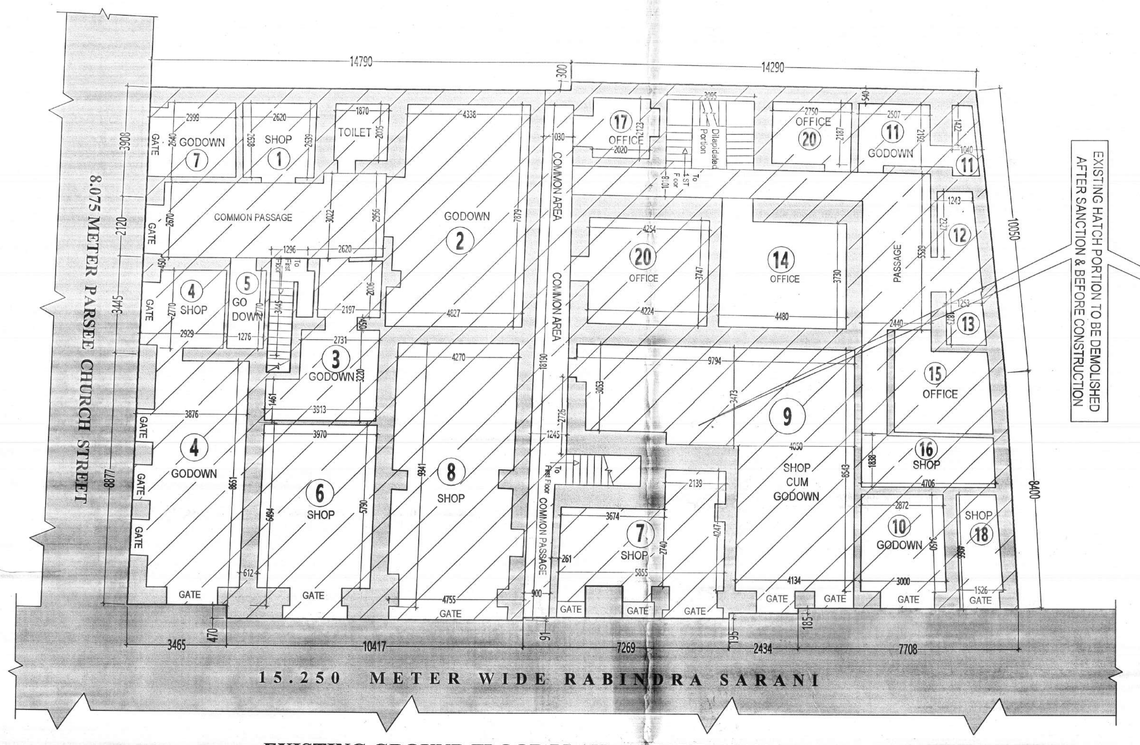
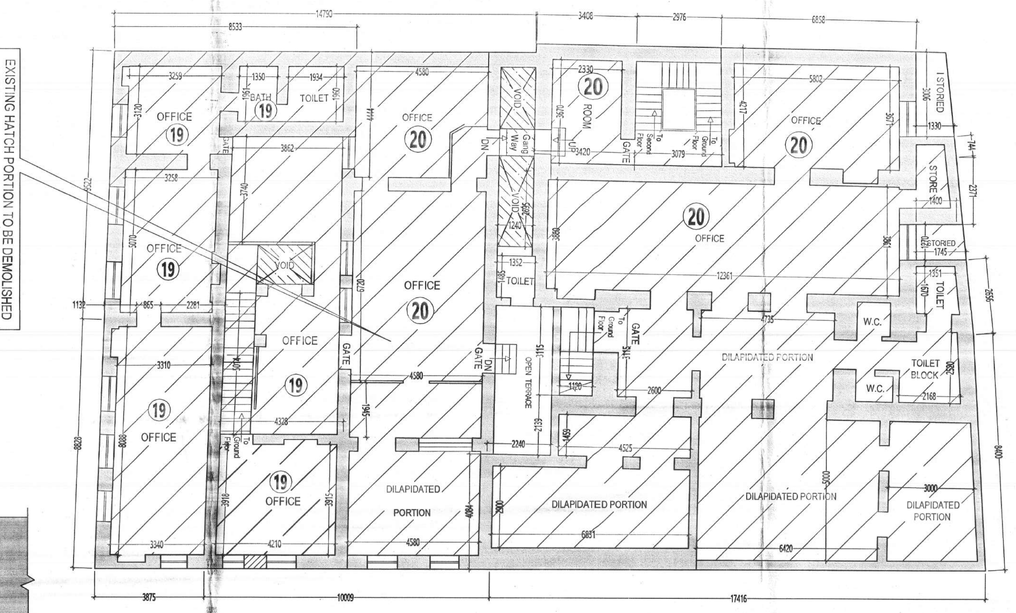


EXISTING GROUND FLOOR PLAN. (SCALE: 1: 100)



EXISTING FIRST FLOOR PLAN. (SCALE: 1: 100)

LIST OF TENANTS AREA

NO.	NAME:	EXISTING AREA [EXCLUDING SERVICE AREA SQ.M]	EXISTING COMMON AREA [SQ.M.]	TOTAL EXISTING AREA INCLUDING COMMON AREA [SQ.M.]	FLOOR TO BE PROVIDED	PROPOSED AREA FLOOR TO BE PROVIDED [SQ.M.] [EXCLUDING SERVICE	PROPOSED COMMON AREA [SQ.M.]	PROPOSED FLOOR AREA TO BE PROVIDED [INCLUDING COMMON AREA] [SQ.M.]
1	AZAM MIANGOR SONS [GR. FL.]	10.157	0.934	11.091	SHOP 06 AT [GR. FL.]	10.143	3.248	13.391
2	SMT. PRANALEATI GHOSL [GR. FL.]	47.321	4.354	51.675	GODOWN 01 [1 ST. FL.]	51.788	16.587	68.385
3	AMARNATH PIYAL [GR. FL.]	20.225	1.861	22.086	GODOWN 03 [1 ST. FL.]	21.167	6.778	27.945
4	SHYAMAL DUTTA [GR. FL.]	47.625	4.382	52.007	SHOP 05 AT [GR. FL.]	49.2	15.755	64.955
5	S. DUTTA [GR. FL.]	5.155	0.474	5.629	SHOP 03 AT [GR. FL.]	7.731	2.476	10.207
6	BHARAT .G. RUPELLA [GR. FL.]	31.881	2.933	34.814	SHOP 07 AT [GR. FL.]	37.502	12.009	49.511
7	S. S. RATHI [GR. FL.]	43.758	4.026	47.784	SHOP 04 AT [GR. FL.]	38.175	12.225	50.400
8	SK. SIRAJUL HAQUE [GR. FL.]	51.844	4.770	56.614	GODOWN 02 [1 ST. FL.]	50.044	16.025	66.069
9	UNITED INDIA SUPPLY [GR. FL.]	67.222	6.184	73.406	SHOP + GODOWN 05 [1 ST. FL.]	61.764	19.785	81.569
10	T. SARMA [GR. FL.]	13.841	1.273	15.114	GODOWN 01 [2ND. FL.]	11.049	3.538	14.587
11	SK.NASIM AKHTER [GR. FL.]	13.848	1.274	15.122	GODOWN 04 [1 ST. FL.]	19.436	6.224	25.660
12	SK. ANWAR ALI [GR. FL.]	5.429	0.499	5.928	SHOP 08 AT [GR. FL.]	5.562	1.781	7.343
13	AKHILLESWAR SHARMA	4.579	0.421	5.000	SHOP 09 AT [GR. FL.]	5.368	1.725	7.113
14	SARMA ELE.TRADING CO. [GR. FL.]	25.860	2.379	28.239	OFFICE 03 [2ND. FL.]	21.167	6.778	27.945
15	SUPRIM ELETRIC [GR. FL.]	14.062	1.294	15.356	OFFICE 02 [2ND. FL.]	17.306	5.542	22.848
16	MD. WASMI [GR. FL.]	10.678	0.982	11.660	SHOP 02 AT [GR. FL.]	8.728	2.795	11.523
17	ASGAR ALI [GR. FL.]	9.900	0.911	10.811	OFFICE 04 [2ND. FL.]	19.436	6.224	25.660
18	ANWAR ALI [GR. FL.]	9.373	0.862	10.235	SHOP 01 AT [GR. FL.]	5.294	1.695	6.989
19	THE GUJRAT CLUB [1 ST. FL.]	131.661	12.113	143.774	OFFICE [3 RD. FL.]	204.238	65.403	269.641
	TOTAL TENANTS AREA	564.419	51.926	616.345		645.148	206.594	851.742
20	OWNER [GR. FL. + 1 ST FL. + 2 ND FL.]	36.098 203.459 231.145	3.321 18.718 21.265	39.419 222.177 252.410	OFFICE 01 [2ND. FL.] OFFICE 05 [2ND. FL.] OFFICE [4TH & 5 TH. FL.	84.538 50.735 408.476	27.071 16.247 130.806	111.609 66.982 539.282
	TOTAL OWNER AREA	470.702	43.305	514.007		543.749	174.124	717.873

TOTAL EXISTING TENANTED AREA : 616.345 SQ.M.
TOTAL EXISTING OWNER AREA : 514.007 SQ.M.
PERMISSIBLE AREA : (TENANTS AREA X 2) + OWNER'S AREA i.e.(616.345 X 2) + 514.007 SQ.M. = 1746.697 SQ.M.
PROPOSED AREA < PERMISSIBLE AREA : [842.217 + 727.772] i.e. 1569.615 SQ.M. < 1746.697 SQ.M.
PROPOSED TOTAL BUILT UP AREA : TOTALTENANTED AREA + TOTAL OWNER AREA + INCLUDING EXEMPTED AREA + PARKING AREA
851.742 + 717.873 + 216.000 + 307.966 + 18.750 = 2112.331 SQ.M.

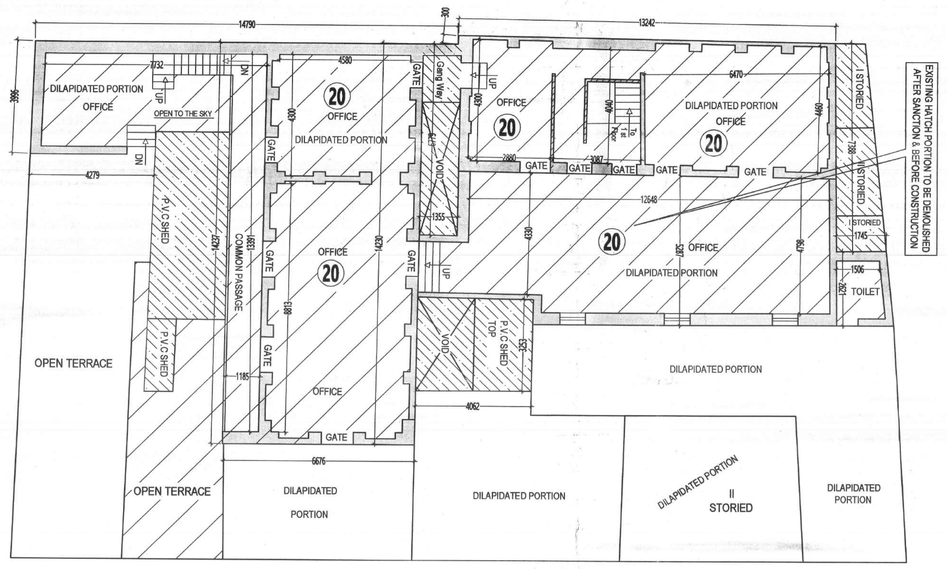
AREA STATEMENT :-
AREA OF THE LAND : 08 K. - 07 CH. - 17.992 SQ.FT i.e. 566.053 SQ.M.
i.e. 6092.992 SQ.FT [AS PER REGD. BOUNDARY DECLARATION]
PERMISSIBLE F.A.R. : 3.086
EXISTING ACCESS : 15.250 METER WIDE RABINDRA SARANI AS PER S.O.R.
& 8.075 METER WIDE PARSI CHURCH STREET AS PER S.O.R.
PERMISSIBLE TOTAL BUILT UP AREA : 1746.697 SQ.M.
PERMISSIBLE BUILDING HEIGHT : NO RESTRICTION
PERMISSIBLE GROUND COVERAGE : 60.000 % i.e. 339.632 SQ.M.

EXISTING GROUND FLOOR BUILT UP AREA : 566.050 SQ.M.
EXISTING 1 ST. FLOOR BUILT UP AREA : 349.702 SQ.M.
EXISTING 2 ND. FLOOR BUILT UP AREA : 243.906 SQ.M.
EXISTING TOTAL BUILT UP AREA : 1159.658 SQ.M.
EXISTING BUILDING HEIGHT : 12.000 METER [THREE STORIED]
EXISTING GROUND COVERAGE : 99.99 % i.e. 566.050 SQ.M.
EXISTING TOTAL EXEMPTED AREA : 29.215 SQ.M.
EXISTING F.A.R. : 1.997

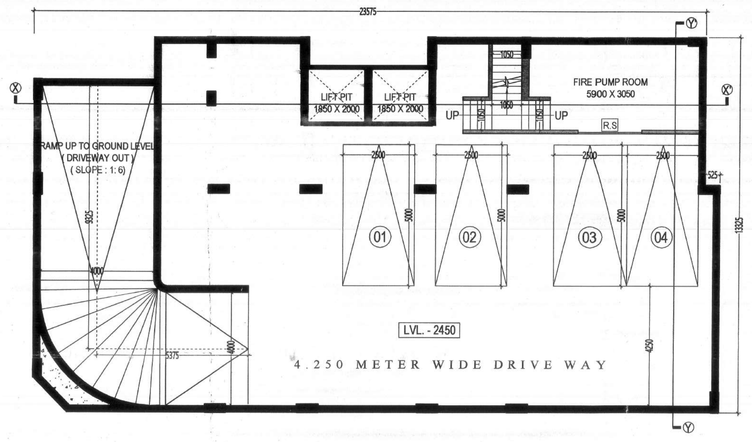
PROPOSED BASEMENT AREA : 307.966 SQ.M.
PROPOSED GROUND FLOOR BUILT UP AREA : 270.160 SQ.M.
PROPOSED TYPICAL [1st TO 5 th] FLOOR BUILT UP AREA : 306.841 SQ.M.
PROPOSED TOTAL BUILT UP AREA : [307.966 + 270.160 + (306.841 X 5)]
= 2112.331 SQ.M.
TOTAL EXEMPTED AREA : 36.000 X 6 = 216.000 SQ.M.
REQUIRED CAR PARKING : 135.267 SQ.M. i.e. [50.00 %]
PROVIDED CAR PARKING AREA : [18.750 + 307.966] SQ.M. i.e. [120.766 %]
PROPOSED BUILDING HEIGHT : 19.700 METER
[BASEMENT + GROUND + FIVE STORIED]
PROPOSED GROUND COVERAGE : 55.532 % i.e. 314.341 SQ.M.
PROPOSED F.A.R. : 2.773

OWNER'S / C.A / DIRECTOR DECLARATION :-
I / WE DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT,
I / WE SHALL ENGAGE L.B.A. & E.S.E. DURING CONSTRUCTION.
I / WE SHALL FOLLOW THE INSTRUCTION OF L.B.A. & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER CONSTRUCTION) K.M.C.AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE.IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.THE CONSTRUCTION OF WATER RESERVOIR WILL BE UNDER TAKEN UNDER THE GUIDANCE OF E.S.E. / L.B.A. BEFORE STARTING OF BUILDING FOUNDATION WORK.

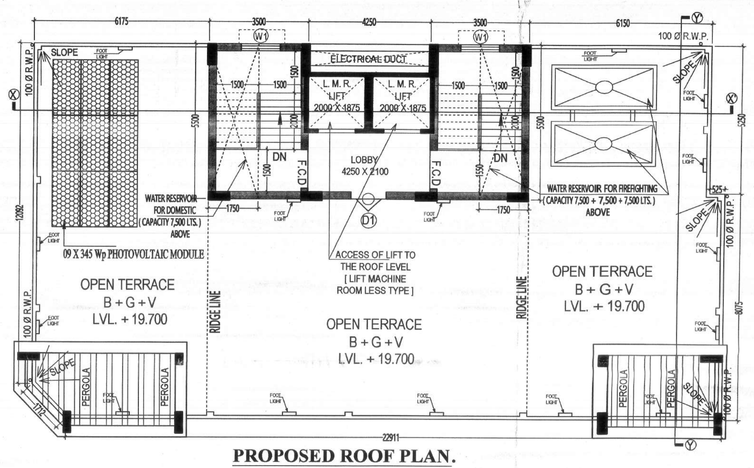
RASHBEHARI CONSTRUCTION PVT. LTD.
NAVAL SUROLIA
Director/Auth. Signatory
SIGNATURE OF OWNER'S / C.A. / DIRECTOR



EXISTING SECOND FLOOR PLAN. (SCALE: 1: 100)



PROPOSED BASEMENT PLAN.
(SCALE: 1: 100)



PROPOSED ROOF PLAN.
(SCALE: 1: 100)

STATEMENT OF THE PLAN PROPOSAL

1. ASSESSEE NO. 11 - 045 - 38 - 0009 - 0

2. DETAILS OF REGISTERED DEED'S
[TWO NOS] :
BOOK NO : I & I
VOL. NO : 38 & 46
PAGES : 65 TO 70 & 241 TO 246
BEING NO : 738 & 1352
YEAR : 19/02/1960 & 24/03/1961

3. DETAILS OF POWER OF ATTORNEY
BOOK NO : IV
VOL. NO : 1903 - 2017
PAGES : 187419 TO 187442
BEING NO : 190307237
YEAR : 20 / 12 / 2017

4.(a) LAND AREA = 566.053 SQ.M.
(b) NO OF STORIED = (B + G +V)

5. NO. OF TENEMENTS : N / A

6. GREEN AREA : 34.655 SQ.M.

1. GROUND COVERAGE :-
(a) PERM. : 339.632 SQ.M.
(b) PROP. : 314.341 SQ.M.

2. F.A.R.
(a) PERM. : 3.086
(b) PROP. : 2.773

3. TOTAL COVERED AREA :-
PERM. : 1746.697 SQ.M.
PROP. : 2112.331 SQ.M.

4. NO. OF CAR PARKING SPACE : 06 NOS.

5.TOTAL CAR PARKING AREA : 326.716 SQ.M.

6. STAIR COVER AREA = 38.500 SQ.M.

7. ROOF TANK AREA = 19.250 SQ.M.

8. LIFT M/C ROOM AREA = N / A

9. TOTAL C / B AREA : N / A

SCHEDULE OF DOORS & WINDOWS:

MKD.	WIDTH	HEIGHT
D1	1050	2100
D2	900	2100
D3	750	2100
W1	1350	1350
W2	1200	1350
W3	900	1000
V1	600	600

CERTIFICATE OF ARCHITECT OR LICENSED BUILDING SURVEYOR [L.B.S.] :-
CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF KOLKATA MUNICIPAL CORPORATION BUILDING RULES,2009, AS AMENDED FROM TIME TO TIME & THAT THE SITE CONDITION INCLUDING THE WIDTH OF THE ABUTTING ROAD CONFORM WITH THE PLAN AND THAT IT IS A BUILDABLE SITE & NOT A FILLED UP TANK .

RANAJIT KUMAR MITRA
AIA, AMIE (INDIA)
Registered Architect, Valuer
Council of Architecture, Govt. of India
Regn. No.: CA/2009/35488
SIGNATURE OF ARCHITECT OR L.B.S

CERTIFICATE OF STRUCTURAL ENGINEER :-
THE STRUCTURAL DESIGN & DRAWINGS OF BOTH FOUNDATION & SUPERSTRUCTURE OF THE BUILDING HAS BEEN PREPARED BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA & THE FOUNDATION IS CAPABLE OF TAKING THE LOAD. CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECTS.

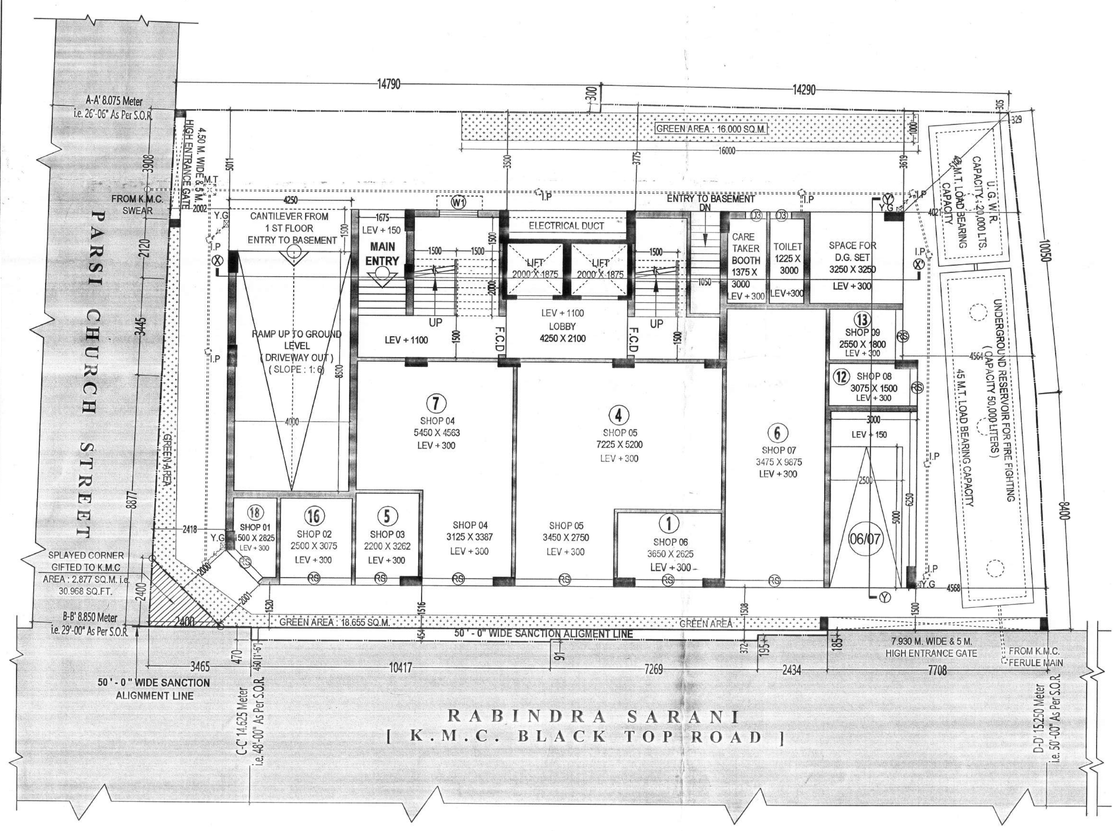
NILAMBAR ROY
B. Tech. Civil Engg.
M. I. E. (India)
The Kolkata Municipal Corporation
Mobile No.: - 9765534894
SIGNATURE OF STRUCTURAL ENGINEER

CERTIFICATE OF GEO-TECHNICAL ENGINEER:-
UNDERSIGNED HAS INSPECTED THE SITE CARRIED OUT THE SOIL INVESTIGATION THEREIN. 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 THEREIN IS SAFE AND STABLE IN ALL RESPECT FROM GEO - TECHNICAL POINT OF VIEW.

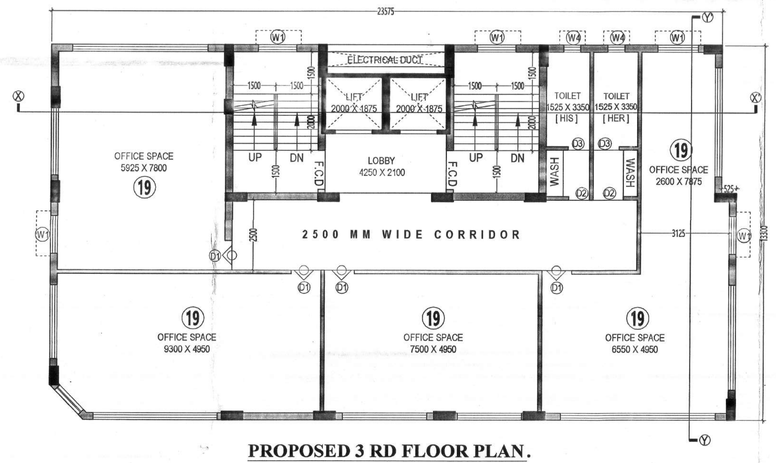
RUPAK KUMAR BANERJEE
B.E.(C.E.),M.I.E.
G.T.I/9 (K.M.C.), BM/GEO-TECH-4002
SIGNATURE OF GEO-TECHNICAL ENGINEER

CERTIFICATE OF STRUCTURAL REVIEWER :-
I / WE DO HEREBY CERTIFY THAT THE BUILDING SITE PROPOSED FOR CONSTRUCTION AT PREMISES NO. 16 , PARSI CHURCH STREET, WARD NO. 045 KOLKATA 700 001 , HAS BEEN VISITED BY ME / US AND ALL THE DESIGNS , DRAWING FOR FOUNDATION AND SUPERSTRUCTURE HAVE BEEN DULY REVIEWED CONFORMING TO STIPULATION OF ALL LATEST RELEVANT IS CODE OF PRACTICE AND NATIONAL BUILDING CODE AND IT IS FOUND THAT EVERYTHING IS COMPLETELY IN ORDER AND THE PROPOSED FOUNDATION AND SUPER STRUCTURE ARE SAFE IN ALL RESPECT

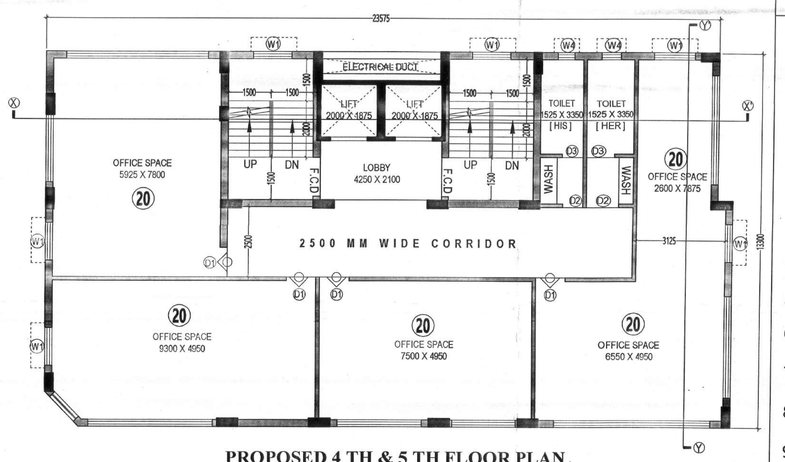
RUPAK KUMAR BANERJEE
B.E.(C.E.),M.I.E.
G.T.I/9 (K.M.C.), BM/GEO-TECH-4002
SIGNATURE OF STRUCTURAL REVIEWER



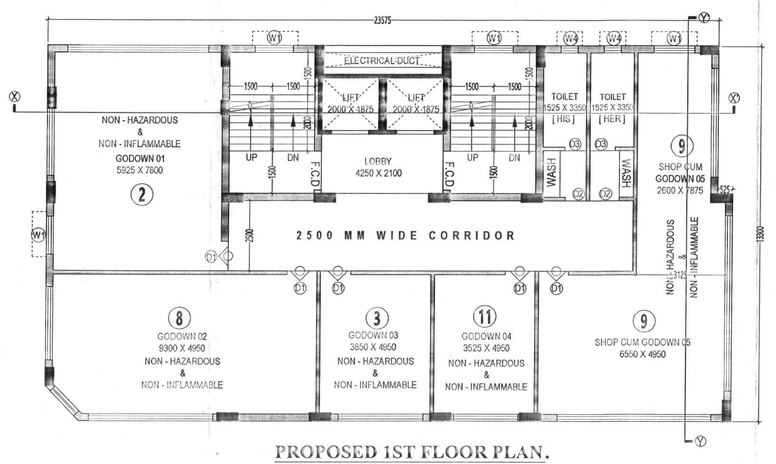
PROPOSED GROUND FLOOR PLAN.
(SCALE: 1: 100)



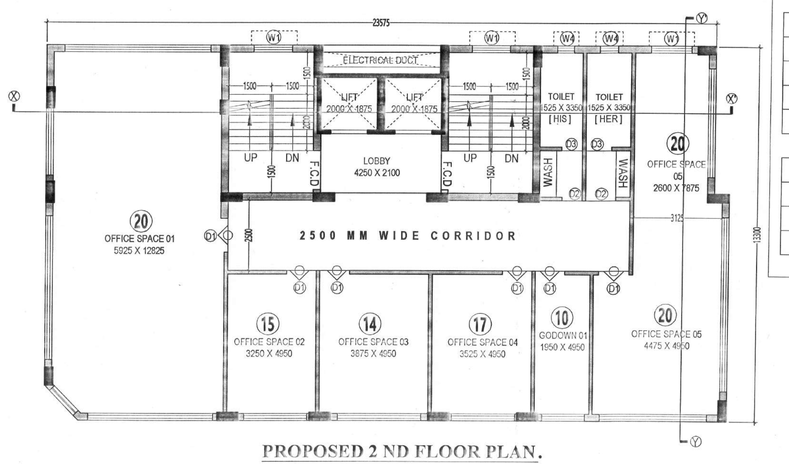
PROPOSED 3 RD FLOOR PLAN.
(SCALE: 1: 100)



PROPOSED 4 TH & 5 TH FLOOR PLAN.
(SCALE: 1: 100)



PROPOSED 1ST FLOOR PLAN.
(SCALE: 1: 100)



PROPOSED 2 ND FLOOR PLAN.
(SCALE: 1: 100)

THE KOLKATA MUNICIPAL CORPORATION
BUILDING PERMIT
Date
Ex. Engineer (Asst.) Engineer
Exe. No.
BUILDING DEPARTMENT

PROJECT :-
PROPOSED BASEMENT + GROUND + FIVE STORIED [19.700 METER] HEIGHT BUSINESS BUILDING AT PREMISES NO. 16 , PARSI CHURCH STREET, WARD NO. 045, KOLKATA 700 001, P.S. HARE STREET, UNDER BOROUGH V [K.M.C.] U / R 142 OF K. M. C. BLDG. RULES 2009.

TITLE :-
EXISTING GROUND FLOOR PLAN, FIRST FLOOR PLAN & SECOND FLOOR PLAN
PROPOSED ALL FLOORS' PLAN

N

ROHIT DAS
b.s of kmc
38, VIVEKANANDA ROAD, KOLKATA - 700 007, WEST BENGAL, INDIA
rohitdas.das007@gmail.com +919874328664

ARCHINECT

ARCHITECTURal PLAN		SCALE 1 : 100 (UNLESS OTHERWISE MENTIONED)	SHEET NO : 01
DATED : 25.08.2023	DRAWN NO : 07082023		