

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.

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.

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.

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.

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.

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

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

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

DEVIATION WOULD MEAN DEMOLITION

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

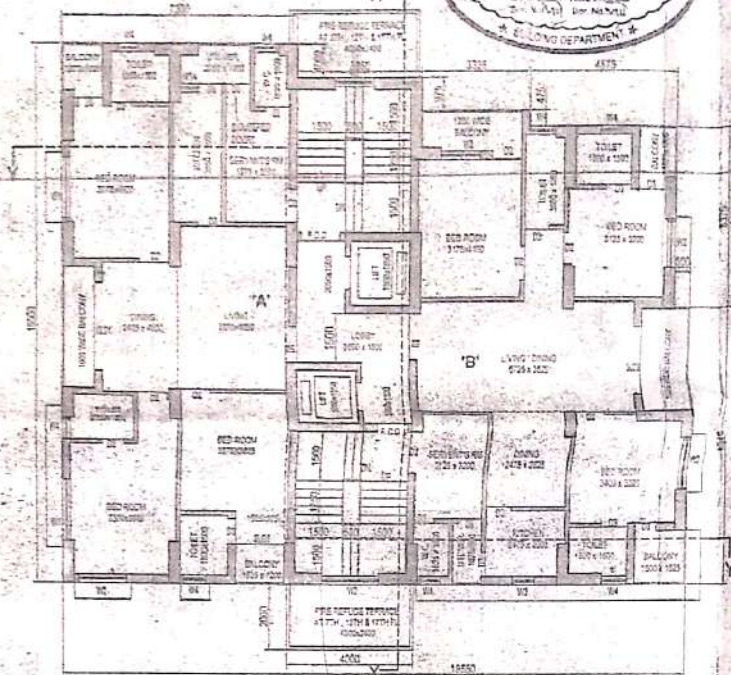
THE SANCTION IS VALIED UP TO 22/02/2022

[Signature]
Executive Engineer (C)
BR. VII

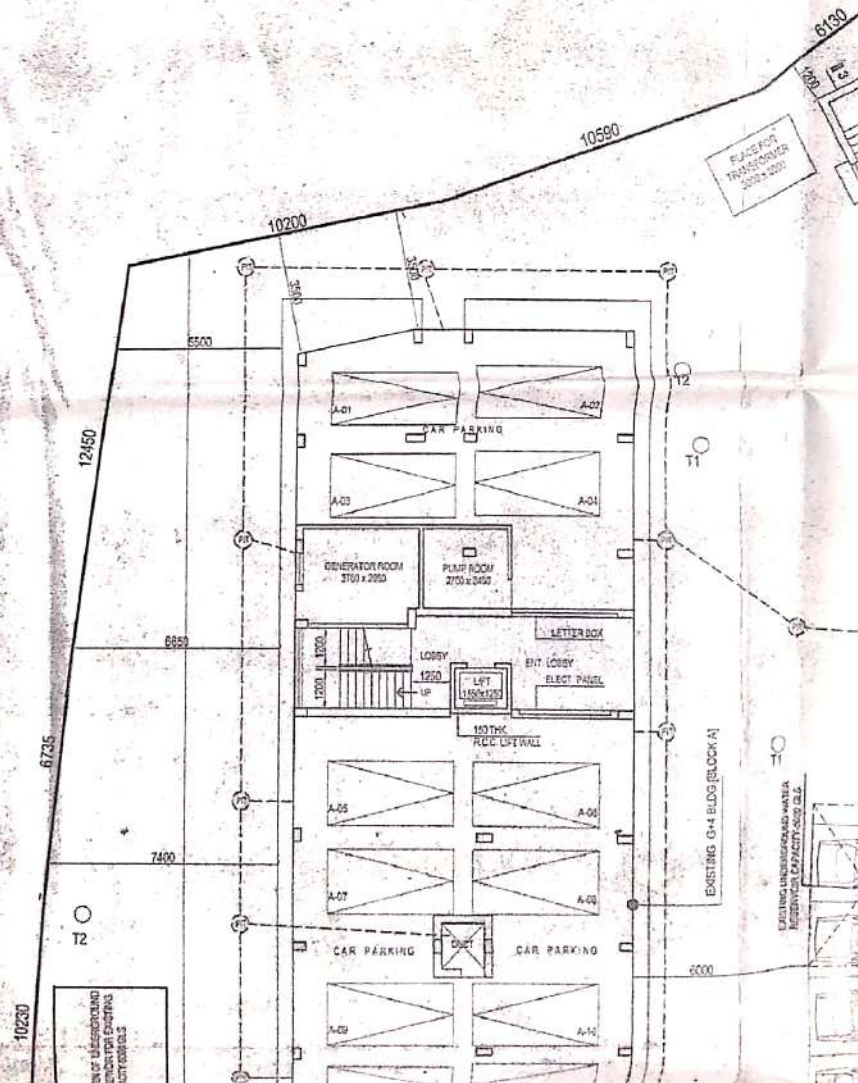
[Signature]
Asst. Engineer (C)
Br. PLAN VII

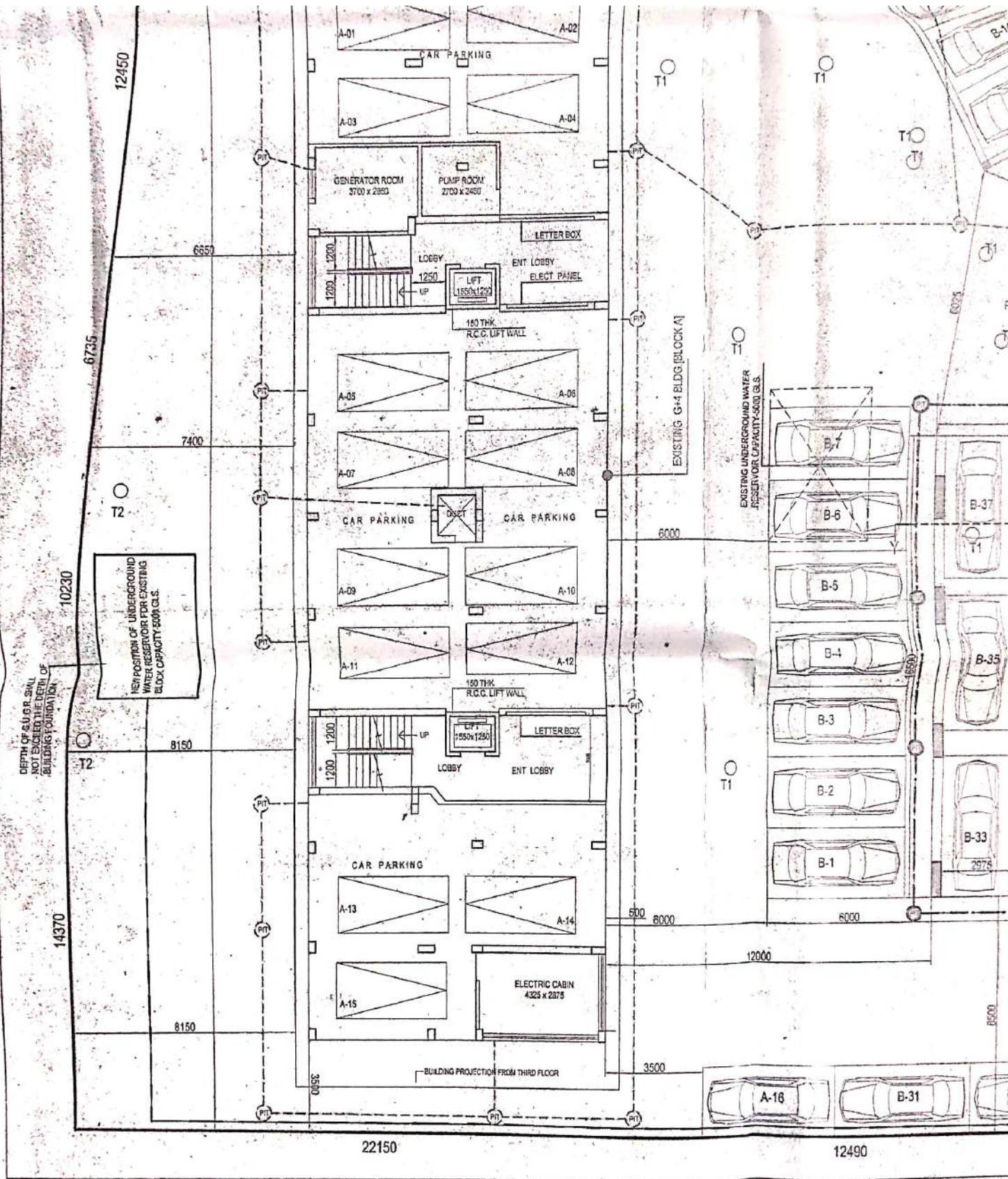


Approved By : MBC Meating No. 532
Item No. 291/16-17 Dt. 20/03/2017



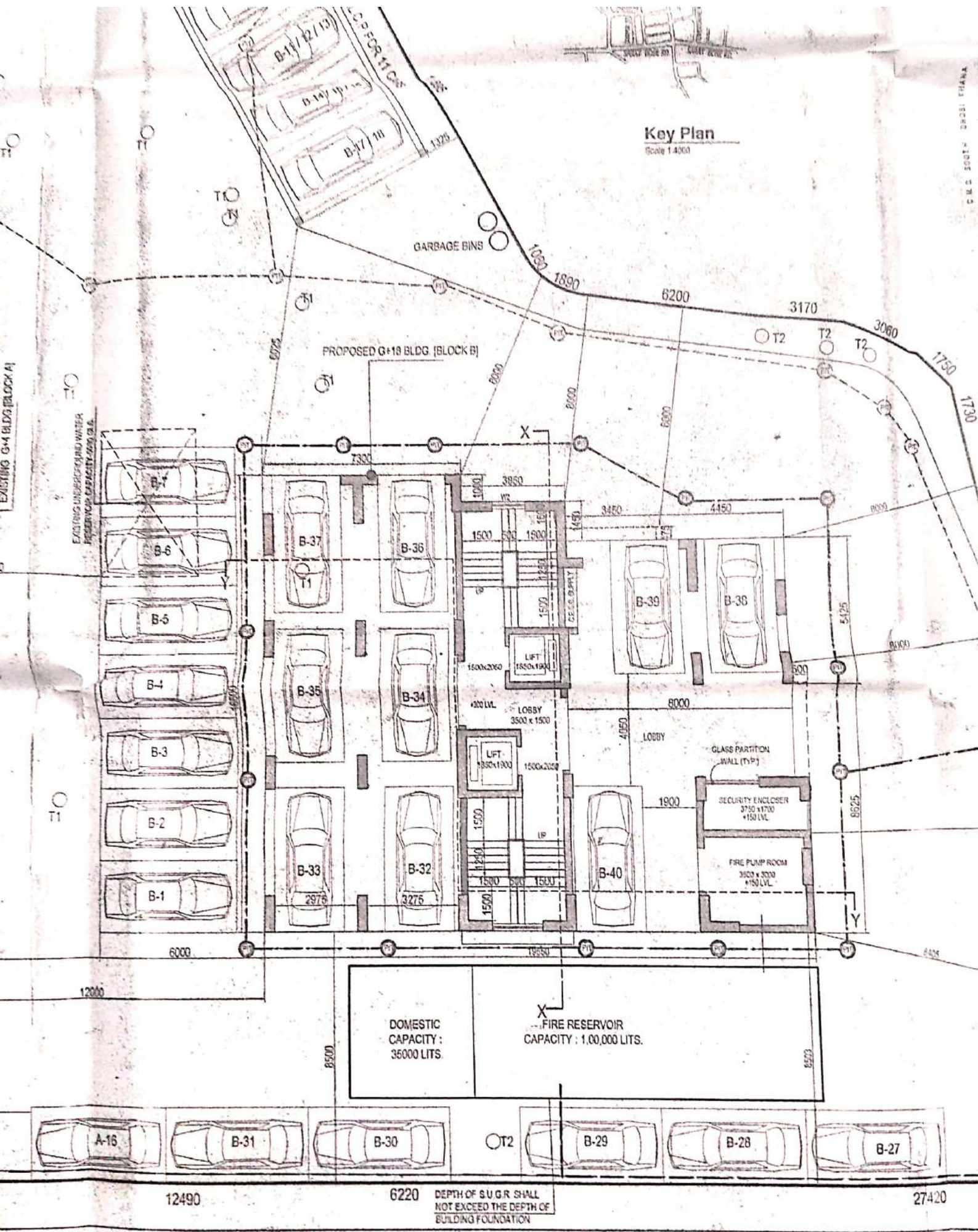
**TYPICAL FLOOR PLAN
(1st, 3rd TO 19th FL.)**





Key Plan

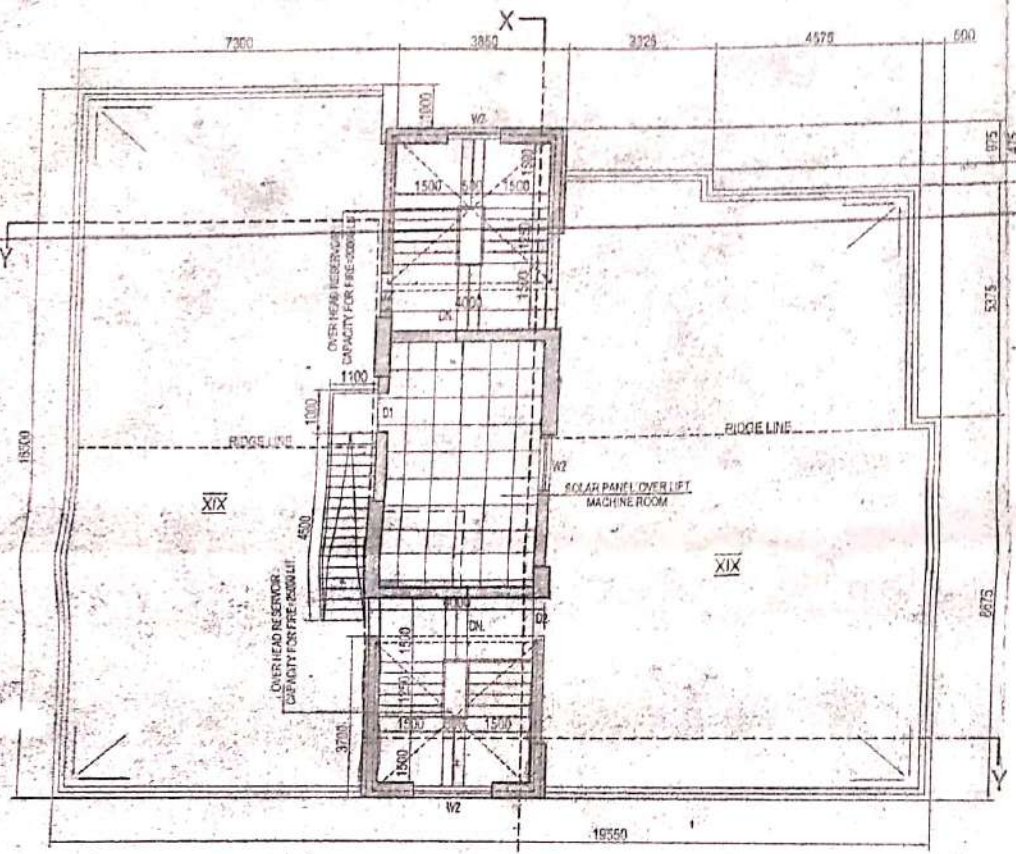
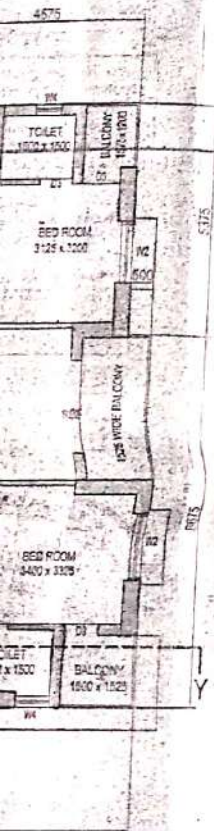
Scale 1:400



DOMESTIC
CAPACITY :
35000 LITS.

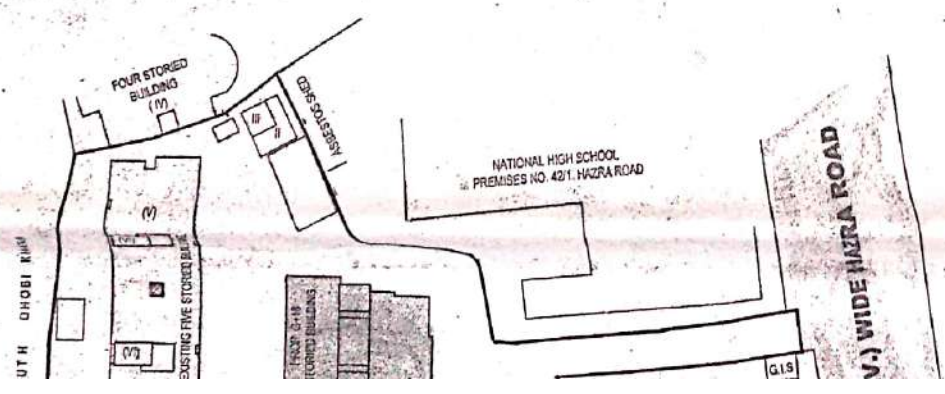
X
FIRE RESERVOIR
CAPACITY : 1,00,000 LITS.

DEPTH OF S.U.G.R SHALL
NOT EXCEED THE DEPTH OF
BUILDING FOUNDATION



ROOF PLAN

42/A, HAZRA ROAD



FLOOR

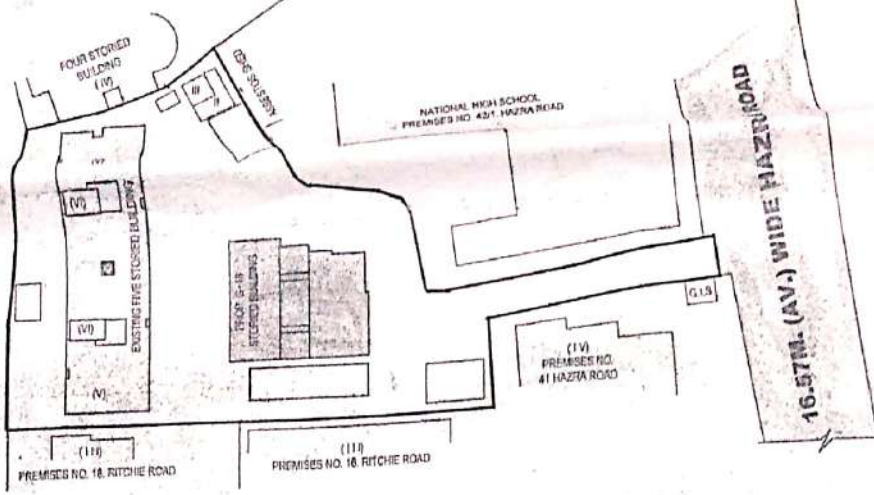
1. TOTAL AREA
2. AREA DE...
3. NET ARE...
4. PERMISS...
5. PERMISS...
6. PERMISS...
7. PERMISS...
- 7A. EXISTIN...
- 7B. PROPO...
- TOT...
8. PROPOS...
- BLO...
- a) G...
- b) F...
- c) S...
- d) T...
- e) F...
- TO...
- PAR...
- CAR...
- AREA COM...
- = (C...
- F. A. R. = (1...
9. BLO...
- A. C...
- B. T...
- TO...
- PAR...
- AREA DED...
- i) STAIR AN...
- ii) PARKING...
- AREA...
10. PROPO...
11. REQUIR...
12. PROPO...
13. TOTAL F...

STATEM

- A**
1. ASSESS...
 2. DETAILS...
 3. DETAILS C...
 - 24PGS(S) BK...
 - 24PGS(S) BK...
 4. NET AREA
 5. BASEMENT
 6. NO. OF TEN...
 7. SIZE OF TE...
- B**
1. GROUND CO...
 2. F.A.R. CO...
 3. TOTAL FL...
 4. TOTAL MA...
 5. TOTAL PR...
 6. AREA ON F...
 7. AREA OF R...
 8. COMMON A...

AZRA ROAD

C.M.C. SOUTH DRUGI KHANA



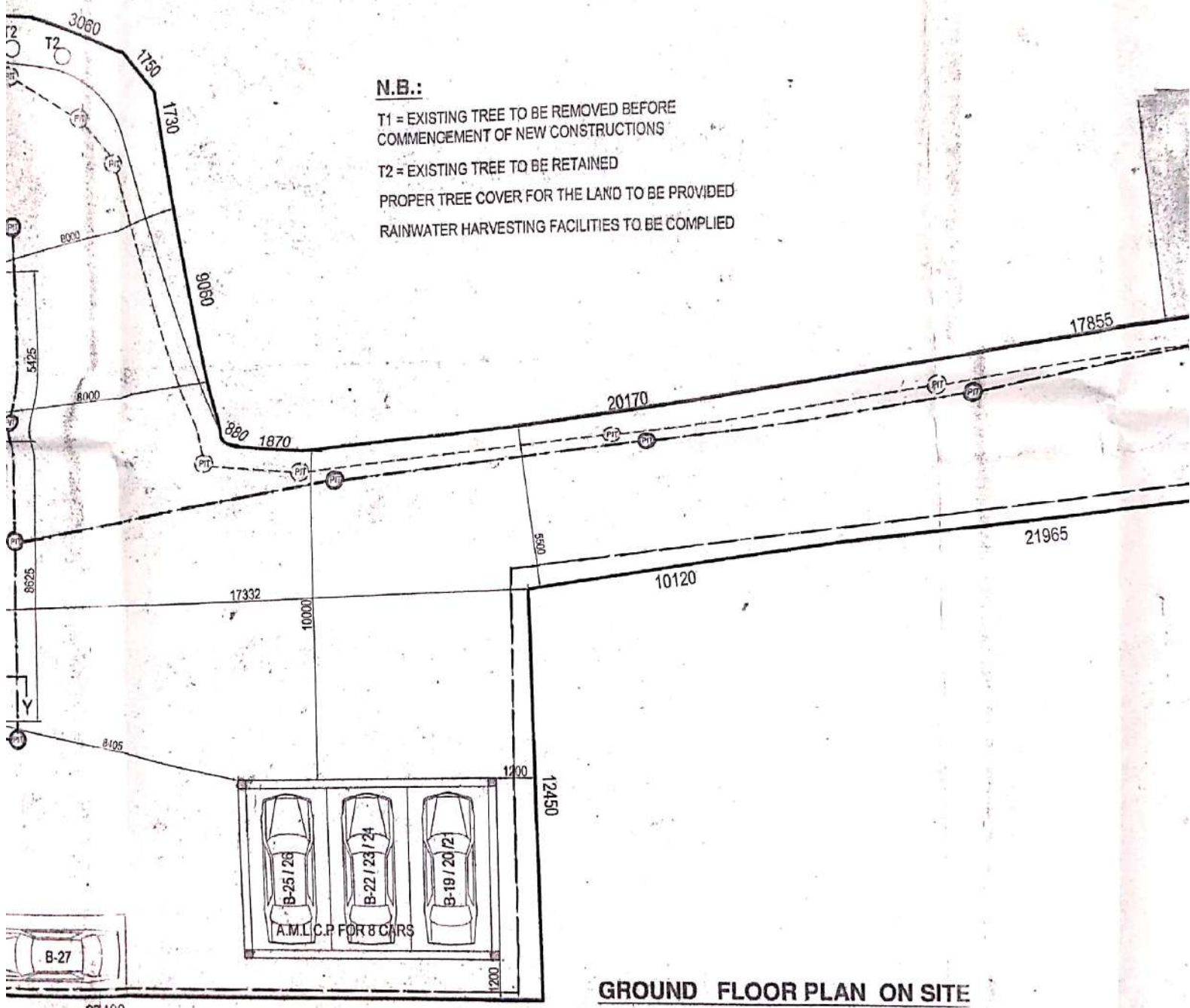
Site Plan

Scale 1:600

- B
- 3. TOTAL FLOOR AREA
 - 4. TOTAL MANDATORY CAR PARKING
 - 5. TOTAL PROPOSED CAR PARKING
 - 6. AREA ON ROOF (ST. COVERED)
 - 7. AREA OF ROOF TANK = 2
 - 8. COMMON AREA AT GR. FLOOR
 - a) FIRE PUMP ROOM = 14.00
 - b) SECURITY / RECEPTION

N.B.:

- T1 = EXISTING TREE TO BE REMOVED BEFORE COMMENCEMENT OF NEW CONSTRUCTIONS
- T2 = EXISTING TREE TO BE RETAINED
- PROPER TREE COVER FOR THE LAND TO BE PROVIDED
- RAINWATER HARVESTING FACILITIES TO BE COMPLIED



GROUND FLOOR PLAN ON SITE

FLOOR AREA RATIO STATEMENT

1. TOTAL AREA OF THE LAND (AS PER U.D.C. NO. 2) = 2841.30 Sq.M.
2. AREA DEDUCTED AS PER PREVIOUS DEED = 552.575 Sq.M.
3. NET AREA OF THE LAND FOR NEW BLOCK = 1838.824 Sq.M.
4. PERMISSIBLE F.A.R. = 2.5
5. PERMISSIBLE FLOOR AREA FOR WHOLE PLOT = 5597.25 SQ.M.
6. PERMISSIBLE FLOOR AREA FOR NEW BLOCK = 4558.58 SQ.M.
7. PERMISSIBLE GROUND COVERAGE = (50%) = 1320.95 SQ.M.
- 7A. EXISTING GROUND COVERAGE = 455.201 SQ.M. (BLOCK-A)
- 7B. PROPOSED GROUND COVERAGE = 285.468 SQ.M. (BLOCK-B)
- TOTAL GROUND COVERAGE = 728.825% = 1750.899 SQ.M.

UNLESS OTHERWISE MENTIONED ALL DIMENSIONS ARE IN MILLIMETRE



DOORS & WINDOW SCHEDULE

TYPE	WIDTH	HEIGHT	TYPE	WIDTH	HEIGHT
D	1200	2100	W	1800	1200
D1	2000	2100	W1	1500	800
D2	800	2100	W2	1350	1200
D3	750	2100	W3	1000	1200
SLD1	2700	2100	W4	750	1200
SLD2	2100	2100	W5	600	750
SLD3	1350	2100			

SPECIFICATIONS

1. 200 THK. BRICK WALL WILL BE OF C.M. 1:8.
2. 125 THK. BRICK WALL WILL BE OF C.M. 1:5
3. 25 THK. D.P.C. WILL BE OF 1:2:4 WITH PROPER WATER PROOFING COMPOUND.
4. ROOF AND LIMB TERRACING WILL BE 100 THK WITH THEIR PROPER MATERIALS AND MAKING.
5. CEILING AND ALL R.C.C. PLASTER WILL BE 12 MM THK. WITH 1:4 CEMENT MORTAR.
6. WALL PLASTER 20 THK WITH 1:8 CEMENT MORTAR. ALL BUILDING MATERIALS WILL BE AS PER I.S. CODE AND
7. 75 MM 1:3:6 CEMENT SAND STONE CHIPS CONC. IN PCC FOR FOUNDATION AND FLOOR.
8. 75 THK. 1ST CLASS BRICK SOLING IN FOUNDATION AND FLOOR. C.B.C. 1984.
9. FOUNDATION BRICK WORK WILL BE 1ST CLASS BRICK WITH 1:8 CEMENT MORTAR.
10. GRADE OF CONCRETE M20 TO BE USED.
11. GRADE OF STEEL Fe 415 TO BE USED
12. THE CONSTRUCTION DETAILS MUST BE ACCORDING TO I.S. 4328-1978 (CODE OF PRACTICE FOR EARTHQUAKE RESISTANT)
13. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE STRUCTURAL DRAWING AND DESIGN.

8. PROPOSED FLOOR AREA (BLOCK-A + B) (SQ.M.)
- a) GROUND FLOOR AREA = 412.093 SQ.M.
- b) FIRST FLOOR AREA = 419.428 SQ.M.
- c) SECOND FLOOR AREA = 419.428 SQ.M.
- d) THIRD FLOOR AREA = 450.118 SQ.M.
- e) FOURTH FLOOR AREA = 450.118 SQ.M.
- TOTAL = 2151.187 SQ.M.

PARKING AREA (EXISTING) = 307.437 SQ.M.
CAR PARKING (BLOCK A) = 15 (OPEN) + 10 (COVERED) = 25 NOS.

AREA CONSIDERED FOR F.A.R. (EXISTING BLOCK) = (2151.187 - 307.437) = 1843.75 SQ.M.
F.A.R. = (1843.75 / 1002.575) = 2.257 (BLOCK-A)

9. BLOCK - B (PROPOSED)
- A. GROUND FLOOR = 292.138 SQ.M.
- B. TYPICAL FLOOR (6) 288.468 SQ.M. x 18 = 5192.442 SQ.M.
- TOTAL = 5484.578 SQ.M.

PARKING AREA (PROPOSED) = 213.899 SQ.M.

AREA DEDUCTED FOR F.A.R.
1. STAIR AND LIFT LOBBY IN ALL FLOORS = (14.875/2) x 18 = 679.25 SQ.M.
2. PARKING = 213.899 SQ.M.

AREA CONSIDERED FOR F.A.R. = (5484.578 - 679.25 - 213.899) = 4591.43 SQ.M.

10. PROPOSED CAR PARK (BLOCK B) = 30 (OPEN) + 40 (COVERED) = 70 NOS.
11. REQUIRED CAR PARKING (BLOCK B) = 35 nos.
12. PROPOSED F.A.R. (BLOCK B) = (4591.43 / 1038.824) = 2.497
13. TOTAL F.A.R. (BLOCK A+B) = 8435.15 / 2841.30 = 2.93

STATEMENT OF THE PLAN PROPOSAL

- A
1. ADDRESS NO. = 1106/2307210
2. DETAILS OF REGISTERED DEED = BN 1994 SR 36ALDAH; BK 1 VOL 1, PAGES 45, DATED 19.07.1941
3. DETAILS OF POWER OF ATTORNEY (A) BN 05566, DSR1-240503; BK 1 VOL 2, PAGES 4088 TO 4100, DATED 19.07.2014
(B) BN 02998, DSR1-240503; BK 1 VOL 3, PAGES 4235 TO 4274, DATED 10.12.2014
4. NET AREA OF THE PLOT OF LAND (BLOCK B) = 2841.30 Sq.M.
5. BASEMENT FLOOR IF ANY = NIL
6. NO. OF TENEMENTS = 37
7. SIZE OF TENEMENTS
AREA OF FLAT A = 145.597 SQ.M. x 12 NOS.
AREA OF FLAT B = 147.537 SQ.M. x 17 NOS.
AREA OF FLAT C = 92.538 SQ.M. x 1 NO.
AREA OF FLAT D = 54.998 SQ.M. x 1 NO.

- B
1. GROUND COVERAGE = (28.935%) = 750.899 SQ.M.
2. F.A.R. (CALCULATED) = 2.43
3. TOTAL FLOOR AREA (PROP.) = 5484.581 SQ.M.
4. TOTAL MANDATORY CAR PARK = 19 (BLOCK-A) + 35 (BLOCK-B) NOS.
5. TOTAL PROPOSED CAR PARK = 55 NOS. (OPEN 31 + COV. 24)
6. AREA ON ROOF (ST. COVER-LIFT M/C ROOM) = 50.4 SQ.M.
7. AREA OF ROOF TANK = 24.4 SQ.M.

THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION & SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA & CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECT SOIL TESTING HAS BEEN DONE BY ALOK ROY OF M/S. GEOTEST ENGINEERS PVT. LTD. OF (ADD) 6A, MILAN PARK, KOLKATA - 700 064. THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

BARINDRA LAL SARKAR
Consultant Structural Engineer
(SCE), (M.E.), (M.E.S.), (M.E.S.)
Chartered Engineer (I. E. S. I.), (M.E.S.)
Lic. No. - 1108 of I.M.C.

BARINDRA LAL SARKAR (11/108)
SEAL OF STRUCTURAL ENGINEER

Abhay Krishna Sarkar
B.E. (CIVIL), M.E. (STRUCTURE)
Chartered Engineer (I. E. S. I.)

6. NO. OF TENEMENTS : 37

7. SIZE OF TENEMENTS

AREA OF FLAT 'A' = 145.597 SQ.M x 18 NOS.
AREA OF FLAT 'B' = 147.537 SQ.M x 17 NOS.
AREA OF FLAT 'C' = 92.538 SQ.M x 1 NO.
AREA OF FLAT 'D' = 54.898 SQ.M x 1 NO.

B

- 1. OVERALL COVERAGE = (29.935%)=790.699 SQ.M.
- 2. TOTAL FLOOR AREA = 243
- 3. TOTAL MANDATORY CARPARKS AS PER THE REGULATIONS = 55 NOS. (OPEN 31 + GOV. 24)
- 4. TOTAL PROPOSED CAR PARK = 55 NOS. (OPEN 31 + GOV. 24)
- 5. AREA ON ROOF (ST. COVER/LIFT/M.C. ROOM) = 60.4 SQ.M. (36.00 + 24.4) SQ.M.
- 6. AREA OF ROOF TANK = 29.6 SQ.M.
- 7. COMMON AREA AT GR. FL. = 20.795 SQ.M.
 - a) FIRE PUMP ROOM = 14.00 SQ.M.
 - b) SECURITY/RECEPTION BLOCK = 6.795 SQ.M.

BASINDRA LAL SARKAR
Consultant Structural Engineer
B.E. (CIVIL), M.C.E., M.E. (Structural)
Chartered Engineer (C.Eng), M.A.S.T.E.
P.O. No. 1108 of P.M.C.

BASINDRA LAL SARKAR (1/106)
SIGN. OF STRUCTURAL ENGINEER

Abhay Krishna Sarkar
14 B, F. Road, 14 B, F. Road (Structure)
Registered Structural Engineer
Reg. No. 1231 (1/104) I
The Kolkata Municipal Corporation

ABHAY KRISHNA SARKAR (1/104)
SIGN. OF STRUCTURAL REVIEWER

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF KMC BUILDING RULES 2009 AS AMENDED FROM TIME TO TIME & THAT THE SITE CONDITION INCLUDING THE ABUTTING ROAD CONFORMS WITH THE PLAN, WHICH HAS BEEN MEASURED & VERIFIED BY ME. IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL. THE CONSTRUCTION OF U.G. WATER TANK & SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

BASAB MITRA, MARCH
ARCHITECT. CA/91/14241

BASAB MITRA [CA/91/14241]
SIGNATURE OF ARCHITECT

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

Animesh Sen
Consultant Attorney of
Tanima Mukherjee, Chandra Bharati
Mukherjee, Umita Mukherjee,
Aparjit Mukherjee, Mitra Mukherjee,
Sastri Mukherjee, Karabi Mukherjee,
Pratibha Roy, Satyukta Ganguli,
Anindam Ganguli

SIGNATURE OF OWNER

**PROPOSAL U/S 394 FOR NEW BLOCK
OF G+18-STORIED (HEIGHT 60.0 MTS.)
RESIDENTIAL BUILDING AT PREMISES
NO. 42A, HAZRA ROAD, BOROUGH- VIII,
WARD - 69, KOLKATA-700019**

PREVIOUS BUILDING SANCTION NO. 63 DATED 26.08.1994

BASAB MITRA
ARCHITECT

1/A, GANGA PRASAD MUKHERJEE ROAD,
FLAT -1E, 1ST FLOOR, KOLKATA- 700025
E-mail: basabmitra@gmail.com

DRG. 1

GROUND FLOOR PLAN ON SITE, GROUND FLOOR PLAN, TYPICAL FLOOR PLAN,
ROOF PLAN, SITE PLAN, U.G.W.R, KEY PLAN, LOCATION PLAN.

