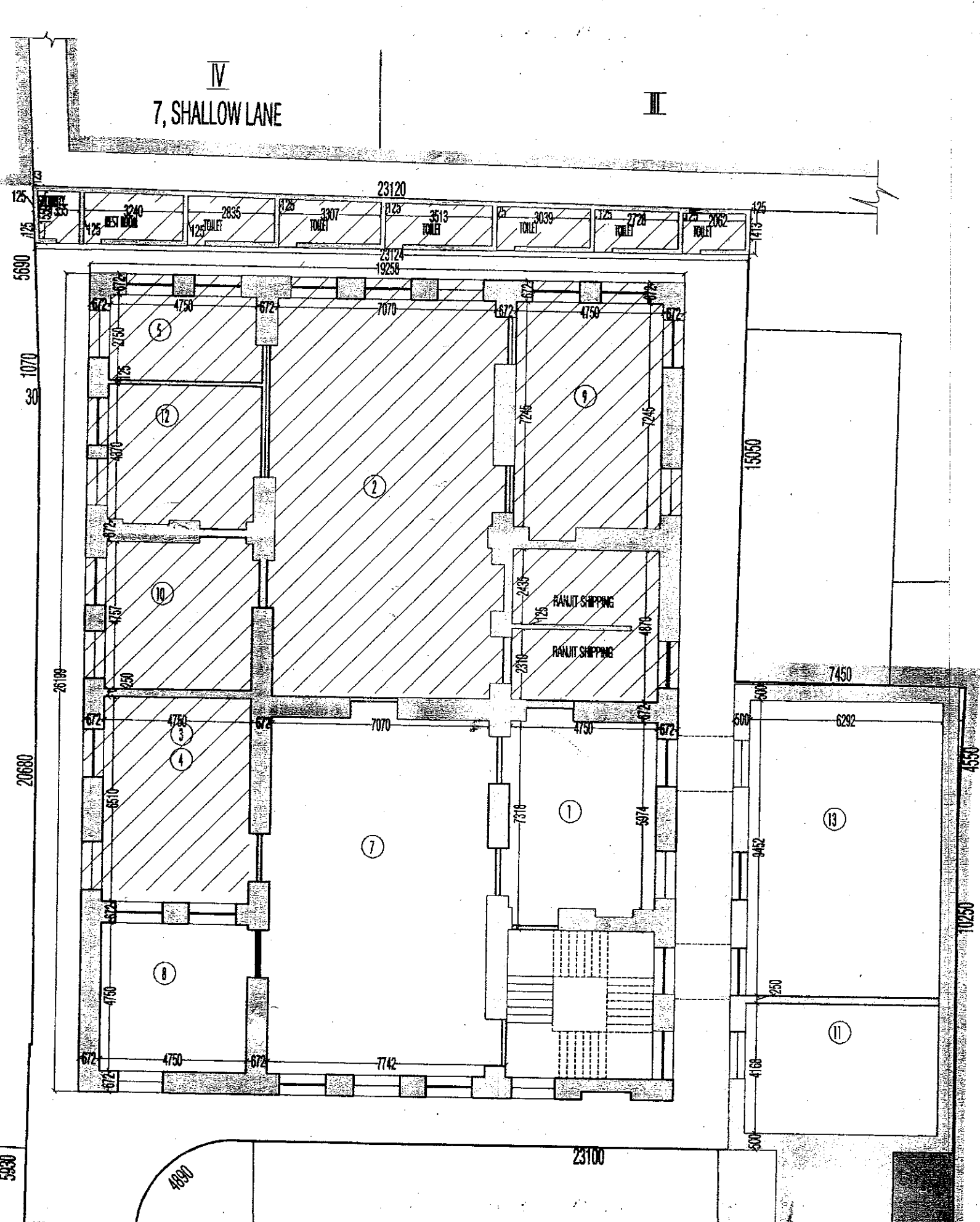


GROUND FLOOR PLAN (PROPOSED)  
SCALE: 1:50



GROUND FLOOR PLAN (EXISTING)  
SCALE: 1:50  
[HATCHED PORTION OF THE BUILDING HAS PRESENTLY COLLAPSED/BROKEN]

**STATEMENT OF PLAN PROPOSAL**

**PART A**

ASSEESSE NO. 885.451 SQ.M. (AS PER ASSESSMENT BOOK COPY)  
 DETAILS OF PRESD. DEED G+9  
 DETAILS OF POWER OF ATTORNEY 32.5 METRS.  
 AREA OF LAND 24 METRS.  
 NO OF PROPOSED STORES  
 HEIGHT OF PROPOSED BUILDING  
 WIDTH OF MEMRS OF ACCESS

**PART B**

1->GROUND COVERAGE  
 A->PERMISSIBLE : 67% (531270 SQM)  
 B->PROPOSED : 47.89% (416.92 SQM)

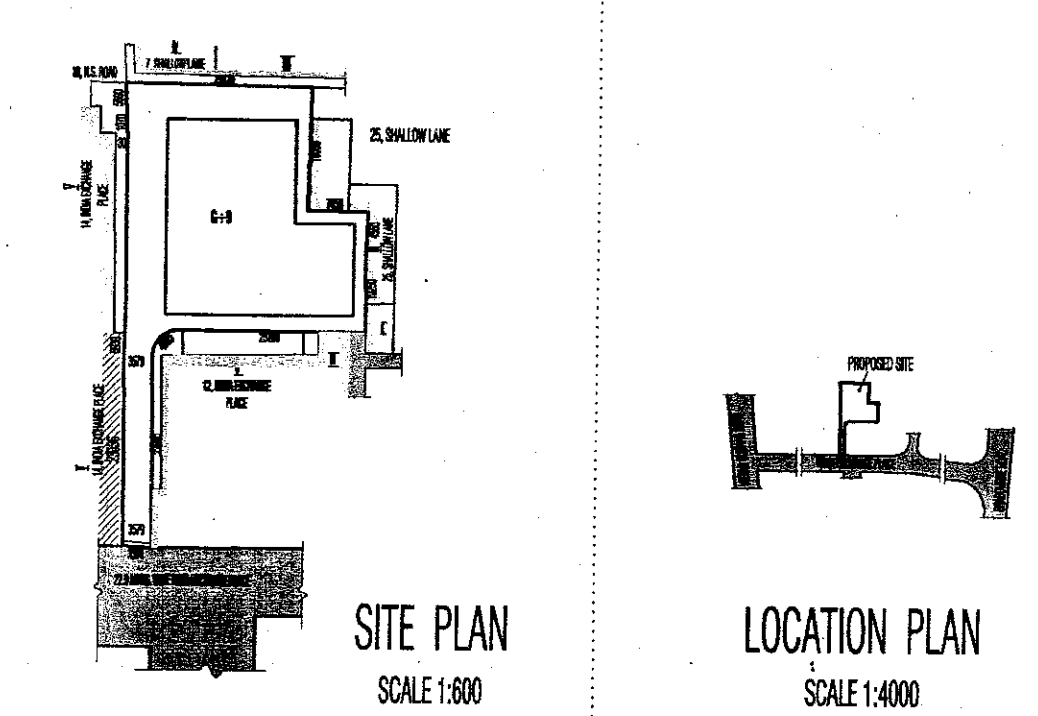
2 ->TOTAL TENANTED AREA IN EXISTING STRUCTURE : 1581.19 SQM  
 ->TOTAL OWNERS POSSESSION IN EXISTING STRUCTURE : 213.41 SQM

3->TOTAL FLOOR AREA PERMISSIBLE IN PROPOSED BUILDING, AS AS PER RULE 142 OF KMC BUILDING RULES 2009 (EXCLUDING THE EXEMPTED AREAS) : 3375.79 SQM

4->GROSS PROPOSED TOTAL COVERED AREA  
 A) COVERED AREA AT GROUND FLOOR : 416.92 SQM  
 B) COVERED AREA AT EACH TYPICAL FLOOR (FIRST TO SEVENTH FLOOR) : 407.221 SQM  
 C) COVERED AREA AT EIGHTH FLOOR : 385.381 SQM  
 D) COVERED AREA AT NINTH FLOOR : 388.194 SQM  
 TOTAL COVERED AREA : 4041.042 SQM

5->EXEMPTION OF FLOOR AREA  
 A) FOR STAIRCASE : 321.1 SQM  
 B) FOR LIFT LOBBY : 60 SQM  
 C) FOR CAR PARKING : 284.186 SQM  
 D) COVERED AREA AT GROUND FLOOR : 865.286 SQM  
 NET EXEMPTED AREA : 3375.776 SQM

6->TOTAL FLOOR AREA (EXCLUDING THE AREAS EXEMPTED) : 26  
 7->TOTAL NO. OF CAR PARKING PROVIDED IN PROPOSAL : 26  
 8->TOTAL COVERED CAR PARKING AREA AT G.F. : 284.186 SQM  
 9-> AREA OF FIRE PUMP ROOM : 54.548 SQM



**TENANT REHABILITATION DETAILS**

Sr. NO.	NAME OF TENANT OCCUPIER AS PER U.R. COPY	NAME OF PRESENT TENANT / OCCUPIER	OCCUPIED AREA DETAILS IN EXISTING BUILDING	EXISTING FLOOR	EXISTING USE	PROPOSED FLOOR AREA	PROPOSED FLOOR	PROPOSED USE
1.	DWANDANA	RAVAKHAI GUPTA	42.14 SQM	GROUND FLOOR	OFFICE	42.160 SQM	FIRST FLOOR	OFFICE
2.	M/S K.C. THAPPA	RAJESH AGARWAL	108.73 SQM	GROUND FLOOR	OFFICE	113.465 SQM	FIRST FLOOR	OFFICE
3.	VINOD AGARWAL	VINOD GUPTA		GROUND FLOOR	OFFICE		FIRST FLOOR	OFFICE
4.	SURESH GOVILDA	SURESH AGARWAL	40.20 SQM	GROUND FLOOR	OFFICE	40.906 SQM	FIRST FLOOR	OFFICE
5.	M. JAIN	SURAM JAIN	20.04 SQM	GROUND FLOOR	OFFICE	20.423 SQM	SECOND FLOOR	OFFICE
6.	JHA (PAN SHOP)	BHINDRANAND JHA	35.42 SQM	GROUND FLOOR	SHOP	35.83 SQM	SECOND FLOOR	OFFICE
7.	SREE CAFE	SURESH GUPTA	100.45 SQM	GROUND FLOOR	OFFICE	100.518 SQM	FOURTH FLOOR	OFFICE
8.	HINDUSTHAN TEL. CORPORATION	PANKAJ AGARWAL	33.15 SQM	GROUND FLOOR	OFFICE	33.174 SQM	THIRD FLOOR	OFFICE
9.	DHAWALRA ENGS. WORKS	MAHEEN SINGH	186.72 SQM	S.E. + 1ST FL.	OFFICE	190.732 SQM	THIRD FLOOR	OFFICE
10.	M/S KEKA	ARUN ADIBHAR	29.80 SQM	GROUND FLOOR	OFFICE	30.079 SQM	THIRD FLOOR	OFFICE
11.	R. CHOLBEY (DEKOR SHOP)	SUSHANT DAS	35.84 SQM	GROUND FLOOR	SHOP	35.709 SQM	SECOND FLOOR	OFFICE
12.	INDRESHYAM CHOUHARI	MUKESH RAM	27.49 SQM	GROUND FLOOR	OFFICE	27.561 SQM	THIRD FLOOR	OFFICE
13.	LUMLA LOVARKA	GAUTAM CHANDRAVORTY	73.51 SQM	GROUND FLOOR	OFFICE	65.884 + 12.941 SQM	FIRST FLOOR	OFFICE
14.	BRINCO SINGH	PRANOD GUPTA	14.54 SQM	FIRST FLOOR	OFFICE	17.46 SQM	1ST + 3RD FLOOR	OFFICE
15.	BEJARAN MISHA	BRINDSHWAR DAS	21.91 SQM	FIRST FLOOR	OFFICE	21.582 SQM	SIXTH FLOOR	OFFICE
16.	N.P. LODHA	VALDY PANDEY	191.32 SQM	FIRST FLOOR	OFFICE	191.377 SQM	FOURTH FLOOR	OFFICE
17.	SHYAM SINGH NAYAR	RANUJ PATRA	42.49 SQM	SECOND FLOOR	OFFICE	43.384 + 12.571 + 18.296 SQM	1ST + 5TH FLOOR	OFFICE
18.	SPINTEX CORPORATION	ANSHAY KUMAR	108.55 SQM	SECOND FLOOR	OFFICE	118.851 SQM	SECOND FLOOR	OFFICE
19.	SERVA EXPORT PVT. LTD.	SHIVANVI DIXIT	191.68 SQM	SECOND FLOOR	OFFICE	191.823 SQM	SIXTH FLOOR	OFFICE
20.	D.C. JAIN	RAVI GUPTA	230.26 SQM	SECOND FLOOR	OFFICE	21.463 + 209.673 SQM	3RD + 4TH FLOOR	OFFICE
	SECURITY + REST ROOM + TOILETS	SECURITY + REST ROOM + TOILETS	37.58 SQM	GROUND FLOOR				
	TOTAL TENANT AREA		1581.19 SQM					

**OWNER OCCUPIED PORTION DETAILS**

Sr. NO.	NAME OF OWNER	OCCUPIED AREA DETAILS IN EXISTING BUILDING	EXISTING FLOOR
1.	RAMUJ SHIPING	26.45 SQM	GROUND FLOOR
2.	M/S SEWA PVT. LTD.	37.90 SQM	FIRST FLOOR
3.	BRIJNATH RAMANUJAN	40.51 SQM	FIRST FLOOR
4.	SUBINATH RAMANUJAN + BNK SECURITIES PVT. LTD. + ASHWIN SECURITIES PVT. LTD.	100.55 SQM	FIRST FLOOR
	TOTAL OWNER AREA	213.41 SQM	

**PROPOSED G+9 STORED BUSINESS BUILDING (WITH CONSIDERATION U/S 142 OF KMC BUILDING RULES 2009) AT PREMISES NO. 13 INDIA EXCHANGE PLACE, BOROUGHV, WARD NO. 45, KOLKATA-700001**

- SPECIFICATIONS:-**
1. ALL DIMENSIONS ARE IN MM. UNLESS OTHERWISE MENTIONED; ALL DRAWINGS ARE IN SCALE OF 1:100 UNLESS OTHERWISE MENTIONED.
  2. FIGURED DIMENSIONS SHOULD BE FOLLOWED
  3. FOR SPECIFICATION OF MATERIALS & WORKMANSHIP FOLLOW N.B.C.CODE
  4. ALL EXTERNAL WALLS ARE 250 MM THICK & ALL INTERNAL WALLS ARE 125 MM THICK UNLESS MENTIONED OTHERWISE.
  5. MIX OF CONCRETE OF R.C.C MEMBERS ARE M-35 GRADE, M-30 GRADE, AND M-25 GRADE AS PER DESIGN.
  6. ALL REINFORCEMENTS SHALL BE FE-500 CONFORMING TO I.S.CODE.
  7. CLEAR COVER TO MAIN REINFORCEMENT:- (FOUNDATION-50 MM, (i) COLUMN-40 MM, (ii) BEAM-25 MM, (iii) SLAB-15 MM.
  8. THE DEPTH OF SEMI-UNDERGROUND WATER RESERVOIR & SEPTIC TANK SHOULD NOT EXCEED THE DEPTH OF NEIGHBOURING COLUMN OF FOUNDATION
  9. NET BEARING CAPACITY OF SOIL IS CONSIDERED AS PER SOIL TEST REPORT.

**DOOR & WINDOW SCHEDULE**

DOOR & WINDOW MARKED	HEIGHT	WIDTH	SILL HEIGHT
D1	2400	1150	
D2	2400	750	
D3	2400	1500 (FOD)	
W	750	2750	1650
W1	2350	750	150
W2	1700	1600	800

I/WE HEREBY DECLARE THAT I/WE SHALL ENGAGE ARCHITECT & E.S.E. DURING CONSTRUCTION OF THE BUILDING & SHALL FOLLOW THEIR INSTRUCTIONS. K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURES. K.M.C. MAY REMOVE THE SANCTION PLAN IF ANY OF THE SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE. THE CONSTRUCTION OF WATER RESERVOIR & SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF E.S.E./ARCHITECT BEFORE STARTING OF BUILDING FOUNDATION WORK. DURING DEPARTMENTAL INSPECTION THE SITE PLOT WAS IDENTIFIED BY MEAS.

**SIGNATURE OF OWNER**  
 I/WE HEREBY UNDERTAKE WITH FULL RESPONSIBILITY TO CERTIFY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISIONS OF K.M.C. (BUILDING RULES, 2009, UNDER THE K.M.C. ACT, 1900, AS AMENDED FROM TIME TO TIME AND THAT THE SITE CONDITION CONFORM WITH THE PLAN AND IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. IT IS BOUNDARY & ABSOLUTELY SOLID LAND.

**SIGNATURE OF ARCHITECT**  
 THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC AND WIND LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT. THE REPORT OF SOIL TEST DONE BY KANCHAN ROY CHOWDHURY OF ATLAS ENGINEERS IN CONSTRUCTORS HAS BEEN CONSIDERED DURING STRUCTURAL DESIGN CALCULATION.

**SIGNATURE OF STRUCTURAL 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 COMING FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM PROPOSED HEREIN IS SAFE AND STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

**SIGNATURE OF GEOTECHNICAL ENGINEER**

**SIGNATURE OF SANCTIONING AUTHORITY**

FLOOR PLANS (PROPOSED); FLOOR PLANS (EXISTING);  
 LOCATION PLAN; SITE PLAN; AREA STATEMENT;

**SHAYANDE architect ARCHITECTURE + URBAN DESIGN**  
 168 MAHARAJA NANDA KUMAR ROAD, KOLKATA 700029, INDIA shayan.de.architect@gmail.com +91983082484

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**PARTY'S COPY**

Plan for Water Supply arrangement including SEMLI 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.

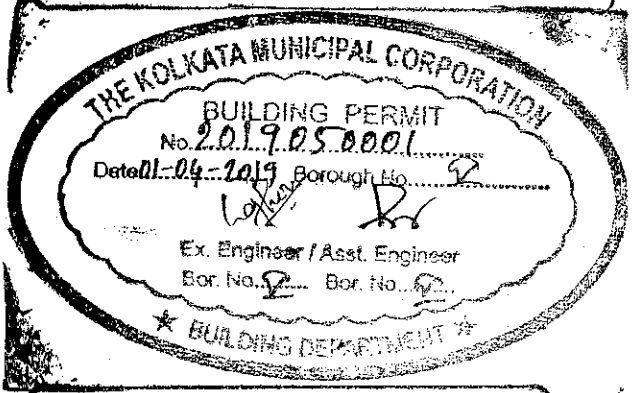
The building materials that will be stacked on Road/Passage or Foot-path beyond 3-months or after construction of G Floor, whichever is earlier may be seized forthwith by the M.C. at the cost and risk of the owner.

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.

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.

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

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.



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

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

**BUSINESS BUILDING**

THE SANCTION IS VALID UP TO 31-03-2024

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.

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

Approved By M.C. Resolution No. 538 of 30/8/19 vide Item No. 137/19-17 The Building Committee

APPROVED AS PER RESOLUTION OF M.L.C. VIDE ITEM NO. 11-28-1: DT. 07-03-2019.

Sanctioned subject to demolition of existing structure to provide open space as per plan before construction is started.  
Executive Engineer (C) BR. 2  
Asst. Engineer (C) Br. PLAN 2

As approved by M.L.C. Mpl. Commission at 30-8-2017.