



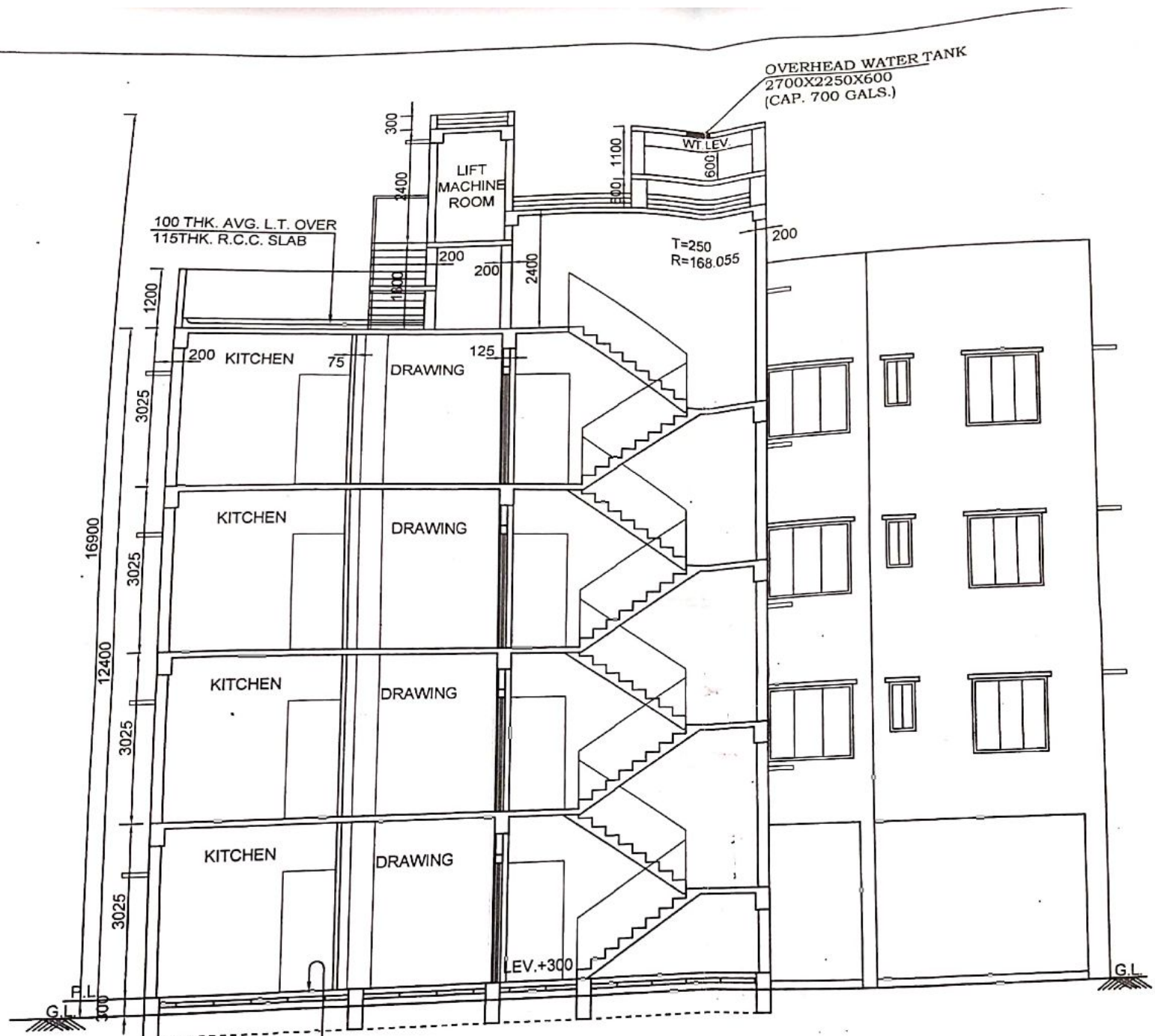
**FRONT ELEVATION**

SCALE - 1 : 100

**NOTIFICATION NO. 480/MA/O/C-4/3R-13/2012  
DATED, KOLKATA, 21st DAY OF OCTOBER, 2014**

**NOTIFICATION NO.-80/MA/O/C-4/3R-7/2007  
DATED-05/02/18 .**

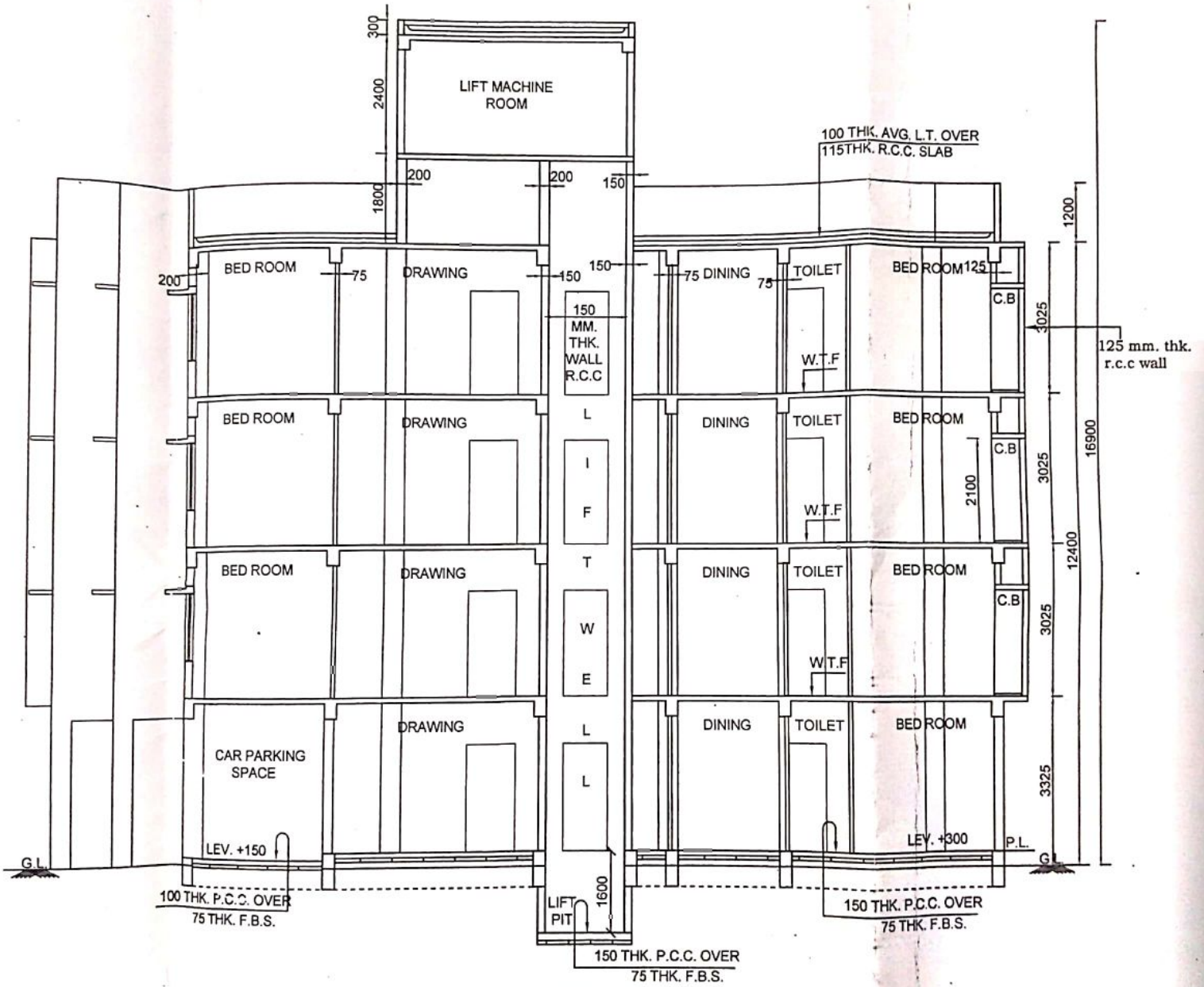
**AVG. REAR BACK= 3.120 M.**



**SECTION AT A-A**  
SCALE - 1 : 100

100 Ø

100 THK R.C.C. SLAB



**SECTION AT B-B**  
SCALE - 1 : 100



**CERTIFICATE**

Premises No. :- 46A,HEMCHANDRA MUKHERJEE ROAD  
Assessee No.- 41-122-02-0016-8

Name Of Owner(s) / Applicant(s) - SRI PROBODH KUMAR GHOSH

Area of plot of Land -

- i) As per Deed = 07K.-01-CH.-08 SFT.=473.151 SQM.
- ii)Physically found = 07K.-01-CH.-08 SFT.= 473.151 SQM.

Name Of Architect : SRI RANJIT BHATTACHARYA

NO. : CA/87/10587

Permissible height in reference to CCZM issued by AAI: 45.000 M.

Co-ordinate in WGS- 84 and site elevation (AMSL): 3.5 M.

Reference points marked in The site plan of the proposal	Co-ordinate in WGS- 84		Site elevation (AMSL)
	Latitude	Longitude	3.5 M.
	22°28'57.88" N	88°19'16.83" E	

The above information is true and correct in all respect and if any stage, it is found otherwise, then i shall be fully liable for which K.M.C. and other appropriate authority reserve the right to take appropriate action against me as per law. The plot is does not fall within in red zone of CCZM (AAI)

**UNIQUE CONSTRUCTION**

M/s. UNIQUE CONSTRUCTION

Partner SMT. TANUSREE ROY

Partner SMT. MITALI GHOSH 2,

Partner SMT. MITALI DAS

Partner SRI BAPI PAL

Constituted Power of Attorney of

SRI PROBODH KUMAR GHOSH

Tanusree Roy

Babita Ghosh

3. Mitali Das

Bapi Pal

SRI PROBODH KUMAR GHOSH

Counter signed by owner

*Ranjit Bhattacharya*  
REG. NO. CA/87/10587

RANJIT BHATTACHARYA  
REG. NO. CA/87/10587  
Signature of Architect

## DOORS & WINDOWS SCHEDULE

DOORS MKD.	WIDTH	HEIGHT	WINDOWS MKD	WIDTH	HEIGHT
D1	1000	2100	W1	1350	1350
D2	900	2100	W2	1200	1350
D3	750	2100	W3	900	1050
SD	2050	2100	W4	450	900
SD1	2000	2100			

## SPECIFICATION

1. CEMENT CONC. TO FDN.-1:1.5:3; CEMENT : SAND :AGGR.
2. CEMENT CONC. TO SLAB, BEAM, CHAJJA & COLUMN 1:1.5:3;  
CEMENT : SAND : AGGR.
3. CEMENT MORTAR TO FDN. & MAIN WALL - 1:6
4. CEMENT MORTAR TO 75 THK. & 125 THK WALL& CEILLING - 1:4
5. CEMENT MORTAR TO INSIDE & OUTSIDE WALL PLASTER - 1:6
6. CEMENT CONCRETE TO FLOOR - 1:3:6
7. R.C.C GRADE M20 AND STEEL Fe415



CERTIFY WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES' 2009, AS AMENDED FROM TIME TO TIME & THAT THE SITE CONDITION INCLUDING WIDTH OF ABUTTING ROAD (MAINTAINED BY K.M.C.) CONFORM WITH THE PLAN WHICH HAS BEEN MEASURED & VERIFIED BY ME. IT IS A BUILDABLE SITE, NOT A TANK OR FILLED UP A 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.

*Ranjit Bhattacharya*  
Ranjit Bhattacharya

REG. NO. CA/87/10587

RANJIT BHATTACHARYA

REG. NO. CA/87/10587

SIGNATURE OF ARCHITECT

THIS STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION & SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME (S.S. ASSOCIATES) OF 501, EB-9, RAJDANGA MAIN ROAD, KOLKATA -700107, ON BASIS OF SOIL TEST REPORT DONE BY (ACUMEN GEO CONSULTANTS) 2F, NABA ROY LANE, KOLKATA-27 CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER N.B.C OF INDIA (LATEST REVISION) & CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECT.

*Sushanta Saha*

B.E. (CIVIL), ME (Structural Engg.)

ESE - Class - I, No. 70, K.M.C.

MIE Regn. No. - M122970/7

GTE - II/10, KMC

Chartered Engineer

Mobile : 8777244375, 9433095080

SUSHANTA SAHA

E.S.E/1/70

SIGNATURE OF STRUC. ENGG.

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

*Sushanta Saha*

SUSHANTA SAHA

B.E. (CIVIL), ME (Structural Engg.)

ESE - Class - I, No. 70, K.M.C.

MIE Regn. No. - M122970/7

GTE - II/10, KMC

Chartered Engineer

Mobile : 8777244375, 9433095080

SUSHANTA SAHA

G.T - II/10

SIGNATURE OF GEO-TECHNICAL

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

UNIQUE CONSTRUCTION

M/s. UNIQUE CONSTRUCTION

Partner SMT. TANUSREE ROY

Partner SMT. SABITA GHOSH

Partner SMT. MITALI DAS

Partner SRI BAPI PAL

Constituted Power of Attorney of  
SRI PROBODH KUMAR GHOSH

1. Tanusree Roy

2. Sabita Ghosh

3. Mitali Das

4. Bapi Pal  
PARTNER

M/S UNIQUE CONSTRUCTION REPRESENTES BY ITS PARTNERS, SMT.

(1). TANUSREE ROY, (2). SMT. SABITA GHOSH (3) SMT. MITALI DAS, (4). SRI BAPI PAL as Constituted Attorney of (1) SRI PROBODH KUMAR GHOSH @ PROBODH KUMAR GHOSH

SIGNATURE OF OWNER



**PROPOSED G+III STORIED RESIDENTIAL BUILDING AT PREMISES NO.- 46A,HEMCHANDRA MUKHERJEE ROAD, WARD NO.- 122, BOROUGH NO.- XIII, U/S 393A OF K.M.C ACT. 1980 ALONG WITH K.M.C BUILDING RULES 2009.**

**NAME OF OWNER:-SRI PROBODH KUMAR GHOSH**

**NOTE:**

DEPTH OF SEPTIC TANK & SEMI UNDER GROUND WATER RESERVOIR SHALL NOT EXCEED THE DEPTH OF FOUNDATION OF THE BUILDING.

**BHATTACHARYA & ASSOCIATES.**



ARCHITECTS, ENGINEERS & INT. DESIGNERS  
SKYLARK APARTMENT, GROUND FLOOR  
105B, DIAMOND HARBOUR ROAD  
tel + fax : + 91 33 2445-5621  
e-mail: archranjitb@gmail.com

**AREA STATEMENT**

**PART - A :-**

- ASSESES NO- 41-122-02-0016-8
- DETAIL OF REGISTER DEED :-  
BOOK-I, VOLUME - 61, PAGE- 6 - 27, DEED NO. - 2646, DATE OF REGISTRATION- 19.08.1983. PLACE - A.D.S.R- BEHALA, LAND AREA :- 473.151 SQ.M.
- DETAIL OF POWER OF ATTORNEY :-  
BOOK-I, VOLUME - 1602-2017, PAGE- 232930- 232953, DEED NO. -160208040, DATE OF REGISTRATION- 31.08.2017, PLACE - D.S.R-II.
- DETAIL OF BOUNDARY DECLARATION:- BOOK-I, VOLUME - 1607-2019, PAGE- 70543-70563, DEED NO.-160702296, DATE OF REGISTRATION- 05.03.2019, PLACE - A.D.S.R-BEHALA, LAND AREA :- 473.151 SQ.M.
- DETAIL OF NON EVICTION TENANT:- BOOK- I, VOLUME - 1607-2019, PAGE- 70564 - 70582, DEED NO.- 160702295, DATE OF REGISTRATION-05.03.2019. PLACE -A.D.S.R -BEHALA
- DEED OF COMMON PASSAGE:- BOOK- I, VOLUME - 1607-2019, PAGE- 70483 -70501, DEED NO.- 160702297, DATE OF REGISTRATION-05.03.2019. PLACE -A.D.S.R. -BEHALA
- DETAIL OF B.L. & L.R O CONVERSION:- MEMO NO:-1/2250/S/TMB/2017, DATE:-18-08-17,CLASSIFICATION:-BASTU, LAND AREA:-(0.06+0.04) ACRES.

**PART-B:-**

- AREA OF LAND -  
(i) AS PER DEED-07K -01-CH.-08 SFT.=473.151 SQM.  
(ii) AS PER B/D -07K -01-CH.-08 SFT.= 473.151 SQM.
- (i) PERMISSIBLE GROUND COVERAGE (50.895 %) = 240.810 SQM.  
(ii) PROPOSED GROUND COVERAGE - 240.776 SQ.M. (50.888 % )
- PROPOSED HEIGHT = 12.400 M.
- ROAD WIDTH = 4.5 M.
- TOTAL REQUIRED CAR PARKING =3 NOS.
- TOTAL PROVIDED CAR PARKING =3NOS.
- PERMISSIBLE AREA FOR PARKING = 75 SQ.M.
- PROVIDED AREA OF PARKING = 75.790 SQ.M.
- PERMISSIBLE F.A.R = 1.75
- PROPOSED F.A.R = (894.471-75) / 473.151 =1.731
- STAIR HEAD ROOM AREA = 15.190 SQ.M.
- OVER HEAD TANK AREA = 7.595 SQ.M.
- LIFT MACHINE ROOM AREA = 7.840 +3.650 =11.49 SQ.M.
- AREA OF CUP-BOARD = 8.475 SQ.M.
- AREA OF LOFT = 20.261 SQ.M.

**16. PROPOSED AREA :-**

	COVERED AREA	LIFT WELL	STAIR WELL	STAIR+LIFT LOBBY	NET FLOOR AREA
GROUND FLOOR	239.271 SQ.M	-	-	12.690+2.531 = 15.221 SQ.M	224.05 SQ M
1ST. FLOOR	240.776 SQ.M	2.080 SQ.M	-	12.690+2.531 = 15.221 SQ.M	223.475 SQ M
2ND FLOOR	240.776 SQ.M	2.080 SQ.M	-	12.690+2.531 = 15.221 SQ.M	223.475 SQ M
3RD. FLOOR	240.776 SQ.M	2.080 SQ.M	-	12.690+2.531 = 15.221 SQ.M	223.475 SQ M
TOTAL	961.599 SQ.M	6.24 SQ.M	-	60.884 SQ.M	894.475 SQ M

**17. TENEMENTS & CAR PARKING CALCULATION :-**

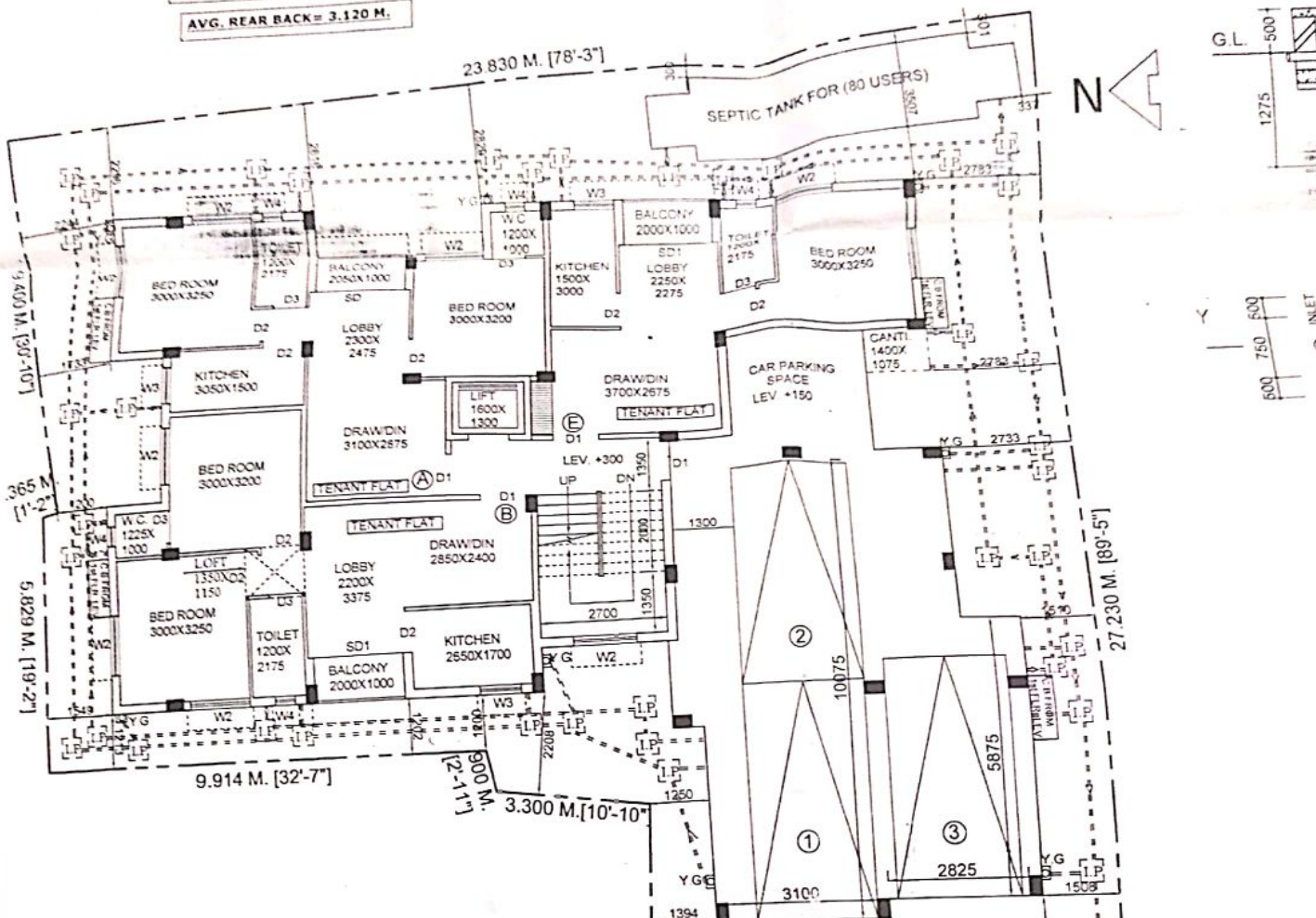
MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
A	51.742 SQ M	4.4272 SQ.M	56.014 SQ.M	4	3
B	51.312 SQ M	4.236 SQ.M	55.548 SQ M	4	
C	67.178 SQ.M	5.546 SQ.M	72.724 SQ M	3	
D	52.458 SQ.M	4.331 SQ.M	56.789 SQ.M	3	
E	41.361 SQ.M	3.415 SQ.M	44.776 SQ.M	1	

**BAISHALI**



NOTIFICATION NO. - 80/MA/D/1/2024  
 DATED-05/02/24

AVG. REAR BACK = 3.120 M.



GROUND FLOOR PLAN  
 SCALE-1:100

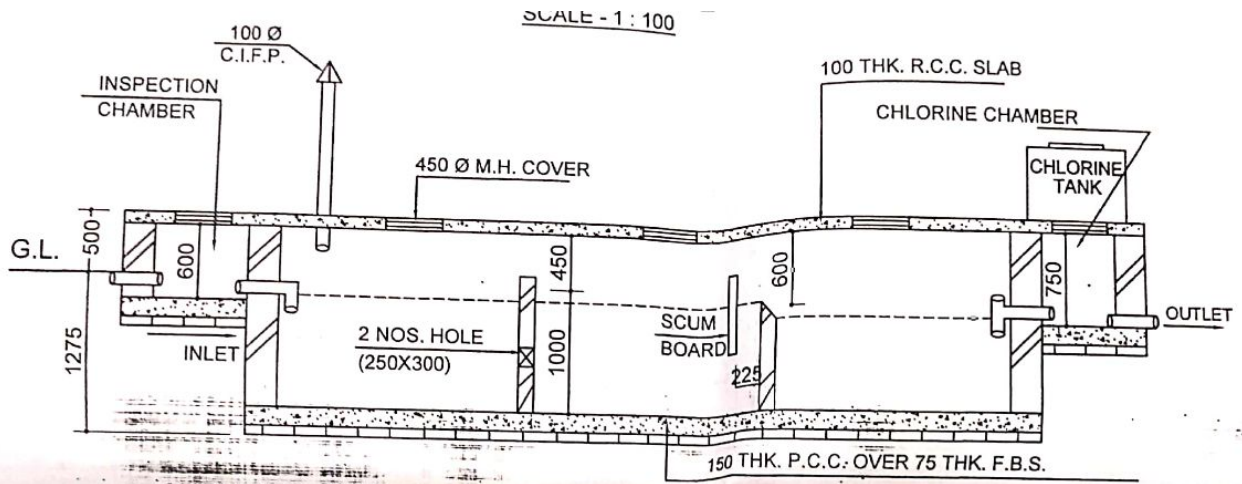


THE SANCTION IS VALID  
 UP TO 01/02/2024

APPROVED  
 Assistant Engineer (C)  
 PUP JUGH No. 2011

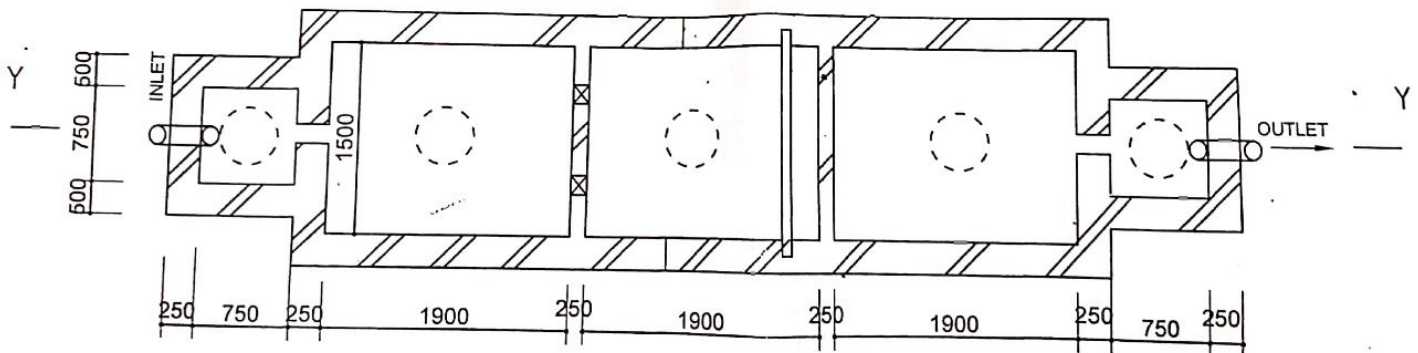
Sanctioned for the construction of existing structure in the open space...  
 Assistant Engineer (C)  
 PUP JUGH No. 2011





SECTION THROUGH Y-Y

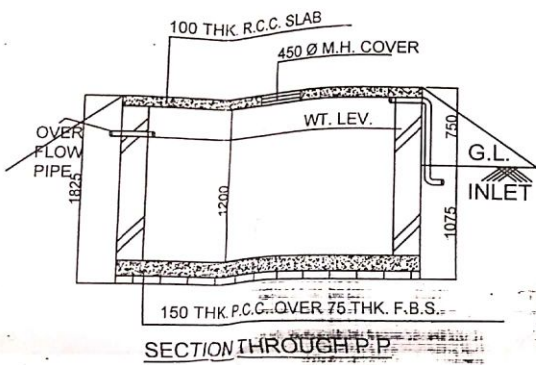
SCALE - 1:50



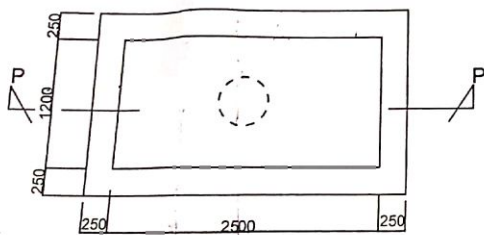
DETAIL OF U/G SEPTIC TANK

(80 USERS)

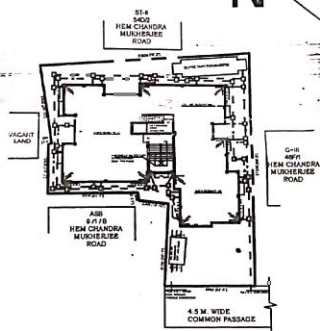
SECTION A-B-B  
SCALE - 1:100



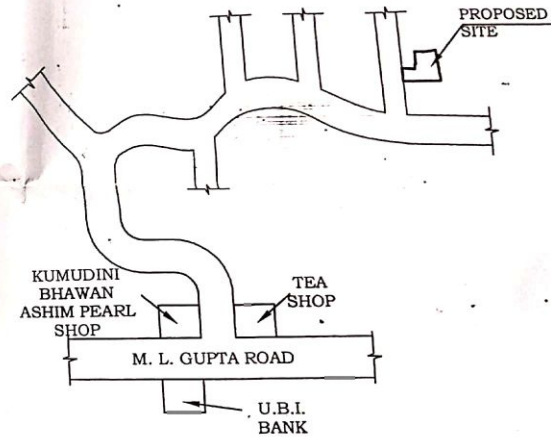
SECTION THROUGH P-P



PLAN  
DETAIL OF SEMI UNDER GROUND  
WATER RESERVOIR(800 GALS.)  
SCALE - 1:50



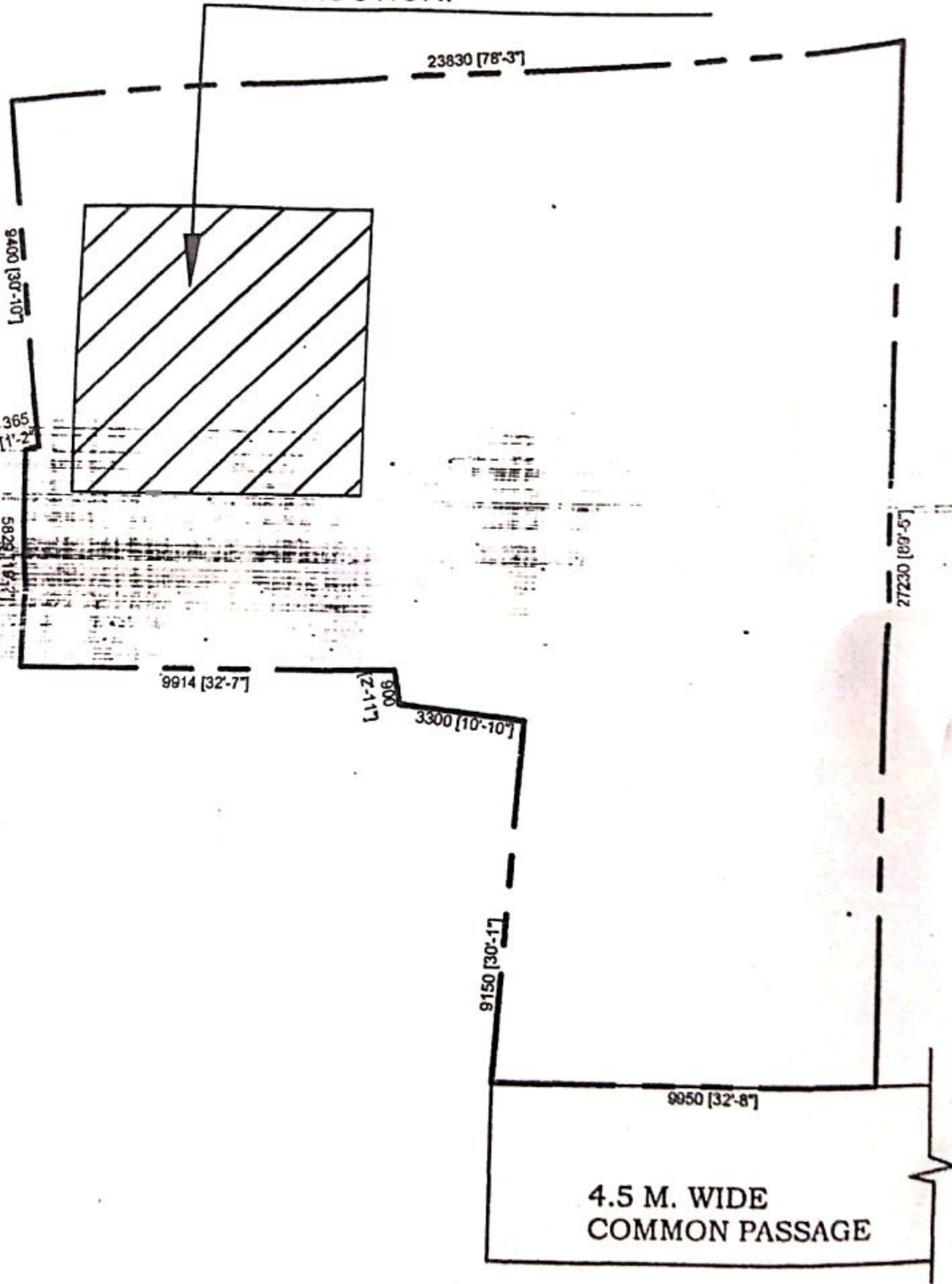
SITE PLAN  
SCALE - 1:600



KEY PLAN  
SCALE - 1:4000

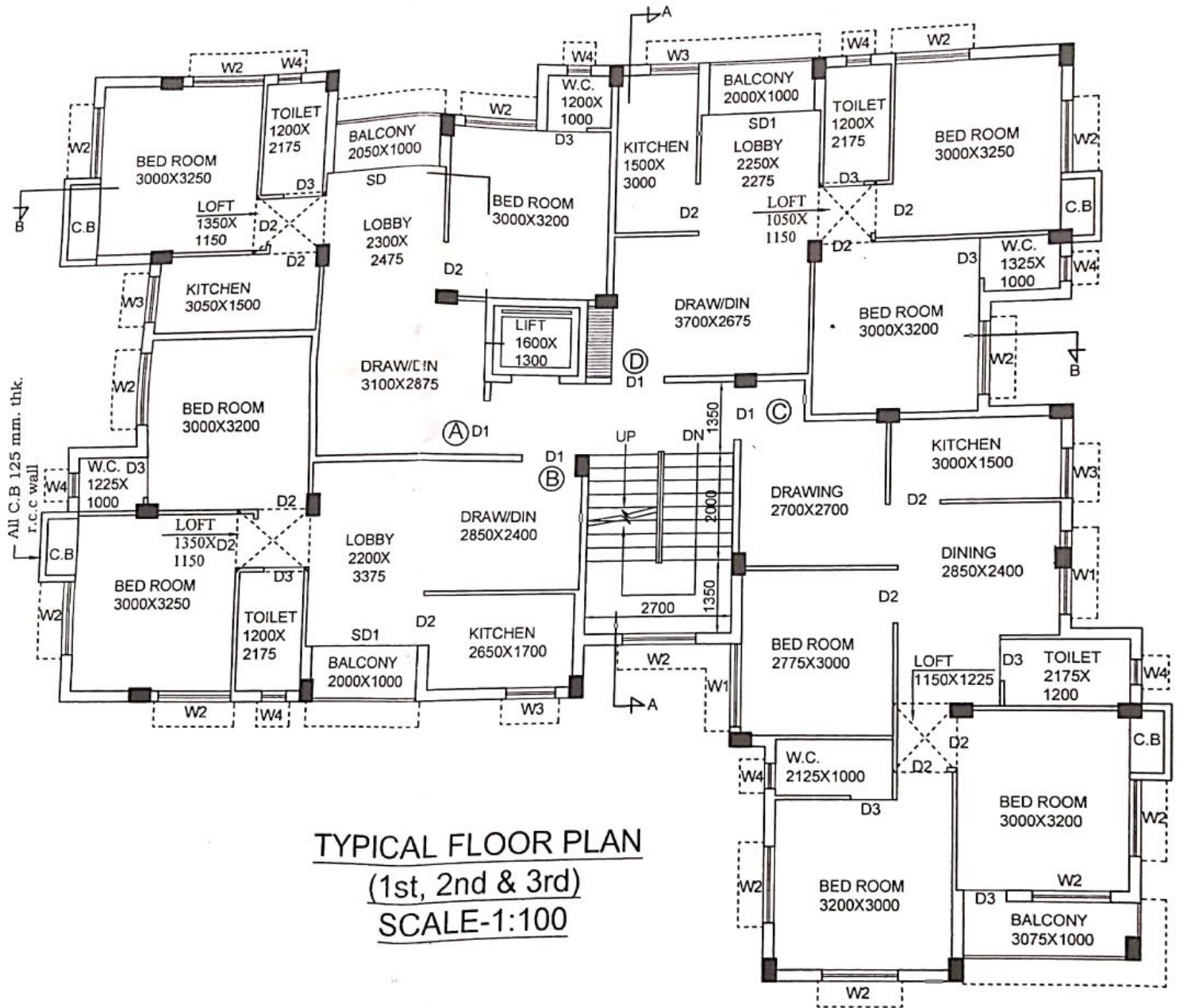


EXISTING STRUCTURE OCCUPIED BY THE  
OWNER AND TENANTS. TO BE  
DEMOLISHED BEFORE  
CONSTRUCTION.



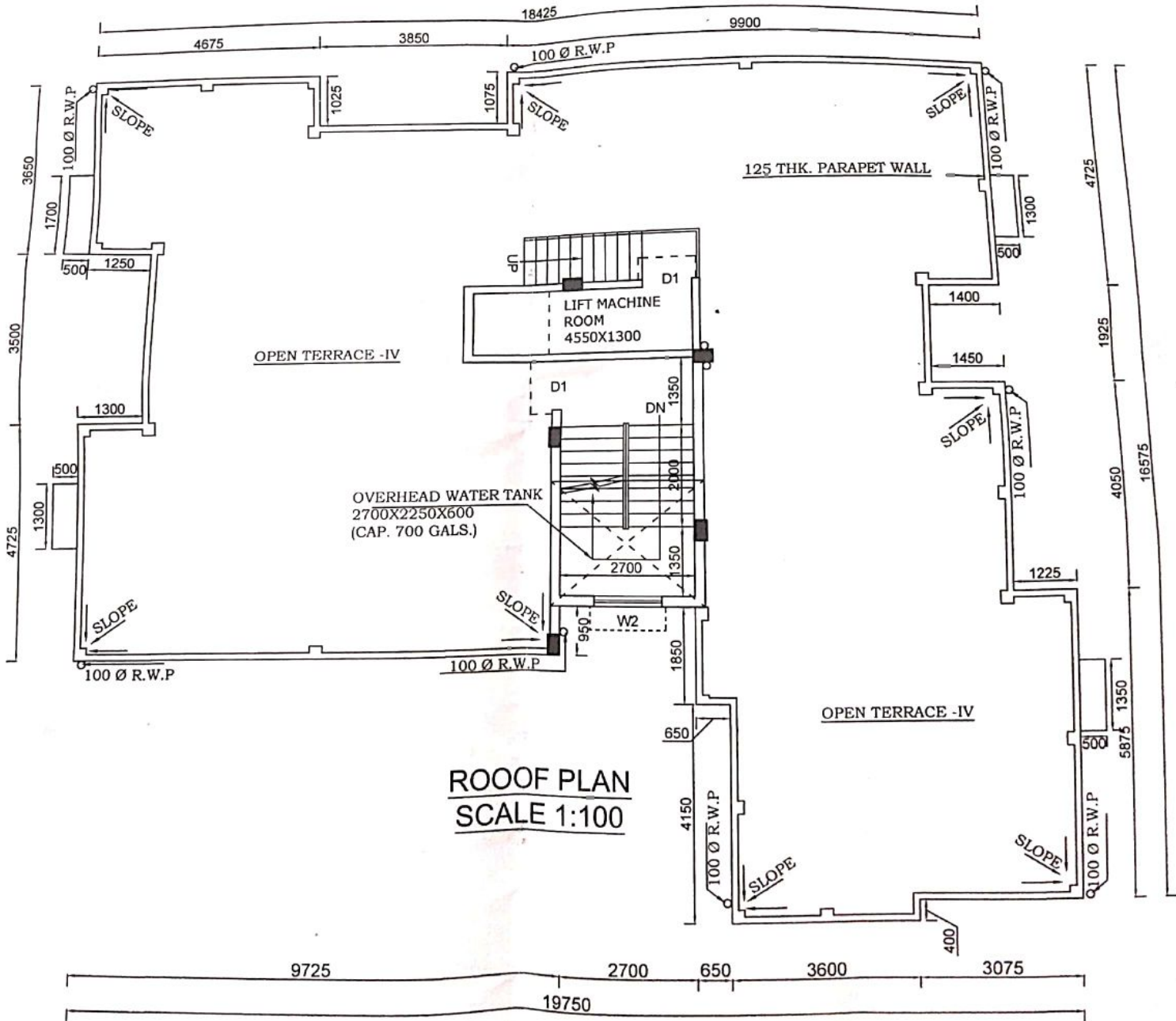
EXISTING SITE PLAN  
SCALE - 1:300

DETAIL OF V/S USER'S ROOM  
(80 USERS)



**TYPICAL FLOOR PLAN**  
**(1st, 2nd & 3rd)**  
**SCALE-1:100**





**ROOOF PLAN**  
**SCALE 1:100**

# PARTY'S COPY

RESIDENTIAL BUILDING

DEVIATION WOULD MEAN DEMOLITION

**"CONSTRUCTION SITE SHALL BE MAINTAINED TO PREVENT MOSQUITO BREEDING AS REQUIRED U/S 486(1) & (2) OF THE PESTICIDES ACT, IN SUCH MANNER SO THAT ALL WATER COLLECTIONS PARTICULARLY LIFE WELLS, WELLS, BASEMENT SURGING PIT'S OPEN RECEPTACLES ETC AS EMPITED COMPLETELY TWICE & WEAR"**

This is to let you know that the onus of preventing mosquito breeding at the said construction site primarily rests with you and hence you are hereby requested to undertake the following preventive measures on your own on a regular basis to keep the site free of mosquito larvae.

- Empty each and every water storage container/overhead tank at a weekly interval.
- If you face any problem in emptying water containers / reservoirs, please cause to sprinkle kerosene diesel MFO (mosquito larvicide) on their water surfaces @ of 2.5-3 litres per 100 sq m surface area at weekly interval.
- For cutting out the weed based areas. All areas with any of the said 3 materials at your construction site, please procure 1 or 2 Knapsack Sprayers (16-litre capacity) from the open market and select 1-2 field workers from your end and accomplish the job by employing their services at a weekly interval.
- Technical knowledge for spraying operations may be obtained from the visiting Vector Control Team of KMC, the team will keep a close watch on your construction site.
- If any sort of violation on your part with regard to implementation of the proposed anti-mosquito guidelines is found, legal steps will be resorted to by the KMC as per the existing norms.

Please cooperate and help the Health Department of KMC prevent transmission of mosquito borne diseases in the city of Kolkata.

No rain water pipe should be fixed or discharged on Road or Footpath. Drainage plan should be submitted at the Block Office and approved before proceeding with the work.

Construction on the site should be done as per the sanctioned and approved plan proposed in the plan should be followed.

The validity of the written permission to execute the work is subject to the above conditions.

A suitable pump has to be provided i.e. pumping unfiltered water for the distribution to the flushing cisterns and urinals in the building in case unfiltered water from street main is used for this.

Plan for water supply arrangement including SEMI H.C. & O.H. reservoirs should be submitted to 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.

CONSTRUCTION SITE SHALL BE MAINTAINED FREE FROM MOSQUITO BREEDING AS PER AMENDMENT NO. 10 OF 2007 OF NO. 95/MA/O/C-41 OR 70/2017 AS PER THE PESTICIDES ACT, 1948 AND RULE 2009

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

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

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

CHECKED AND VERIFIED

A.E.(C)/S.A.E.(C)

*Fresh Plan*  
20/8/30438  
BUILDING DEPARTMENT  
2 AUG 2019  
KALCOI



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

Structural plan and design calculation as submitted by the structural engineer have been kept with B. P. No. 2019/30076 Date 02/08/19 for record of the Kolkata Municipal Corporation with a verification No. deviation from the submitted structural plan should be made at the time of construction. The original structural plan along with design calculation and stability certificate in the prescribed form necessary steps should be taken for the safety of the adjoining public and private properties and safety of human life during construction.

*Khant'*

*A. S. Sarkar*

Asst. Engineer/Technical Advisor / Executive Engineer

BOROUGH NO. - XIII, XIV