THE KOLKATA MUNICIPAL CORPORATION
BUILDING PERMIT
No. 2017011073 Dated 06/01/2017 Borough No. XVI
Asstt. Engineer
Exe. Engineer / Asst. Engineer
Bor. No. XVI Bor. No. XVI
BUILDING DEPARTMENT
THE SANCTION IS VALID UP TO 05/01/2022

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

APPROVED
ASSISTANT ENGINEER (C)
BOROUGH No.- XVI

Approved by M.B.C.
at 19/01/2017

CERTIFICATE

1. Premises NO. - 290/2, Mahatma Gandhi Road.
2. Assessee NO. - 71- 142 - 05 - 0332 - 9.
3. Name Of The Applicant - Tapan Kr. Das (C. A.)
4. Name Of L. B. S. :- Kush Kundu (1412/1)
5. Permissible Height In Reference To CCZM Issued By AAI : 40.0 M.

Co - ordinate In WGS 84 and site elevation on AMSL

Reference point marked in site plan of the proposal	Co - ordinate in WGS 84		Site elevation
	Latitude	Longitude	
'A'	22°28'55.87"N	88° 20'16.95 "E	10.0 M.

The above information is true and correct in all respect and if any stage, it is found otherwise, then I shall fully liable for which K. M. C. and other appropriate authority reserve the right to take appropriate action against me as per law.
The premises does not fall in red zone of CCZM issued by A.A.I.

Tapan Kr. Das
Proprietor Of F. M. ENTERPRISE
As Constituted Attorney Of
Triparna Santra
Suparna Naskar

Countersigned By Applicant's

Kush Kundu
KUSH KUNDU (D.C.E.)
L.B.S. OF K.M.C.
Lic. No.- 1412/1
90B, Jadunath Ukil Road
Kolkata - 700 041
KUSH KUNDU
L.B.S. - 1412 (I)
Signature Of L. B. S.

FRONT ELEVATION
SCALE - 1:100

SECTION A-A
SCALE - 1:100

100 THK. LIME TERRACING OVER 100 THK. R. C. SLAB
LIFT MACHINE ROOM
O.H.W.R.
KITCHEN
LOBBY
C.B.
CAR PARKING SPACE
LEV. (+)150
35 THK. FLOOR FINISHING OVER 100 THK. P. C. C. OVER 75 THK. B. F. S.

SECTION B-B
SCALE - 1:100

100 THK. LIME TERRACING OVER 100 THK. R. C. SLAB
W.C.
BED ROOM
C.B.
KITCHEN
TOILET
C. B.
W.T.F.
CAR PARKING SPACE
LEV. (+)150
LEV. (+)300

Undersigned has inspected the site & carried out the soil investigation therein. It is certified that existing soil of the site is able to carry out the load from the proposed construction and the foundation system therein is safe & stable in all respect from Geo - Technical point of view.

Dr. S. K. Chakrabarty
B.C.E.M.E. (SOIL) ROORKEE
Ph.D. (Foundation Engineering)
I.S.T.E / I.G.S., I.S.M.E. (Londn.)
EMPANELLED GEOTECHNICAL ENGR.
I.B.S. NO.- IGM-128 & C - 70
Dr. S. K. Chakrabarty
G.T.E. NO. - 16, CLASS- I
SIGNATURE OF GEO-TECHNICAL ENGINEER

DOOR SCHEDULE

TYPE.	SIZE (BxH)
D	1000mm X 2100mm (H)
D1	900mm X 2100mm (H)
D2	750mm X 2100mm (H)

WINDOW SCHEDULE

TYPE	SIZE (BxH)
W	1800mm X 1200mm (H)
W1	1500mm X 1200mm (H)
W2	1200mm X 1200mm (H)
W3	1000mm X 1050mm (H)
W4	800mm X 600mm (H)

DETAILS OF B. L. L. R. O. PORCHA :-
DAG NO - 59, KHTIAN NO - 484 & 1382, J. L. NO - 31,
MOUZA - RAMCHANDRAPUR.
CHARACTER OF LAND - BASTU
NAME OF THE OWNERS - 1) SUPARNA MAHATAP
2) TRIPARNA SANTRA.
LAND AREA - (0.09 + 0.09) ACRE = 0.18 ACRE
DATED - 06/01/2016.
DETAILS OF U. L. C. :-
MEMO NO - 2028/ULC/ALIP/2017, DATED - 21/09/2017.
LAND AREA - 685.221 SQM.

SECTION AT X-X

SCUM BOARD
450ø M.H. COVER
OUTLET
INLET

PLAN
DETAIL OF SEPTIC TANK
(100 USER)
SCALE : 1:50

SITE PLAN
SCALE : 1:600

BUDDHIST SCHOOL
10A, MAHATMA GANDHI ROAD
290, MAHATMA GANDHI ROAD
PRE. NO - 290 /2 G+IV
L.C. GATE
G+IV 288, MAHATMA GANDHI ROAD HT. - 14.5 M.
G+IV 305, MAHATMA GANDHI ROAD
G+IV 288, MAHATMA GANDHI ROAD
MAHATMA GANDHI ROAD
VACANT LAND

KEY PLAN
SCALE : 1:4000

TO HARIDEBI PUR
NEPALGANJ HAPA ROAD
PROPOSED SITE
TO TAMLUK
TO TAMLUK GENERAL HOSPITAL
4350
150 ø S. W. PIPES
MASTER TRAP
TO K. M. C. SEWER
5063
FROM K. M. C. WATER LINE THROUGH FERRULE
9200 WIDE P. W. D. ROAD
MAHATMA GANDHI ROAD

GROUND FLOOR PLAN.
SCALE - 1:100

SEPTIC TANK TOP SLAB 200 THK. R. C. C. WITH 25 M. T. LOAD BEARING CAPACITY COVER
SEPTIC TANK (Lev-200)
SLOPE (1 : 5)
S.U.G.W.R.
CANTL FROM 1st. FLOOR LEV.
KITCHEN 1500 X 3125
BED ROOM 3525 X 3125
TOILET D2 2400 X 1200
Tenanted Portion
LIV./DIN. 5100 X 3650
LIFT 1200 X 1600
LOBBY 1350X 1725
CAR PARKING SPACE Lev+150
BED ROOM 3550 X 2700
CARETAKER'S ROOM 2400X3000
W.C. 1200X 1200
D2 STORE 1200X 1200
W.C. 1350X 1500
CANTL
EXISTING STRUCTURE SHOWN TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK. (WHICH IS PARTLY OCCUPIED BY OWNER AND PARTLY BY TENANT(GR. FLOOR.) RESPECTIVELY

PLAN OF EXISTING STRUCTURE
SCALE = 1: 200

M/S. F. M. ENTERPRISE
Proprietor

LONG. SECTION
SCALE : 1:50

100 THK. R.C.C. SLAB
450ø M.H.COVER
INLET
OVERFLOW PIPE
150 THK. P.C.C. UNDER B.B.F.S.

PLAN
DETAIL OF SEMI UNDER GROUND WATER RESERVOIR
CAPACITY = 14000 Gals.
SCALE = 1:50

OVERFLOW
INLET

TYPICAL FLOOR PLAN. (FIRST, SECOND, THIRD & FOURTH)
SCALE - 1:100

BALCONY 1500 X 1725
BED ROOM 3525 X 3095
W.C. 1300 X 1300
KITCHEN 3000 X 1500
BED ROOM 3450 X 3300
TOILET 1350 X 2200
DRAW./DIN. 3075 X 4975
BED ROOM 3075 X 3300
Arch (Above)
KITCHEN 1632 X 2775
TOILET 1200 X 2400
LOBBY 3032 X 3750
Loft (2025X1650)
LIFT 1200X 1800
LOBBY 1350X 1725
BED ROOM 2743 X 3600
DRAWING 3017 X 5675
KITCHEN 1500 X 3123
BED ROOM 3525 X 3000
TOILET 2700 X 1200
DINING 3900 X 2500
BALC. 1200 X 2250
W.C. 1475 X 1200
BED ROOM 3600 X 3025
BED ROOM 3600 X 3275
TOILET 1325 X 2300
DRAW./DIN. 2975 X 6225
Loft (1475X1875)
KITCHEN 2900 X 1800
BED ROOM 3500 X 2950
BALCONY 1800 X 1200
DRAW./DIN. 6700 X 3225
Loft 1200X1150
TOILET 2700 X 1225
W.C. 2400 X 1000
BED ROOM 3000 X 3600
KITCHEN 1500 X 3000
BED ROOM 3525 X 3000
BALCONY 3075 X 1200
125 Thk. R. C. Wall (Typ.)

ROOF PLAN.
SCALE - 1:100

OPEN TERRACE G+IV
LIFT MACHINE ROOM 2780 X 2750
O.H. TANK (CAP. 800 GAL) AREA = 7.06 Sq.m.
SLOPE

STATEMENT OF THE PLAN PROPOSAL

PART - A

1. ASSESSEE NO.	71-142-05-0332-9.
2. DETAILS OF REGISTERED DEED i) DEED OF PARTITION :-	BOOK = 01, VOLUME = 12, BEING = 697 PAGE - 165 TO 171, DATE - 6 / 9 / 1990.
ii) DEED OF CONVEYANCE :-	BOOK = 01, VOLUME = 1607-2015, BEING = 160708180, PAGE - 115221 TO 115243, DATE = 15/10/2015,
iii) DEED OF GIFT :-	BOOK = 01, VOLUME = 1607-2015, BEING = 160708178, PAGE - 116195 TO 116217, DATE = 15/10/2015,
iv) DEED OF GIFT :-	BOOK = 01, VOLUME = 1607-2015, BEING = 160708179, PAGE - 115244 TO 115266, DATE = 15/10/2015,
3. DETAILS OF POWER OF ATTORNEY	BOOK = 01, VOL. = 1607-2017, BN. = 160702843, PAGE - 85303 TO 85349, DATE= 6 /04 /2017
4. DETAILS OF REGISTERED BOUNDARY DECLARATION	BOOK = 01, VOL. = 1602-2017, BN = 160204448, PAGE - 126030 TO 126043, DATE = 29/05/2017,
5. DETAILS OF NON EVICTION OF TENANT	BOOK = 01, VOL. = 1602-2017, BN = 160204604, PAGE - 128594 TO 128604, DATE = 30/05/2017.

PART - B

1. AREA OF LAND :-
AS PER DEED = 685.618 Sq.m.
AS PER BOUNDARY DECLARATION = 685.221 Sq.m.
2. ROAD WIDTH = 15.50 m. (Min.)
3. USER GROUP = RESIDENTIAL
4. (i) PERMISSIBLE GROUND COVERAGE (50 %) = 342.6105 Sq.m.
(ii) PROPOSED GROUND COVERAGE (49.847 %) = 341.566 Sq.m.
5. PERMISSIBLE F.A.R. = 2.25
6. PERMISSIBLE TOTAL COVERED AREA = 1541.747 Sq.m. + CAR PARKING + EXEMPTED AREA.
7. PROPOSED AREA :-

FLOOR	TOTAL COVERED AREA IN m²	LESS LIFT WELL IN m²	ACTUAL FLOOR AREA IN m²	LESS LIFT LOBBY EXAMPTED IN m²	LESS STAIR EXAMPTED IN m²	NET FLOOR AREA IN m²
GROUND	312.180		312.180	2.329	12.69	297.161
FIRST	341.566	1.920	339.646	2.329	12.69	324.627
SECOND	341.566	1.920	339.646	2.329	12.69	324.627
THIRD	341.566	1.920	339.646	2.329	12.69	324.627
FOURTH	341.566	1.920	339.646	2.329	12.69	324.627
TOTAL	1678.444	7.680	1672.005	11.645	63.45	1595.669

TENEMENTS & CAR PARKING CALCULATION
TOTAL TENEMENT AREA = 1347.1 Sq.M.
TOTAL COMMON AREA = 117.69 Sq.M.

TENEMENT MARKED	TENEMENT SIZE in m²	MULTIPLYING FACTOR	ACTUAL TENEMENT AREA INCLUDING PROPORTIONATE COMMON AREA IN m²	No of Tenement	No of Car Required
A	80.154	1.087	87.446	4	6
B	60.047	1.087	65.295	4	
C	33.380	1.087	36.297	4	
D	79.090	1.087	86.002	4	
E	67.698	1.087	73.614	4	
F	64.56	1.087	70.205	1	

CALCULATION OF F.A.R

1. NET LAND AREA IN SQ.M	685.221
2. TOTAL REQUIRED CAR PARKING	6
3. TOTAL COVERED CAR PARKING PROVIDED	8
4. PERMISSIBLE EXEMPTED AREA FOR CAR PARKING IN m²	150
5. ACTUAL CAR PARKING AREA PROVIDED IN m²	207.026
6. CAR PARKING AREA EXEMPTED IN m²	150
7. PROPOSED F.A.R	2.11
8. AREA OF C. B. IN m²	14.152
9. AREA OF LOFT IN m²	24.352
10. STAIR HEAD ROOM AREA IN m²	15.68
11. OVER HEAD RESERVOIR AREA IN m²	7.36
12. AREA OF LIFT MACHINE ROOM IN m²	9.914
13. AREA OF LIFT MACHINE ROOM STAIR IN m²	3.078
14. OTHER AREA FOR FEES (C. B. + STAIR AREA + LIFT LOBBY + STAIR OF L. M. R.) IN m²	78.173

OWNER'S DECLARATION. :-
I DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT-
1. I SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION.
2. I 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.
6. I SHALL REHABILITATE 1 No. RESIDENTIAL TENANT AT GROUND FLOOR.
7. DURING SITE INSPECTION I WAS PHYSICALLY PRESENT AND PROPERLY IDENTIFIED THE SITE.

TAPAN KUMAR DAS
Proprietor of :
M/S. F. M. ENTERPRISE
As Constituted Attorney of
TRIPARNA SANTRA
SUPARNA NASKAR
Tapan Kr. Das
Proprietor Of F. M. ENTERPRISE
As Constituted Attorney Of
Triparna Santra
Suparna Naskar
SIGNATURE OF OWNER

CERTIFICATE FROM E.S.E. :-
THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.
THE STRUCTURAL DESIGN HAVE BEEN DONE DUE CONSIDERING THE SOIL INVESTIGATION REPORT PREPARED BY M/S. G. MITRA & ASSOCIATES AT 4, PRIYANATH GHOSH ROAD, KOLKATA-700075 AND SINED BY Dr. S. K. CHAKRABARTY, GEO-TECH ENGINEER.

PRASANTA KUMAR BASU
Consulting Chartered Engineer & Registered Valuer
L.B.S. (1128) & ESE (11143) of K.M.C.
B-6/8, Calf Green, Phase-4, Mod.-495
SIGNATURE OF E.S.E.
PRASANTA KR. BASU
E.S.E. - 143 (II)

CERTIFICATE FROM L.B.S. :-
CERTIFIED THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009, AS AMENDED TIME TO TIME AND THAT THE SITE CONDITION INCLUDING ABUTTING 15.50 m. (min.) WIDE BLACK TOP ROAD ON THE NORTH SIDE OF THE PREMISES CONFORM WITH THE PLAN WHICH HAS BEEN MEASURED & VERIFIED BY ME. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARKED BY BOUNDARY WALL.
THE CONSTRUCTION OF S.U.G.W.R. & SEPTIC TANK WILL BE COMPLETED UNDER GUIDANCE OF L.B.S. & E.S.E. THE EXISTING STRUCTURE WILL BE DEMOLISHED BEFORE COMMENCEMENT OF THE NEW CONSTRUCTION, EXISTING BUILDING IS FULLY OCCUPIED BY OWNER AND TENANT (ONE)

Kush Kundu
KUSH KUNDU (D.C.E.)
L.B.S. OF K.M.C.
Lic. No.- 1412/1
90B, Jadunath Ukil Road
Kolkata - 700 041
SIGNATURE OF L.B.S.
KUSH KUNDU
L.B.S. - 1412 (I)

NOTES :-
1. ALL DIMENSIONS ARE IN mm. UNLESS OTHER WISE STATED.
2. ALL SCALES ARE 1:100 UNLESS OTHER WISE STATED.
3. DEPTH OF FOUNDATION OF SEPTIC TANK AND S.U.G.W.R. SHOULD NOT GO BEYOND THE DEPTH OF FOUNDATION OF THE BUILDING. ALL SORTS OF PRECAUTIONARY MEASURE WILL BE TAKEN AT THE TIME OF CONSTRUCTION OF SEPTIC TANK AND S.U.G.W.R.

SPECIFICATIONS :-
1. EXTERNAL WALLS ARE 200 mm AND INTERNAL WALLS 125 & 75 mm THICK WITH CEMENT MORTAR 1:6 AND 1:4 RESPECTIVELY.
2. CEMENT PLASTER ON INTERNAL WALLS AND CEILING 1:6 & 1:4 RESPECTIVELY.
3. 75 THICK SCREED CONCRETE ON ROOF SLAB (1:1.5:3) USING CHEMICALS FOR WATER PROOFING.
4. GRADES OF STEEL IS Fe-500, AND GRADE OF CONCRETE IS (1:1.5:3).
5. ALL MATERIAL AND CONSTRUCTION SHOULD BE AS PER I.S. CODE.
6. ALL R.C.C. WORKS SHALL BE CARRIED OUT WITH (1:1.5:3) PROPORTION.
7. 450 mm PROJECTED CHAJJAH.
8. 16 mm. GRADE STONE CHIPS WILL BE USE IN R.C.C. WORKS.
9. ALL MARBLE FLOORING TO BE USED. 15-20mm.THICK MARBLE FLOORING.
10. P.O.P. PUNNING ON INTERNAL WALLS & CEILING.
11. ALUMINUM SECTION WINDOWS WITH 5mm THICK GLASS PANELS.

DIMENSION
CIVIL ENGINEERING CONSULTANT
PLANNER,SURVERIOR,INTERIOR DESIGNER & ESTIMATOR
PROPRIETOR - KUSH KUNDU.
208, JADU NATH UKIL ROAD . KOLKATA - 700041.

PROPOSED G+IV STORIED RESIDENTIAL BUILDING PLAN U/S 393A OF K.M.C. ACT, 1980 UNDER B/ R 2009, AT PREMISES NO - 290 / 2, MAHATMA GANDHI ROAD, WARD NO - 142, BOROUGH NO - XVI.