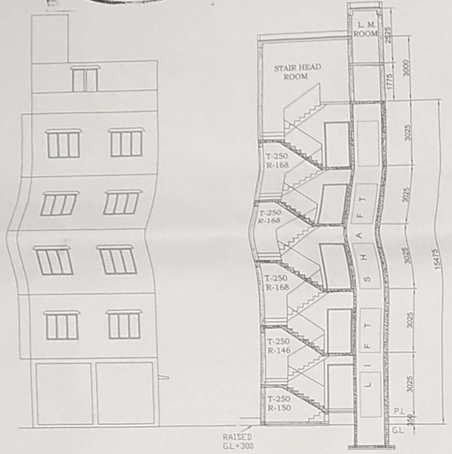
THE KOLKATA MUNICIPAL CORPORATION
BUILDING PERMIT
No. 2024-B-0-00677
Date 26.6.2024 Permission No. 754
Ex. Engineer / Asst. Engineer
Bld. No. 1/2 Block No. 75
BUILDING DEPARTMENT



FRONT ELEVATION
SCALE-1:100

SECTION ON A-A
SCALE-1:100

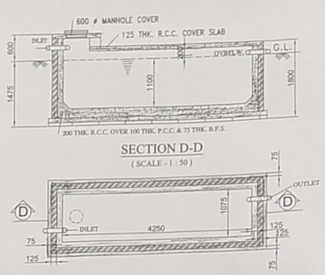
SECTION ON B-B
SCALE-1:100

DOORS & WINDOWS SCHEDULE

DOOR		
MARKED	WIDTH	HEIGHT
D	1050	2100
D1	900	2100
D2	750	2100

WINDOW		
MARKED	WIDTH	HEIGHT
W	1800	1350
W1	1500	1350
W2	1200	1350
W3	1000	1350
W4	900	1350
W5	600	600

EXISTING SECTION ON Z-Z
SCALE-1:100



1. DETAILS OF DEED :
BOOK NO.: I ; VOL. NO.: 291,
PAGE NO.: 76 TO 87,
BEING NO.: 63 YEAR: 1898,
PLACE: JOINT SUB-REGISTER , DATE: 19.01.1898

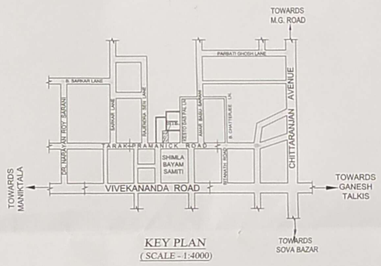
2. DETAILS OF REGISTERED BOUNDARY DECLARATION:
BOOK NO.: I ; VOL. NO.: 1902-2023,
PAGE NO.: 79445 TO 79454,
BEING NO.: 190202259 , YEAR: 2023,
PLACE: A.R.A.–II, KOLKATA, DATE: 24.02.2022

3. DETAILS OF REGISTERED STRIP OF LAND:
BOOK NO.: I ; VOL. NO.: 1902-2023,
PAGE NO.: 617038 TO 617049,
BEING NO.: 190217161 , YEAR: 2023,
PLACE: A.R.A.–II, KOLKATA, DATE: 15.12.2023

6. DETAILS OF REGISTERED POWER OF ATTORNEY:
BOOK NO.: I ; VOL. NO.: 1904-2022,
PAGE NO.: 127308 TO 127363,
BEING NO.: 190400245 , YEAR: 2022,
PLACE: A.R.A.–IV, KOLKATA, DATE: 20.01.2022

SL.	NAME OF THE TENANT	EXISTING					PROPOSED				
		USE	FLOOR	COVERED AREA(SQ.M.)			USE	FLOOR	COVERED AREA(SQ.M.)		
				OCCUPIED	COMMON	TOTAL			PROVIDED	COMMON	TOTAL
I.	DR.SIBAJI GUHA	RESI.	GR.FL.	169.451	—	169.451	RESI.	GR. FL.	31.232	01.711	32.943
		RESI.	1ST FL.	169.531	—	169.531	RESI.	3RD FL.	75.503	04.133	79.636
							RESI.	4TH FL.	75.503	04.133	79.636
O.	OWNER			0.00	—	0.00	RESI.	1ST FL.	75.503	04.133	79.636
							RESI.	2ND FL.	75.503	04.133	79.636
						338.982					351.487

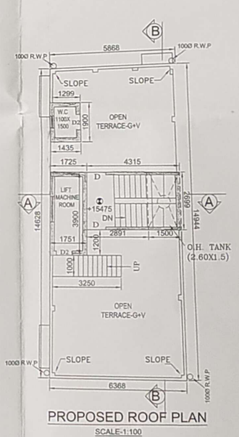
SITE PLAN
(SCALE - 1:600)



KEY PLAN
(SCALE - 1:4000)

COMPARATIVE AREA STATEMENT:-

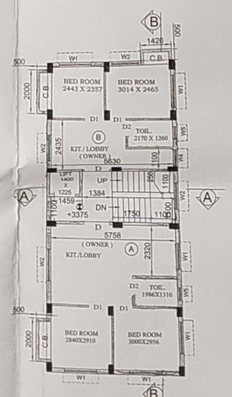
PLAN	BASEMENT	FLOOR AREA(SQ.M.)						CAR PARKING (SQ.M.)	EXEMPTED AREA (SQ.M.)	GRAND TOTAL (SQ.M.)	NET TOTAL (SQ.M.)	NET TOTAL COVERED AREA EXCLUDING CAR PARKING (SQ.M.)
		UNDER OWNER			UNDER TENANT							
		SHOP	OFFICE	RESIDENT	SHOP	OFFICE	RESIDENT					
EXISTING	N.A.	—	—	0.00	—	—	338.982	—	14.54	353.522	353.522	353.522
PROPOSED	N.A.	—	—	159.272	—	—	192.215	34.271	57.685	443.443	385.758	353.006



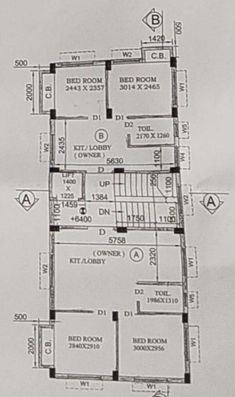
PROPOSED ROOF PLAN
SCALE-1:100

4. PROPOSED AREA :-

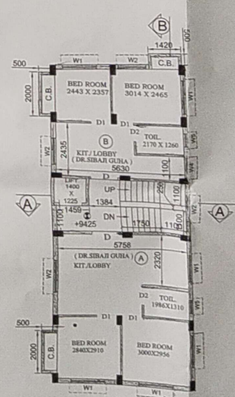
FLOOR	COVERED AREA (in SQ.M.)	CUT OUT		COVERED FLOOR AREA (in SQ.M.)	EXEMPTED AREA		FLOOR AREA EXCLUDING EXEMPTION (in SQ.M.)
		STAIR DUCT (in SQ.M.)	LIFT WELL (in SQ.M.)		STAIR + STAIR LOBBY (in SQ.M.)	LIFT LOBBY (in SQ.M.)	
GRND.	90.411		———	90.411	09.928	1.609	78.874
1ST	90.411	0.438	1.715	88.258	09.928	1.609	76.721
2ND	90.411	0.438	1.715	88.258	09.928	1.609	76.721
3RD	90.411	0.438	1.715	88.258	09.928	1.609	76.721
4TH	90.411	0.438	1.715	88.258	09.928	1.609	76.721
TOTAL	452.055	1.752	6.860	443.443	49.640	8.045	385.758



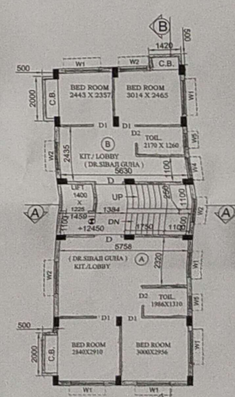
PROPOSED FIRST FLOOR PLAN
(FULLY REHABILITATED TO OWNER)
SCALE-1:100



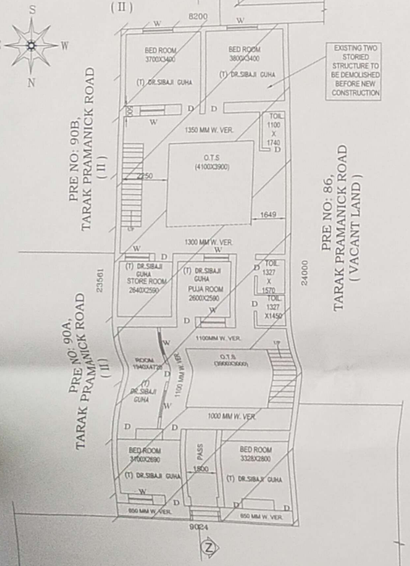
PROPOSED SECOND FLOOR PLAN
(FULLY REHABILITATED TO OWNER)
SCALE-1:100



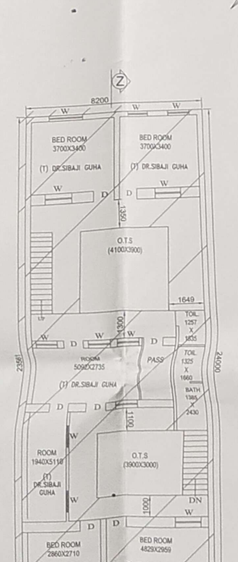
PROPOSED THIRD FLOOR PLAN
(FULLY REHABILITATED TO EX. TENANT -T)
SCALE-1:100



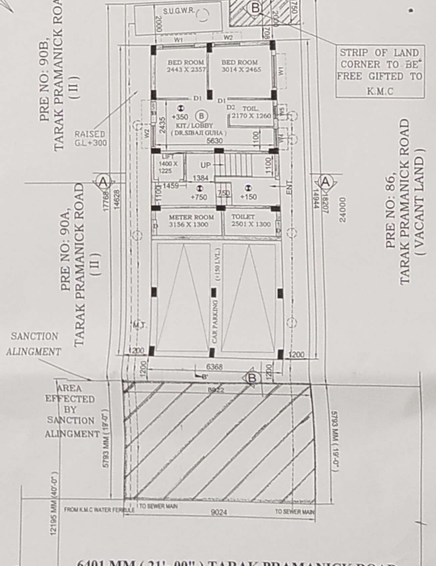
PROPOSED FOURTH FLOOR PLAN
(FULLY REHABILITATED TO EX. TENANT -T)
SCALE-1:100



EXISTING GROUND FLOOR PLAN
SCALE-1:100



EXISTING FIRST FLOOR PLAN
SCALE-1:100



PROPOSED GROUND FLOOR PLAN
(PARTLY REHABILITATED TO EX. TENANT -T)
SCALE-1:100

PLAN PROPOSAL OF (G+IV) STORIED RESIDENTIAL BUILDING AT PRE NO: 86, TARAK PRAMANICK ROAD KOLKATA- 700006, WARD NO - 25, BR. - IV, P.S.- GIRISH PARK U/R 142 OF K.M.C BUILDING RULE, 2009 READ WITH U/S 393 OF K.M.C ACT, 1980.

LAND AREA (AS PER DEED) = 3K-00CH-00 SFT. = 200.67 SQ.M.
LAND AREA (AS PER PHY) = 3K-00CH-438FT. = 204.70 SQ.M.
AREA OF ALINGMENT = 51.67 SQ.M.
NET LAND AREA = 153.03 SQ.M

ASSESSEE NO - 110254900874

1) EXISTING COVER AREA STATEMENT

EX. GR. FLOOR COVER AREA	=	176.761 SQ.M.
EX. 1ST. FLOOR COVER AREA	=	176.761 SQ.M.
EX. GROSS COVER AREA	=	353.522 SQ.M.
EX. GR FLOOR STAIR AREA	=	7.310 SQ.M.
EX. 1ST FLOOR STAIR AREA	=	7.230 SQ.M.
EXEMPTED AREA AT ALL FLOORS	=	14.540 SQ.M.
EX. NET COVERED AREA	=	338.982 SQ.M.

COV. AREA OCCUPIED BY THE TENANT IN THE EX. STRUCTURE =338.982 SQ.M.
COV. AREA OCCUPIED BY THE OWNER IN THE EX. STRUCTURE= 0.00 SQ.M.

2) PROPOSED COVER AREA STATEMENT

PRO. GR FLOOR COVER AREA	=	90.411 SQ.M.
PRO. 1ST FLOOR COVER AREA	=	88.258 SQ.M.
PRO. 2ND FLOOR COVER AREA	=	88.258 SQ.M.
PRO. 3RD FLOOR COVER AREA	=	88.258 SQ.M.
PRO. 4TH FLOOR COVER AREA	=	88.258 SQ.M.
GROSS COVER AREA	=	443.443 SQ.M.

EXEMPTED AREA FOR STAIR CASE PER FLOOR = 09.928 SQ.M.
EXEMPTED AREA FOR LIFT LOBBY PER FLOOR = 01.609 SQ.M.
TOTAL EXEMPTED AREA AT ALL THE FLOORS = 57.685 SQ.M.

NET COV AREA = GROSS COV. AREA - TOTAL EXMP. AREA
= (443.443 - 57.685) SQ.M
= 385.758 SQ.M.

COVERED AREA PROPOSED FOR THE TENANT= 192.215 SQ.M.
COVERED AREA PROPOSED FOR THE OWNER = 159.272 SQ.M.
NO. OF TENANENT = 9 NOS.

3) GROUND COVER AREA COMPARISON

EX. GROUND COVERAGE AREA (86.351%) :176.761 SQ.M. OF 204.70 SQ.M.

PERMISSIBLE GROUND COVERAGE (60.00%) : 91.818 SQ.M. OF 153.03 SQ.M.

PROPOSED GROUND COVERAGE (59.081%) : 90.411 SQ.M. OF 153.03 SQ.M.

4) F.A.R. COMPARISON

EXISTING F.A.R : 338.982 /204.70 = 1.656

PERMISSIBLE F.A.R : (TENANT AREA X 2 + OWNER AREA X 1) /LAND AREA
= {(338.982 X 2) + (0 X 1)}/153.03
= 667.964/153.03
= 4.43

PERMISSIBLE CAR PARKING AREA AT GR. FL. = 32.752 SQ.M.
PROVIDED CAR PARKING AREA AT GR. FL. = 34.271 SQ.M.
PROPOSED F.A.R : (385.758-32.752)/153.03 = 2.307

5) HEIGHT COMPARISON

EXISTING HEIGHT : 7.70 M.
PROPOSED HEIGHT : 15.475 M.
PERMISSIBLE HEIGHT : 15.500 M.

6) OTHER AREA AND EXTEMPTED AREA

PROPOSED STAIRHEAD ROOM	: 11.750 SQ.M.
O.H.WATER. TANK	: 04.057 SQ.M.
LIFT MACHINE ROOM	: 06.788 SQ.M.
LIFT MACHINE ROOM STAIR AREA	: 03.374 SQ.M.
W.C AT ROOF	: 2.710 SQ.M.
CUP BOARD AREA	: 10.84 SQ.M. (2.445% OF TOTAL FLOOR)

1. ALL DIMENTION ARE IN MILLIMETRE (UNLESS OTHER WISE STATED
2. SCALE- 1:100, (UNLESS OTHER WISH STATED).
3. ALL OUTER WALL ARE 200 THK & PARTITION WALLS 125 OR 75 THK.
4. WALL 200 THK. IN 1/6 MORTAR&125THK. IN 1/4 MORTAR.
5. ALL BUILDING MATERIALS SHOULD CONFORM TO I.S &N.B CODE OR AS SPECIFIED BY THE ENGINEER IN CHARGE.

NOTE: PRESENT STATUS AND PROPOSED ACCOMMODATION OF TENANTS DRAWN BY L.B.S. AS THE CLARIFICATION EXPLANATION AND XEROX COPY OF DOCUMENTS SUPPLIED BY THE OWNERS/APPLICANT.

RAJESH AGARWAL
Constituted Power of Attorney of
SATI NATH BANERJEE
RAJESH AGARWAL
SIGN OF APPLICANT

CERTIFICATE OF L.B.S.

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 ALONG IN COMPLIANCE WITH RULE 142 OF K.M.C BLDG. RULE 2009 AND THE SITE CONDITIONS INCLUDING THE WIDTH OF THE ROAD CONFORM WITH THE PLAN AND IT IS BUILDABLE SITE AND NOT A TANK OR FILLED UP LAND.THE PLOT IS DEMARCATED BY BOUNDARY LINE AND EXISTING STRUCTURE.

Tara Charan Das
Tara Charan Das
LBS-I/1490
Kolkata Municipal Corporation
M-9874211414

TARA CHARAN DAS
L.B.S. NO.: I/1490
SIGN OF L.B.S.

CERTIFICATE OF E.S.E.

CERTIFICATE WITH FULL RESPONSIBILITY THAT THE STRUCTURAL PART OF THE BUILDING CONFORM WITH LATEST N.B/I.S. CODE OF INDIA BY CONSIDERING ALL POSSIBLE LOADS AND PRECAUTIONARY MEASURE TAKEN INTO ACCOUNT AT THE TIME OF CONSTRUCTION AT SITE AND IT IS SAFE AND STABLE IN ALL RESPECT.

TANUSRI DATTA, M.E
Chartered Engineer
Empanelled Structural Engineer of
KMC, Class-I, Regd.- 219
Mob.- 9883263626

TANUSRI DATTA
E.S.E. NO.: I/219
SIGN OF E.S.E.

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

RUPAK KUMAR BANERJEE
G.T.E. NO.: I/03
SIGN OF G.T.E.