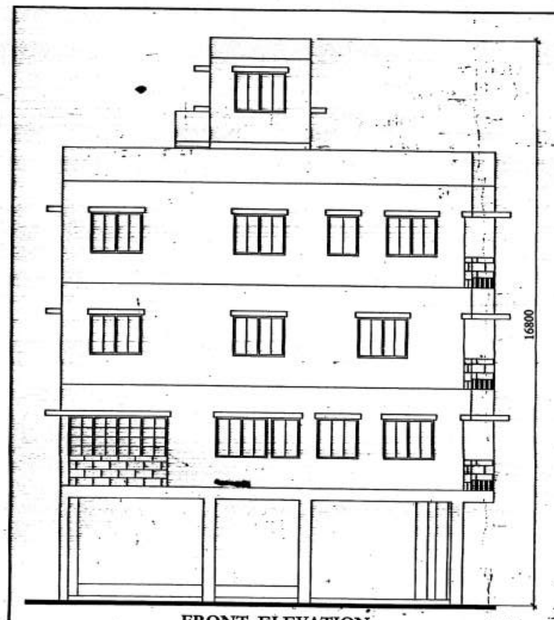
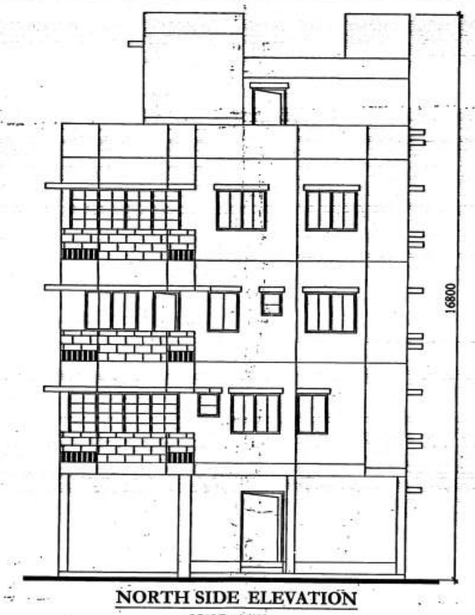
PLAN FOR PROPOSED G+III STORIED RESIDENTIAL BUILDING AT PREMISES NO.- 64, SUDHA SINGHA BANERJEE ROAD, WARD NO.- 131, BOROUGH - XIV, U/ S. 393 (A). OF K.M.C ACT 1980. ALONG WITH THE K.M.C. BUILDING RULE 2009.

NAME OF OWNER :- SRI GOPAL CHANDRA HALDER



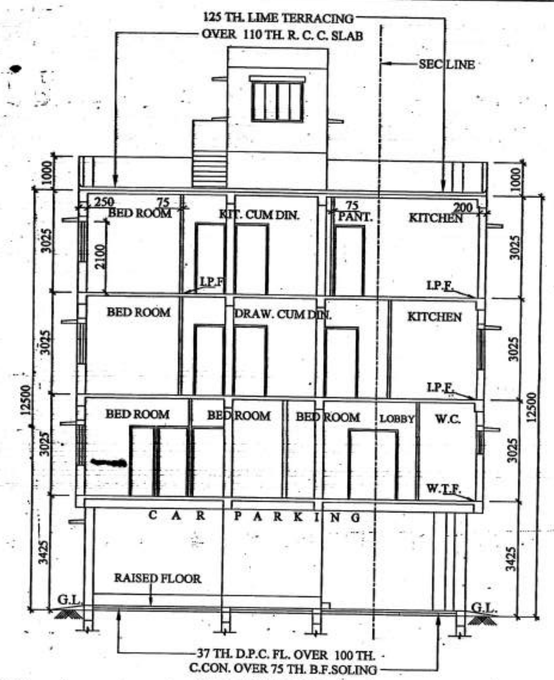
FRONT ELEVATION

SCALE :- 1 : 100



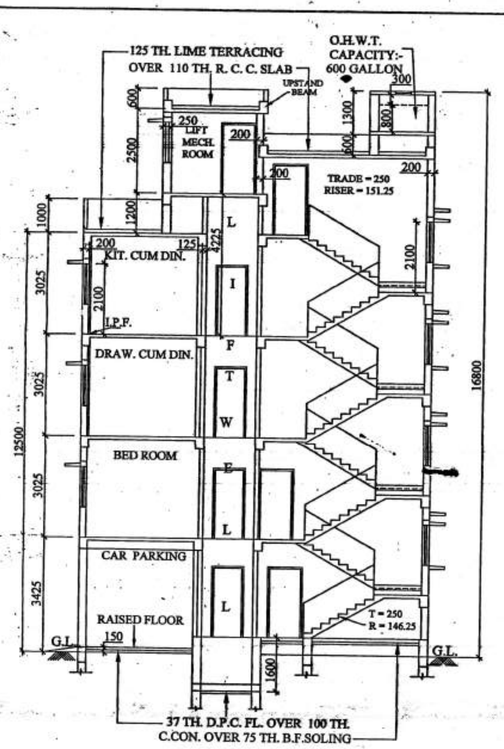
NORTH SIDE ELEVATION

SCALE :- 1 : 100



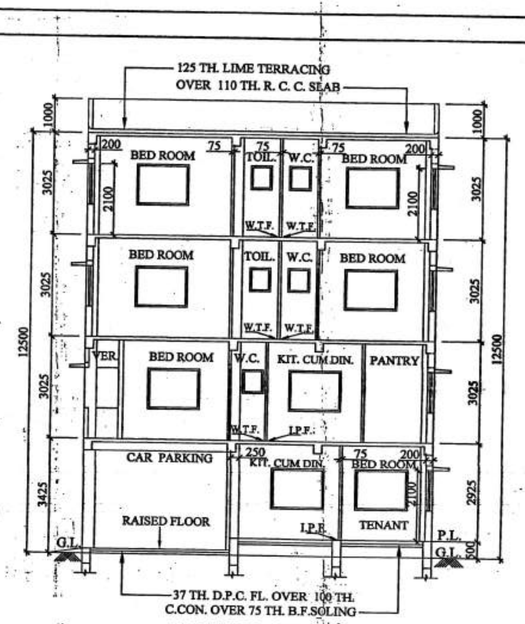
SECTION ON A - A

SCALE :- 1 : 100



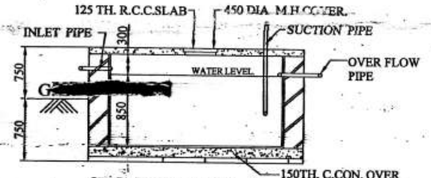
SECTION ON B - B

SCALE :- 1 : 100



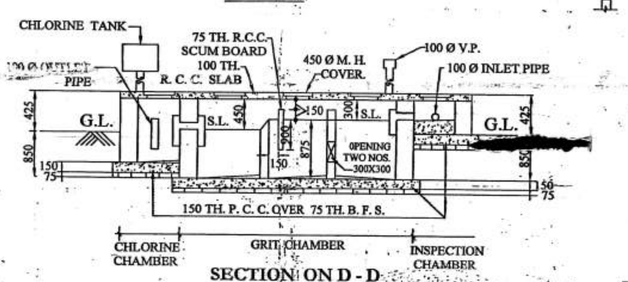
SECTION ON C - C

SCALE :- 1 : 100



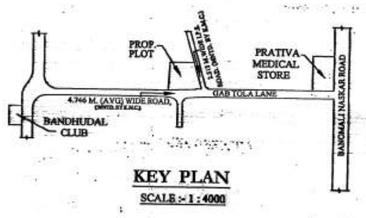
SECTION ON C - C

SCALE :- 1 : 25



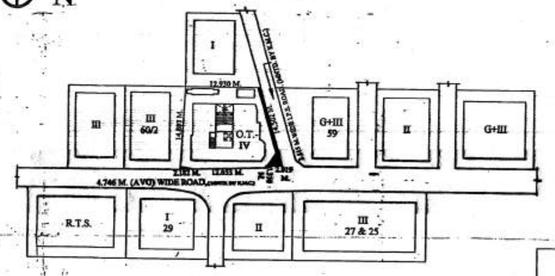
SECTION ON D - D

SCALE :- 1 : 25



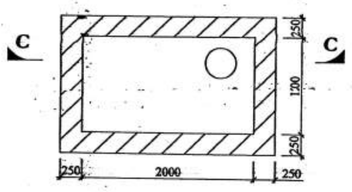
KEY PLAN

SCALE :- 1 : 4000



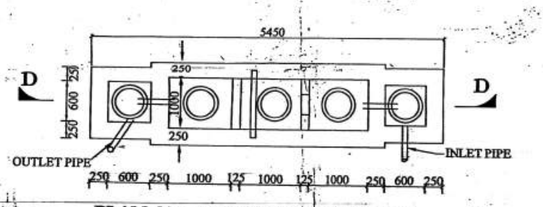
SITE PLAN

SCALE :- 1 : 600



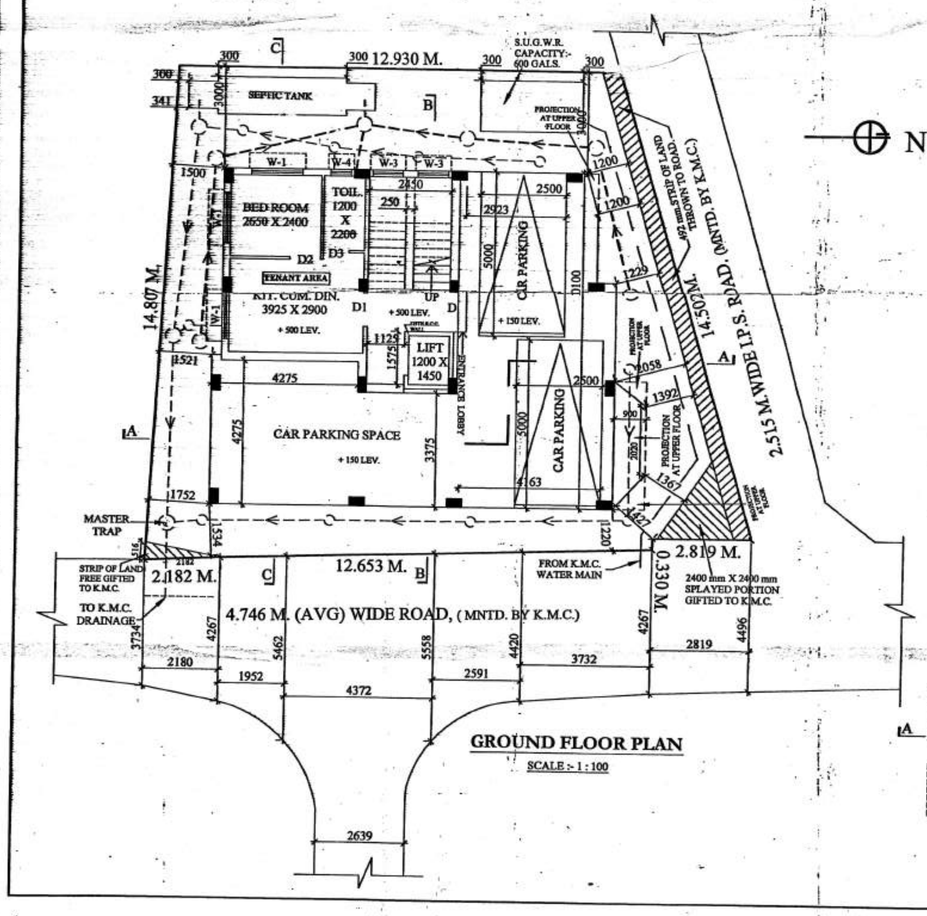
PLAN OF SEMI UNDER GROUND WATER RESERVOIR (CAP. 800 GALLONS)

SCALE :- 1 : 25



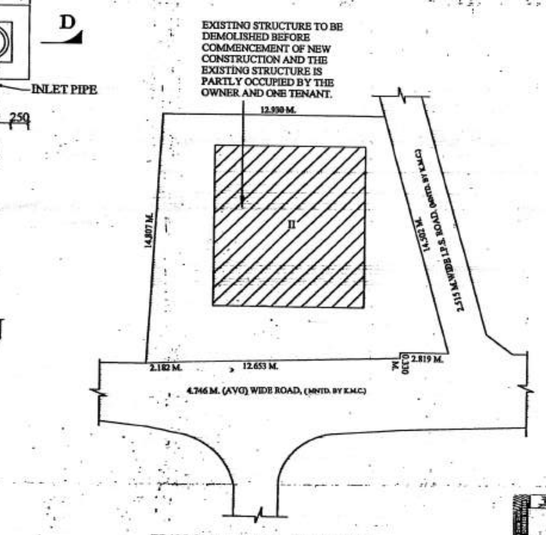
PLAN OF SEPTIC TANK (35 USERS)

SCALE :- 1 : 25



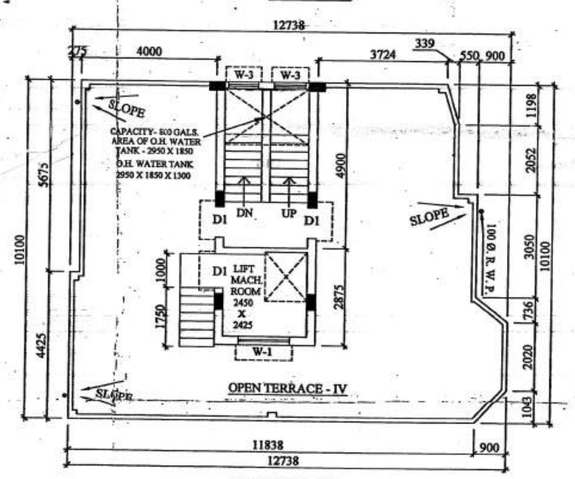
GROUND FLOOR PLAN

SCALE :- 1 : 100



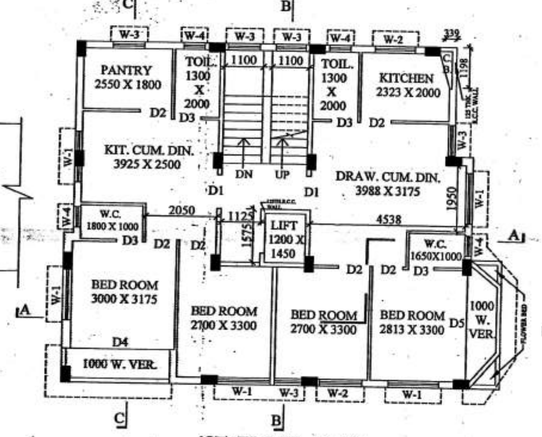
PLAN OF EXISTING STRUCTURE TO BE DEMOLISHED

SCALE :- 1 : 200



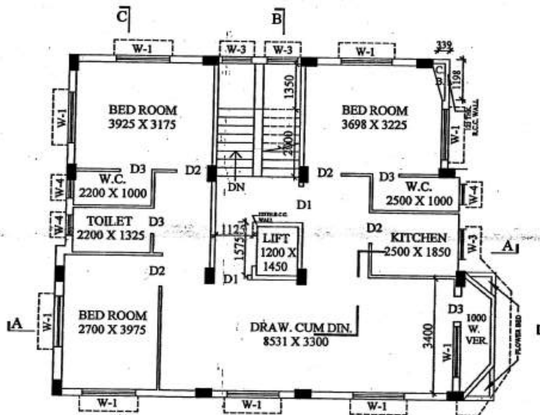
ROOF PLAN

SCALE :- 1 : 100



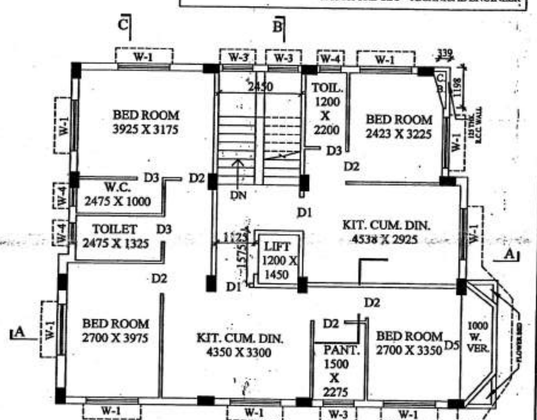
1ST FLOOR PLAN

SCALE :- 1 : 100



2ND FLOOR PLAN

SCALE :- 1 : 100



3RD FLOOR PLAN

SCALE :- 1 : 100

DOORS & WINDOWS SCHEDULE

DOOR MKD.	WIDTH	HEIGHT	WIN. MKD.	WIDTH	HEIGHT
D - 1	1000	2100	W - 1	1500	1200
D - 2	900	2100	W - 2	1200	1200
D - 3	750	2100	W - 3	900	1200
D - 4	2875	2100	W - 4	600	700
D - 5	3125	2100			
D	1300	2100			

SPECIFICATION

- ALL EXTERNAL WALLS ARE 200 M.M. THICK.
- ALL INTERNAL WALLS ARE 125 M.M. & 75 M.M. THICK.
- CEMENT CONCRETE TO FOUNDATION, SLAB, BEAM, LINTEL, CHAJA, 1: 1½ :3 CEMENT: SAND: STONE CHIPS. (Grade of conc.- M 20 Grade of Steel Fe 500)
- CEMENT SAND MOTAR IN OUTER WALL- 1 : 6.
- CEMENT SAND MOTAR IN 75TH. & 125TH. PARTITION WALL- 1 : 4 WITH WEIR NETTING.
- CEMENT SAND MORTAR IN CEILLING PLASTER - 1 : 4.
- P.C.C. IN GROUND FLOOR. 1 : 3 : 6.

NOTE.

- THE DEPTH OF FOUNDATION OF S. TANK & UNDER GROUND WATER TANK SHOULD NOT EXCEED THE DEPTH OF FOUNDATION OF THE BUILLDING.
- OTHER SPECIFICATION SHOULD FOLLOW N. B. C. LATEST REVISION
- ALL DIMENSIONS ARE IN M.M. OTHERWISE MENTIONED.

I DO CERTIFY WITH THAT THE BUILDING PLANS HAS BEEN DRAWN AS PER PROVISION OF K. M. C. BUILDING RULES 2009 AND AS AMENDED FROM TIME TO TIME AND THAT THE SITE CONDITION INCLUDING THE WIDTH OF THE ABUTTING K.M.C. ROAD CONFIRM WITH THE PLAN AND THAT IS A BUILDABLE SITE AND NOT A TANK OR A FILLED UP LAND. THE LAND IS BOUNDED BY BOUNDARY WALL.

KRISHNENDU RAY
L.B.S. OF K.M.C.
L.B.S. NO. 1085, CLASS-I
SIGNATURE OF L. B. S.

THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPER-STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME ON THE BAIS OF SOIL INVESTIGATION REPORT MADE BY M/S NEW TECHNOMA (INDIA) 52, M.G. ROAD, BIRATI, KOLKATA. SIGNED BY BHASKAR ROY CONSIDERING THAT ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOADS AS PER THE NATIONAL BUILDING CODE OF INDIA LATEST REVISION & CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECT.

DEBABRATA GHOSH
E.S.E. NO.- II / 228
SIGNATURE OF STRUCTURAL ENGINEER

OWNERS DECLARATION

I/WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I/WE SHALL ENGAGE L.B.S. & E.S.E DURING CONSTRUCTION I/WE SHALL FOLLOW THE INSTRUCTION OF L.B.S. & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER B.S.P.LAW) K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURES. IF ANY SUBMITTED DOCUMENTS ARE FOUND TOBE FAKE, THE KMC AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF E.S.E. /L.B.S. BEFORE STARTING OF BUILDING FOUNDATION WORK.

PODDAR CONSTRUCTION
Akash Deep Poddar
Proprietor

As Constituted Attorney of
Sri Gopal Chandra Halder

SRI GOPAL CHANDRA HALDER
SIGNATURE OF OWNER

DETAILS OF BOUNDARY DECLARATION :-

A. BOOK NO :- I
B. VOL NO. :- 1607-2020
C. PAGES. NO. :- 206199 TO 206219
D. BN. NO. :- 160705809
E. YEAR :- 2020(16/09/2020)
F. OFFICE :- A.D.S.R(BEHALA)

DETAILS OF NON EVICTION OF TENANT DECL. :-

A. BOOK NO :-I
B. VOL NO. :- 1607-2020
C. PAGES. NO. :- 206220 TO 206238
D. BN. NO. :- 160705808
E. YEAR :- 2020(16/09/2020)
F. OFFICE :- A.D.S.R(BEHALA)

DETAILS OF STRIP OF LAND :- (SEUR)

A. BOOK NO :-I
B. VOL NO. :- 1607-2020
C. PAGES. NO. :- 206239 TO 206260
D. BN. NO. :- 160705807
E. YEAR :- 2020(16/09/2020)
F. OFFICE :- A.D.S.R(BEHALA)

DETAILS OF DEED OF GIFT TO CORNER :-

A. BOOK NO :-I
B. VOL NO. :- 1607-2020
C. PAGES. NO. :- 206309 TO 206329
D. BN. NO. :- 160705806
E. YEAR :- 2020(16/09/2020)
F. OFFICE :- A.D.S.R(BEHALA)

PREMISES NO : 64, SUDHA SINGHA BANERJEE ROAD, WARD NO.- 131,
ASSESSEE NO : 41- 131 - 18 - 0117 - 3
PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAI : 24.86 Mts.
N.O.C.NO. - BEIA/EAST/BOR2920/479383
DATE :- 08-09-2020

Co - ordinate in WGS 84 and site elevation (AMSL)

Reference points marked in the site plan of the proposal	Co - ordinate in WGS84		Site elevation (AMSL)
	Latitude	Longitude	
A*	22° 30' 10. 38" N	88° 18' 50.17" E	4.86 MTS.

THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND IF AT ANY STAGE IT IS FOUND OTHERWISE, THEN I SHALL BE FULLY LIABLE FOR WHICH K.M.C. AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME AS PAR LAW.

PODDAR CONSTRUCTION
Akash Deep Poddar
Proprietor

As Constituted Attorney of
Sri Gopal Chandra Halder

SRI GOPAL CHANDRA HALDER
Counter signed by
Owner(s) / Applicant(s)

KRISHNENDU RAY
L.B.S. OF K.M.C.
L.B.S. NO. 1085, CLASS-I
Signature of LBS / Architect

DECLARATION OF GEO - TECHNICAL 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 FROM THE PROPOSED CONSTRUCTION & THE FOUNDATION SYSTEM PROPOSED HEREIN IS SAFE & STABLE IN ALL RESPECT FROM GEO - TECHNICAL POINT OF VIEW.

BHASKAR ROY (G.T. - II / 2)
SIGNATURE GEO - TECHNICAL ENGINEER

SPACE FOR K. M. C. SEAL.

THE KOLKATA MUNICIPAL CORPORATION
BUILDING PERMIT
No. 2020160234
Date... Borough No.
Ex. Engineer / Asst. Engineer
Ber. No. ... Ber. No. ...
BUILDING DEPARTMENT

Sanctioned subject to demolition of existing structure to provide open space as per plan before construction is started

Executive Engineer (C) BR.
Asst. Engineer (C) Br. PLAN VIII

THE SANCTION IS VALID UP TO... 2/12/2025...

STATEMENT OF THE PLAN PROPOSAL

1. ASSESSEE NO :- 41- 131 - 18 - 0117 - 3
2. DETAILS OF REGISTERED DEED :-
   A. YEAR :- 2015 (27/02/2015)
   B. BOOK NO :-1
   C. VOLUME NO :-3
   D. PAGES. NO. :- 11764 TO 11790
   E. BEING NO :- 02037
   F. OFFICE :- D.S.R. II 24PGS(S)
2a. DETAILS OF REGISTERED DEED :-
   A. YEAR :- 2014 (17/11/2014)
   B. BOOK NO :-I
   C. VOLUME NO :- 15
   D. PAGES. NO. :- 15364 TO 15390
   E. BEING NO :- 11781
   F. OFFICE :- D.S.R. II 24 PGS(S)
3. DETAILS OF POWER OF ATTORNEY :-
   A. BOOK NO :- I
   B. VOL NO. :- 1607 - 2020
   C. PAGES. NO. :- 142204 TO 142229
   D. BN. NO. :- 160704004
   E. YEAR :- 2020 (09/07/2020)
   F. OFFICE :- A.D.S.R. BEHALA
4. AREA OF LAND :- 233.185 SQM. (03 K - 07 CH - 35 SFT) (As Per Deed)
4a. ACTUAL LAND AREA :- 221.403 SQM. (03 K - 04 CH - 43.182 SFT) (As Per Physical measurement)
5. SIZE OF TENEMENTS :- < 50 SQM. = 2 NOS. ; > 50 SQM. TO < 75 SQM. = 2 NOS. ; > 75 SQM. TO < 100 SQM. = 1 NO. ; > 100 SQM. TO < 200 SQM. = 1 NO.
6. NO. OF TENEMENTS :- 6 NOS.
7. NO. OF STORIED :- G + III
8. STAIR HEAD ROOM AREA :- 14.46 SQM.
9. OVER HEAD TANK AREA :- 5.46 SQM.*
10. LIFT MECH. ROOM AREA :- 11.2 SQM.

1. GROUND COVERAGE :-
   - PERMISSIBLE :- 131.263 SQM. (59.287 %)
   - CONSUMED :- 118.628 SQM. (53.580 %)
2. TOTAL FLOOR AREA :-
   - TOTAL COV. AREA EXCLUDING THE SPACES EXEMPTED IN THIS RULE = 412.004 SQM.
   - AREA EXEMPTEDIN THIS RULE = 51.429 SQM.
   - TOTAL AREA = 463.433 SQM.
3. F. A. R. :-
   - PERMISSIBLE :- 1.75
   - CONSUMED :- 1.748
4. TOTAL SERVICE AREA:- 58.395 SQM.
5. NO. OF CAR PARKING REQUIRED. :- 1 NO.
6. NO. OF CAR PARKING PROVIDED :- 2 NOS.
7. TOTAL CAR PARKING AREA:- 72.545 SQM.

RESIDENTIAL BUILDING

DEVIATION WOULD MEAN DEMOLITION

"CONSTRUCTION SITE SHALL BE MAINTAINED TO PREVENT MOSQUITO BREEDING AS REQUIRED U/S 496(1) & (2) OF CMC ACT1980, 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. 01.01.2019 VIDE NO. 85/MAIC/C-4/ 38-7/2017 OF SCHEBULE-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.

CHECKED AND VERIFIED

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

2020140110

BUILDING DEPARTMENT
- 3 DEC 2020
THE KOL. MUNICIPAL CORP.

Ankaubtoed

CERTIFIED COPY

KOLKATA MUNICIPAL CORPORATION
BUILDING DEPARTMENTS
CERTIFIED COPY OF B.S. PLAN
No. 2020140237 Dt. 3/12/20
Borough No XIV

Assistant Engineer Executive Engineer

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. 2020140237 Date 3/12/20 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 from, necessary steps should be taken for the safety of the adjoining premises public and private properties and safety of human life during construction.

Asst. Engineer/Technical Advisor / Executive Engineer
BOROUGH NO.- XIII, XIV