THE EXISTING THREE STORIED BUILDING WILL BE DEMOLISED BEFORE COMMENCEMENT OF THE NEW CONSTRUCTION WORK.THE PREMISES ARE OCCUPIED BY TENANT AND OWNERS RESPECTIVLY.

Sanctioned By :
Assistant Engineer (C-B) Br. No.....

THE KOLKATA MUNICIPAL CORPORATION
BUILDING PERMIT
No. 2218 [(P.O.) 2.2.7
Date 6/10/2019 Borough No. X
Ex. Engineer / Asst. Engineer
Br. No. Bor No.
BUILDING DEPARTMENT

N

1) ASSEESSEE NO= 210940502366	BOUNDARY DECLERATION BOOK NO= I VOL NO= 1605-2017 PAGES= 72744 TO 72753 BEING NO= 160502752 YEAR= 2017 REG. AT = A.D.S.R. ALIPORE DATE - 22/05/2017
2) DETAILED OF REG. DEED - (a) BOOK NO = I VOLUME NO = 35 PAGES = 210 TO 217 BEING NO = 2262, YEAR= 1952 REG. AT. = S.R. ALIPORE. DATE - 03/03/1952	DEVELOPMENT POWER OF ATTORNEY BOOK NO= I VOL.NO= 1605-2016 PAGES= 71996 TO 72023 BEING NO= 160502686 YEAR 2016 REG. AT - A.D.S.R. ALIPORE DATE - 19/04/2016
(b) BOOK NO = I VOLUME NO =10 PAGES = 289 TO 292 BEING NO = 524 , YEAR = 1953 REG. AT = S.R. ALIPORE DATE - 02/02/1953	TENANT UNDERTAKING BOOK NO= I VOL NO= 1605-2017 PAGES= 72754 TO 72762 BEING NO= 160502753 YEAR 2017 REG. AT - A.D.S.R. ALIPORE DATE - 22/05/2017
3) DETAILED OF WILL - Act 39 Case no. 316 / 87, Dt 09/04/1991 BOOK NO = III VOLUME NO =6 PAGES = 40 TO 43 BEING NO = 63 , YEAR = 1959 REG. AT = S.R. ALIPORE DATE - 03/08/1959	ALL DIMENSIONS ARE IN MILLIMETER SCALE - 1:50, 1:100, 1:200, 1:600 & 1:4000

SL. NO.	NAME OF TENANTS	FLOOR	USAGES	EXISTING FLOOR AREA (Sqm)		PROPOSED FLOOR AREA (Sqm)		PROP. FLOOR	FLAT MARK
				TENEMENT AREA	COMMON AREA	TENEMENT AREA	COMMON AREA		
1	BISHNU PADA PRADHAN	GROUND	RESIDENTIAL	82.942 Sqm	0.00	45.852 Sqm	0.00	FOURTH	H
2	SRI S. PODDAR	GROUND	RESIDENTIAL	18.927 Sqm	0.00	42.385 Sqm	0.00	GROUND	A
3	BISHNU PADA PRADHAN	MEZZANINE	OFFICE	19.696 Sqm	0.00	14.947 Sqm	0.00	GROUND	OFFICE
4	ASIT KUMAR MULLICK	FIRST	RESIDENTIAL	123.935 Sqm	0.00	110.364 Sqm	0.00	THIRD	G
5	RANJIT ROY CHOWDHURY	SECOND	RESIDENTIAL	79.819 Sqm	0.00	81.993 Sqm	0.00	SECOND	E
6	S.K PAITH	SECOND	RESIDENTIAL	48.049 Sqm	0.00	57.821 Sqm	0.00	FOURTH	J
		TOTAL		373.368 Sqm	53.065 Sqm	353.362 Sqm	0.00		

STATEMENT OF THE PLAN PROPOSEL

AREA STATEMENT

(AS PER BUILDING RULE 142 OF K.M.C. ACT 1980 CIRCULAR NO. 15/2011-12.)

01) AREA OF LAND = 03K -14 CH - 11 SFT = 260.219 sqm
(AS PER BOUNDARY DECLARATION)

01) PERMISSIBLE GR. COV. = 60% = 156.13 SQM OF LAND.

02) EXISTING GR. COV. = 55.85% = 145.290 SQM OF LAND

02) EXISTING GROUND FLOOR AREA - a) TENENTED = 82.942 Sqm
b) TENENTED = 18.927 Sqm
STAIR WAY AREA = 17.355 Sqm
119.224 Sqm

03) EXISTING MEZZANINE FLOOR AREA - TENENTED = 19.696 Sqm
STAIR WAY AREA = 2.855 Sqm

04) EXISTING 1ST FLOOR AREA = 123.935 Sqm
(TOTALLY TENENTED)
STAIR WAY AREA = 17.355 Sqm
141.2905qm

05) EXISTING 2ND FLOOR AREA = (a) 79.819 Sqm
(TOTALLY TENENTED) (b) 48.049 Sqm
STAIR WAY AREA = 17.355 Sqm
145.223

06) TOTAL AREA = a) TENENTED = 373.368 Sqm
TOTAL COMMON AREA = 53.065 Sqm

07) TOTAL PERMISSIBLE FLOOR AREA - (373.368X2) = 746.736 Sqm
(AS PER RULE 142 OF 2009)
PERMISSIBLE F.A.R. = 747.736 / 260.219 = 2.870

08) PROPOSED GROUND COVERAGE = 156.11 SQM (59.99%)
09) PROPOSED GROUND FLOOR AREA = 156.11 SQM
(INCLUDING STAIR,STAIR LOBBY & LIFT, LIFT LOBBY)
10) PROPOSED 1ST, 2ND, 3RD & 4TH FLOOR AREA = 617.720 SQM
(156.11 -(1.200X1.400)) = 154.43 X4
(INCLUDING STAIR,STAIR LOBBY & LIFT LOBBY,DUCT) = 773.830 SQM

11) a) STAIR + LOBBY= 4.7X2.7 SQM = 12.69 SQMX5 = 63.450 Sqm
b) LIFT LOBBY = 1.35X1.45 SQM = 1.957 SQMX5 = 9.785 Sqm
TOTAL = 73.235 SQM

12) PROPOSED GROUND FLOOR AREA = 156.11-14.647 SQM = 141.463 SQM
(EXCLUDING STAIR, STAIR LOBBY, LIFT LOBBY)
13) PROPOSED 1ST FLOOR AREA = 156.11-16.327 SQM = 139.783 SQM
(EXCLUDING STAIR, STAIR LOBBY, LIFT, LIFT LOBBY,)
14) PROPOSED 2ND FLOOR AREA = 156.11-16.327 SQM = 139.783 SQM
(EXCLUDING STAIR, STAIR LOBBY, LIFT, LIFT LOBBY)
15) PROPOSED 3RD FLOOR AREA = 156.11-16.327 SQM = 139.783 SQM
(EXCLUDING STAIR, STAIR LOBBY, LIFT, LIFT LOBBY)
16) PROPOSED 4TH FLOOR AREA = 156.11-16.327 SQM = 139.783 SQM
(EXCLUDING STAIR, STAIR LOBBY, LIFT, LIFT LOBBY)

17) TOTAL FLOOR AREA = 700.595 SQM
(EXCLUDING EXAMPTED AREA)

18) PROPOSED PARKING AREA = 72.809 Sqm (51.46%)
19) PROPOSED F.A.R. = (700.595-50/260.219) = 2.500<2.870
20) STAIR HEAD ROOM AREA = 15.427 SQM
21) LIFT MACHINE ROOM AREA = 5.413 SQM
22) ROOF TANK AREA = 6.050 SQM
23) SERVICE AREA AT GR. FLOOR = 6.730 SQM

NOS.OF STORIED= G+IV TOTAL NOS.OF TENEMENT = 10 NOS.
NO. OF EXT. TENANT = 6 NOS.

NOS.OF TENEMENT <50 = 3 NOS
NOS.OF TENEMENT 50 TO 75 = 4 NOS. CARPARKING REQD. - NIL
NOS.OF TENEMENT 75 TO 100 =2 NOS PARKING PROVIDED - 1 NO.
NOS.OF TENEMENT >100 =1 NO.

SPECIFICATION

1. SINGLE LAYER B.F.S. WITH JHAMA BRICK IN FOUNDATION AND FLOOR.
2. 150mm THICK P.C.C (1:3:6) WITH CEMENT SAND AND JHAMA-KHOA MORTER
3. 40 mm THICK D.P.C. (1:2:2) WITH CEMENT SAND AND STONE CHIPS WITH PROPER WATER PROOFING COMPOUND.
4. 200 mm THICK BRICK WORK WITH 1st CLASS BRICK WITH (1:5) CEMENT SAND MORTER.
5. 125 & 75mm THICK PARTITION WALL 1st CLASS BRICK WITH (1:4) & (1:5) CEMENT SAND MORTER RESPECTIVELY.
6. PLASTER i) EXTERNAL WALL - 18 mm TH. WITH 1:6 CEMENT SAND MORTER
ii) INTERNAL WALL - 12 mm TH. WITH 1:6 CEMENT SAND MORTER
iii) CELLING - 6 mm TH. WITH 1:5 CEMENT SAND MORTER
7. GRADE OF STEEL - Fe 415.
8. GRADE OF CONCRETE - M20.

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 SUBMITED DUCUMENTS 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

For Shyamal Bose
As Constituted Attorney of
SHYAMAL BOSE and
Proprietor of B.P. Builder & Developer

SIGNATURE OF OWNER

STRUCTURAL ENGINEER DECELARATION

THE STRUCTURAL DESIGN AND DRAWING BOTH OF FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOAD INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT. THE SOIL TEST HASS BEEN REQUIRED FOR THIS PROPOSAL

S. B. Bhattacherjee
B.E. (CIVIL)
ESE-116(1)

SIGNATURE OF E.S.E.

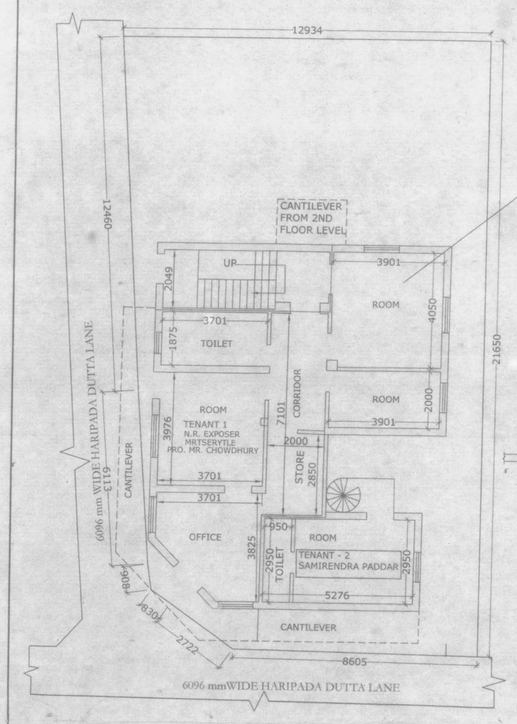
L.B.A . DECELARATION

CERTIFIED ON THE PLAN ITSELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HASBEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULE 2009 AS AMMENDED FROM TIME TO TIME AND THE SITE CONDITION INCLUDING THE WIDTH OF ABUTTING 3.45 MT. ROAD ON THE FRONT OF THE PREMISES CONFIRM WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME.
IT IS BUILDABLE SITE AND NOT A TANK QR FILLED UP LAND.
THE LAND IS DEMARCATED BY BOUNDARY WALL.
THE CONSTRUCTION OF U.G. WATER TANK WILL BE COMPLETED BEFORE STARTING OF THE BUILDING FOUNDATION WORK.

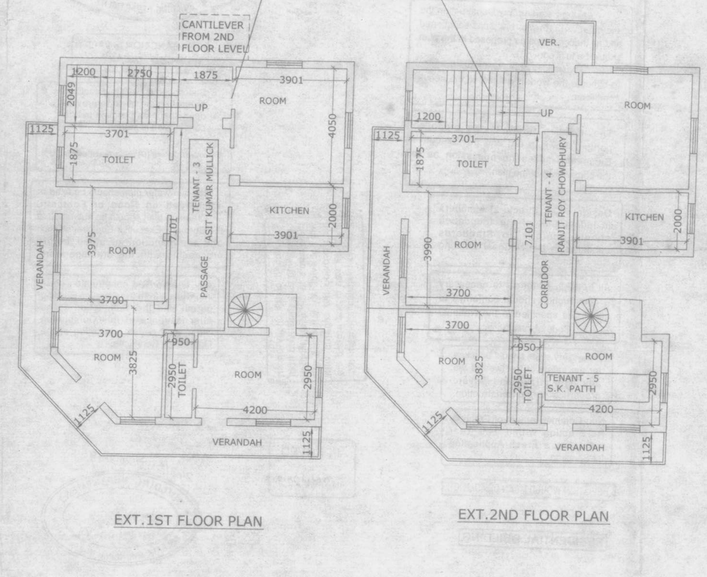
NAGABRATA GHOSH
Architect
Regd. No. - CA/2003/31759

SIGNATURE OF L.B.A.

PROPOSED G+FOUR STORIED RESIDENTIAL BUILDING PLAN U/R - 142 OF BUILDING RULE 2009 AT PREMISES NO. - 62/64, HARIPADA DUTTA LANE WARD NO. - 94, BOROUGH - X, P.S. - JADAVPUR, KOLKATA - 700033

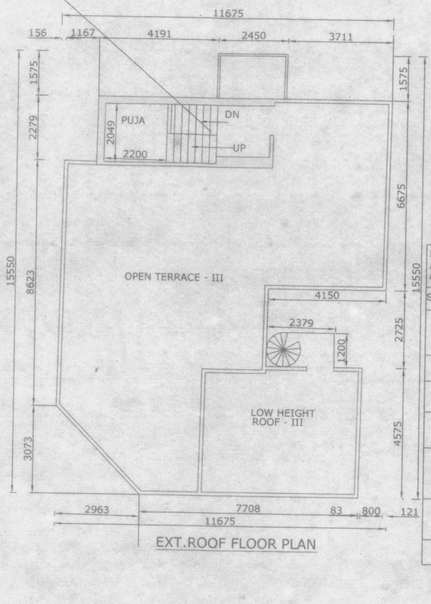


EXT.GROUND FLOOR PLAN

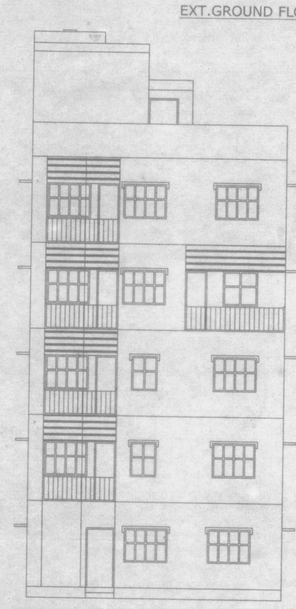


EXT.1ST FLOOR PLAN

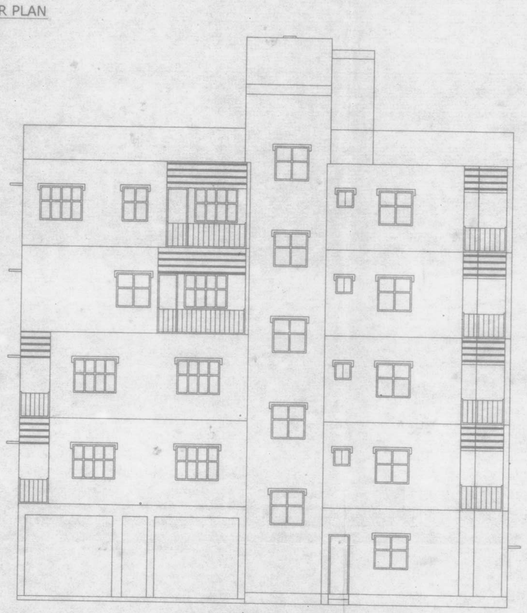
EXT.2ND FLOOR PLAN



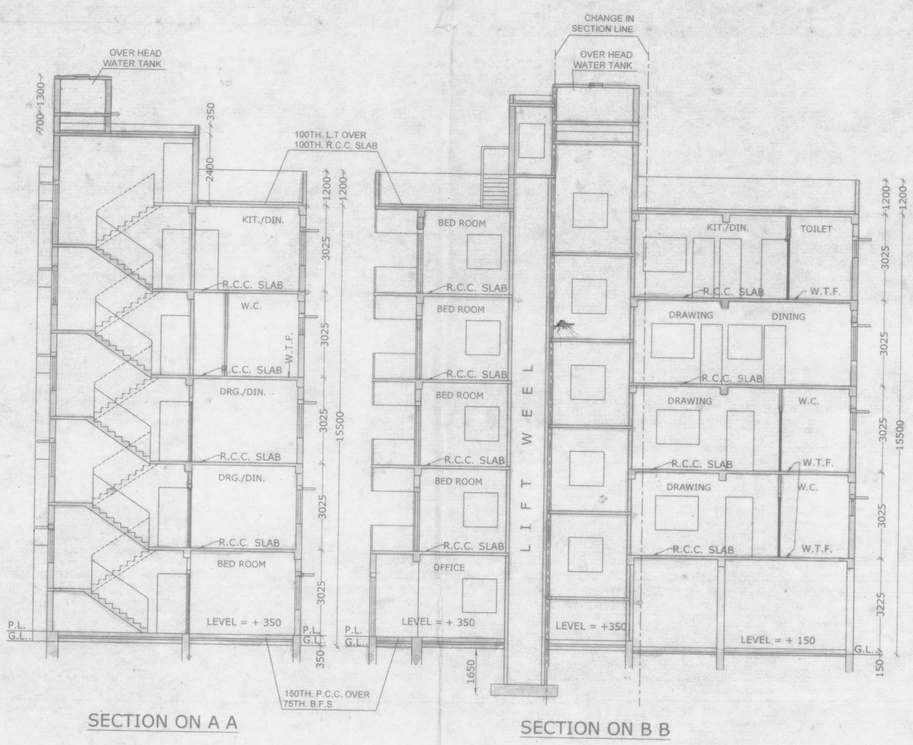
EXT.ROOF FLOOR PLAN



FRONT ELEVATION

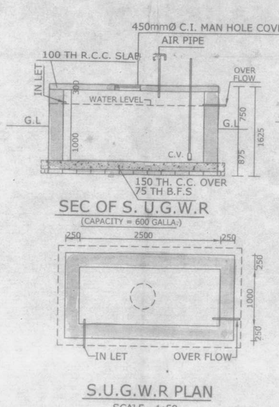


SIDE ELEVATION

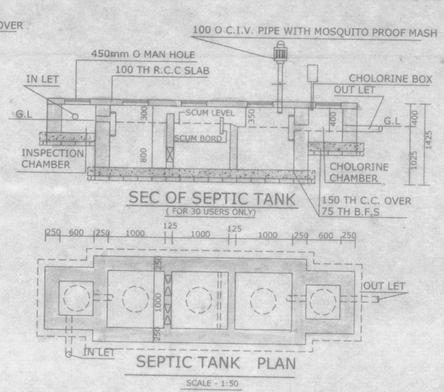


SECTION ON A A

SECTION ON B B



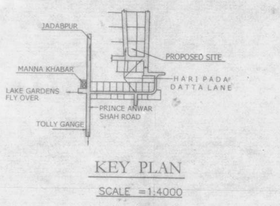
SEC OF S. U. G. W. R
(CAPACITY = 600 GALLA)



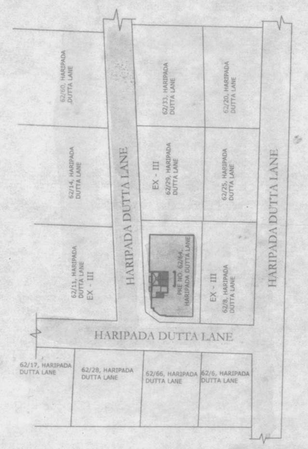
SEC OF SEPTIC TANK
(FOR 30 USERS ONLY)

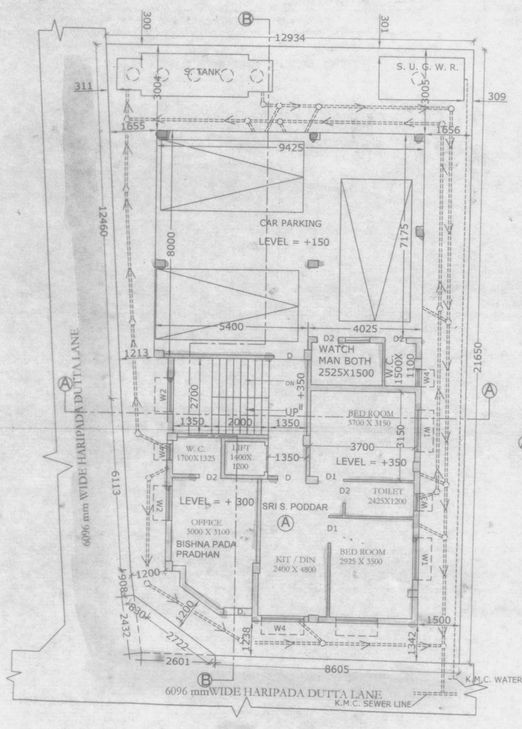
S.U.G.W.R PLAN
SCALE - 1:50

SEPTIC TANK PLAN
SCALE - 1:50

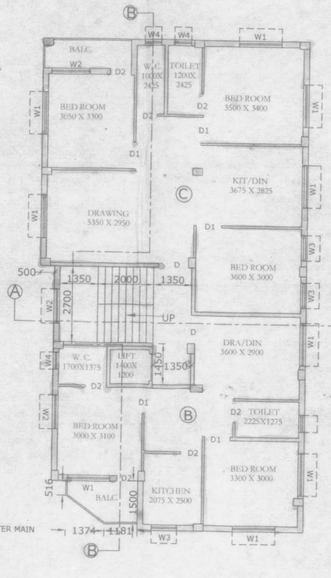


KEY PLAN
SCALE =1:4000

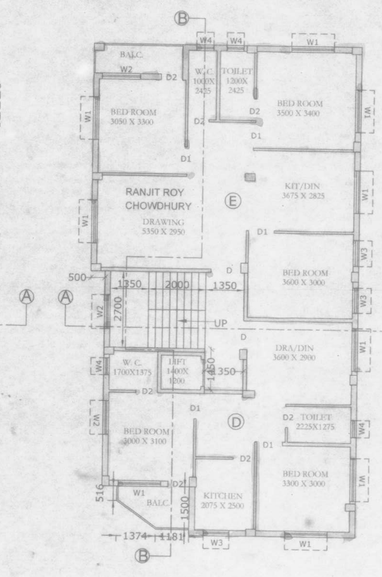




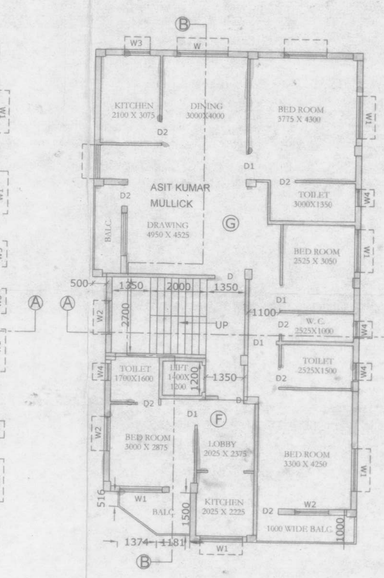
GROUND FLOOR PLAN



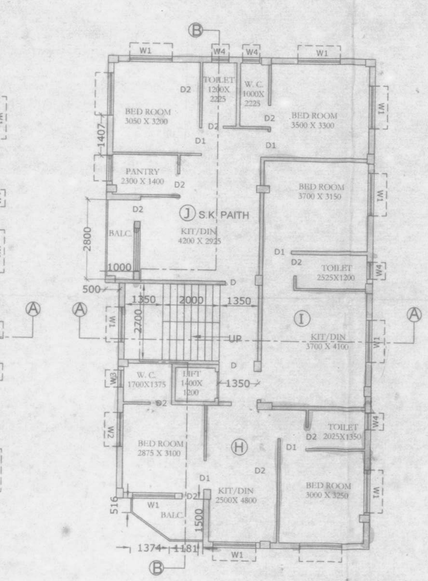
1ST FLOOR PLAN



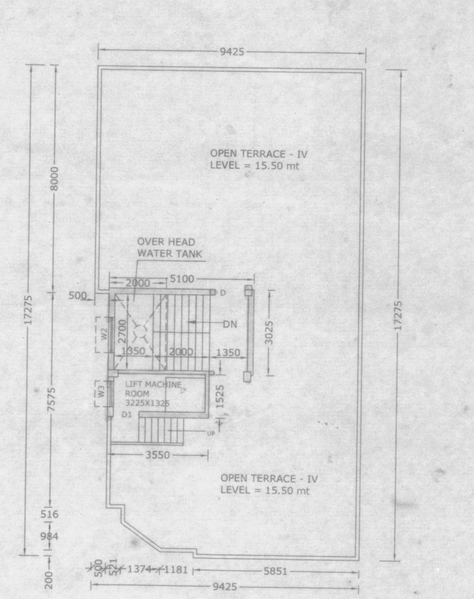
2ND FLOOR PLAN



3RD FLOOR PLAN



4TH FLOOR PLAN



ROOF PLAN

SANCTION OF STRUCTURAL PLAN AND DESIGN IS PENDING DUE TO NON-SUBMISSION OF SOIL TEST REPORT OWING TO PRESENCE OF EXISTING STRUCTURE COVERING THE FULL LAND AREA. ARCHITECTURAL SANCTION IS AWARDED ON THE CONDITION THAT THE SOIL REPORT AND STRUCTURAL DRAWING AND DESIGN WILL BE SUBMITTED FOR SANCTION BEFORE COMMENCEMENT OF WORKS.

Partly Also Submitted Structural Drawing dated 24.6.2019 and Based Recording.

Office of the Executive Engineer, Br.-X The Kolkata Municipal Corpn. Building Department, Br.-X
Dated 15/2/2019

30.5.19 25/6/2019 A. O. Bldg Br.-X KMC

5.147(5)

12/7/19 (BUILDING) K.M.C

Resolutions of MBC Meeting

Meeting No	554	Meeting Date	14/12/2018	Total No of Cases:

Members Present :
1. Municipal Commissioner, Chairman
2. Chief Engineer (Building), Convener
3. Representative of ESC
4. Representative of Traffic, Kolkata Police
5. Representative of WBHIDB
6. Representative of Council of Architecture
7. Representative of ITPI
8. Representative of WBPCB

Item No. 215/18-19 Br. 10 Ward 094 Premises No. 62/64, Hatipada Dutta Lane

Proposal:
This is a proposal for sanction of G+IV storied residential building of height 15.50 meter only as per the KMC Act, 1980 read with Rule 142 of the KMC Building Rules, 2009 and circulars issued in this regard. Area of the plot is 260.219 Sq.M. This is a corner plot & widths of the abutting roads are 6.040 meter and 4.060 meter.
Name of Architect: Nabakumar Ghosh, CA/2003/31759
Name of ESE : S. B. Bhattacharyya, 31/16
Name of GTE : Rupak Kumar Banerjee, 3/3
Name of Applicant : Promiyar Pathi, CA
Total Proposed Gross Floor Area : 773.830 Sq.M.
Resolution :
The plan proposal has been exercised in the Building Committee in detail.
Total existing floor area is 426.433 Sq.M. and the proposal involves rehabilitation of 6 nos. tenants.
Applicant obtained NOC from the tenants and submitted through an Affidavit. Age of the building is more than 50 years as per Bill plan NO 2367 dated 29/12/1951. Therefore the applicant took the advantage of rule 142 following relevant circulars issued in this regard.
The proposal is recommended for erection subject to compliance of above and other departmental recmitions and compliance of departmental circulars, if any.
There is no violation of building rules in terms of relevant circulars issued in this regard, as such.

Signatures of Members

K. M. D. A. — K. P. (TRAFFIC) — W.B.F. & E.S.
CGA — I. T. P. I. — W.B.P.C.B.

Hon'ble Mayor & MMC(Bldg)

Above recommendation of MBC requires approval of the Mayor-in-Council in order to enable this department to process the Plan Case for sanction.

Deputy Chief Executive Officer — Municipal Commissioner

Deputy Director General (Bldg)

PRIYARAJ MAITRA
MAYOR
THE KOLKATA MUNICIPAL CORPORATION

Page 1 of 1

- Appropriate measures need to be taken for pollution free environment.
- Wrap construction area/buildings with geotextile fabric/installing dust barriers, or other actions, as examples for the scenario.
- Apply water and maintain soils in a visible damp or crusted condition for temporary stabilisation.
- Apply water prior to trucking or any other earth moving activity to keep the soil moist throughout the process.
- Limit unpaved roads to 15 mph on the work site.
- Clean wheels and undercarriage of haul trucks prior to leaving construction site.
- Apply and maintain dust suppression on haul routes.
- Apply a cover or screen to stockpiles and inactive stockpiles at completion of activity by water and maintain a dust palliative to all outer surfaces of the stockpiles.
- Stabilize surface soils before loaders, support equipment and vehicles will operate.
- Maintain surface soils in a moistened 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.
- Eliminate dust control during working hours and clean track-out from paved surfaces at the end of the work activities. Track out must now extend 50 feet or more and must be cleaned daily, at the minimum.
- Stabilize staging surfaces using soil binders until vegetation or ground cover can effectively stabilize the slopes.
- Disposal of debris in consultation with the local authorities following proper environmental management practices.
- During construction work, including cutting of marbles, ambient noise level should not exceed more than 65 dB(A).

- Practices to be discarded for pollution free Environment:

- 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/water control facility.
- Don't keep material without effective cover.
- Don't allow access in the work area except workers to limit soil disturbance and prevent access by visitors.
- Don't remove existing grass, vegetation, berms or other suitable barrier.
- Don't leave the soil, sand and cement stock uncovered.
- Don't keep materials or debris on the roads or pavements.
- Burning of old forms in hatchets plant as a fuel during construction and repair of the roads for melting coal/tar should be discarded.

PARTY'S COPY

Plan for Water Supply arrangement including SEMILL 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 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 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.

Sanctioned By : (A.E.)
Assistant Engineer (C-B) Br. No. 2

Approved By : Mr. Br-X, MMC(Bldg)
The Building Committee dated 14/12/2018

Ref. No. 554 vide Memo No. 215/2018-19

THE KOLKATA MUNICIPAL CORPORATION
BUILDING PERMIT
No. 2367/B/1922-23 Amount
Date 12/7/2019 Borough No.
Ex. Engineer / Asst. Engineer
Br. No. 2 Bor No.
BUILDING DEPARTMENT

Before starting any Construction the site must conform with the plans sanctioned and all theconditions 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 IS VALIED UP TO 14/12/2024

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

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

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.

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

Sanctioned conditionally on an undertaking given by the owners to the effect that they will not evict any tenants & will rehabilitate the tenants with premises free of rent as per Bill

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

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.

APPROVED
ON 26/6/2019

243/B/X-R/2018-19
BUILDING DEPARTMENT
JUNE 2019
Borough-X
THE KOLKATA MUNICIPAL CORPORATION

DEVIATION WOULD MEAN DEMOLITION

RESIDENTIAL BUILDING