SQ.M.	40.787 SQ.M.	OWNER
	C	41.831 SQ.M.	8.953 SQ.M.	50.784 SQ.M.	CHANDA GUPTA (SHAW)
4TH. FLOOR	A	41.831 SQ.M.	8.953 SQ.M.	50.784 SQ.M.	BINOD SHOW
	B	33.596 SQ.M.	7.191 SQ.M.	40.787 SQ.M.	OWNER
	C	41.831 SQ.M.	8.953 SQ.M.	50.784 SQ.M.	CHANDA GUPTA (SHAW)

LAND AREA = 155.505 SQ.M. (AS PER BOUNDARY DECLARATION)
EXISTING GROUND COVERAGE = 71.557 SQ.M. = (46.016 % OF LAND)
EXISTING GROUND FLOOR AREA = 71.557 SQ.M.
EXISTING 1ST FLOOR AREA = 71.557 SQ.M.
EXISTING 2ND FLOOR AREA = 41.852 SQ.M.
TOTAL EXISTING FLOOR AREA = 184.966 SQ.M.

PERMISSIBLE NET BUILDING AREA = [A (OWNERS PORTION) + (C (TENANT AREA X 2))] [0 + (67.992 + 67.992 + 37.672) X 2] SQ.M. = 347.312 SQ.M. (EXCLUDING EXEMPTED AREA)

PROPOSED NET BUILDING AREA = (453.680 - (6.160 + 60.365 + 40.431)) SQ.M = 346.704 SQ.M. (EXCEPT LIFT DUCT AREA, EXEMPTED AREA & PARKING AREA)

AREA OF PERMISSIBLE PARKING = 39.330 SQ.M. (50% OF GROUND FLOOR EXCLUDING COMMON AREA (STAIR + STAIR LOBBY + LIFT LOBBY))
PROPOSED AREA FOR PARKING = 40.431 SQ.M. (51.402% OF GROUND FLOOR EXCLUDING COMMON AREA (STAIR + STAIR LOBBY + LIFT LOBBY))

EXISTING EXEMPTED AREA (STAIR) = 11.310 SQ.M.
PROPOSED EXEMPTED AREA (STAIR + LIFT LOBBY) = 60.365 SQ.M.
MINIMUM ROAD WIDTH = 4.145 M. WIDE BLACK TOP ROAD (MAINTAINED ROAD)
PERMISSIBLE F.A.R. = (347.312 / 155.505) = 2.233
PROPOSED F.A.R. = (447.500 - (60.365 + 40.431) / 155.505) = 2.230
EXISTING F.A.R. = (173.656 / 155.505) = 1.117
AREA OF STAIR HEAD ROOM = 13.077 SQ.M.
AREA OF OVER HEAD WATER TANK = 4.108 SQ.M.
LIFT MACHINE ROOM AREA = 4.704 SQ.M.
LIFT MACHINE STAIR AREA = 3.250 SQ.M.
TOTAL C/B AREA = 7.600 SQ.M.
TOTAL ROOF AREA = 90.732 SQ.M.

NOTES AND SPECIFICATIONS
R.C.C. FRAME STRUCTURE WITH CONC. GRADE M 20 & Fe 50.
200 MM. THK. EXTERNAL 125 & 75 MM. THK. INTERNAL WALLS WITH 1:4 CEMENT MORTAR JOINTS.
STEEL 2-SECTION WINDOWS.
ALL FLOORS ARE MARBLE FLOORING & WATER TIGHT.
1.8 & 1.4 CEMENT PLASTER ON INTERNAL WALLS AND CEILING RESPECTIVELY.
WATER PROOFING TREATMENT ON ROOF, OVERHEAD WATER TANK.
P.O.P. PUNNING ON INTERNAL WALLS & CEILING.
ALL FLOOR WILL BE MARBLE FINISHED

CERTIFICATE OF L.B.S.
CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF KMC BUILDING RULES 2009 AND AS AMENDMENT TIME TO TIME & THAT THE SITE CONDITION INCLUDING THE ABUTTING ROAD CONFORMS 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 CONSTRUCTION OF S.U.G. WATER RESERVOIR AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

Anurag Bhattacharyya
ANURAG BHATTACHARYYA
ENGINEER, B. TECH - CIVIL, (AMIE-1720883)
L.B.S. - CLASS-I, REG. NO.- 1528
THE KOLKATA MUNICIPAL CORPORATION
Mob: 9830772782
ANURAG BHATTACHARYYA
LBS/11/1528
SIGNATURE OF L.B.S.

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

Kallol Kr. Ghoshal
Kallol Kr. Ghoshal, B.E. (Civil), MIE
Geo Technical Engineer
KMC Empangment No. G.T. 1111528
KALLOL KR. GHOSHAL
GTE / 11 / 14
SIGNATURE OF GEO-TECHNICAL ENGINEER

CERTIFICATE OF STRUCTURAL ENGINEER
THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING OF ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.

S. B. Bhattacharyya
S. B. Bhattacharyya
B.E. (Civil)
ESE- 116 / 1
SAKTI BRATA BHATTACHARYYA
ESE / 11 / 116
NAME OF E.S.E.
Rajiv Shaw
SIGNATURE OF (C.A) IN FAVOUR OF OWNERS
NAME OF C.A. - MIS RR DEVELOPER
MR. RAJU SHAW, 2. MR. RAJU SHAW
NAME OF OWNERS - BIKASH KANTI DEY, SUBHAS KANTI DEY, BIMAL KANTI DEY, MITA DEY, KOUSTAV DEY.

PARTY'S COPY

RESIDENTIAL BUILDING

DEVIATION WOULD MEAN 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 COLLECTIONS PARTICULARLY LIFE WELLS, VATS, BASEMENT SURING SITES OPEN RECEPTACLES ETO AS EMPITED COMPLETELY TWICE & WEAR"

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

Before starting any Construction the site must conform with 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

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.

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.

CONSTRUCTION SITE SHALL BE MAINTAINED FREE FROM AIR POLLUTION ACCORDING TO UNDERTAKING SUBMITTED AS PER AMENDMENT DT. 31.11.2019 WIDE NO. 95/MA/OIC-4/3R-7/2017 OF SCHEDULE-IV OF KMC BUILDING RULE 2009

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

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

Design of all Structural Members including that of the foundation should conform to Standards 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.

Structural plan and design calculation as submitted by the structural engineer have been kept with B. P. No. 2023/6025 Date 18/4/23 for record of the Kolkata Municipal Corporation without verification No. deviation from the submitted structural plan should be made at the time of erection without submitting fresh structural plan along with design calculation and stability certificate in the prescribed form, necessary steps should be taken for the safety of the adjoining premises public and private properties and safety of human life during construction

**EXECUTIVE ENGINEER/ASST. ENGINEER
BOROUGH NO.- XVI**

CHECKED AND VERIFIED

**A.E.(C)/S.A.E.(C)
XVI XVI**

APPENDIX B 2
(REV) 3.8
1.04.13