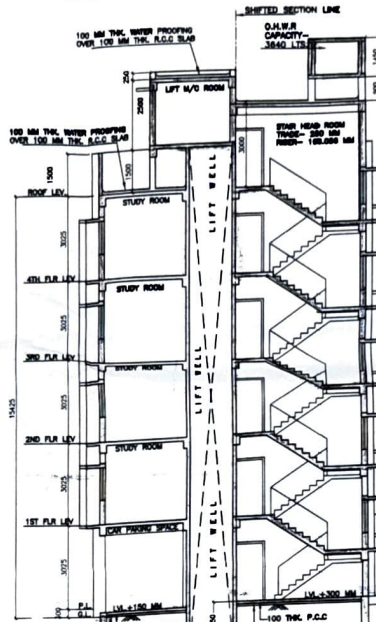
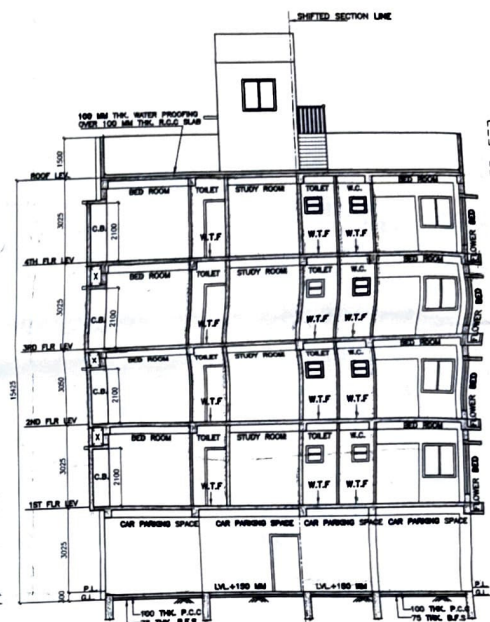




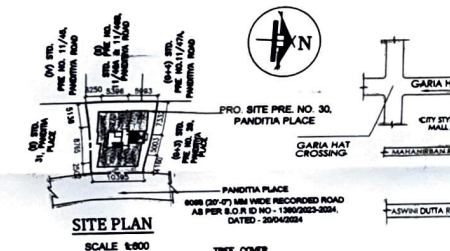
FRONT ELEVATION
SCALE - 1:100



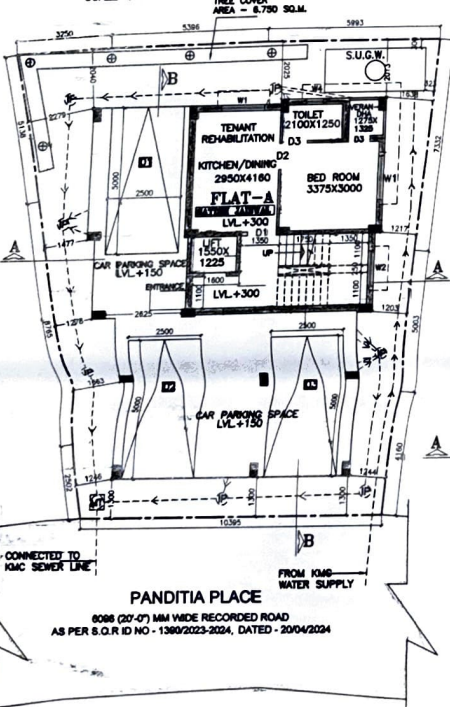
SECTION AT A-A
SCALE - 1:100



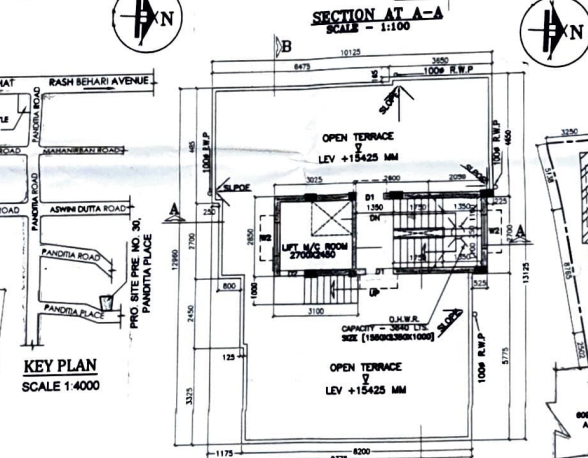
SECTION AT B-B
SCALE - 1:100



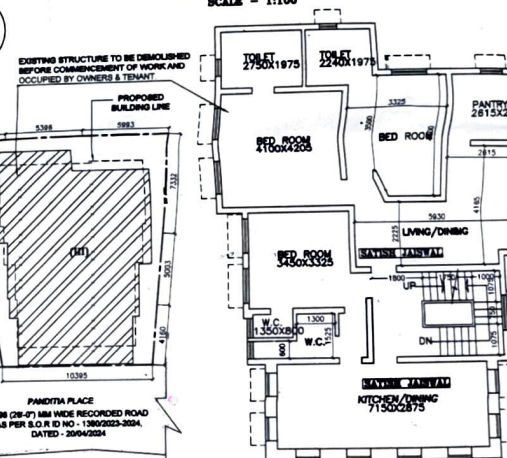
SITE PLAN
SCALE 1:600



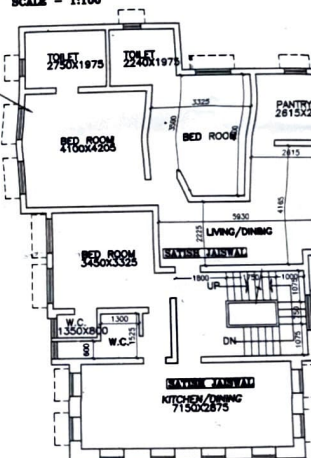
PROPOSED GROUND FLOOR PLAN
SCALE 1:100



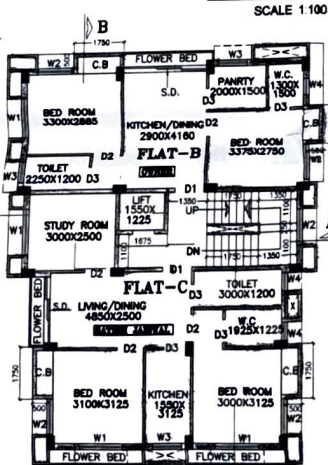
PROPOSED ROOF PLAN
SCALE 1:100



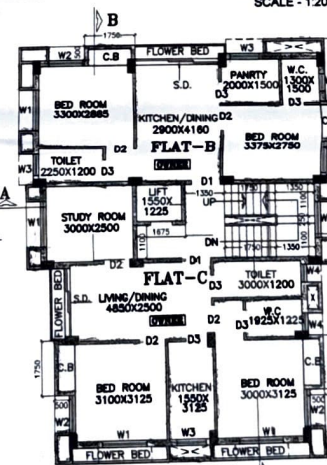
EXISTING SITE PLAN
SCALE - 1:200



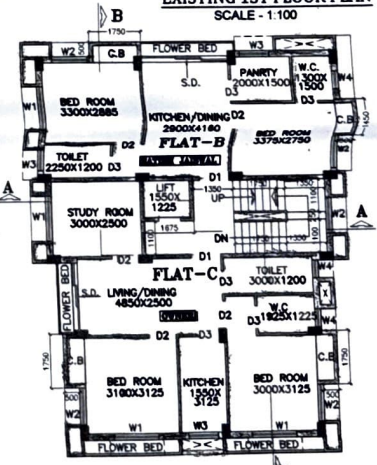
EXISTING 1ST FLOOR PLAN
SCALE - 1:100



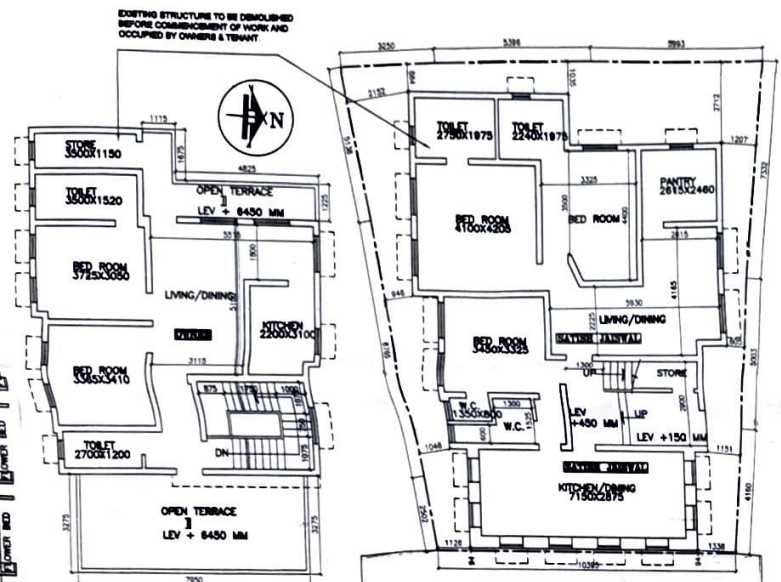
PROPOSED 1ST. FLOOR PLAN
SCALE 1:100 (PARTLY OWNER & PARTLY TENANT)



PROPOSED TYPICAL
(2ND & 3RD) FLOOR PLAN
SCALE 1:100 (FULLY OWNER)

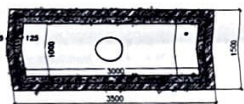


PROPOSED 4TH. FLOOR PLAN
SCALE 1:100 (PARTLY OWNER & PARTLY TENANT)



PANDITA PLACE
8098 (20'47") MM WIDE RECORDED ROAD.
AS PER S.O.R NO-1380/2023-2024, DATED - 20/04/2024

EXISTING GROUND FLOOR PLAN
SCALE : 1:100



DETAIL OF S.U.G.W. RESERVOIR
CAP. : 3000 LIT. (SCALE : 1:50)

TOTAL EXISTING EFFECTIVE TENANT AREA : (126.161 + 126.161) = 252.322 SQ.M.
TOTAL EXISTING EFFECTIVE OWNERS AREA = 59.179 SQ.M
EXISTING GROUND FLOOR EXEMPTED AREA (STAIR WAY) = 13.185 SQ.M
EXISTING 1ST FLOOR EXEMPTED AREA (STAIR WAY) = 13.185 SQ.M
EXISTING 2ND FLOOR EXEMPTED AREA (STAIR WAY) = 10.513 SQ.M
EXISTING TOTAL EXEMPTED AREA (STAIR WAY) = 36.893 SQ.M
PERMISSIBLE AREA = (252.322 SQ.M X 2) = 504.644 SQ.M
PERMISSIBLE F.A.R. = 593.823 / 199.740 = 2.972
PROPOSED F.A.R. = (527.787 - 50.00) / 199.740 = 2.572

AREA STATEMENT OF OWNERS -										EXISTING (AS/BI) 01/2017 - 2018										EFFECTIVE AREA			PROPOSED AREA			
SL. NO.		NAME OF THE OWNER		EXISTING AS PER PHYSICAL AREA (SQ.M)			EXISTING (AS/BI) 01/2017 - 2018 AREA (SQ.M)			EFFECTIVE AREA			PROPOSED AREA (SQ.M)													
USE	FLOOR	OCCUPIED	COMMON	TOTAL	USE	FLOOR	OCCUPIED	COMMON	TOTAL	USE	FLOOR	TOTAL	USE	FLOOR	OCCUPIED	COMMON	TOTAL									
01	OWNERS	RESI	2ND. FLR	80.132 SQ.M	2.228 SQ.M	82.360 SQ.M	RESI	2ND. FLR	59.179 SQ.M	-	59.179 SQ.M	RESI	2ND. FLR	59.179 SQ.M	RESI	1ST FLOOR [FLAT B]	45.384 SQ.M	1.319 SQ.M	46.703 SQ.M							
													2ND FLOOR [FLAT B]	45.384 SQ.M		1.319 SQ.M	46.703 SQ.M									
													[FLAT C]	57.782 SQ.M		1.678 SQ.M	59.471 SQ.M									
													3RD FLOOR [FLAT B]	45.384 SQ.M		1.319 SQ.M	46.703 SQ.M									
													[FLAT C]	57.782 SQ.M		1.678 SQ.M	59.471 SQ.M									
TOTAL = 82.360 SQ.M						TOTAL = 59.179 SQ.M						TOTAL = 59.179 SQ.M			4TH FLOOR [FLAT C]	57.782 SQ.M	1.678 SQ.M	59.471 SQ.M								
TOTAL = 82.360 SQ.M																		TOTAL = 59.179 SQ.M			TOTAL = 59.179 SQ.M			TOTAL = 82.360 SQ.M		

AREA STATEMENT OF TENANTS -																			
SL. NO.	NAME OF THE TENANT	EXISTING AS PER PHYSICAL AREA (SQ.M)				EXISTING (A37/B) 01/2017 - 2018 AREA (SQ.M)				EFFECTIVE AREA			PROPOSED AREA AREA (SQ.M)						
		USE	FLOOR	OCCUPIED	COMMON	TOTAL	USE	FLOOR	OCCUPIED	COMMON	TOTAL	USE	FLOOR	TOTAL	USE	FLOOR	OCCUPIED	COMMON	TOTAL
01	BATHI JAINVAL	RESI	GR. FLR	124.333 SQ.M	2.161 SQ.M	126.494 SQ.M	RESI	GR. FLR	126.161 SQ.M	-	126.161 SQ.M	RESI	GR. FLR	126.161 SQ.M	RESI	GR. FLOOR [FLAT A]	30.674 SQ.M	0.891 SQ.M	31.565 SQ.M
		RESI	1ST. FLR	124.333 SQ.M	2.161 SQ.M	126.494 SQ.M	RESI	1ST. FLR	126.161 SQ.M	-	126.161 SQ.M	RESI	1ST. FLR	126.161 SQ.M	RESI	1ST FLOOR [FLAT C]	57.782 SQ.M	1.679 SQ.M	59.471 SQ.M

1. PERMISSIBLE FLOOR AREA : (OWNER AREA + TENANT AREA X 2) = 59.179 + (252.322 X 2) = 563.823 SQ.M
Percentage (%) of Tenant's occupancy : (252.322 / 563.823) X 100 = 44.75 %
Total existing floor area : 311.801 Sq.m. (including exempted areas)
Total Tenant area : 252.322 Sq.m.

Ground Coverage	Total Floor Area (Sq.m.)	Car Parking Area (Sq.m.)
Existing	89.799	139.258
Proposed	119.844	99.823
Permissible	119.844	99.823
Proposed	119.844	99.823
Existing total Common area	8.548	5.488

2. PERMISSIBLE F.A.R. (2 X AREA OCCUPIED BY TENANT) - (1 X AREA OCCUPIED BY TENANT) LAND AREA
= (2 X 252.322) + (1 X 59.179)
= 563.823
= 199.740
= 2.823

MAIN CHARACTERISTICS OF THE PROPOSAL

PART "A"

- ASSEESSEE NO : 110851700377
- NAME OF THE OWNERS : BABITA SHAW, RATNA SHAW, SUMIT KUMAR SHAW, VANDANA GUPTA
- NAME OF THE APPLICANT : BABITA SHAW, RATNA SHAW, SUMIT KUMAR SHAW, VANDANA GUPTA
- DETAIL OF REGISTERED DEED : BOOK NO : 1 VOL. NO : 1808 - 2023 PAGES NO : 47458 TO 47459 BEING NO : 180801346 YEAR : 2023 PLACE : A.D.S.R. ALIPORE DATE : 31.08.2023
- DETAIL OF BOUNDARY DECLARATION : BOOK NO : 1 VOL. NO : 1808 - 2024 PAGES NO : 17005 TO 17017 BEING NO : 180800398 YEAR : 2024 PLACE : A.D.S.R. ALIPORE DATE : 08.08.2024
- DETAIL OF NON EVICTION OF TENANT : BOOK NO : IV VOL. NO : 1808-2024 PAGES NO : 2786 TO 2807 BEING NO : 180800186 YEAR : 2024 PLACE : A.D.S.R. ALIPORE DATE : 08.08.2024
- IMMUTATION CASE NO : CHS0520-JAN-34/13846, DATED : 20/01/2024



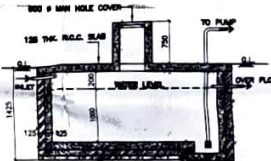
SCALE : 1:100 & AS MENTIONED

SPECIFICATION :-

ALL EXTERNAL BRICK WORK 220mm THICK WITH 1:8 CEMENT MORTAR.
ALL INTERNAL WALLS 125mm & 75mm THICK WITH 1:4 CEMENT MORTAR AND WIRE NET BONDING.
ALL R.C.C. WORK WITH M20 CONCRETE AS PER STRUCTURAL DESIGN.
EXTERNAL PLASTER WITH 1:8 CEMENT MORTAR (20 mm).
INTERNAL PLASTER WITH 1:8 CEMENT MORTAR (12mm).
CEILING PLASTER WITH 1:4 CEMENT MORTAR (6mm).
SCALE : 1 : 100, & as mentioned

DOOR WINDOW SCHEDULE

TYPE	WIDTH	HT	TYPE	WIDTH	HT
D	1100	2100	W1	1800	1000
D1	1000	2100	W2	1200	1000
D2	900	2100	W3	1000	1000
D3	780	2100	W4	800	750



SEC. ELEVATION

ALL DIMENSIONS IN THIS DRAWING ARE STRUCTURAL DIMENSIONS AND DOES NOT INCLUDE PLASTERING OR ANY OTHER FINISHING.

PART "B"

- LAND AREA : 03 KH - 09 CH - 05 SQ.FT = 201.139 SQ.M. [AS PER DEED]
- LAND AREA : 02 KH - 15 CH - 36 SQ.FT = 199.740 SQ.M. [AS PER B.D.]
- ROAD WIDTH = 6.096 (20'47") MT. WIDE PANDITA PLACE
- FURNISHABLE HEIGHT OF THE BUILDING = 20.00 MT.
- PERMISSIBLE GROUND COVERAGE = 119.844 SQ.M. (80%)
- EXISTING TOTAL COVERED AREA = 126.161 SQ.M.
- EXISTING GROUND FLOOR EFFECTIVE AREA = 126.161 SQ.M.
- EXISTING FIRST FLOOR EFFECTIVE AREA = 126.161 SQ.M.
- EXISTING SECOND FLOOR EFFECTIVE AREA = 59.179 SQ.M.
- EXISTING TOTAL FLOOR EFFECTIVE AREA = 311.501 SQ.M.
- PERMISSIBLE F.A.R. = 2.823
- EXISTING HEIGHT OF THE BUILDING = 9.550 MT.
- EXISTING GROUND COVERAGE = (126.161/13.185) = 139.559 SQ.M. (89.799 %)
- EXISTING F.A.R. = (311.501/199.740) = 1.560
- PROPOSED GROUND COVERAGE = 119.735 SQ.M. (89.945%)
- PROPOSED TOTAL COVERED AREA : 527.787 SQ.M. (EXCLUDING EXEMPTED AREA)
- PROPOSED HEIGHT OF THE BUILDING = 15.425 MT.
- PROPOSED F.A.R. = 2.582

FLR. NO.	COVERED AREA (SQ.M.)	LOFT AREA (SQ.M.)	VOID AREA (SQ.M.)	GROSS FLOOR AREA (SQ.M.)	STAR AREA (SQ.M.)	LOBBY AREA (SQ.M.)	NET FLOOR AREA (SQ.M.)
GR. FLR.	119.735	NIL	NIL	119.735	10.893-4.438 = 10.455	1.843	107.427
1ST FLR.	119.735	1.889	0.438	117.389	10.893-4.438 = 10.455	1.843	105.899
2ND FLR.	119.735	1.889	0.438	117.389	10.893-4.438 = 10.455	1.843	105.899
3RD FLR.	119.735	1.889	0.438	117.389	10.893-4.438 = 10.455	1.843	105.899
4TH FLR.	119.735	1.889	0.438	117.389	10.893-4.438 = 10.455	1.843	105.899
TOTAL	478.975	7.366	1.763	488.104	43.574	7.366	437.264

- PERMISSIBLE CAR PARKING AREA : 59.887 SQ.M. (29 %) EXCLUDING COMMON AREA AT GROUND FLOOR
- PROPOSED CAR PARKING AREA : 71.525 SQ.M. (35.77 %)
- NO. OF TENEMENT : 02 NOS.
- PROPORTION OF ACTUAL TENEMENT : 1 NOS.
- REQUIRED CAR : 2
- PROPOSED COVER CAR PARKING = 03 NOS.
- REQUIRED CAR PARKING = 02 NOS.
- ROOF AREA = 119.735 SQ.M.
- STAR COVER AREA = 13.253 SQ.M.
- ROOF TANK AREA = 5.842 SQ.M.
- STAR MACHINE ROOM AREA = 6.821 SQ.M.
- LMR STAIR AREA = 3.100 SQ.M.
- DEPTH OF THE BUILDING = 13.125 MT.
- TOTAL G.B. AREA = 13.450 SQ.M.
- TOTAL EXEMPTED AREA (STAIR WAY + LOBBY) = 31.565 SQ.M.
- ADDITIONAL AREA FOR FEES = 38.574 SQ.M.
- TOTAL AREA FOR FEES = 827.701 SQ.M.
- PER. TREE COVER AREA = 1.473 L.A. 2.342 SQ.M. (21.6) PER. TREE COVER AREA = 3.38 L.A. 6.750 SQ.M.

CERTIFICATE OF STRUCTURAL ENGINEER

I, DO HEREBY, UNDERTAKE THAT I SHALL CARRY OUT SOIL INVESTIGATION AFTER DEMOLISHING THE EXISTING STRUCTURE AND DESIGN THE FOUNDATION AND ALL STRUCTURAL ELEMENTS AS PER RELEVANT I.B. CODE OF PRACTICE & NATIONAL BUILDING CODE BEFORE COMMENCEMENT OF THE WORK. THE WORK WILL BE SUPERVISED BY ME DURING CONSTRUCTION WORK. I WILL SUBMIT THE STRUCTURAL DESIGN CALCULATIONS, STRUCTURAL DRAWING, SOIL TEST REPORT ETC. AFTER DEMOLISHING THE EXISTING STRUCTURE. I, DO, HEREBY, ALSO UNDERTAKE THAT DURING EXECUTION OF THE WORK ALL PRECAUTIONARY MEASURES WILL BE TAKEN BY ME IN RESPECT OF SAFETY AND STABILITY OF THE ADJOINING STRUCTURE AND PROPERTIES.

SUBHANKAR ROY
Registered Structural Engineer
E.B.T. No. 4, Class-I
Kolkata Municipal Corporation
SIGNATURE OF GEO-TECHNICAL ENGINEER
MR. SUBHANKAR RAY
(G.T.E. 16)

CERTIFICATE OF GEO-TECHNICAL ENGINEER

I, DO HEREBY, UNDERTAKE THAT I SHALL CARRY OUT SOIL INVESTIGATION AFTER DEMOLISHING THE EXISTING STRUCTURE AND DESIGN THE FOUNDATION AND ALL STRUCTURAL ELEMENTS AS PER RELEVANT I.B. CODE OF PRACTICE & NATIONAL BUILDING CODE BEFORE COMMENCEMENT OF THE WORK. THE WORK WILL BE SUPERVISED BY ME DURING CONSTRUCTION WORK. I WILL SUBMIT THE STRUCTURAL DESIGN CALCULATIONS, STRUCTURAL DRAWING, SOIL TEST REPORT ETC. AFTER DEMOLISHING THE EXISTING STRUCTURE. I, DO, HEREBY, ALSO UNDERTAKE THAT DURING EXECUTION OF THE WORK ALL PRECAUTIONARY MEASURES WILL BE TAKEN BY ME IN RESPECT OF SAFETY AND STABILITY OF THE ADJOINING STRUCTURE AND PROPERTIES.

SUBHANKAR ROY
Registered Structural Engineer
E.B.T. No. 4, Class-I
Kolkata Municipal Corporation
SIGNATURE OF GEO-TECHNICAL ENGINEER
MR. SUBHANKAR RAY
(G.T.E. 16)

DECLARATION OF L.B.S

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2008 AS AMENDED FROM TIME TO TIME AND THAT THE SITE CONDITION INCLUDING WIDTH OF ADJOINING K.M.C. ROAD CONFORMS WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE NOT AT TANK OR FILLED UP A TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL. THE CONSTRUCTION OF U.O. WATER TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK. THERE IS AN EXISTING STRUCTURE, WHICH IS FULLY OCCUPIED BY THE OWNER & TENANT, THE EXISTING STRUCTURE TO BE DEMOLISHED BEFORE THE COMMENCEMENT OF NEW CONSTRUCTION WORK.

DEBENDU GHOSH
L.B.S. No. - 1500/1
THE KOLKATA MUNICIPAL CORPORATION
DEBENDU GHOSH
L.B.S. NO. 1500
SIGNATURE OF L.B.S.

DECLARATION OF OWNER

I, DO HEREBY, DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE L.B.S. & E.S.E. SURVEY CONSTRUCTION SHALL FOLLOW THE INSTRUCTION OF L.B.S. & E.S.E. DURING CONSTRUCTION OF THE BUILDING AS PER K.M.C. PLAN. K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR THE STRUCTURAL STABILITY OF THE BUILDING AND ADJOINING STRUCTURES, IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE. THE K.M.C. AND BAPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF E.S.S.B.S. BEFORE STARTING OF BUILDING FOUNDATION WORK.

Babita Shaw
Ratna Shaw
Sumit Kumar Shaw
Vandana Gupta
BABITA SHAW, RATNA SHAW, SUMIT KUMAR SHAW, VANDANA GUPTA
SIGNATURE OF OWNER/APPLICANT

TITLE : PLANS, SECTION, SITE PLAN, KEY PLAN, EXISTING PLAN, S.U.G.W. RESERVOIR.

PROPOSED PLAN OF G+IV STORIED (15.425 MT HEIGHT) RESIDENTIAL BUILDING AT PREMISES NO. 30, PANDITA PLACE, KOLKATA - 700 029, P.S. - GARIAHAT, WARD NO. - 85, BOROUGH NO. VIII, (K.M.C.) U/S 393 OF KMC ACT 1980 & COMPLYING U/R 142 OF KMC BUILDING RULE 2009.

PARTY'S COPY

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 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.

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

CONSTRUCTION SITE SHALL BE MAINTAINED TO PREVENT MOSQUITO BREEDING AS REQUIRED U/S 496 (1) & (2) OF CMC ACT 1988. 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.

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.

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

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

Non Commencement of Erection/ Re-Erection within Five year will Require Fresh Application for Sanction

DEVIATION WOULD MEAN DEMOLITION

Approved By : MPC Meeting No. 646

THE SANCTION IS VALID UP TO 06/01/2030

Item No. 215/24-25 J. 17/12/2024



Sanctioned subject to demolition of existing structure to provide open space as per plan before construction is started

Executive Engineer (C)
BR.

Asst. Engineer (C)
Br. PLAN



RESIDENTIAL BUILDING

