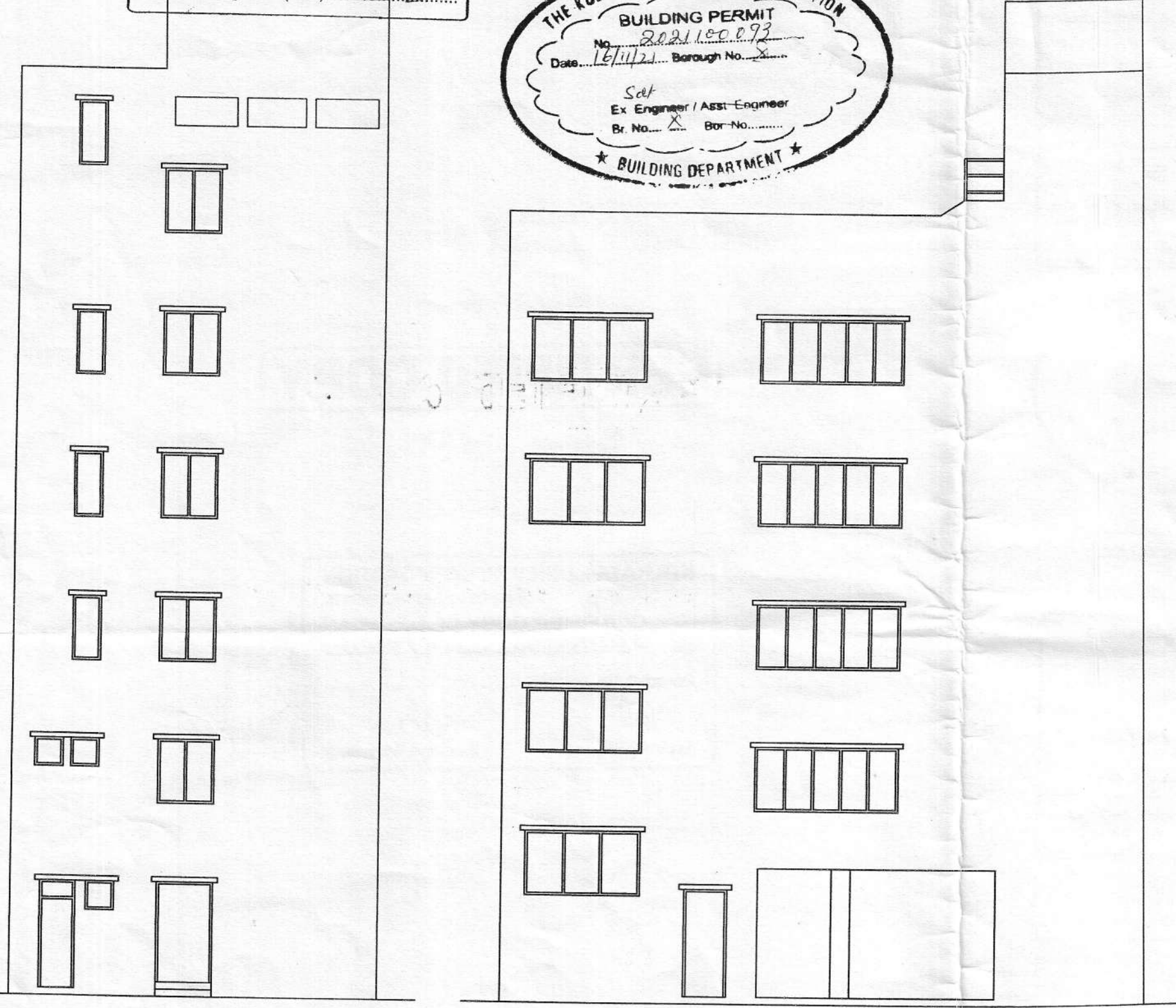
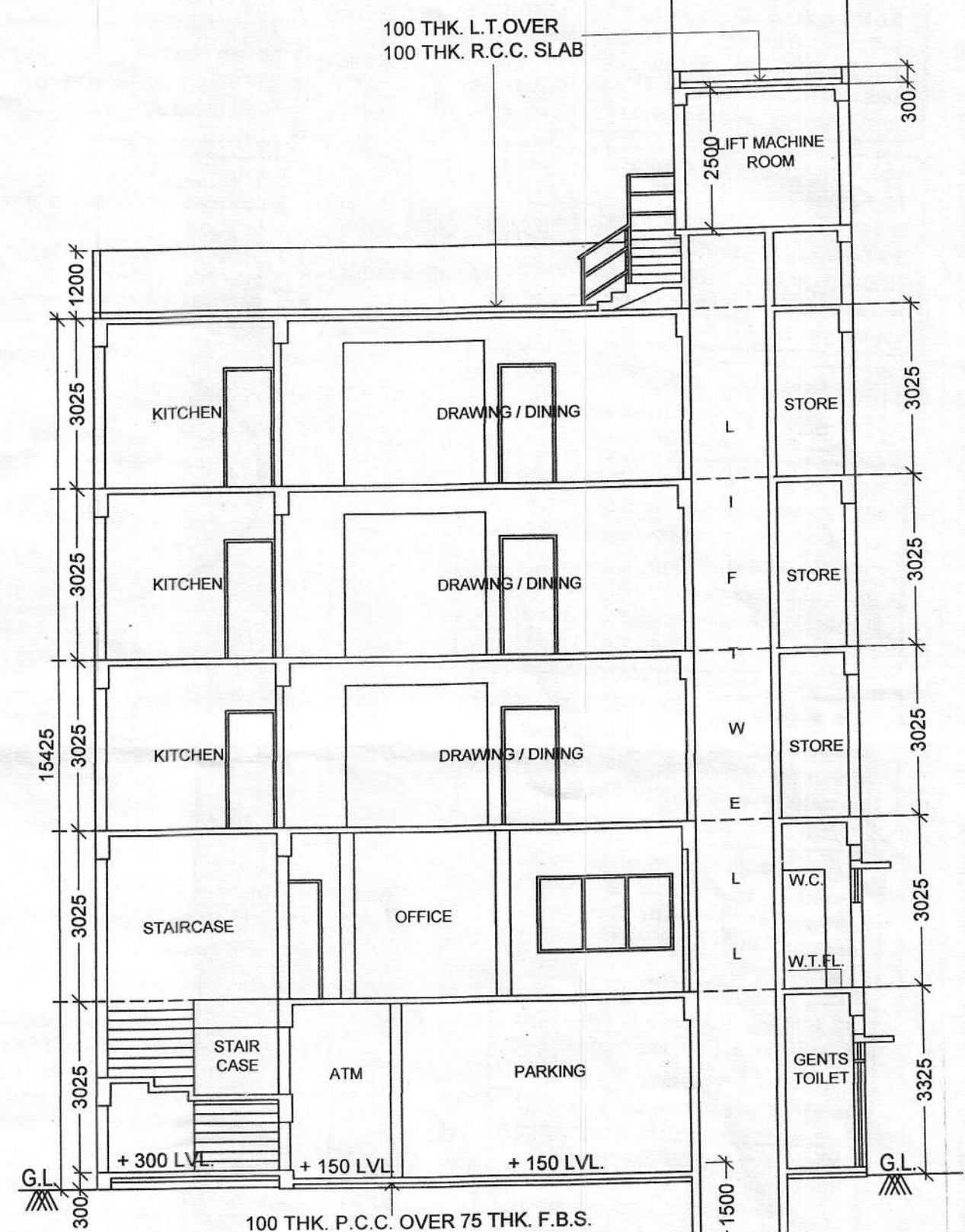


Sanctioned By: *Sat*
Assistant Engineer (C.B) Br. No. *X*

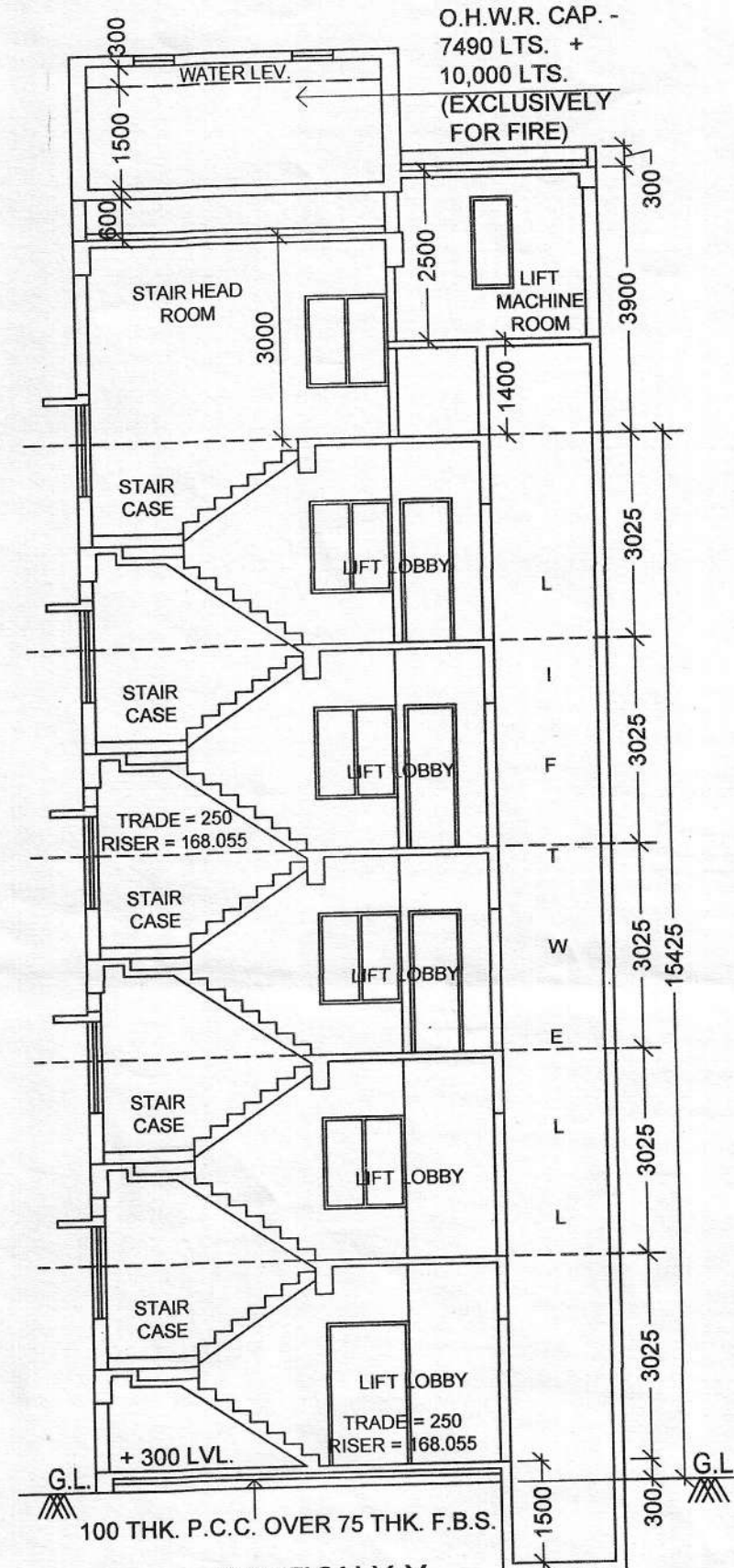


FRONT (EAST) ELEVATION
SCALE = 1:100

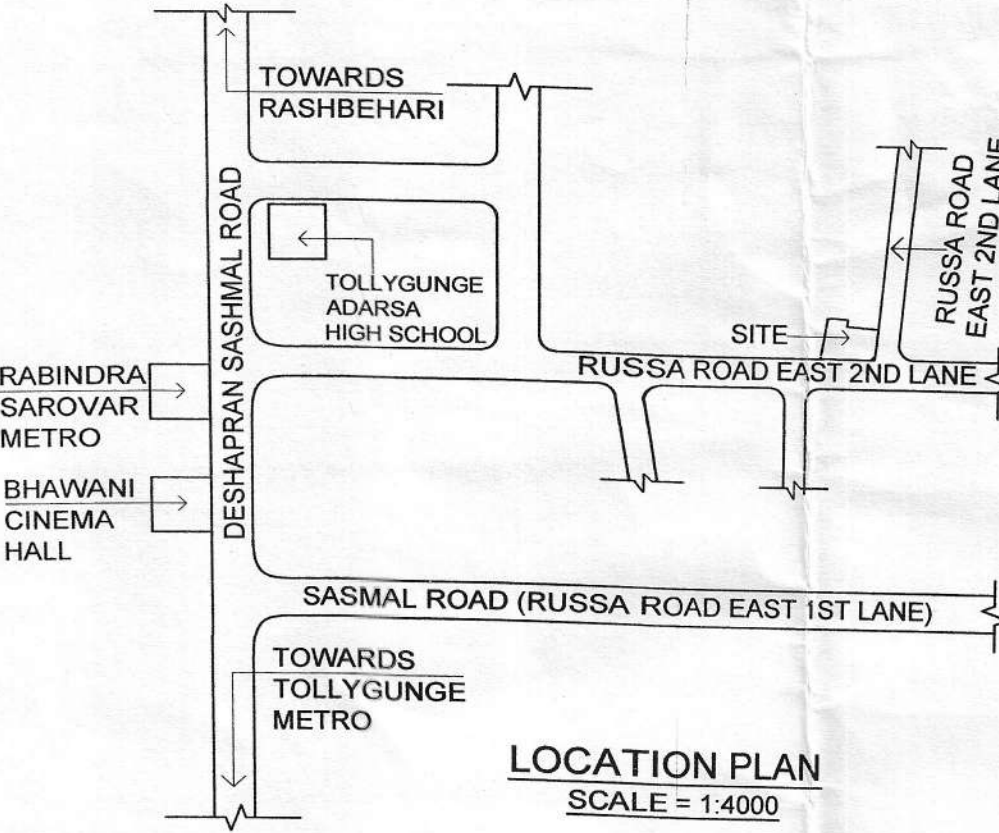
SIDE (SOUTH) ELEVATION
SCALE = 1:100



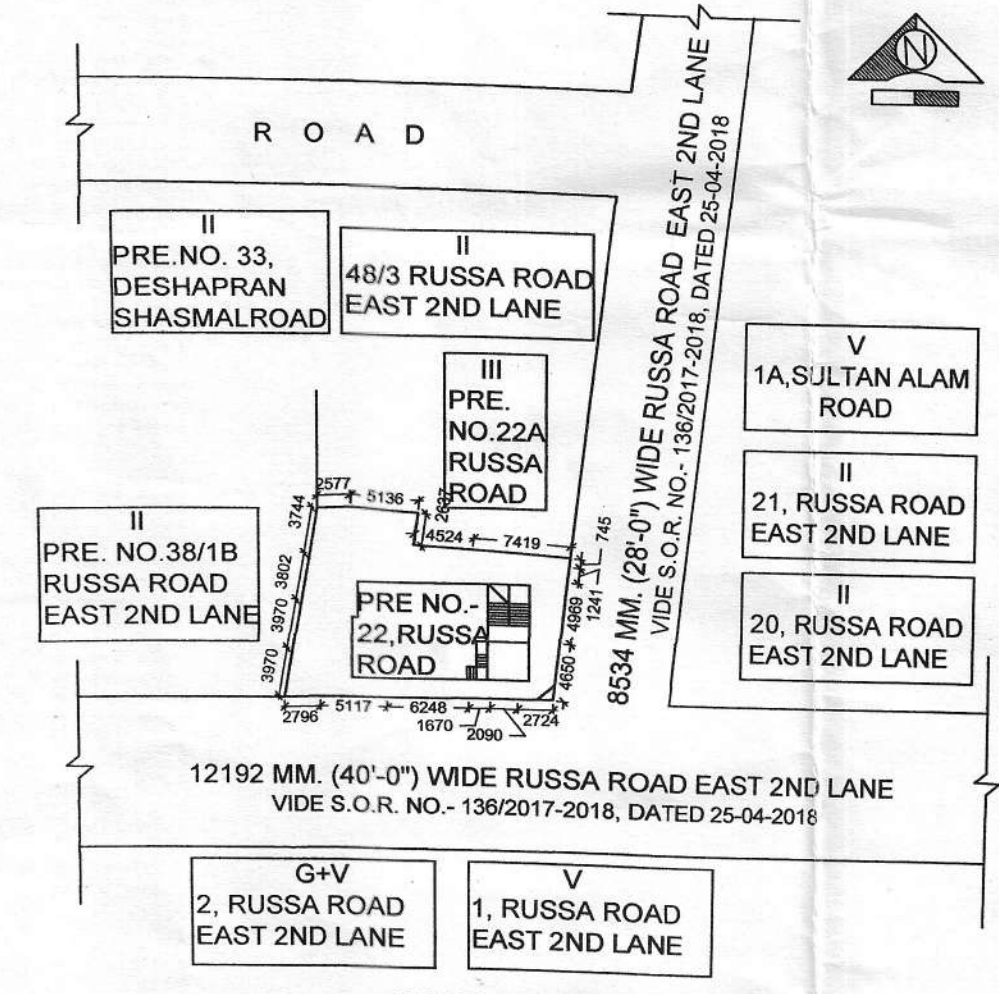
SECTION X-X
SCALE = 1:100



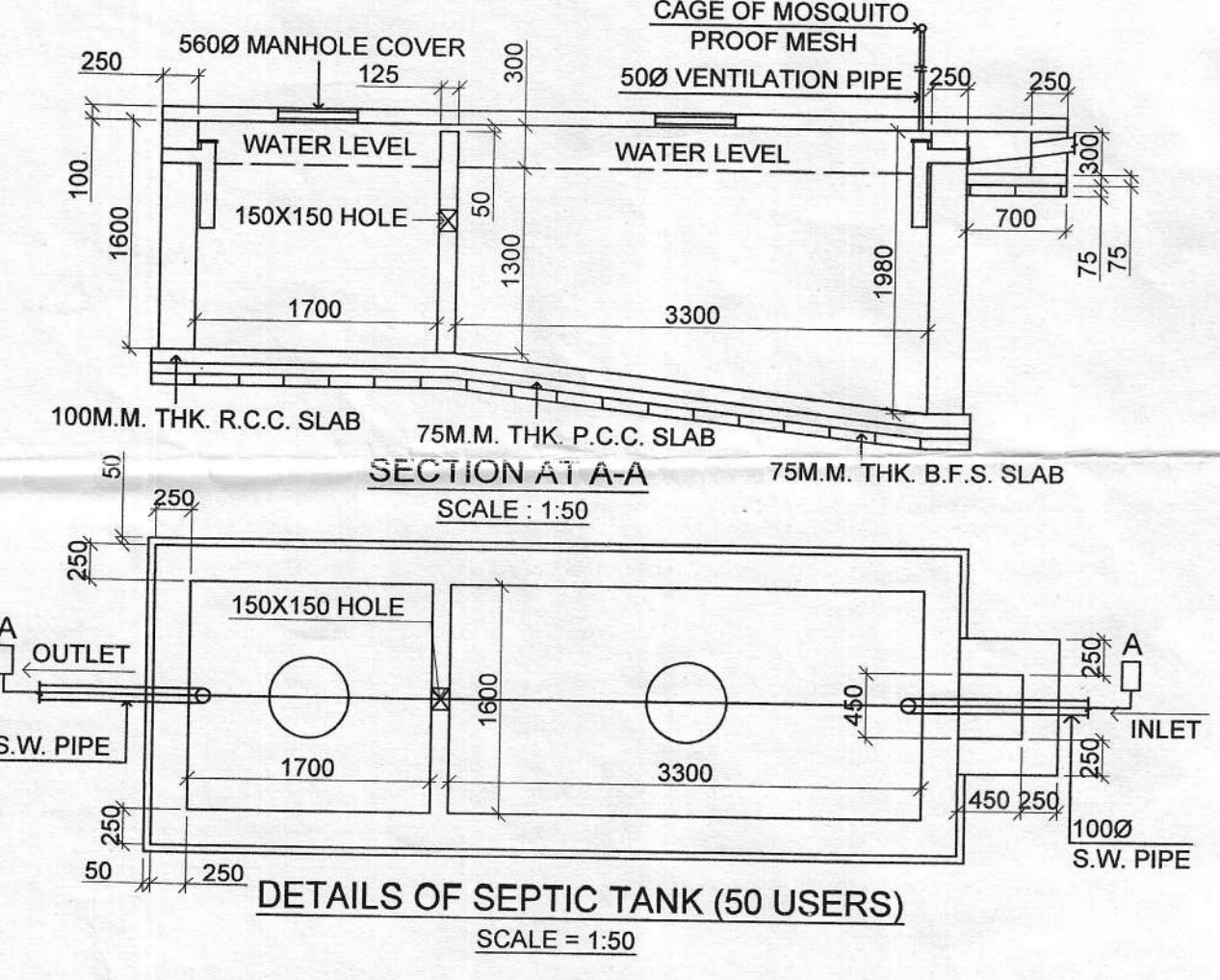
SECTION Y-Y
SCALE = 1:100



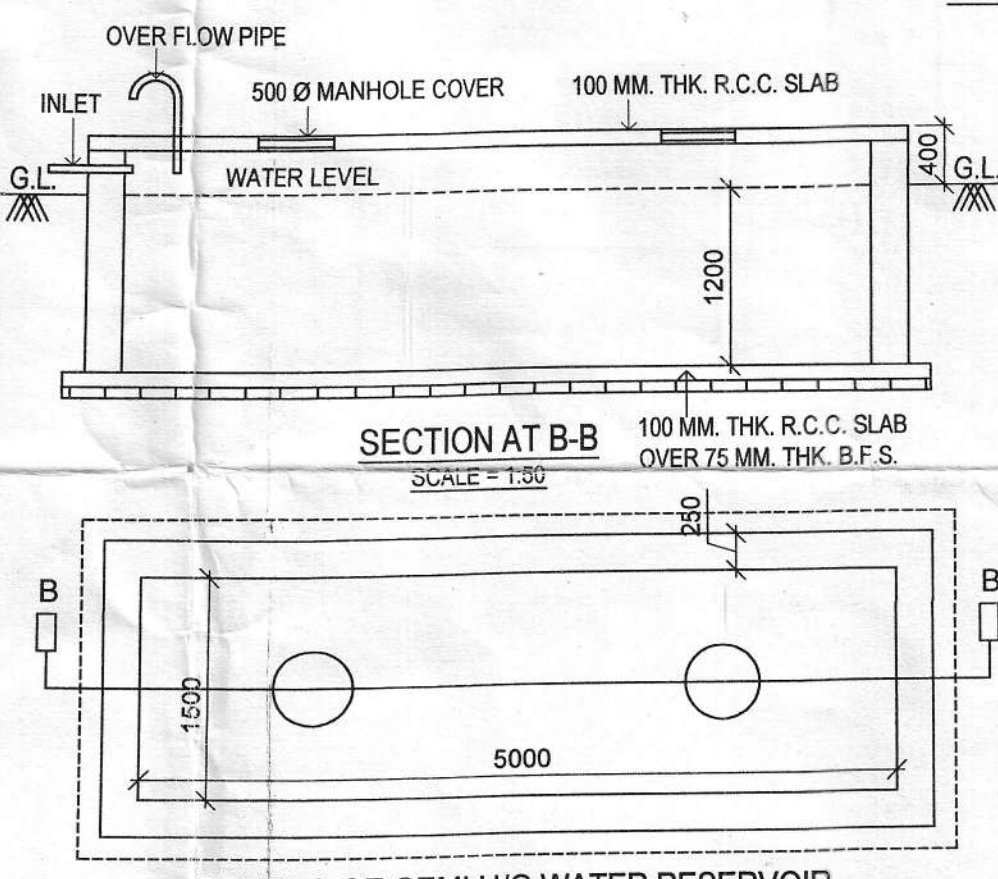
LOCATION PLAN
SCALE = 1:4000



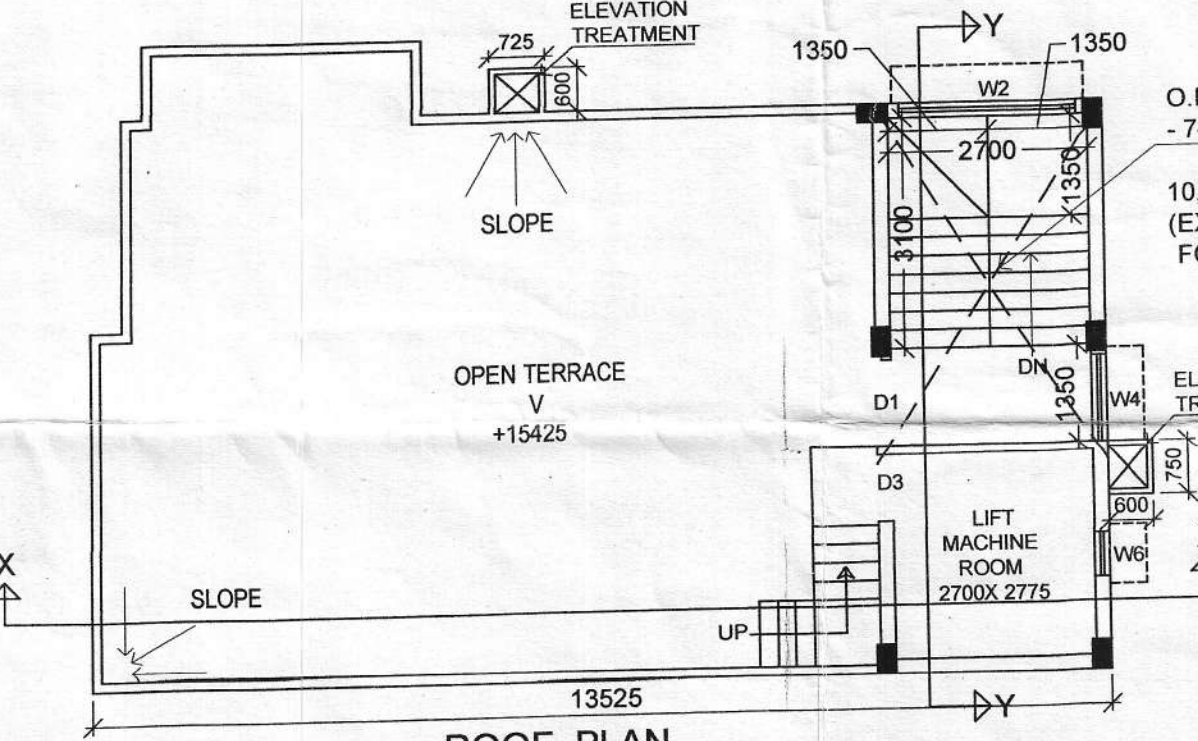
SITE PLAN
SCALE = 1:800



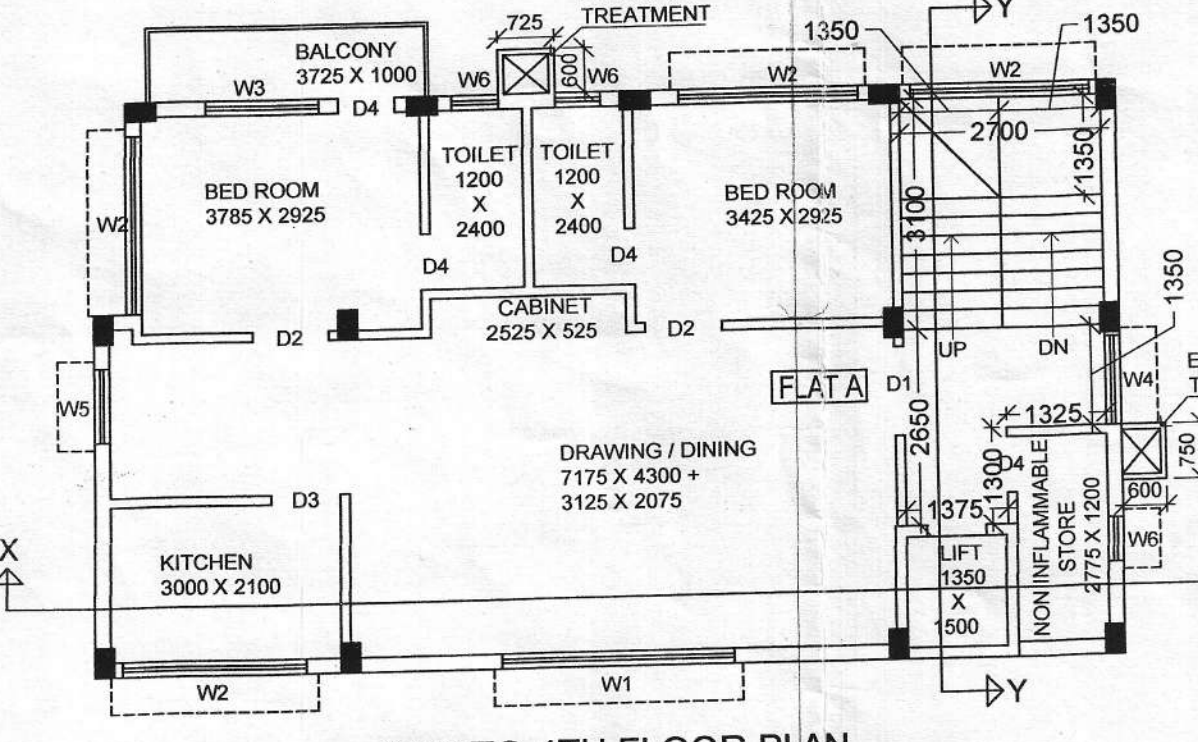
DETAILS OF SEPTIC TANK (50 USERS)
SCALE = 1:50



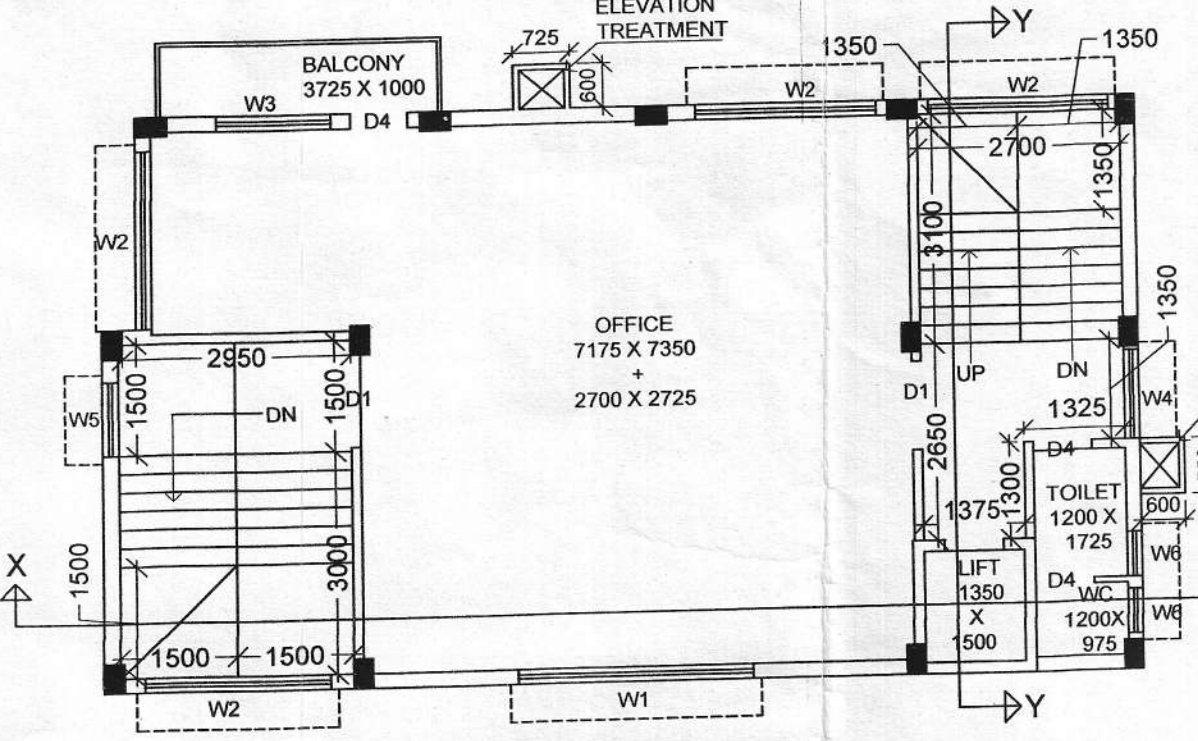
DETAILS OF SEMI U/G WATER RESERVOIR
CAPACITY : 9000 LTS.
SCALE : 1:50



ROOF PLAN
SCALE = 1:100



2ND TO 4TH FLOOR PLAN
SCALE = 1:100



1ST FLOOR PLAN
SCALE = 1:100

DOOR AND WINDOW SCHEDULE

SL. NO.	SIZE
D1	1200 X 2100
D2	1000 X 2100
D3	900 X 2100
D4	750 X 2100
W1	3000 X 1350
W2	2400 X 1350
W3	1500 X 1350
W4	1200 X 1350
W5	1000 X 1350
W6	600 X 600
W7	600 X 1350

CERTIFICATE OF GEO-TECHNICAL ENGINEER:
UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THEREON. IT IS CERTIFIED THAT THE EXISTING LOAD 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 ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

Rupak Kumar Banerjee
RUPAK KUMAR BANERJEE
M.I.E., CHARTERED ENGINEER
ENLISTED GEO-TECHNICAL ENGINEER (K.M.C.)
G.T./1/3 (K.M.C.) LM-4279, M.-159378-5
GEO-TECHNICAL ENGINEER
RUPAK KUMAR BANERJEE
GT/1/3(K.M.C.)

DECLARATION OF OWNER:
I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT, I SHALL ENGAGE L.B.A & E.S.E. DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF L.B.A & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER PLAN) K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE IF ANY SUBMITTED DOCUMENT ARE FAKE. THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF U/G.W.R TAKEN UNDER THE GUIDANCE OF L.B.S.E. & E. BEFORE STARTING OF BUILDING FOUNDATION. THERE IS NO COURT CASE PENDING AGAINST THIS PREMISES.

SIGNATURE OF OWNERS
MS CALCUTTA MALAYALEE SAMAJAM
SECRETARY

NOTE:
1. ALL MATERIALS FOR CONSTRUCTION TO BE OF I.S. STANDARD.
2. ALL CONSTRUCTION PRACTICE TO FOLLOW I.S. GUIDELINES.
3. ONLY WRITTEN DIMENSIONS TO BE FOLLOWED.
4. ALL DIMENSION ARE IN MM.
5. ALL THE EXTERNAL WALLS ARE 200 MM THICK AND ALL THE INTERNAL WALLS ARE 125 & 75MM THICK UNLESS SPECIFIED.
6. DEPTH OF U.G. & SEMI U.G. RESERVOIRS NOT TO EXCEED DEPTH OF NEAREST FOUNDATION.

MAIN CHARACTERISTICS OF THE PLAN PROPOSAL
PART A:
1. ASSESSEE NO. 210891800368
2. DETAILS OF REGISTERED DEED:
I) BOOK NO. - 1, II) VOLUME NO. - 208 III) PAGE 241 TO 250
IV) BEING NO. - 8686, V) YEAR - 1990
3. DETAILS OF BOUNDARY DECLARATION:
I) BOOK NO. - 1 II) VOLUME NO. - 1603-2021 III) PAGE - 193768 TO 193779
IV) BEING NO. - 160306393 V) YEAR - 2021
3. DETAILS OF DEED OF GIFT:
I) BOOK NO. - 1 II) VOLUME NO. - 1603-2021 III) PAGE - 42650 TO 42662
IV) BEING NO. - 160301348 V) YEAR - 2021
5. AREA OF THE PLOT OF LAND -
AS PER DEED = 267.095 SQM. (3 KH. 15 CH. 40 SFT.)
AS PER BOUNDARY DECLARATION = 267.095 SQM. (3 KH. 15 CH. 40 SFT.)
6. NO. OF TENEMENTS = 3 NOS.

PART B:

- AREA OF LAND = 267.095 SQM. SQM. (AS PER TITLE DEED)
267.095 SQM. SQM. (AS PER BOUNDARY DECLARATION)
- WIDTH OF ROAD = 8.534 M. & 12.192 M.
- PERMISSIBLE F.A.R. = 2.00
- PROPOSED F.A.R. = 1.384
- (i) PERMISSIBLE GROUND COVERAGE (57.763 % OF L.A.) = 154.282 SQM.
(ii) PROPOSED GROUND COVERAGE (40.185 % OF) = 107.332 SQM.
- PERMISSIBLE TOTAL COVERED AREA = 534.19 SQM. + CAR PARKING
- PROPOSED HEIGHT = 15.425 SQM.
- PROPOSED AREA :- (A) RESIDENTIAL

FLOOR MKD.	COVERED AREA (RESIDENTIAL)	CUT OUT (LIFT WELL+SHAFT) AREA	GROSS FLOOR AREA	STAIR+STAIR LOBBY	LIFT LOBBY	NET FLOOR AREA
GR. FL.	83.195 SQM.	0	83.195 SQM.	12.015 SQM.	1.788 SQM.	69.392 SQM.
1ST FL.	17.703 SQM.	2.025 SQM.	15.678 SQM.	12.015 SQM.	1.788 SQM.	1.875 SQM.
2ND FL.	107.332 SQM.	2.025 SQM.	105.308 SQM.	12.015 SQM.	1.788 SQM.	91.505 SQM.
3RD FL.	107.332 SQM.	2.025 SQM.	105.308 SQM.	12.015 SQM.	1.788 SQM.	91.505 SQM.
4TH FL.	107.332 SQM.	2.025 SQM.	105.308 SQM.	12.015 SQM.	1.788 SQM.	91.505 SQM.
TOTAL	422.894 SQM.	8.100 SQM.	414.795 SQM.	60.075 SQM.	8.938 SQM.	345.782 SQM.

8. PROPOSED AREA :- (B) BUSINESS

GR. FL.	COVERED AREA	CUT OUT	GROSS FLOOR AREA	STAIR+STAIR LOBBY	LIFT LOBBY	NET FLOOR AREA
GR. FL.	20.412 SQM.	0	20.412 SQM.	13.500 SQM.	0	6.913 SQM.
1ST FL.	89.630 SQM.	13.500 SQM.	76.130 SQM.	0	0	76.130 SQM.
TOTAL	110.042 SQM.	13.500 SQM.	96.542 SQM.	13.500 SQM.	0	83.043 SQM.

9. TENEMENTS & CAR PARKING CALCULATION :-

(A) RESIDENTIAL:

FLAT MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
FLATA	89.629 SQM.	28.882 SQM.	118.511 SQM.	3	3 NOS.

(B) BUSINESS:

MARKED	CARPET AREA	REQUIRED CAR PARKING
GROUND & 1ST FLOOR	2.662+67.109 = 69.771 SQM.	1 NO.

10A. TOTAL REQUIRED CAR PARKING = 4 NOS.
B. TOTAL PROVIDED CAR PARKING : COVERED = 4 NOS.
11. PERMISSIBLE AREA FOR PARKING = 100.00 SQM.
12. PROVIDED AREA OF PARKING = 59.26 SQM.
13. PERMISSIBLE FAR = 2.00
14. PROPOSED F.A.R. = (345.782+83.043 - 59.26) / 267.095 = 1.384 < 2.00
15. STAIR HEAD ROOM AREA = 14.415.
16. LIFT MACHINE ROOM AREA = 9.611 SQM.
17. LIFT MACHINE ROOM STAIR AREA = 3.353 SQM.
18. TERRACE AREA = 107.332 SQM.
19. OVER HEAD TANK AREA = 14.803 SQM.
20. OTHER AREA ONLY FOR FEES (EXEMPTED + LMR STAIR) = 85.866 SQM.
21. TOTAL EXEMPTION AREA (STAIR+ LIFT LANDING) = 82.513 SQM.
22. DEPTH OF BUILDING = 13.525 SQM.
23. HEIGHT OF BUILDING = 15.425 SQM.

CERTIFICATE OF ARCHITECT:
I DO HEREBY CERTIFY WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER K.M.C. BUILDING RULE-2009 AS AMENDED FROM TIME TO TIME THAT THE WIDTH OF THE ABUTTING ROAD CONFORM WITH THE SITE. THE PLOT IS DEMARCATED BY BOUNDARY WALLS & MEASUREMENTS TALLY WITH THE REGISTERED DEED PLAN/BOUNDARY DECLARATION.

Supratim Choudhury
SUPRATIM CHOUDHURY
B. Arch
Regd. No. - CA/2002/28555
Council of Architecture
SIGNATURE OF ARCHITECT
SUPRATIM CHOUDHURY
CA/2002/28555

CERTIFICATE OF STRUCTURAL ENGINEER:
THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE 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 CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECTS.

Sankha Chowdhury
SANKHA CHOWDHURY
B.E. (Civil) M.E. (Transportation)
E.S.E.-I / 175, K.M.C.
SIGNATURE OF STRUCTURAL ENGINEER
SANKHA CHOWDHURY
ESE-I/175

PROPOSED G+IV STORIED RESIDENTIAL BUILDING U/S 393A OF K.M.C. ACT 1980 AT PRE. NO. - 22, RUSSA ROAD EAST 2ND LANE, WARD NO. - 89, BOROUGH - X, P.S. - CHARU MARKET, P.O. - TOLLYGUNGE, KOLKATA - 700033, UNDER K.M.C. PLAN CASE NO : 2018100504

ARCHITECTS:
NEXUS
528 P. PALLY, KOL. - 60, M. NO. - 9830264868

SCALE	DATE	DRAWN BY	CHECKED BY	SHEET NO.
1:100	04-08-21	P.B	S.C	1

CERTIFIED 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.

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.

CONSTRUCTION SITE SHALL BE MAINTAINED TO PREVENT MOSQUITO BREEDING AS REQUIRED U/S 496 (1) & (2) OF CNACT 1989. 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.

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.

Sanctioned By: *Sat*
Assistant Engineer (C-B) Br. No. *8*

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.



THE SANCTION IS VALIED UP TO *15/11/2021*

The sanction refers to the proposed portion shown in red and the Executive Engineers makes no admission as to the correctness of the plan.

Sanctioned subject to demolition of existing structure to provide open space as per plan before construction is started.
Sat
Executive Engineer (C) *BR. 8* Asst-Engineer (C) *BR. PLAN*

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

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 to standards 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.

Any unauthorised construction done in deviation from the Sanction Building permit and the Completion Plans after issuance of this Completion Plans may cause revocation of the Occupancy Certificate.

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

APPROVED ON *09/10/21*

DEVIATION WOULD MEAN DEMOLITION

RESIDENTIAL BUILDING

544/X/18-19
Office of the Executive Engineer, Br.-X The Kolkata Municipal Corpn. Building Department, Br.-X Dated *16/11/21*

- 1. Special precautions should be taken for pollution free environment:-
2. When construction proceedings with concrete fabric, bricking, dust barrier, or other activities, or operations for the location.
3. Apply water and stabilise with a water damp or crated condition for temporary stabilisation.
4. Apply water after to bricking or any other earth moving activity to keep the soil moist throughout the project.
5. Limit working hours to 12 hrs on the work site.
6. Clean vehicles and undercarriage of all trucks prior to leaving construction site.
7. Apply wet mixing dust suppression on road roads.
8. Apply a cover or sheet to storage and stable materials at completion of activity for water and wind-blow - Also pollution to all water surfaces of the distribution.
9. Stabilise surface with water binders, support equipment and vehicles will operate by using water and stabilise surface with water binders, support equipment and vehicles will operate in a stabilized condition where hoard, support equipment and vehicles will operate.
10. Stabilise adjacent distributed safe following paving activities with immediate landscaping activity or landscaping of vegetation or rock cover.
11. Maintain designated dusting schedule and clean track out from paved surfaces at the end of the work site. Track out must not extend 50 feet or more and must be cleaned daily, at the end of the project.
12. Stabilise stockpiles using soil binders and vegetation or ground cover an effectively stabilise the stock.
13. Dispose of debris in consultation with the local authorities following proper environmental management practice.
14. Monitor construction work, including curing of materials, vehicles, noise level shall not exceed more than 65 dBA.
- 6. Precautions to be observed for pollution free environment:-
15. Don't dispose of debris indiscriminately.
16. Don't allow the vehicle to run at high speed within the work site.
17. Don't cut materials without proper dust suppression control facility.
18. Don't use materials without effective cover.
19. Don't allow access to the work area except workers for both soil disturbance and prevent access by fencing, barrier, vegetation, berm or other suitable barrier.
20. Don't loose the soil, sand and cement dust scattered.
21. Don't use materials or debris on the roads or pavements.
22. Spraying of oil from hot oil plant as a fuel during construction and repair of the roads for melting road should be discarded.



25/6/25
Floor

Supervisor
Bldg. Deptt / Br.-X
K.M.C.

CERTIFIED COPY

KOLKATA MUNICIPAL CORPORATION
BUILDING DEPARTMENTS
CERTIFIED COPY OF B.S. PLAN
No. *2021/00093* Dt. *16/11/2021*
Borough No. *8*
Sat Assistant Engineer *8* *GM* Executive Engineer *8*