

PARTY'S COPY

Before starting any Construction the work should conform with the plans sanctioned under the conditions as proposed in the plan.

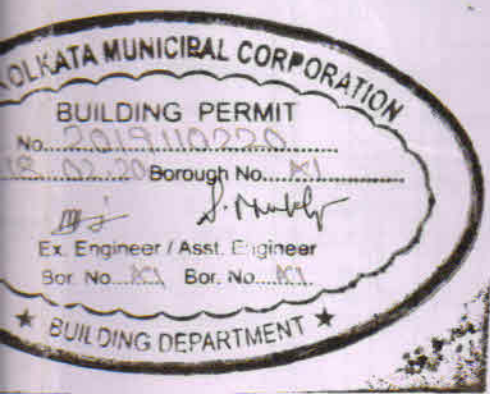
The validity of the written permission for the work is subject to the above conditions.

Commencement of Erection/Construction within Two Year require Fresh Application.

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 Case No. 2019/110379

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 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.

THE SANCTION IS VALIED UP TO 17.02.2025

Design of all Structural Members including that of the foundation 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.

Plan for Water Supply arrangement including MLI 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 violation may lead to disconnection/demolition.

Sanctioned subject to demolition of existing structure to provide open space as per plan. Construction is started.

J. Maiti
Executive Engineer (C)
BR XI

- A. Preventive measures need to be taken for pollution free environment:-
- Wrap construction area/buildings with geotextile fabric installing dust barriers, or other actions, as appropriate for the location,
 - Apply water and maintain soils in a visible damp or crusted condition for temporary stabilization.
 - Apply water prior to leveling or any other earth moving activity to keep the soil moist throughout the process;
 - Limit vehicle speeds to 15 mph on the work site.
 - Clean wheels and undercarriage of haul trucks prior to leaving construction site.
 - Apply and maintain dust suppressant on haul routes.
 - Apply a cover or screen to stockpiles and stabilize stockpiles at completion of activity by water and maintain a dust palliative to all outer surfaces of the stockpiles;
 - Stabilize surface soils where loaders, support equipment and vehicles will operate by using water and maintain surface soils in a stabilized condition where loaders, support equipment and vehicles will operate;
 - Stabilize adjacent disturbed soils following paving activities with immediate landscaping activity or installation of vegetative or rock cover.
 - Maintain dust control during working hours and clean track out from paved surfaces at the end of the work shift/day. Track out must now extend 50 feet or more and must be cleaned daily, at the minimum.
 - Stabilize sloping surfaces using soil binders until vegetation or ground cover can effectively stabilize the slope.
 - Disposal of debris in consultation with the local authorities following proper environmental management practice.
 - During construction work, including cutting of marbles, ambient noise level should not exceed more than 65 dB(A).

DEVIATION WOULD MEAN DEMOLITION

- B. Practices to be discarded for pollution free Environment:-
- RESIDENTIAL BUILDING
- Don't dispose of debris indiscriminately,
 - Don't allow the vehicles to run at high speed within the work site.
 - Don't cut materials without proper dust control/noise control facility.
 - Don't keep materials without effective cover.
 - Don't allow access in the work area except workers to limit soil disturbance and prevent access by fencing, ditches, vegetation, berms or other suitable barrier.
 - Don't leave the soil, sand and cement stack uncovered.
 - Don't keep materials or debris on the roads or pavements.
 - Burning of old tires in hot iron plant as a fuel during construction and repair of the roads for melting material should be discarded.

MAIN CHARACTERISTICS OF THE PROPOSAL

PART - A

1. ASSESSEE NO - 31-111-01-0041-7
2. DETAILED OF COLONY DEED :-
 - (a) i) BOOK NO -I VOLUME NO - 10
 - ii) PAGE NO 481 TO 484
 - iii) BEING NO - 1321, YEAR - 1990
 - iv) REG. AT - A.D.R. ALIPORE , DATED ON - 04/09/1990

3. DETAILS OF DEED OF GIFT -

- (a) i) BOOK NO. - I; VOLUME NO - 32
- ii) PAGE FROM - 385 TO 402
- iii) BEING NO. - 1263 FOR THE YEAR 2000
- iv) REG. AT - D.S.R. - ALIPORE
- v) DATE - 26/09/2000
- (b) i) BOOK NO. - I, VOLUME NO - 32
- ii) PAGE FROM - 403 TO 410
- iii) BEING NO. - 1264 FOR THE YEAR 2000
- iv) REG. AT - D.S.R. - ALIPORE
- v) DATE - 26/09/2000
- (c) i) BOOK NO - I , VOLUME NO - I
- ii) PAGE FROM - 1 TO 18
- iii) BEING NO. - 01993 FOR THE YEAR 2006
- iv) REG. AT - A.R.A. - KOLKATA
- v) DATE - 09/05/2006

4. DETAILS OF DEED OF EXCHANGE CUM AMALGAMATION -

- (a) i) BOOK NO. - I, VOLUME NO - 1605-2018
- ii) PAGE FROM - 43229 TO 43258
- iii) BEING NO. - 160501099 FOR THE YEAR 2018
- iv) REG. AT - A.D.S.R. - ALIPORE
- v) DATE - 12/03/2018

5. DETAILS OF DEVELOPMENT POWER OF ATTORNEY -

- i) BOOK NO. - I VOLUME NO - 1601-2019
- ii) PAGE - 137846 TO 137883
- iii) BEING NO. - 160102818 FOR THE YEAR 2019
- iv) REG. AT - D.S.R. - I, SOUTH 24 PARGANAS
- v) DATE - 17/09/2019

6. DETAILS BOUNDARY DECLARATION -

- i) BOOK NO. - I VOLUME NO - 1904-2019
- ii) PAGE - 497747 TO 497768
- iii) BEING NO. - 190410120 FOR THE YEAR 2019
- iv) REG. AT - A. R. A. - IV KOLKATA
- v) DATE - 01/11/2019

PART - B

1) AREA OF PLOT OF LAND:- 267.558 Sqm (04K-00CH-00Sft)

(AS PER DEED , & ASSESSMENT BOOK COPY)

1) AREA OF PLOT OF LAND:- 267.466 Sqm (03K- 15CH-44Sft)

(AS PER DEED BOUNDARY DECLARATION)

2) PERMISSIBLE GROUND COVERAGE - 154.46 Sqm (57.75%)

3) PROPOSED GROUND COVERAGE - 129.55 Sqm (48.43%)

4) PROPOSED AREA :-

FLOOR	FLOOR AREA (Sqm)	LIFT WELL AREA (Sqm)	FLOOR AREA EXCLUDING LIFT WELL (Sqm)	TOTAL EXMP. AREA		NET FLOOR AREA (Sqm)
				STAIR+ STAIR LOBBY (Sqm)	LIFT+ LIFT LOBBY (Sqm)	
GR.	118.14	—	118.14	12.12	2.00	104.02
1ST	129.55	1.65	127.90	12.12	2.04	113.74
2ND	129.55	1.65	127.90	12.12	2.04	113.74
3RD	129.55	1.65	127.90	12.12	2.04	113.74

TOTAL	636.34	6.60	629.75	60.60	10.16	558.98
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5) PARKING CALCULATION

TENE. MKD.	TENE. AREA (Sqm)	MULTIPLICATION FACTOR	ACTUAL TENE. AREA INCLUDING COMMON AREA	TENE. NO.	REQUIRED PARKING	PROPOSED PARKING
A	43.51	1.1898	51.77	3	ONE	5ONE = 78.07 Sqm
B	42.14	1.1898	50.14	3		
C	27.09	1.1898	32.23	3		
D	69.00	1.1898	82.10	1		
E	43.77	1.1898	52.08	1		
				11	ONE	

- B) NOS. OF PARKING PROVIDED i) COVERED - 3NO & OPEN - NIL
 C) PERMISSIBLE AREA FOR PARKING a) GROUND FLOOR = 1 NO.
) ACTUAL AREA OF PARKING PROVIDED = 78.07 Sqm
 6) PERMISSIBLE F.A.R. = 2.0
 7) PROPOSED F.A.R. = (558.98-25) / 267.466 = 1.996 < 2.0
 8) STATEMENT OF OTHER AREAS FOR FEES :-

	LOFT	CUPBOARD	LEDGE / TEND
GROUND FLOOR	NIL	NIL	NIL
FIRST FLOOR	NIL	2.78 Sqm	NIL
SECOND FLOOR	NIL	2.78 Sqm	NIL
THIRD FLOOR	NIL	2.78 Sqm	
FOURTH FLOOR	NIL	2.78 Sqm	
TOTAL	NIL	11.12 Sqm	NIL

- 10) COMMON AREA
 i) STAIR AT GROUND FLOOR = 25.00 Sqm
 ii) AT OTHER FLOOR = (16.8-1.65) X 4 = 60.60 Sqm
 11) STAIR HEAD ROOM AREA = 15.44 Sqm
 12) LIFT MACHINE ROOM AREA = 5.29 Sqm
 13) STAIR FOR LIFT MECH. ROOM = 3.66 SQM
 14) AREA OF OVER HEAD WATER TANK = 8.27 Sqm
 15) AREA OF SHOP = 15.08 Sqm
 16) CARPAT AREA OF SHOP = 13.33 Sqm
 17) OTHER AREA FOR FEES = (60.6+10.16+11.2+ 3.66) = 85.62 Sqm
 18) RELAXATION OF AUTHORITY (IF ANY) = NIL

SCHEDULE OF DOORS & WINDOWS

DOORS	WINDOW
D1 - 1050 X 21000	W1 - 1500 X 1200
D2 - 950 X 2100	W2 - 1350 X 1200
D3 - 750 X 2100	W3 - 900X 1200
D4 - 850 X 2100	W4 - 650 X 650

NOTE

THE DEPTH OF SEPTIC TANK AND SEMI UNDER GROUND WATER RESURVIOUR SHALL NOT EXCED THE DEPTH OF FOUNDATION ,PRECUATION WILL BE TAKEN AT THE TIME OF CONSTRUCTION.



PROPOSED G+IV STORIED RESIDENTIAL BUILDING
 PLAN U/S 393 A OF C.M.C. ACT 1980 AND K.M.C.
 BUILDING RULE 2009 AND NOTIFICATION NO -
 80/MA/O/C-4/3R-7/2017 DATED ON - 31/01/2018 AT
 MOUZA - KAMDAHARI J.L. NO - 49, L.O.P.PLOT NO -
 1607, .C.S. PLOT NO - 1032 (P) UNDER K.M.C.
 PREMISES NO - 41, ATABAGAN IN WARD NO - 111.

SAND MORTAR.

7. ALL R. C. C. WORK WILL BE (1:2:4) CEMENT SAND & 20mm DOWN STONE CHIPS.

8. GRADE OF CONCRETE :- M20

9. GRADE OF STEEL :- Fe-415

OWNERS DECLARATION

WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT
WE SHALL ENGAGE THE L.B.S. & E.S.E DURING CONSTRUCTION
WE SHALL FOLLOW THE INSTRUCTION OF L.B.S. & E.S.E. DURING CONSTRUCTION.
CONSTRUCTION OF THE BUILDING (AS PER B.S. PLAN)
K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR THE STRUCTURAL STABILITY OF THE
BUILDING & ADJOINING STRUCTURE

IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL
REVOKE THE SANCTION PLAN.

THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDERTAKEN
UNDER GUIDANCE OF L.B.S. AND E.S.E. BEFORE STARTING OF THE BUILDING FOUNDATION
DURING SITE INSPECTION, WE WERE PHYSICALLY PRESENT AND DULY IDENTIFIED THE PLOT
THERE IS AN EXISTING TWO STORIED BUILDING AND R.T.S. WHICH WILL BE DEMOLISHED
BEFORE STARTING CONSTRUCTION, THE BUILDING IS FULLY OCCUPIED BY THE OWNER AND
THERE IS NO TENANT AND FULLY COVERED BY THE PROPOSAL

VASTU REALTORS

VASTU REALTORS

Pawan Kumar Agarwal

Uma Shankar Nair

Partner

Partner

Pawan Kumar Agarwal Uma Shankar Nair

SRI PAWAN KUMAR AGARWAL
SRI UMA SHANKAR NAIK
PARTNERS OF "VASTU REALTORS"
AND CONSTITUTED ATTORNEY OF
SRI HIMANSHU BIKAS MAJUMDAR
SMT DIPALI SETH

As Lawful and
Constituted Attorney of
Sri Himansu Bikas Majumdar
Smt. Dipali Seth

SIGNATURE OF OWNERS

CERTIFICATE OF E. S. E

I CERTIFIED THAT THE STRUCTURAL DESIGN AND DRAWING BOTH FOUNDATION AND
SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE
LOAD INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND I
CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.
THE BEARING CAPACITY OF SOIL HAS BEEN CONSIDERED DURING DESIGN CALCULATION AS
PER SOIL TEST REPORT MADE BY "MASS" AT 4, GARFA MAIN ROAD, KOLKATA - 700075,
BY Dr. S. CHAKRABORTY.

S B Bhattacharyya
S B Bhattacharyya
BE (CIVIL)
ESE-116/1

SIGNATURE OF STRUCTURAL ENGINEER
SAKTI BRATA BHATTACHARYYA
E. S. E. NO - 116, CLASS - I

GEO-TECHNICAL DECLARATION :

UNDERSIGNED HAS INSPECTED THE SITE CARRIED OUT THE SOIL INVESTIGATION
THEREIN. IT IS CERTIFIED THAT EXISTING SOIL OF THE SITE IS ABLE TO CARRY
OUT THE LOAD FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION
SYSTEM THEREIN IS SAFE AND STABLE IN ALL RESPECT FROM GEO-THCHNICAL
POINT OF VIEW.

S. Chakraborti

S. Chakraborti
B.C.E M-Tech-Soil (TIT MIE (INDIA))
Geo-tech No.: 18/1,
Kolkata Municipal Corporation
/1, New Santoshpur Main Road
Kolkata-700075

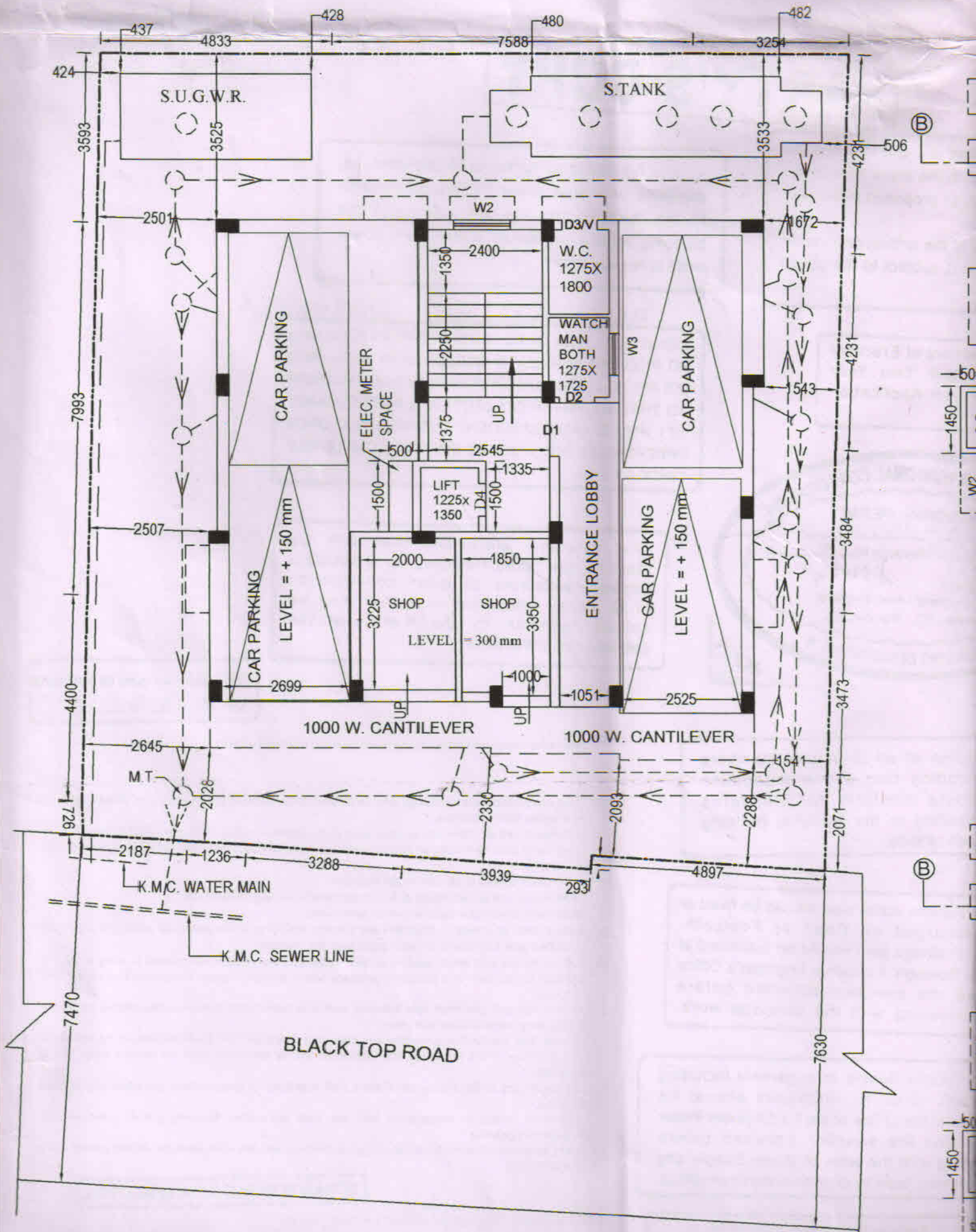
SIG. OF GEO-TECHNICAL ENGINEER
S. CHAKRABORTY
G.T.E. NO - 18, CLASS - I

CERTIFICATE OF L. B. A.

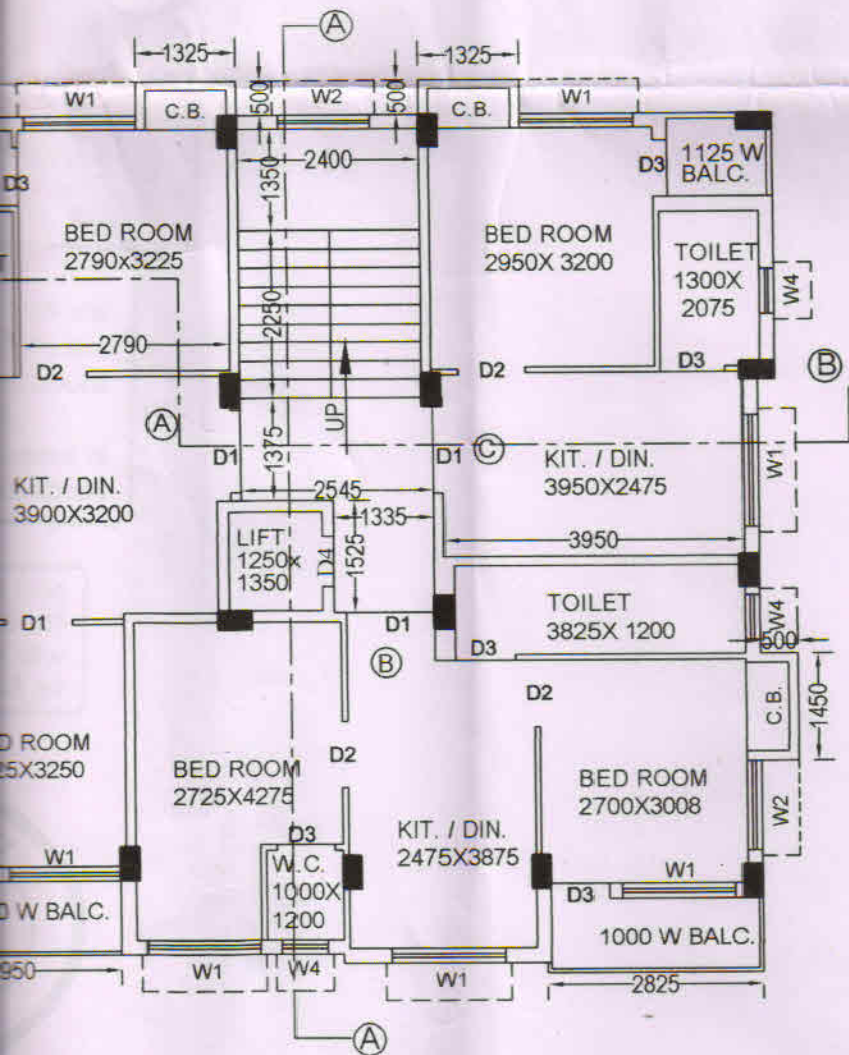
I CERTIFIED ON THE PLAN ITSELF WITH FULL RESPONSIBILITY THAT THE BUILDING
PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K. M. C. ACT 1980 AND K.M.C.
BUILDING RULE 2009 AS AMENDED FROM TIME TO TIME INCLUDING THE ABUTTING 7.47
MT (MINIMUM) WIDE K. M. C. BLACK TOP ROAD IN FRONT (SOUTHERN SIDE) OF
THE PREMISES CONFIRM WITH THE PLAN AND IT IS BUILDABLE SITE AND NOT A TANK
OR FILLED UP LAND, THE PLOT IS DEMARCATED BY BOUNDARY WALL THERE IS AN
EXISTING R.T.S. WHICH IS FULLY OCCUPIED BY THE OWNER AND THERE IS NO

SEPTIC TANK PLAN

SCALE - 1:50

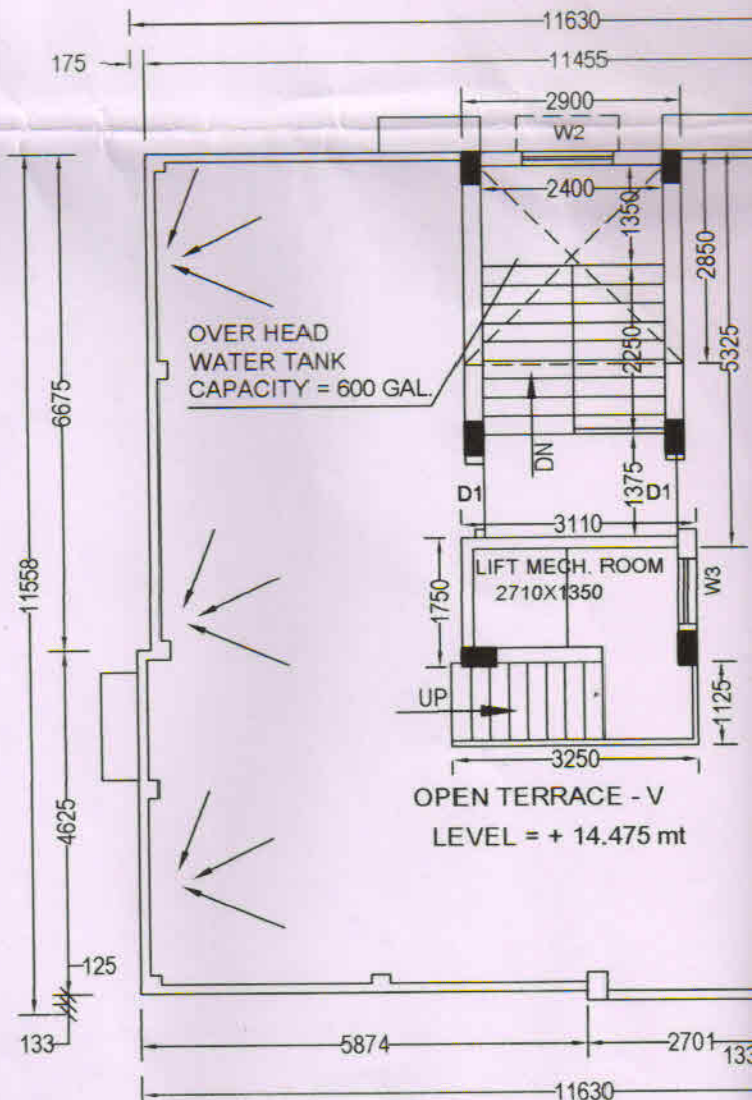


GROUND FLOOR PLAN



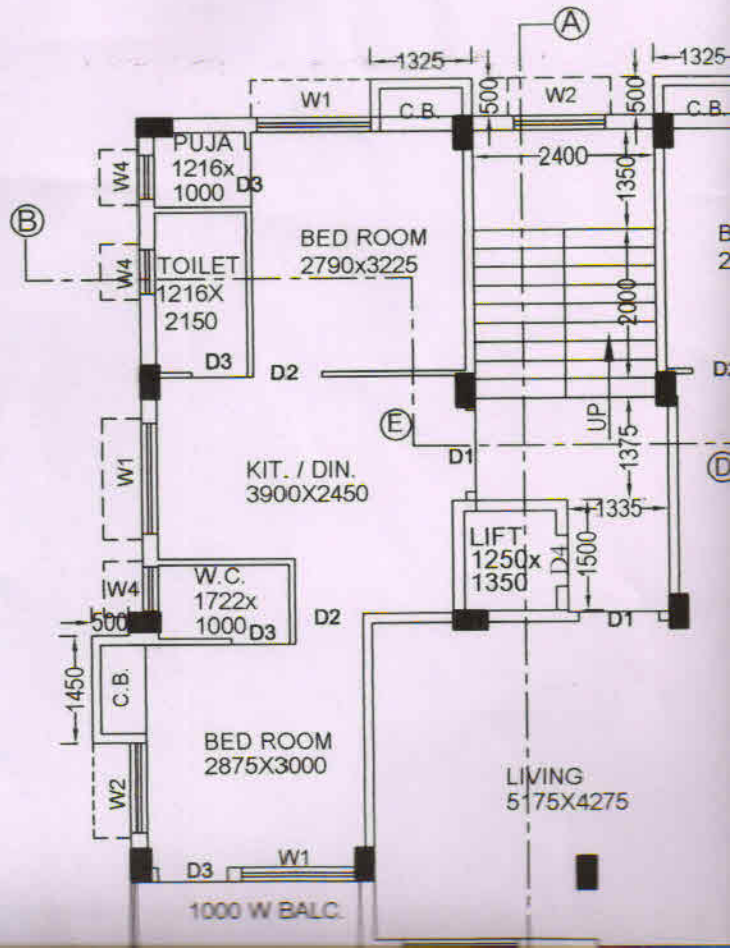
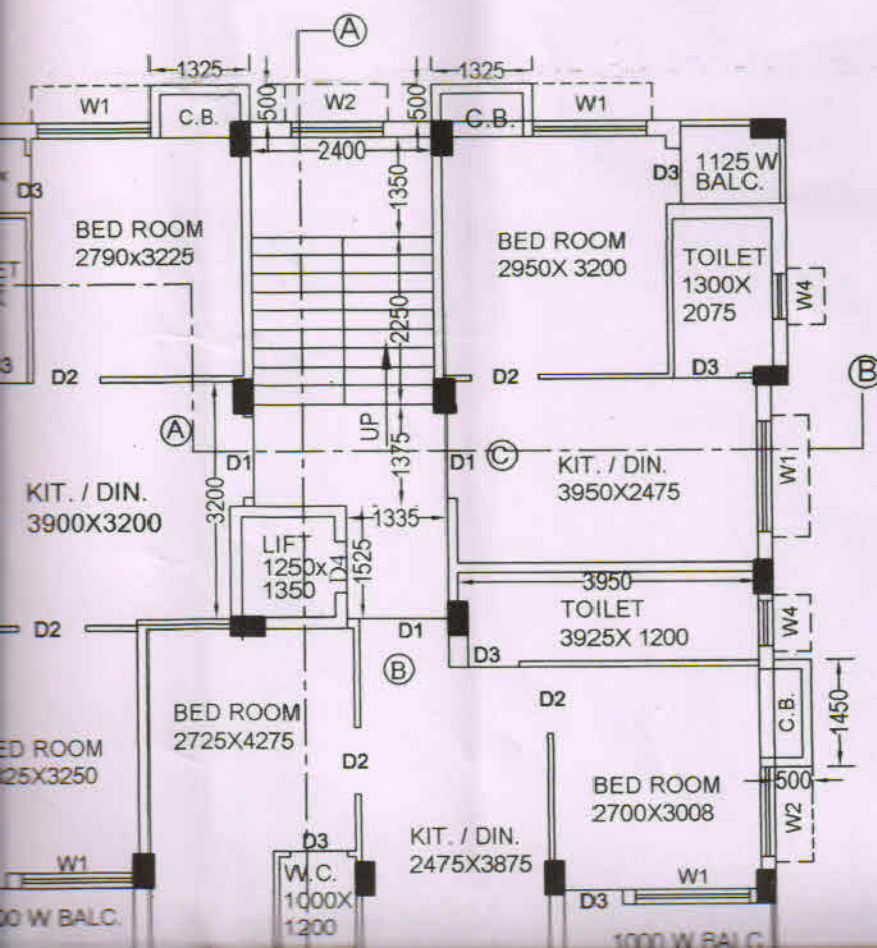
P) 3RD & 4TH FLOOR PLAN

SCALE - 1:100

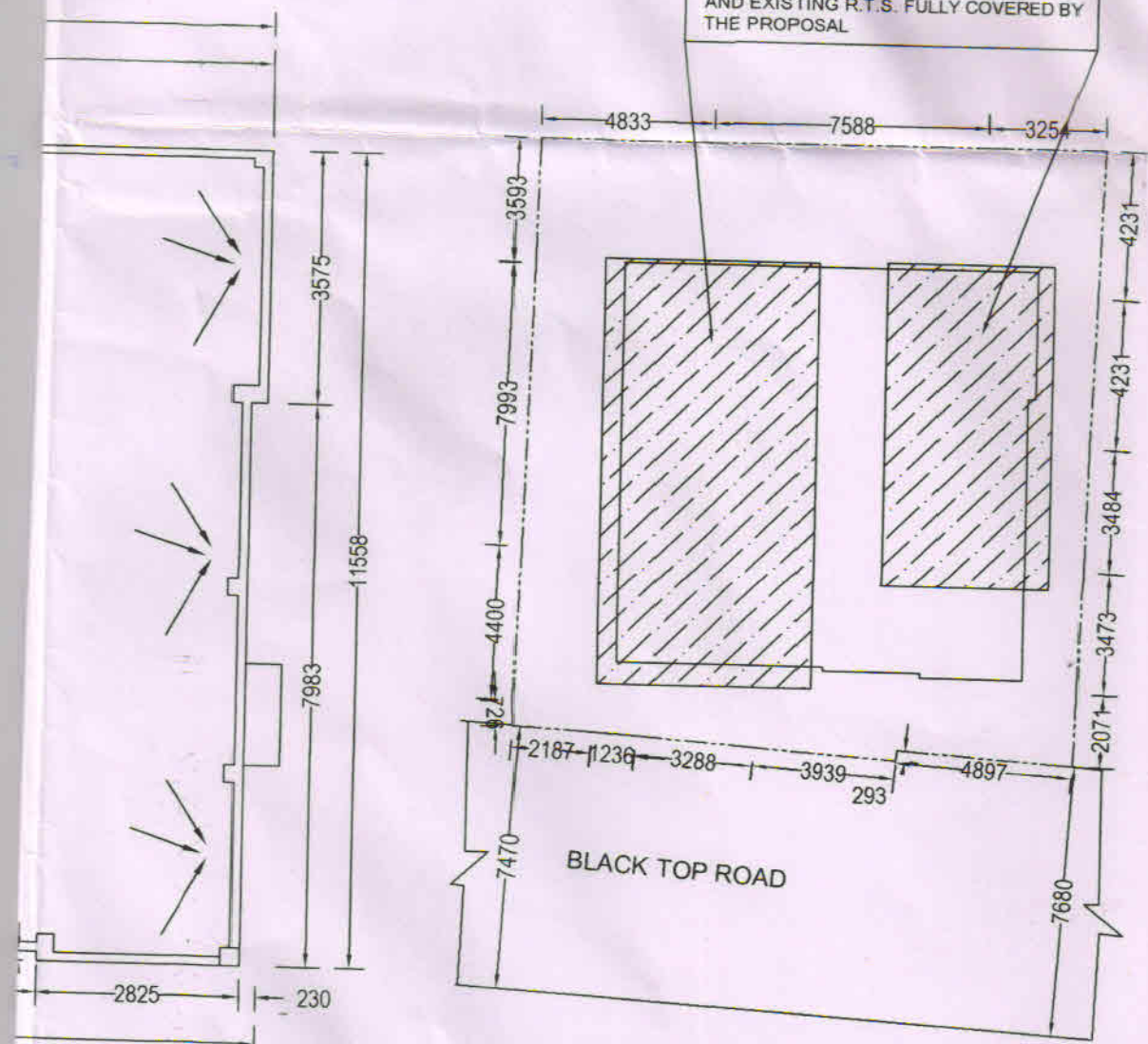


ROOF PLAN

SCALE - 1:100

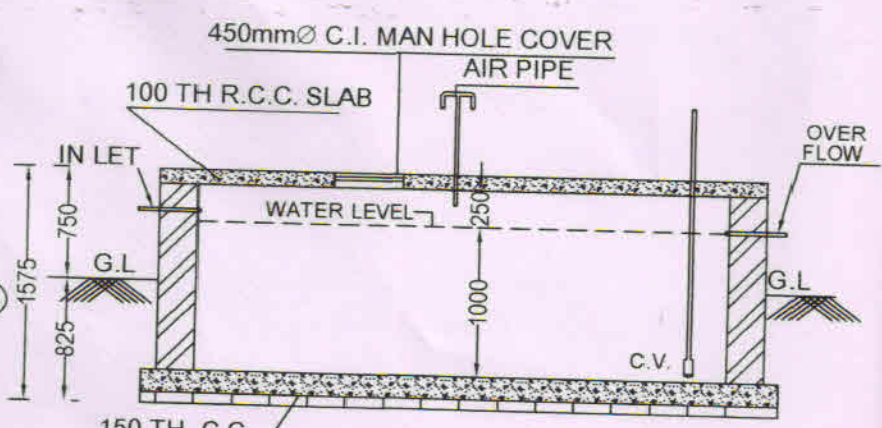


THE EXISTING R.T.S. IS FULLY OCCUPIED BY THE OWNER THERE IS NO TENENT AND EXISTING R.T.S. FULLY COVERED BY THE PROPOSAL



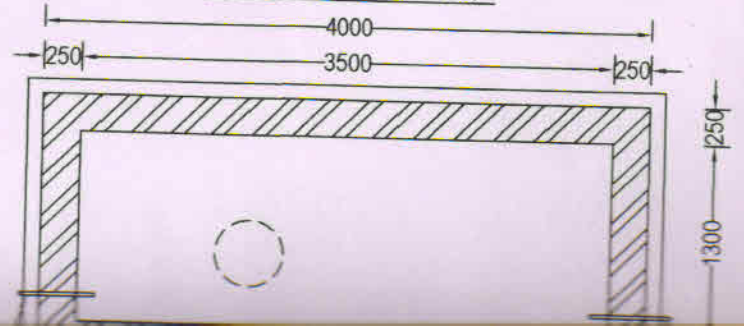
EXISTING BUILDING PLAN

SCALE - 1:200

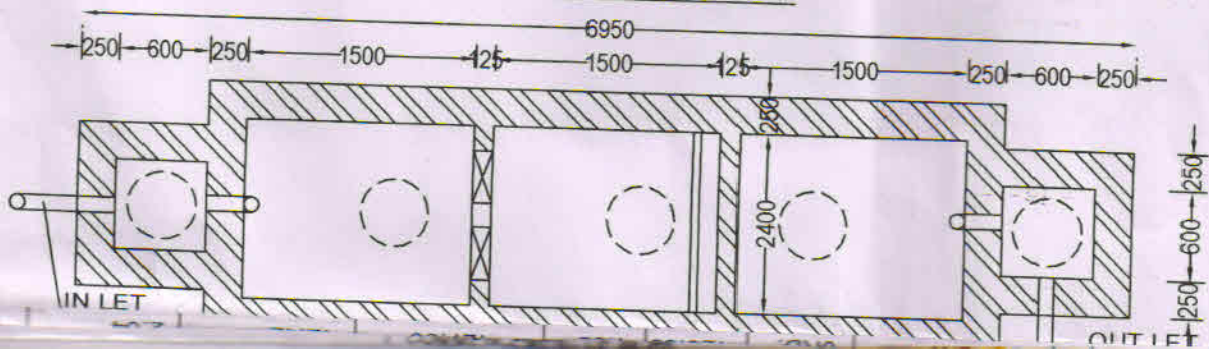
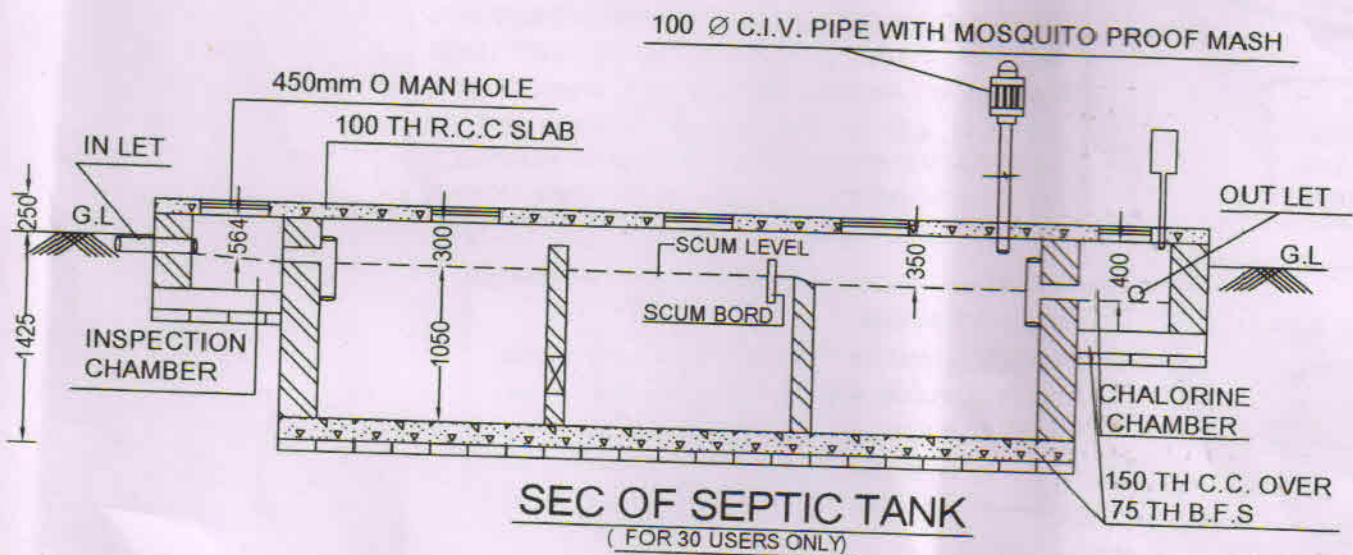
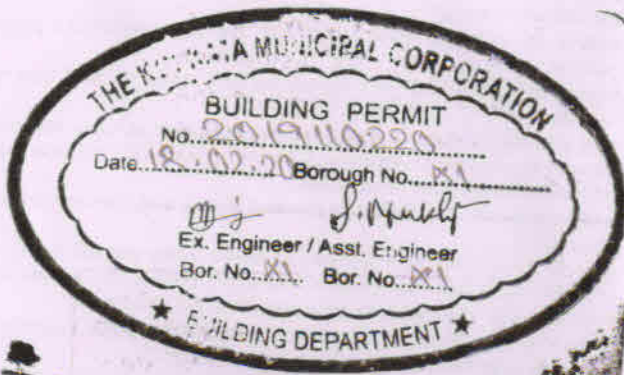


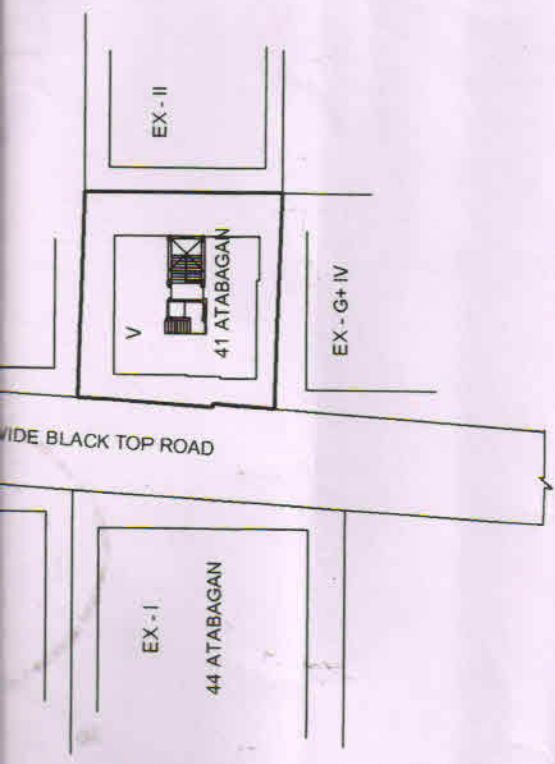
SECTION OF S. U.G.W.R

(CAPACITY = 900 GALLA)

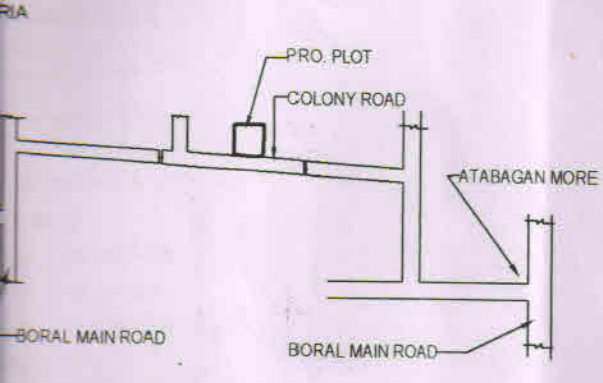


SPACE FOR OFFICE USE

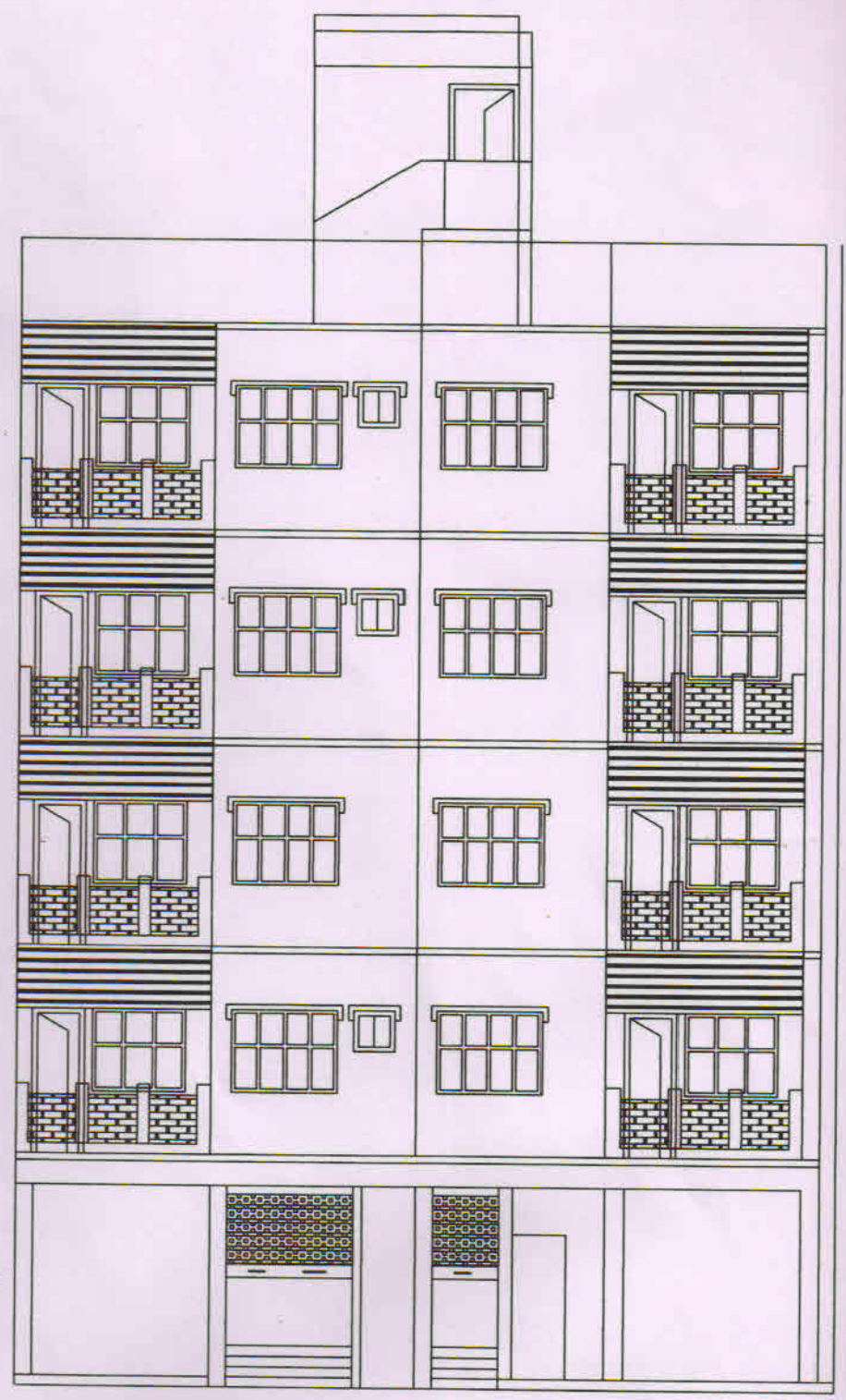




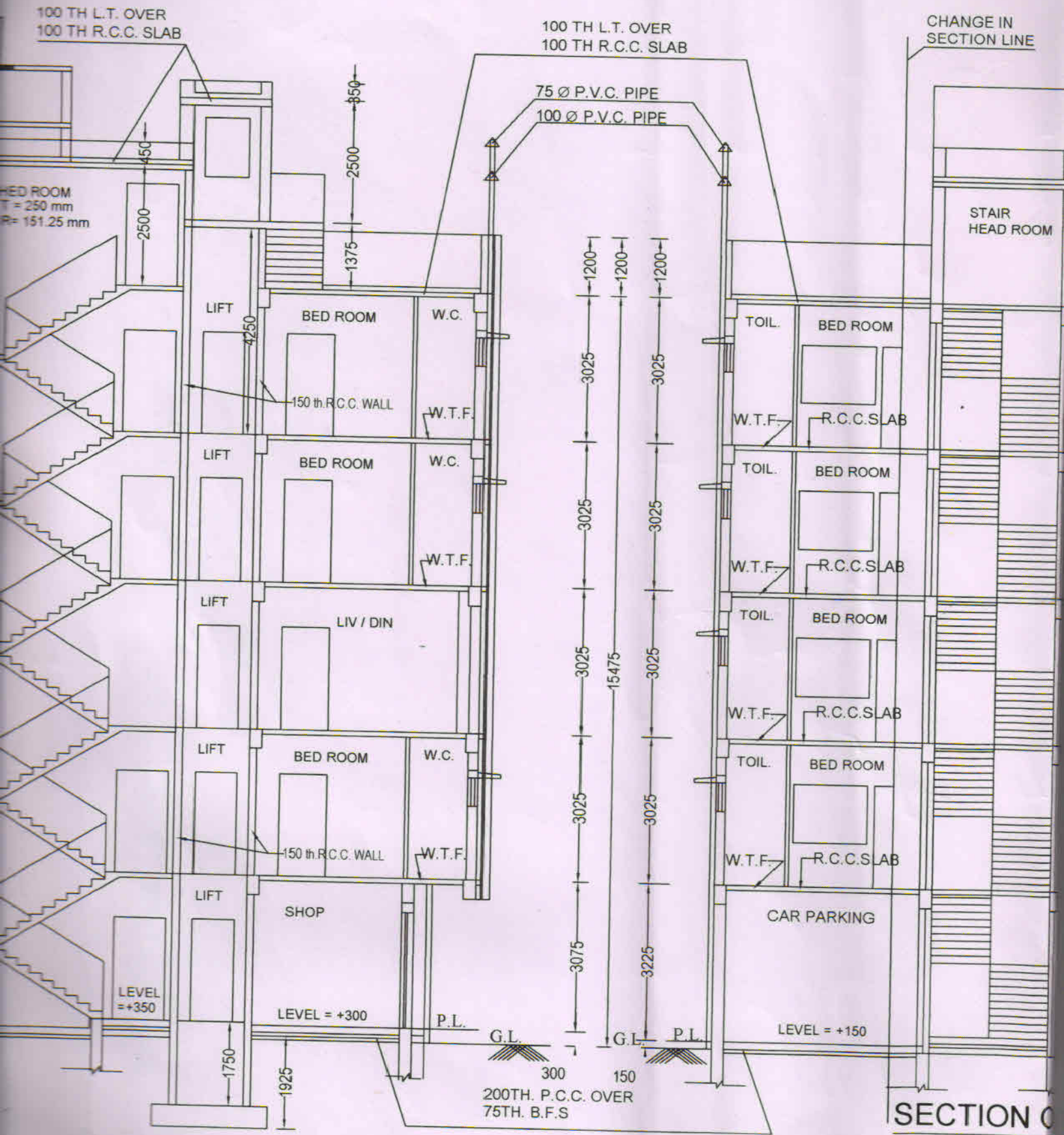
SITE PLAN
SCALE - 1:600



KEY PLAN
SCALE - 1:4000



FRONT ELEVATION
SCALE - 1:100



SECTION ON A A
SCALE - 1:100

SECTION C
SCALE - 1:100

SPECIFICATION

1. 75mm THICK BRICK FLAT SOLING IN FOUNDATION BRICK.
2. 150mm THICK P. C. C. IN FOUNDATION AND 30mm DOWN JHAMA KOHA.
3. 4.25mm D. P. C. WILL BE WITH (1:1:2) CEMENT WATER PROOFING COMPOUND.
4. 200 mm THICK LOAD BEARING WALL WILL BE MORTAR.
5. 125mm & 75mm THICK PARTITION WALL WILL BE MORTAR.

EXISTING R.T.S. TO DEMOLISHED BEFORE COMMENCEMENT OF WORK