THE KOLKATA MUNICIPAL CORPORATION
BUILDING PERMIT
No. 2021220 Dated 28
Ex. Engineer / Asst. Engineer (Cc)
Bor. No. VII Bor. No. VII
BUILDING DEPARTMENT

TENEMENTS & CAR PARKING CALCULATION

MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
1ST & 3RD FLOOR		TOTAL COMMON AREA - 99.592 SQM			
A	90.789 SQ.M	13.551 SQM	104.340 SQ.M	2	2 NO.
B	75.733 SQ.M	11.347 SQ.M	87.080 SQ.M	2	1 NO.
2ND & 4TH FLOOR					
A	103.501 SQ.M	15.499 SQ.M	119.000 SQ.M	2	2 NO.
B	63.025 SQ.M	9.399 SQ.M	72.424 SQ.M	2	
				8	5 NO.

DOOR WINDOW SCHEDULE

TYPE	WIDTH	HT.	TYPE	WIDTH	HT.
D1	1200	2150	W1	1500	1250
D2	1050	2150	W2	600	950
D3	900	2150	KW	900	1100
D4	750	2150	SW	1200	1250
SLD	1800	2150			

PERMISSIBLE F.A.R.

(2XAREA OCCUPIED BY TENENT)+(1XAREA OCCUPIED BY OWNER)

LAND AREA

TENANTED AREA = 339.889 SQ.M.

OWNER'S AREA = 188.506 SQ.M.

1. Percentage (%) of Tenant's occupancy: 56.253 %
   Total Existing floor area = 604.219 sq.m. Total Tenant area = 339.889 sq.m. $\frac{339.889}{604.219} \times 100 = 56.253\ \%$
2. . Total existing floor area : 604.219 Sq.M.
   Total Existing floor area = 188.508+339.889+75.824 sq.m. = 604.219 sq.m.

	Ground Coverage %	Ground Coverage (Sq.M.)	Proposed Floor Area(Sq.M.) (Excluding Exempted Area)	Car parking Area (Sq.M.)
Existing	64.249	199.887	528.395 604.219 - 75.824 = 528.395	0
Permissible	60	186.399	868.284 (A÷2C)188.506+2x339.889=868.284	71.79 (142.974x50%)=71.79
Proposed	59.96	186.278	741.220 812.820 - 125.502 = 687.318	125.502

STATEMENT OF THE PLAN PROPOSAL

PART-A:

1. ASSESSE NO: 110851801560
2. DETAIL OF REGISTERED DEED.(I)
   BOOK NO : I VOL. NO : 11 PAGE NO : 70 to 81
   BEING NO : 414 YEAR : 1959 PLACE : SUB - REGISTRAR SEALDAH DATE - 21.02.1959
3. DETAIL OF REGISTERED DEED.(II)
   BOOK NO : I VOL. NO : 58 PAGE NO : 16 to 18
   BEING NO : 2470 YEAR : 1963 PLACE : SUB - REGISTRAR SEALDAH DATE - 05.10.1963
4. DETAIL OF REGISTERED DEED.(III)
   BOOK NO : I VOL. NO : 11 PAGE NO : 219 to 221
   BEING NO : 698 YEAR : 1972 PLACE : SUB - REGISTRAR ALIPORE DATE - 07.03.1972
5. DETAIL OF REGISTERED DEED.(IV)
   BOOK NO : III VOL. NO : 4 PAGE NO : 171 to175
   BEING NO : 00130 YEAR : 2004 PLACE : A.D.S.R.ALIPORE South 24- Paraganas DATE - 21.06.2004
6. DETAIL OF REGISTERED DEED.(V)
   BOOK NO : I VOL. NO : 10 PAGE NO : 296 to 299
   BEING NO : 777 YEAR : 1964 PLACE : SUB - REGISTRAR SEALDAH DATE - 27.04.1964
7. DETAIL OF REGISTERED DEED.(VI)
   BOOK NO : I VOL. NO : 11 PAGE NO : 222 to 224
   BEING NO : 699 YEAR : 1972 PLACE : D.S.R. ALIPORE DATE - 03.03.1972
8. DETAIL OF REGISTERED DEED.(VII)
   BOOK NO : I VOL. NO : 85 PAGE NO : 317 to 324
   BEING NO : 364 YEAR : 1990 PLACE : SUB - REGISTRAR CALCUTTA DATE - 17.03.1990
9. DETAIL OF REGISTERED DEED.(VIII)
   BOOK NO : I VOL. NO : 85 PAGE NO : 325 to 332
   BEING NO : 3647 YEAR : 1990 PLACE : SUB - REGISTRAR CALCUTTA DATE - 22.05.1990
10. DETAIL OF REGISTERED DEED.(IX)
    BOOK NO : I VOL. NO : 122 PAGE NO : 421 to 431
    BEING NO : 5112 YEAR : 1990 PLACE : SUB - REGISTRAR CALCUTTA DATE - 10.09.1990
11. DETAIL OF REGISTERED DEED OF GIFT
    BOOK NO : I VOL. NO : 1605-2020 PAGE NO : 65926 to 65961
    BEING NO : 160501730 YEAR : 2020 PLACE : A.D.S.R.ALIPORE DATE - 25.06.2020
12. DETAIL OF REGISTERED DEED OF AMALGAMATION
    BOOK NO : I VOL. NO : 1903-2020 PAGE NO : 199224 to 199261
    BEING NO : 190304558 YEAR : 2020 PLACE : A.R.A-III KOLKATA DATE - 19.10.2020
13. DETAIL OF REGISTERED DEED OF DEVELOPMENT AGREEMENT
    BOOK NO : I VOL. NO : 1604-2021 PAGE NO : 6565 to 6651
    BEING NO : 160400225 YEAR : 2021 PLACE : D.S.R. - IV SOUTH 24 - PARAGANS DATE - 20.01.2021
14. a) AREA OF LAND : 310.665 sqm.(04K.-10CH.-14 SQFT.)
    b) NO OF STOREY : G+IV
15. NO. OF TENAMENTS : 8 NOS.
16. SIZE OF TENAMENTS : A) 50 Sqm. TO 75 sqm. ..... 2 NOS.
    : B) 75 Sqm. TO 100 sqm. ..... 4 NOS.
    : C) 100 Sqm.TO 200 sqm. .....2 NOS.

AREA STATEMENT OF OWNER:-

SL. NO.	NAME OF THE OWNER	EXISTING USE	FLOOR	AREA(SQM.) LB	AREA(SQM.) PHYSICAL	PROPOSED USE	FLOOR	AREA(SQM.) OCCUPIED	COMMON	TOTAL
01.	S. ROY / S. SARKAR	RESI	2ND (F)	99.777	99.267	RESI	1st FL (F)	90.789	2.888	93.677
			ROOF		5.011		3RD FL (F)	90.789	2.888	93.677
02.	SUBHASHIS ROY	RESI	2ND (B)	99.869	79.239		1st FL (B)	75.733	2.382	78.115
			ROOF		4.989		3RD FL (B)	75.733	2.382	78.115
			TOTAL(A)	199.646	188.506				TOTAL	343.584

AREA STATEMENT OF TENANT(S):-

SL. NO.	NAME OF THE TENANT(S)	EXISTING USE	FLOOR	AREA(SQM.) LB	AREA(SQM.) PHYSICAL	PROPOSED USE	FLOOR	AREA(SQM.) OCCUPIED	COMMON	TOTAL
01.	ATISH RAJANI	RESI	FRONT GFL	96.804	91.731	RESI	4TH FL FRONT	103.501	3.336	106.837
02.	MILAN BISWAS	RESI	FRONT 1ST	99.777	98.778	RESI	2ND. FL FRONT	103.501	3.336	106.837
03.	S.P. GUPTA	RESI	BACK GFL	96.897	70.141	RESI	2ND. FL BACK	63.025	1.937	64.962
04.	SUBHASHIS BASU	RESI	BACK 1ST	99.869	79.239	RESI	4TH FL BACK	63.025	1.937	64.962
										343.598
			TOTAL(C)	393.347	339.889				TOTAL(D)	687.182

PERMISSIBLE AREA: OWNERS = 188.506 SQM. + TENANTS (91.731+98.778+70.141+79.239) = 339.889 X 2 = 679.778 SQM.
PERMISSIBLE AREA: OWNERS + TENANTS (188.506 + 679.778) = 868.284 SQM

STATEMENT OF THE PLAN PROPOSAL

PART-B :-

1. LAND AREA (AS PER DEED & ASSESSMENT BOOK) : 310.665 sqm.(04K.-10CH.-14 SQFT.)
   LAND AREA (AS PER PHYSICAL) : 310.665 sqm.(04K.-10CH.-14 SQFT.)
2. i) PERMISSIBLE GROUND COVERAGE : 186.399 sqm (60%)
   ii) PROPOSED GROUND COVERAGE : 186.278 Sqm (59.961%)
3. PROPOSED HEIGHT = 15.475 SQM.
4. PROPOSED AREA :-

	COVERED AREA		LIFT CUTOUT	STAIR WAYS	LIFT LOBBY	NET FLOOR AREA
GROUND FLOOR AREA	156.977 SQ.M			13.365 SQ.M	2.46 SQ.M	141.152 SQ.M
1ST FLOOR AREA	186.278 SQ.M		2.536 SQ.M	13.365 SQ.M	2.46 SQ.M	167.917 SQ.M
2ND FLOOR AREA	186.278 SQ.M		2.536 SQ.M	13.365 SQ.M	2.46 SQ.M	167.917 SQ.M
3RD FLOOR AREA	186.278 SQ.M		2.536 SQ.M	13.365 SQ.M	2.46 SQ.M	167.917 SQ.M
4TH FLOOR AREA	186.278 SQ.M		2.536 SQ.M	13.365 SQ.M	2.46 SQ.M	167.917 SQ.M
TOTAL BUILT -UP AREA	992.089 SQ.M		10.144 SQ.M	66.825 SQ.M	12.30 SQ.M	812.820 SQ.M

5. PROVIDED CAR PARKING AREA = 125.502 SQM
6. PROPOSED BUILT-UP AREA = 812.820 SQ.M
7. NET BUILT UP AREA : 812.820 - 125.000 = 687.182 SQ.M.
8. STAIR HEAD ROOM AREA :- 16.585 SQ.M.
9. LIFT MACHINE AREA :- 6.143 SQM.
10. OVER HEAD TANK AREA :- 8.681 SQ.M.
11. AREA OF CUP-BOARD = 5.323X4= 21.292 SQM.
12. PERMISSIBLE F.A.R = 2.780
13. PROPOSED F.A.R = 2.211
14. OTHERS AREA FOR FEES = 66.825+12.30+21.292 = 100.417 SQM

SPECIFICATIONS

R.C.C. FRAME STRUCTURE WITH CONC. GRADE 1:1.5:3.
200 M.M. THK. EXTERNAL 125 & 75 M.M. THK. INTERNAL WALLS WITH 1:4 CEMENT MORTER JOINTS.
STEEL Z- SECTION WINDOWS.
CAST-IN-SITU MOSAIC FLOORING.
1:6 & 1:4 CEMENT PLASTER ON INTERNAL WALLS AND CEILING RESPECTIVELY.
WATER PROOFING TREATMENT.
P.O.P. PUNNING ON INTERNAL WALLS & CEILING.

CERTIFICATE OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING WILL BE MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER N.B.C. OF INDIA AND CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT. SOIL TESTING WILL BE DONE BY M/S GEO STAR 50,CHIT KALIKAPUR, KOLKATA -700099 .
THE RECOMMENDATIONS OF SOIL TEST REPORT WILL BE CONSIDERED DURING STRUCTURAL CALCULATION.

Rupak Kumar Banerjee
RUPAK KUMAR BANERJEE
B.C.E.,M.E., MIGS.,M.I.E.,
G.T.I/3 (K.M.C.), BM/GEO-TECH-I/002
019/IRJP SOIN/G.T/2014-15, GTER-HIDCO/09/000014
E.G.T.E. / I / 14 (K.M.C.)
GEOWB5IDC201900002
RUPAK KUMAR BANERJEE (GTE-I/3)
SIG. OF GEOTECNICAL ENGINEER

TAMAL KANTI BANDYOPADHYAY
BCE (J.U.)
FSE II/393
TAMAL KANTI BANDYOPADHYAY
E.S.E.-II/393
SIG. OF STRUCTURAL ENGINEER

DECLARATION OF ARCHITECT.

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 AMENDED FROM TIME TO TIME. THE SITE CONDITION INCLUDING THE ABUTTING ROAD IS CONFORM WITH THE PLAN. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THERE IS AN EXISTING STRUCTURE TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK, AND IT IS OCCUPIED BY THE OWNER & TENANTS.

ANJAN UKIL
Architect
C.O.A. Regn. No.- CA/94/16721
L.B.A. A-271
(ANJAN UKIL CA/94/16721)
SIG. OF ARCHITECT

I DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE L.B.A & E.S.E DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF L.B.A & E.S.E DURING CONSTRUCTION OF THE BUILDING (AS PER PLAN). K.M.C AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE IF ANY SUBMITTED DOCUMENT ARE FAKE. THE K.M.C AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF U.G.W.RESERVOIR WILL BE TAKEN UNDER THE GUIDANCE OF L.B.A / E.S.E BEFORE STARTING OF BUILDING FOUNDATION.

SUN ENTERPRISE
Constitute Attorney of
1) SRI SOMNATH ROY
2) SMT. SARBARI SARKAR
3) SRI SUBHASHIS ROY
SIGNATURE OF OWNER

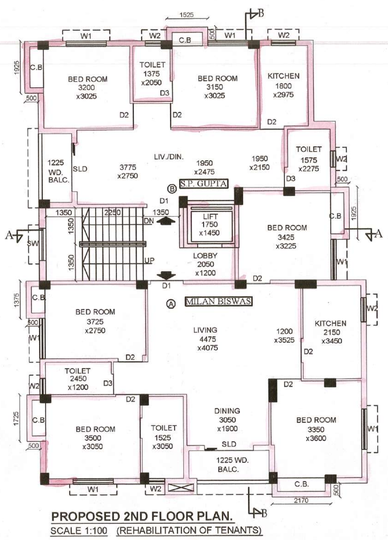
PRO.& EXISTING GROUND FLOOR PLAN, PRO.&EXISTING 1ST FLOOR PLAN
PRO.&EXISTING 2ND FLOOR PLAN , LOCATION AND SITE PLAN ,
SEMI UNDER GROUND RESERVOIR

PROJECT:-
PROPOSED (G+IV) STORIED 15.475 MT. HT. RESIDENTIAL BUILDING AT PREMISES NO:- 3/1A ,PANDITIA ROAD , KOLKATA -700 029 ,
WARD NO:- 85, BOROUGH -VIII, P.S. - KALIGHAT.
UNDER RULE-142 OF K.M.C BUILDING RULE 2009

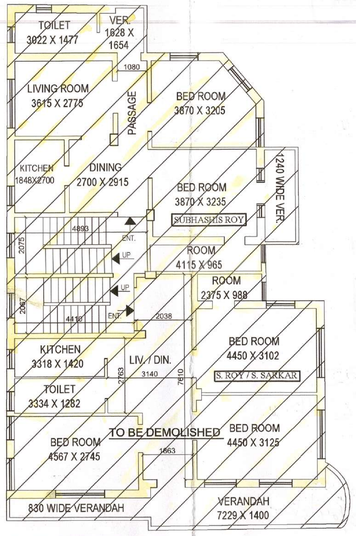
JOB NO.	DRG. NO.	DATE	DEALT
1150	ARCH/CORP-01	13.11.2021	ASHIM

SCALE -1:100

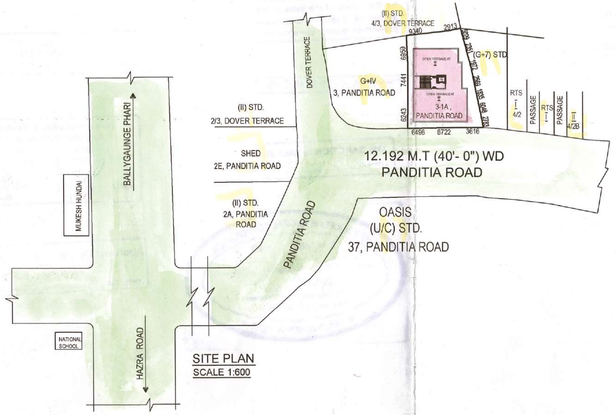
Anjan Ukil
architect



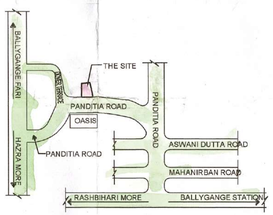
PROPOSED 2ND FLOOR PLAN.
SCALE 1:100 (REHABILITATION OF TENANTS)



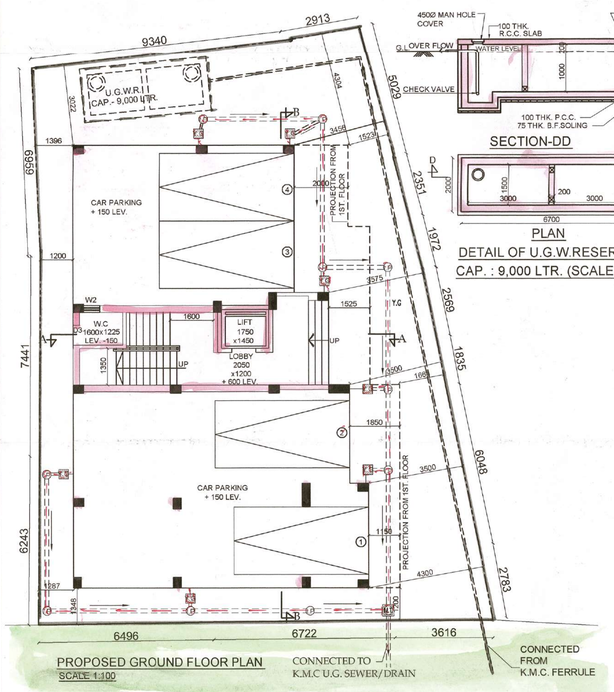
EXISTING SECOND FLOOR PLAN
SCALE 1:100



SITE PLAN
SCALE 1:600



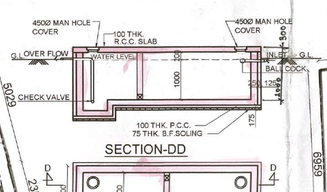
LOCATION PLAN
SCALE 1:4000



PROPOSED GROUND FLOOR PLAN
SCALE 1:100

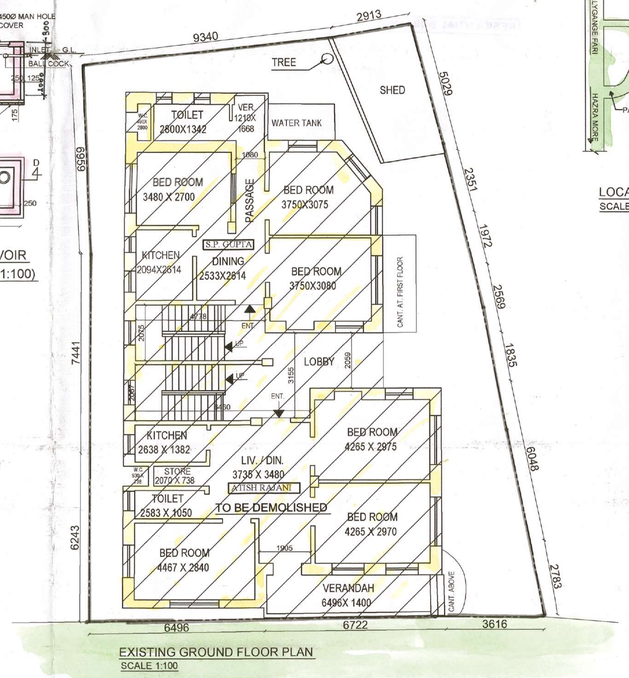
CONNECTED TO K.M.C U.G. SEWER/DRAIN

CONNECTED FROM K.M.C. FERRULE



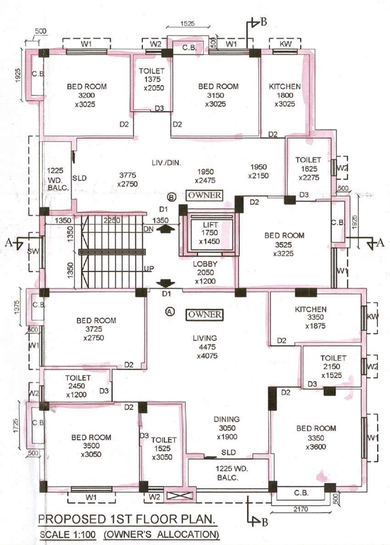
DETAIL OF U.G.W.RESERVOIR
CAP. : 9,000 LTR. (SCALE -1:100)

12.192 M.T (40'- 0") WD PANDITIA ROAD

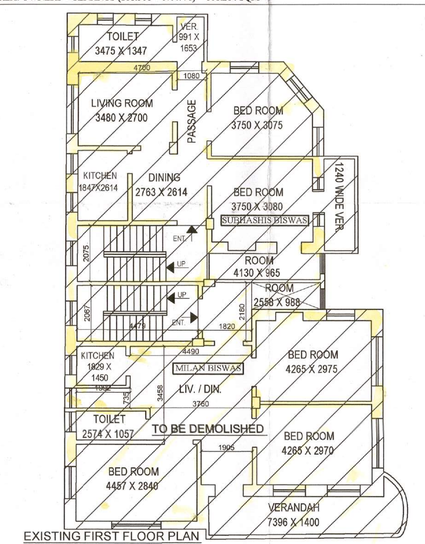


EXISTING GROUND FLOOR PLAN
SCALE 1:100

12.192 M.T (40'- 0") WD PANDITIA ROAD



PROPOSED 1ST FLOOR PLAN.
SCALE 1:100 (OWNER'S ALLOCATION)



EXISTING FIRST FLOOR PLAN
SCALE 1:100