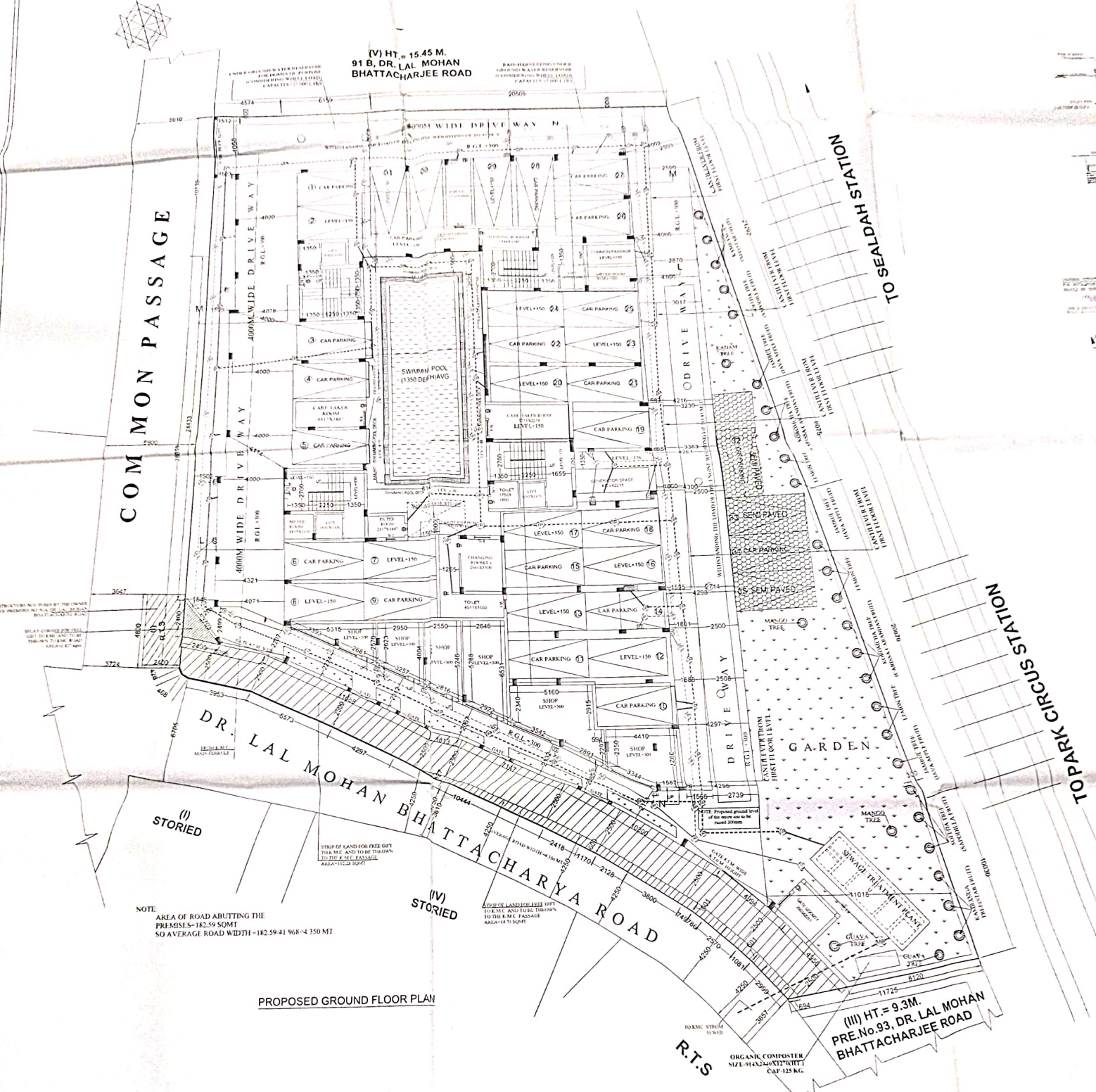


(V) HT = 15.45 M.
91 B, DR. LAL MOHAN BHATTACHARJEE ROAD

COMMON PASSAGE

TO HADAPSAT STATION

TO PARK CIRCUS STATION



NOTE:
AREA OF ROAD ABUTTING THE PREMISES = 182.59 SQ.MT.
SO AVERAGE ROAD WIDTH = 182.59 / 41.968 = 4.350 MT.

PROPOSED GROUND FLOOR PLAN

(III) HT = 9.3M.
PRE.No.93, DR. LAL MOHAN BHATTACHARJEE ROAD

R.T.S

ORGANIC COMPOSTER
SIZE-91x24x45 CM
CAP-125 KG.

SPECIFICATION

1 SUPERSTRUCTURE	200 THK FIRST CLASS BRICK WORK AT EXTERNAL WALL WITH 1:6 CEMENT SAND MORTAR UNLESS OTHERWISE MENTIONED 125/75 THK FIRST CLASS BRICK WORK AT INTERNAL WALL WITH 1:4 CEMENT SAND MORTAR UNLESS OTHERWISE MENTIONED 125 THK LIME TERRAZZO (2:2:7) ON R.C.C. ROOF SLAB.
2 FLOORING	GRAY CEMENT TERRAZZO FLOORING AND DADO 25 mm THK D.P.C. WITH CEMENT CONCRETE (1:1:5:3) WITH 6 mm DOWN STONCHIPS & WATER PROOFING COMPOUND
3 DOORS	SALWOOD FRAME AND TEAK WOOD PANELED SHUTTER
4 WINDOWS	SALWOOD FRAME AND GAMARIWOOD PANELED SHUTTER FRAME AND GLASS
5 PLASTER	EXTERNAL WALL - 18mm THK SAND CEMENT MORTAR 1:6 INTERNAL WALL - 12mm THK SAND CEMENT MORTAR 1:5 CEILING - 6mm THK SAND CEMENT MORTAR 1:5
6 ROOF	125 THK LIME TERRAZZO (2:2:7) ON R.C.C. ROOF SLAB

STATEMENT OF THE PLAN PROPOSAL

PART - A	PART - B
1 ASSESSEE NO 110551401184	TOTAL LAND AREA = 1969.435 SQM (29K-7CH-4 SQFT)
2 DETAILS OF REGISTERED DEED OF CONVEYANCE BOOK NO. 1, VOL NO. 53 BEING NO. 1706 DATE: 17.08.2001, YEAR: 2001 PLACE: A.D.S.R. SEALDAH	PROPOSED GROUND COVERAGE = 934.577 SQMT ie 47.454%
3 DETAILS OF REGISTERED BOUNDARY DECLARATION BOOK NO. 1, VOL NO. 1605-2020, BEING NO. 160602372. DATE: 07.10.2020, YEAR: 2020 PLACE: A.D.S.R. SEALDAH	PERMISSIBLE GROUND COVERAGE = 984.716 SQMT ie 50%
4 DETAILS OF POWER OF ATTORNEY - NIL	TOTAL PROPOSED COVERED AREA = 4300.253 SQMT
	PROPOSED F.A.R. = 1.742 PERMISSIBLE F.A.R. = 1.75
	AREA OF ROAD ABUTTING THE PREMISES = 182.59 SQMT SO AVERAGE ROAD WIDTH = 182.59/41.968 = 4.359 MT.

AREA STATEMENT

TOTAL LAND AREA = 1969.435 SQM (29K-7CH-4 SQFT)

PROPOSED GROUND COVERAGE = 934.577 SQMT ie 47.454%

PERMISSIBLE GROUND COVERAGE = 984.716 SQMT ie 50%

PROPOSED AREA:

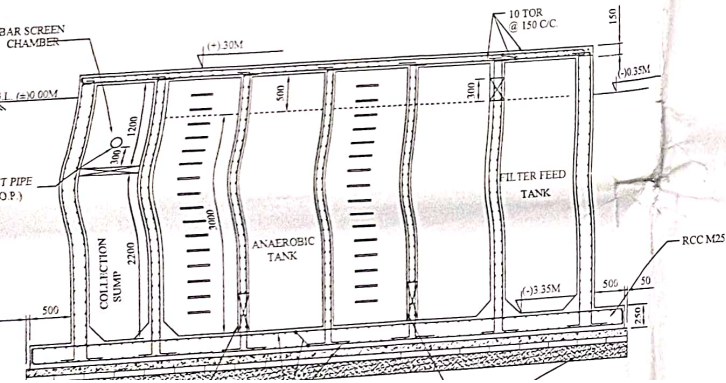
FLOOR	BUILT UP	LIFT WELL	STAIR WELL	CUTOUT/DUCT	GROSS FLOOR	EXEMPTED AREA			NET COVER AREA
						STAIR WAY	LIFT LOBBY		
Ground Floor	1045.023 SqM	--	--	157.546 SqM	887.477 SqM	53.753 SqM	10.94 SqM		822.784 SqM
1st. floor area	1023.769 SqM	10.886 SqM	0.938 SqM	158.749 SqM	853.194 SqM	52.820 SqM	10.94 SqM		789.434 SqM
2nd. floor area	1023.769 SqM	10.886 SqM	0.938 SqM	158.749 SqM	853.194 SqM	52.820 SqM	10.94 SqM		789.434 SqM
3rd. floor area	1023.769 SqM	10.886 SqM	0.938 SqM	158.749 SqM	853.194 SqM	52.820 SqM	10.94 SqM		789.434 SqM
4TH. floor area	1023.769 SqM	10.886 SqM	0.938 SqM	158.749 SqM	853.194 SqM	52.820 SqM	10.94 SqM		789.434 SqM
Total	5140.099 SqM	43.552 SqM	3.752 SqM	792.542 SqM	4300.253 SqM				3980.52 SqM

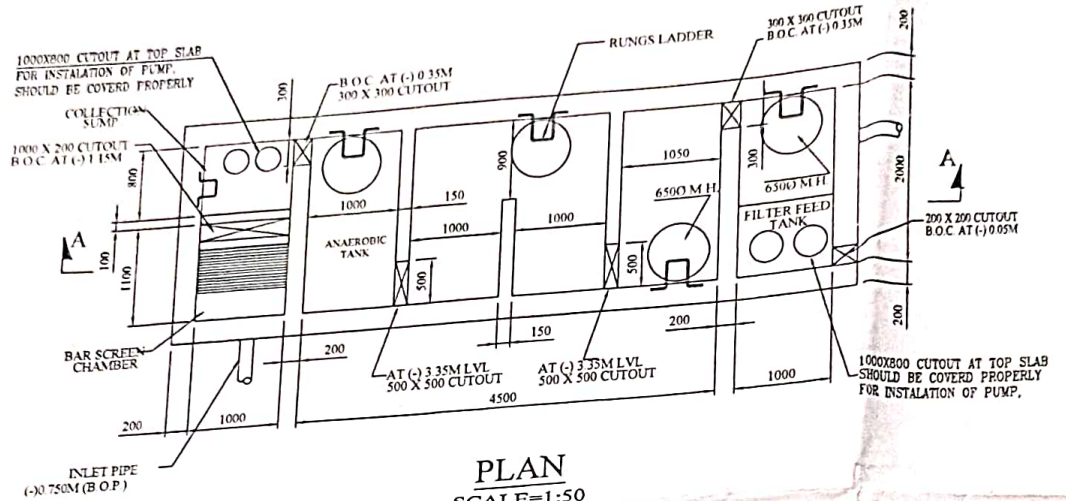
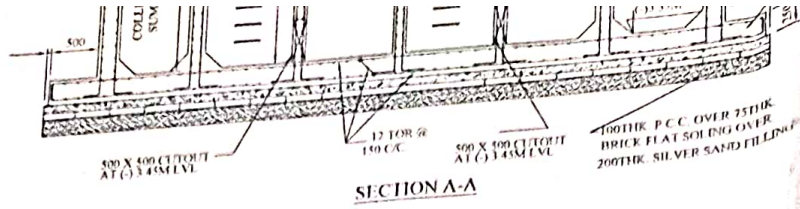
TOTAL GROUND FLOOR AREA = 887.477 SQMT

TOTAL FLOOR AREA INCLUDING EXEMPTED AREA = 4300.253 SQMT

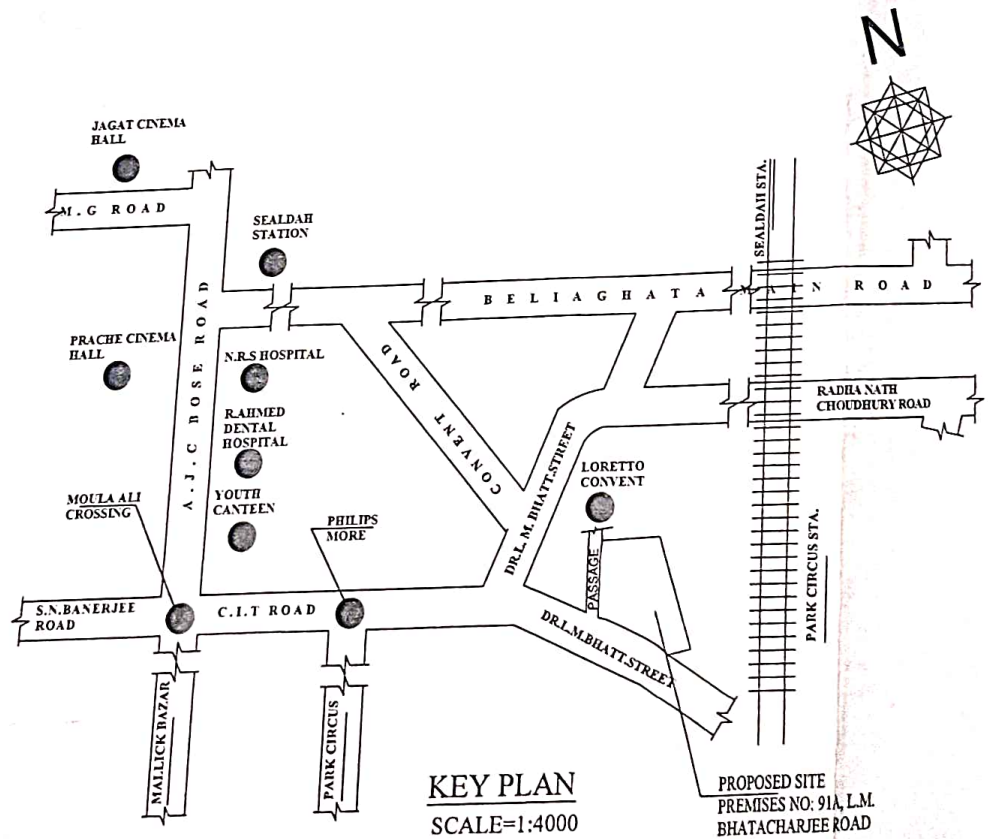
PROPOSED TOTAL EXEMPTED AREA = 319.733 SQ.MT

(INCLUDING EXEMPTED AREA) = 3980.52 SQMT





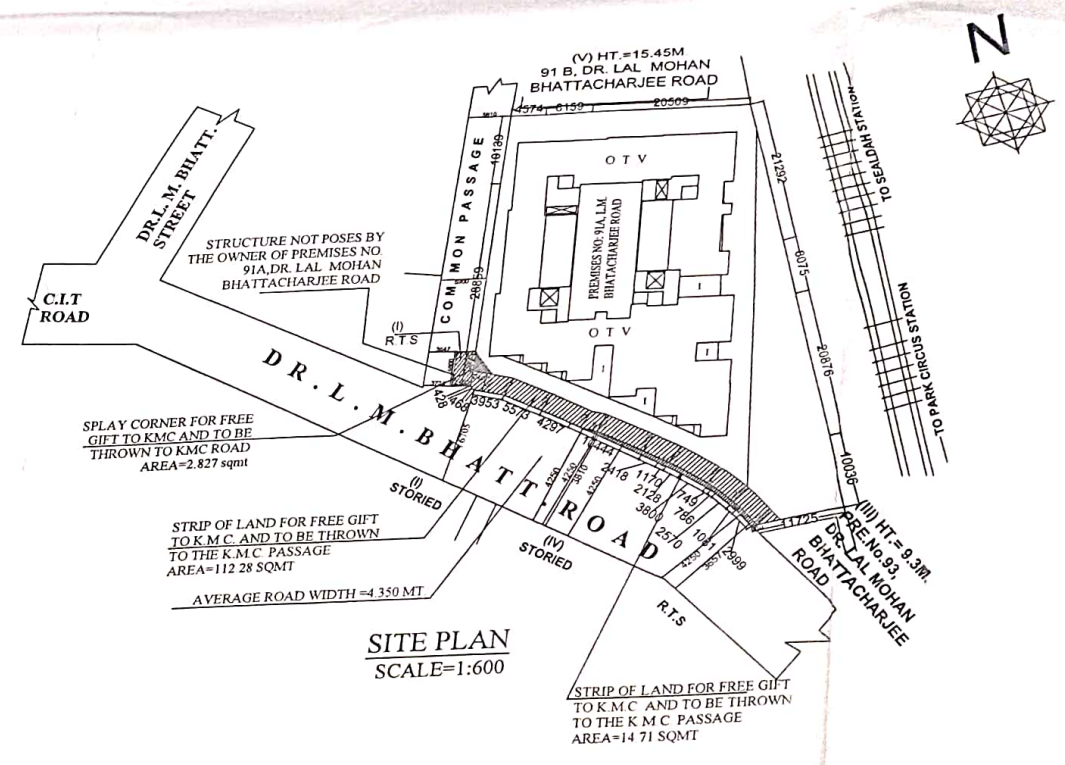
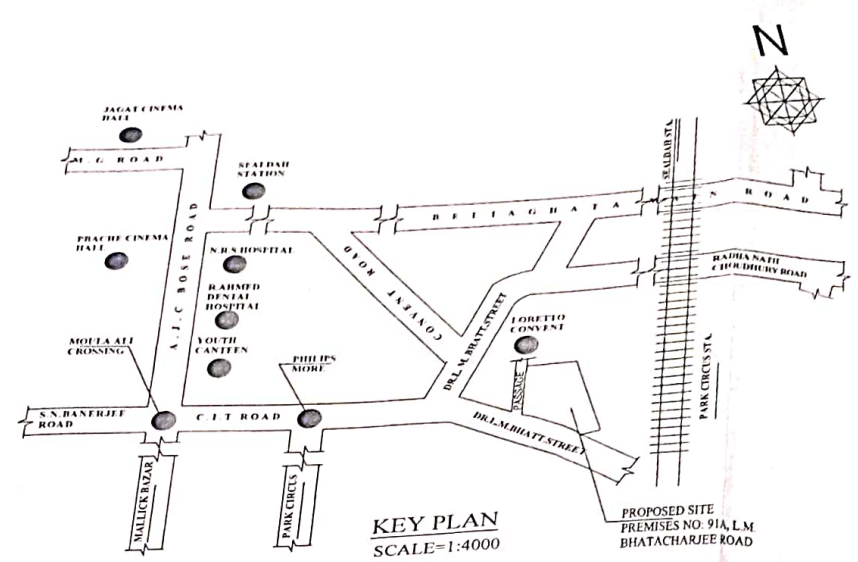
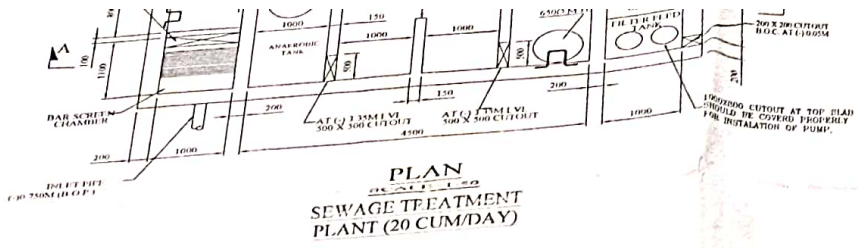
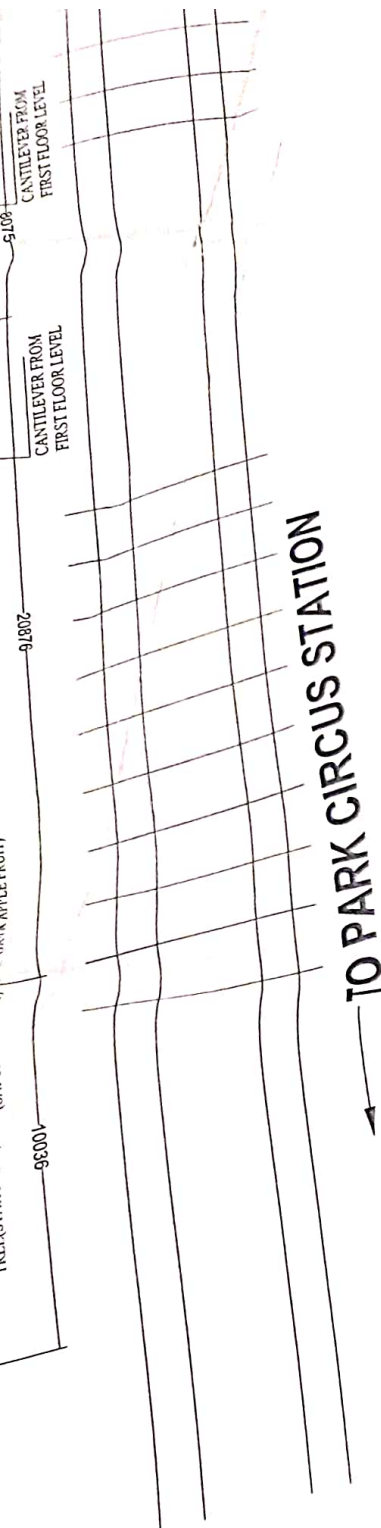
PLAN
SCALE=1:50
SEWAGE TREATMENT
PLANT (20 CUM/DAY)



KEY PLAN
SCALE=1:4000

PROPOSED SITE
PREMISES NO. 91A, L.M.
BHATTACHARJEE ROAD

PARK CIRCUS STATION



STATEMENT OF THE PLAN PROPOSAL

PART - A

- 1 ASSESSEE NO 110551401194
2. DETAILS OF REGISTERED DEED OF CONVEYANCE
BOOK NO 1, VOL NO 53 BEING NO 1709,
DATE : 17 08 2001, YEAR . 2001, PLACE A D S R SEALDAH
- 3 DETAILS OF REGISTERED BOUNDARY DECLARATION
BOOK NO 1, VOL NO 1606-2020, BEING NO 160602372,
DATE : 07 10 2020, YEAR . 2020, PLACE A D S R SEALDAH
- 4 DETAILS OF POWER OF ATTORNEY - NIL

PART - B

TOTAL LAND AREA = 1969.435 SQM (29K-7CH-4 SQFT)
PROPOSED GROUND COVERAGE = 934.577 SQMT ie 47.454%
PERMISSIBLE GROUND COVERAGE = 984.716 SQMT ie 50%
TOTAL PROPOSED COVERED AREA = 4300.253 SQMT
 PROPOSED F.A.R. = 1.742
 PERMISSIBLE F.A.R. = 1.75
 AREA OF ROAD ABUTTING THE PREMISES = 182.59 SQMT
 SO AVERAGE ROAD WIDTH = 182.59/41.968 = 4.350 MT.

AREA STATEMENT

TOTAL LAND AREA = 1969.435 SQM (29K-7CH-4 SQFT)

PROPOSED GROUND COVERAGE = 934.577 SQMT ie 47.454%

PERMISSIBLE GROUND COVERAGE = 984.716 SQMT ie 50%

PROPOSED AREA :

FLOOR	BUILT UP	LIFT WELL	STAIR WELL	CUTOUT/DUCT	GROSS FLOOR	EXEMPTED AREA		NET COVER AREA
						STAIR WAY	LIFT LOBBY	
Ground Floor	1045.023 SqMt.	--	--	157.546 SqMt.	887.477 SqMt.	53.753 SqMt.	10.94 SqMt.	822.784 SqMt.
1st. floor area	1023.769 SqMt.	10.888 SqMt.	0.938 SqMt.	158.749 SqMt.	853.194 SqMt.	52.820 SqMt.	10.94 SqMt.	789.434 SqMt.
2nd. floor area	1023.769 SqMt.	10.888 SqMt.	0.938 SqMt.	158.749 SqMt.	853.194 SqMt.	52.820 SqMt.	10.94 SqMt.	789.434 SqMt.
3rd. floor area	1023.769 SqMt.	10.888 SqMt.	0.938 SqMt.	158.749 SqMt.	853.194 SqMt.	52.820 SqMt.	10.94 SqMt.	789.434 SqMt.
4TH. floor area	1023.769 SqMt.	10.888 SqMt.	0.938 SqMt.	158.749 SqMt.	853.194 SqMt.	52.820 SqMt.	10.94 SqMt.	789.434 SqMt.
Total	5140.099 SqMt.	43.552 SqMt.	3.752 SqMt.	792.542 SqMt.	4300.253 SqMt.	265.033 SqMt.	54.70 SqMt.	3980.52 SqMt.

TOTAL GROUND FLOOR AREA = 887.477 SQMT

TOTAL FLOOR AREA INCLUDING EXEMPTED AREA = 4300.253 SQMT

PROPOSED TOTAL EXEMPTED AREA = 319.733 SQ.MT

PROPOSED TOTAL FLOOR AREA (EXCLUDING EXEMPTED AREA) = 3980.52 SQMT

TENEMENT AREA CALCULATION

NO. OF TENEMENTS = 48 NOS.

TENEMENT MKD	TENEMENT AREA	AREA TO BE ADDED	TENEMENT AREA (ACT.)	TENEMENT NO.	REQUIRED PARKING
A	71.886 SqMt.	11.928 SqMt.	83.814 SqMt.	4 Nos.	TENEMENT SIZE 100 > < 200 = 4 NOS. REQUIRED PARKING = 4 Nos.
B	53.817 SqMt.	8.930 SqMt.	62.747 SqMt.	4 Nos.	
C	75.924 SqMt.	12.598 SqMt.	88.523 SqMt.	4 Nos.	
D	86.199 SqMt.	14.303 SqMt.	100.503 SqMt.	4 Nos.	TENEMENT SIZE 75 > < 100 = 24 NOS.

TOTAL GROUND FLOOR AREA = 887.477 SQMT

TOTAL FLOOR AREA INCLUDING EXEMPTED AREA = 4300.253 SQMT

PROPOSED TOTAL EXEMPTED AREA = 319.733 SQ.MT

PROPOSED TOTAL FLOOR AREA (EXCLUDING EXEMPTED AREA) = 3980.52 SQMT

TENEMENT AREA CALCULATION

NO.OF TENEMENTS= 48 NOS.

TENEMENT MKD	TENEMENT AREA	AREA TO BE ADDED	TENEMENT AREA(ACT.)	TENEMENT NO.	REQUIRED PARKING
A	71 886 SqMl.	11 928 SqMl.	83 814 SqMl.	4 Nos.	TENEMENT SIZE 100><200 = 4 NOS. REQUIRED PARKING = 4 Nos.
B	53 817 SqMl.	8 930 SqMl.	62 747 SqMl.	4 Nos.	
C	75 924 SqMl.	12 598 SqMl.	88 523 SqMl.	4 Nos.	
D	86 199 SqMl.	14 303 SqMl.	100 503 SqMl.	4 Nos.	
E	55 701 SqMl.	9 243 SqMl.	64 943 SqMl.	4 Nos.	TENEMENT SIZE 75><100 = 24 NOS. REQUIRED PARKING = 12 Nos.
F	58 526 SqMl.	9 711 SqMl.	68 237 SqMl.	4 Nos.	
G	64 602 SqMl.	10 720 SqMl.	75 322 SqMl.	4 Nos.	
H	64 539 SqMl.	10 709 SqMl.	75 248 SqMl.	4 Nos.	
I	56 882 SqMl.	9 439 SqMl.	66 321 SqMl.	4 Nos.	TENEMENT SIZE 50><75 = 20 NOS. REQUIRED PARKING = 5 Nos.
J	50 442 SqMl.	8 370 SqMl.	58 812 SqMl.	4 Nos.	
K	70 350 SqMl.	11 673 SqMl.	82 023 SqMl.	4 Nos.	
L	64 636 SqMl.	10 725 SqMl.	75 361 SqMl.	4 Nos.	

21 Nos.

Required Parking

(C) MERCANTILE (RETAIL) :

TOTAL COVERED AREA(SQM)	TOTAL CARPET AREA(SQM)	REQ. CAR PARKING
93.906	79.317	1 (ONE) NO.

CAR PARKING AREA CALCULATION

TOTAL CAR PARKING REQUIRED = 22 NOS.

TOTAL CAR PARKING PROVIDED = 35 NOS.
COVERED = 28 NOS.
OPEN = 7 NOS.

TOTAL CAR PARKING AREA = 598.923 SQ.MT

EXEMPTED CAR PARKING AREA = 22X25 = 550 SQMT

PROPOSED F.A.R. = 3980.52 - 550 = 3430.52 SQMT / 1969.435 = 1.742

PERMISSIBLE F.A.R. = 1.75

STATEMENT OF OTHER AREAS FOR FEES:

TOTAL EXEMPTED AREA = 319.733 SQ.MT
TOTAL AREA OF ROOF TOILET = 3.00 SQ.MT

LIFT MACHINE ROOM AREA = 15.016 SQMT
TOTAL LOFT AREA = 62.436 SQMT

CUPBOARD AREA = 39.00 SQMT
TOTAL AREA OF OTHER FEES = 439.185 SQ.MT

REQUIRED TREE COVER AREA = 222.821 SQMT (11.314 %)
TREE COVER AREA PROVIDED = 235.124 SQMT (11.938 %)
+ SAMI PAVED AREA = 56.929 SQMT (2.890%)
TOTAL = 292.053 SQMT (14.828%)
NO. OF TREE = 30 NOS.

TOTAL AREA OF ROOF TOILET
= 3.00 SQ.MT

TOTAL ROOF STRUCTURE AREA
= 120.167 SQ.MT

TOTAL STAIR COVERED AREA
= 66.935 SQMT

TOTAL LIFT MACHINE ROOM AREA = 15.691 SQMT

TOTAL TERRACE AREA
= 854.132 SQ.MT

TOTAL OVER HEAD WATER TANK AREA
= 34.541 SQ.MT

CERTIFICATE OF ARCHITECT /L.B.S. :

CERTIFICATE OF STRUCTURAL ENGINEER

CERTIFICATE OF GEO-TECHNICAL ENGINEER

THIS IS TO CERTIFY WITH FULL RESPONSIBILITY THAT THE PLAN HAS BEEN DRAWN UP AS PER PROVISION OF C.M.C BUILDING RULES 2009 AND THE SITE CONDITION INCLUDING THE WIDTH OF THE ROAD TO CONFORM WITH THE PLAN

THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING

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

REQUIRED TREE COVER AREA= 222.821 SQMT (11.314 %)
 TREE COVER AREA PROVIDED= 235.124 SQMT (11.938 %)
 + SAMI PAVED AREA=56.929 SQMT (2.890%)
 TOTAL=292.053 SQMT (14.828%)
 NO. OF TREE = 30 NOS.

TOTAL AREA OF ROOF TOILET
 =3.00 SQ.MT


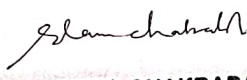
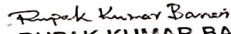
TOTAL ROOF STRUCTURE AREA
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 = 854.132 SQ.MT

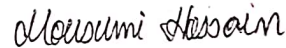
TOTAL OVER HEAD WATER TANK AREA
 =34.541 SQ.MT

<u>CERTIFICATE OF ARCHITECT /L.B.S. :</u>	<u>CERTIFICATE OF STRUCTURAL ENGINEER</u>	<u>CERTIFICATE OF GEO-TECHNICAL ENGINEER</u>
<p>THIS IS TO CERTIFY WITH FULL RESPONSIBILITY THAT THE PLAN HAS BEEN DRAWN UP AS PER PROVISION OF C.M.C BUILDING RULES 2009 AND THE SITE CONDITION INCLUDING THE WIDTH OF THE ABUTTING ROAD CONFIRM WITH THE PLAN AND NOT A TANK OR FILL UP TANK ALSO CERTIFY THAT THE BOUNDARY OF THE PREMISES DESPOTICALLY AGREE WITH THE PLAN</p> <p style="text-align: center;"></p> <p>GAUTAM CHAKRABARTI B-Tech (Civil) LBS No : 311 Class-I The Kolkata Municipal Corporation</p> <p>GAUTAM CHAKRABARTI L.B.S. NO. 311 CLASS I <u>SIG. OF ARCHITECT./ L.B.S.</u></p>	<p>THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT. SOIL TESTING HAS BEEN DONE BY RUPAK KUMAR BANERJEE(G.T./1/3 K.M.C) OF M/S GEO STAR OF 50, CHIT KALIKAPUR, P.O- MUKUNDOPUR, P.S.- EAST JADAVPUR, KOLKATA-700099. THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.</p> <p style="text-align: center;"></p> <p>ELORA CHAKRABARTI E & E NO-128 (1) K.M.C.</p> <p>ELORA CHAKRABARTI E.S.E NO -128 (I) K.M.C. <u>SIG. OF STRUCTURAL ENGINEER.</u></p>	<p>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 FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM THEREIN IS SAFE & STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW. ON MY SOIL INVESTIGATION REPORT CONDUCTED M/S GEO STAR OF 50, CHIT KALIKAPUR, P.O- MUKUNDOPUR, P.S.- EAST JADAVPUR, KOLKATA-700099.</p> <p style="text-align: center;"></p> <p>RUPAK KUMAR BANERJEE B.C.E., M.E., M/IGS M.I.E., CHARTERED ENGINEER ENLISTED GEO TECHNICAL ENGINEER (K.M.C.) G.T./1/3 (K.M.C.) LM-4279, M.-153378-5</p> <p>RUPAK KUMAR BANNERJEE G.T.E(K.M.C)-3 CLASS-I <u>SIGNATURE OF GEO-TECHNICAL ENGINEER</u></p>

OWNERS DECLARATION :

WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE ARCHITECT/L.B.S. & E.S.E. DURING CONSTRUCTION. WE SHALL FOLLOW THE INSTRUCTIONS OF ARCHITECT /L.B.S. & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER B.S.PLAN). KMC AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURES. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE KMC AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF UNDER GROUND WATER RESERVOIR & FIRE FIGHTING WATER RESERVOIR WILL BE UNDERTAKEN UNDER THE GUIDANCE OF ARCHITECT/L.B.S. & E.S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK.

Calcutta Urology Research Centre Pvt. Ltd.



Director

MOUSUMI HOSSAIN
 DIRECTOR OF
 CALCUTTA UROLOGY RESEARCH
 CENTRE PVT.LTD
SIG.OF OWNER.

TITLE: MASTER SHEET WITH BLOCK-B

SCALE: 1:50,1:100,1:600,1:4000

CONSULTANT:


G.M/s. Chakrabarti Group
 ARCHITECTS & ENGINEERS
 60, MUZAFFAR AHMED STREET
 KOLKATA-700 016

PROPOSED GROUND + IV STORIED RESIDENTIAL BUILDING (HEIGHT : 15.450 M.) U/S 393 OF K.M.C. ACT 1980 AND AS PER K.M.C. BUILDING RULE 2009 AS AMENDED TIME TO TIME, AT PREMISES NO.- 91A, DR. LAL MOHAN BHATTACHARYYA ROAD , KOLKATA-700014, WARD NO.-55 , BOROUGH -VI.

CERTIFIED COPY

Plan for Water Supply arrangement including SEMI I.G. K. & S. & S. & S. 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.

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.

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.

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

A silt trap pump has to be provided i.e. pumping unfiltered water for the distribution to the flushing cisterns and urinals in the building in case unfiltered water from street main is not available.

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

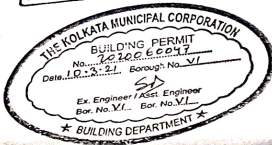
DEVIATION WOULD MEAN DEMOLITION

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

THE SANCTION IS VALID UP TO: 9-3-24

CONSTRUCTION SITE SHALL BE MAINTAINED FREE FROM AIR POLLUTION ACCORDING TO UNDERTAKING SUBMITTED AS PER AMENDMENT DT. 31.01.2019 VIDE NO. 55/KA/DC/4/3R-7/2017 OF SCHEDULE IV OF KMC BUILDING RULE 2009

Approved By: *[Signature]* 10/12/24
The Building Committee



Sanctioned subject to demolition of existing structure to provide open space as per plan before construction is started. *[Signature]* Executive Engineer (C) Br. VI / Asst. Engineer (C) Br. PLAN VI

CONSTRUCTION SITE SHALL BE MAINTAINED TO PREVENT MOSQUITO BREEDING AS REQUIRED US 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.

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.

RESIDENTIAL BUILDING

CERTIFIED COPY

KOLKATA MUNICIPAL CORPORATION BUILDING DEPARTMENT
CERTIFIED COPY OF B.S. PLAN
No. 1010660 & P.P.1 Dt. 10.12.24
Borough No. VI
[Signature] Assistant Engineer VI / *[Signature]* Executive Engineer VI