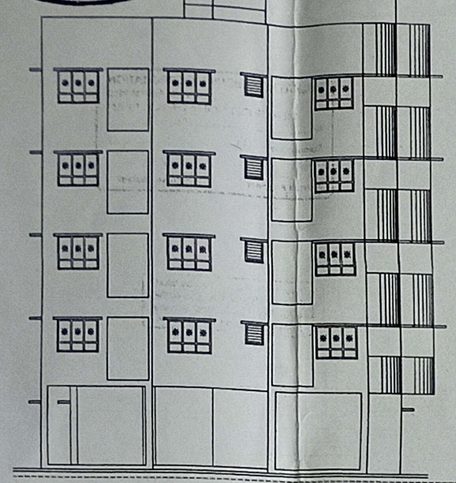
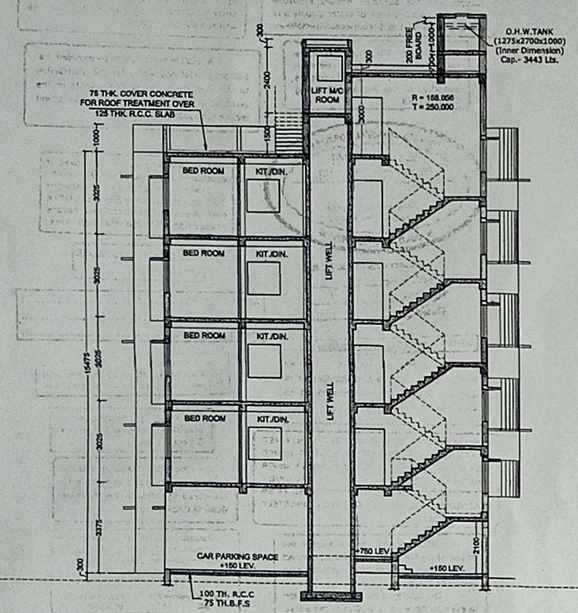
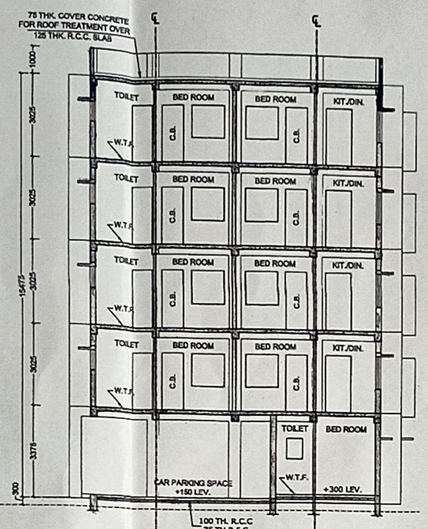
THE KOLKATA MUNICIPAL CORPORATION
BUILDING PERMIT
No. 2021120008 5
Date 02/12/2021 Building No. 111
Ex. Engineer / Asst. Engineer
Bor. No. ..... Bor. No. .....
BUILDING DEPARTMENT



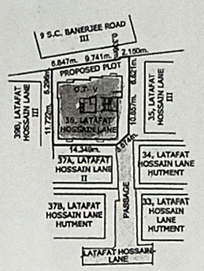
FRONT ELEVATION
SCALE-1:100



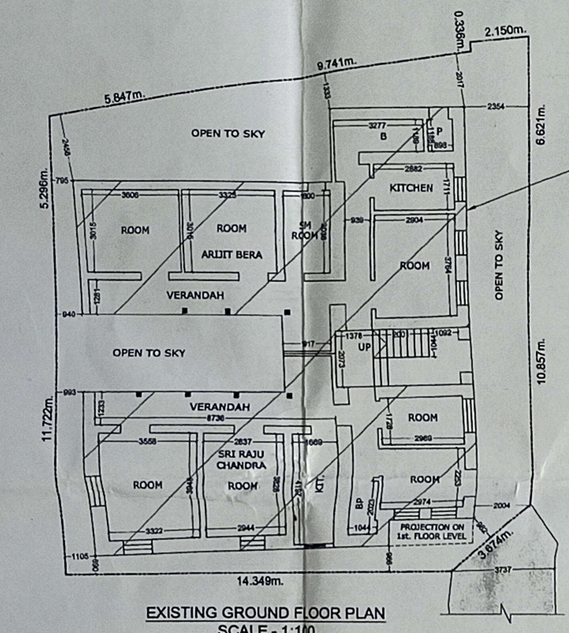
SECTION ON: A-A
SCALE : 1:100



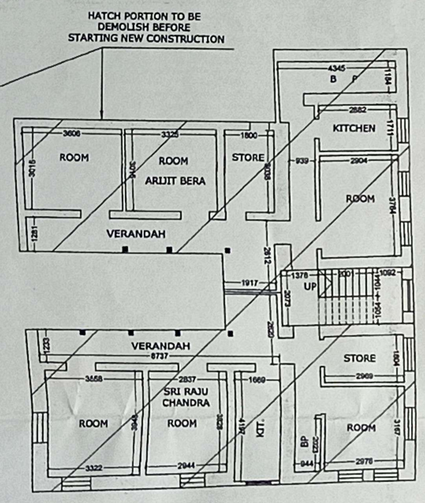
SECTION ON: B-B
SCALE : 1:100



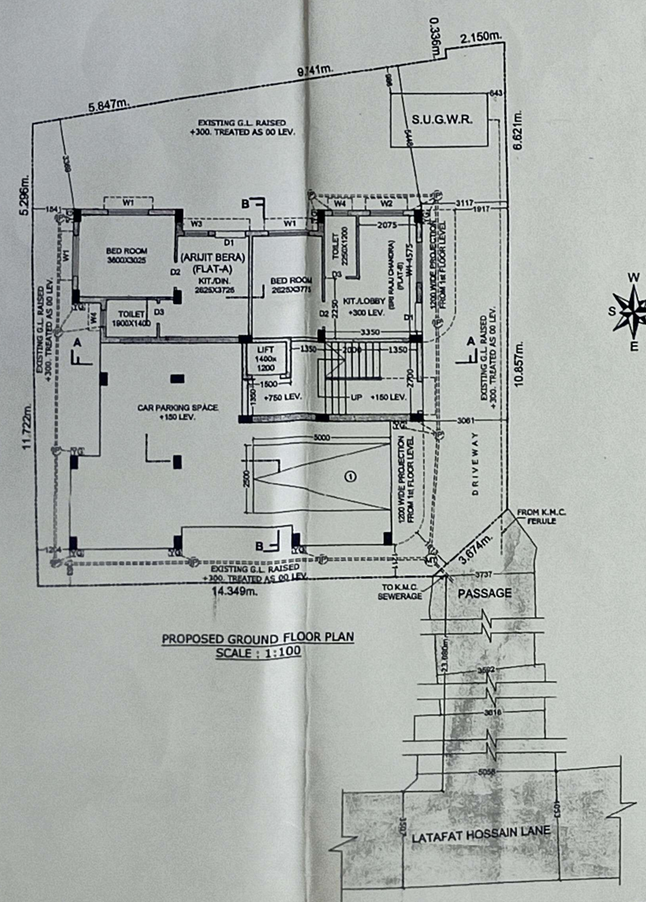
SITE PLAN
SCALE-1:600



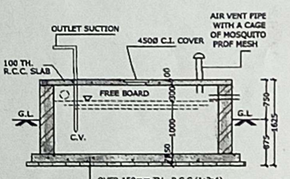
EXISTING GROUND FLOOR PLAN
SCALE - 1:100



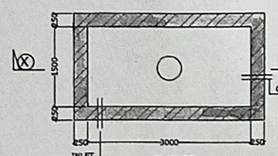
EXISTING FIRST FLOOR PLAN
SCALE - 1:100



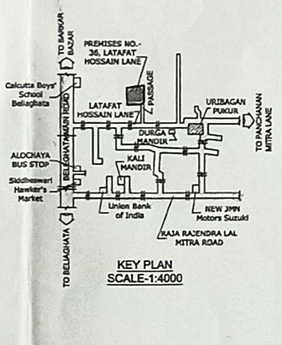
PROPOSED GROUND FLOOR PLAN
SCALE : 1:100



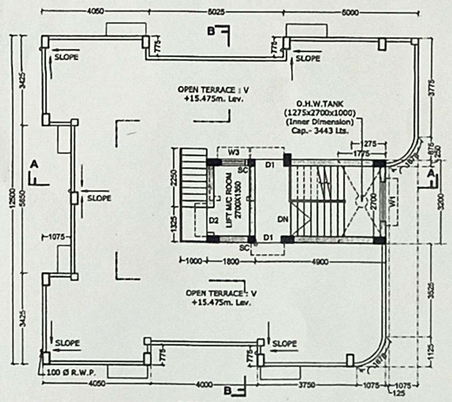
SECTION X-X



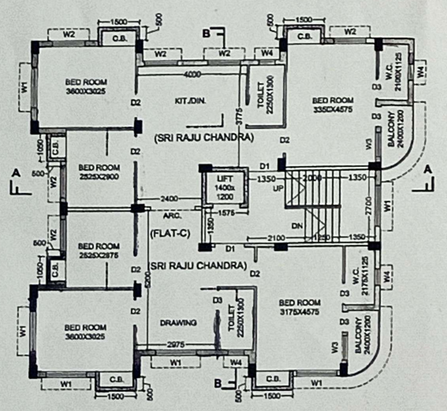
PLAN OF
S.U.G.WATER RESERVOIR
(CAP = 4500 LTS./990 GALS.)



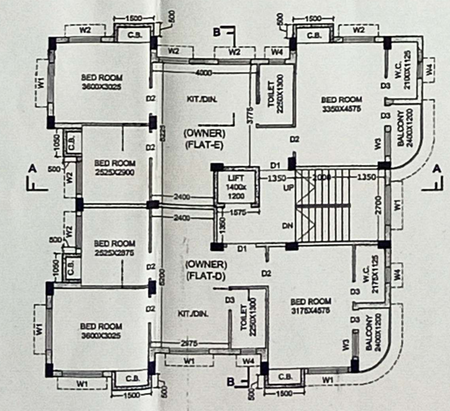
KEY PLAN
SCALE-1:4000



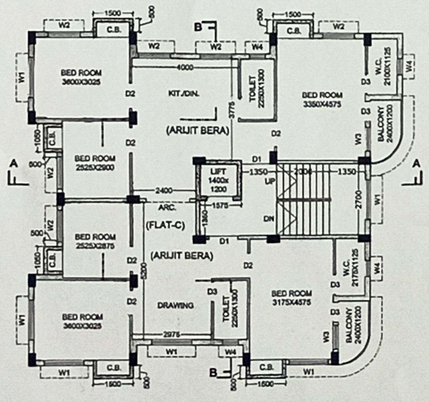
PROPOSED ROOF PLAN
SCALE-1:100



(1ST FLOOR PLAN)
SCALE : 1:100



(2ND & 4TH FLOOR PLAN)
SCALE : 1:100



(3RD FLOOR PLAN)
SCALE : 1:100

TABLE 1
** COMMON AREA PROPORTIONATELY ADD AFTER DEDUCTION OF EXEMPTED (STAIR) AREA **

SL.	NAME OF OWNER	EXISTING (AS PER I.B. REPORT) USE	FLOOR	AREA (SQ.M.) OCCUPIED	COMMON	TOTAL	PROPOSED USE	FLOOR	AREA (SQ.M.) OCCUPIED	COMMON	TOTAL
1	SMT. KRISHNA BISWAS			NIL	NIL	NIL	RESIDENTIAL	2nd (F-D)	65.206	0.932	66.138
2	SRI AVIJIT BISWAS							2nd (F-E)	70.454	1.007	71.461
3	SRI JAGANNATH BISWAS							4th (F-D	65.206	0.932	66.138
								4th (F-E)	70.454	1.007	71.461
			TOTAL	NIL	NIL	A NIL		TOTAL	271.320	3.878	B 275.198

TABLE 2
** COMMON AREA PROPORTIONATELY ADD AFTER DEDUCTION OF EXEMPTED (STAIR) AREA **

SL.	NAME OF THE TENANTS TO BE REHABILITATED	EXISTING (AS PER I.B. REPORT) USE	FLOOR	AREA (SQ.M.) OCCUPIED		COMMON	TOTAL	PROPOSED USE	FLOOR	AREA (SQ.M.) OCCUPIED	COMMON	TOTAL	
1	ARIJIT BERA	RESIDENTIAL	Ground	75.158	150.316	NIL	150.316	RESIDENTIAL	Ground (F-A)	28.623	0.409	29.032	166.632
		RESIDENTIAL	1st	75.158				RESIDENTIAL	3rd (F-C)	135.660	1.940	137.600	
2	SRI RAJU CHANDRA	RESIDENTIAL	Ground	45.151	155.983	NIL	155.983	RESIDENTIAL	Ground (F-B)	28.984	0.414	29.398	166.998
			Ground	32.887									
		RESIDENTIAL	1st	77.945				RESIDENTIAL	1st (F-C)	135.660	1.940	137.600	
			TOTAL	306.299		NIL	C 306.299		TOTAL	328.927	4.703	D 333.630	

TABLE 3

EXISTING GROUND FLOOR (AS PER I.B. COPY)		**EXISTING FIRST FLOOR** (AS PER I.B. COPY)	
STAIR AREA	= 11.148 SQ.M.	**STAIR AREA**	= 11.148 SQ.M.
COMMON AREA	= NIL	**COMMON AREA**	= NIL
TENANT AREA (ARIJIT BERA)	= 75.158 SQ.M.	**TENANT AREA (ARIJIT BERA)**	= 75.158 SQ.M.
TENANT AREA (SRI RAJU CHANDRA)	= 45.151 SQ.M.	**TENANT AREA (SRI RAJU CHANDRA)**	= 77.945 SQ.M.
TENANT AREA (SRI RAJU CHANDRA)	= 32.887 SQ.M.		
TOTAL EXISTING GROUND FLOOR AREA	= 164.344 SQ.M.	**TOTAL EXISTING FIRST FLOOR AREA**	= 164.251 SQ.M.

TOTAL EXISTING BUILDING AREA = (A + C + STAIR) = (00.00+306.299+11.148+11.148) = 328.595 SQ.M.
(A & C DATA COLLECT FROM TABLE NO.- 1 & 2) (STAIR DATA COLLECT FROM TABLE NO.- 3)

PERMISSIBLE NET BUILDING AREA = [A+(2 x C)] = [00.00 + (2 x 306.299)] SQ.M. = 612.598 SQ.M. (EXCEPT STAIR AREA) (Ref. TABLE 1, 2)
PROPOSED NET BUILDING AREA = (674.042 - 65.212) = 608.830 SQ.M. (EXCEPT STAIR & PARKING AREA) (Ref. TABLE 4)

PART- A

1. ASSESSEE NO.- 110341500667
2. DETAILS OF REGISTERED DEED
   BOOK NO.- I
   VOLUME NO.- 197
   PAGE NO.- 457
   BEING NO.- 12035
   DATE- 10.10.1991
   REGD. AT- S.R. ALIPORE
3. DETAILS OF REGISTERED POWER OF ATTORNEY
   BOOK NO.- IV
   VOLUME NO.- 1606 - 2017
   PAGE NO.- 11913 TO 11925
   BEING NO.- 160600566
   DATE - 11.12.2017
   REGD. AT- A.D.S.R. SEALDAH
4. DETAILS OF REGISTERED BOUNDARY DECLARATION
   BOOK NO.- I
   VOLUME NO.- 1606 - 2021
   PAGE NO.- 233311 TO 233321
   BEING NO.- 160605557
   DATE - 09/12/2021
   REGD. AT- A.D.S.R. SEALDAH
5. DETAILS OF REGISTERED COMMON PASSAGE
   BOOK NO.- I
   VOLUME NO.- 1606 - 2021
   PAGE NO.- 233329 TO 233347
   BEING NO.- 160605564
   DATE - 09/12/2021
   REGD. AT- A.D.S.R. SEALDAH
6. DETAILS OF REGISTERED TENANT DECLARATION
   BOOK NO.- I
   VOLUME NO.- 1606 - 2021
   PAGE NO.- 200481 TO 233499
   BEING NO.- 160605576
   DATE - 09/12/2021
   REGD. AT- A.D.S.R. SEALDAH

PART- B

1. AREA OF LAND - (AS PER DEED) 5 K.- 5 CH.- 00 SFT. = 3825 SFT. = 355.351 SQ.M.
   AS PER BOUNDARY DECLARATION - 316.318 SQ.M.
2. PERMISSIBLE GROUND COVERAGE - (50%) = 159.790 SQ.M.
3. PROPOSED GROUND COVERAGE - (48.40%) = 153.113 SQ.M.

PROPOSED AREA (TABLE 4)

FLOORS	GROSS COVERED AREA	LIFT WELL AREA	NET FLOOR AREA	STAIRHTAIR LOBBY	LIFT LOBBY	NET FLOOR AREA (EXCLUDING EXEMPTED AREA)
GROUND FLOOR	142.289 SQ.M.		142.289 SQ.M.	12.690 SQ.M	2.025 SQ.M	127.574 SQ.M.
1ST FLOOR	153.113 SQ.M.	1.680 SQ.M.	151.433 SQ.M.	12.690 SQ.M	2.128 SQ.M	136.617 SQ.M.
2ND FLOOR	153.113 SQ.M.	1.680 SQ.M.	151.433 SQ.M.	12.690 SQ.M	2.128 SQ.M	136.617 SQ.M.
3RD FLOOR	153.113 SQ.M.	1.680 SQ.M.	151.433 SQ.M.	12.690 SQ.M	2.128 SQ.M	136.617 SQ.M.
4TH FLOOR	153.113 SQ.M.	1.680 SQ.M.	151.433 SQ.M.	12.690 SQ.M	2.128 SQ.M	136.617 SQ.M.
TOTAL	754.741 SQ.M	4.72 SQ.M.	749.021 SQ.M	63.450 SQ.M	10.529 SQ.M	674.042 SQ.M

PROPOSED TENEMENT AREA CALCULATION & FLAT ALLOCATION FOR OWNER AND TENANTS (INCLUDING STAIR AREA) (TABLE 5)

FLOOR MENTION	FLAT MARING	TENAMENT AREA EXCLUDING COMMON	PROPORTIONED AREA TO BE ADDED	TENAMENT SIZE	FLAT IS ALLOCATED FOR
Gr. FLOOR.	A	28.623 SQ.M.	3.937 SQ.M.	32.560 SQ.M.	ARIJIT BERA
Gr. FLOOR.	B	28.984 SQ.M.	3.987 SQ.M.	32.971 SQ.M.	SRI RAJU CHANDRA
1st. FLOOR	C	135.660 SQ.M.	18.660 SQ.M.	154.320 SQ.M.	SRI RAJU CHANDRA
2nd. FLOOR	D	65.206 SQ.M.	8.969 SQ.M.	74.175 SQ.M.	OWNER'S ALLOCATION
2nd. FLOOR	E	70.454 SQ.M.	9.691 SQ.M.	80.145 SQ.M.	OWNER'S ALLOCATION
3rd. FLOOR	C	135.660 SQ.M.	18.660 SQ.M.	154.320 SQ.M.	ARIJIT BERA
4th. FLOOR	D	65.206 SQ.M.	8.969 SQ.M.	74.175 SQ.M.	OWNER'S ALLOCATION
4th. FLOOR	E	70.454 SQ.M.	9.691 SQ.M.	80.145 SQ.M.	OWNER'S ALLOCATION

AREA OF REQUIRED PARKING = (127.574 / 2) = 63.787 SQM. (50% OF NET GROUND FLOOR AREA)
AREA OF PROVIDED PARKING = 65.212 SQ.M.
PROPOSED EXEMPTED (STAIR & STAIR + LIFT LOBBY) AREA- (63.450+10.529) = 73.979 SQM.
EXISTING TOTAL EXEMPTED (STAIR) AREA- (11.148+11.148) = 22.296 SQM.
EXISTING GROUND COVERAGE = 164.344 SQ.M. = (51.95% OF LAND AREA)
EXISTING GROUND FLOOR AREA = 164.344 SQ.M.
EXISTING FIRST FLOOR AREA = 164.251 SQ.M.
TOTAL EXISTING FLOOR AREA = 328.595 SQ.M.
EXISTING F.A.R.- [328.595 / 316.318] = 1.039
PERMISSIBLE F.A.R.- [612.598 / 316.318] = 1.937
PROPOSED F.A.R.- [674.042-63.787) / 316.318] = 1.929
AREA OF STAIR HEAD ROOM = 15.680 SQ.M.
AREA OF OVER HEAD WATER TANK = 5.680 SQ.M.
AREA OF LIFT M/C ROOM = 6.750 SQ.M.
AREA OF LIFT M/C ROOM STAIR = 3.575 SQ.M.
AREA OF C.B. = 16.200 SQ.M.
HEIGHT OF STAIR HEAD ROOM = 3.0 M.
HEIGHT OF PARAPET WALL = 1.0 M.
TOTAL OPEN TERRACE AREA = 153.113 SQM.
DEPTH OF THE BUILDING = 18.200 M.
HEIGHT OF THE BUILDING = 15.475 M.

DOORS & WINDOWS SCHEDULE

MKD	WIDTH	HEIGHT	MKD	WIDTH	HEIGHT
DOOR SHCEDULE			WINDOW SHCEDULE		
D1	1250	2100	W1	1500	1200
D1	1100	2100	W2	1200	1200
D1a	1050	2100	W3	900	900
D2	950	2100	W4	600	750
D3	750	2100			

NOTES AND SPECIFICATIONS

R.C.C. FRAME STRUCTURE WITH CONC. GRADE M 20 & Fe 500.
200 M.M. THK. EXTERNAL 125 & 75 M.M. THK. INTERNAL WALLS WITH 1:4 CEMENT MORTAR JOINTS.
STEEL Z- SECTION WINDOWS.
ALL FLOORS ARE MARBLE FLOORING & WATER TIGHT.
1:6 & 1:4 CEMENT PLASTER ON INTERNAL WALLS AND CEILING RESPECTIVELY.
WATER PROOFING TREATMENT ON ROOF, OVERHEAD WATER TANK.
P.O.P. PUNNING ON INTERNAL WALLS & CEILING.
ALL FLOOR WILL BE MARBLE FINISHED

CERTIFICATE OF GEO-TECHNICAL ENGINEER

UNDERSIGNED HAS INSPECTED THE SITE & CARRIED OUT THE SOIL INVESTIGATION THEREIN. IT IS CERTIFIED THAT EXISTING SOIL OF THE SITE IS ABLE TO CARRY THE LOAD COMING FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM THEREIN IS SAFE & STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

Rupak Kumar Banerjee
RUPAK KUMAR BANERJEE
B.C.E.,M.E., MIGS., M.I.E.,
G.T./I/3 (K.M.C.), BM/GEO-TECH-I/002
01/BUP SON/3.1/2014-15, GTER-H/2003/000/011

SIGNATURE OF GEO-TECHNICAL ENGINEER
RUPAK KUMAR BANERJEE
E.G.E. NO.- GT-002) OF K.M.C.

STRUCTURAL CERTIFICATE

THE STRUCTURAL DRAWING AND DESIGNED OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOAD INCLUDING THE WIND LOAD AND SEISMIC LOAD AS PER THE N.B.C OF INDIA BASED ON SOIL TEST DONE BY M/S GEO STAR, 50, CHIT KALIKAPUR, KOL-99, CONDUCTED BY RUPAK KUMAR BANERJEE (G.T/I/3). CERTIFIED THAT IS SAFE AND STABLE IN ALL RESPECT.

Monojendra Datta
MONOJENDRA DATTA
B.C.E. (HON'S.), M.I.E.
E.S.E. II / 155
CHARTERED ENGINEER
S. DR. SUNDARI MOHAN AVENUE,
KOLKATA- 700014

SIGNATURE OF E.S.E.
MONOJENDRA DATTA
B.C.E. (HONS), MIE., E.S.E.-II/155

CERTIFICATE 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 2009 AS AMENDED FROM TIME TO TIME & THAT THE SITE CONDITION INCLUDING THE ABUTTING MINIMUM 3.737m. WIDE COMMON PASSAGE CONFORMS WITH THE S.O.R. PLAN. IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL. THE CONSTRUCTION OF S.U.G.WATER TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK. THE PLOT IS EXISTING STRUCTURE WITH BOUNDED BY BOUNDARY WALL.

Sanjoy Saha
Sanjoy Saha
Class-I, L.B.S. of K.M.C.
Regd. License No. of 1048(I)
20J, K. G. Bose Sarani
Kolkata - 700 085

SIGNATURE OF L.B.S.
SANJOY SAHA
CLASS-I, L.B.S. OF K.M.C. REGD. LICENSE NO. 1048(I)

NAME OF OWNER'S -
1 SMT. KRISHNA BISWAS
2 SRI AVIJIT BISWAS
3 SRI JAGANNATH BISWAS

Smt. Krishna Biswas Self Owner and Constituted Attorney Holder of Sri Avijit Biswas

Jagannath Biswas
SIGNATURE OF OWNERS
SRI JAGANNATH BISWAS

SMT. KRISHNA BISWAS SELF OWNER AND CONSTITUTED ATTORNEY HOLDER OF SRI AVIJIT BISWAS

PLAN FOR PROPOSED **(G+IV) STORIED RESIDENTIAL BUILDING (Ht.- 15.475m.) AT PREMISES NO.- 36, LATAFAT HOSSAIN LANE**, KOLKATA- **700 085**, WARD NO.- **034**, BOROUGH NO.- **III** P.S.- **BELIAGHATA**.

PLAN PROPOSAL UNDER RULE 142 OF KMC BLDG. RULE 2009 READ WITH SUBSEQUENT CIRCULARS AND GUIDELINES & U/S 393 OF KMC ACT, 1980.

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.

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.

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

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.

THE KOLKATA MUNICIPAL CORPORATION
BUILDING PERMIT
No. 2022030008
Date 22/4/2022 Borough No. III
Sd/- Sd/-
Ex. Engineer / Asst. Engineer
Bor. No. III Bor. No. III
★ BUILDING DEPARTMENT ★

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.

THE SANCTION IS VALIED UP TO 21-4-2027

Recommended in M. B. C
Meeting No. 592
Item No. 198/21-22
Dated 03-03-2022

APPROVED BY M.B.C
Dated 03-03-2022

DEVIATION WOULD MEAN DEMOLITION

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

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

Approved subject to Compliance of requisition of West Bengal Fire Services. If any.

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.

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

Before starting any Construction the site must conform with the plans sanctioned and all theconditions as proposed in the plan should be fulfilled.
The validity of the written permission to execute the work is subject to the above conditions.

Sanctioned subject to demolition of existing structure to provide open space as per plan before construction is started
Sd/- Sd/-
Executive Engineer (C) BR. — III
Asst. Engineer (C) Br. PLAN — III

RESIDENTIAL BUILDING

BUILDING DEPARTMENT
Borough - III, Plan Sec. K.M.C.
Date 21/4/22 Sign.
Received without Verification

CERTIFIED COPY

KOLKATA MUNICIPAL CORPORATION
BUILDING DEPARTMENTS
CERTIFIED COPY OF B.S. PLAN
No. 2022030008 Dt. 22-4-2022
Borough No. III
Assistant Engineer BR - III
Executive Engineer BR - III

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

TEN RUPEES

Rs.10

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পश्चिम बंगाल WEST BENGAL

64AB 976241

UNDERTAKING

Ref: Premises No. 36, Latafat Hossain Lane, P.S. Beliaghata, Kolkata – 700 010, Ward No. – 34, Borough – III, of Kolkata Municipal Corporation, Assessee No. 110341500667, Plan Case No. 2021030097.

We, **SMT. KRISHNA BISWAS** (PAN No. ADAPB8255H) (Aadhaar No. 5700 8123 6085), wife of Late Pankaj Kumar Biswas, by occupation – Housewife, self owner and constituted attorney holder of **Sri Avijit Biswas** (PAN No. AGEPB6674K) (Aadhaar No. 9619 3596 1415), son of Late Pankaj Kumar Biswas, by occupation – Doctor & **(3) SRI JAGANNATH BISWAS** (PAN No. ABEPB2369H) (Aadhaar No. 6073 6822 4567), son of Late Kartick Chandra Biswas, all are residing at Premises No. 36, Latafat Hossain Lane, Kolkata – 700 085, do hereby affirm and say as follows :

That an application for sanction of building plan u/s 393/393A of K.M.C. Act, 1980, read with Rule 142 of the K.M.C. Building Rules, 2009 (as amended), for construction of a G+IV storied building of height 15.475M. at the subject premises upon demolition of the party two dilapidated / old structure standing thereon is to be submitted by me to the K.M.C.

That **'No portion allotted to any tenant, can be transferred by means of sale or gift within five years from the date of issuance of Completion Certificate'.**

That the above mentioned statement are true to the best of my knowledge and belief.

Deponents

Jagannath Biswas

Smt. Krishna Biswas Self
Self & Constituted Attorney
of Sri Avijit Biswas

Assistant Engineer (C)
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