



**SANCTIONED GROUND FLOOR PLAN  
WITH DRAINAGE SYSTEM  
SCALE :- 1:100**

**SPECIFICATION OF CONSTRUCTION**

1. 1ST CLASS CEMENT BRICK WORK IN SUPERSTRUCTURE
2. 200, 250 THK. EXT. BRICK WALL & 125 THK. INT. BRICK WALL IN 1:4 CEM-SAND MORTAR
3. LEAN CONC. (1:3:6) WITH 15 MM. DOWN GRADED STONE CHIPS FOR ALL P. C. C. WORKS
4. M-20 CONC. (1:1.5:3) FOR ALL R. C. C. WORKS
5. 20 MM. & 15 MM. THK. PLASTER (1:5) ON EXT. & INT. BRICK WALL RESPECTIVELY & 10 MM. THK. PLASTER (1:3) ON CEILING
6. 20 X 6 FLAT ORNAMENTAL GRILL WITHIN WINDOW FRAME & AV. 40 MM. THK. MARBLE FLOORING INCLUDING SKIRTING OVER R. C. C. FLOOR SLAB
7. SINGLE LAYER F. B. S. IN FOUNDATION & PLINTH
8. HIRE & LABOUR FOR SHUTTERING & LABOUR WORKS INCLUDING STOUT PROPS TO BE PLACED AS PER DIRECTION
9. TOR STEEL BAR FOR ALL R. C. C. WORKS INCLUDING DISTRIBUTERS & BIDDERS
10. SANITARY & PLUMBING FITTING & FIXING COMPLETE AS PER RULE
11. MATERIALS TO BE USED - CEMENT - PORTLAND, SAND - MEDIUM COARSE, STONE CHIPS - 19 MM. DOWN GRADED
12. CLEAR COVER TO MAIN REFN. FOUNDATION - 50 MM., COLUMN - 40 MM., BEAM - 25 MM., SLAB - 20 MM.
13. SAL. WOOD TO BE USED FOR DOOR & WINDOW FRAME & TEAK WOOD FOR SHUTTERS

**UNDERTAKING**

- 1) I/ WE UNDERTAKE THAT WHEN THE SEWER LINE WILL BE AVAILABLE, I/ WE SHALL TAKE CONNECTION AT MY OWN COST & AS PER RULE
- 2) NO BUILDING MATERIALS WILL BE STACKED / DEPOSITED ON ROAD OVERNIGHT.
- 3) I/ WE SHALL ARRANGE FOR RAISING & MAINTENANCE OF TREE AS SHOWN IN THE DRAWING AT MY OWN COST.

**DECLARATION**

THE PLOT IS BUTTED & BOUNDED BY BOUNDARY WALL. THE CHARACTER OF THE ROAD IS A H.M.C. ROAD. I DO HERE BY DECARE WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN BY ME AS PER PROVISION OF K.M.C. BUILDING RULES, 2008 AS EXTENDED MUTATIS - MUTANDIS TO H.M.C. AND THE SITE CONDITION INCLUDING THE WIDTH OF THE ABUTTING ROAD CONFIRM WITH THE SITE PLAN AND THAT IS BUILDABLE SITE AND NOT A TANK OR FILLED UP LAND. WE DO HEREBY DECLARE THAT WE SHALL PROVIDE NECESSARY PLANTATION AS PER SANCTION PLAN AND WE SHALL MAINTAIN THE SAID PLANTATION AS PER SANCTION PLAN AT OUR OWN COST IN FUTURE.

**AREA STATEMENT**

AREA OF LAND = (17 K. - 2 CH. - 22 SFT.)	= 1147.538 SQM.
PERMISSIBLE GR. COVD. AREA (50 %)	= 573.764 SQM.
ROAD WIDTH	= 9.257 M. (AVG.)
PERMISSIBLE F.A.R.	= 2.25
PERMISSIBLE TOTAL FLOOR AREA	= 2581.938 SQM.
PERMISSIBLE BUILDING HEIGHT	= 40 M.

SANCTIONED GROUND COV. AREA (INCL. LIFT WELL & EXCL. VENT. SHAFT) = 535.512 SQM. (46.666%)  
 SANCTIONED GROUND COV. AREA (INCL. LIFT WELL & EXCL. VENT. SHAFT) = 513.732 SQM. (44.768%)  
 SANCTIONED BASEMENT FLOOR AREA (INCL. LIFT WELL) = 427.076 SQM.  
 SANCTIONED BASEMENT FLOOR AREA (EXCL. LIFT WELL) = 423.251 SQM.  
 SANCTIONED FIRST FLOOR AREA (EXCL. LIFT WELL) = 566.494 SQM. SQM.  
 SANCTIONED SECOND FLOOR AREA (EXCL. LIFT WELL) = 566.494 SQM. SQM.  
 SANCTIONED THIRD FLOOR AREA (EXCL. LIFT WELL) = 566.494 SQM. SQM.  
 SANCTIONED FOURTH FLOOR AREA (EXCL. LIFT WELL) = 566.494 SQM. SQM.  
 SANCTIONED TOTAL FLOOR AREA 513.732 + (566.494 X 4) = 423.251 + 3202.959 SQM.  
 SANCTIONED BUILDING HEIGHT = 15.480 M.

**FREE AREA**

AREA OF STAIR & LOBBY AT BASEMENT FLOOR	= 9.27 SQM.
AREA OF STAIR & LOBBY AT GR. TO 4TH FLOOR	= 140.4 SQM.
(STAIR & LOBBY A+B)(14.040 X 2) X 5	= 140.4 SQM.
AREA OF LIFT & LOBBY AT BASEMENT FLOOR	= 3.69 + 3.893 = 7.583 SQM.
AREA OF LIFT & LOBBY AT GROUND FLOOR	= 3.69 + 3.893 = 7.583 SQM.
(LIFT & LOBBY A+B)(3.69 + 3.893) X 5	= 7.583 SQM.
AREA OF LIFT LANDING LOBBY VIST. TO 4TH FLOOR (A+B)(1.8 + 2.025 = 3.825 X 4) = 15.3 SQM.	
AREA OF COVD. CAR PARKING AT GR. FLOOR (18 X 25)	= 450 SQM.
PROP. TOTAL FREE AREA = (180.136 + 450)	= 630.136 SQM.
TOTAL NOS OF CAR PARKING AT GR. FLOOR	= 18 NOS.
SANCTIONED TOTAL FLOOR AREA (EXCL. FREE EXEMPTION)	= 3202.959 - 630.136 = 2572.823 SQM.
CONSUMED F.A.R. = TOTAL FLOOR AREA / LAND AREA	2572.823 / 1147.528 = 2.242
REQUIRED AREA OF GREENARY = 93.657 SQM.	
PROVIDED AREA OF GREENARY = 95 SQM.	
PROPOSED 5TH FLOOR AREA (EXCL. LIFT WELL)	= 566.494 SQM.
PROPOSED 6TH FLOOR AREA (EXCL. LIFT WELL)	= 566.494 SQM.
PROPOSED 7TH FLOOR AREA (EXCL. LIFT WELL)	= 566.494 SQM.
PROP. TOTAL FLOOR AREA (EXCL. LIFT WELL)	= 1699.482 SQM.
TOTAL AREA (SANC. + PROP.)	= 4902.441 SQM.
PROPOSED STAIR HEAD ROOM AREA (A+B) (20.32 + 17.84) = 37.404 SQM.	
PROPOSED LIFT MACHINE ROOM AREA (A+B) (9.669 + 14.632) = 24.301 SQM.	

**PROPOSED ADDITIONAL THREE FLOOR (5TH TO 7TH.)  
OVER SANCTIONED OF B+G+IV STORIED RESIDENTIAL  
BUILDING AT HOLDING NO -5/2, KHETRA MITRA LANE,  
P.S. & MOUZA - GOLABARI, L.R. DAG NO-370.371.372,  
L.R.K.H. NO-32.88.218.279.391.404.682, J.L. NO-1, SHEET NO-20,  
WARD NO -11, BOROUGH - II, DIST - HOWRAH,  
UNDER H.M.C. PIN - 711106.**

**ARCHITECTURAL DETAIL** SHEET NO - 2 OF 8,  
ALL DIMENSIONS ARE IN M.M. SCALE = 1:10; 25; 50; 100;  
600 & 10,000

*Tanusri Datta*  
**TANUSRI DATTA**  
Empanelled Structural Engineer of  
H.M.C. Class-I, Regd. No.-21  
20\*20/2, Shalimar Road, Howrah-3

*Mintu Paul*  
**Ar. Mintu Paul (B. Arch)**  
L.B.A. No.-49, of H. M. C  
S. Dullya, Andul, Howrah 711302

SIGN. OF STR. ENG.  
*Arjun Kumar*  
Constituted Lawful Attorney  
of  
Sri Sourav Dutta alias Raja Dutta  
Sri Bireswar Ganguly, Sri Ashok K. Ganguly  
Smt. Poly Banerjee, Smt. Rina Koley,  
Smt. Latika Ganguly, Smt. Keeka Chakraborty

SIGN. OF L. B. S./L.B.A.  
**THE HOWRAH MUNICIPAL CORPORATION**  
BUILDING DEPARTMENT  
H.M.C. SEAL

THE SANCTION IS VALID UP TO 11/12/15  
APPROVED AS PER ORDER OF COMMISSIONER Dt. 11/12/15  
MMIC (Building) Dt. 11/12/15  
Hon'ble Mayor Dt. 11/12/15

The applicant shall keep at the site one set of plans and Specifications and shall also exhibit at a conspicuous place the number of the Premises. The Name of the Architect or Licensed Building Surveyor, Structural Engineer and Geo Technical Engineer Name of Owner and number and date of the Building Permit.

CONSTRUCTION SITE SHALL BE MAINTAINED TO PREVENT MOSQUITO BREEDING 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.

Sanctioned Conditionally on undertaking from the owner that if any part of the building to be constructed falls within the alignment of HMC, the same will be demolished by the owner at his/her risk and for this the owner will not claim any compensation from HMC

Plan for water connection arrangements SEMI U. G. should be submitted at the Office of the Assistant Engineer of Borough and sanction to be obtained before proceeding with the work of Water Supply. Any deviation may lead to disconnection / demolition.

APPLICANT HAS TO EXHIBIT AT A CONSPICUOUS PLACE:  
PREMISES NO :-  
NAME OF THE LBA / LBS :-  
NAME OF THE STRUCTURAL ENGG. :-  
NAME OF THE GEO-TECHNICAL ENGINEER :-  
NAME OF OWNER :-  
NAME OF THE APPLICANT :-  
BUILDING PERMIT :-

CERTIFIED COPY



CORRECTED PLAN  
BRC No. 271/151 Ward No. 11  
Sub. Asst. Engineer  
Bldg. Department  
Howrah Municipal Corporation

Structural plan and design calculation as submitted by the structural engineer have been kept with B.P. No. 271/151 Date 11/12/15 for record of the Howrah Municipal Corporation without verification. No deviation from the submitted structural plan should be made at the time of erection without submitting fresh structural plan along with design calculation and stability certificate in the prescribed form. Necessary steps should be taken for the safety of the adjoining premises public and private properties and safety of Human Life during construction.  
Assistant Engineer (In-Charge)  
Building Department  
Howrah Municipal Corporation

Additional 5 floors over sanctioned building  
Approved by order of  
Commissioner Dt. 11/12/15  
Hon'ble Mayor Dt. 11/12/15

H.M.C. or its men / Officials / agents are not responsible for the Structural Stability.

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

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 necessary for construction should conform to standard specified in the National Building Code of India.

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

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

RESIDENTIAL BUILDING

DEVIATION WOULD MEAN DEMOLITION

Necessary steps should be taken for the safety of the lives of the adjoining public and private properties during construction. Also to avoid pollution as per WSPCB Guidelines in VAAU.

Subal  
11/12/15