

15/11/2017 11:11:17

AREA STATEMENT

1. AREA OF LAND - 07.07 CH. 31 FT. (AS / BOUNDARY DECLARATION)
 1A. ROAD WIDTH - 50.75 SQ. M. (AS / BOUNDARY DECLARATION)
 2. PERMISSIBLE F.A.R. - 2.00
 3. PREVIOUS F.A.R. - 1.813
 4. PROPOSED F.A.R. - 2.00

3.9) PERMISSIBLE GROUND COVERAGE - 50.00 % OF LAND AREA = 249.72 SQ.M.
 4) PREVIOUS & PROPOSED GROUND COVERAGE - 249.72 SQ.M. (49.94 % OF LAND AREA)

4. REQUIRED NO. OF PARKING - 100 (100 SQ.M. x 200 SQ.M. = 1 CAR / TENANT - 10 NOS. CAR)

5. TOTAL NOS. OF CAR PARKING PROVIDED - 100 (COVERED)

6. PREVIOUS NO. OF TENEMENT - 08 NOS.
 6a. PROP. NO. OF TENEMENT - 10 NOS.

CALCULATION OF TOTAL FLOOR AREA

AREA	PREVIOUS	NEW
1) TOTAL AREA OF BUILDING	: 1194.20 SQ.M.	: 1305.07 SQ.M.
2) GROUND FLOOR AREA	: 237.20 SQ.M.	: 237.20 SQ.M.
3) FIRST FLOOR AREA	: 239.25 SQ.M.	: 239.25 SQ.M.
4) SECOND FLOOR AREA	: 239.25 SQ.M.	: 239.25 SQ.M.
5) THIRD FLOOR AREA	: 239.25 SQ.M.	: 239.25 SQ.M.
6) FOURTH FLOOR AREA	: 239.25 SQ.M.	: 239.25 SQ.M.
6A) FIFTH FLOOR AREA	-	: 111.87 SQ.M.
7) SERVICE AREA ON ROOF	: 28.15 SQ.M.	: 28.15 SQ.M.
8) SERVICE AREA ON GROUND	: 28.61 SQ.M.	: 28.61 SQ.M.
9) ACTUAL CAR PARKINGS	: 196.31 SQ.M.	: 196.31 SQ.M.
10) STAIR HEAD ROOM AREA	: 20.44 SQ.M.	: 20.44 SQ.M.
11) LIFT MACHINE ROOM AREA	: 15.92 SQ.M.	: 15.92 SQ.M.
12) OVER HEAD RESERVOIR AREA	: 4.50 SQ.M.	: 4.50 SQ.M.
13) AREA OF W.C. ON ROOF	: 2.76 SQ.M.	: 2.76 SQ.M.
14) LOFT AREA	: 40.68 SQ.M.	: 40.68 SQ.M.
15) C.B. AREA	: 26.78 SQ.M.	: 26.78 SQ.M.
16) REHABILITATION AREA	: 12.30 SQ.M.	: 12.30 SQ.M.
17) EXEMPTED AREA	: 92.37 SQ.M.	: 92.37 SQ.M.
18) NET FLOOR AREA	: 1101.80 SQ.M.	: 1196.16 SQ.M.

SPECIFICATIONS

1. ALL DIMENSIONS ARE IN MM.
 2. ALL EXTERNAL WALLS ARE 200/250THK. AND INTERNAL WALLS 125/125 THK IN 1:5 CEMENT MORTAR.
 3. EXTERNAL PLASTER IS 19 MM THK. INTERNAL PLASTER 12 MM THK. IN 1:5 CEMENT MORTAR.
 4. ALL DOOR FRAMES ARE OF GOOD QUALITY SAL WOOD.
 5. GRADE OF CONCRETE IS M-20
 6. ALL WINDOWS ARE OF ALUMINIUM & 4MM THK CLEAR GLASS
 7. ALL REINFORCEMENT TO CONFORM WITH IS. 456 1978.
 8. ALL P.C.C. IS IN 1:3:6 (CEMENT SAND AGGREGATE).
 9. SLOPE ON ROOF IS IN 1:120
 10. ALL INTERNAL WALLS ARE TO BE FINISHED WITH PLASTER OF PARIS WHILE EXTERNAL SURFACE TO BE FINISHED WITH TWO COATS CEMENT BASED PAINTS.

NOTES:

1. STRUCTURE SHOWN IN YELLOW FIRM LINE ARE SANCTIONED & SHALL BE CONSTRUCTED.
 2. STRUCTURE SHOWN IN YELLOW DOTTED LINE ARE SANCTIONED BUT SHALL NOT BE CONSTRUCTED.
 3. STRUCTURE SHOWN IN RED HATCH ARE NOT SANCTIONED BUT PROPOSED FOR CONSTRUCTION.

STATEMENT OF PLAN

1. ASSESSEE NO. - 110320303564
 2. DETAILS OF REGISTERED DEED:
 1) BOOK NO. - 1
 2) BEING NO. - 2144 FOR THE YEAR 1992 DATED 04.12.1992
 3) SUB REGISTER SEADAH DIS. 24 PARGANAS (SOUTH)

SCHEDULE OF DOORS AND WINDOWS

TYPE	WIDTH	HEIGHT	SILL	REMARKS
D1	2100	2100	-	MAIN DOOR
D2	1200	2100	-	PUSH DOOR (MAIN)
D3	1000	2100	-	ELECTRICAL & LIFT MACHINE ROOM DOOR
D4	800	2100	-	FLUSH DOOR
D5	750	2100	-	FLUSH DOOR
D6	2400	2100	900	SLIDING DOOR
W1	1500	1200	900	ALUMINIUM SLIDING WINDOW
W2	1200	1200	900	ALUMINIUM SLIDING WINDOW
W3	900	1200	900	ALUMINIUM SLIDING WINDOW
W4	450	1000	1000	TOILET WINDOW WITH EXHAUST
W5	450	1000	1000	TOILET WINDOW WITH EXHAUST
W6	1500	1200	900	ALUMINIUM SLIDING WINDOW

DECLARATION OF ARCHITECT

I, SUNIL MANIAPAIKA, (B. Arch.)
 Consulting Architect
 Control of Architecture (Reg. No. CA9316684)

CERTIFICATE OF ARCHITECT

THE STRUCTURAL DESIGN & DRAWING OF THE BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL THE POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFY THAT IT IS SAFE STABLE IN ALL RESPECTS.
 I, SUNIL MANIAPAIKA, (B. Arch.) CHIEF ARCHITECT, ENGINEERS PLOT NO. 15, BASAVI ROYALANE BELGAHATA KOLKATA - 700010, THE RECOMMENDATION OF REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATION.

CERTIFICATE OF OWNER

WE DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT:
 1) WE SHALL FOLLOW THE INSTRUCTION OF L.B.A. & E.S.E DURING CONSTRUCTION OF THE BUILDING AS PER B.S.P.L.N.
 2) K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING AND ADJOINING STRUCTURE.
 3) THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDER THE GUIDANCE OF L.B.A. / E.S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK.

SIG. OF ARCHITECT

SUNIL MANIAPAIKA, (B. Arch.)
 Consulting Architect
 Control of Architecture (Reg. No. CA9316684)

SIG. OF STRUCTURAL ENGINEER

CHANDI PRASAD KHANRA
 BE (Civil), MIE (Struct.), MIE (India)
 889, 4/2

SIG. OF OWNER

ANSHU KUIJA
 SIG. OF OWNER

ADDITION OF 5TH FLOOR PLAN OVER EXISTING G+4 (15.50 MT HIGH) RESIDENTIAL BUILDING OF UNDER SECTION 394 OF K.M.C ACT 1980. CIRCULAR NO - 02 OF 2015-16 DATED - 11/7/2015 AT PREMISES NO: 105F BIDHAN NAGAR ROAD, WARD NO-32, BOROUGH NO- III, P.S : MANIKTALA, KOLKATA-700067. (UNDER KOLKATA MUNICIPAL CORPORATION). PREVIOUSLY SANCTIONED VIDE B.S.P.L.N NO. 2014030117 DATED - 26.02.2015 & SUBSEQUENTLY REGULARISED U/R 26 (2a) & (2b) OF K.M.C. DATED - 26.02.2009 APPROVED BY THE D.Y. CH. ENGG. (B/N) DATED - 26.02.2016 VIDE NO- 8102/III /2016-17 DT - 02/01/16. PROPOSED BUILDING HEIGHT - 15.50 MT.

SANCTION DRAWING (ARCHITECTURAL)

GROUND FLOOR PLAN, SITE PLAN, LOCATION PLAN, ELEVATION, SECTION B-B, PLAN AND SECTION OF UNDER GROUND RESERVOIR.

STRUCTURAL ENGINEER:
 CHANDI PRASAD KHANRA
 DATE: 03.11.16 (SCALE: 1:100) (DEALT: APARNA) (DRG. NO. 105F B.N.R./2016)

ARCHITECTS:
 MANIRAMKA AND ASSOCIATES
 74 B, A. J. C. ROSE ROAD, KOLKATA-700 016
 PHONE : (033) 2217 8329
 E mail: maniramka@gmail.com

LOCATION PLAN
 SCALE = 1:4000

SITE PLAN
 SCALE = 1:600

UNDER CONSTRUCTION

PREMISES NO. 105F BIDHAN NAGAR ROAD

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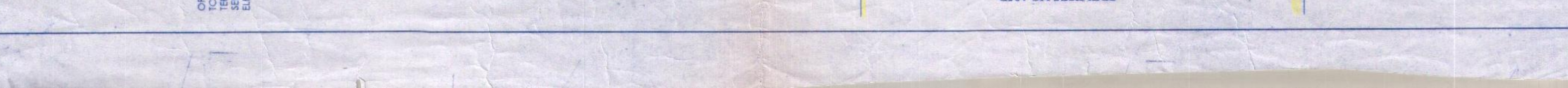
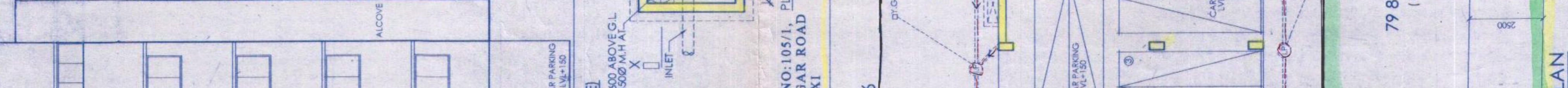
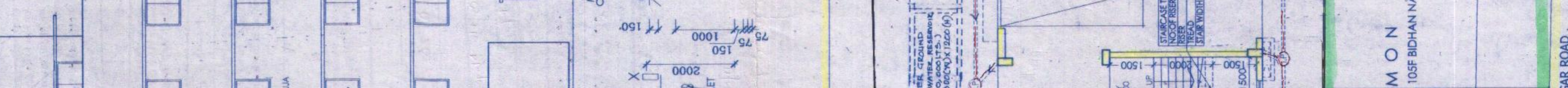
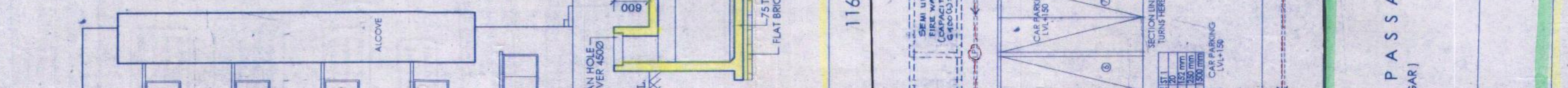
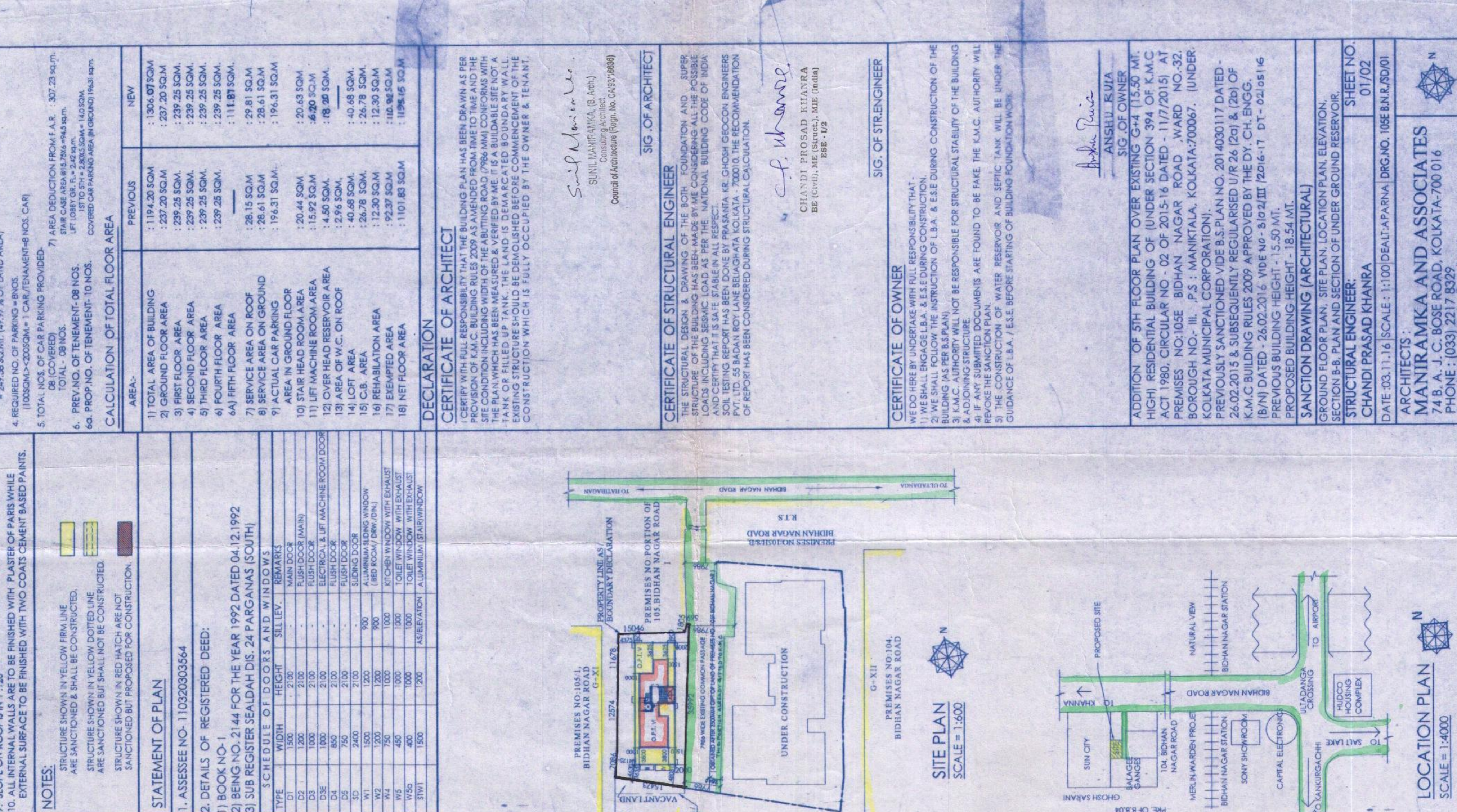
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PARTY'S COPY

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 sanction refers to the proposed portion shown in red and the Executive Engineers makes no admission as to the correctness of the plan.

Plan for Water Supply arrangement including S.E.M.U. G. & O. H. reservoirs should be submitted at the Office of the Executive Engineer Water Supply and the sanction obtained before proceeding with the work or Water Supply any deviation may lead to disconnection/demolition.



DEVIATION WOULD BE IN DEVIATION

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

CONSTRUCTION SITE SHALL BE MAINTAINED TO PREVENT MOSQUITO BREEDING AS REQUIRED UNDER THE PEST CONTROL ACT 1986 IN SUCH MANNER THAT ALL WATER COLLECTION & PARTICULARLY LIFT WELLS, VATS, BASEMENT CURING SITES, OPEN RECEPTACLES ETC MUST BE EMPTIED COMPLETELY TWICE A WEEK.

No rain water pipe should be fixed or discharged on Road or Foot-path. Drainage plan should be submitted at the Borough Executive Engineer's Office and the sanction obtained before proceeding with the drainage work.

A suitable pump has to be provided i.e. pumping untreated water for the distribution to the flushing cisterns and urinals in the building increase untreated water from street main is not available.

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

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

Approved subject to Compliance of requisition of West Bengal Fire Services, if any.

THE SANCTION IS VALID UP TO: 05.08.2023

APPROVED BY: *S. K. Maiti*
Date: *05.08.23*

The building materials that will be stacked on Road/Passage or Foot-path beyond 3 months after construction shall be stored on the floor which may be done with the permission of the K.M.C. at the cost and risk of the owner.

RESIDENTIAL BUILDING

Building Department
Secretary, K.M.C.
Kolkata, West Bengal.
Consent Not Verified

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