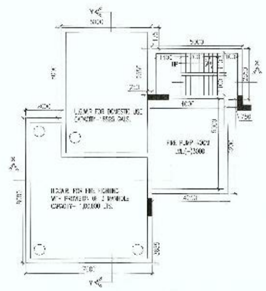
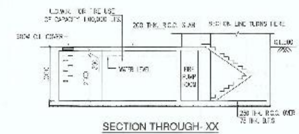
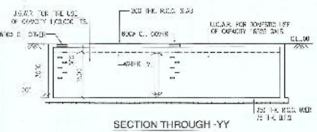


PLAN OF UNDER GROUND WATER RESERVOIR
FOR DOMESTIC USE OF CAPACITY - 16525 GAL.
& FOR FIRE OF CAPACITY - 1,00,000 LTS.



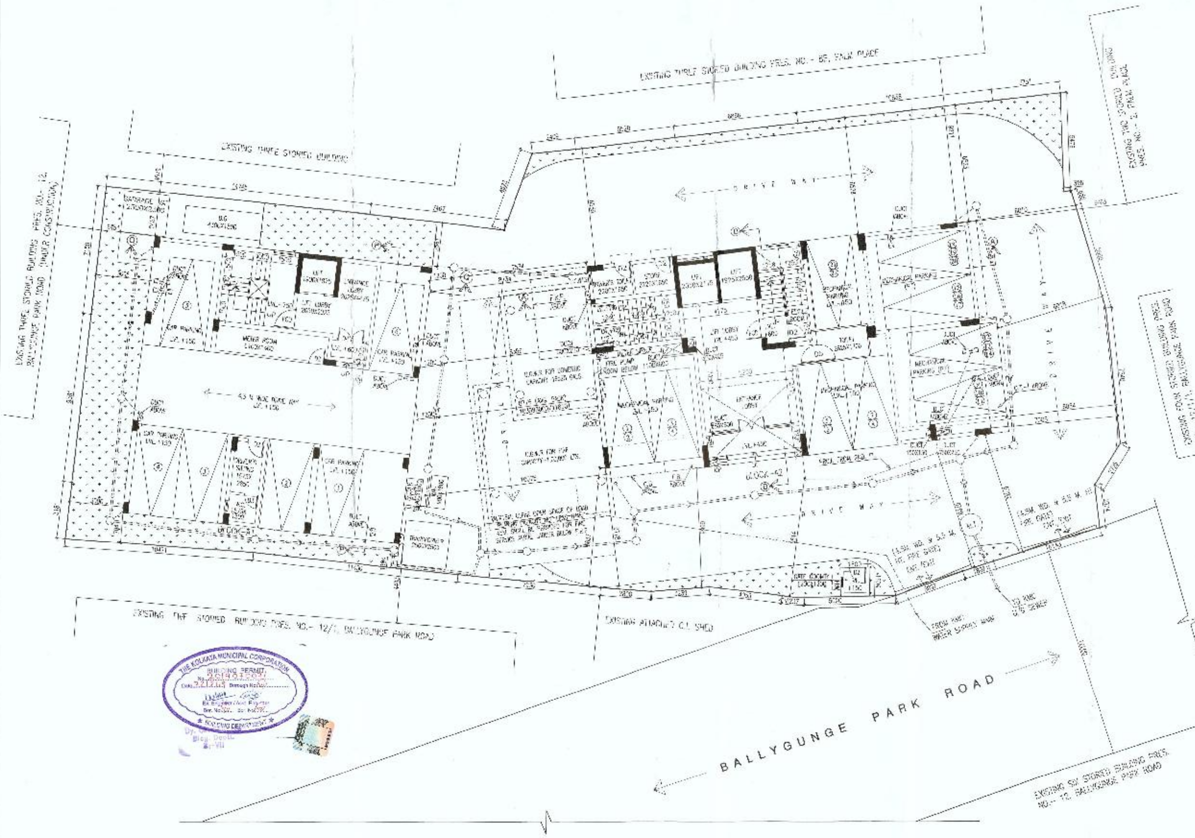
SECTION THROUGH- XX



SECTION THROUGH -YY

LOCATION PLAN
SCALE - 1:4000

SITE PLAN
SCALE-1:500



GROUND FLOOR PLAN

DETAILS OF PLAN PROPOSAL :

A.

1. ASSESSEE NO. - 110650800184
2. DETAILS OF REG.DEED. - Book No. I, Volume No. 29-2015, Pages : from 58 to 79, Being No - 1160, SR- Sealdah Dated : 12/05/1909
3. DETAILS OF REG. P.O.A. - B-I, V-1603-2019, P 28-40, BE 16030001, DSR III, 24PGS(S), 09/01/1919
4. (a) LAND AREA - 19 K. 02 CH. 0 SQ.FT. = 1279.28 SQ.M.
   (b) NO. OF STOREY - i) BLOCK-A1 (G+3), ii) BLOCK-A2 (G+11)
5. NO. OF TENEMENTS - i) 1 NOS (BLOCK-A1), ii) 7 NOS. (BLOCK-A2)
6. SIZE OF TENEMENTS - (200-300) SQ.M = 05 NOS. (400-500) SQ.M = 02 NOS. (600-700) SQ.M = 01 NOS.

B.

1. GROUND COVERAGE (39.67%) - 507.53 SQ.M.
   i) BLOCK-A1 = 238.70 SQ.M.
   ii) BLOCK-A2 = 268.83 SQ.M.
2. F.A.R. CONSUMED - 2.248
3. TOTAL COVERED AREA (BL-A1+BL-A2) (INCL. EXEMPTED AREAS) = 3843.25 SQ.M.
4. NO.OF CAR PARKING - REQUIRED - 26 NOS. PROVIDED - 26 NOS.

AREA STATEMENT

1. (a) LAND AREA (AS PER DEED) - 19 K. 02CH. 0 SQ.FT. = 1279.28 SQ.M.
   (b) NO. OF STOREY - i) BLOCK-A1 (G+3) ii) BLOCK-A2 (G+11)
2. F.A.R. PERMISSIBLE = 2.25
3. PERMISSIBLE GROUND COVERAGE (50.00%) 639.64 SQ.M.
4. PROPOSED GROUND COVERAGE (39.67%) = 507.53 SQ.M.
5. PROPOSED AREAS FOR BLOCK-A1 (all areas are in sq.m.)

FLOOR	GROSS COV. AREA (A)	CUT OUT AREA (LIFT WELL+STAIR WELL+CUTOUT IN FLOOR) (B)	FLOOR AREA (EXCL. CUTOUT) (A)-(B)=(C)	EXEMPTED AREAS: STAIR WAY (D)	EXEMPTED AREAS: LIFT LOBBY (E)	NET FLOOR AREA (F)= [C-(D+E)]
i) GROUND FLOOR	238.70	-	238.70	13.50	3.00	222.20
ii) FIRST FLOOR	238.70	5.71	232.99	15.00	3.00	214.99
iii) 2ND. FLOOR	209.47	43.55	165.94	15.00	3.00	147.94
iv) 3RD FLOOR	191.11	16.12	174.99	15.00	3.00	156.99
TOTAL	877.98	65.38	812.62	58.50	12.00	742.12

5. PROPOSED AREAS FOR BLOCK-A2 (all areas are in sq.m.)

FLOOR	GROSS COV. AREA (A)	CUT OUT AREA (LIFT WELL+STAIR WELL+CUTOUT IN FLOOR) (B)	FLOOR AREA (EXCL. CUTOUT) (A)-(B)=(C)	EXEMPTED AREAS: STAIR WAY (D)	EXEMPTED AREAS: LIFT LOBBY (E)	NET FLOOR AREA (F)= [C-(D+E)]
i) FIRE PUMP ROOM	37.73	-	37.73	9.86		28.07
i) GROUND FLOOR	259.04	-	259.04	23.75	5.05	230.23
ii) FIRST FLOOR	242.27	11.19	231.08	23.75	8.00	199.33
iii) 2ND, 3RD & 7TH FLOOR	(256.69X3) -770.07	(11.19X3)=33.57	(245.50X3) -736.50	(23.75X3) =71.25	(8.00X3) =24.00	(213.75X3) =641.25
iv) 4TH FLOOR	260.16	11.84	248.32	23.75	8.00	216.57
v) 5TH FLOOR	256.89	11.84	245.05	23.75	8.00	213.30
vi) 6TH FLOOR	256.89	49.50	207.39	23.75	8.00	175.64
vii) 8TH FLOOR	256.89	11.32	245.57	23.75	8.00	213.82
viii) 9TH FLOOR	256.89	24.97	231.92	23.75	8.00	200.17
ix) 10TH FLOOR	228.96	11.77	218.62	23.75	8.00	187.27
x) 11TH FLOOR	215.84	22.35	193.58	23.75	8.00	161.83
TOTAL	3242.08	211.43	2821.53	285.08	72.00	2463.97

6. CAR PARKING CALCULATION:

SIZE OF TENEMENTS - (200-300) SQ.M = 05 NOS.
(400-500) SQ.M = 02 NOS.
(600-700) SQ.M = 01 NOS.

REQUIRED CAR PARKING = 26 NOS.
PROVIDED CAR PARKING = 26 NOS.
a) Ground (BL-A1) (SINGLE LAYER) = 03 NOS
b) Ground (BL-A2) = 22 NOS
i) TWO LAYER 5 NOS. = 010 = 10 NOS
ii) THREE LAYER 4 NOS = 012 = 12 NOS

7. EXEMPTED AREAS = 437.16 SQ.M.
a) BLOCK-A1 = 70.50 SQ.M.
i) STAIRWAY: 3.50 (5.00X3) = 58.50 SQ.M.
ii) LIFT LOBBY (3.00X4) = 12.00 SQ.M.
b) BLOCK-A2 = 366.66 SQ.M.
i) STAIRWAY (23.75X12) = 294.66 SQ.M.
ii) LIFT LOBBY (8.00X9) = 72.00 SQ.M.

8. TOTAL NET FLOOR AREA 742.12 (BL-A1) +2463.97 (BL-A2) = 3206.09 SQ.M.
(EXCL. EXEMPTED AREAS BUT INCL. CAR PARKING)
9. PERMISSIBLE CAR PARKING AREA = 350.00 SQ.M.
i) SINGLE LAYER PARKING (GR. FL.) = 6X25 SQ.M = 150.00 SQ.M.
ii) TWO LAYER PARKING (GR. FL.) = 5X25 SQ.M. = 125.00 SQ.M.
iii) THREE LAYER PARKING (GR. FL.) = 3X25 SQ.M = 75.00 SQ.M.
10. PROVIDED CAR PARKING AREA 175.81 (BL-A1) +152.25 (BL-A2) = 328.06 SQ.M.
11. EXEMPTION FOR CAR PARKING AREA = 328.06 SQ.M
11. PROPOSED F.A.R = (3206.09 - 328.06) / 1279.28 = 2.248
12. CUPBOARD AREA (BLOCK-A2 = [(1.96X1) + (1.785X5)] = 35.73 SQ.M.
13. W.C. AREA ON ROOF (BLOCK-A1) = 7.96 SQ.M.
14. STAIR HEAD ROOM AREA = 49.26 SQ.M.
i) BLOCK-A1 = 18.13 SQ.M.
ii) BLOCK-A2 = 30.13 SQ.M.
15. OVER HEAD TANK AREA = 31.20 SQ.M.
i) BLOCK-A1 = 9.00 SQ.M.
ii) BLOCK-A2 = 22.20 SQ.M.
16. TOTAL TERRACE AREA = 607.63 SQ.M
i) BLOCK-A1 = 238.70 SQ.M.
ii) BLOCK-A2 = 368.88 SQ.M.
17. LIFT MACHINE ROOM AREA = 37.90 SQ.M
i) BLOCK-A1 = 10.90 SQ.M
ii) BLOCK-A2 = 27.00 SQ.M.
18. OTHER AREAS FOR FEES (BL-A1 & BL-A2) = 504.96 SQ.M

ITEMS	BLOCK-A1	BLOCK-A2
a) EXEMPTED AREAS	70.50 SQ.M.	386.66 SQ.M
b) F.H.P. AREA		15.40 SQ.M.
c) ROOF TOP GARDEN AREA	-	22.68 SQ.M.
d) AC LEDGE AREA	-	16.46 SQ.M.
e) EXTRA ROOF AREA	-	8.87 SQ.M.
f) COOMTY AREA	-	2.56 SQ.M.
TOTAL	70.50 SQ.M	434.76 SQ.M

19. TREE COVER AREA(REQUIRED) - 9.09% = 126.52 SQ.M
20. TREE COVER AREA(PROVIDED) - 11.08% = 141.76 SQ.M.

TENEMENT AREA

TENEMENT MARK	TENEMENT AREA (SQ.M.)	PROP. AREA TO BE ADDED	TENEMENT AREA INCL SERVICES (SQ.M.)	NOS. OF FLAT	REQUIRED PARKING
TYPE-A (BL-A1)	476.51	181.52	327.03	1	03 NOS.
B (BL-A2)	194.01	82.90	288.61	3	03 NOS.
C (BL-A2)	194.01	82.90	288.61	1	02 NOS.
DUP-D (BL-A2) (6TH & 8TH FL.)	360.37	167.54	517.88	1	05 NOS.
DUP-E (BL-A2) (6TH & 8TH FL.)	374.78	179.25	553.97	1	05 NOS.
DUP-F (BL-A2) (10TH & 11TH FL.)	308.41	147.63	465.94	1	04 NOS.

OBSERVATIONS FROM OTHER AGENCIES

ULC	NO - 822 / XVI 4088/2018 - U.L. DT- 07/08/2019
MICROWAVE	G / MWC / 1-150 / TB / 2018-2019 / CAT-3/VOL-II 09(417) DT- 29/04/2019
WBFES	IND / WBFES / 2018-2019 / 21174 DT- 27/08/18
KIT	2E / CB / CE / 613 / VII -18 / 3516 DT 06/02/18
SOR	ID NO. 794/2018-2019 DT- 15/01/19

DOOR SCHEDULE

DOOR	SILL	LINTEL	SIZE
D1	-	2450	1200 X 2450
D2	-	2450	900 X 2450
D3	-	2450	750 X 2450
D4	-	2450	1500 X 2450
D5	-	2450	1050 X 2450
D6	250	2250	800 X 2000
FCD	-	2450	1100 X 2450
SLD	-	2450	4000 X 2450
SLD1	-	2450	3500 X 2450
SLD2	-	2450	2900 X 2450
SLD3	-	2450	1975 X 2450
SLD4	-	2450	2500 X 2450

WINDOW SCHEDULE

WINDOW	SILL	LINTEL	SIZE
W1	350	2450	4650 X 2100
W2	350	2450	4350 X 2100
W3	350	2450	2700 X 2100
W4	350	2450	2500 X 2100
W5	350	2450	2400 X 2100
W6	350	2450	2100 X 2100
W7	350	2450	1975 X 2100
W8	350	2450	1500 X 2100
W9	350	2450	1200 X 2100
W10	350	2150	1200 X 1800
W11	950	2450	1200 X 1500
W12	350	2450	960 X 2100
W13	1550	2450	600 X 900
W14	1250	2150	600 X 900

OWNER'S DECLARATION

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE ARCHITECT / LBS & ESE DURING CONSTRUCTION OF SITE AS PER THE SANCTIONED PLAN TO BE ACCORDED BY KMC. I SHALL FOLLOW THE INSTRUCTION OF ARCHITECT / LBS & ESE DURING CONSTRUCTION OF THE BUILDING AS PER SANCTIONED PLAN. KMC WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE PROPOSED BUILDING AND ADJOINING STRUCTURES. THE CONSTRUCTION OF THE UNDERGROUND WATER RESERVOIR WILL BE UNDERTAKEN UNDER THE GUIDANCE OF THE ARCHITECT AND STRUCTURAL ENGINEER BEFORE OR DURING THE FOUNDATION OF THE BUILDING. IF ANY SUBMITTED DOCUMENTS ARE TO BE FAKE, KMC AUTHORITY WILL REVOKE THE SANCTIONED PLAN / WILL DEMOLISH THE EXISTING STRUCTURES(FULLY OCCUPIED BY THE OWNERS & NOT TENEANTED) BEFORE COMMENCEMENT OF CONSTRUCTION.

For ANUVA CHAKRAVARTY
ANIS CHAKRAVARTY
(Constituted Attorney)

SIGNATURE OF OWNER
GAURAV DUGAR, CA OF ANUVA CHAKRABORTY & ANISH CHAKRABORTY.

CERTIFICATE OF STRUCTURAL ENGINEER

THIS IS TO CERTIFY THAT 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 LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA ON THE BASIS OF SOIL INVESTIGATION REPORT BY S.K BOSE OF BOSE ENGINEERS OF 53 PURNA CHANDRA MITRA LANE,KOLKATA-700033 AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECTS.

SANJIV J. PAREKH
M.E.(STRUCT.),M.E.(CONSTRUCT.)
E.S.E. No. 101 (II) K. M. C.

SIGNATURE OF STRUCTURAL ENGG.
SANJIB J PAREKH
REGN. NO. - ESE-I/164

SANJIB GUHA
STRUCTURAL REVIEWER

SIGNATURE OF STRUCTURAL REVIEWER
SANJIB GUHA
REGN. NO. - ESR/088

CERTIFICATE OF GEOTECHNICAL ENGINEER

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

DR. SUJIT KUMAR BOSE

SIGNATURE OF GEO-TECHNICAL ENGG.
S.K. BOSE
REGN. NO. - GTE-I/12

CERTIFICATE OF ARCHITECT

THE PLOT HAS BEEN INSPECTED BY ME AND ON THAT BASIS I DO CERTIFY WITH FULL RESPONSIBILITY THAT THE PROPOSED BUILDING HAS BEEN DRAWN AS PER PROVISION OF KMC B/R 2009 AS AMENDED FROM TIME TO TIME. THE PLOT HAS BEEN DEMARCATED BY BOUNDARY WALL ON ALL FOUR SIDES. THE SITE PLAN AND LOCATION PLAN CONFORMS THE SITE.

JAY PRAKASH BHARAT KUMAR AGRAWAL

SIGNATURE OF ARCHITECT.
JAY PRAKASH BHARAT KUMAR AGRAWAL
REGN. NO. - CA/86/10068

TITLE
GROUND FLOOR PLAN, SITE PLAN, LOCATION PLAN, SECTION OF U.G.W.R. FOR FIRE, DOMESTIC & FIRE PUMP ROOM.
(BLOCK - A1 & A2)

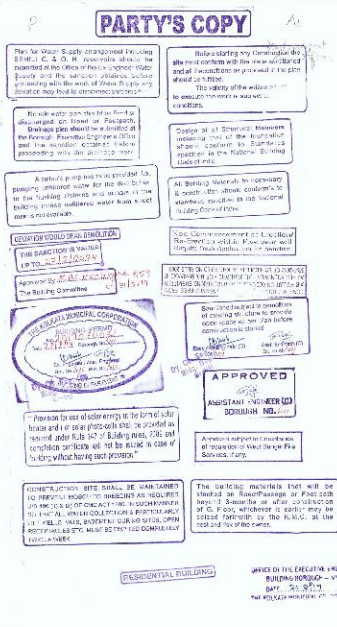
PROJECT
PROPOSED (G+III) & (G+XI) STORIED RESIDENTIAL BUILDING AT PREMISES NO. 12/3, BALLYGUNGE PARK ROAD,WARD NO. 65, BOROUGH-VII, KOLKATA-700019

ARCHITECTS
AGRAWAL & AGRAWAL
BARODA KOLKATA

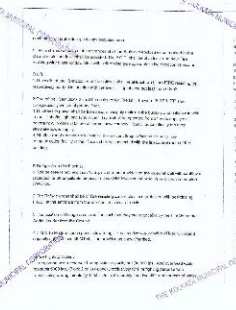
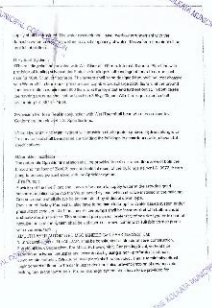
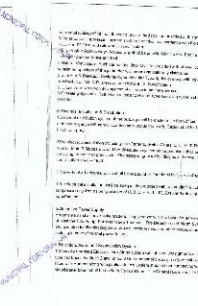
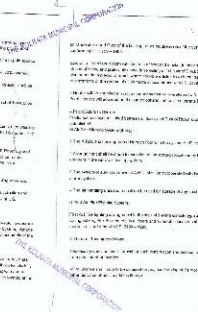
SCALE	DATE	DEALT	CHECKED
1:100	30.08.19	PALLAB/SAYANTAN	SUPRIYA

THE KOLKATA MUNICIPAL CORPORATION
BUILDING PERMIT
Borough No. VII
Ex. Engineer (Bldg.)
BUILDING DEPARTMENT

TEN RUPEES
Rs.10
INDIA NON JUDICIA


PARTY'S COPY
Plan for Water Supply arrangement including STP, I. C. & O. M. Assemble should be presented at the Office of the Executive Engineer (Water Supply) and the sanction obtained, before proceeding with the work of Rules & Regulations may then be strictly complied with.
Before starting any construction the site must conform with the lines and levels and all Precautions as prescribed in the plan should be taken.
The validity of the sanction to execute the work is subject to conditions.
No side water pipe should be fixed or discharged on Road or Footpath. Drainage plan should be submitted at the Borough Executive Engineer's Office and final sanction obtained, before proceeding with the work.
Design of all Structural Elements including that of the foundation should conform to Standards specified in the National Building Code of India.
A sufficient pump has to be provided for pumping combined water for the discharge to the Municipal drainage and sewage in the building should not enter back in the water supply mains.
All Building Materials as necessary & specified should conform to standards specified in the National Building Code of India.
NOC/Commencement Certificate/Re-Registration valid upto. Fire cover will require from Bombay only.
DRAWING APPROVED
THE SANCTION IS VALID UPTO
Approved By
The Building Committee
EXCEPTS AS OTHERWISE STATED IN CONDITIONS & DRAWINGS APPROVED BY THE BUILDING DEPARTMENT THE SANCTION IS VALID UPTO
THE KOLKATA MUNICIPAL CORPORATION
Sewer connection shall be provided at existing manhole no. ... as per plan before commencement of work.
APPROVED
ASSISTANT ENGINEER
BOROUGH NO.
Provision for use of solar energy in the form of solar heaters and / or solar photovoltaic shall be provided as required under Rule 147 of Building rules, 2009 and completion certificate will not be issued in case of its being refused having such provision."
Permission subject to compliance of observation of West Bengal Fire Services, if any.
CONSTRUCTION SITE SHALL BE MAINTAINED TO PREVENT ROBOTTO THRESHING AS REQUIRED BY SECTION 5 (2) OF CAC ACT 1960. IN SUCH MANNER AS TO PREVENT DUST COLLECTION & PARTICULARLY TO PREVENT DUST, ESSENTIAL QUARANTINE, OPEN SPACES SHALL BE STD. MUST BE FENCED SUITABLY AS PER RULES.
The building materials that will be stacked on Road/Passage or Pavement height (1.2 times the of width of pavement) of G. Floor, whichever is earlier may be allowed temporarily by the K.M.C. at the cost and risk of the owner.
RESIDENTIAL BUILDING
OFFICE OF THE EXECUTIVE ENGINEER
BUILDING BOROUGH – VIII
DATE

TEN RUPEES
Rs.10

GOVERNMENT OF WEST BENGAL
OFFICE OF THE DIRECTOR GENERAL
WEST BENGAL FIRE & EMERGENCY SERVICES
13-D Mirza Ghalib Street, Kolkata- 700 016

GOVERNMENT OF WEST BENGAL
OFFICE OF THE DIRECTOR GENERAL
WEST BENGAL FIRE & EMERGENCY SERVICES
13-D Mirza Ghalib Street, Kolkata- 700 016