

THE KOLKATA MUNICIPAL CORPORATION

BUILDING PERMIT

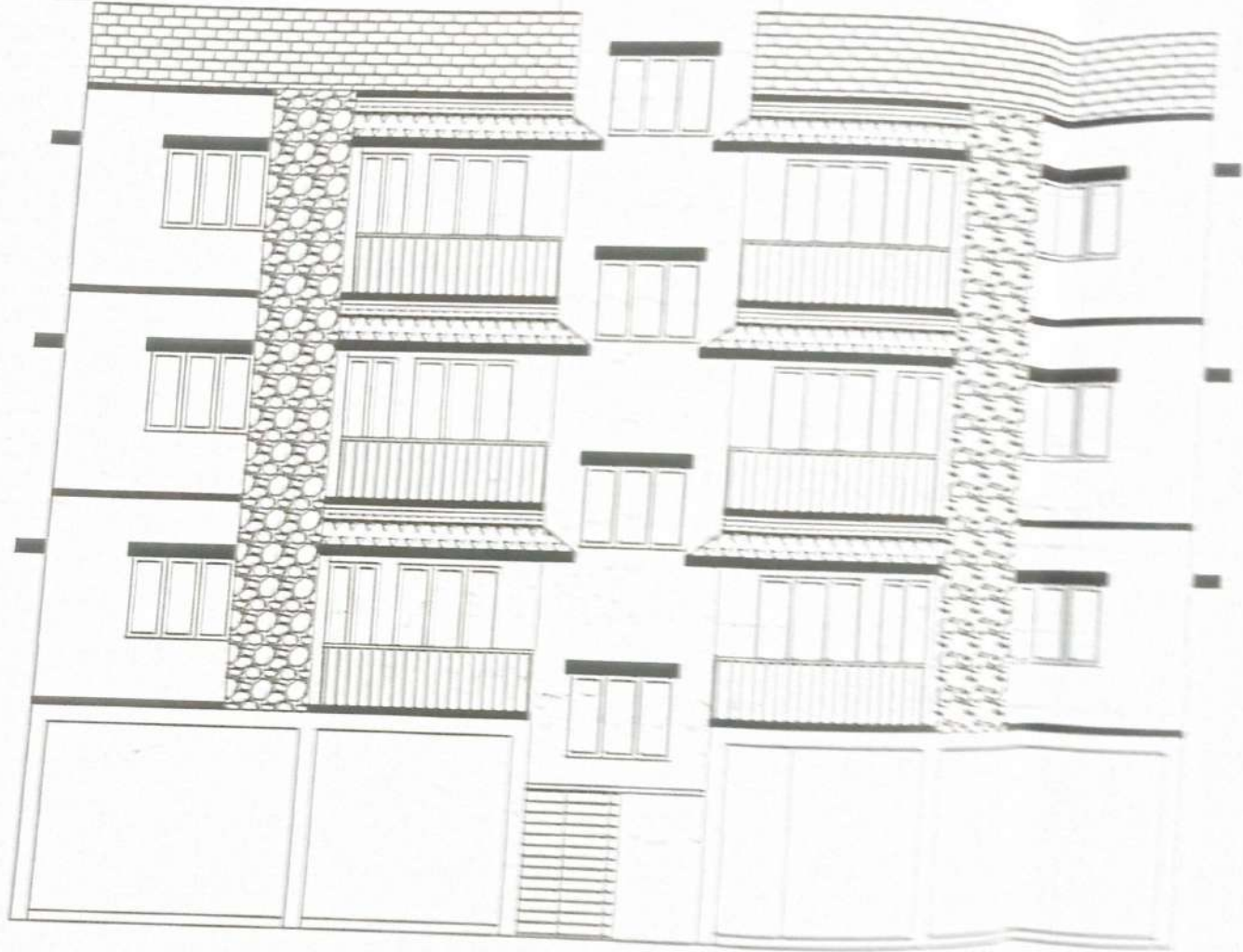
No. 2019/10050

Date: 29.07.19 Borough No. 12

[Signature]
Ex. Engineer / Asst. Engineer

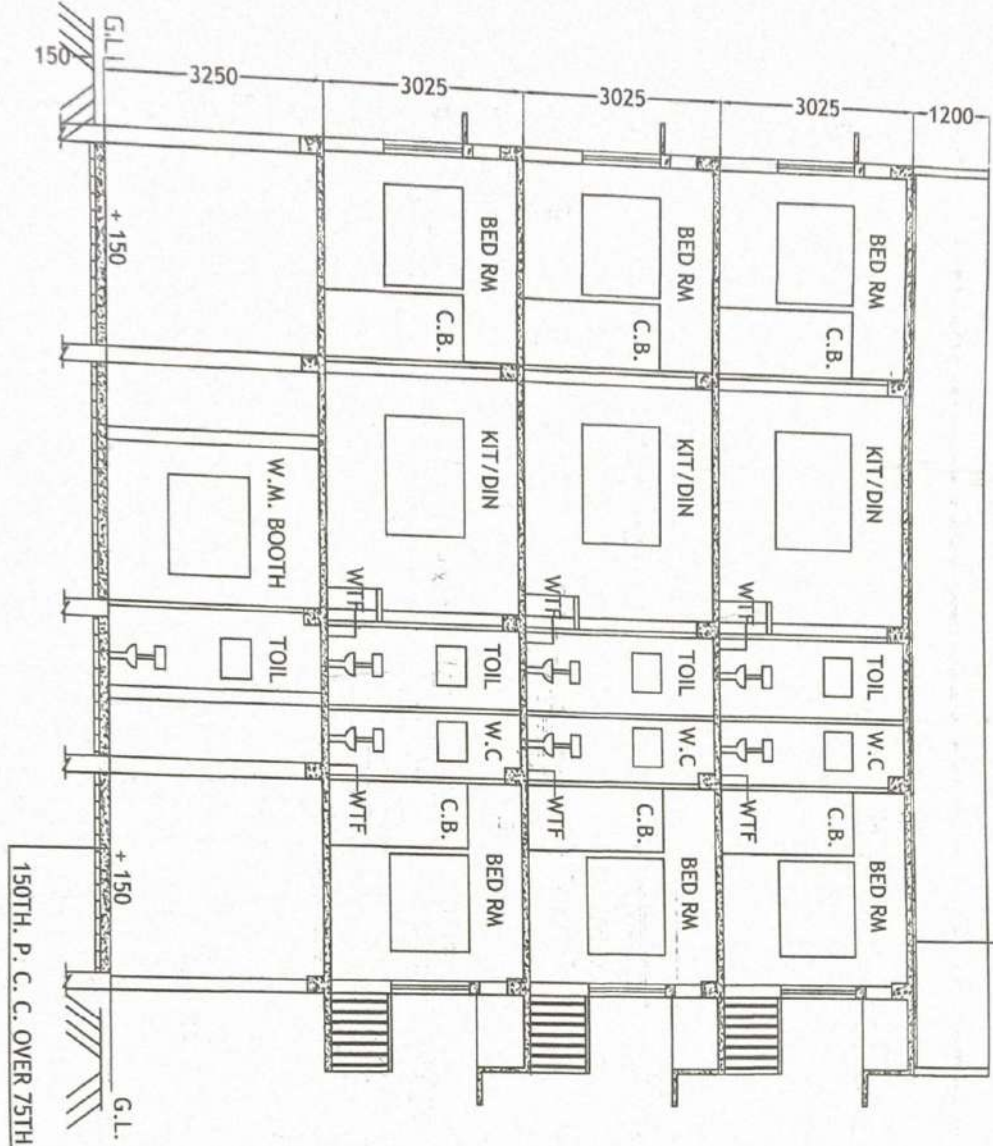
Bar. No. 122 Bar. No. 123

★ BUILDING DEPT. SPACE FOR OFFICE USE ONLY

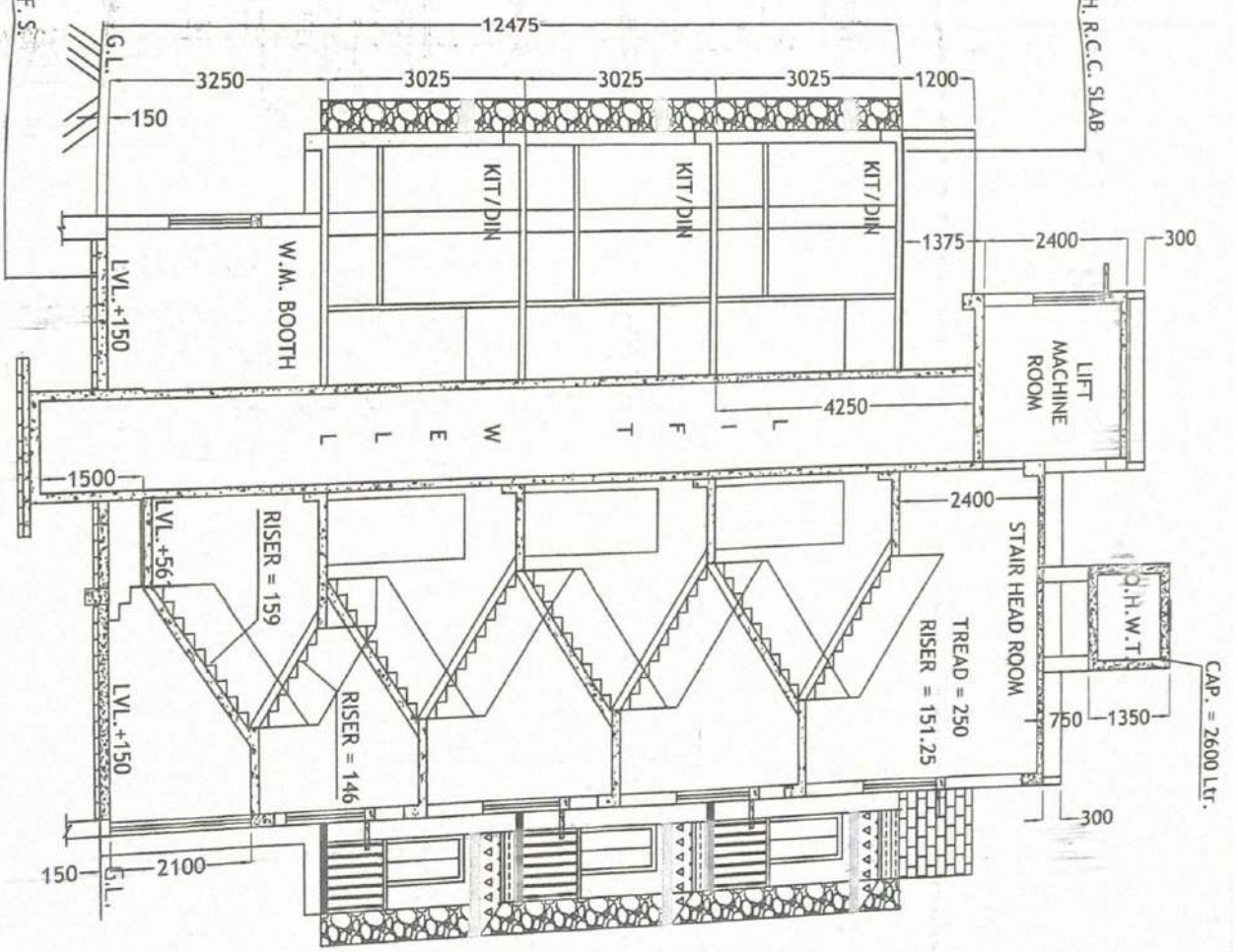


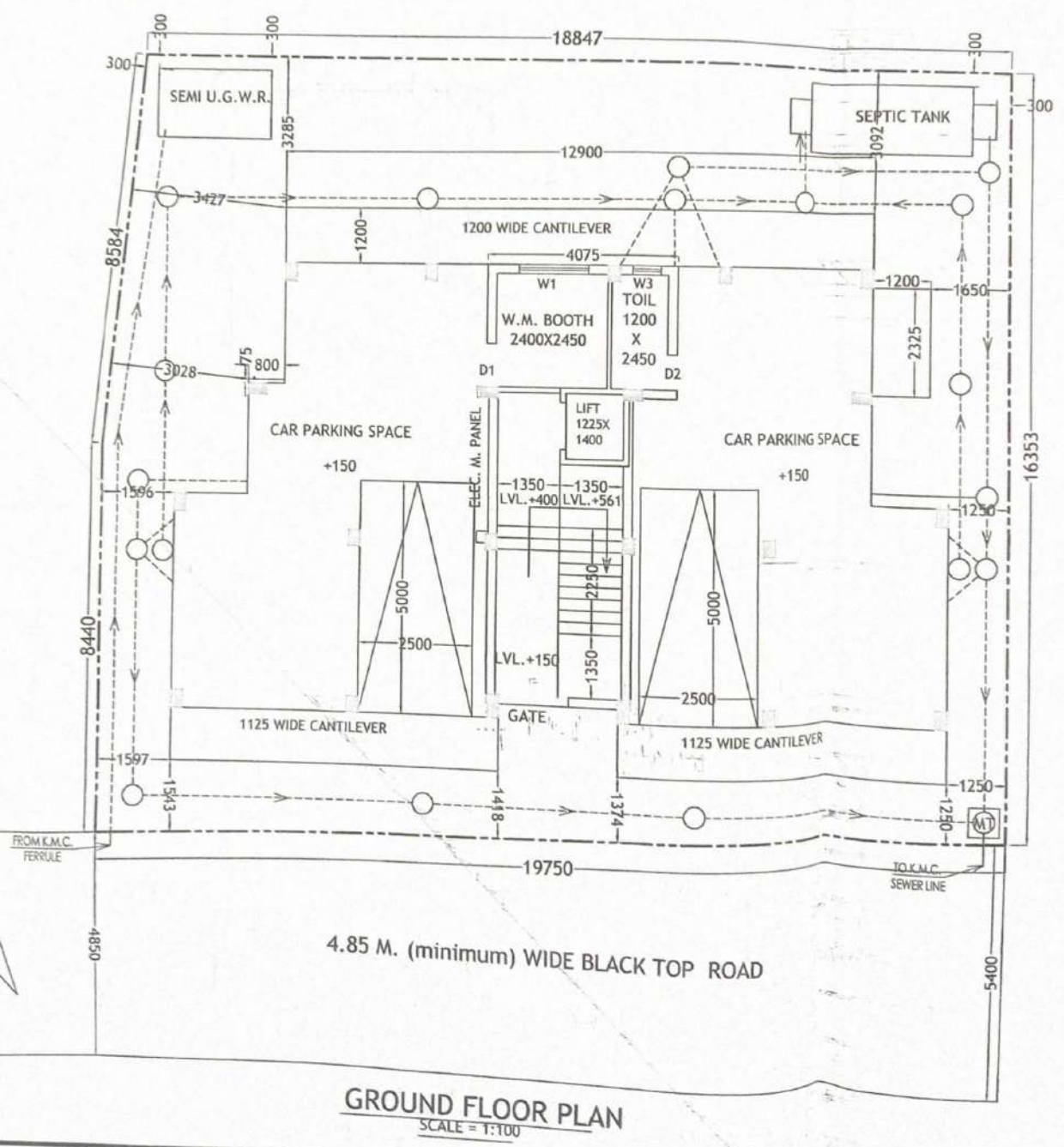
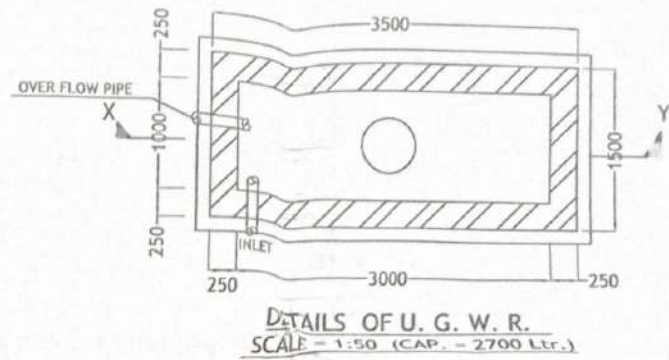
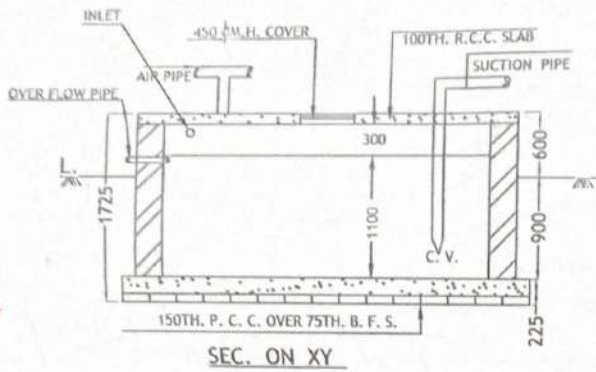
FRONT ELEVATION

SECTION ON CD

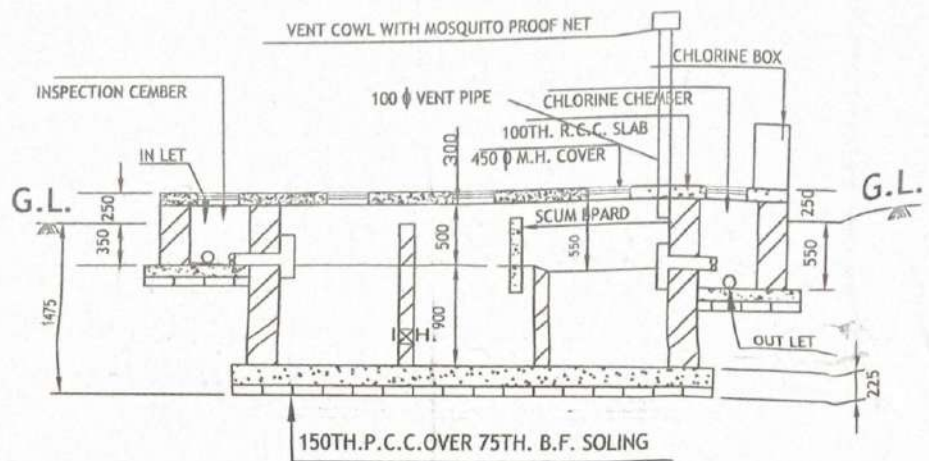


SECTION ON AB

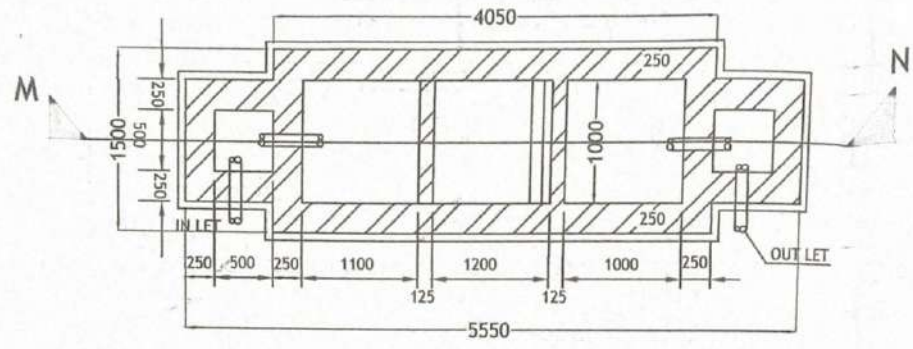




W1
W3
W3

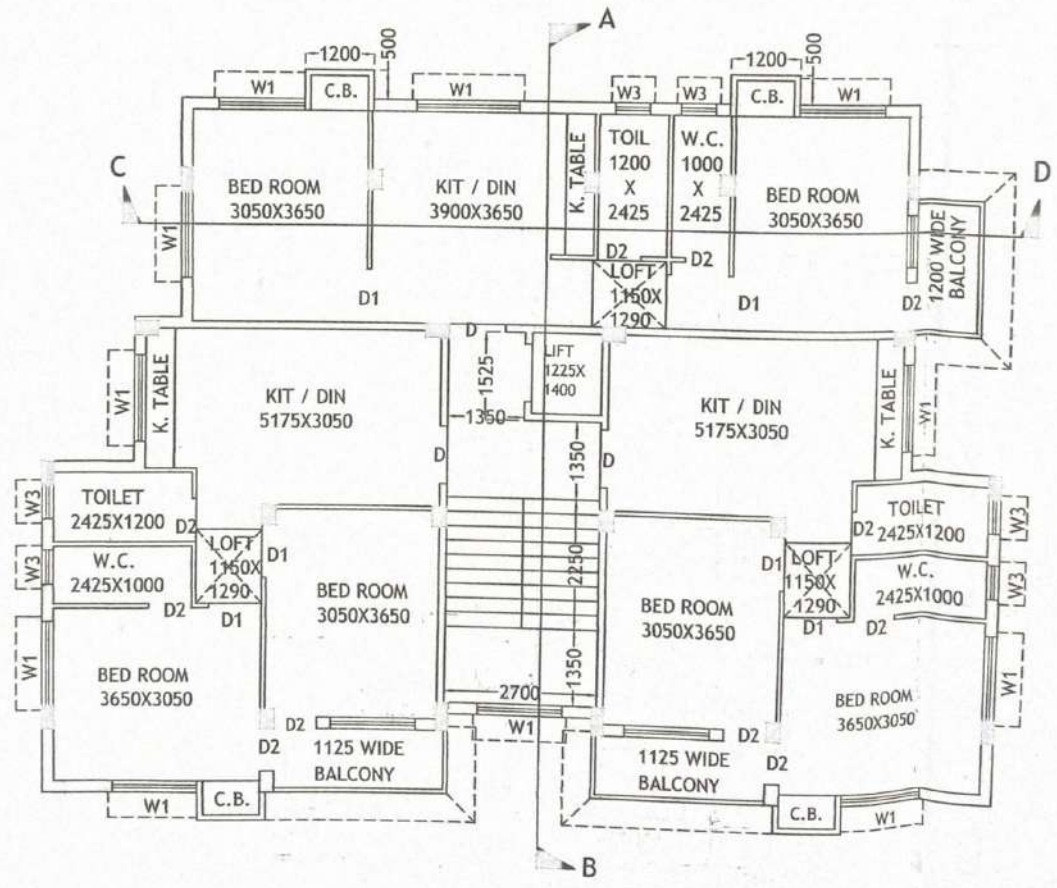


SEC. ON MN



DETAILS OF SEPTIC TANK (USERS = 36 NOS)

SCALE = 1:50



1st, 2nd & 3rd (Typical) FLOOR PLAN

SCALE = 1:100

RISHI RAJNARAYAN ROAD

PROP. SITE



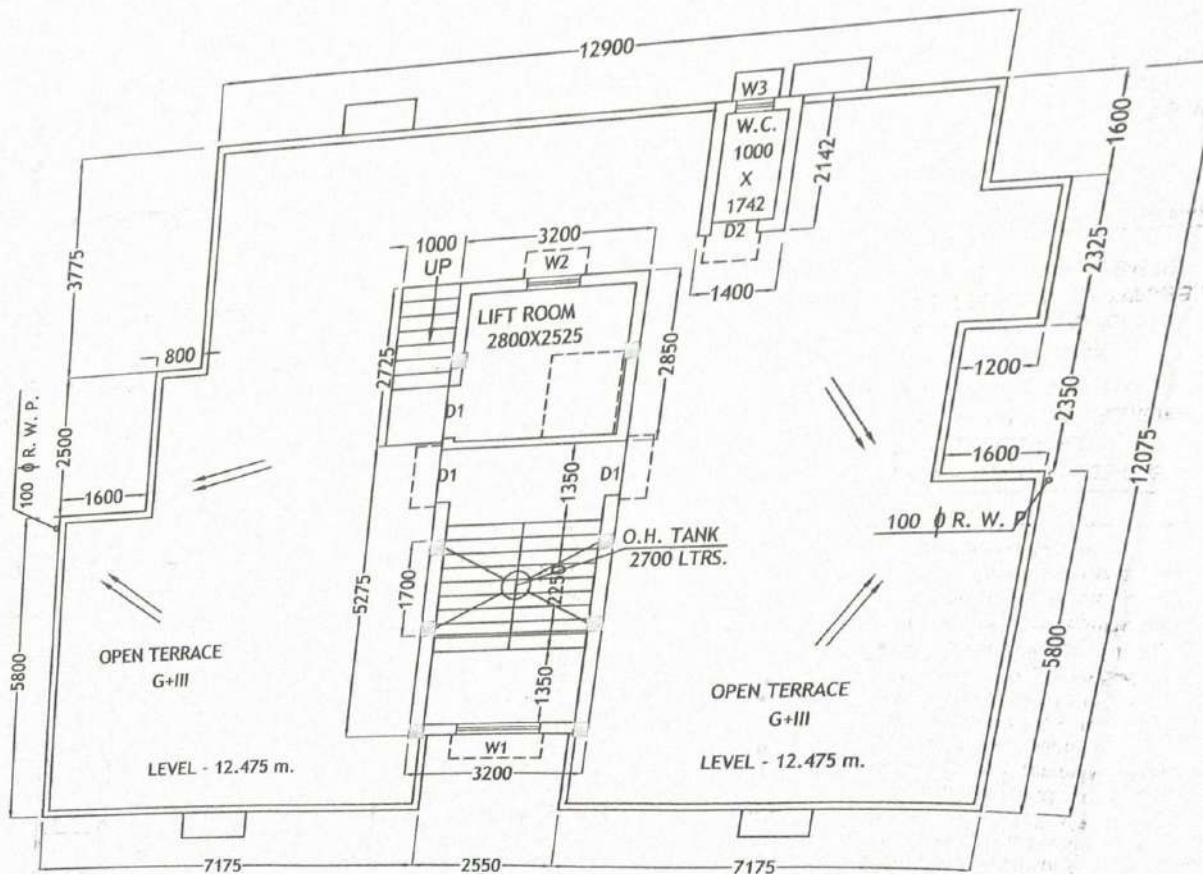
KEY PLAN

SCALE = 1:4000



SITE PLAN

SCALE = 1:600



ROOF PLAN

SCALE = 1:100

CERTIFICATE OF GEO-TECH. 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 proposed herein is safe and stable in.

S. Chakraborty
 S. Chakraborty
 B.C.E. & M. Tech. (Soil) (IT) MIE (GT-1A)
 Geotech. No. 18/1,
 Kolkata Municipal Corporation
 1/1, New Boudhanagar Station Road
 Kolkata - 700070

SIGNATURE OF GEO-TECH. ENGINEER

Sankar Chakraborty, (GT -18/1)
 For "ABCON" of 8/103, Bijoygarh Kol.- 700 032

NOTES & SPECIFICATIONS:-

1. Unless otherwise specified all dimensions are in M.M.
2. 75 th. 1st. class B.S.F. in foundation and floor.
3. 200 th. outer wall with (1:6) mortar and 75/125 th. partition wall with (1:4) mortar.
4. Roof and lime terracing will be with their proper water proofing compound.
5. All ceiling and R.C.C. plaster 12th. with (1:4) mortar and all wall plaster 12 th. with (1:6) mortar.
6. All steel grade is Fe 500.
7. All concrete grade is M 20.
8. All shorts of precautionary measures should be taken during construction.
9. All building materials will be as per I.S code and N.B.C. recommendation

PART-A

| | |
|--|---|
| 1. Assessee No.-31-111-23-0163-3 | (ii) Book No: 1 |
| 2. Details of B.L.L.R.O. MEMO NO:-18/MJT/5062/BLLRO/ATM /KASBA/14, DT. :-07.11.2014 | CD Vol No: 26 |
| 3. Details of Conversion:- MEMO NO:-17/2443/CON. CERTIFICATE/BLLRO/ATM/KASBA, DT. :- 25.05.2015, AS BASTU. | Page No: 3511 TO 3523 Being No: 06070 Dated: 20.07.2010 Regd. At: A.D.S.R. ALIPORE |

| | |
|--|---|
| 2. Details of Regd. title Deed (i) Book No: 1 CD Vol No: 26 Page No: 3498 TO 3510 Being No: 06069 Dated: 20.07.2010 Regd. At: A.D.S.R. ALIPORE | 3. Details of Regd. Boundery decl. Book No: 1 Vol No: 1605-2018 Page No: 197636 to 197648 Being No: 160506167 Dated: 18.09.2018 Regd. At: A.D.S.R.-I, ALIPORE |
|--|---|

PART-B

1. Area of land
As per title deed = 04K- 13 Ch-37 Sft. = 325.344 Sqm.
As per boundary declaration = 325.344 sqm.
2. Permissible ground coverage = 181.607 SQM. (55.82 %)
3. Proposed ground coverage = 180.124 Sqm. (55.36 %)

DOOR & WINDOWS

| MARKED | DOORS | | WINDOWS | | |
|--------|-------|-------|---------|-------|-------|
| | WIDTH | HIGHT | MKD. | WIDTH | HIGHT |
| D1 | 1000 | 2100 | W1 | 1500 | 1200 |
| | 925 | 2100 | W2 | 1200 | 1200 |
| D2 | 750 | 2100 | W3 | 900 | 1200 |
| | | | W4 | 600 | 450 |

Proposed Area

| | Total floor area | Total exempted area | | | Net floor area |
|--------------|------------------|---------------------|-----------|------------|----------------|
| | | Stair & stair lobby | Lift well | lift lobby | |
| Ground floor | 145.65 Sqm. | 13.37 Sqm. | | 2.06 Sqm. | 130.22 Sqm. |
| First floor | 180.12 Sqm. | 13.37 Sqm. | 1.72 Sqm. | 2.06 Sqm. | 162.97 Sqm. |
| Second floor | 180.12 Sqm. | 13.37 Sqm. | 1.72 Sqm. | 2.06 Sqm. | 162.97 Sqm. |
| Third floor | 180.12 Sqm. | 13.37 Sqm. | 1.72 Sqm. | 2.06 Sqm. | 162.97 Sqm. |
| Total | 686.01 Sqm. | 53.48 Sqm. | 5.16 Sqm. | 8.24 Sqm. | 619.13 Sqm. |

Parking Calculation:-

| Net Tenement Size | Proportionate Common area to be added | Actual tenement size | No of Tenement | Required Parking |
|---------------------------------|---------------------------------------|----------------------|----------------|------------------|
| 53.43 Sqm. | 1.1680 | 62.41 Sqm. | 3 Nos. | |
| 54.41 Sqm. | 1.1680 | 63.55 Sqm. | 3 Nos. | |
| 54.30 Sqm. | 1.1680 | 63.42 Sqm. | 3 Nos. | |
| Total Required Parking = 2 Nos. | | | | |

b). Nos. of Parking Provided = 2 Nos.

c) Actual Area of Car Parking Provided = (56.14 + 56.60) = 112.74 Sq.m.

F.A.R

a) Permissible F.A.R.= 1.75

b) Proposed F.A.R.= $619.13 - (2 \times 25.0) / 325.344 = 1.749$

Others area

- a) Stair Head room Area= 16.88 Sqm. e) Overhead water reservoir = 5.44 Sqm.
b) Lift Machine Room Area = 9.12 Sqm. h) C.B. Area = 7.20 Sqm.
c) Stair Area of Lift Room = 2.73 Sqm. i) Loft Area = 13.35 Sqm.
d) Common area at ground floor = 32.91 Sqm. j) Roof W.C. Area = 3.0 M.
e) Others area for fees = (53.48 + 8.24 + 7.20 + 2.73) = 71.65 Sq.m.
f) Provided Car Parking Area = 112.73 Sqm. k) Terrace Area = 180.12 Sq.M.
l) Building height = 12.475 M. m) Loft + C.B. = 13.35 + 7.2 = 20.55 Sqm. < 3%

L.B.S. DECLARATION

Certified with full responsibility that the building plan has been drawn up as per the provision of KMC Building Rules 2009, as amended from time to time, that the site conditions, including the abutting roads confirms with the plan, which has been measured and verified by me.

It is a build able site and not a tank of filled up tank.

L.B.S. DECLARATION

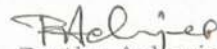
Certified with full responsibility that the building plan has been drawn up as per the provision of KMC Building Rules 2009, as amended from time to time, that the site conditions, including the abutting roads confirms with the plan, which has been measured and verified by me.

It is a build able site and not a tank of filled up 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.

The abutting road is 4.85 M. (minimum) wide black top road.


Partha Acharjee
A.M.I.E., L.B.S. No.-1/339
246A/5, N.S.C Bose Road
Kolkata-700 092

SIGNATURE OF L.B.S.

Partha Acharjee, L. B. S. No.- 1/339, 246A/5 N. S. C. Bose Road, Kolkata- 700 092

E.S.E. DECLARATION

The structural design and drawing of both foundation and super structure of the building has been made by me considering all possible loads including seismic load as per national building code of India and certified that it is a safe and stable in all respect. The recommendations of soil test report has been be considered during structural calculation.
Soil testing report has been done by Sankar Chakraborty for M/S. "ABCON" of 8/103, Bijoygarh, Kolkata - 700032.

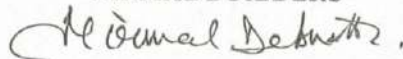

Ramprasad Mukherjee
B. C. E., M. E.
E.S.E. No - II/471
14-C, Khanpur Road
Kolkata-700 047

Ramprasad Mukherjee, E. S. E. No.- II/471, 14-C Khanpur Road, Kolkata- 700 047

OWNER DECLARATION

I do hereby declare with full responsibility that
I shall engage L.B.S. & E.S.E. during construction.
I follow the instruction of L.B.S. & 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, the K.M.C. authority will revoke the sanction plan.
The construction of water reservoir and septic tank will be undertaken under the guidance of E.S.E./L.B.S. before starting the building foundation work.
The plot was identified by me during departmental inspection.

NIRMAL BUILDERS


Proprietor

SIGNATURE OF OWNER

Sri. Nirmal Debnath sole proprietors of "M/S. NIRMAL BUILDERS"

PROPOSED (G+III) STORIED RESIDENTIAL BUILDING PLAN U/S 393A OF K.M.C. ACT 1980 & UNDER BUILDING RULE 2009, COMPLYING NOTIFICATION NO.-80/MA/O/C-4/3R-7/2017, DATED - 31.01.2018, AT THE PREMISES NO.- 163 SEIKH PARA WARD NO.- 111, BR.- XI, KOLKATA -700 096, P.S.- BANSDRONI. VIDE PLAN CASE NO.- 2018110558.

RESIDENTIAL USE.



Government of West Bengal
Office of the Block Land & Land Reforms Officer,
Additional Thakurpukur, Metiaburuze at Kasba
South End Conclave, 1582 Rajdanga Main Road,
Kolkata - 700107; Phone no.- 03324414128

Memo no. 17/ 2443 /Con Certificate/BLLRO/ATM/Kasba

Dated 25/5/2015

To,
M/S Nirmal Builders Proprietor
Mr. Nirmal Debnath
S/O - Fatick Debath
Brahmapur Agradoot Club
P.O - Brahmapur, P.S - Regent Park
Kolkata - 700070



Sub: Conversion Certificate

Ref: Your application praying for change of classification of land

In terms of the provisions laid down in sec 4C of the WBLR Act 1955 read with provisions of Rule 5A of WBLR Rules permission is hereby accorded for conversion of land as noted in the schedule - I below with effect from 25.5.15, subject to the terms and conditions as noted in schedule - II.

Schedule - I

Schedule of land specially demarcated in site plan for which conversion is allowed [vide case no. 275/14]

| Mouza with JL no. & PS | Kh no. (R.S) | Plot no. (R.S) | Area | Present classification as per R-O-R | Conversion allowed for classification |
|--|--------------|----------------|-----------|-------------------------------------|---------------------------------------|
| Brahmapur J.L - 48 P.S - Bansdroni | 280 | 513 | 8.03 Dec. | Danga | Bastu (for commercial use) |

Schedule - II

(Terms and conditions for conversion)

- That the order directing change, conversion or alteration is without prejudice to any of the provisions of chapter - II B of WBLR Act 1955.
- That the order directing change, conversion or alteration is without prejudice to the provision of sub-section (3) of section 6 of the West Bengal Estate Acquisition Act, 1953 (West Bengal Act I of 1954);
- That where the land is situated within any urban agglomeration within the meaning of the Urban Land (Ceiling & Regulation) Act 1976 (see 33 of 1976), the order directing change, conversion or alteration is without prejudice to the provision of the said act.
- That where the land is situated within the jurisdiction of a Development Authority constituted under the West Bengal Town and Country (planning & Development) Act 1979 (West Bengal Act XIII of 1979), the order directing change, conversion or alteration is without prejudice to the provision of the said Act;
- That where the land is situated within the area of East Kolkata Wetlands as defined in the East Kolkata Wetlands (Conservation and Management) Act, 2006 (West Bengal Act VII of 2006), the order directing change, conversion or alteration is without prejudice to the provisions of the said Act;
- That where the object to change or conversion is to use the land for a purpose for which approval or permission or licence from an appropriate authority is necessary, the order directing change, conversion or alteration is subject to obtaining such approval, permission or licence from such authority as soon as the order of granting change or conversion as sought for is made;
- That where the application relates to permission for change, conversion or alteration of any land having water body, the order directing change, conversion or alteration is subject to creation of compensatory water body of equal or larger size of such water body within a period of 90 days from the date of issue of the order granting change, conversion or alteration as sought for is made.
- The land revenue shall be determined as per provision of sec 23 of the WBLR Act as amended up to date;
- Conversion is allowed. However necessary no-objection/ approval from the concerned authorities must be obtained as required for such project.

Md. 25.5.15
Collector u/s 4C of the L R Act 1955 &
Block Land & Land Reforms Officer
Addl. T.M. Block at Kasba, South 24-Parganas

NIRMAL BUILDERS

N. Nirmal Debnath
Proprietor



PARTY'S COPY

(11)

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.

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 COLLECTION & PARTICULARLY LIFT WELLS, VATS, BASEMENT CURING SITES, OPEN RECEPTACLES ETC. MUST BE EMPITED COMPLETELY TWICE A WEEK.

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

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

Plan No. 100-2018/10558



Plan for Water Supply arrangement including SEMILI 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.

THE SANCTION IS VALIED UP TO 02.07.2019

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

- A. Preventive measures need to be taken for pollution free environment:-
- Wrap construction area/buildings with geotextile fabric installing dust barriers, or other actions, as appropriate for the location,
 - Apply water and maintain soils in a visible damp or crusted condition for temporary stabilization.
 - Apply water prior to leveling or any other earth moving activity to keep the soil moist throughout the process;
 - Limit vehicle speeds to 15 mph on the work site.
 - Clean wheels and undercarriage of haul trucks prior to leaving construction site.
 - Apply and maintain dust suppressant on haul routes.
 - Apply a cover or screen to stockpiles and stabilize stockpiles at completion of activity by water and maintain a dust palliative to all outer surfaces of the stockpiles;
 - Stabilize surface soils where loaders, support equipment and vehicles will operate by using water and maintain surface soils in a stabilized condition where loaders, support equipment and vehicles will operate;
 - Stabilize adjacent disturbed soils following paving activities with immediate landscaping activity or installation of vegetative or rock cover.
 - Maintain dust control during working hours and clean track out from paved surfaces at the end of the work shift/day. Track out must now extend 50 feet or more and must be cleaned daily, at the minimum.
 - Stabilize sloping surfaces using soil binders until vegetation or ground-cover can effectively stabilize the slope,
 - Disposal of debris in consultation with the local authorities following proper environmental management practice.
 - During construction work, including cutting of marbles, ambient noise level should not exceed more than 65 dB(A).

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.

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.

B. Practices to be discarded for pollution free Environment:-

DEVIATION WOULD MEAN DEMOLITION

- Don't dispose of debris indiscriminately,
- Don't allow the vehicles to run at high speed within the work site.
- Don't cut materials without proper dust control/noise control facility.
- Don't keep materials without effective cover.
- Don't allow access in the work area

RESIDENTIAL BUILD. IG