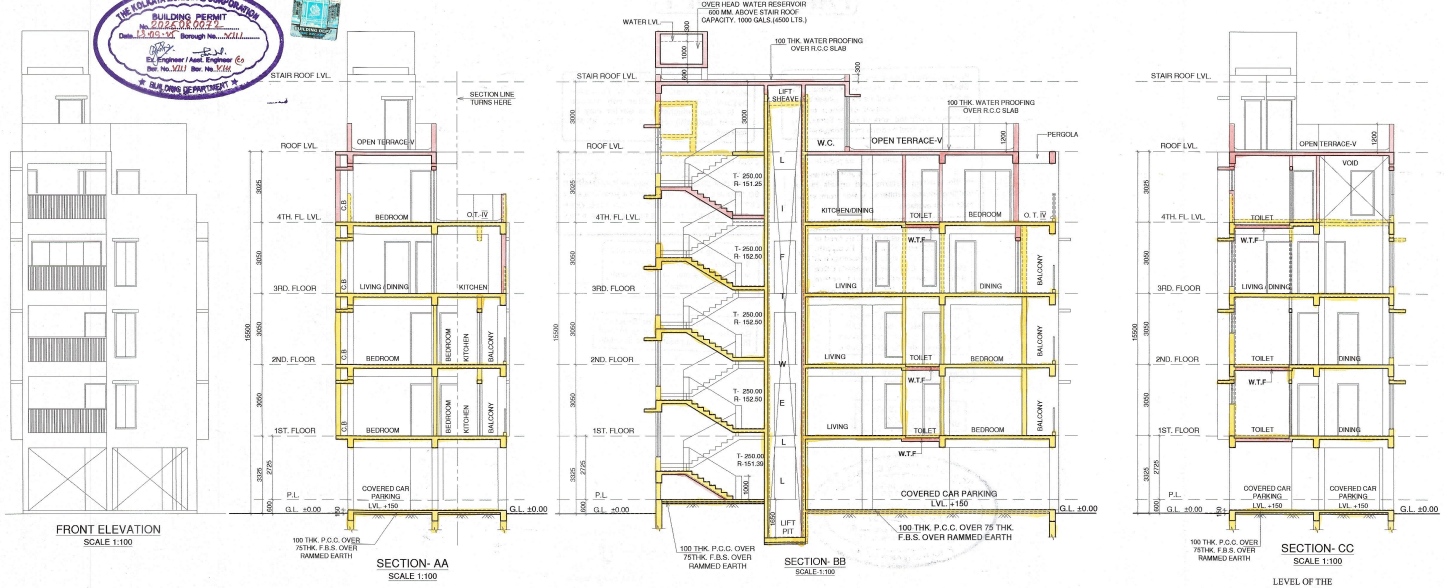
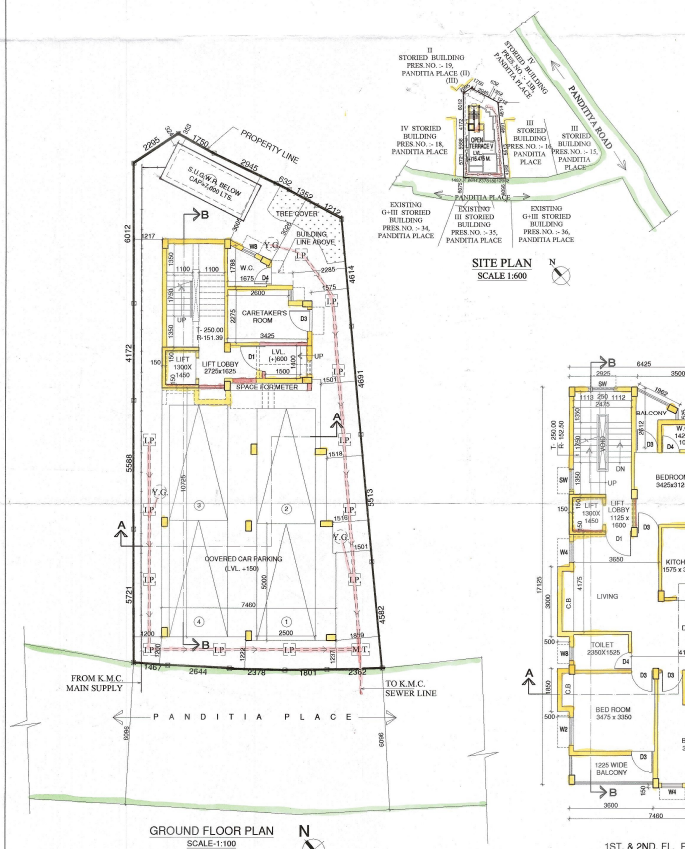
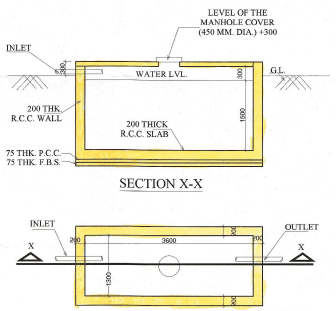
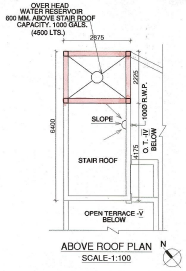
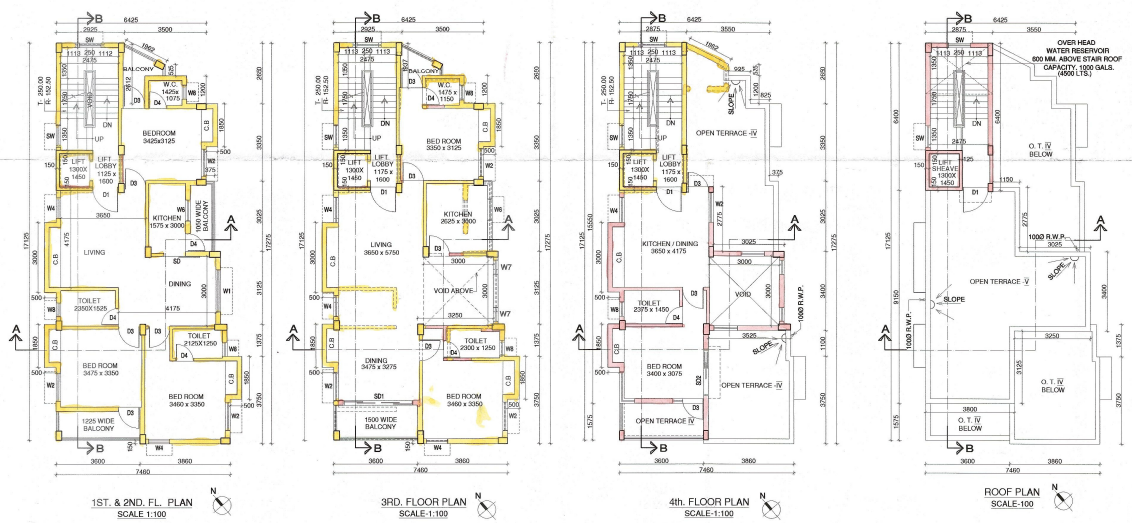
THE KOLKATA MUNICIPAL CORPORATION
BUILDING PERMIT
No. 2025010072
Date 13-06-25 Borough No. VIII
Ex. Engineer / Asst. Engineer
Ref. No. VIII Ser. No. 436
BUILDING DEPARTMENT











DETAIL OF PLAN PROPOSAL :-

A.

1. ASSESSEE NO. -: 110851700225
2. DETAILS OF REG.DEED :-
   (i) BOOK NO. - I ; VOL NO. - 151 ; PAGE NO. - 107 TO 117 BEING NO. - 3386 FOR THE YEAR -1974
   (ii) BOOK NO. - I ; VOL NO. - 121 ; PAGE NO. - 283 TO 291 BEING NO. - 3344 FOR THE YEAR -1974
3. DETAILS OF REG. BOUNDARY DECLARATION :-
   BOOK NO. - I ; VOL NO.- 1904-2023
   PAGE NO.- 322211 TO 322224
   BEING NO.- 190406560 ; FOR THE YEAR - 2023
   DATED -15.05.2023 ; A.R.A. - IV - KOLKATA .
4. DETAILS OF REG. P.O.A. :-
   BOOK NO.- I ; VOL NO.- 1904-2023
   PAGE NO.- 222417 TO 222438 .
   BEING NO.- 190404115 ; FOR THE YEAR - 2023
   DATED -27.03.2023 ; A.R.A - IV - KOLKATA .
5.(a) AREA OF LAND (AS PER DEED) = 03 K.- 12 CH - 14 SQ.FT. = 252.14 SQ.M.
   (b) AREA OF LAND (AS PER BOUNDARY DECLARATION) = 03 K. - 01 CH. - 25.89 SQ.FT. = 207.26 SQ.M.
   (c) NO. OF STOREY = G + IV
6. NO. OF TENEMENTS = 4 NOS.
7. SIZE OF TENEMENT = (50 - 75) = 1 NO.
   = (100 - 200) = 3 NOS.

B.

1. PROPOSED GROUND COVERAGE (55.144 %) = 114.288 SQ.M.
2. F.A.R. CONSUMED = 1.7499
3. TOTAL COVERED AREA = 362.691 SQ.M.
4. TOTAL SERVICE AREA IN GR. FL. = 36.83 SQ.M.
5. TOTAL CAR PARKING AREA IN GR. FL. = 75.976 SQ.M.
6. NO.OF CAR PARKING :-
   REQUIRED - 3 NOS.
   PROVIDED - 4 NOS.

DOOR & WINDOW SCHEDULE :-

NO	SILL	LINTEL	SIZE
D1	-----	2250	1075x2250
D2	-----	2250	1025x2250
D3	-----	2250	925x2250
D4	-----	2250	775x2250
W1	300	2250	1800x1950
W2	300	2250	1200x1950
W3	300	2250	1050x1950
W4	300	2250	900x1950
W5	300	2250	475x1950
W6	1050	2250	900x1200
W7	300	2250	600x1950
W8	1350	2250	600x900
SW	300	2250	600x1950

NOTE:

1. ALL EXTERNAL WALLS ARE 200 MM AND INTERNAL WALLS ARE 125 MM THK. (UNLESS OTHERWISE STATED)
2. T. = TREAD
3. R. = RISER
4. F.B. = FLOWER BED
5. C.B. = CUP BOARD
6. W.T.F. = WATER TIGHT FLOOR

B. AREA STATEMENT :-

1. LAND AREA (AS PER DEED) = 03 K.- 12 CH - 14 SQ.FT. = 252.14 SQ.M.
2. LAND AREA (AS PER BOUNDARY DECLARATION) = 03 K. - 01 CH - 25.89 SQ.FT.= 207.26 SQ.M.
3. F.A.R. AVAILABLE = 1.75
4. PERMISSIBLE GROUND COVERAGE (59.76%) = 123.85 SQ.M.
5. PROPOSED GROUND COVERAGE (55.144%) = 114.288 SQ.M.
6. PERMISSIBLE TOTAL BUILT-UP AREA = 362.705 SQ.M.
7. PROPOSED TOTAL BUILT-UP AREA = 362.691 SQ.M.
8. AREA BREAK UP

FLOOR	SANCTIONED AREA	PROPOSED AREA
GROUND FLOOR	113.802 SQ.M.	113.802 SQ.M.
1ST. FLOOR	111.657 SQ.M.	111.784 SQ.M.
2ND. FLOOR	111.657 SQ.M.	111.764 SQ.M.
3RD. FLOOR	111.657 SQ.M.	111.764 SQ.M.
TOTAL	449.373 SQ.M.	449.154 SQ.M.
4TH. FLOOR	----------	51.643 SQ.M.
TOTAL	449.373 SQ.M.	500.797 SQ.M.

9. EXEMPTED AREA

I) TOTAL STAIR EXEMPTION AREA = 51.975 SQ.M.
   Gr. Fl. = 10.395 SQ.M.
   1st. to 3rd. FL. = 31.19 SQ.M.
   (10.395 X 3) SQ.M.

II) LIFT LOBBY (@ MAX. 3.0 SQ.M.) = 11.131 SQ.M.
   Gr. Fl. = 3.00 SQ.M.
   1st. To 3rd. FL. = 6.141 SQ.M.
   (2.047 X 3) SQ.M.

III) 4TH. FL. EXEMPTION AREA (STAIR + LIFT LOBBY) = 12.626 SQ.M.
   TOTAL EXEMPTED AREA (STAIR + LIFT LOBBY) = 63.106 SQ.M.

10. AREA EXCLUDING EXEMPTIONS = (500.797 - 63.106) SQ.M. = 437.691 SQ.M.
   (INCL. CAR PARKING)
   CAR PARKING AREA = 76.976 SQ.M.
   a) GR. FL.
   (3 NOS. CARS)
   PERMISSIBLE (3 X 25) = 75 SQ.M.
   PROVIDED = 76.976 SQ.M.
11. TOTAL AREA IN F.A.R. = (437.691 - 75.00) SQ.M. = 362.691 SQ.M.
12. F.A.R. CONSUMED = 362.691 sq. m. / 207.26 sq. m. = 1.7499
13. STAIR HEAD ROOM AREA = 15.64 SQ.M.
14. OVER HEAD TANK AREA = 6.40 SQ.M.
15. CUP-BOARD AREA IN 4TH. FLOOR = 2.425 SQ.M.
16. AREA OF LIFT SHEAVE = 2.76 SQ.M.
17. REQUIRED GREEN AREA (1.252 %) = 2.595 SQ.M.
18. PROPOSED GREEN AREA (2.347%) = 4.865 SQ.M.

OWNER'S DECLARATION

I DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE L.B.A. & E.S.E. DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTIONS OF L.B.A. AND 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 & 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.A. BEFORE STARTING OF BUILDING FOUNDATION WORK.

Authorised Attorney of Paramita Basu

DIPANJAN BHATTACHARJEE
(AS AUTHORISED BY GROUND 2 SKYE SOLUTIONS LLP)
C.A. OF PARAMITA BASU (OWNER)
NAME OF THE OWNER / APPLICANT

GEO-TECHNICAL DECLARATION

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
B.C.E.,M.E., MIGS.,M.I.E.,
G. T.I/S (K.M.C.), BM/GEO-TECH-I/002
013/LP SONG/T/2014-15, STER-REC/2015/0034
GEOWBSIDC/2019000002
RUPAK KUMAR BANERJEE
CLASS - I, NO. G.T / I / 3 (P.M.C.)
SIGN. OF GEO TECHNICAL ENGG.

E.S.E. DECLARATION

THE STRUCTURAL DESIGN & SUPERVISION OF THE EXISTING G+IV STORIED BUILDING HAD BEEN MADE BY ME. I AM SATISFIED THAT IT IS SUFFICIENT TO CARRY THE ADDITIONAL LOAD OF FIFTH(5) FLOOR INCLUDING THE LOAD OF STAIR HEAD ROOM, LIFT MACHINE ROOM & OVER HEAD WATER RESERVOIR.
THE STRUCTURAL DESIGN OF FOUNDATION & SUPERSTRUCTURE OF EXISTING BUILDING HAS BEING CHECKED BY ME & FOUND IT IS SAFE & STABLE AS PER NATIONAL BUILDING CODE INCLUDING MATERIAL & WORKMANSHIP.
AS PER MY OPINION BOTH FOUNDATION & SUPERSTRUCTURE IS SAFE & STABLE IN ALL RESPECT CONSIDERING ALL POSSIBLE LOAD INCLUDING THE SEISMIC LOAD AS PER THE LATEST EDITION OF N.B.C. OF INDIA.
SOIL TESTING HAS BEEN DONE BY RUPAK KUMAR BANERJEE OF M/S GEO STAR (50, CHIT-KAIPUR ROAD , KOLKATA - 700099.)
THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

Soma Kazi
E.S.E. - I - 221
Kolkata Municipal Corporation

SOMA KAZI
License No. ESE / I / 221
NAME OF THE E.S.E

ARCHITECT DECLARATION

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009 AS AMENDED FROM TIME TO TIME & THAT THE SITE CONDITION INCLUDING THE ABUTTING ROAD CONFORMS WITH THE PLAN , WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK.

SOUMEN DAS BAIRAGI
B.ARCH., M.Co.A.,A.I.I.A.
CoA REGN. No. CA/97/21249

SOUMEN DAS BAIRAGI
CA REGN. No. : CA/97/21249
NAME OF THE ARCHITECT

TITLE

GROUND FLOOR PLAN, 1ST. FLOOR PLAN, 2ND. FLOOR PLAN, 3RD. FLOOR PLAN, 4TH. FLOOR PLAN, ROOF PLAN, ABOVE ROOF PLAN, FRONT ELEVATION , SECTION 'A-A' , SECTION 'B-B', SITE PLAN , SECTION 'C-C' , LOCATION PLAN , DETAIL OF U.G.WATER RESERVOIR.

PROJECT

PROPOSED ONE FLOOR ADDITION OVER SANCTIONED G+III STORIED RESIDENTIAL BUILDING OF TOTAL HEIGHT-(15.475 M.), U/S. 394 OF K.M.C. ACT. 1980 WITH UNDER OFFICE CIRCULAR NO. 04 OF 2019-2020, DATED 05.08.2019 OF K.M.C. BUILDING RULE 2009 VIDE SANCTIONED NO. 2023080043, DATED 01.08.2023 AT PREMISES NO. 17, PANDITIA PLACE , UNDER K.M.C. , WARD NO. - 085, BOROUGH - VIII , P.S. - RABINDRA SAROBAR (FORMERLY LAKE) , KOLKATA - 700029.

ARCHITECTS
SDB architects
P534, Raja Basanta Roy Road,Gr.Floor,
Kolkata-700 029,W.B,India.
Tel: 033-4008 9565/66,
Email: sdb.arch@gmail.com

SCALE	DWG. NO.	DATE	DEALT	CHECKED
1 : 100	AS - 01	05.05.25		