



FRONT ELEVATION

G.L.  
///

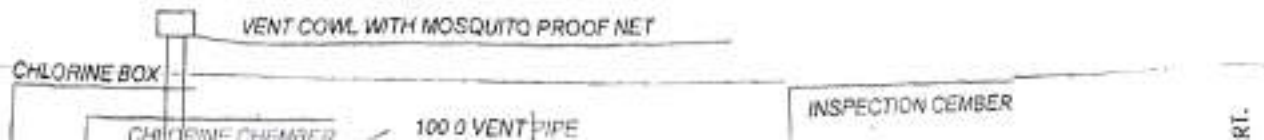


SECTION LINE  
TURNS HERE

100 THICK LIME TERRACING  
OVER ROOF SLAB

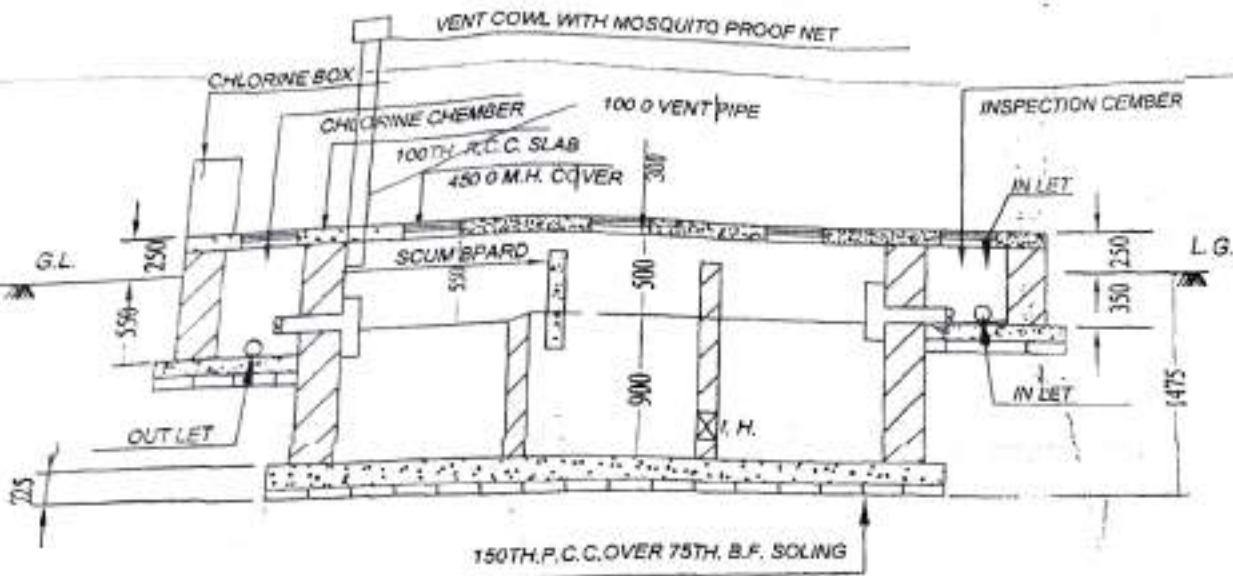


**SECTION = X - X.**



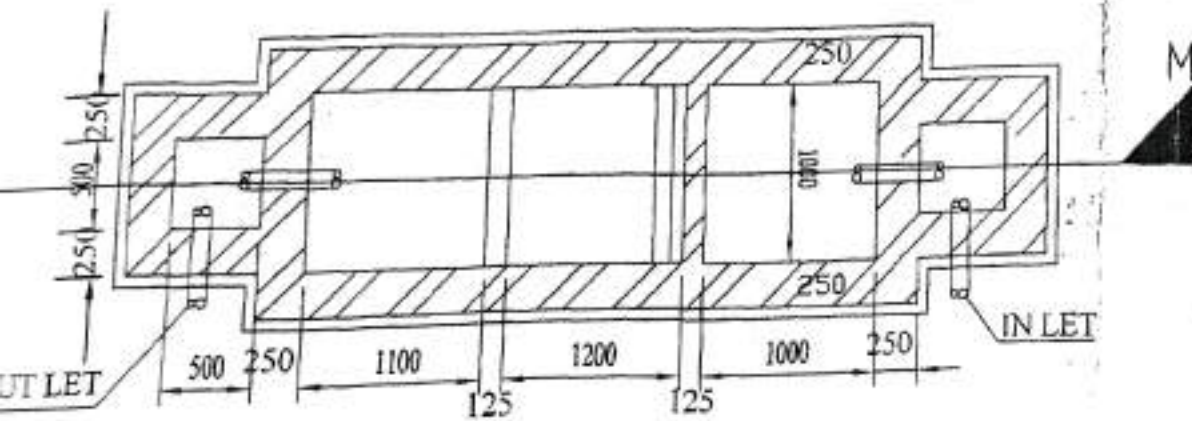
25 THK. A.S.F. OVER 75 THK.  
P.C.C. OVER S.B.F.S.

**SECTION = X - X.**

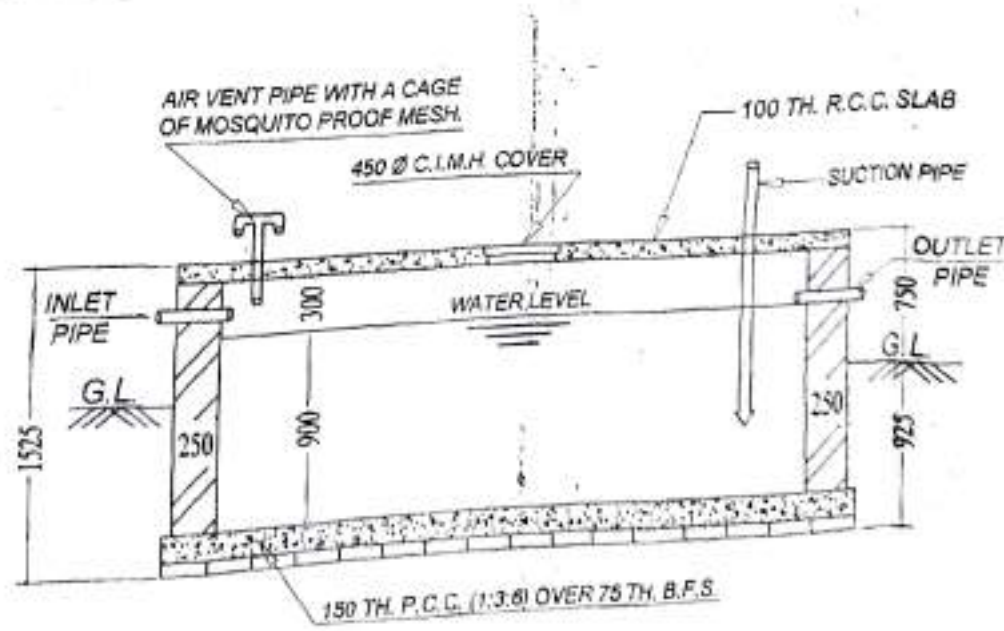


TO GARUDA TOLLYGUNGE TRAM DEPOSIT.  
K.S. C. BOSE ROAD

**SEC. ON MN**

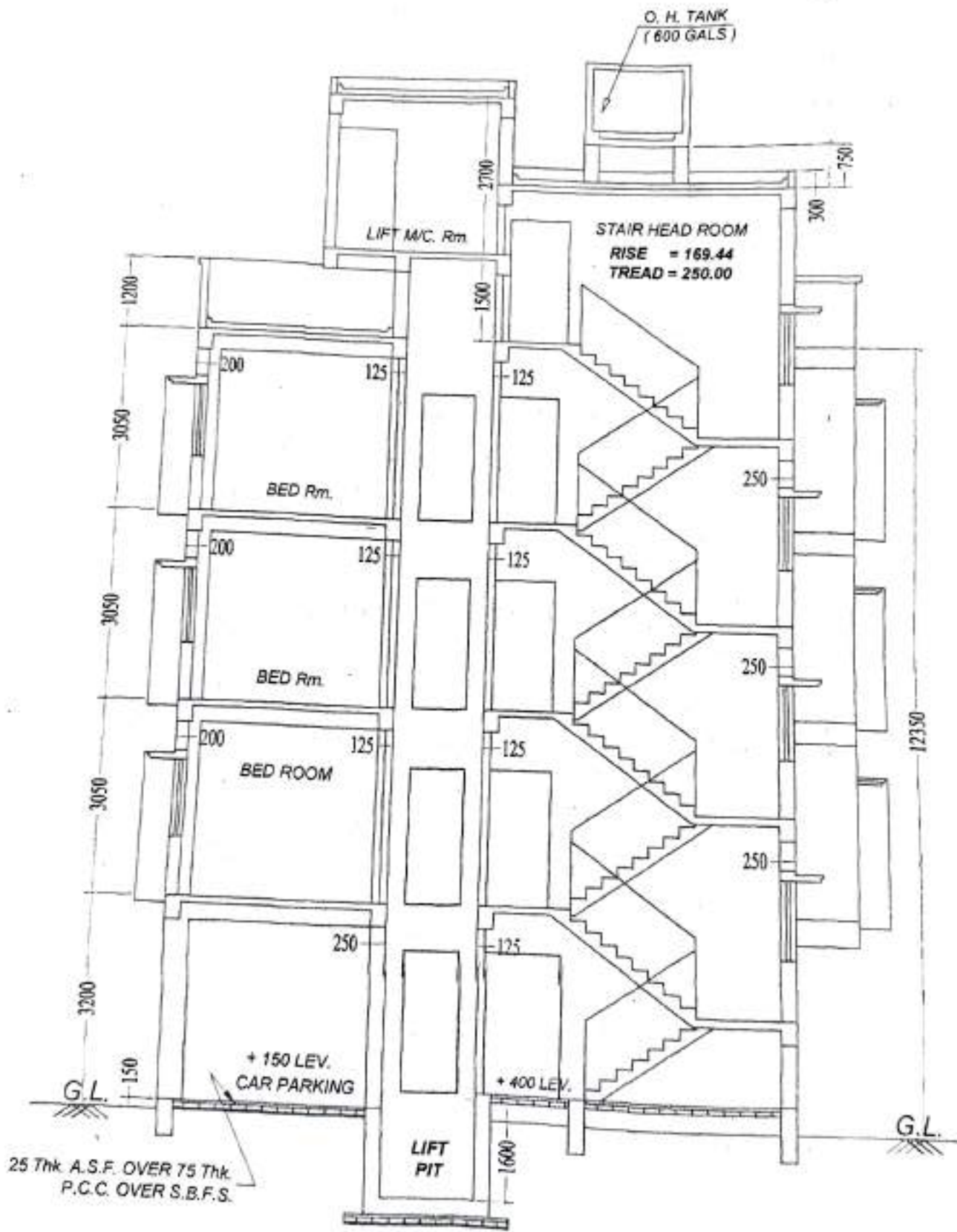


**DETAILS OF SEPTIC TANK (USERS = 40 NOS)**  
**SCALE = 1:50**



**SECTION = C - C (SCALE = 1:50)**



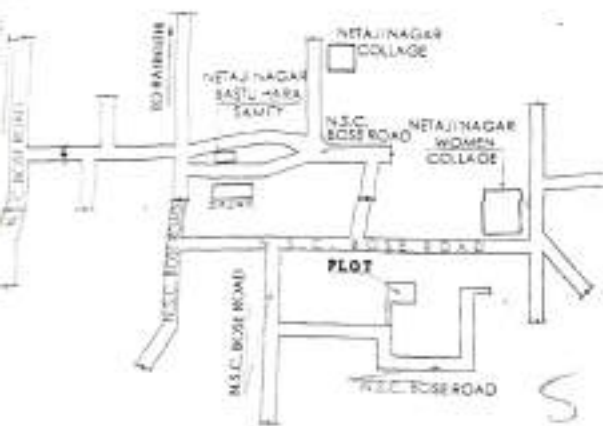


**SECTION = Y - Y.**

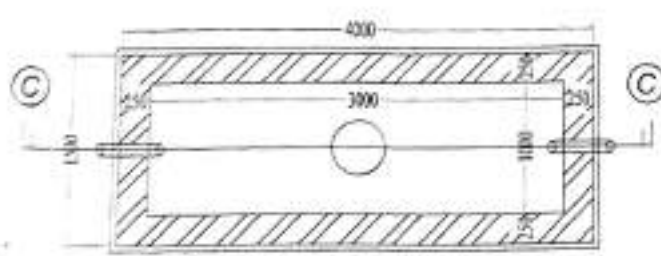
1ST F.



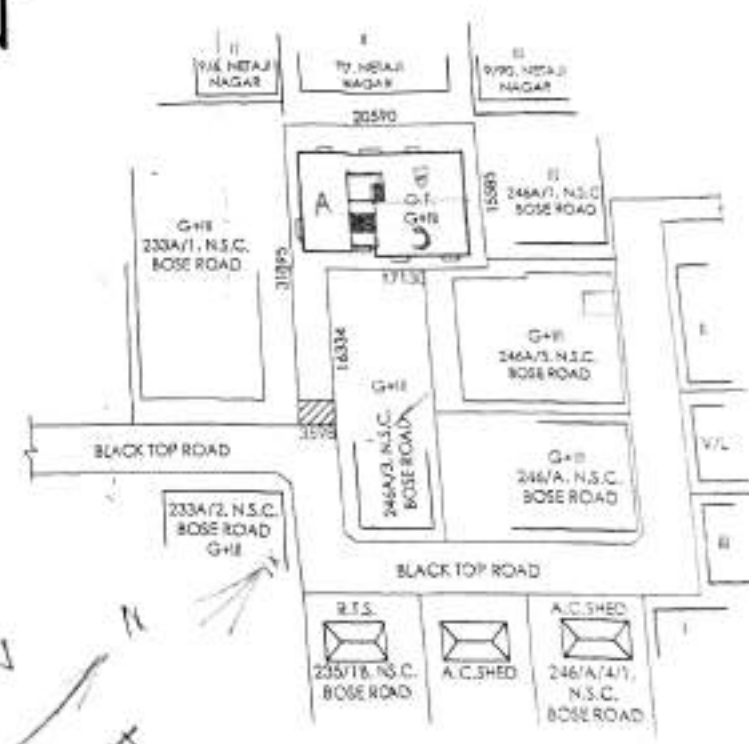
**SECTION = Y - Y.**



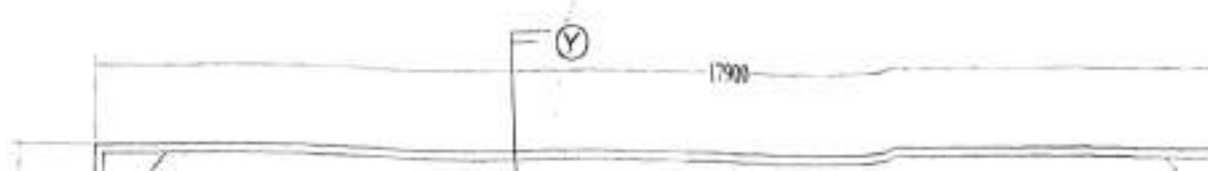
**LOCATION PLAN**  
(SCALE = 1:4000.)



**DETAILS OF SEMI UNDER GROUND WATER RESERVOIR**  
(Capacity - 600 galls. = 2700 Lits.)  
(SCALE - 1:50)



**SITE PLAN.** (SCALE = 1:600)



UNDER GROUND  
SERVOIR

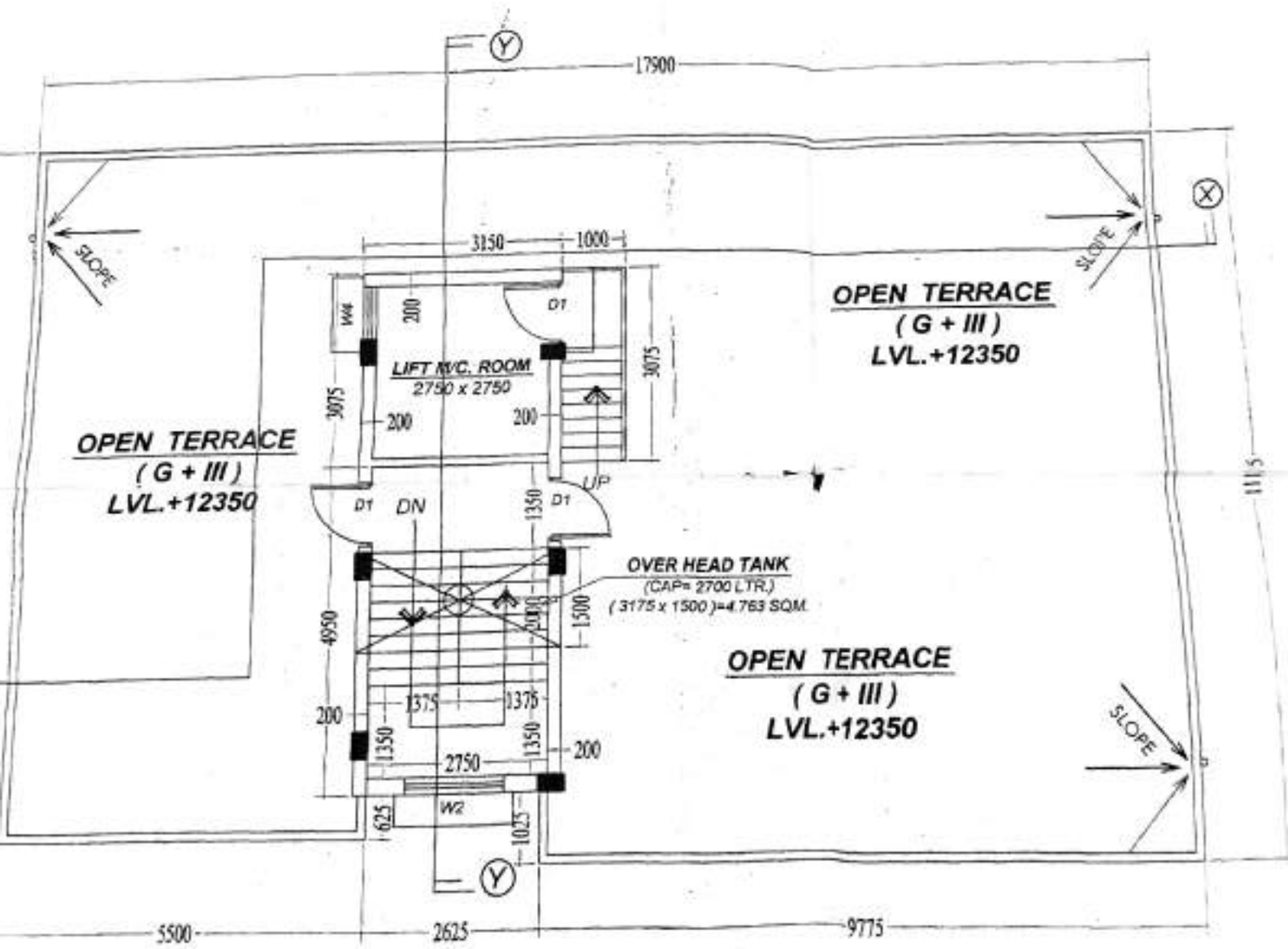
(Cap. = 2700 Ltrs.)  
(- 1.50)

235/18. N.S.C.  
BOSE ROAD

A.C. SHED

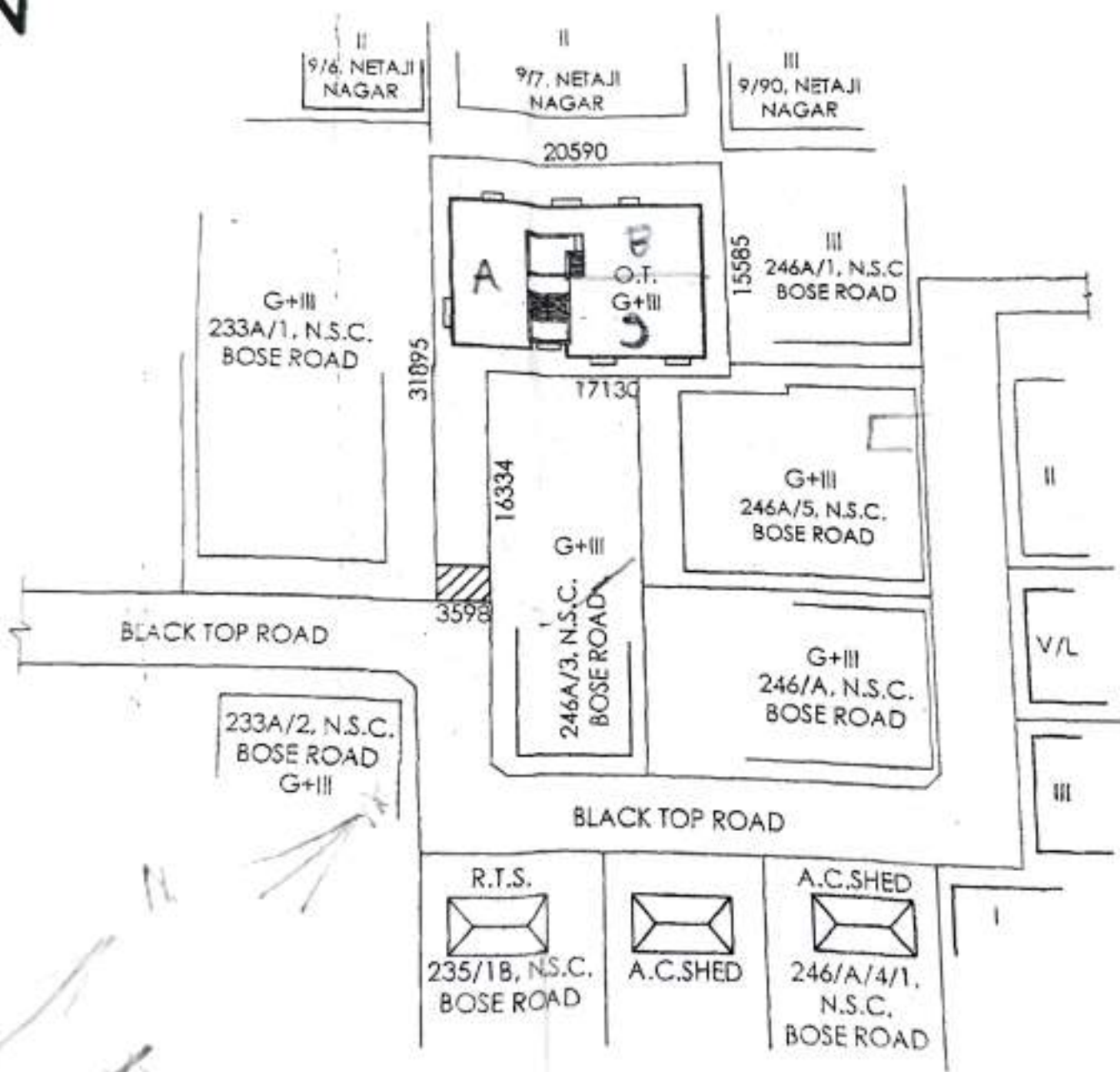
246/A/4/1.  
N.S.C.  
BOSE ROAD

**SITE PLAN.** (SCALE = 1: 600)



**ROOF PLAN**

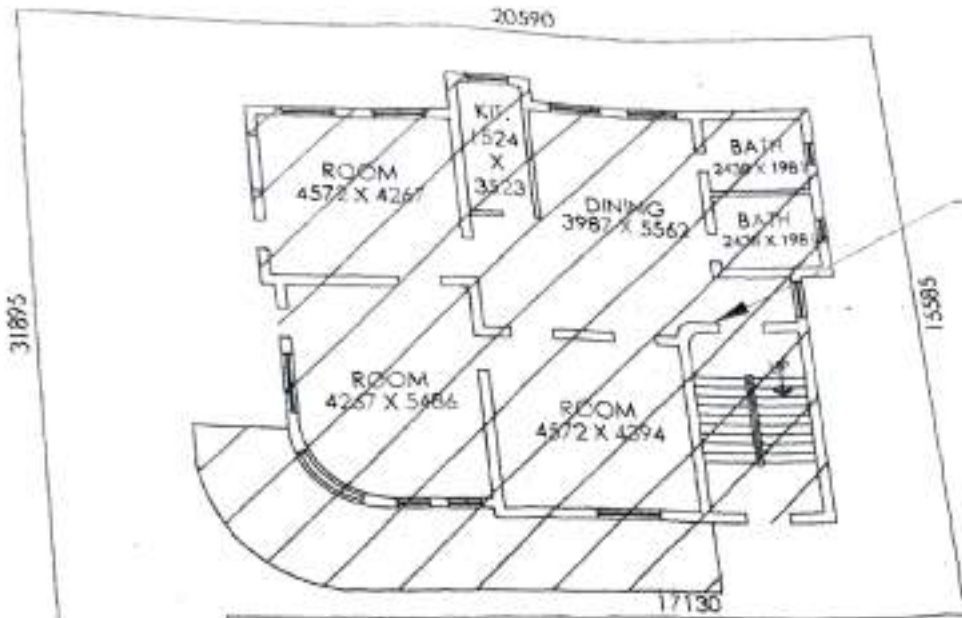
N



**SITE PLAN.** (SCALE = 1: 600)



EXISTING TWO STORED  
STRUCTURE SHOWN TO BE  
DEMOLISHED BEFORE  
COMMENCEMENT OF WORK.  
(WHICH IS FULLY OCCUPIED  
BY OWNER.) THERE IS NO  
TENANT.



**PLAN OF EXISTING  
STRUCTURE**

(TO BE DEMOLISHED BEFORE  
COMMENCEMENT OF WORK)  
SCALE=1:200



**STATEMENT OF**

**A**

1. ASSESSEE NO. - 21-098-06-0373-8
2. DETAILS OF REGD. DEED -
  - (a) BEING NO. - 2348; BOOK NO. - I; VOL. NO. - 1601-2; YEAR -1976; DATED . 28/05/1976;
  - (b) BEING NO. - 4603; BOOK NO. - I; VOL. NO. - 1601-2; YEAR -1965; DATED . 02/06/1965;
  - (c) BEING NO. - 2884; BOOK NO. - I; VOL. NO. - 1601-2; YEAR -1966; DATED . 19/04/1966;
  - (d) BEING NO. - 2971; BOOK NO. - I; VOL. NO. - 1601-2; YEAR -1971; DATED . 06/07/1971;
3. DETAILS OF REGD. BOUNDARY
 

BOOK NO. - I; VOL. NO. -1601-2  
YEAR 2016; D.S.R. - I; SOUTH  
DEED OF GIFT FOR STRIP OF



Sanctioned By : Sd/-  
 Assistant Engineer (C-B) Br. No. 8

SPACE FOR OFFICE USE ONLY

**FLOOR AREA STATEMENT**

FLOOR	TOTAL COVERED AREA IN m <sup>2</sup>	DUCT IN m <sup>2</sup>	ACTUAL FLOOR AREA IN m <sup>2</sup>	EXEMPTED AREA.		NEEDED CAR AREA IN m <sup>2</sup>
				Lift lobby in m <sup>2</sup>	Stair Way in m <sup>2</sup>	
GROUND	178.903		178.903	2.194	12.925	163.784
FIRST	195.142	1.913	193.229	2.194	12.925	178.110
SECOND	195.142	1.913	193.229	2.194	12.925	178.110
THIRD	195.142	1.913	193.229	2.194	12.925	178.110
TOTAL	764.329	5.739	758.590	8.776	51.700	698.114

TENEMENT MARKED	TENEMENT SIZE in m <sup>2</sup>	Multiplication Factor	ACTUAL TENEMENT AREA INCLUDING PROP: AREA IN m <sup>2</sup>	No of Tenement	No of Car Required
A1/A2/A3	59.039	1.1594	68.450	3	1
B1/B2/B3	56.737	1.1594	65.781	3	1
C1/C2/C3	61.285	1.1594	71.054	3	0
TOTAL					2

**9. CALCULATION OF F.A.R**

A.NET LAND AREA IN SQ.M	381.552
-------------------------	---------

2. TOTAL REQUIRED CAR PARKING 2



# STATEMENT OF PLAN PROPOSAL

## A

1. ASSESSEE NO. - 21-098-06-0373-8

2. DETAILS OF REGD. DEED -

(a) BEING NO. - 2348; BOOK NO. - I; VOL. NO. - 130; PGS- 17 TO 26  
YEAR -1976; DATED . 28/05/1976; S. R. Alipore, Dist.- 24 Parganas.

(b) BEING NO. - 4603; BOOK NO. - I; VOL. NO. - 95; PGS- 91 TO 100  
YEAR -1965; DATED . 02/06/1965; S. R. Alipore, Dist.- 24 Parganas.

(c) BEING NO. - 2884; BOOK NO. - I; VOL. NO. - 52; PGS- 89 TO 93  
YEAR -1966; DATED . 19/04/1966; S. R. Alipore, Dist.- 24 Parganas.

(d) BEING NO. - 2971; BOOK NO. - I; VOL. NO. - 71; PGS- 25 TO 31  
YEAR -1971; DATED . 06/07/1971; S. R. Alipore, Dist.- 24 Parganas.

3. DETAILS OF REGD. BOUNDARY DECLARATION -

BOOK NO. - I; VOL. NO. -1601-2016 ; PAGES- 106439 - 106451; BEING NO. - 160103554 ;  
YEAR 2016 : D.S.R. - I: SOUTH 24 - PARGANAS. WEST BENGAL. DATED - 28/11/2016 ;

4. DEED OF GIFT FOR STRIP OF LAND -

BOOK NO. - I; VOL. NO. -1605-2017 ; PAGES- 56104 - 56116; BEING NO. - 160502185 ;  
YEAR 2017 : OFFICE OF THE A.D.S.R. ALIPORE. WEST BENGAL. DATED - 25/04/2017 ;

5. DETAILS OF POWER OF ATTORNEY -

BOOK NO. - IV ; CD VOL. NO. - 3; PAGES- 938 - 954 ; BEING NO. - 0048 ;  
YEAR 2014 : D.S.R. - I: SOUTH 24 - PARGANAS. WEST BENGAL. DATED - 16/09/2014 ;

6. AREA OF LAND -

(i) AS PER DEED = 5K - 12Ch- 09 Sq.ft. (385.452 Sqm.)

(ii) AS PER PHYSICAL MEASUREMENT & BOUNDARY DECLARATION = 381.552 Sqm.

7. NO. OF TENEMENTS - 9 NOS.

8. SIZE OF TENEMENT - 50 SQM. TO 75 SQM. - 9 NOS.

9. AREA OF THE STRIP OF LAND - 9.077 SQM.

## B

1. PERMISSIBLE GROUND COVERAGE (53.948%) = 205.84 SQM.

2. PROPOSED GROUND COVERAGE (51.144%) = 195.142 SQM.

3. PERMISSIBLE F. A. R. = 1.7 (approved by Dy. C.E.(S), dated - 19.11.2016)

4. PROPOSED F. A. R. = 1.699

5. PERMISSIBLE TOTAL FLOOR AREA = (381.552 X 1.7) = 648.638 SQM

6. TOTAL COVERED AREA = 764.329 SQM.

### SCHEDULE OF DOORS AND WINDOWS

D	1200 x 2100	W1	1800 x 1200
D1	1000 x 2100	W2	1500 x 1200
D2	900 x 2100	W3	1200 x 1200
D3	850 x 2100	W4	900 x 1200
D4	750 x 2100	W5	900 x 1050
		W6	600 x 900

### SPECIFICATION

1. ALL DIMENSIONS ARE IN MM.
2. THE HEIGHT OF THE BUILDING IS 12.350 m.
3. THE BUILDING IS R.C.C. FRAME STRUCTURE.
4. ALL OUTER WALL ARE 250 / 200 mm. THICK.
5. ALL INTERNAL WALL ARE 75 / 125 mm. THICK.
6. GRADE OF CONCRETE IS M20.
7. GRADE OF STEEL IS Fe - 415.
8. 100 THICK LIME TERRACING OVER 100 THICK R.C.C. ROOF SLAB.
9. 12 MM. THICK PLASTER TO ALL INTERNAL WALL WITH (1 : 5) CEMENT SAND MORTER.
10. HEIGHT OF PARAPET WALL IS 1200 mm.

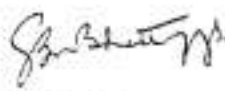
### SPECIFICATION

1. UNLESS OTHERWISE SPECIFIED ALL DIMENSIONS ARE IN M. M.
2. 75 TH. 1 st. CLASS B.F.S. IN FOUNDATION AND FLOOR.
3. 200 TH. OUTER WALL WITH (1:6) SAND CEMENT MORTER AND 75/125 TH. PARTITION WALL WITH (1:4) SAND CEMENT MORTER.
4. 75MM SCREED CONCRETE WILL BE PROPER WATER PROOFING COMPOUND OVER 100 MM THK. ROOF.
5. ALL CEILING AND R.C.C. PLASTER 12 mmTH. WITH (1:4) SAND CEMENT MORTER AND ALL WALL PLASTER 12mm TH. WITH (1:6) SAND CEMENT MORTER.
6. ALL STEEL GRADE IS Fe415.
7. ALL CONCRETE GRADE IS M20.
8. ALL SORTS OF PRECAUTIONERY MEASURES SHOULD BE TAKEN DURING CONSTRUCTION OF SEPTIC TANK AND RESERVOIR.
9. ALL BUILDING MATERIALS WILL BE AS PER I.S. CODE AND N.B.C. RECOMENDATION.
10. ALL FLOOR WILL BE PROVIDED WITH A MARBLE FINISH.

### STRUCTURAL CERTIFICATE

THE STRUCTURAL DESIGNS AND DRAWINGS OF THE BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAVE BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA OF LATEST REVISION AND CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT.

SOIL TESTING REPORT HAS BEEN DONE BY DR. S.K.CHAKRABARTY OF "M/S. G.MITRA & ASSOCIATES" 4, PRIYA NATH GHOSH ROAD, KOLKATA - 700 075 OF REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATION.

  
S B Bhattacharyya  
[Civil]

### L.B.S. DECLARATION

I CERTIFIED WITH FULLY DRAWN AS PER PROVISION TO TIME AND THE SITE OF THE ABUTTING ROAD 4.8 WHICH HAS BEEN MEASURED TANK OR FILLED UP TANK

THE CONSTRUCTION OF BEFORE STARING OF BE BE DEMOLISHED BE OCCUPIED BY THE OWN

We do hereby under

1. We shall engage L.
2. We shall follow the
3. K.M.C. authority with
4. If any submitted do plan.
5. The construction of before starting of b
6. All Floor will be M

*Sri. Biplab Chakrabarty*

*Sri. Uttam Chakrabarty*

*Sri. Jayanta Chakrabarty*

*Sri. Jaydeep Chakrabarty*

Sri. Biplab Chakrabarty  
Sri. Uttam Chakrabarty  
constituted  
Sri. Jayanta Chakrabarty  
Sri. Jaydeep Chakrabarty

PROPOSED  
U/S 393A  
AT PREM



16/09/2014 :

N = 381.552 Sqm.

2. TOTAL REQUIRED CAR PARKING	2
3. TOTAL COVERD CAR PARKING PROVIDED	2
4. TOTAL OPEN CAR PARKING PROVIDED	0
5. PERMISSIBLE EXEMPTED AREA FOR CAR PARKING IN m <sup>2</sup>	50.000
6. ACTUAL CAR PARKING AREA EXEMPTED IN m <sup>2</sup>	50.000
7. PERMISSIBLE F.A.R	1.700
8. PROPOSED F.A.R	1.699
9. TOTAL CAR PARKING AREA PROVIDED	142.764

10. STATEMENT OF OTHER AREA				11. CALCULATION OF OTHER FEES	
FLOOR	LOFT M <sup>2</sup>	CUPBOARD M <sup>2</sup>	LEDGE M <sup>2</sup>		
				STAIR HEAD ROOM AREA	15.986
GR.FL.	0.00	0.000	0.000	LIFT MACHINE ROOM AREA	9.686
1ST.FL.	2.328	5.163	0.000	OVER HEAD RESERVOIR AREA	4.725
2ND.FL.	2.328	5.163	0.000	STAIR AREA OF LIFT MACHINE ROOM	5.075
3RD.FL.	2.328	5.163	0.000	OTHER AREA FOR FEES ONLY FOR CALCULATION	79.04
				SERVICE AREA	14.658
TOTAL	6.984	15.489	0.000	TOILET AT ROOF/ROOF GARDEN	0.000

**L.B.S. DECLARATION**

I CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN AS PER PROVISION OF K.M.C. BUILDING RULES 2009 AS AMENDED FROM TIME TO TIME AND THE SITE CONDITION INCLUDING WIDTH OF THE ABUTTING ROAD 4.8 M.WIDE. CONFORMS WITH THE PLAN, WHICH HAS BEEN MEASUREMENT AND VERIFIED BY ME. IT IS A BUILD ABLE SITE NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL.

THE CONSTRUCTION OF U. G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARING OF BUILDING FOUNDATION WORK. THE EXISTING STRUCTURE SHOULD BE DEMOLISHED BEFORE COMMENCEMENT OF THE CONSTRUCTION, WHICH IS OCCUPIED BY THE OWNER.

*Subrata Dutta*  
 Subrata Dutta  
 B-Tech (Civil)  
 L.B.S., Class-I No-1063  
 Under The K.M.C.

Signature of L.B.S.  
**SUBRATA DUTTA**  
 L.B.S. NO. 1063(I)

- We do hereby undertake with full responsibility that-
1. We shall engage L.B.S. & E.S.E. during construction.
  2. We shall follow the instruction of L.B.S. & E.S.E. during Construction of the building (as per plan)
  3. K.M.C. authority will not be responsible for Structural Stability of the building & adjoining structure.
  4. If any submitted documents are found to be fake, the K.M.C. authority will revoke the sanction - plan.

*Subrata Dutta*

Subrata Dutta  
B-Tech (Civil)  
L.B.S., Class-I No-1063  
Under The K.M.C.

Signature of L.B.S.  
**SUBRATA DUTTA**  
L.B.S. NO. 1063(I)

We do hereby undertake with full responsibility that-

1. We shall engage L.B.S. & E.S.E. during construction.
2. We shall follow the instruction of L.B.S. & E.S.E. during Construction of the building (as per plan)
3. K.M.C. authority will not be responsible for Structural Stability of the building & adjoining structure.
4. If any submitted documents are found to be fake, the K.M.C. authority will revoke the sanction - plan.
5. The construction of water reservoir & septic tank will be under the guidance of L.B.S. / E.S.E. before starting of building foundation work.
6. All Floor will be Marble finish & We agree to pay the Necessary fees for labor Welfare charges.

*A.P.L. Chowdhury*

*Sibendra Narayan Bardhan*

*Uttam Chowdhury*

*Indrani Ganguly*

- 1) SRI. BIPLAB CHOWDHURY
  - 2) SMT. INDRANI GANGULY
  - 3) SRI. SIBENDRA NARAYAN BARDHAN
  - 4) SRI. UTTAM CHOWDHURY
- CONSTITUTED ATTORNEY OF

- 1) SRI. JAYANTA PRASAD THAKUR
- 2) SRI. SANJAY PRASAD THAKUR
- 3) SMT. MAITRAYEE THAKUR
- 4) SRI. JAYDEEP THAKUR
- 5) SMT. MONALISA THAKUR.....

Signature of Owner

**Sri. Biplab Chowdhury, Smt. Indrani Ganguly, Sri. Sibendra Narayan Bardhan & Sri. Uttam Chowdhury, constituted attorney of Sri. Jayanta Prasad Thakur, Sri. Sanjay Prasad Thakur, Smt. Maitrayee Thakur, Sri. Jaydeep Thakur & Smt. Monalisa Thakur,**

**PROPOSED G+III STORIED RESIDENTIAL BUILDING PLAN  
U/S 393A OF K.M.C. ACT 1980 UNDER BUILDING RULE 2009  
AT PREMISES NO. 246 C, NETAJI SUBHASH CHANDRA BOSE  
ROAD, WARD NO.- 98, BOROUGH- X, KOLKATA- 700092  
UNDER THE KOLKATA MUNICIPAL CORPORATION.**



Plan for Water Supply arrangement including SEMI 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 3 PERCENT MOSQUITO BREEDING AS REQUIRED BY (1) & (2) OF CMC ACT 1950. 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.

The building materials that will be stacked on Road/Passage or Foot-path beyond 3-months or after construction of building is called: may be seized forthwith by the K.M.C. at the cost and risk of the owner.

Sanctioned-By: Sd/-  
Assistant Engineer (C-B) Br. No. 8



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 SANCTION IS VALIED UP TO 14/09/2022

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

Sanctioned subject to demolition of existing structure to provide open space as per plan before construction is started.  
Sd/- Executive Engineer (C) BR. 8 Asst-Engineer (C) Br. PLAN

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 conditionally on an undertaking duly registered from the owner's to the effect till they will not evict any tenants & will also provide the tenants with identical area in and around the premises by mutual arrangements.

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.

Any unauthorised 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.

RESIDENTIAL BUILDING

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

APPROVED ON 07/9/2017



DEVIATION WOULD MEAN DEMOLITION

# CERTIFIED COPY

KOLKATA MUNICIPAL CORPORATION  
BUILDING DEPARTMENTS

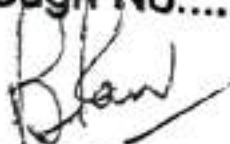
CERTIFIED COPY OF B.S. PLAN

No. 2017/100120

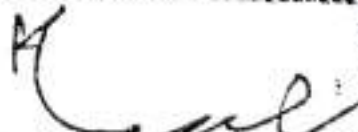
Dt. 15/09/17

Borough No. ....

8



Assistant Engineer



Executive Engineer

