

7. Proposed Area :-					
	Existing	Proposed	Total(Gross)	Lift Well	Net Area
Gr. Floor	114.763		114.763	2.025	102.268
1st Floor	114.763		114.763	1.553	100.715
2nd Floor	114.763		114.763	1.553	100.715
3rd Floor	114.763		114.763	1.553	100.715
4th Floor		85.211	85.211	1.553	71.313
Total	459.052	85.211	544.263	6.212	475.726

8. Parking Calculation :-			
Tene. Area	No. of Tene.	Req. no. of Parking	
55.935	3		
60.989	3	1	
82.697	1		
Carpet Area of Shop = 21.206 SQM.			0
Carpet Area of Office = 11.405 SQM.			0

1. ASSESSEE NO.-31-109-08-2007-6.
1. PLAN CASE NO.-2020120541.
2. NAME OF THE APPLICANT- SRI SUDIP KUMAR MANDAL. PROPRIETORS OF M/S. BINAYAK GROUP, C.A. OF SMT. JHARNA THAKURTA.(OWNER)
- 3.a) DETAILS OF REGISTERED DEED- I). BOOK- 1, VOL.-1, PAGE-26 to 29, BEING NO- 7, D.S.R. ALIPORE, 24 PARGANAS (S), DATE- 01/01/1990.
- 3.b) DETAILS OF P.O.A. DEED- BOOK- I, VOL.-1604-2021, PAGE- 6322 to 6367, BEING NO- 160405525, D.S.R.-IV SOUTH 24 PGS DATE- 20/01/2021.
- 3.c) DETAILS OF BOUNDARY DECLARATION DEED- BOOK- I, VOL.-1603-2021, PAGE- 13053 to 13068, BEING NO- 160300339, YEAR-2021, D.S.R.-III, SOUTH 24 PGS. DATED-25/01/21.
- 3.c) DETAILS OF K.M.C. MUTATION :- CASE NO. 0/109/22-JAN-21/36563. DATED- 22/01/2021
1. Area OF LAND- AS PER TITLE DEED= 200.668 Sqm. (03 K.-00 Ch.-00 Sft.) AREA AS PER BOUNDARY DECLARATION= 200.425 Sqm. AREA AS PER PHYSICAL MEASUREMENT= 200.425 Sqm.
3. Permissible Ground Coverage: = 120.227 Sqm (59.986 %)
4. Proposed Ground Coverage: = 114.763 Sqm (57.260 %)
5. Permissible F.A.R = 2.25
6. Proposed F.A.R =(475.726-25.00) / 200.425 = 2.249
- A) Nos. of Parking Required = 1 Nos.
- B) Nos. of Parking Provided = 1 Nos.
- C) Permissible Parking Area = 25 Sqm.
- D) Actual Area of Parking Provided = 53.775 Sqm.
9. Stair Covered area = 13.065 Sqm.
10. Lift M/C Room area = 5.900 Sqm.
11. Lift M/C Room Stair area= 3.045 Sqm.
12. Roof Tank Area = 5.20 Sqm.
13. Depth of The Building = 14.425 m
14. Other Area for Fees = 71.113 Sqm.
15. Shop Area Gross = 24.502 Sqm.
16. Shop Area Carpet = 21.206 Sqm.
17. Office Area Carpet = 11.405 Sqm.
18. Office Area Gross = 13.358 Sqm.
19. Loft and C.B. area:-
- | Floor | Loft | Cupboard |
|-----------|-------|----------|
| Ground | Nil | Nil |
| 1st floor | Nil | 2.450 |
| 2nd floor | Nil | 2.450 |
| 3rd floor | Nil | 2.450 |
| 4th floor | 2.574 | 1.438 |
| Total | 2.574 | 8.788 |

L.B.S./L.B.A. 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 AND THAT THE SITE CONDITION INCLUDING THE ABUTTING 12.15 M WIDE BLACKTOP ROAD ON EASTERN SIDE OF THE PLOT CONFIRMS WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL AND IS BEYOND 500 M FROM THE CL OF E.M BY-PASS. SOIL TESTING HAS BEEN DONE BY "GLOBE TECH" OF KUSUMBA SAHA PARA, NARENDRAPUR, KOLKATA- 700 103.

• THE CONSTRUCTION OF S.U.G. WATER RESERVOIR AND SEPTIC TANK HAS BEEN COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

• THE SIGNATURE OF APPLICANT IS AUTHENTICATED BY ME.

Blaken
BIJOY SARKAR
L.B.S. No.- 1515 (I)
K.M.C.

(BIJOY SARKAR)
L.B.S. No.- 1/1515
Signature of L.B.S.

E.S.E. DECLARATION :

THE STRUCTURAL DESIGN & DRAWING OF BOTH THE FOUNDATION & SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.

Asok Chakrabarti
Asok Chakrabarti
Chartered Engineer
Empanelled Structural Engineer of K.M.C.
ESE-1/135

Signature of Structural Engineer

GEO-TECHNICAL ENGINEER'S 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 AND STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

Rupak Kumar Banerjee
RUPAK KUMAR BANERJEE
B.C.E., M.E., M/OS
ENLISTED GEO-TECHNICAL ENGINEER (K.M.C.)
G.T./3 (K.M.C.) LM-4279, M.-153878-5

RUPAK KUMAR BANERJEE
G.T./3 (K.M.C.)
Signature of Geo-Technical Engineer

OWNER'S DECLARATION :

I DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT

1) I HAVE ENGAGED L.B.S. & E.S.E. DURING CONSTRUCTION.

2) I HAVE FOLLOWED THE INSTRUCTIONS OF L.B.S. & E.S.E. DURING EXISTING CONSTRUCTION.

3) K.M.C. AUTHORITY WILL NOT BE LIABLE FOR 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 HAVE BEEN UNDERTAKEN UNDER THE GUIDANCE OF E.S.E./L.B.S. BEFORE STARTING OF BUILDING FOUNDATION WORK.

*THE PLOT OF LAND IS IDENTIFIED BY ME AT THE TIME OF DEPARTMENTAL INSPECTION. **BINAYAK GROUPS**

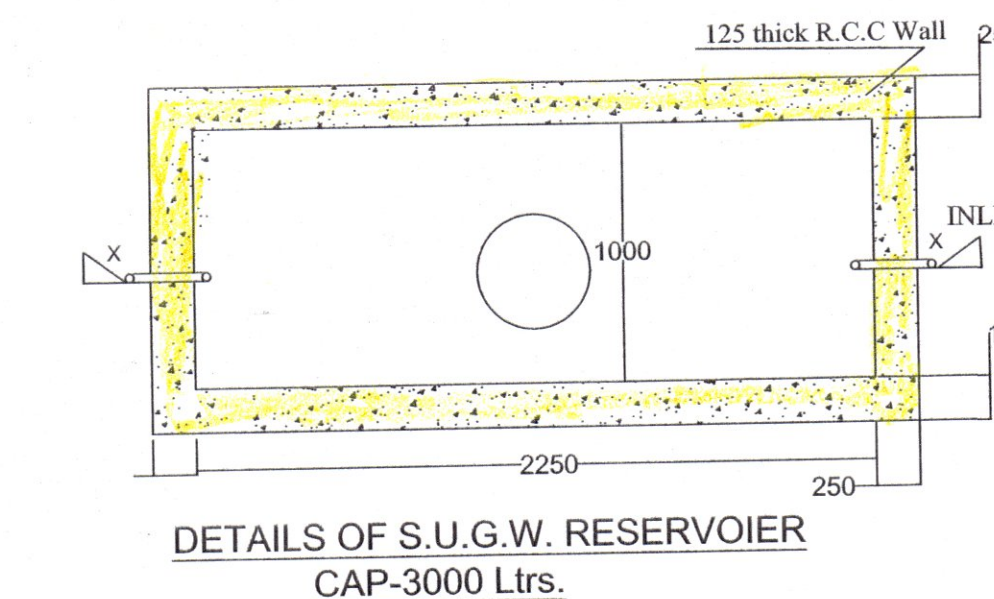
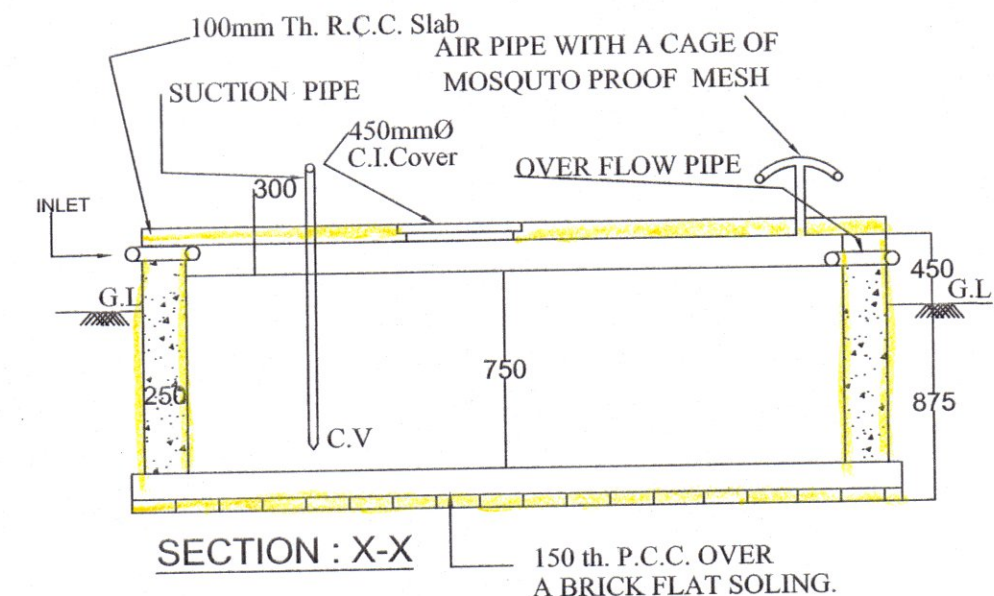
Being the Constituted
Attorney of
Jharna Thakurta (SUDIP KUMAR MANDAL)
PROPRIETOR OF M/S. BINAYAK GROUP,
C.A. OF SMT. JHARNA THAKURTA.
SIGNATURE OF APPLICANT

PROPOSED ADDITION & ALTERATION PLAN OF G+IV STORIED RESIDENTIAL BUILDING OF HEIGHT 15.500 M (PROPOSED 4TH FLOOR OVER SANCTIONED G+III STORIED RESIDENTIAL BUILDING) U/S 394 OF KMC ACT. 1980 & AS PER KMC B/R 2009 READ WITH CIRCULAR NO-04 OF 2019-20 DATED 05-08-2019 AT PREMISES NO-2007, NAYABAD, WARD NO- 109 BOROUG - XII, KOLKATA - 700 099. AT R.S. DAG NO-132, R.S. KHATIAN NO-101, MOUZA- NAYABAD, J.L.NO-25, P.S.- PURBA JADAVPUR. B.P. NO- 2020120450, DATED 26.03.2021.

SCALE
1:50
1:100
1:600
1:4000

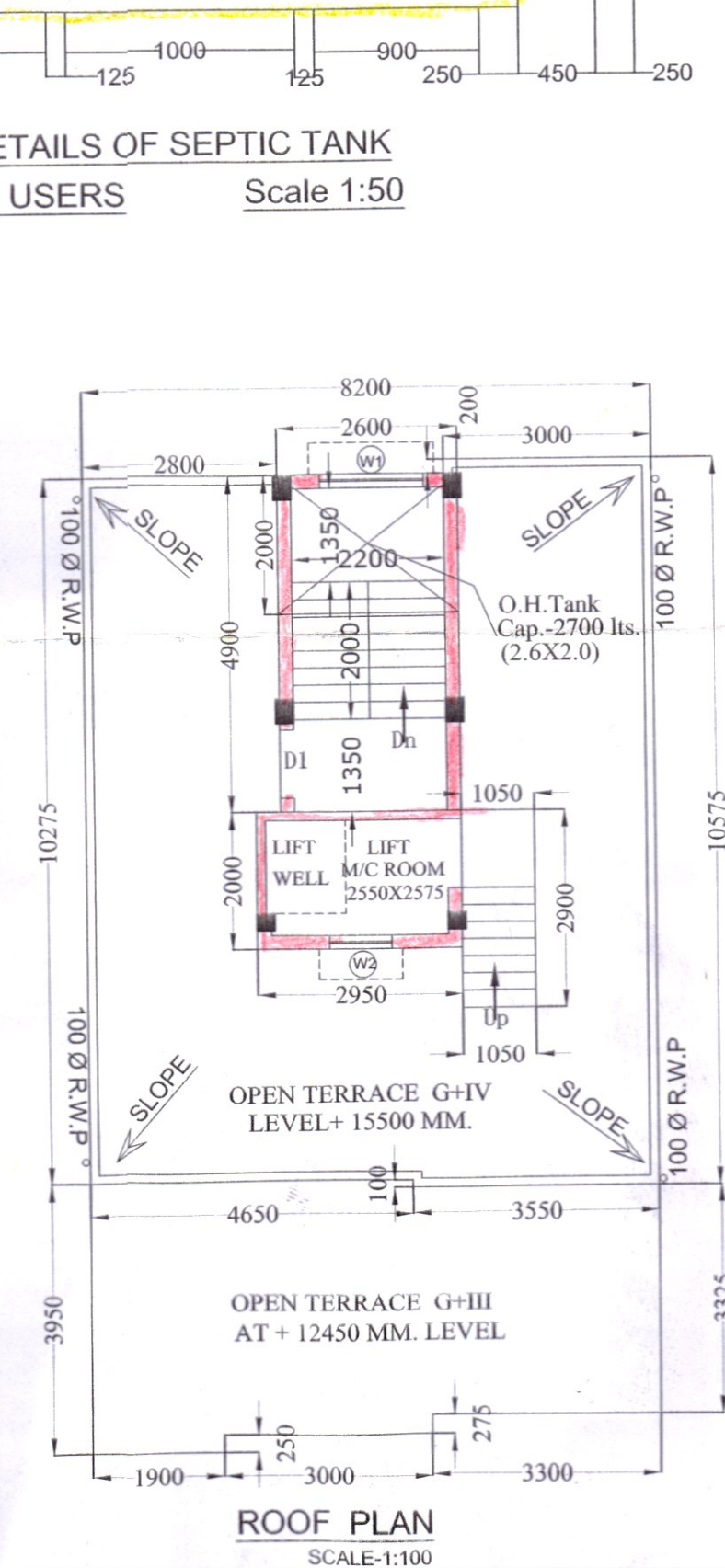
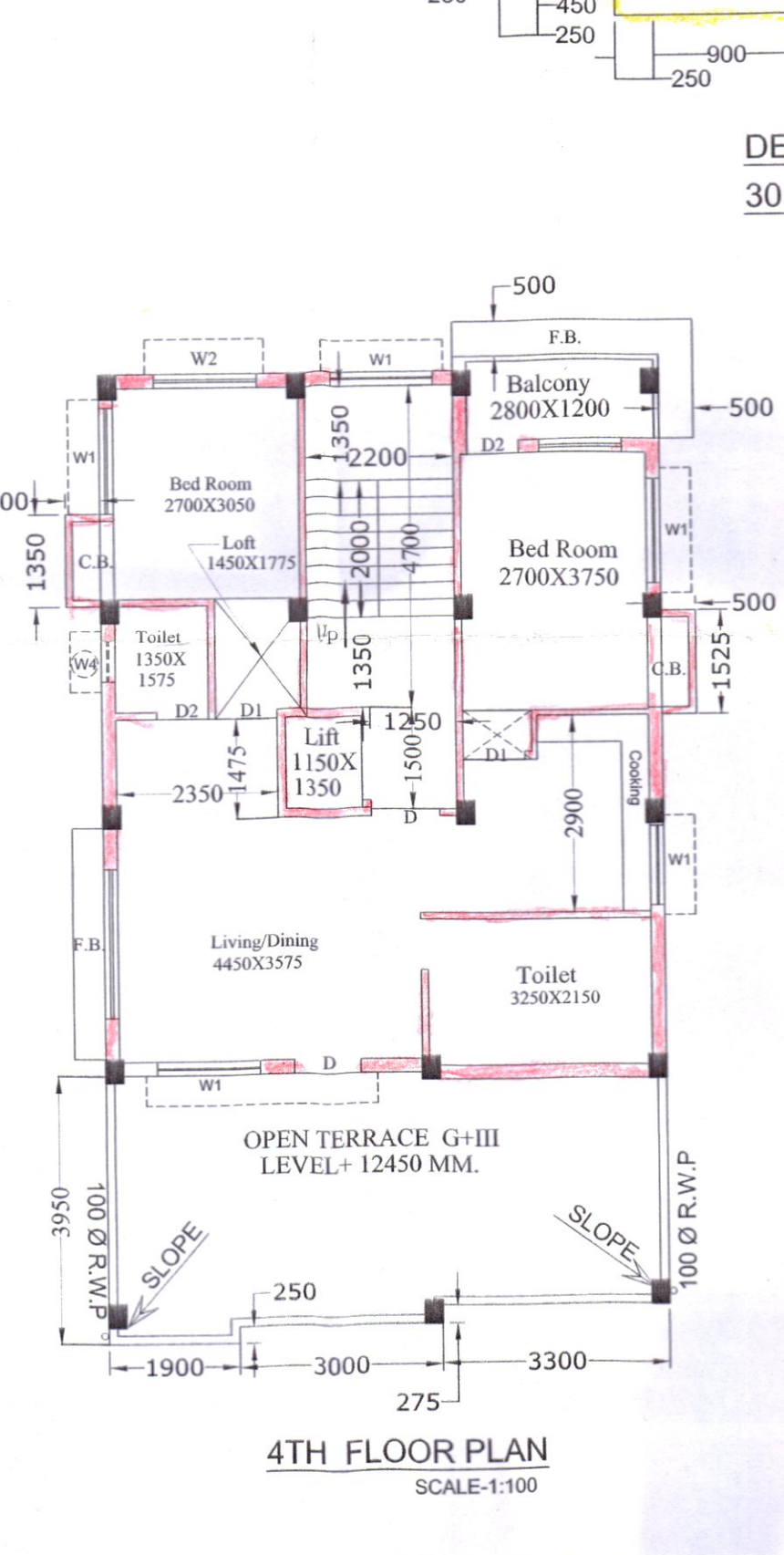
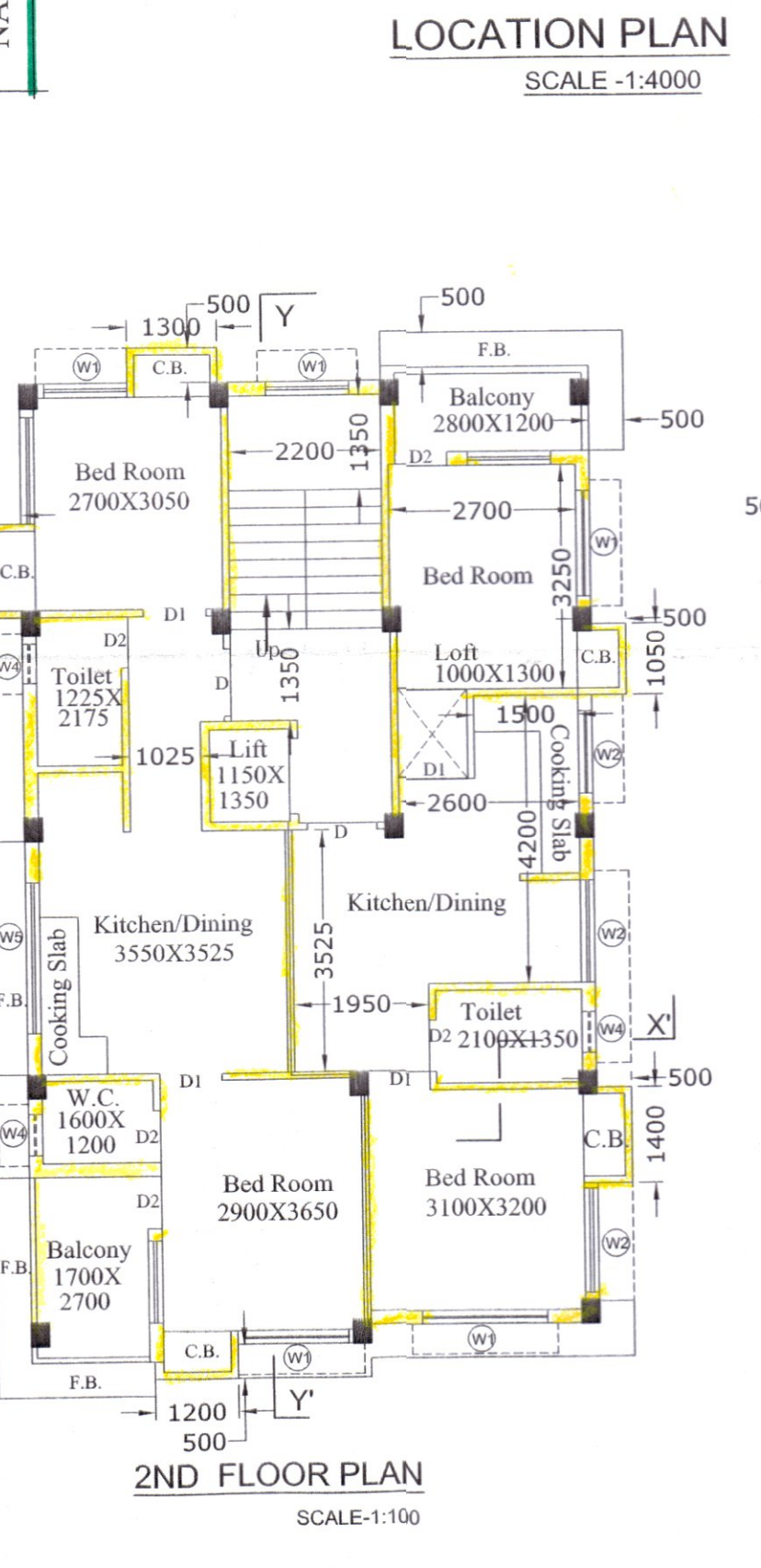
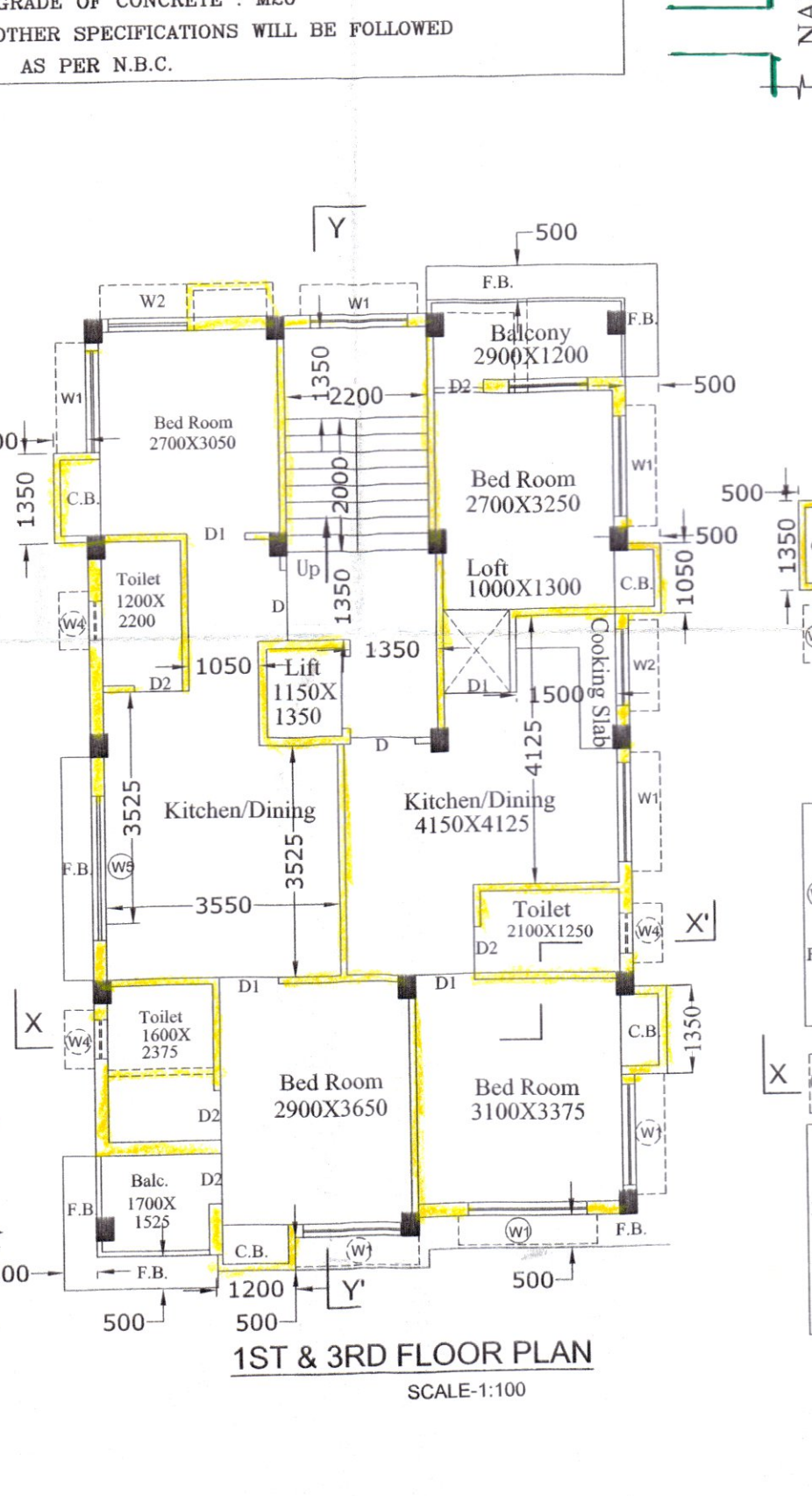
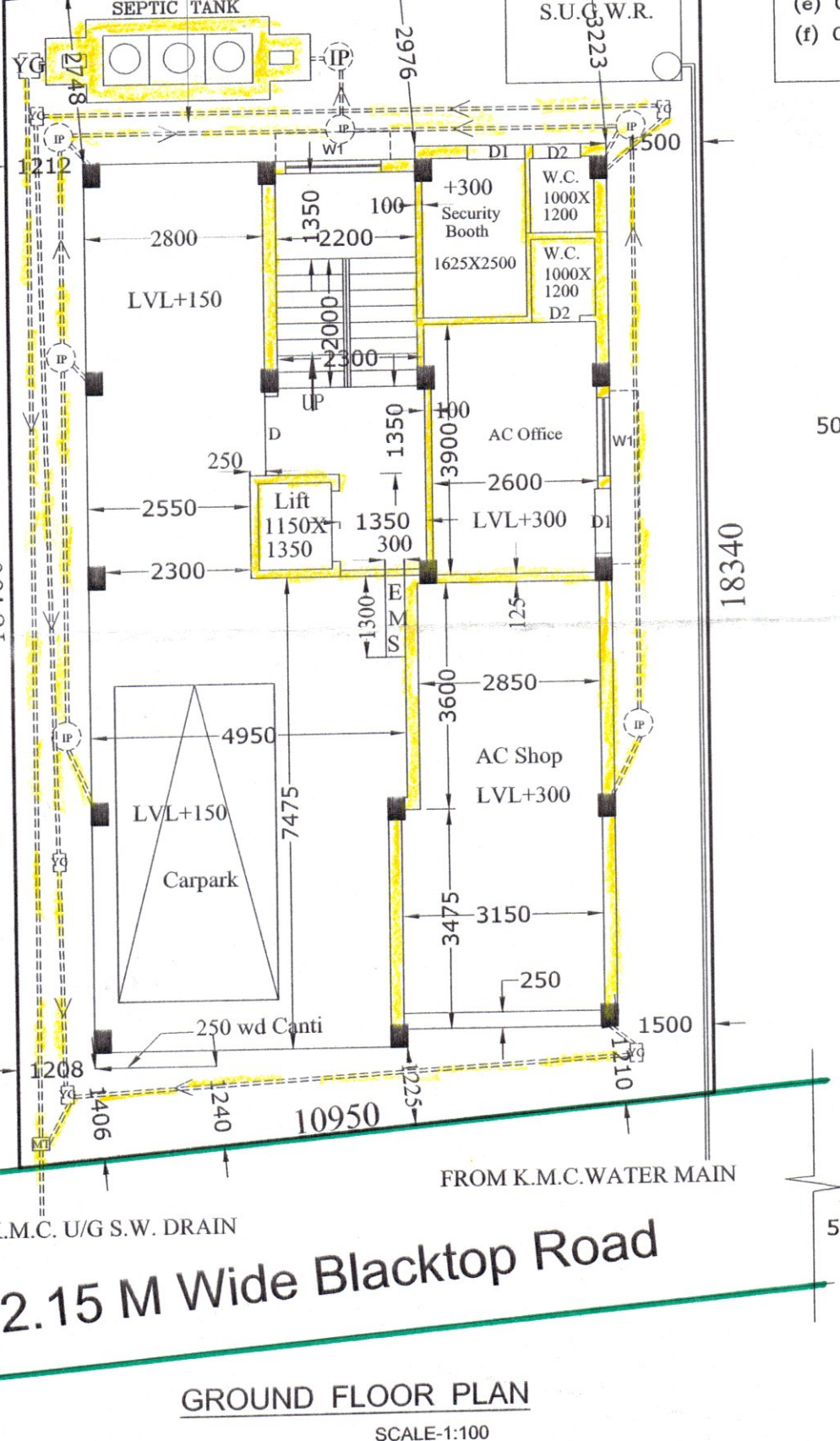
SARKAR & ASSOCIATES
CONSULTING CIVIL & STRUCTURAL ENGINEERS

OFFICE :- 1145, NAYABAD
Kolkata - 700 099. P.H.-9433098046, 7980919639



SCHEDULE OF DOORS & WINDOWS			
MKD.	HEIGHT	WIDTH	
D1	2100	1000	
D2	2100	900	
D3	2100	750	
W1	1200	1500	
W2	1200	1200	
W3	900	900	
W4	600	750	

AVERAGE REAR OPEN SPACE = 24.665/8.2 = 3.007 M
AS PER AMENDMENT OF BUILDING RULES- 2009
VIDE NOTIFICATION NO- 480/MA/O/C-4/3R-13/2012
DATED - 21.10.2014.



PARTY'S COPY

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.

A Sanction permit 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.

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

Pc-2022120148



RESIDENTIAL BUILDING

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

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

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.

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.

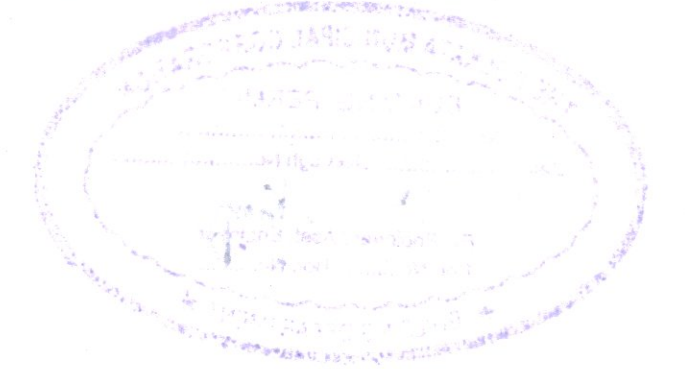
Design of all Structural Members including that of the foundation should conform to Standards specified in the National Building Code of India

THE SANCTION IS VALIED UP TO 03.07.2027

CONSTRUCTION SITE SHALL BE MAINTAINED TO PREVENT MOSQUITO BREEDING AS REQUIRED U/S 496 (1) & (2) OF CMC ACT 1980. 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

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.

DEVIATION WOULD MEAN DEMOLITION



BLUO SAKKAR
L.S. No. 1212 (I)
K.M.C.

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