

STATEMENT OF THE PLAN PROPOSAL

PART-A:
 1. ASSESSEE NO: 21-091-01-0021-0
 2. DETAIL OF REGISTERED DEED.
 BOOK NO: VOL. NO: 36 PAGE NO: 287 TO 293
 BEING NO: 2133 YEAR: 1940
 3. DETAIL OF POWER OF ATTORNEY.
 BOOK NO: 1 VOL. NO: 17 PAGE NO: 7555 TO 7567
 BEING NO: 08499 YEAR: 2012
 3. a) AREA OF LAND: 238.294 sqm. (3 K-9 CH-0 SFT.)
 b) NO OF STOREY: II
 4. a) NO OF TENAMENTS: 6 NOS.
 5. SIZE OF TENAMENTS : a) 50 SQM TO 75 SQM..... 6 NOS.

PART-B:
 1. AREA OF LAND:-
 AS PER TITLE DEED (3K-9 CH-0 SFT) = 238.294 SQM.
 2. AS PER BOUNDARY DECLARATION (3 K-9 CH-0 SFT) = 238.294 SQM.
 3. AREA OF STRIP OF LAND = 10.760 SQM.
 4. (i) PERMISSIBLE GROUND COVERAGE (58.72%) = 139.938 SQM.
 (ii) PERMISSIBLE F.A.R = 1.75
 (iii) PERMISSIBLE FLOOR AREA = 417.014 SQM.
 (iv) PERMISSIBLE TOTAL FLOOR AREA = 417.014 SQM.
 5. PROPOSED GROUND COVERAGE (51.010%) = 121.555 SQM.
 6. PROPOSED HEIGHT = 9.960 M. ROAD WIDTH = 4.572 M.

PROPOSED AREA-		TOTAL EXEMPTED AREA		EFFECTIVE FLOOR AREA	
TOTAL FLOOR AREA	DEDUCTION FOR LIFT	GROSS FLOOR AREA	STAIR & LIFT LOBBY	TOTAL EXEMPTED AREA	TOTAL EFFECTIVE FLOOR AREA
GR. FLOOR	121.555 SQM.	121.555 SQM.	10.660 SQM.	2.430 SQM.	12.990 SQM.
1ST FLOOR	121.555 SQM.	2.083 SQM.	119.492 SQM.	10.560 SQM.	12.990 SQM.
2ND FLOOR	121.555 SQM.	2.083 SQM.	119.492 SQM.	10.560 SQM.	12.990 SQM.
TOTAL	364.665 SQM.	4.128 SQM.	360.539 SQM.	31.680 SQM.	38.970 SQM.

OTHER AREA ONLY FOR FEES CALCULATION:		LOFT	
FLOOR	CUPBOARD	(1.150X1.050)SQM=1.207 SQM.	
GR. FLOOR			
1ST FLOOR	(1.550X0.500)X2 + (1.200X0.500)X3 SQM = 3.350 SQM.	1.207 SQM.	
2ND FLOOR		1.207 SQM.	
TOTAL	6.700 SQM.	3.621 SQM.	

TENEMENTS & PARKING CALCULATION:-

MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	TENEMENT NO.	REQUIRED PARKING	PROVIDED PARKING
A	51.141 SQM.	7.081 SQM.	58.222 SQM.	3 NOS.	1	AS PER RULE 77 (6) OF K.M.C. BUILDING RULE 2009 NO PARKING REQUIRED.
B	54.423 SQM.	7.534 SQM.	61.957 SQM.	3 NOS.		

- REQUIRED NOS OF PARKING = NIL
- PERMISSIBLE AREA FOR PARKING = NIL
- PROPOSED NOS OF PARKING PROVIDED = NIL
- PROPOSED AREA OF PARKING PROVIDED = NIL
- PERMISSIBLE F.A.R = 1.75
- PROPOSED F.A.R = 321.569/238.294 = 1.349
- PROPOSED STAIR COVER AREA - (4.600 X 2.800) = 12.880 SQM.
- PROPOSED OVER HEAD TANK AREA - (1.400 X 2.800) = 3.920 SQM.
- PROPOSED TOTAL ROOF AREA - 121.555 SQM.
- PROPOSED LIFT MACHINE RM AREA - (4.075 X 3.100) = 12.632 SQM.
- PROPOSED LIFT MACHINE RM STAIR AREA - (3.250 X 1.000) = 3.250 SQM.
- PROPOSED CUP BOARD AREA - (3.850 X 2) = 7.700 SQM.
- PROPOSED LOFT AREA - (1.207 X 3) = 3.621 SQM.
- EXEMPTED AREA - 38.970 SQM.
- OTHER AREA ONLY FOR FEES :- (38.970 + 6.700 + 3.250) = 48.920 SQM.

- SPECIFICATIONS:-
- ALL DIMENSIONS ARE IN M.M. UNLESS OTHERWISE MENTIONED.
 - FOR ALL EXTERNAL WALL CEMENT MOTER WILL BE IN RATIO OF 1:6 & 1:4 FOR PARTITION WALLS.
 - ALL EXTERNAL WALLS ARE 200 THK. & ALL PARTITION WALLS ARE 75 THK. & 125 THK.
 - GRADE OF CONCRETE WILL BE - M20.
 - GRADE OF STEEL WILL BE - Fe415.

WINDOW SCHEDULE				DOOR SCHEDULE			
NO.	MARK	SIZE	MARK	NO.	MARK	SIZE	MARK
01)	W1A	1500X1800	W3	900X1000	D1	1000X2100	
02)	W1	1500X1200	W4	600X600	D2	900X2100	
03)	W2	1200X1200			D3	750X2100	

CERTIFICATE OF L.B.S.
 SRI BABUL CHAUDHURY, LBS NO.741(I); CERTIFIED ON THE PLAN IT SELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF C.M.C. BUILDING RULE 2009 AS AMENDED FROM TIME TO TIME & THAT THE SITE CONDITIONS INCLUDING THE WIDTH OF ABUTTING ROAD CONFIRM WITH THE PLAN & THAT IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK.
 THE PLOT IS BOUNDED BY BOUNDARY WALL & THE BOUNDARY MEASUREMENT AGREED WITH THE REG. BOUNDARY DECLARATION.

B. Babul Chaudhury
 B.E. (CIVIL), M.I.E. (M.A.S.C.E. (IND.) & I. Structural Engg.
 (IND.) Valuer, M.I.S.E., Chartered Engineer,
 L.B.S. Class I & Empowered Structural Engineer,
 Kolkata Municipal Corporation
 LBS-741(I) & ESE-4103
 132B, Maghad Saha Sarani
 Kolkata-700 029

CERTIFICATE OF STRUCTURAL ENGINEER
 THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION & SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC & WIND LOAD AS PER THE N.B.C. OF INDIA & CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECTS.

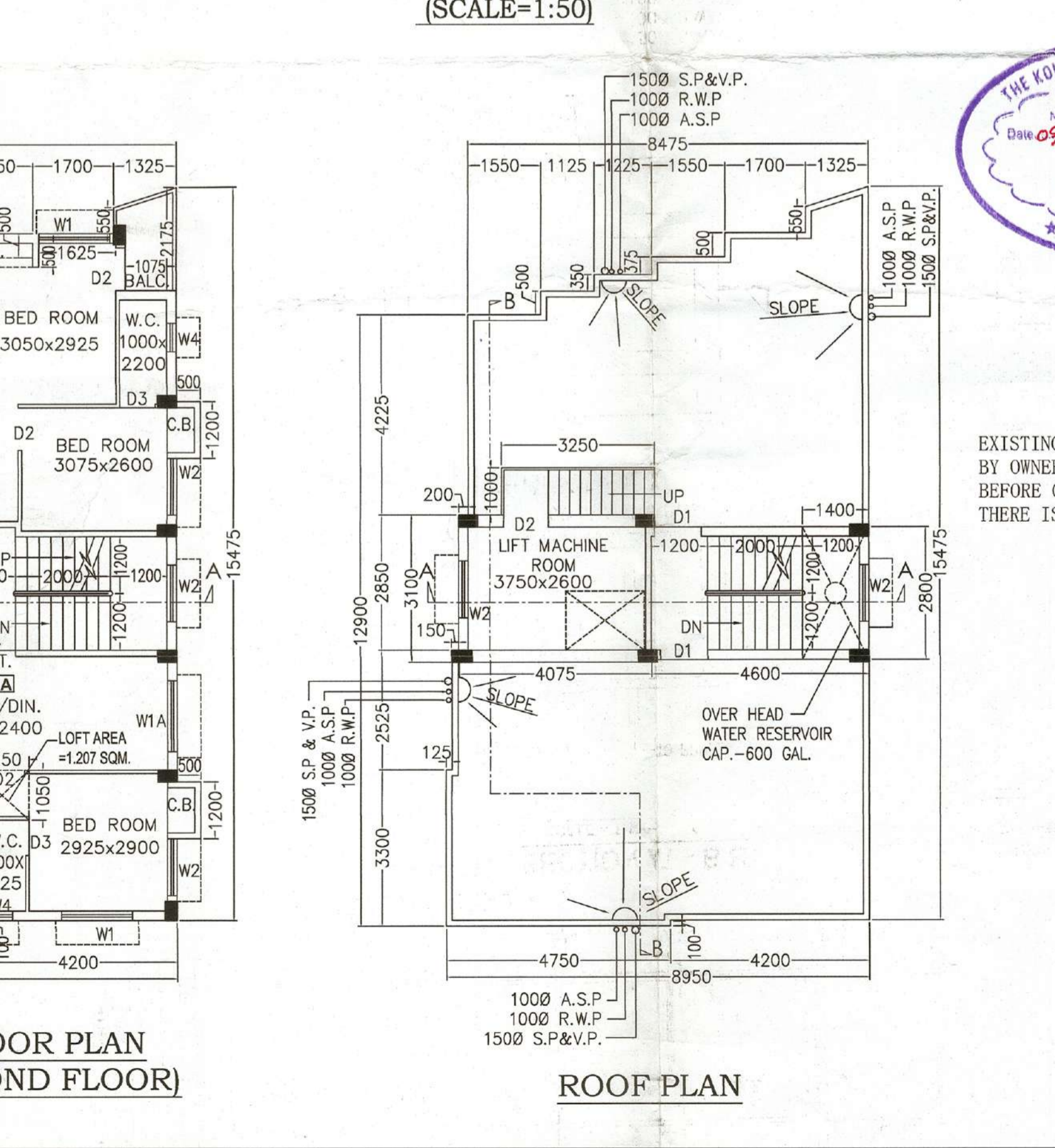
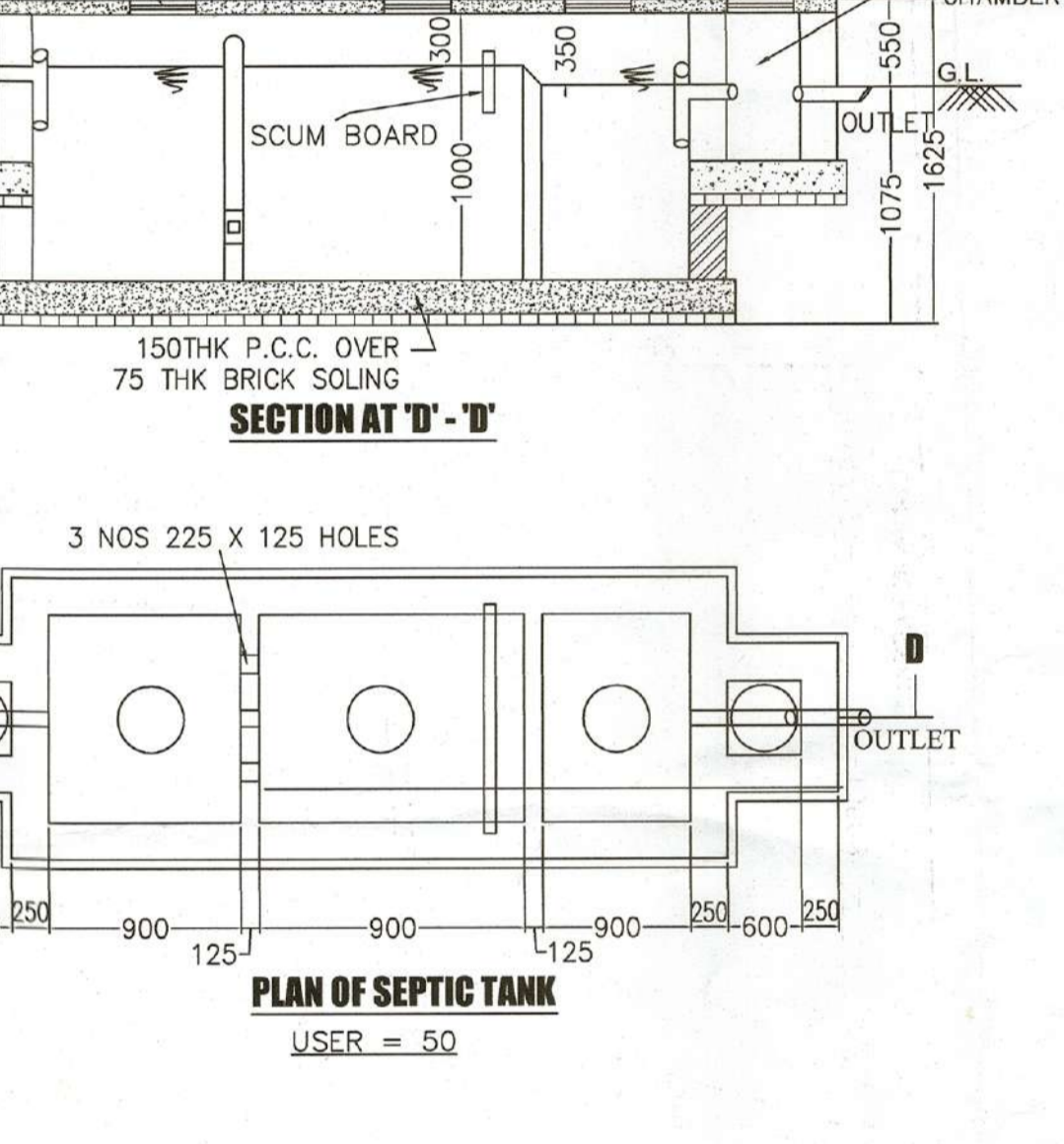
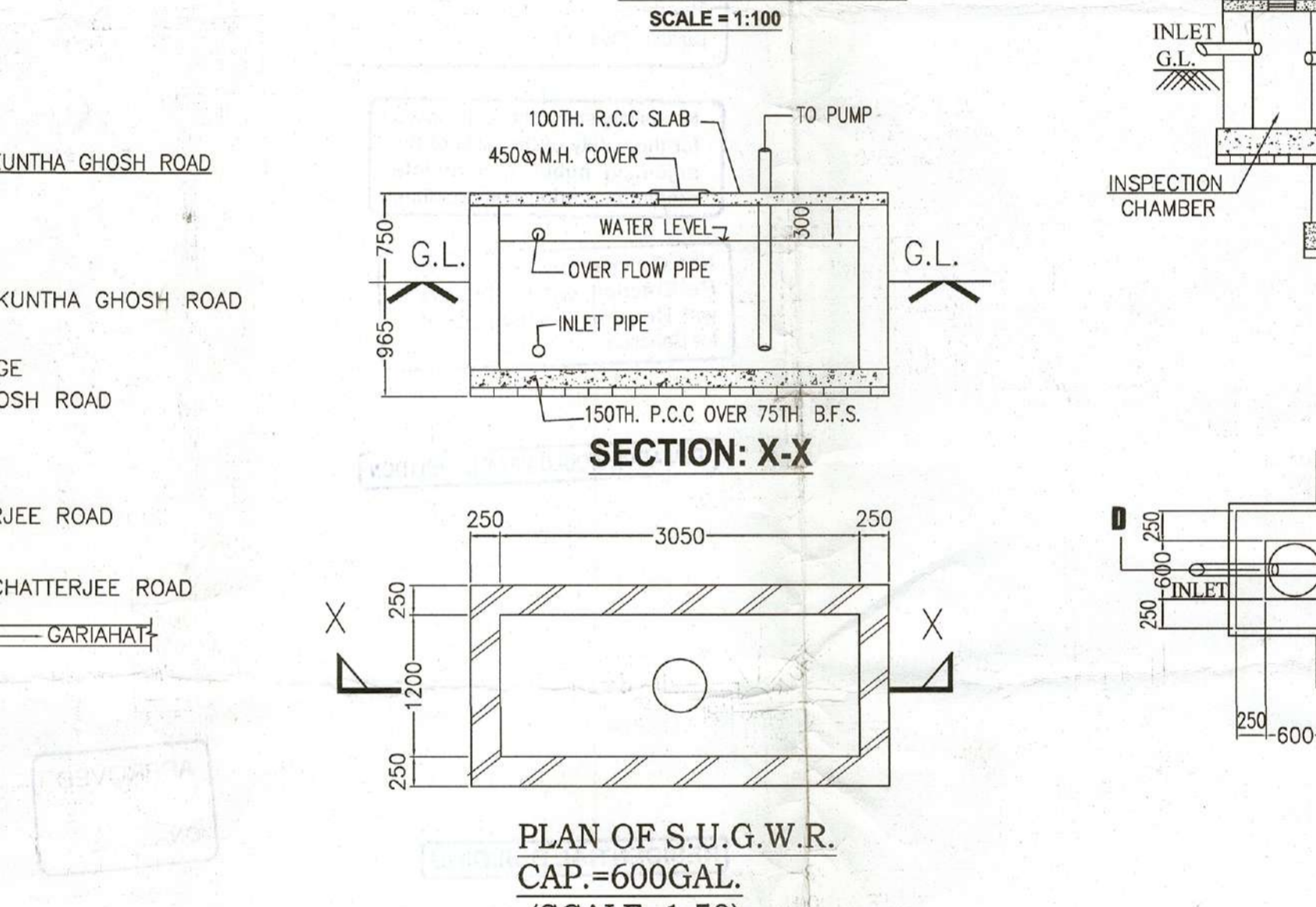
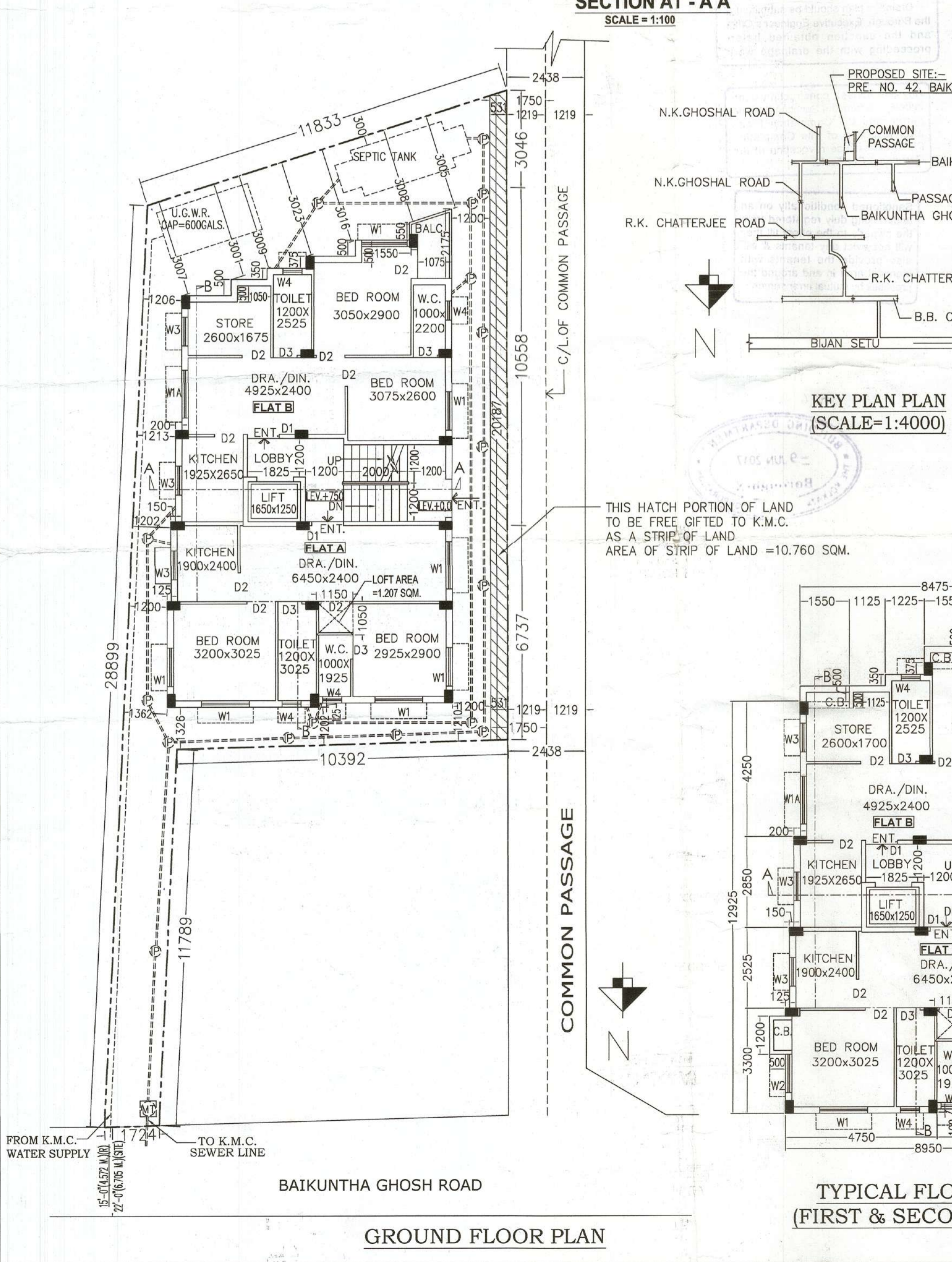
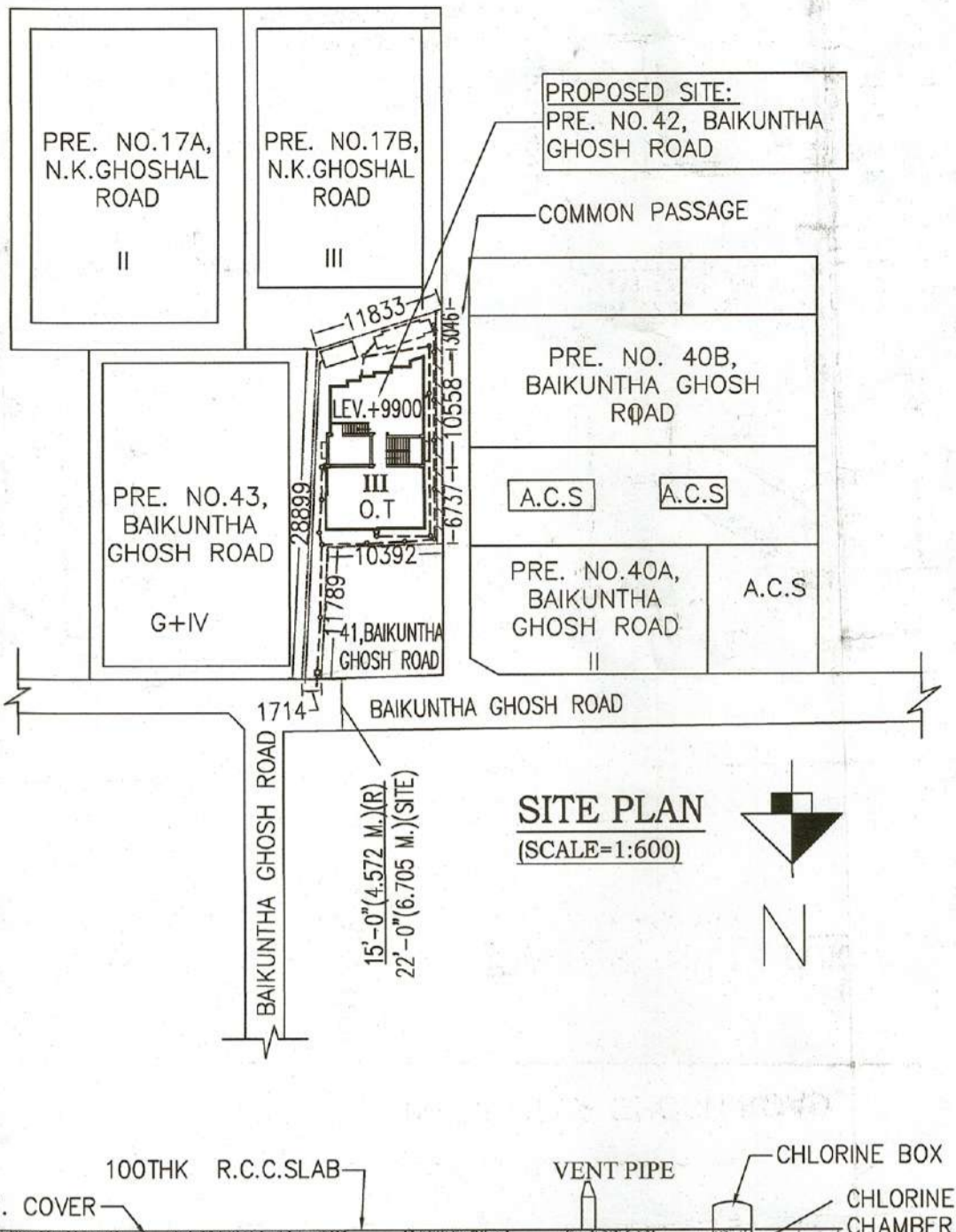
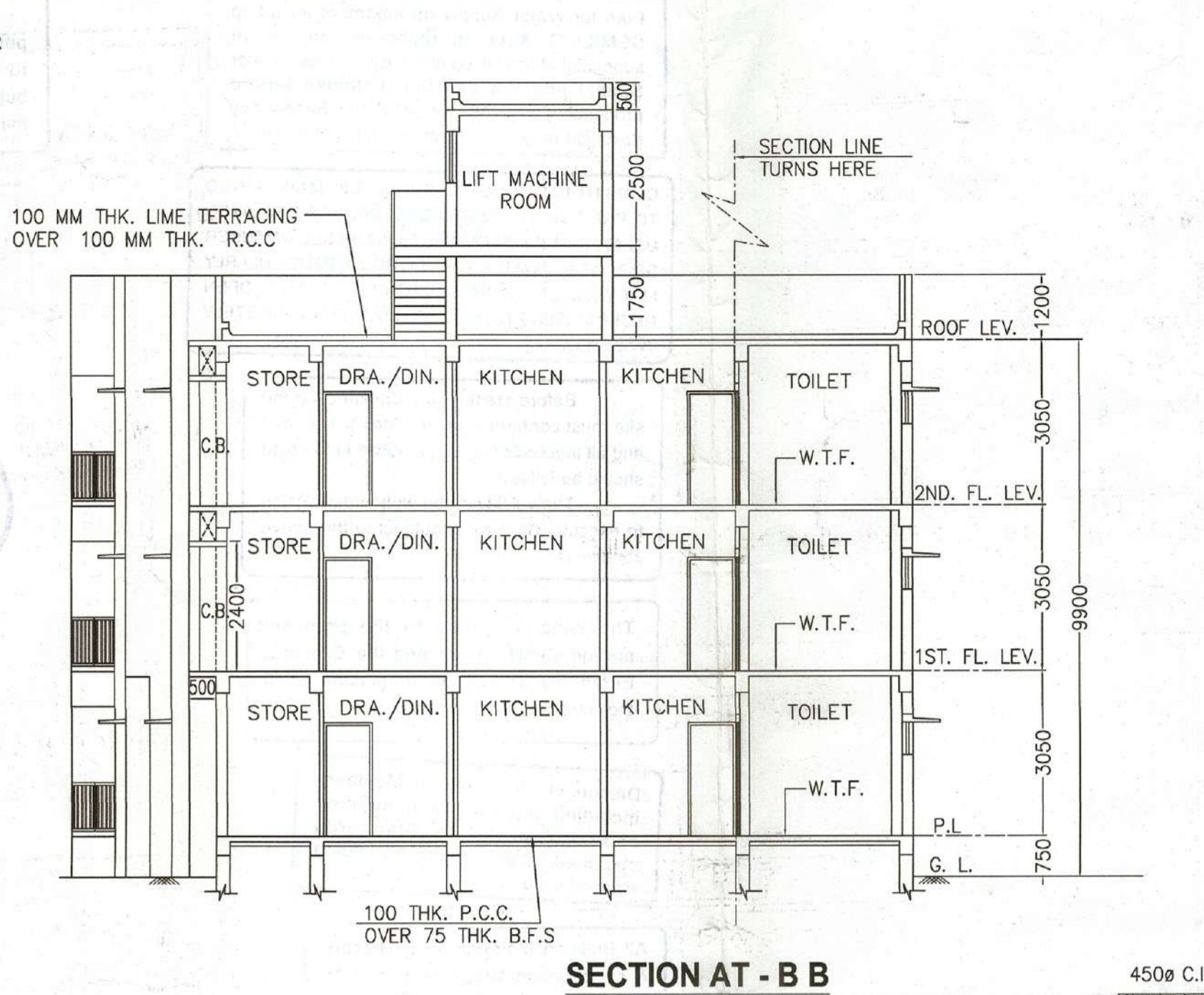
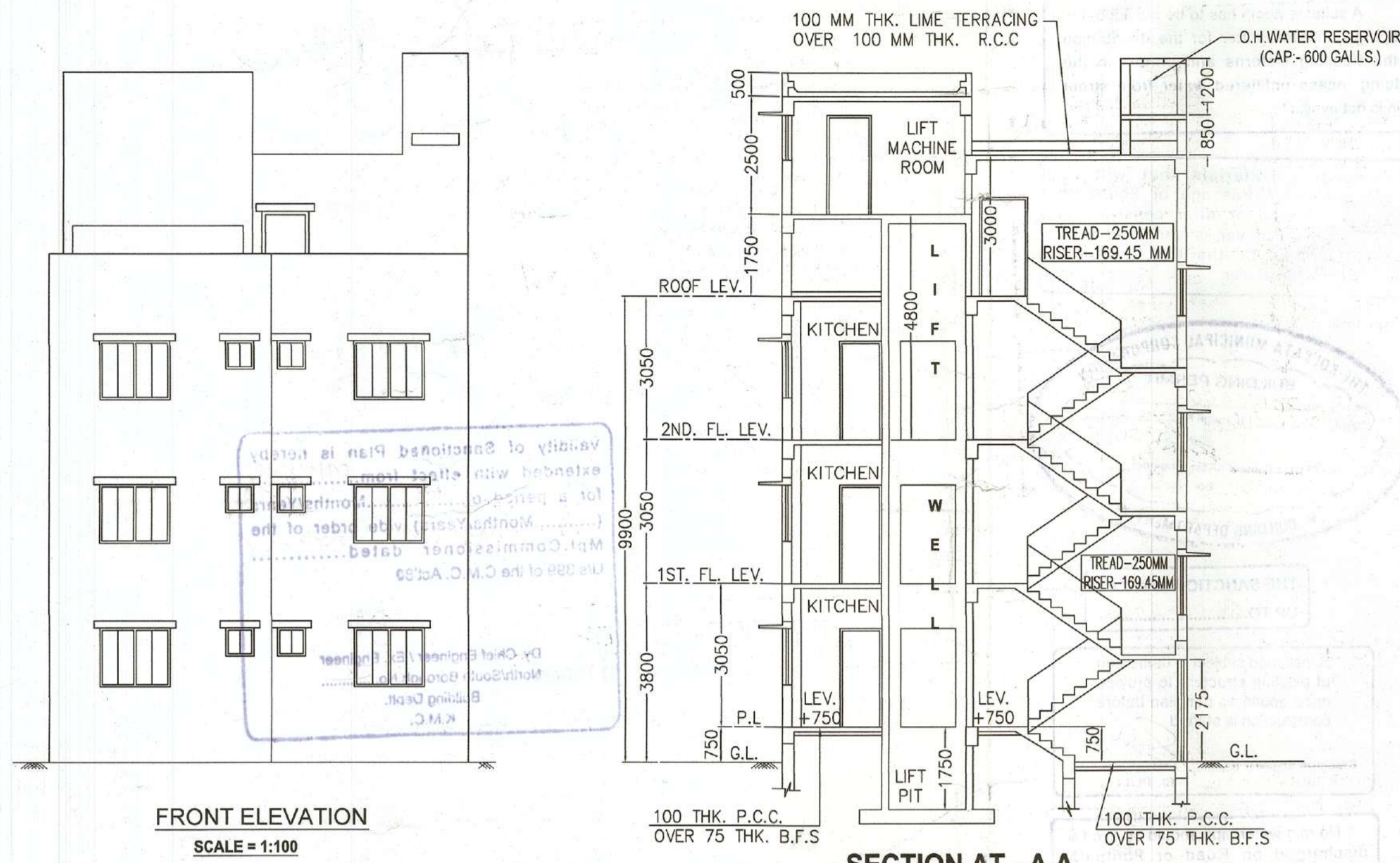
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DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, I SHALL ENGAGE L.B.S & E.S.E DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF L.B.S & E.S.E DURING CONSTRUCTION OF THE BUILDING (AS PER PLAN) K.M.C AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL 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.R & SEPTIC TANK TAKEN UNDER THE GUIDANCE OF L.B.S & E.S.E BEFORE STARTING OF BUILDING FOUNDATION.

AMAR JEET SINGH
 Constituted Power of Attorney
 Sri Amar Nath Roychowdhury
 Smt. Suvra Sen

SIGNATURE OF OWNER
AMARJEET SINGH AS (CA) OF
 1. AMAR NATH ROYCHOWDHURY 2. SUVRA SEN

PROPOSED THREE STORED RESIDENTIAL BUILDING U/S-393A OF C.M.C. ACT 1980, AT PRE. NO. - 42, BAIKUNTHA GHOSH ROAD, WARD NO. - 91, BOROUGH - X, P.S.- KASBA, KOLKATA-700 031.



PARTY'S COPY

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.

A suitable 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.

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.

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.

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.



The sanction refers to the proposed portion shown in red and the Executive Engineers makes no admission as to the correctness of the plan.

THE SANCTION IS VALID UP TO 08.06.2022

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

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

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

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.

Necessary steps should be taken for the safety of the lives of the adjoining public and private properties during construction.

Any unauthorised construction done in deviation from the Sanction Building permit and the Completion Plan after issuance of this Completion Plans may cause revocation of the Occupancy Certificate.

Non Commencement of Erection/ Re-Erection within Two Year will Require Fresh Application for Sanction.

Sanctioned conditionally on an undertaking duly registered from the owner's to the effect till they will not evict any tenants & will also provide the tenants with identical area in and around the premises by mutual arrangement.

DEVIATION WOULD MEAN DEMOLITION

Validity of Sanctioned Plan is hereby extended with effect from 07.06.2022 for a period of 08 Months/Years (08 Months/Years) vide order of the M.P. Commissioner dated 27.08.2022 U/s 399 of the C.M.C. Act '80

Astt. Engg. (C) Dy. Chief Engineer / Ex-Engineer KMC (Br. K) (Bldg North/South Borough) Building Dept. K.M.C.

APPROVED ON 26.05.2017

RESIDENTIAL BUILDING

