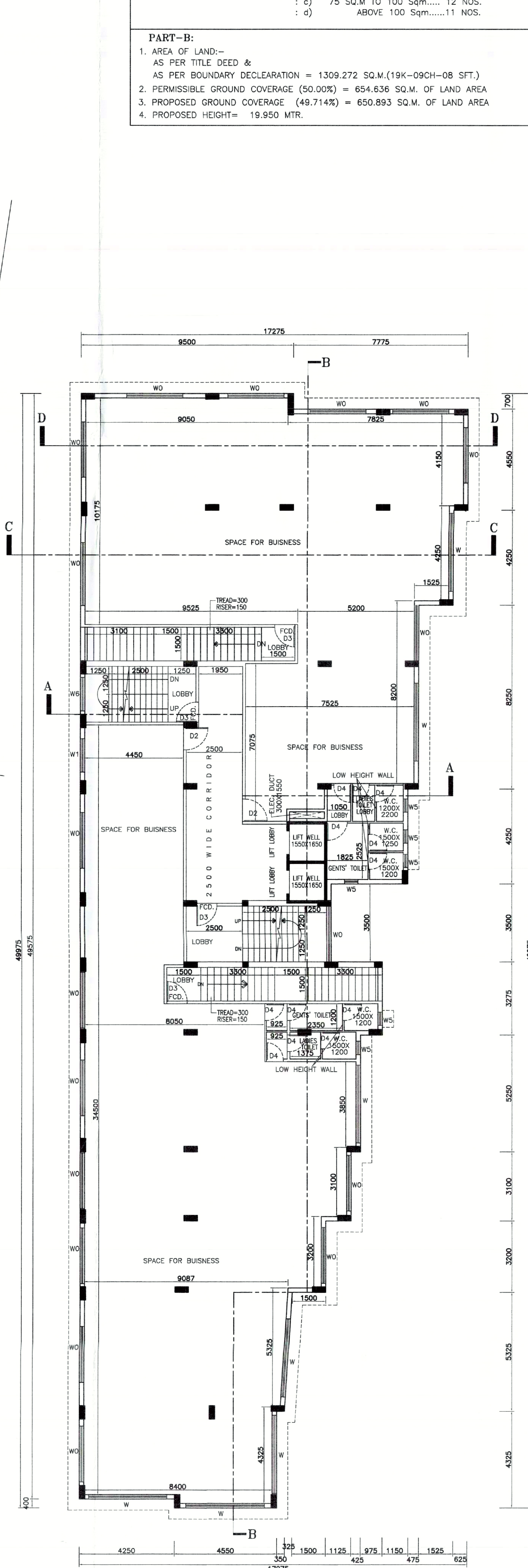


EXISTING GROUND FLOOR PLAN
SCALE=1:100

PROPOSED GROUND FLOOR PLAN
SCALE=1:100



PROPOSED FIRST FLOOR PLAN
SCALE=1:100

STATEMENT OF THE PLAN CASE NO:-201802006

- PART-A:**
- ASSEESSEE NO: 11-0160-40-020-1
 - DETAIL OF REGISTERED DEED :-
BOOK NO: I C.D. VOL. NO: 20
BEING NO: 02786 YEAR: 2015
PLACE: A.R.A.-II, KOLKATA
 - DETAIL OF POWER OF ATTORNEY :-
BOOK NO: IX C.D. VOL. NO: 1903-2016
BEING NO: 190303148 YEAR: 2016
PLACE: A.R.A.-II, KOLKATA
 - DETAIL OF BOUNDARY DECLARATION:-
BOOK NO: I VOL. NO: 1902-2016
BEING NO: 190204739 YEAR: 2016
PLACE: A.R.A.-II, KOLKATA
 - DETAIL OF SPAYED CORNER :-
BOOK NO: I VOL. NO: 1902-2016
BEING NO: 190204794 YEAR: 2016
PLACE: A.R.A.-II, KOLKATA
 - AREA OF LAND (DEED) &
BOUNDARY DECLARATION = 1309.272 SQ.M.(19K-09CH-08 SFT.)
 - SPAYED CORNER LAND AREA = 2.853 SQ.M.
 - NO OF STOREY : 1
 - NO OF TENEMENTS : 29 NOS.
 - SIZE OF TENEMENTS :
a) LESS THAN 50 Sqm..... 01 NO.
b) 50 SQM TO 75 Sqm..... 05 NOS
c) 75 SQM TO 100 Sqm..... 12 NOS
d) ABOVE 100 Sqm.....11 NOS.
- PART-B:**
- AREA OF LAND:-
AS PER TITLE DEED &
AS PER BOUNDARY DECLARATION = 1309.272 SQ.M.(19K-09CH-08 SFT.)
 - PERMISSIBLE GROUND COVERAGE (50.00%) = 654.636 SQ.M. OF LAND AREA
 - PROPOSED GROUND COVERAGE (49.714%) = 650.893 SQ.M. OF LAND AREA
 - PROPOSED HEIGHT= 19.50 MTR.

DOORS & WINDOWS SCHEDULE

MKD	WIDTH	HEIGHT	DESCRIPTION
D1	1050	2100	COLAPSIBLE
D2	1000	2100	FLUSH DOOR
D3	900	2100	FLUSH DOOR
D4	750	2100	FLUSH DOOR
W0	3500	1500	FULLY GLAZED
W1	1800	1200	FULLY GLAZED
W2	1500	1200	FULLY GLAZED
W3	1200	1200	FULLY GLAZED
W4	1000	1200	FULLY GLAZED
W5	600	900	FULLY GLAZED
W6	1800	1800	FULLY GLAZED
WF	600	450	FULLY GLAZED

5. PROPOSED AREA :-

	TOTAL COVERED AREA	OUTCUT	NET COVERED	STAIR+STAIR LOBBY	LIFT LOBBY	NET FLOOR AREA
BASEMENT FLOOR-2	654.318 SQ.M.	NIL	654.318 SQ.M.	12.722 SQ.M.	NIL	641.596 SQ.M.
BASEMENT FLOOR-1	654.318 SQ.M.	95.863 SQ.M.	558.455 SQ.M.	6.081 SQ.M.	NIL	549.774 SQ.M.
GROUND FLOOR	650.893 SQ.M.	67.714 SQ.M.	583.179 SQ.M.	44.375 SQ.M.	6.000 SQ.M.	512.804 SQ.M.
1ST FLOOR	650.893 SQ.M.	33.761 SQ.M.	617.112 SQ.M.	25.000 SQ.M.	6.000 SQ.M.	586.112 SQ.M.
2ND FLOOR	650.893 SQ.M.	3.381 SQ.M.	646.512 SQ.M.	25.000 SQ.M.	6.000 SQ.M.	614.312 SQ.M.
3RD FLOOR	650.893 SQ.M.	5.581 SQ.M.	645.312 SQ.M.	25.000 SQ.M.	6.000 SQ.M.	614.312 SQ.M.
4TH FLOOR	650.893 SQ.M.	5.581 SQ.M.	645.312 SQ.M.	25.000 SQ.M.	6.000 SQ.M.	614.312 SQ.M.
5TH FLOOR	650.893 SQ.M.	5.581 SQ.M.	645.312 SQ.M.	25.000 SQ.M.	6.000 SQ.M.	614.312 SQ.M.
TOTAL	3213.994 SQ.M.	238.682 SQ.M.	2975.312 SQ.M.	190.778 SQ.M.	36.000 SQ.M.	2747.534 SQ.M.

6. TENEMENTS & CAR PARKING CALCULATION :-

(A) RESIDENTIAL:

MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	REMARKS
2A	51.070 SQ.M.	13.897 SQ.M.	13.897 SQ.M.	SIZE OF TENEMENTS : LESS THAN 50 SQ.M. = 01 NO.
2B1	42.893 SQ.M.	5.518 SQ.M.	5.518 SQ.M.	50 SQ.M. TO 75 SQ.M. = 05 NOS
2B2	54.315 SQ.M.	7.924 SQ.M.	7.924 SQ.M.	75 SQ.M. TO 100 SQ.M. = 12 NOS
2C	18.454 SQ.M.	13.157 SQ.M.	13.157 SQ.M.	ABOVE 100 SQ.M. = 11 NOS
3A	38.462 SQ.M.	16.534 SQ.M.	16.534 SQ.M.	
3B	54.781 SQ.M.	14.699 SQ.M.	14.699 SQ.M.	
3C	20.30.40.30	74.325 SQ.M.	74.325 SQ.M.	
2E	2E.3E.4E.5E	65.888 SQ.M.	65.888 SQ.M.	
2F	2F.3F.4F.5F	18.352 SQ.M.	18.352 SQ.M.	
2G	2G.3G.4G.5G	110.188 SQ.M.	110.188 SQ.M.	

(B) BUSINESS:

BUSINESS CARPET AREA	BUSINESS COVERED AREA	PROPORTIONAL AREA TO BE ADDED	TOTAL AREA INCLUDING COMMON SERVICE
531.329 SQ.M.	593.723 SQ.M.	90.030 SQ.M.	683.753 SQ.M.

(C) MERCANTILE (R) :

MERCANTILE (R) CARPET AREA	MERCANTILE (R) COVERED AREA	PROPORTIONAL AREA TO BE ADDED	TOTAL AREA INCLUDING COMMON SERVICE
284.088 SQ.M.	282.226 SQ.M.	47.193 SQ.M.	334.791 SQ.M.

(D) STORAGE AREA : (NON INFLAMMABLE GOODS)

STORAGE CARPET AREA	STORAGE COVERED AREA	PROPORTIONAL AREA TO BE ADDED	TOTAL AREA INCLUDING COMMON SERVICE
86.595 SQ.M.	108.788 SQ.M.	16.041 SQ.M.	121.829 SQ.M.

7. (B) BUSINESS:

- (i) BUSINESS COVERED AREA = 683.753 SQ.M.
(ii) BUSINESS CARPET AREA = 531.329 SQ.M.-REQUIRED CAR PARKING=10 NOS.

8. (C) MERCANTILE (RETAIL):

- (i) MERCANTILE COVERED AREA = 324.791 SQ.M.
(ii) MERCANTILE CARPET AREA = 284.088 SQ.M.-REQUIRED CAR PARKING=06 NOS.

9. (D) STORAGE:

- STORAGE COVERED AREA = 121.829 SQ.M.-REQUIRED CAR PARKING= NIL
STORAGE CARPET AREA = 86.595 SQ.M.

10. TOTAL REQUIRED NO. OF CAR PARKING = 34 NOS.

11. TOTAL PROVIDED NO. OF CAR PARKING = 36 NOS.

12. PROVIDED CAR PARKING AREA = 1180.536 SQ.M.

13. PERMISSIBLE F.A.R. [2.50+(2.50X15%)] = 2.875 [U/R 69A(c)] FOR METRO CORRIDOR

14. PROPOSED F.A.R. = 2.724(2.875)

15. STAIR HEAD ROOM AREA = 31.860 SQ.M.

16. LIFT MACHINE ROOM AREA = 15.161 SQ.M.

17. TERRACE AREA = 650.893 SQ.M.

18. RELAXATION OF AUTHORITY, IF ANY = N/A.

19. OVER HEAD TANK AREA = 33.281 SQ.M.

20. AREA OF CLIP-BOARD = 17.152 SQ.M.

21. LIFT MACHINE ROOM STAIR AREA = 3.225 SQ.M.

22. OTHER AREA ONLY FOR FEES = 230.003 SQ.M.(STAIR+LIFT LOBBY+LNR. STR.)

23. REQUIRED TREE COVER AREA = 12.434% OF LAND AREA = 163.655 SQ.M. (12.499% OF LAND AREA)

24. PROVIDED TREE COVER AREA = 113.039 SQ.M.

25. ROOF GARDEN AREA = 113.039 SQ.M.

SPECIFICATIONS :-

- R.C.C. FRAME STRUCTURE WITH CONC. GRADE 1:1.5:3 & STEEL Fe 500+
- 200 M.M. THK. EXTERNAL 125 & 75 M.M. THK. INTERNAL WALLS WITH 1:4 CEMENT MORTAR JOINTS.
- STEEL Z- SECTION WINDOWS.
- ALL FLOORS ARE MARBLE FLOORING.
- 16 & 14 CEMENT PLASTER ON INTERNAL WALLS AND CEILING RESPECTIVELY.
- WATER PROOFING TREATMENT.
- P.O.P. & PUTTY PUNING ON INTERNAL WALLS & CEILING.

SIGNATURE OF GEO-TECHNICAL ENGINEER :-

UNDERIGNED 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 & STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

Sd/-
DR. SANTOSH KUMAR CHAKRABORTY
B.C.E., M.E. (Soil Boring)
P.H.D. (Foundation Engineering)
I.I.T.E., I.G.S.I.S.M.R.E. (London)
Consulting Geotechnical Engineering
SANTOSH KR. CHAKRABORTY (GEO-TECH-16/1)
SIGNATURE OF GEO-TECHNICAL ENGINEER

CERTIFICATE OF STRUCTURAL ENGINEER :-

THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAVE BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER I.B.C. OF INDIA AND BASIS OF SOIL INVESTIGATION REPORT BY DR. S. CHAKRABORTY (ACUMEN GEO CONSULTANTS) 2F, NABA ROY LANE, ALIPORE, KOLKATA-700027, CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT.

Sd/-
SRI SOUMENDRANATH ROY (E.S.E. NO.-203/D)
SIGNATURE OF STRUCTURAL ENGINEER

DECLARATION OF ARCHITECT :-

CERTIFIED THAT THE PLAN, SITE 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 AND THE SITE CONDITION INCLUDING THE ADJUTING 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. THE SAID PREMISES IS PARTLY OCCUPIED BY THE OWNER AND PARTLY OCCUPIED BY THE TENANT.

Sd/-
ANAN RAY
B.A.R.C.H., M.C.A.
CONSULTING ARCHITECT
ANAN RAY
L.B.A. NO.-CA./98/22834
SIGNATURE OF L.B.A.

DECLARATION OF OWNERS :-

WE DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, WE SHALL ENGAGE L.B.A. & E.S.E. DURING CONSTRUCTION. WE 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 & ADJUTING STRUCTURE. IF ANY SUBMITTED DOCUMENT ARE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF U.G.W.R., TAKEN UNDER THE GUIDANCE OF L.B.A./E.S.E. BEFORE STARTING OF BUILDING FOUNDATION.

Sd/-
RABI GUPTA
Partner
As Constituted Attorney of M/S BIDHAN NIRMAL PVT. LTD.
Represented by the Directors
1. SRI ANAN RAY DAS GUPTA
2. SRI NIRMAL DAS GUPTA
3. SRI SURAJIT CHANDRA SHAW
4. SRI SRIPRAJAN EDEE
By virtue of the Resolution dated September 05, 2014

Sd/-
SEKHAR DUTTA CHOWDHURY
Partner
As Constituted Attorney of M/S BIDHAN NIRMAL PVT. LTD.
Represented by the Directors
1. SRI ANAN RAY DAS GUPTA
2. SRI NIRMAL DAS GUPTA
3. SRI SURAJIT CHANDRA SHAW
4. SRI SRIPRAJAN EDEE
By virtue of the Resolution dated September 05, 2014

SIGNATURE OF OWNERS

EXISTING FLOOR PLAN, PROPOSED GROUND FLOOR PLAN, PROPOSED FIRST FLOOR PLAN

PROJECT :-

PLAN OF PROPOSED LOWER BASEMENT + UPPER BASEMENT + GROUND + FIVE STORIED RESIDENTIAL BUILDING AT PREMISES NO:-76/1C, BIDHAN SARANI, KOLKATA-700006. IN WARD NO.-016, BOROUGH-II, P.S.- BURTOLLA, WITHIN THE KOLKATA MUNICIPAL CORPORATION COMPLYING K.M.C. BUILDING RULE -2009, UNDER SECTION 393A OF C.M.C. ACT. 1980.

JOB NO.	DRG. NO.	SUB-DATE	R-DATE	R-DATE	DRAWN BY :
KSA/BS/0001	2018020006	02-05-2018	20-11-2019	18-12-2019	NANDA KUMAR GHOSH

CONSULTANT:-

K. SEAL & ASSOCIATES
ARCHITECTS, ENGINEERS, CONSULTANTS
22A, RAJA NABA KRISHNA STREET,
KOLKATA-700 005, PH.-2554-2558

A-2

Ground + 1st Floor

PARTY'S COPY

RESIDENTIAL BUILDING

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.

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 SEMI 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 SANCTION IS VALID UP TO 24.08.2025

CONSTRUCTION SITE SHALL BE MAINTAINED TO PREVENT MOSQUITO BREEDING AS REQUIRED UNDER 118 (2) OF C.M.C. ACT 1980 IN SUCH MANNER SO THAT ALL WATER COLLECTION & PARTICULARLY LIFT WELLS, VATS, BASEMENT CURING SITES, OPEN RECEIPTABLES ETC. MUST BE EMPTIED COMPLETELY TWICE A WEEK.

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 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.

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

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

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

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

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

Spayed portion- Sanctioned conditionally by undertaking of the owner that the spayed portion will be free gifted to the K. M. C. and no wall can be constructed over it.

Approved By: The Building Committee

Alignment- Sanctioned conditionally on undertaking from the owner that if any part of the Building is to be constructed falls within that alignment of C.M.C. The same will be demolished by the owner and risk and is a owner will not claim any compensation from the C.M.C.

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

OFFICE OF THE E.E. (C) BOROUGH-II
25 AUG 2020
Building Department
K.M.C.

DEVIATION WOULD IMPLY DISMISSAL