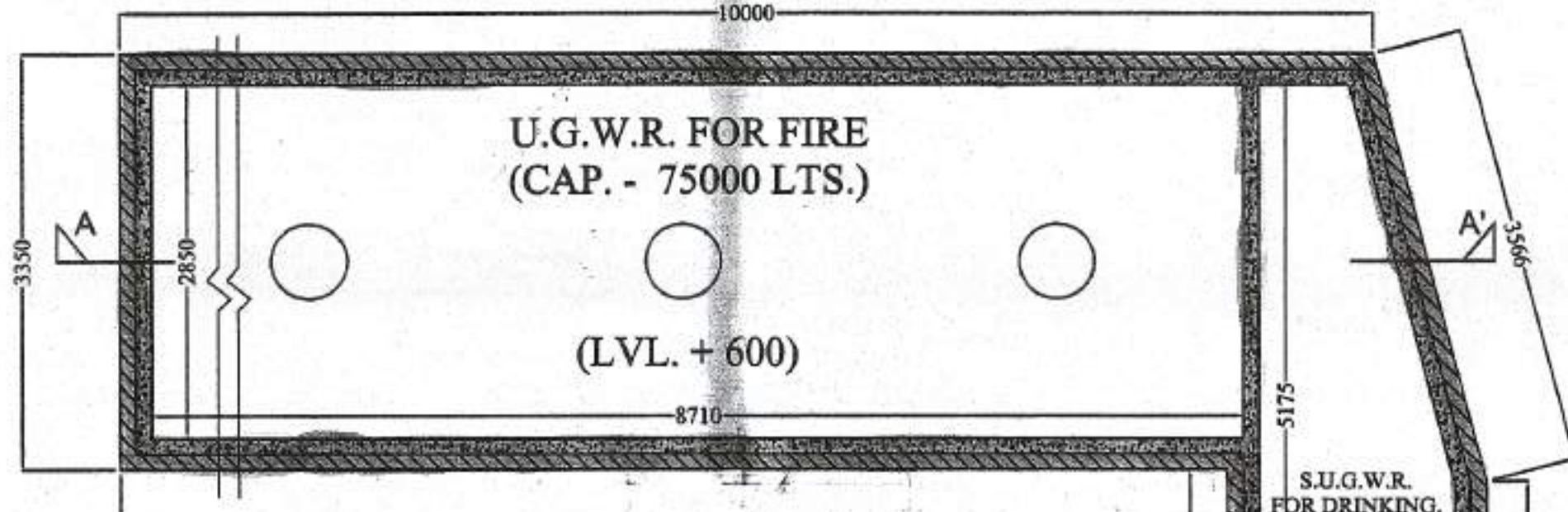
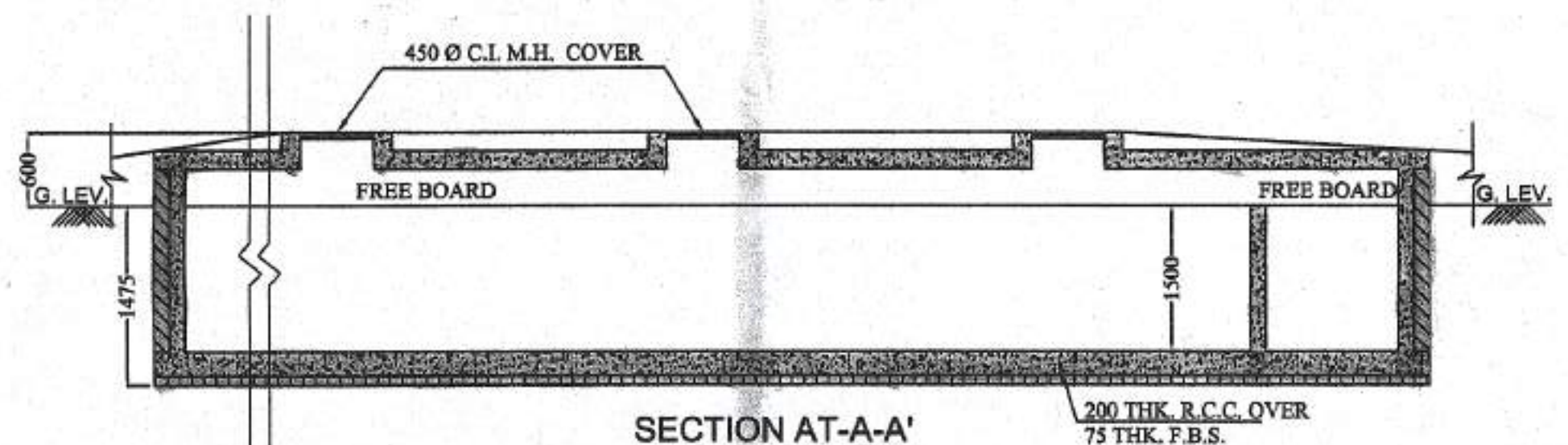
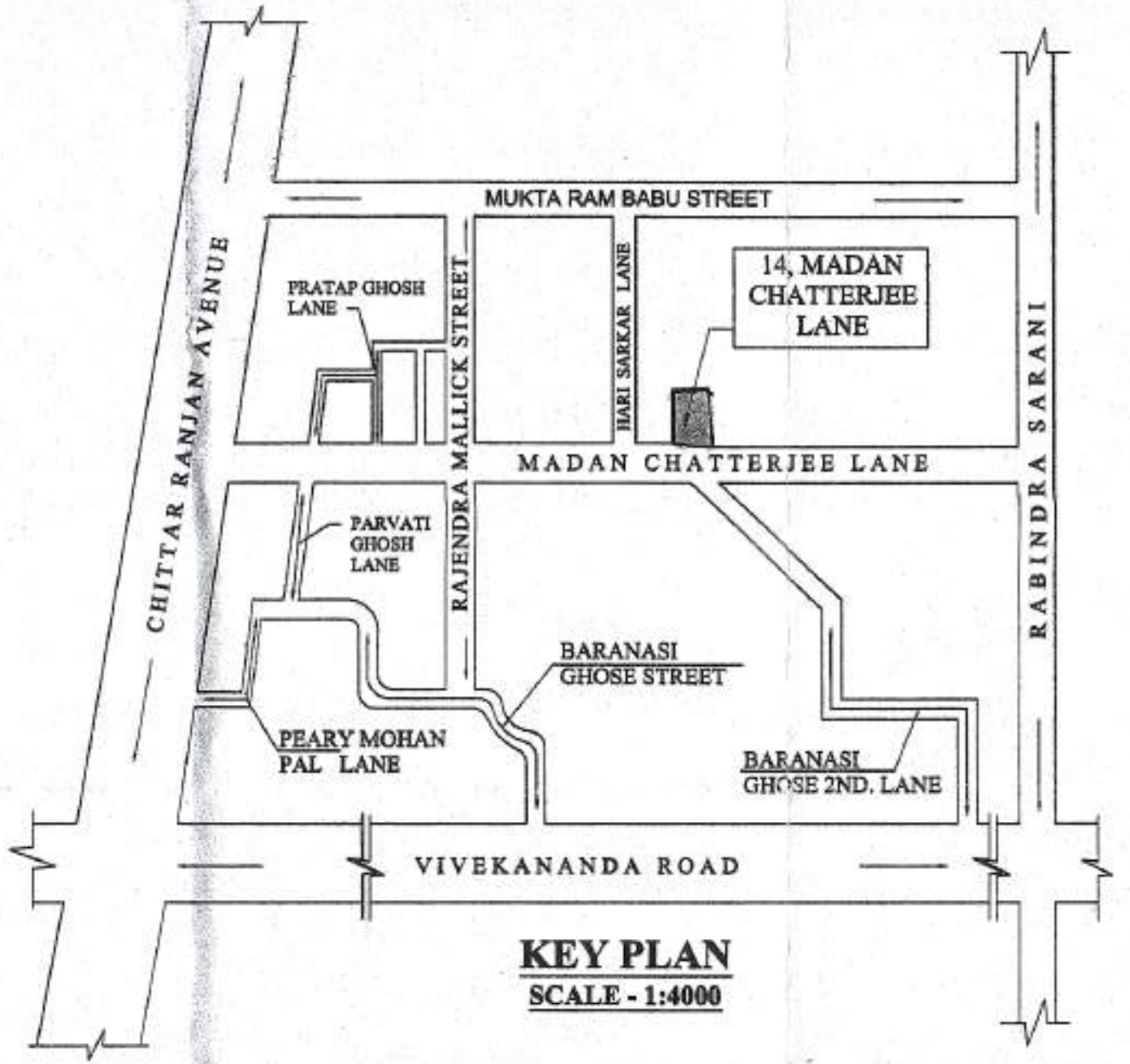




MSD.	SIZE (W X H)	MSD.	SIZE (W X H)
D	1500 X 2100	W0	2000 X 600
D1	1200 X 2100	W1a	2400 X 1650
D2	900 X 2100	W1b	2000 X 1350
D3	750 X 2100	W2a	1800 X 1650
F.C.D.	1500 X 2100	W2b	1800 X 1350
RS (per drawing)		W3	1500 X 1350
RS (per drawing)		W4	1200 X 1350
RS (per drawing)		W5	1000 X 1350
RS (per drawing)		W6	900 X 1200
RS (per drawing)		W7	600 X 600
RS (per drawing)		W8	450 X 600



DETAILS OF U.G.W.R. FOR FIRE (cap. - 75000 ltrs.) & S.U.G.W. RESERVOIR FOR DRINKING (cap. - 1000 gals.) SCALE: 1:150



REF: 14, MADAN CHATTERJEE LANE, KOLKATA-700007, UNDER K.M.C. WARD NO.-041, BOROUGH-V.

DETAILS CALCULATION OF AREA AND FAR UNDER RULE 142 OF KMC BUILDING RULE - 2009

1. ASSESSEE NO. - 11-041-14-0007-4

2. LAND AREA - 146.00 CH. - 00 SFT. OR 936.455 SQM. (AS PER DEED)

3. EXISTING COVERED AREA (STATEMENT):

A) GROUND FLOOR AREA = 69,553 SQM. (UNDER TENANT)

EXISTING STAIR AREA AT GROUND FLOOR = 8,890 SQM.

NET EXISTING GROUND FLOOR AREA = 48,784 SQM.

B) MEZZANINE FLOOR AREA = 4,669 SQM. (UNDER TENANT)

C) 1ST FLOOR AREA = 677,999 SQM. (UNDER TENANT)

EXISTING STAIR AREA AT FIRST FLOOR = 19,496 SQM.

NET EXISTING FIRST FLOOR AREA = 658,503 SQM.

D) 2ND FLOOR AREA = 658,517 SQM. (UNDER TENANT)

EXISTING STAIR AREA AT 2ND FLOOR = 9,972 SQM.

NET EXISTING 2ND FLOOR AREA = 658,545 SQM.

E) EXISTING TOTAL COVERED AREA = 1,942,878 SQM.

F) EXISTING TOTAL STAIR AREA = 38,337 SQM.

G) NET EXISTING TOTAL COVERED AREA = 1,904,541 SQM.

4. PROPOSED COVERED AREA:

A) GROUND FLOOR AREA = 446,510 SQM.

STAIR, LIFT LOBBY & CORRIDOR AREA = 93,289 SQM.

OTHER SERVICE AREA = 16,708 SQM.

SHOP AREA = 107,098 SQM.

STORE AREA = 231,415 SQM.

B) BASEMENT AREA = 452,841 SQM.

C) FIRST FLOOR AREA = 465,044 SQM.

STAIR, LIFT LOBBY & CORRIDOR AREA = 83,026 SQM.

OTHER SERVICE AREA = 26,646 SQM.

STORE AREA = 75,637 SQM.

OFFICE AREA = 279,735 SQM.

D) SECOND & THIRD FLOOR AREA = 465,224 SQM. (EACH)

STAIR, LIFT LOBBY & CORRIDOR AREA = 83,026 SQM.

OTHER SERVICE AREA = 27,433 SQM.

OFFICE AREA = 354,765 SQM.

E) FOURTH FLOOR AREA = 465,224 SQM.

STAIR, LIFT LOBBY & CORRIDOR AREA = 73,564 SQM.

FLAT-4A = 119,329 SQM.

FLAT-4B = 97,688 SQM.

FLAT-4C = 83,145 SQM.

FLAT-4D = 84,863 SQM.

FLAT-4E = 27,136 SQM.

F) FIFTH FLOOR AREA = 465,224 SQM.

STAIR, LIFT LOBBY & CORRIDOR AREA = 73,564 SQM.

FLAT-5A = 76,392 SQM.

FLAT-5B = 72,407 SQM.

FLAT-5C = 83,145 SQM.

FLAT-5D = 91,498 SQM.

FLAT-5E = 67,898 SQM.

G) SIXTH FLOOR AREA = 465,224 SQM.

STAIR, LIFT LOBBY & CORRIDOR AREA = 73,564 SQM.

FLAT-6A = 65,898 SQM.

FLAT-6B = 47,044 SQM.

FLAT-6C = 50,646 SQM.

FLAT-6D = 39,614 SQM.

FLAT-6E = 42,988 SQM.

FLAT-6F = 48,510 SQM.

FLAT-6G = 54,845 SQM.

H) SEVENTH FLOOR AREA = 465,224 SQM.

STAIR, LIFT LOBBY & CORRIDOR AREA = 73,564 SQM.

FLAT-7A = 119,329 SQM.

FLAT-7B = 97,688 SQM.

FLAT-7C = 83,145 SQM.

FLAT-7D = 91,498 SQM.

I) TOTAL PROPOSED FLOOR AREA = 4,149,739 SQM. [440,510 + 452,841 + 465,044 + (465,224 x 6)]

5. DETAILS OF EXEMPTION AREA:

A) I) AREA OF STAIRCASE WITH LANDING -

AT BASEMENT = 13.62 SQM. [5.25 X 3.1] X 2]

AT GROUND TO SEVENTH FLOOR = 31.50 SQM. [5.25 X 3.0] X 2] (EACH)

TOTAL AREA OF STAIRCASE WITH LANDING = 265.650 SQM. [13.65 X (31.50 X 6)]

II) AREA OF LIFT LOBBY -

AT GROUND TO SEVENTH FLOOR = 6.0 SQM. [3.0 X 3.0] (IN EACH FLOOR)

TOTAL LIFT LOBBY = 48.00 SQM. [6.0 X 8]

III) AREA OF RAMP -

AT BASEMENT FLOOR = 48.50 SQM. [4.0 X 9.0] X 3.14 X 4.0] X 2]

AT GROUND TO SEVENTH FLOOR = 362.10 SQM. [265.650 + 48.00 + 48.50]

C) AREA EXEMPTED IN THIS RULE = 362.10 SQM. [265.650 + 48.00 + 48.50]

D) NET TOTAL COVERED AREA EXCLUDING THE SPACE EXEMPTED IN THIS RULE = 3,787,529 SQM. [4,149,739 - 362.10]

6. GROUND COVERAGE COMPARATIVE STATEMENTS:

EXISTING GROUND COVERAGE = 80.99% [691,653 SQM. ON 853,943 SQM.]

PERMISSIBLE GROUND COVERAGE = 60.00% [512,366 SQM. ON 853,943 SQM.]

PROPOSED GROUND COVERAGE = 55.09% [466,724 SQM. ON 853,943 SQM.]

7. CAR PARKING COMPARATIVE STATEMENTS:

NET BASEMENT AREA (FOR PARKING) = 390,631 SQM. [452,841 - 48,560 - 13,650]

EXEMPTION AREA TAKEN FOR BASEMENT CAR PARKING = 390,631 SQM.

8. FLOOR AREA RATIO:-

NET EXISTING AREA = 1,904,541 SQM. [EXISTING F.A.R. = 1.230 [1,904,541 / 853,943]

PERMISSIBLE AREA = 3,809,082 SQM. [1,904,541 X 2]

PROPOSED AREA = 3,787,529 SQM. [1,904,541 X 2]

NET PROPOSED AREA = 3,787,529 SQM. [1,904,541 X 2]

PROPOSED F.A.R. = 3.978 [3,787,529 / 853,943]

9. COMPARATIVE STATEMENT FOR HEIGHT:-

HEIGHT OF EXISTING BUILDING = 11.000 MTR.

HEIGHT OF PROPOSED BUILDING = 25.500 MTR.

AREA OF PROPOSED TREE COVER = 79,665 SQM.

AREA OF PROPOSED STAIR HEAD ROOM = 38,420 SQM. [3.650 X 3.400] X 2]

AREA OF PROPOSED LIFT MACHINE ROOM = 21,568 SQM. [3.490 X 3.250] X 2]

AREA OF PROPOSED P.V.C. TANKS (FOR DRINKING) = 7,200 SQM. [4.0 X 1.8]

AREA OF PROPOSED P.V.C. TANKS (FOR FIRE) = 27,826 SQM. [5.650 X 4.925]

AREA OF PROPOSED W.C. ON ROOF = 3,910 SQM. [1.95 X 2.00]

AREA OF PROPOSED REUSE PLATFORM = 10,790 SQM. [5.600 X 2.50] X 1.835 [1.75]

AREA OF PROPOSED PERGOLA = 16,231 SQM.

TOTAL AREA OF ROOF = 469,724 SQM.

DECLARATION OF L.B.A.:-

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN AS PER PROVISION OF K.M.C. BUILDING RULES 2009, AS AMENDED FROM TIME TO TIME ALONG WITH COMPLIANCE WITH THE PROVISIONS AND BLDG. RULE 2009 AND THE SITE CONDITIONS INCLUDING THE WIDTH OF THE ROAD CONFORM WITH THE PLAN AND IT IS BUILDABLE SITE AND NOT A TANK OR FILLED UP LAND. THE PLOT IS DEMARCATED BY EXISTING STRUCTURE.

DECLARATION OF OWNER(S):-

PRESENT STATUS AND PROPOSED ACCOMMODATION OF TENANT(S) DRAWN BY L.B.A. AS PER THE CLARIFICATION & EXPLANATION AND PHOTOCOPIES OF DOCUMENTS SUPPLIED BY THE OWNERS AND OWNER(S) WILL BE HELD AS SOLE RESPONSIBLE FOR ANY MISREPRESENTATION OF FACT AND SUBSEQUENT LITIGATION FOR THE SAME.

GOUTAM BANERJEE  
REGD. NO. CA/18270827  
COUNCIL OF ARCHITECTURE

GOUTAM BANERJEE  
REGD. NO. CA/18270827  
COUNCIL OF ARCHITECTURE

SIGNATURE OF L.B.A. FOR ROSE GARDEN COMPLEX PVT LTD.

SIGNATURE OF OWNER

CERTIFICATE OF STRUCTURAL ENGINEER:-

THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE PROPOSED BUILDING HAVE BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER PREVALENT I.S. CODES AND N.B.C. OF INDIA AND ON THE BASIS OF SOIL INVESTIGATION REPORT. THE DEPTH OF UNDER GROUND WATER RESERVOIR SHOULD NOT EXCEED THE DEPTH OF NEIGHBORING COLUMN FOUNDATION. CERTIFIED THAT THE PROPOSED CONSTRUCTION IS SAFE AND STABLE IN ALL RESPECT.

Dr. Sanjay Das Neogi  
REGD. NO. CE/18270827  
COUNCIL OF ENGINEERS

SANJOY DAS NEOGI  
REGD. NO. CE/18270827  
COUNCIL OF ENGINEERS

SIGNATURE OF E.S.E.

DECLARATION OF GEO-TECHNICAL ENGINEER:-

THE 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  
REGD. NO. GE/18270827  
COUNCIL OF ENGINEERS

RUPAK KUMAR BANERJEE  
REGD. NO. GE/18270827  
COUNCIL OF ENGINEERS

SIGNATURE OF G.T.E.

SHEET NO. 01 OF 03

CONTENTS: EXISTING GROUND FLOOR PLAN, PROPOSED GROUND FLOOR PLAN, PROPOSED BASEMENT PLAN, SITE PLAN, KEY PLAN, U.G.W.R. DETAILS, DW SCHEDULE.

REFERENCE:

1. DEED OF CONVEYANCE- BOOK NO. 1, BEING NO. 279, YEAR - 2009, REGISTERED BEFORE A.R.A. - II, KOLKATA.

2. PREVIOUS BUILDING PERMIT: 2015050001, DATED: 06.04.2015.

3. I. ASSESSEE NO.: 11-041-14-0007-4

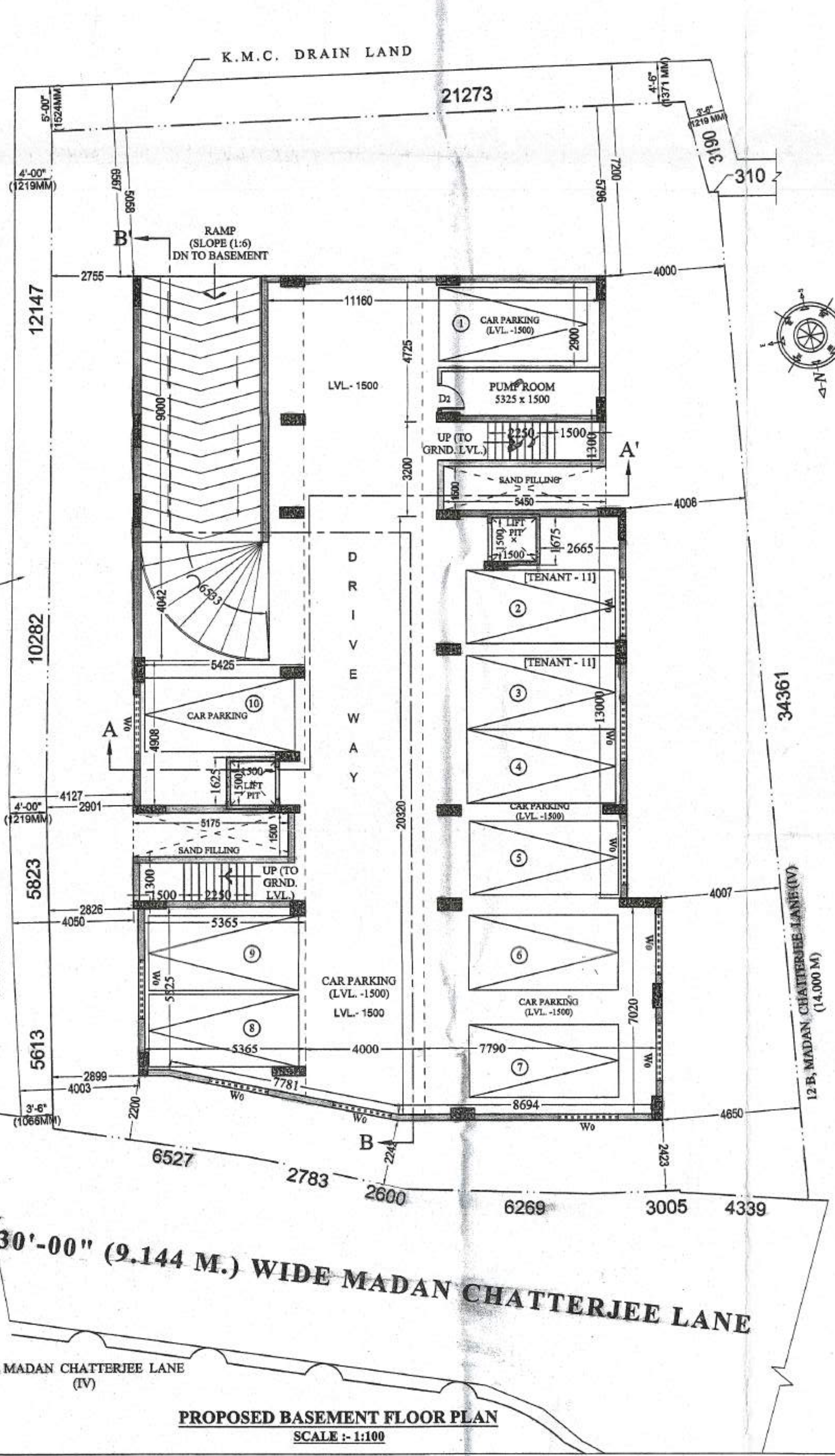
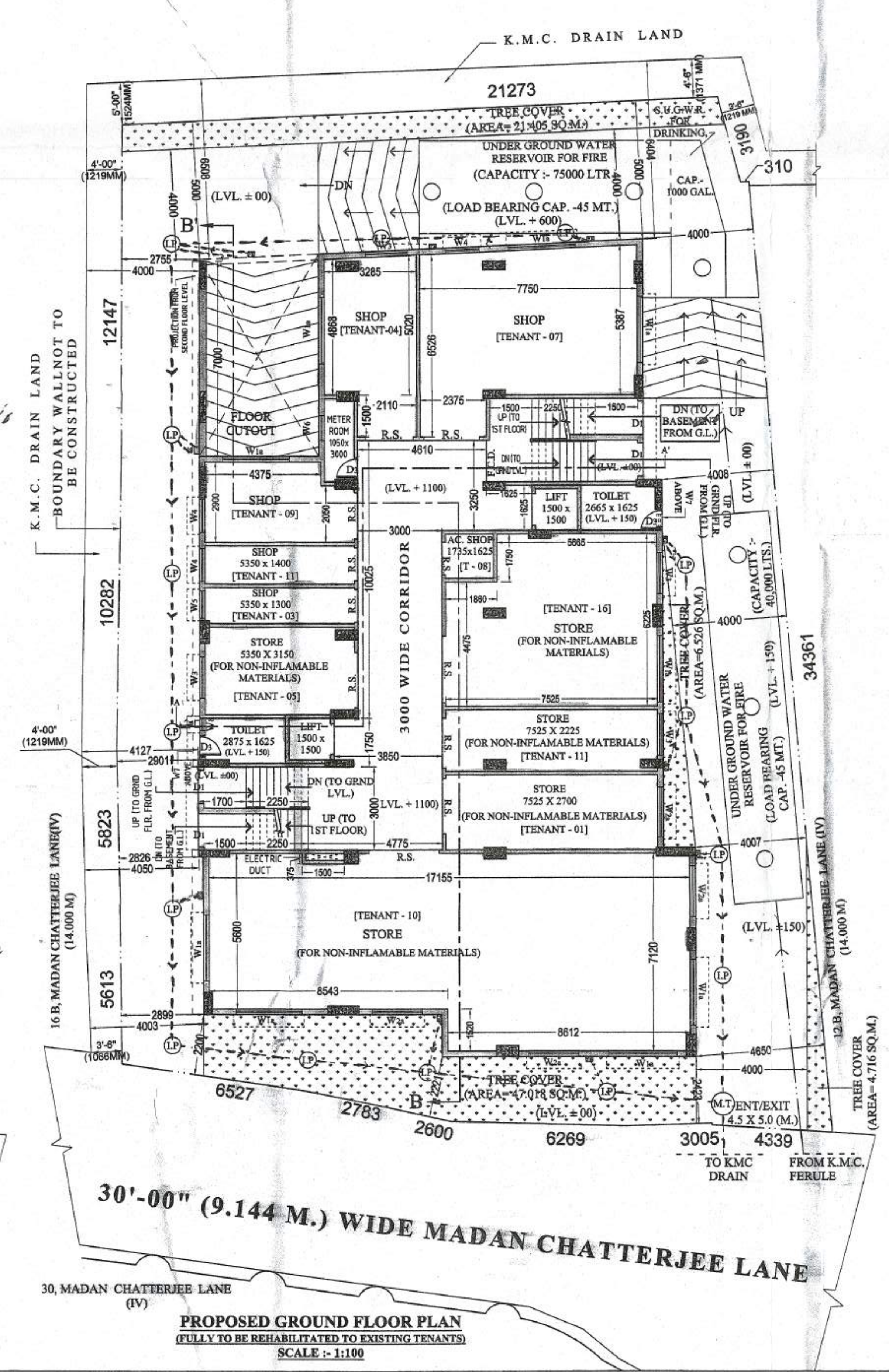
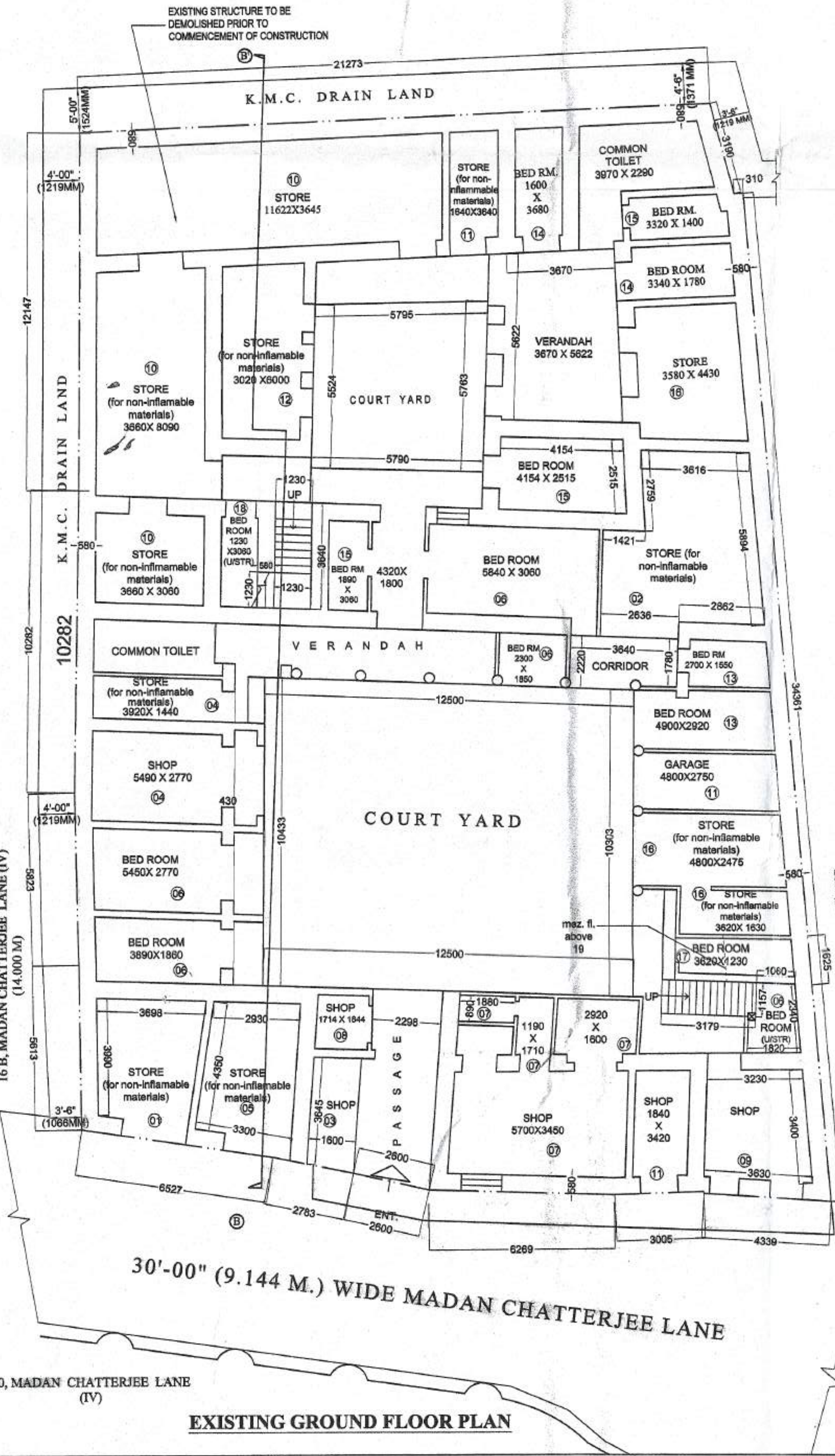
2. LAND AREA: 146.00 CH. - 00 SFT. OR 936.455 SQM. (AS PER DEED)

12K. -12 CH. -12 SFT. OR 853,943 SQM. (AS PER PHYSICAL MEASUREMENT)

PROJECT:

PROPOSAL FOR CONSTRUCTION OF 8-VIII STORED RESIDENTIAL BUILDING AT PREMISES NO. 14, MADAN CHATTERJEE LANE, UNDER K.M.C. WARD NO. 041, BOROUGH-V, KOLKATA - 700 007 BY MODIFICATION OF PREVIOUS SANCTIONED PLAN. PREVIOUS BUILDING PERMIT: 2015050001, DATED: 06.04.2015.

PLAN PROPOSAL UNDER SECTION 190 OF K.M.C. ACT, 1980 AND UNDER 142 OF K.M.C. BLDG. RULE 2009 READ WITH SUBSEQUENT CIRCULARS AND GUIDELINES.



# 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

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.

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

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.

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



## RESIDENTIAL BUILDING

THE SANCTION IS VALIED UP TO 30-07-2026

### DEVIATION WOULD MEAN DEMOLITION

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

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

Approved By *MPC Meeting No-567*  
*04-18-02-2020 vide P.H. No-187/19-20*  
 The Building Committee

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.

APPROVED AS PER RESOLUTION OF M.C., VIDE ITEM NO. *BOA/M-10-11*  
 DT. 03-09-2021

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

Executive Engineer (C) BR. *V*      Asst. Engineer (C) Br. PLAN *V*

