

EXISTING AREA (AS PER I.B. REPORT)		(EXCLUDING SERVICE AREA)	IN SQ.M.	IN SQ.M.
1.	GR. FL. AREA (TENANT: JHUMA SHAW)		38.089 SQ.M.	
	GR. FL. AREA (TENANT: PRADIP KR. SHAW)		4.830 SQ.M.	
	GR. FL. AREA (TENANT: PRADIP KR. SHAW)		28.428 SQ.M.	
	GR. FL. AREA (TENANT: GAUTAM CHAKRABORTY)		58.249 SQ.M.	129.596 SQ.M.
	GR. FL. COMMON AREA		11.146 SQ.M.	140.742 SQ.M.
	GR. FL. EXEMPTED AREA		8.297 SQ.M.	
2.	1ST. FL. AREA (TENANT: MANOJ KUMAR SHAW)		68.376 SQ.M.	
	1ST. FL. AREA (TENANT: SATYA NARAYAN GUPTA)		61.408 SQ.M.	129.784 SQ.M.
	1ST. FL. SERVICE AREA		11.147 SQ.M.	140.931 SQ.M.
	1ST. FL. EXEMPTED AREA		8.297 SQ.M.	
TOTAL EXISTING AREA (EXCLUDING SERVICE)				259.38 SQ.M.
TOTAL EXISTING AREA (INCLUDING SERVICE)				281.673 SQ.M.
TOTAL EXEMPTED AREA (8.297 X 2) = 16.594 SQ.M.				
TOTAL EXISTING AREA (EXCLUDING EXEMPTED AREA) (281.673-16.594) = 265.079 SQ.M.				
PERMISSIBLE F.A.R. = TOTAL TENANTED AREA X 2 / LAND AREA = 265.079 X 2 / 184.504 = 2.873				

LIST OF TENANTS AREA

Type	NAME	EXISTING AREA (EXCLUDING SERVICE AREA) (SQ.M.)	EXISTING COMMON AREA (SQ.M.)	TOTAL EXISTING AREA INCLUDING COMMON AREA (SQ.M.)	FLOOR TO BE PROVIDED	PROPOSED FLOOR AREA TO BE PROVIDED (EXCLUDING SERVICE AREA) (SQ.M.)	PROPOSED COMMON AREA (SQ.M.)	PROPOSED FLOOR AREA TO BE PROVIDED INCLUDING SERVICE AREA (SQ.M.)
1.	JHUMA SHAW	26.461 SQ.M.	11.510 SQ.M.	37.971 SQ.M.	SHOP-1 AT GROUND FLOOR	21.017 SQ.M.	0.266 SQ.M.	21.283 SQ.M.
2.	PRADIP KR. SHAW	3.457 SQ.M.	1.504 SQ.M.	4.961 SQ.M.	SHOP-2 AT GROUND FLOOR	6.985 SQ.M.	0.088 SQ.M.	7.073 SQ.M.
3.	PRADIP KR. SHAW	19.653 SQ.M.	8.549 SQ.M.	28.202 SQ.M.	FLAT-'A1' AT FIRST FLOOR	26.940 SQ.M.	0.341 SQ.M.	27.281 SQ.M.
4.	GAUTAM CHAKRABORTY	42.820 SQ.M.	18.627 SQ.M.	61.447 SQ.M.	FLAT-'B4' AT FOURTH FLOOR	49.062 SQ.M.	0.420 SQ.M.	49.682 SQ.M.
5.	MANOJ KUMAR SHAW	43.473 SQ.M.	26.384 SQ.M.	69.857 SQ.M.	FLAT-'B1' AT FIRST FLOOR	63.852 SQ.M.	0.807 SQ.M.	64.659 SQ.M.
6.	SATYA NARAYAN GUPTA	39.064 SQ.M.	23.708 SQ.M.	62.772 SQ.M.	FLAT-'B2' AT SECOND FLOOR	49.062 SQ.M.	0.620 SQ.M.	49.682 SQ.M.
TOTAL TENANTS AREA		174.928 SQ.M.	90.282 SQ.M.	265.210 SQ.M.		216.918 SQ.M.	2.742 SQ.M.	219.660 SQ.M.
7.	OWNER				SHOP-3 AT GROUND FLOOR	6.281 SQ.M.	0.079 SQ.M.	6.360 SQ.M.
					WATCHMAN RM. STORE RM. & TOILET AT GR. FLOOR	9.777 SQ.M.		9.777 SQ.M.
					FLAT-'A2' AT SECOND FLOOR	41.730 SQ.M.	0.527 SQ.M.	42.257 SQ.M.
					FLAT-'A4' AT FOURTH FLOOR	41.730 SQ.M.	0.527 SQ.M.	42.257 SQ.M.
					FLAT-'A3' AT THIRD FLOOR	41.730 SQ.M.	0.527 SQ.M.	42.257 SQ.M.
					FLAT-'B3' AT THIRD FLOOR	26.735 SQ.M.	0.338 SQ.M.	27.073 SQ.M.
			FLAT-'C3' AT THIRD FLOOR	22.327 SQ.M.	0.282 SQ.M.	22.609 SQ.M.		
TOTAL OWNER AREA						190.310 SQ.M.	2.280 SQ.M.	192.590 SQ.M.

TOTAL EXISTING TENANTS AREA :- 265.210 SQ.M.
EXISTING GROUND COVERAGE = 140.931 SQ.M. (76.383%)
PERMISSIBLE AREA - (TENANTS X2) i.e. (265.210 X 2) SQ.M. i.e. 530.42 SQ.M.
PROPOSED TOTAL BUILT UP AREA :- TOTAL TENANTED + TOTAL OWNER AREA+INCLUDING EXEMPTED AREA + CAR PARKING -
219.660 + 192.590 + 67.190 + 45.989 = 525.429 SQ.M.

PROPOSED AREA

FLOOR	FLAT MKD.	FLAT AREA
GROUND FLOOR	1+2+3 (SHOP)	21.017+6.985+6.281 = 34.283 SQ.M.
	ROOM+W.C.	9.777 SQ.M.
1ST FLOOR	A1+B1	26.940+63.852 = 90.792 SQ.M.
2ND FLOOR	A2+B2	41.730+49.062 = 90.792 SQ.M.
3RD FLOOR	A3+B3+C3	41.730+26.735+22.327 = 90.792 SQ.M.
4TH FLOOR	A4+B4	41.730+49.062 = 90.792 SQ.M.

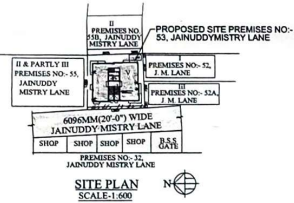
Type	Floor	Floor Area	Stair Well	Lift Well	Gross Area	Exempted Area	Net Floor Area	
						Stair Area Lift Lobby		
1.	Ground floor	106.719 SQ.M.			106.719 SQ.M.	11.515 SQ.M.	3.555 SQ.M.	91.649 SQ.M.
2.	1st floor	106.719 SQ.M.	0.5 SQ.M.	1.54 SQ.M.	104.679 SQ.M.	11.015 SQ.M.	2.015 SQ.M.	91.649 SQ.M.
3.	2nd floor	106.719 SQ.M.	0.5 SQ.M.	1.54 SQ.M.	104.679 SQ.M.	11.015 SQ.M.	2.015 SQ.M.	91.649 SQ.M.
4.	3rd floor	106.719 SQ.M.	0.5 SQ.M.	1.54 SQ.M.	104.679 SQ.M.	11.015 SQ.M.	2.015 SQ.M.	91.649 SQ.M.
5.	4th floor	106.719 SQ.M.	0.5 SQ.M.	1.54 SQ.M.	104.679 SQ.M.	11.015 SQ.M.	2.015 SQ.M.	91.649 SQ.M.
	Total	533.595 SQ.M.	2 SQ.M.	6.16 SQ.M.	525.435 SQ.M.	55.575 SQ.M.	11.615 SQ.M.	458.245 SQ.M.

CALCULATION OF TENEMENT

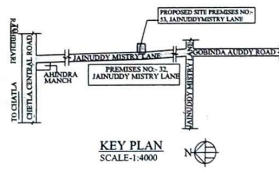
Type	Tenement size	Service Area	Tenement Area	Tenement No	USE	Total Nos. of Tenement
SHOP - 1	21.017 SQ.M.	0.266 SQ.M.	21.283 SQ.M.	1 NO	SHOP	12 NOS.
SHOP - 2	6.985 SQ.M.	0.088 SQ.M.	7.073 SQ.M.	1 NO		
SHOP - 3	6.281 SQ.M.	0.079 SQ.M.	6.360 SQ.M.	1 NO		
FLAT - A1	26.940 SQ.M.	0.341 SQ.M.	27.281 SQ.M.	1 NO	RESIDENTIAL	
FLAT - B1	63.852 SQ.M.	0.807 SQ.M.	64.659 SQ.M.	1 NO		
FLAT - A2, A3, A4	41.730 SQ.M.	0.527 SQ.M.	42.257 SQ.M.	3 NOS		
FLAT - B3	26.735 SQ.M.	0.338 SQ.M.	27.073 SQ.M.	1 NO		
FLAT - C3	22.327 SQ.M.	0.282 SQ.M.	22.609 SQ.M.	1 NO		
FLAT - B2, B4	49.062 SQ.M.	0.620 SQ.M.	49.682 SQ.M.	2 NOS		

SCHEDULE OF DOOR AND WINDOW :-

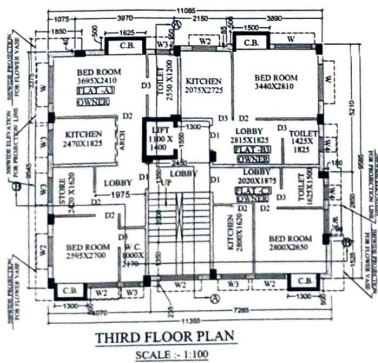
Sl. No	MKD	WIDTH	HEIGHT	REMARKS
1.	W	1800	1800	
2.	W1	1500	1200	
3.	W2	1200	1200	
4.	W3	800	800	
5.	D/W	750	600	
6.	D	1100	2100	
7.	D1	1000	2100	
8.	D2	900	2100	
9.	D3	800	2100	
10.	D4	750	2100	
11.	SD	900	2100	



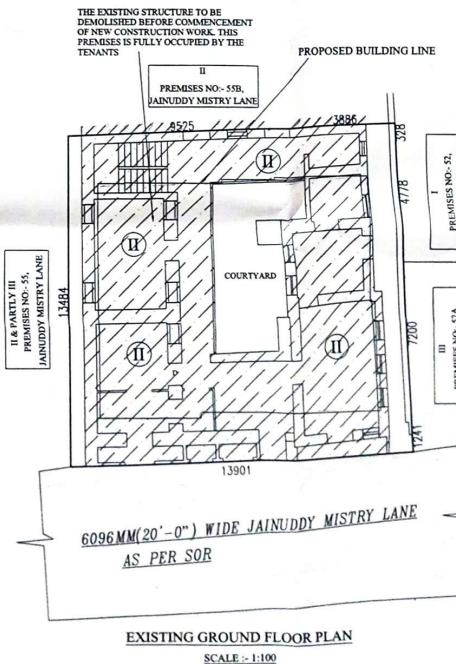
SITE PLAN
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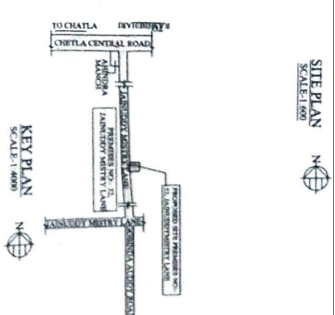
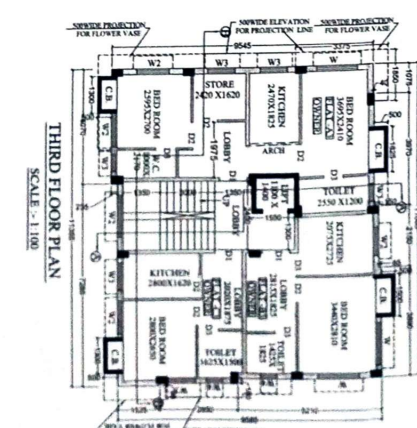
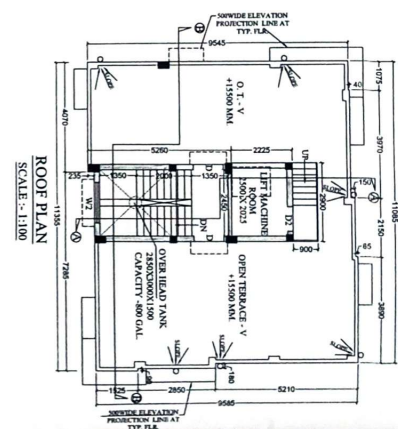
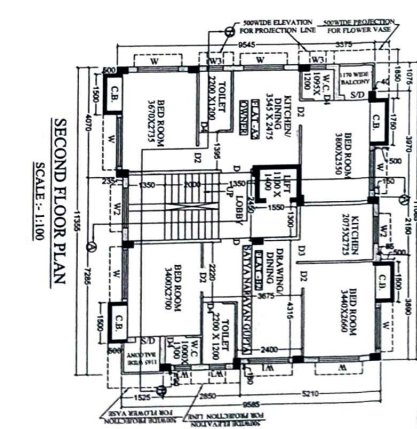
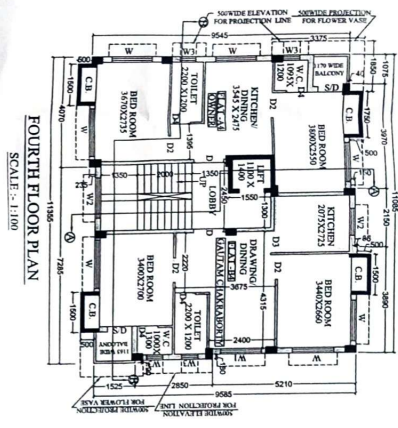
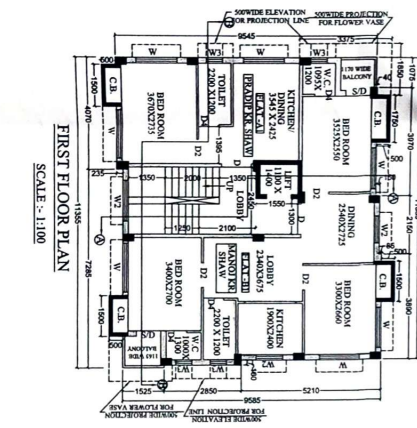
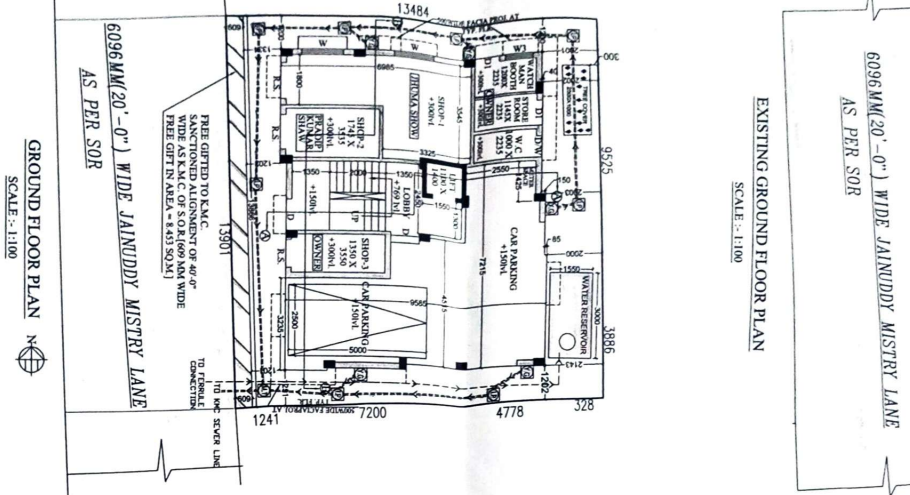
KEY PLAN
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THIRD FLOOR PLAN
SCALE :- 1:100



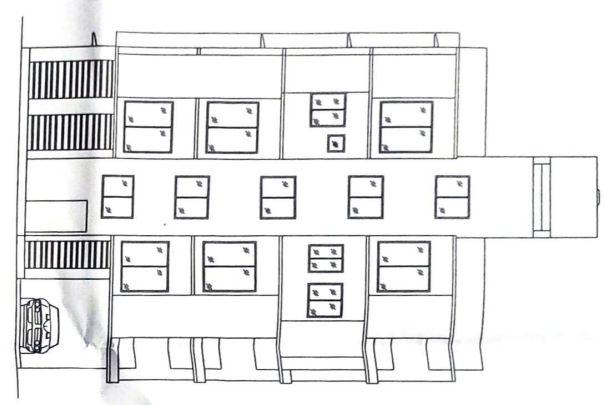
EXISTING GROUND FLOOR PLAN
SCALE :- 1:100



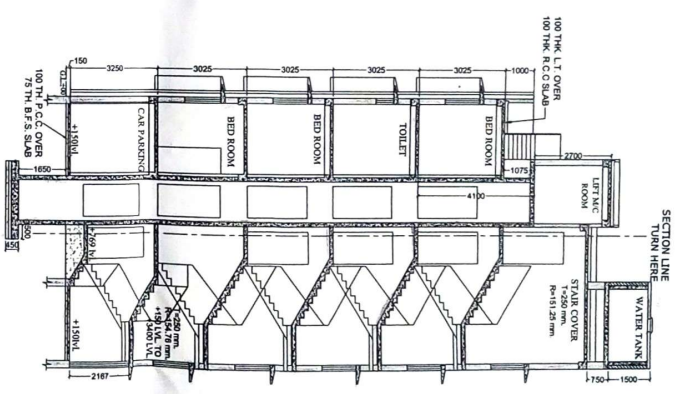
II & PARTLY III
PREMISES NO. 55,
JAINUDDY MISTRY LANE



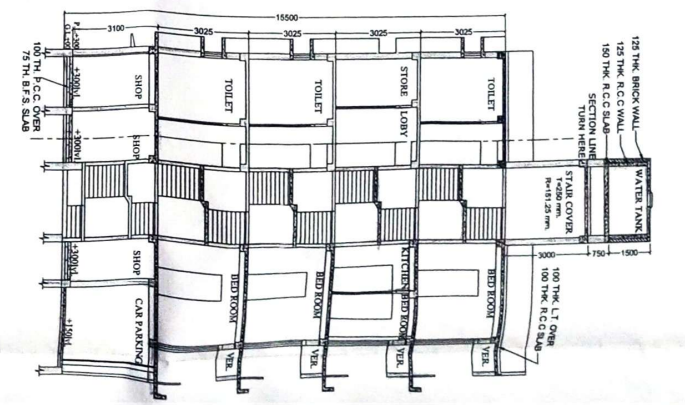
SEAL FOR K.M.C.



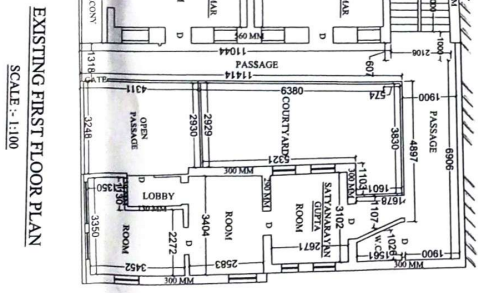
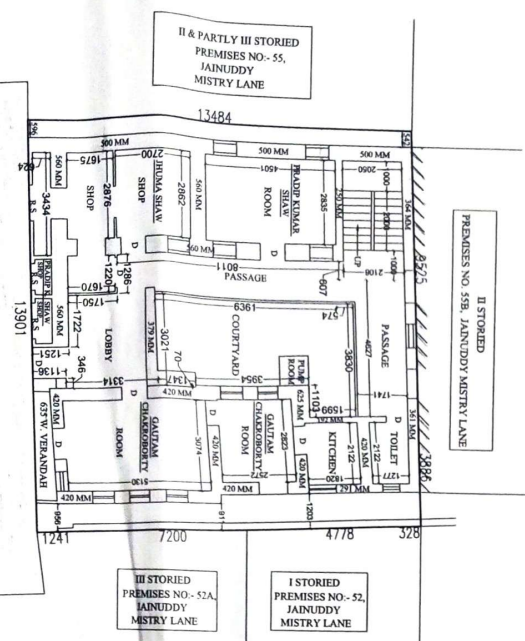
FRONT ELEVATION
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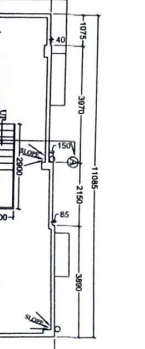
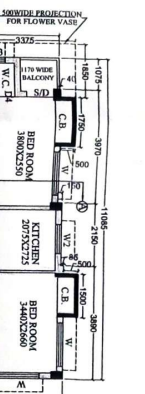
SECTION A-A
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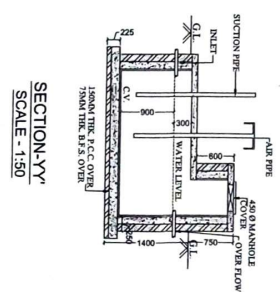
SECTION B-B
SCALE - 1:100



EXISTING FIRST FLOOR PLAN
SCALE - 1:100



DETAILS OF SEMI UNDER
GROUND WATER RESERVOIR
SCALE - 1:50



SECTION Y-Y
SCALE - 1:50

CERTIFIED COPY

A suitable pump has to be provided i.e. pumping unfiltered water for the distribution to the flushing systems and urinals in the building increase 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.

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



DEVIATION WOULD MEAN DEMOLITION

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

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.

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 EMPTIED COMPLETELY TWICE A WEEK.

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. 31.01.2019 VIDE NO. 95/MC/C-4/38-7/2017 OF SCHEDULE-IV OF KMC BUILDING RULE 2009

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

NO PORTION ALLOTTED TO ANTEWANT CAN BE TRANSFERRED BY MEANS OF SALE OR GIFT WITHIN 5 YEARS FROM THE DATE OF ISSUANCE OF COMPLETION CERTIFICATE

Sanctioned subject to demolition of existing structure to provide open space as per plan before construction is started
 SBT
 Executive Engineer (C) Asst. Engineer (C)
 BR. PLAN

THE SANCTION IS VALIED UP TO: 11/01/2029

Approved By: 09/11/2023
 The Building Committee

KOLKATA MUNICIPAL CORPORATION
 BUILDING DEPARTMENTS
 CERTIFIED COPY OF B.S. PLAN
 No. 2023/090082 Dt. 11/01/2024
 Borough No. IX
 Assistant Engineer IX Executive Engineer IX

RESIDENTIAL BUILDING

