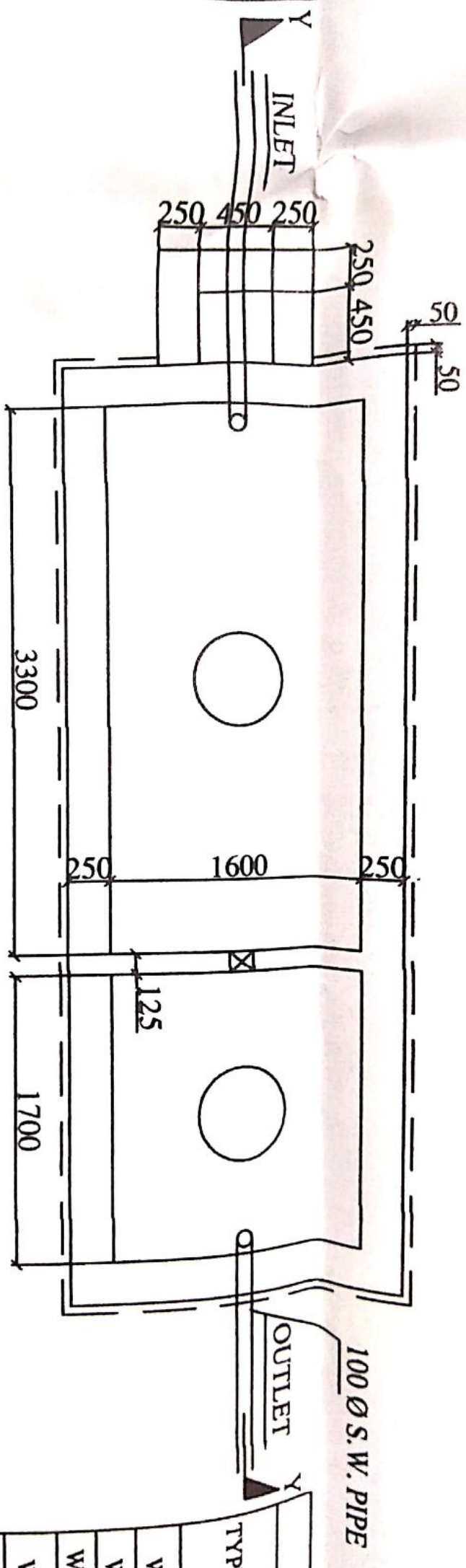


## SECTION YY





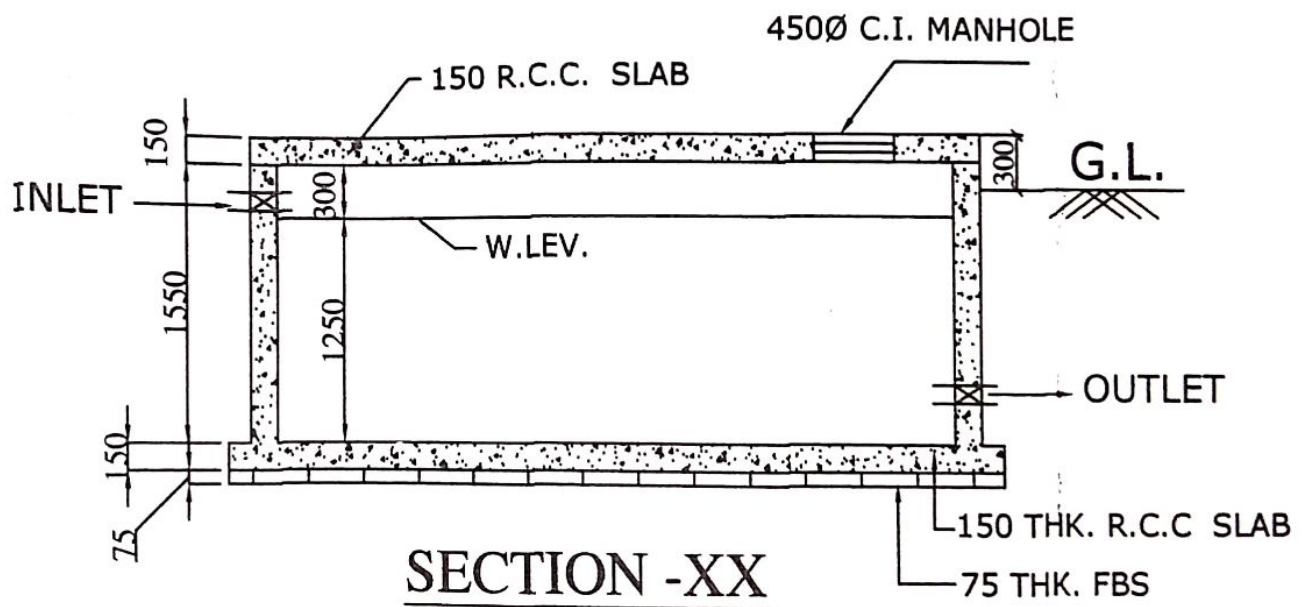


## PLAN

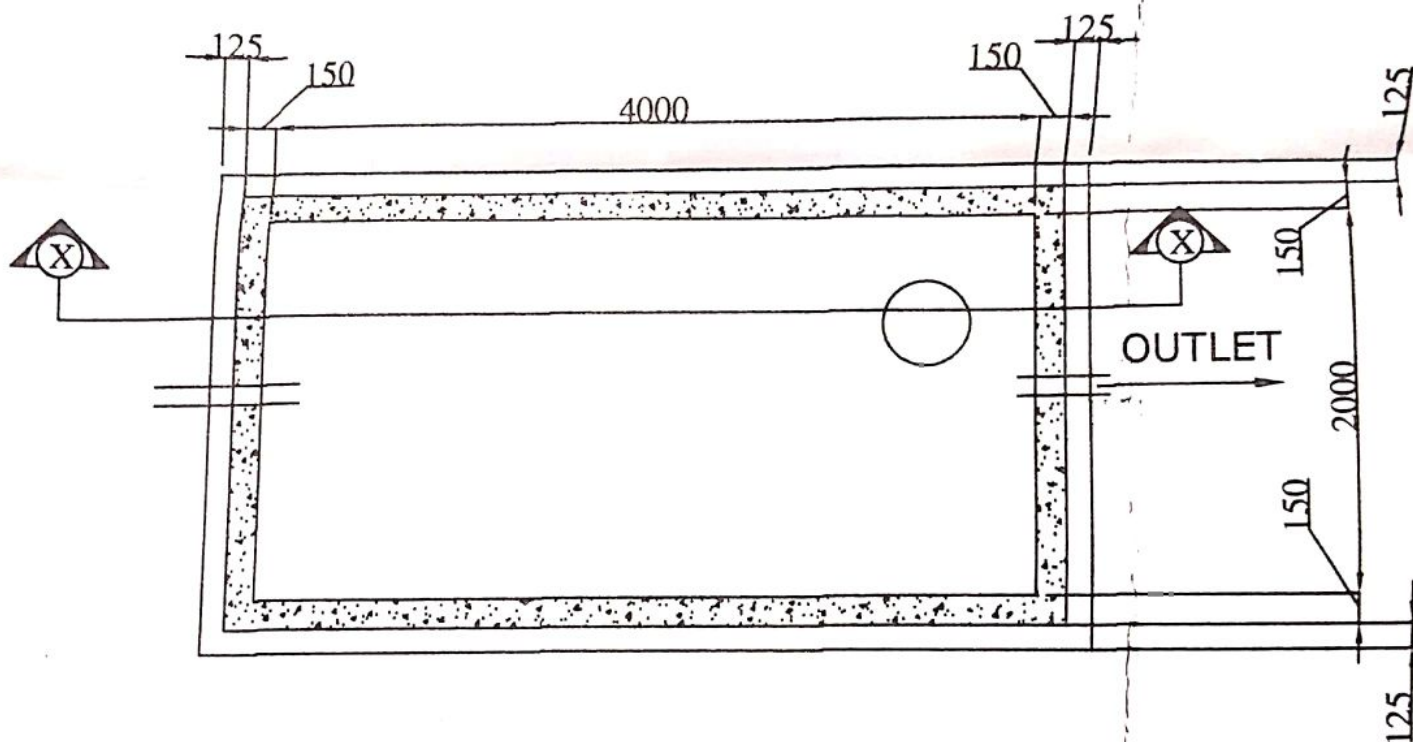
DETAIL OF SEPTIC TANK FOR 50 USERS

SCALE-1:50

ONE STORED BUILDING







PLAN OF UNDER GROUND WATER  
RESERVOIR CAPACITY 10,000 LTS.  
SCALE 1:50

SCHEDULE OF WINDOW					
TYPE	MASONRY OPENING				REMARKS
	WIDTH	HEIGHT	SILL HT.	LINTEL HT.	
W	2000	1350	750	2100	
W1	1500	1350	750	2100	
W1A	1500	1350	750	2100	
W2	1000	1350	750	2100	STORE
W2A	1000 +1000	1350	750	2100	
W3	1000	1000	1100	2100	KITCHEN
W4	500	1000	1100	2100	TOILET , W.C. , STORE
W5	1350	1350	750	2100	
WS	1500	2000			

SCHEDULE OF DOOR			
TYPE	MASONRY OPENING		REMARKS
	WIDTH	HEIGHT	
D1	1100	2100	
D2	1000	2100	
D3	900	2100	KITCHEN
D3A	750	2100	
D4	750	2100	TOILET
SD	1050	2100	
SD1	2625	2100	
SD2	2250	2100	
SD3	2200	2100	
SD4	4150	2100	
SD5	2925	2100	
SD6	3100	2100	
SD7	2200	2100	

### SPECIFICATIONS

1. ALL GRADE OF CONCRETE - M25.
2. ALL GRADE OF STEEL - Fe 500
3. ALL OUTER WALL - 200 mm THK. 1:6 MORTER.
4. ALL INTERNAL WALL-100 mm THK WITH 1:4 MORTER EXCEPT OTHERWISE MENTIONED.
5. ALL PLASTER - 15mm THK WITH 1:4 MORTER.
6. BEARING CAPACITY OF SOIL AS PER SOIL REPORT.
7. ALL DIMENSIONS ARE IN MM.



## CERTIFICATE OF OWNER(S)

WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT WE SHALL ENGAGE ARCHITECH AND E.S.E. DURING CONSTRUCTION. WE SHALL FOLLOW THAT INSTRUCTION OF ARCHITECH AND E.S.E. DURING CONSTRUCTION OF BUILDING (AS PER B.S. PLAN). K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING AND ADJOINING STRUCTURES. THE PLOT IS IDENTIFIED BY ME AND IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.



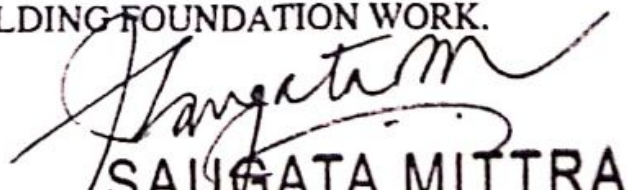
Swapan Kanti Mittra

SIGNATURE OF OWNER(S)

MUKUL MITTRA & SWAPAN KANTI MITRA

## CERTIFICATE OF ARCHITECT

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES -2009 AS AMENED FROM TIME TO TIME & THAT THE SITE CONDITION INCLUDING THE WIDTH OF THE ABUTTING 6.170 M. ROAD MAINTAINED BY K.M.C. CONFIRM WITH THE PLAN , WHICH HAS BEEN MEASURED AND VERIFIED BY ME . IT IS A BUILDABLE SITE & NOT A TANK OR FILLED - UP TANK. THERE IS AN EXISTING STRUCTURE TO BE DEMOLISHED BEFORE COMMENCEMENT WHICH IS FULLY OCCUPIED BY THE OWNER. THE PLOT IS BOUNDED BY BOUNDARY WALLS.THE CONSTRUCTION OF U.G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.



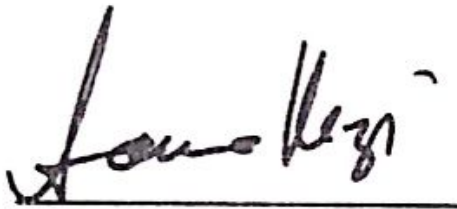
SAUGATA MITTRA  
B. ARCH., AIIA  
CA/2002/29849

SIGNATURE OF ARCHITECT  
SAUGATA MITTRA  
B.ARCH , AIIA  
REG. NO.- CA/2002/29849



# CERTIFICATE OF STRUCTURAL STABILITY

THE STRUCTURE DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAVE BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOAD INCLUDING THE SEISMIC LOAD AS PER N.B.C OF INDIA AND BASIS OF SOIL INVESTIGATION REPORT BY "TECHNOMA (I)" 37B, HINDUSTHAN ROAD, KOL-29. CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT.



Soma Kazi

E.S.E. - I - 221

Kolkata Municipal Corporation

SIGNATURE OF STRUCTURAL ENGINEER  
SOMA KAZI  
58 F , Hindusthan Park , KOLKATA-700 029  
EMPANELMENT NO.- ESE-I/221

## CERTIFICATE OF GEO - TECHNICAL ENGINEER

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 HEREIN IS SAFE AND STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

J. N. GHOSH

ME (Geo-technical Engg.)

BCE, Chartered Engineer

Fellow (I.E.I.). F.I.V.

Consulting Engineer & Valuer

(G.T/I/4)



SIGNATURE OF GEO-TECHNICAL ENGINEER  
J.N. GHOSH  
TECHNOMA (I)  
37B, HINDUSTHAN ROAD  
KOLKATA - 700029  
EMPANELMENT NO. - G.T/I/4



**PROJECT TITLE :**  
**PROPOSED G+IV (HT.-15.5M) RESIDENTIAL**  
**BUILDING AT PREMISES NO.- 267 ,**  
**BECHARAM CHATTERJEE ROAD,**  
**WARD NO.- 128 , BOROUGH NO. - XIV,**  
**POLICE STATION - PARNASREE ,**  
**KOLKATA- 700061 DIST.- 24 PGS.(SOUTH).**  
**UNDER THE KOLKATA MUNICIPAL**  
**CORPORATION.**

**GROUND FLOOR PLAN WITH SITE PLAN,**  
**DETAIL OF U.G.W.R. & SEPTIC TANK**

**PROJECT ARCHITECT:-**



**CONSULTANTS FOR HUMAN SETTLEMENT**

FLAT-38, 7TH Floor, 105 Park Street, Kolkata-700016

Tel.:+91-33-22651263/64,

E- mail : saugata.shelter@gmail.com

164/B Becharom Chatterjee Street, Kolkata-700061

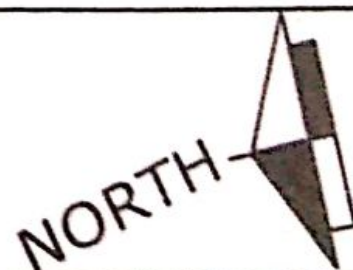
566 Anna Salai, Teynapet, Chennai- 600018

**DEALT BY : LAKSHMIPRIYA**

**SCALE : 1:100**

**DATE : 23. 05. 2019**

**DWG NO: 267 BCR/KMC/AR/01**



**SPACE FOR OFFICE USE**



# STATEMENT OF THE PLAN PROPOSAL

## PART - A

1. ASSESSEE NO. - 411280200716
2. DETAILS OF REGISTERED DEED :  
BOOK No. : 1, VOLUME No. : 103, PAGE No. : 241- 248, BEING No. : 4024, YEAR : 1982
3. DETAILS OF BOUNDARY DECLARATION :  
BOOK No. : 1, VOLUME No. : 1602-2018, PAGE FROM. : 55109 TO 55125, BEING No. : 160201560, YEAR : 2018
4. DETAILS OF FRONT STRIP GIFT :  
BOOK No. : 1, VOLUME No. : 1602-2018, PAGE FROM. : 55175 TO 55189, BEING No. : 160201563, YEAR : 2018
5. DETAILS OF SIDE STRIP GIFT :  
BOOK No. : 1, VOLUME No. : 1602-2018, PAGE FROM. : 55142 TO 55157, BEING No. : 160201561, YEAR : 2018
6. DETAILS OF SIDE SPREAD CORNER :  
BOOK No. : 1, VOLUME No. : 1602-2018, PAGE FROM. : 55158 TO 55174, BEING No. : 160201562, YEAR : 2018
7. (a) AREA OF LAND = ( 09 K. - 08 CH. - 24 SQ.FT.) = 637.649 SQ.M.  
(b) No. OF STOREY = G + IV
8. No. OF TENEMENTS = 13 Nos.
9. SIZE OF TENEMENTS : GREATER THAN 75 SQ.M. BUT LESS THAN 100 SQ.M. = 11 Nos.  
SIZE OF TENEMENTS : GREATER THAN 100 SQ.M. = 2 Nos.
- GROUND FLOOR COMMON AREA = 66.274 SQ.M  
TYPICAL FLOOR COMMON AREA = 25.523 SQ.M  
TOTAL TYPICAL FLOOR COMMON AREA = 51.045 SQ.M  
3RD FLOOR COMMON AREA = 20.572 SQ.M.  
4TH FLOOR COMMON AREA = 20.810 SQ.M.  
TOTAL COMMON AREA OF ALL FLOORS = 158.702 SQ.M.
09. TOTAL REQUIRED CAR PARKING = 7 Nos.
10. TOTAL PROVIDED CAR PARKING = 11 No.
11. PERMISSIBLE AREA FOR PARKING =  $7 \times 25 = 175$  SQ.M
12. PROVIDED AREA OF PARKING = 181.860 SQ.M
13. PERMISSIBLE F.A.R = 1.75
14. PROPOSED F.A.R =  $1288.939 - 175 / 637.649 = 1.747 < 1.75$
15. OVER HEAD TANK AREA = 13.018 SQ.M.
16. STAIR HEAD ROOM AREA = 18.985 SQ.M.
17. LIFT MACHINE ROOM AREA = 3.285 SQ.M
18. W.C. AREA AT THE ROOF = 2.975 SQ.M.
19. TERRACE AREA = 299.779 SQ.M.
20. TOTAL EXEMPTED AREA =  $(70.538 + 14.303) = 84.841$  SQ.M.
21. TOTAL AREA OF CUP BOARD = 23.307 SQ.M.
22. OTHER AREA ONLY FOR FEES =  $(70.538 + 14.303)$  SQ.M. = 84.841 SQ.M.



A. C. S H E D

TWO STORIED BUILDING  
PRES. NO -166, BECHARAM  
CHATTERJEE ROAD



# LOOR PLAN WITH SITE

## PART - B

Sanctioned subject to demolition of existing structure to provide open space as per plan before construction is started  
Executive Engineer (C)  
Bt. 2018  
Asst. Engineer (C)  
Bt. PLAN 2018

THE SANCTION IS VALID UP TO 23/10/2024...

## 01. AREA OF LAND :

AS PER TITLE DEED = 10 K = 668.865 SQ.M.  
AS PER BOUNDARY DECLARATION = (9 K - 8 CH - 24 SFT) = 637.649 SQ.M.

02. AREA OF SPLAY CORNER = 3.125 SQ.M.

03. AREA OF STRIP = (45.501+5.881) SQ.M. = 51.382 SQ.M.

04. (i) PERMISSIBLE GROUND COVERAGE (50 %) = 318.825 SQ.M.  
(ii) PROPOSED GROUND COVERAGE (47.013%) = 299.779 SQ.M.

05. PROPOSED HEIGHT = 15.5 M  
06. DEPTH OF BUILDING = 28.575 M



## AIRPORTS AUTHORITY APPROVAL

NOC ID: BEHA/EAST/B/091818/335836  
APPROVED BY AIRPORTS AUTHORITY OF INDIA  
DATED 24-09-2018 APPROVED HEIGHT 34.75 METER,  
ABOVE MEAN SEA LEVEL OF 4.75 METER.

APPROVED BY M.B.C.  
dt. 10/09/2019...

APPROVED  
ASSISTANT ENGINEER (C)  
BOROUGH NO. 20

## 07. PROPOSED AREA :

	TOTAL COVERED AREA (A)	DUCT (B)	LIFT WELL (C)	GROSS FLOOR AREA D = (A-B-C)	STAIRWAY AREA (E)	LIFT LOBBY AREA (F)	CAR PARKING (G)	NET FLOOR AREA H = (D-E-F)
GROUND FLOOR	248.134 SQ.M	0 SQ.M	0 SQ.M	248.134 SQ.M	13.028 SQ.M	2.963 SQ.M	175.0 SQ.M	232.143 SQ.M
1ST FLOOR	299.779 SQ.M	0.54 SQ.M	2.4 SQ.M	296.839 SQ.M	14.040 SQ.M	2.835 SQ.M		279.964 SQ.M
2ND FLOOR	299.779 SQ.M	0.54 SQ.M	2.4 SQ.M	296.839 SQ.M	14.040 SQ.M	2.835 SQ.M		279.964 SQ.M
3RD FLOOR	299.779 SQ.M	0.54 SQ.M	2.4 SQ.M	296.839 SQ.M	14.715 SQ.M	2.835 SQ.M		279.289 SQ.M
4TH FLOOR	238.069 SQ.M	0.54 SQ.M	2.4 SQ.M	235.129 SQ.M	14.715 SQ.M	2.835 SQ.M		217.579 SQ.M
TOTAL AREA	1385.540 SQ.M	2.16 SQ.M	9.6 SQ.M	1373.780 SQ.M	70.538 SQ.M	14.303 SQ.M		1288.939 SQ.M

## 08. TENEMENTS & CAR PARKING CALCULATION :

FLAT MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
A (1ST FL.)	69.058 SQ.M	10.607 SQ.M	79.665 SQ.M	1	1
B (1ST FL.)	67.625 SQ.M	10.387 SQ.M	78.012 SQ.M	1	1
C (1ST FL.)	69.490 SQ.M	10.674 SQ.M	80.164 SQ.M	1	1
D (1ST FL.)	65.144 SQ.M	10.006 SQ.M	75.150 SQ.M	1	1
A (2ND FL.)	69.058 SQ.M	10.607 SQ.M	79.665 SQ.M	1	1
B (2ND FL.)	67.625 SQ.M	10.387 SQ.M	78.012 SQ.M	1	1
C (2ND FL.)	69.490 SQ.M	10.674 SQ.M	80.164 SQ.M	1	-
D (2ND FL.)	65.144 SQ.M	10.006 SQ.M	75.150 SQ.M	1	1
3A (3RD FL.)	69.058 SQ.M	10.607 SQ.M	79.665 SQ.M	1	1
3B (3RD FL.)	142.180 SQ.M	21.839 SQ.M	164.019 SQ.M	1	1
3C (3RD FL.)	65.029 SQ.M	9.988 SQ.M	75.017 SQ.M	1	1
4A (4TH FL.)	69.164 SQ.M	10.624 SQ.M	79.787 SQ.M	1	1
4B (4TH FL.)	145.154 SQ.M	22.295 SQ.M	167.449 SQ.M	1	1
TOTAL AREA	1033.22 SQ.M	158.702 SQ.M	1191.918 SQ.M	13	7



GROUND FLOOR PLAN WITH SITE PLAN

DETAIL OF U.S. GROUND FLOOR PLAN

**PARTY'S COPY**

**RESIDENTIAL BUILDING**

**DEVIATION WOULD MEAN DEMOLITION**

"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 COLLECTIONS PARTICULARLY LIFE WELLS, VATS, BASEMENT SURGING SITES OPEN RECEPTACLES ETO AS EMPITED COMPLETELY TWICE & WEAR"

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.

Before starting any Construction the site must conform with 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.

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.

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.

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

- Empty each and every water storage container/reservoir at a weekly interval.
- If you face any problem in emptying water containers/reservoirs, please ensure to sprinkle barbed thorn (MLO) (mosquito larvicide oil) on their water surface @ of 2.5-4 liter per 100 sq. m surface area at weekly intervals.
- For carrying out the hand-held larvicide spray 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 employ 1-2 skilled workers from your side and accomplish the job by employing their services at a weekly interval.
- Technical knowhow for spraying/spraying may be obtained from the visiting Vector Control Team of KMC; the dept. 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.

CONSTRUCTION SITE SHALL BE MAINTAINED FREE FROM AIR POLLUTION ACCORDING TO UNDERTAKING SUBMITTED AS PER AMENDMENT DT. 31.01.2019 VIDE NO. 95/MA/OIC-41 3R-7/2017 OF SCHEDULE-IV OF KMC BUILDING RULE 2003

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

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

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

CHECKED AND VERIFIED

*Sukun*

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

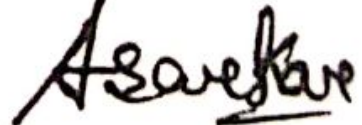


Necessary steps should be taken for the safety of the lives of the adjoining public and private properties during construction.

Structural plan and design calculation as submitted by the structural engineer have been kept with B. P. No. 2019/40223 Date 24/10/19 for record of the Kolkata Municipal Corporation. No deviation from the submitted structural plan made at the time of execution. The structural plan along with design calculation shall be kept in the prescribed form for the safety of the adjoining public and private properties and safety of human life during construction.



Asst. Engineer/Technical Advisor / Executive Engineer  
BOROUGH NO.- XIII, XIV







Distance From Nearest Airport And Railway		
Airport Name	Distance (Kilometer) from Nearest A/P	Distance (Kilometer) from Nearest R/P
Bahadur	2504.72	149.8
Langdon	2504.72	177.3
Notes	B/H/AN/AST/AN/1211/1314A	

**The D.G (Building)**  
**KMC**

Re: Plans for proposed building at Pre: No.267 Becharam Chatterjee Road, Ward 128.

Being informed that the plan case file has been sent for consideration of the MBC. We are submitting a copy to be attached in the file.

Mukul Mittra

To (1) Sri Mukul Mitra and (2) Sri Swapan Kumar Mitra, both sons of Late Jai Lal Mitra of 207, Becharan Chatterjee Road, Kolkata - 700 061.

Whereas the above mentioned applicants have made an application in conformity with the Rule 4(4) of the Building Rules 1990 of the Andhra Pradesh Capital Territory, and it is considered proper to certify to the effect that there is no objection from the point of view of the Building Regulation Act-1956, against the sanction of a Building Plan for the construction of a Building over R.S. & L.R. Plot No. 227, 265, 266, 267, 268, 269, 270, 271 of Mouza - Gangarampalli, S.I. No. 05, P. No. 5, Purnam, Taluk of the District of Godavari District, 24 square feet i.e. equivalent to 187.64 square meter of land lying S.I. No. 269, 270, 271, S.I. 24 Premises No. 267, Decharam Chaitanyar Road, Andhra - 500 015.

And whereas the undersigned is satisfied that the appraiser's report appears to comply with the provisions of the ceiling limit under the provisions of the Urban Land (Ceiling & Regulation) Act - 1962 against the land as indicated in the para-1 above.

It is therefore, certified that there is no objection from this and if, any other body, was asked for the Plan by the Kolkata Municipal Corporation regarding the Corporation's use of land, that the said land.

However, it may please be noted that this Certificate will not be the order required to proceed against the present land holders, or their predecessors in title, if it is subsequently found that they hold/held land in excess of the Ceiling Limit under the provisions of the Land Ceiling Act, 1976.

**Memo No.** /UULC/AIsp/2019  
**Copy forwarded to**

- The Commissioner, Kofaka Municipal Corporation (S.P.N. Road, Kofaka-760 613) for favour of his kind information.

Completed by: Pratik, A.C.  
 S.D.D. Answer:  $n-1$  &  $2n$  respectively.