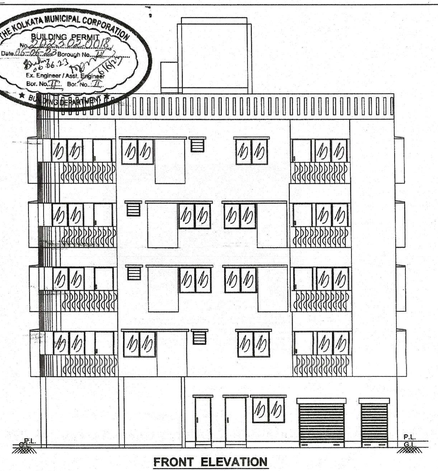
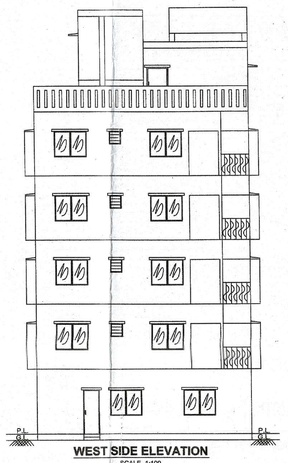
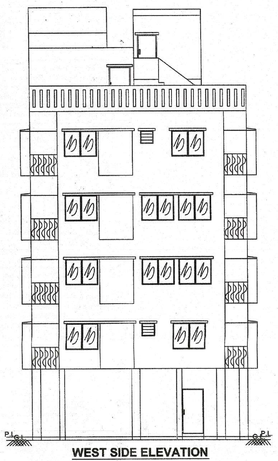
THE KOLKATA MUNICIPAL CORPORATION
BUILDING PERMIT
No. 2023090021016
Date 06-06-2023 Borough No. IV
Tx. Engineer / Asst. Engineer
Bor. No. IV Bor. No. IV



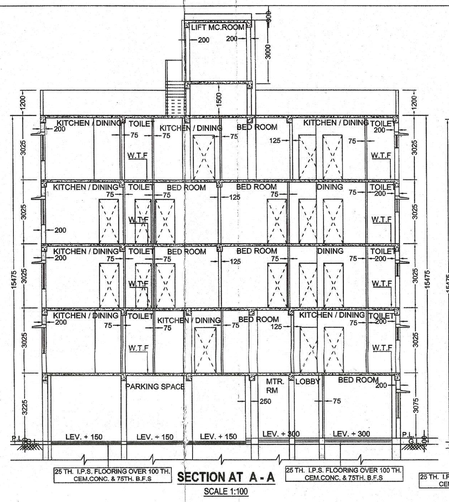
FRONT ELEVATION
SCALE 1:100



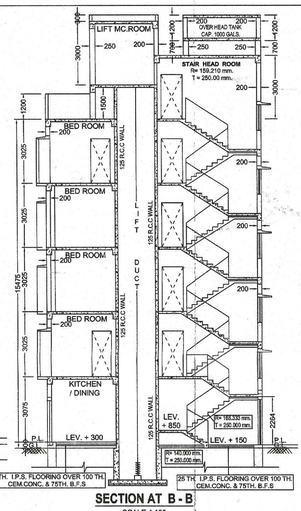
WEST SIDE ELEVATION
SCALE 1:100



WEST SIDE ELEVATION
SCALE 1:100



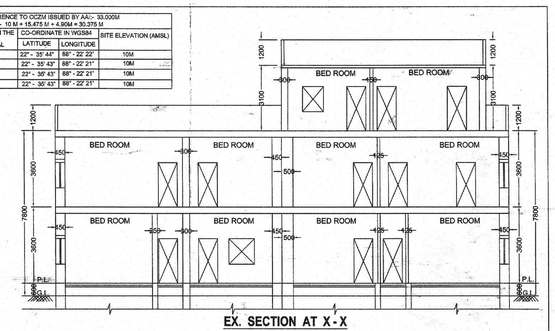
SECTION AT A - A
SCALE 1:100



SECTION AT B - B
SCALE 1:100

PERMISSIBLE HEIGHT IN REFERENCE TO OCDM ISSUED BY AAI:- 33.000M
PROP. HIGH OF THE BUILDING :- 10 M + 15.475 M = 4.904 + 30.375 M

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS84		SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE	
1	22° - 35' 44"	88° - 22' 22"	10M
2	22° - 35' 43"	88° - 22' 21"	10M
3	22° - 36' 43"	88° - 22' 21"	10M
4	22° - 36' 43"	88° - 22' 21"	10M



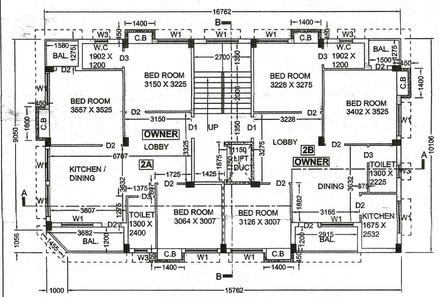
EX. SECTION AT X - X
SCALE 1:100

(A) AREA STATEMENT OF OWNER (S) :-

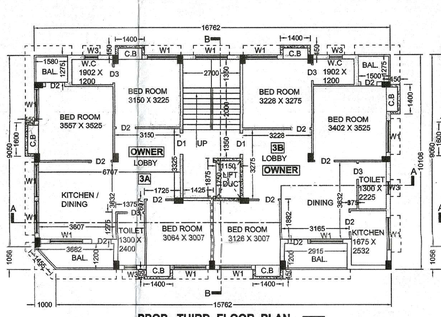
SL.	NAME OF THE OWNER	EXISTING USE	EXISTING FLOOR	EXISTING AREA (SQ. MTR.) OCCUPIED	EXISTING AREA (SQ. MTR.) COMMON	EXISTING AREA (SQ. MTR.) TOTAL	PROPOSED USE	PROPOSED FLOOR	PROPOSED AREA (SQ. MTR.) OCCUPIED	PROPOSED AREA (SQ. MTR.) COMMON	PROPOSED AREA (SQ. MTR.) TOTAL
i.	OWNER	RESIDENTIAL	2ND.FL.	106.490	12.844	119.334	RESIDENTIAL	2ND.FL. 2A	75.043	1.570	76.613
								2ND.FL. 2B	75.544	1.580	77.124
					TOTAL (A)	119.334		3RD.FL. 3A	75.043	1.570	76.613
								3RD.FL. 3B	75.544	1.580	77.124
										TOTAL (B)	307.474

(B) AREA STATEMENT OF TENANTS :-

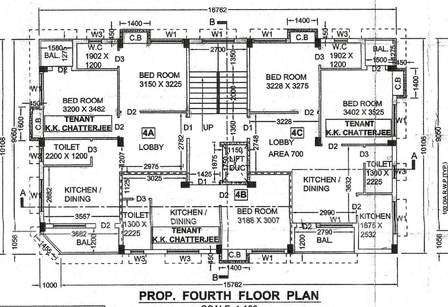
SL.	NAME OF THE TENANTS	EXISTING USE	EXISTING FLOOR	EXISTING AREA (SQ. MTR.) OCCUPIED	EXISTING AREA (SQ. MTR.) COMMON	EXISTING AREA (SQ. MTR.) TOTAL	PROPOSED USE	PROPOSED FLOOR	PROPOSED AREA (SQ. MTR.) OCCUPIED	PROPOSED AREA (SQ. MTR.) COMMON	PROPOSED AREA (SQ. MTR.) TOTAL
ii.	C.MISHRA (CORDELIA MISHRA)	RESIDENTIAL	Gr.FL.	164.993	19.900	184.893	RESIDENTIAL	1ST.FL. 1A	58.456	1.223	59.679
								1ST.FL. 1B	28.680	0.599	29.279
								1ST.FL. 1C	63.447	1.327	64.774
								TOTAL			153.732
ii.	K.K. CHATTERJEE (KANCHAN KANTI CHATTERJEE)	RESIDENTIAL	1ST.FL.	258.446	31.170	289.616	RESIDENTIAL	4TH.FL. 4A	58.456	1.223	59.679
								4TH.FL. 4B	28.680	0.599	29.279
								4TH.FL. 4C	63.447	1.327	64.774
								GR.FL. G1	48.507	1.015	49.522
								TOTAL			203.254
iii.	PURNIMA BHATTACHARYA LEGAL HEIRS OF ANIL KUMAR BHATTERCHAJEE	TEMPLE SEBAIT	Gr.FL.	1.060	——	1.060	TEMPLE SEBAIT	GR.FL.	4.226	——	4.226
iv.	KAMALA MALAKAR	NON RESIDENTIAL	GR.FL.	0.430	——	0.430	NON RESIDENTIAL	GR.FL. SHOP 2	3.618	——	3.618
v.	BAMKIM MISHRA	NON RESIDENTIAL	Gr.FL.	25.414	3.065	28.479	NON RESIDENTIAL	GR.FL. SHOP 1	10.310	——	10.310
					TOTAL(C)	504.478				TOTAL (D)	375.140



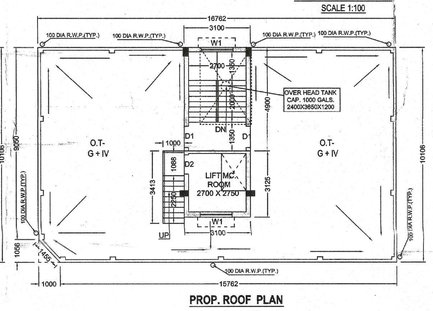
PROP. SECOND FLOOR PLAN
SCALE 1:100
(FOR FULLY OWNER ACCOMMODATION)



PROP. THIRD FLOOR PLAN
SCALE 1:100
(FOR FULLY OWNER ACCOMMODATION)

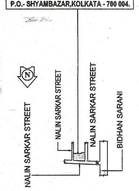


PROP. FOURTH FLOOR PLAN
SCALE 1:100
(FOR FULLY TENANT ACCOMMODATION)



PROP. ROOF PLAN
SCALE 1:100

PRE. NO.- 28A, NALIN SARKAR STREET, WARD NO.- 011, BOROUGH NO.- II, P.O.- SHYAMBAZAR,KOLKATA - 700 004.

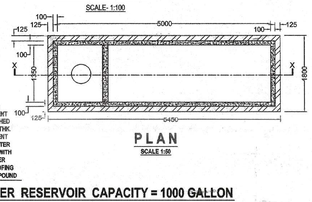


LOCATION PLAN
SCALE 1:4000

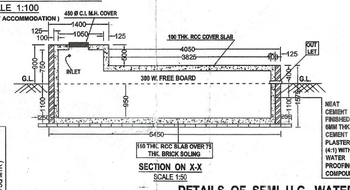
REGISTERED TENANT DECLARATION REF. BOOK NO.- I, VOLUME NO.- 1904 - 2023 , PAGE NO. - 315900 TO 315911 BEING NO.- 190406444, FOR THE YEAR - 2023 A.R.A - IV KOLKATA , DATED - 10.05.2023

EXISTING EXEMPTED AREA = 36.236 SQ MTR

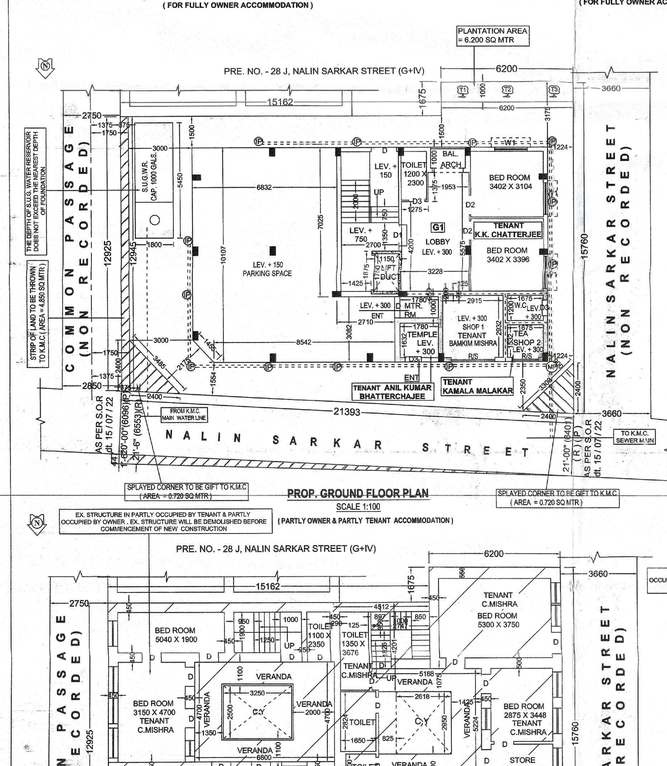
PROPOSED EXEMPTED AREA = 76.810 SQ MTR



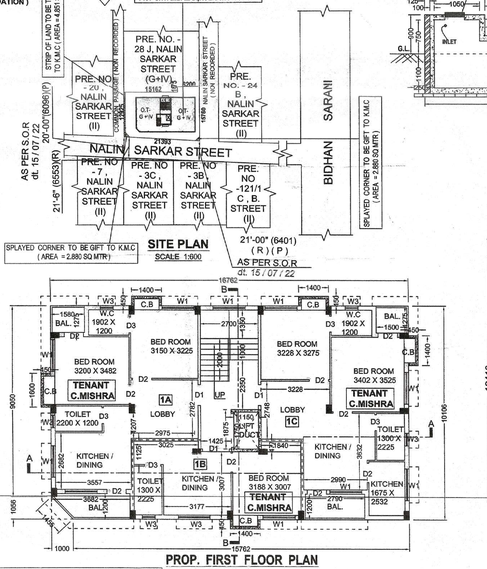
PLAN
SCALE 1:50



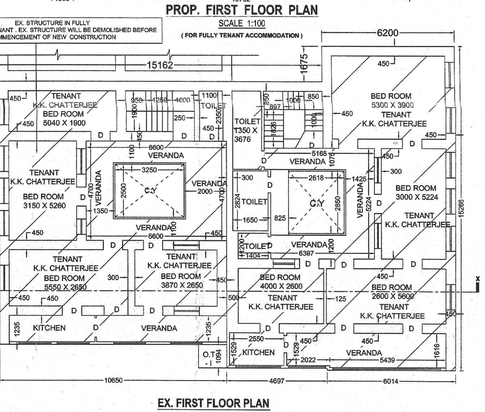
DETAILS OF SEMI U.G. WATER RESERVOIR CAPACITY = 1000 GALLON
SCALE 1:50



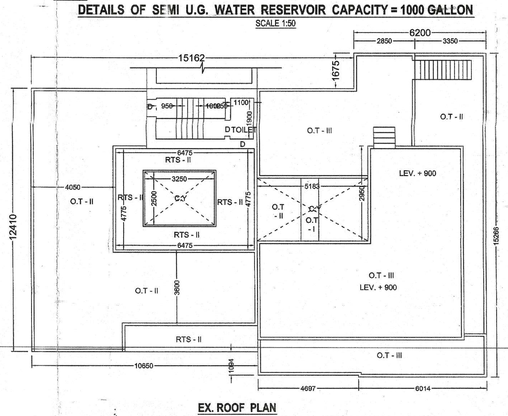
PROP. GROUND FLOOR PLAN
SCALE 1:100
(PARTLY OWNER & PARTLY TENANT ACCOMMODATION)



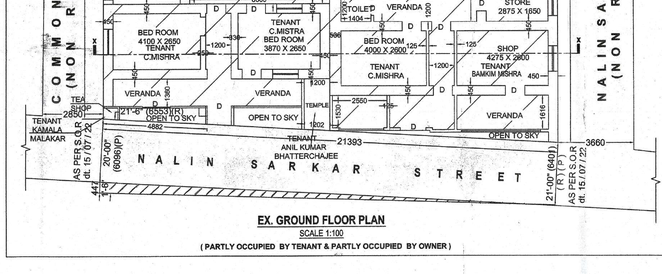
SITE PLAN
SCALE 1:600



PROP. FIRST FLOOR PLAN
SCALE 1:100
(FOR FULLY TENANT ACCOMMODATION)

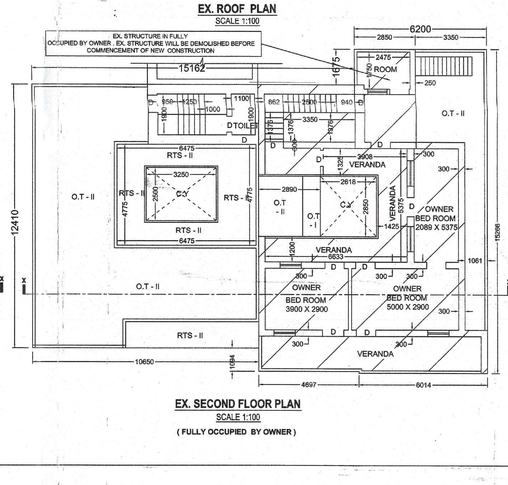


EX. ROOF PLAN
SCALE 1:100



EX. GROUND FLOOR PLAN
SCALE 1:100
(PARTLY OCCUPIED BY TENANT & PARTLY OCCUPIED BY OWNER)

EX. FIRST FLOOR PLAN
SCALE 1:100
(FULLY OCCUPIED BY TENANT)



EX. SECOND FLOOR PLAN
SCALE 1:100
(FULLY OCCUPIED BY OWNER)

AREA STATEMENT F.A.R CALCULATION

1. a. AREA OF LAND (AS PER DEED & PHYSICAL MEASUREMENT)
= 04 K. - 07 CH. - 8.50 SFT. = 3203.50 SQ. FT. = 297.612 SQ.MTR.

AREA OF STRIP OF LAND = {0.375 X (12.925 + 12.945 / 2)} = 0.375 X 12.935 = 4.851 SQ MTR

AREA OF SPLAYED CORNER = 2.880 X 2 = 5.760 SQ MTR

NET AREA OF LAND = 297.612 - (4.851 + 5.760) = 287.001 SQ MTR

2. PER. GR. COVERAGE = 168.883 SQ.MT. (56.746 %)

3. EXISTING COVERED AREA (INCLUDING STAIR CASE) :-
GROUND FLOOR = 272.306 SQ MTR
FIRST FLOOR = 271.876 SQ MTR
SECOND FLOOR = 115.866 SQ MTR
TOTAL = 660.048 SQ MTR

4. EXISTING STAIR CASE AREA = (13.430 X 2) + 9.376 = 36.236 SQ. MTR

5. TOTAL EX. FLOOR AREA (EXCLUDING STAIR CASE) = 660.048 - 36.236 = 623.812 SQ. MTR

6. EXISTING F.A.R = 623.812/ 297.612 = 2.096

7. PER. F.A.R. = (475.990 X 2) / 147.813 = 1099.811 / 297.612 = 3.695

8. PROP . GROUND COVERAGE AREA = 168.883 SQ MTR (56.746 %)

10. PROPOSED COVERED AREA (INCLUDING STAIR CASE) :-
1. PROP. GR. FLOOR AREA = 168.868 SQM.
2. PROP. FIRST FL. AREA = 166.856 SQM.
3. PROP. SECOND FL. AREA = 166.856 SQM.
4. PROP. THIRD FL. AREA = 166.856 SQM
5. PROP. FORTH FL. AREA = 166.856 SQM
TOTAL = 836.293 SQ MTR

11. TOTAL STAIR CASE & LIFT LOBBY AREA (EXEMPTED) = (15.362 X 5) = 76.810 SQMT

12. TOTAL COVER AREA EXCLUDING STAIR CASE & LIFT LOBBY (EXEMPTED)
= 836.293 - 76.810 = 759.483 SQ MTR

13. NET GROUND FLOOR AREA = 168.869 - 15.362 = 153.507 SQ MTR

14. CAR PARKING REQUIRED = 153.507 X 50% = 76.754 SQ MTR

15. CAR PARKING PROVIDED = 76.869 SQ MTR (50.075%)

16. PROP. F.A.R = {(759.483 - 76.754 CAR PARKING) / 297.612} = 682.729 / 297.612 = 2.294

a) ASSESSEE NO. - 110111300720
b) DET. OF REGD. DEED : - PROBATE CASE NO 94 / 98 ,Year- 1995
c) DET. OF REGD. DEED : - 1. Book No. - I, Being No. - 05918, Volume No. - I, Pages - 1 to 22 ,Year- 2005
d) DET. OF REGD. DEED : - 1 . Book No. - I, Being No. - 05916, Volume No. - I, Pages - 1 to 22 ,Year- 2005
e) DET. OF REGD. DEED : - 1.. Book No. - I, Being No. - 05914, Volume No. - I, Pages - 1 to 22 ,Year- 2005
f) DET. OF REGD. DEED : - 1. Book No. - I, Being No. - 03813, Volume No. - 18, Pages - 1063 to1078 ,Year-2014
g) DET. OF REGD. DEED : - 1. Book No. - I, Being No. - 190202314, Volume No. - 1902-2016, Pages -72057.to72091 ,Year-2016
h) DET. OF REGD. DEED : - 1. Book No. - I, Being No. - 617, Volume No. - 46, Pages - 1 to 7 ,Year - 1934
i) DET. OF REGD. DEED : - 1. Book No. - I, Being No. - 05997, Volume No. - 13, Pages - 4035 to 4052 ,Year- 2006
j) DET. OF REGD. DEED : - 1. Book No. - I, Being No. - 190202463, Volume No. - 1902-2016,Pages - 76142 to 76188 ,Year-2016

K) DETAIL OF POWER OF ATTORNEY : -
1. BEING NO.- 190304782, BOOK NO.- IV, VOL.NO. - 1903 - 2016 , PAGE NO. - 115613 TO 115633 ADDITIONAL REGISTRAR OF ASSURANCE OFFICE OF THE A.R.A.- III KOLKATA DATED - 08 / 08 / 2016
2. BEING NO.- 190300584, BOOK NO.- I ,VOL.NO. - 1901- 2017 , PAGE NO. - 28138 TO 28161 ADDITIONAL REGISTRAR OF ASSURANCE OFFICE OF THE A.R.A.- III KOLKATA DATED - 05 / 03 / 2017

l) NO. OF STOREY = (G+IV)
m) NO. OF. TENEMENT :- 11 NOS
n) SIZE OF. TENEMENT :-
FLAT- G1 = 55.248 SQ. MTR. X 01 NOS
FLAT- 1A / 4A = 66.577 SQ. MTR. X 02 NOS
FLAT- 1B / 4B = 32.664 SQ. MTR. X 02 NOS
FLAT- 1C / 4C = 72.262 SQ. MTR. X 02 NOS
FLAT- 2A / 3A = 85.469 SQ. MTR. X 02 NOS
FLAT- 2B / 3B = 86.039 SQ. MTR. X 02 NOS

o) AREA OF STAIR CASE COVER = 15.190 SQ MTR
p) AREA OF O.H. TANK = 8.760 SQ MTR
q) AREA OF LIFT MACHINE ROOM = 9.888 SQ MTR
r) AREA OF C.B = 14.220 SQ MTR
s) EXISTING TOTAL TENANT AREA (EXCLUDING STAIR CASE) = 475.999 SQ MTR (76.305%)
t) EXISTING TOTAL OWNER AREA = 147.813 SQ MTR
u) COVERED AREA OF SHOP (1) = 10.310 SQ MTR
v) COVERED AREA OF SHOP (2) = 3.618 SQ MTR
w) CARPET AREA OF SHOP (1) = 8.547 SQ MTR
x) CARPET AREA OF SHOP (2) = 2.566 SQ MTR
y) PROP. GROUND FLOOR TEMPLE AREA = 4.226 SQ MTR
z) PROP. PLANTATION AREA = 6.200 SQ MTR

CERTIFICATE OF L.B.S.

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN AS PER PROVISION OF K.M.C. BUILDING RULE 2009 AS AMENDED FROM TIME TO TIME ALONG IN COMPLIANCE WITH RULE 142 OF K.M.C. BUILDING RULE 2009 AND THE SITE CONDITION INCLUDING THE WIDTH OF THE ROAD CONFIRM WITH THE PLAN AND IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP LAND. THE PLOT IS DEMARCATED BY (BOUNDARY WALL) AND EXISTING STRUCTURE.

Sibabrata Chakraborty
Sibabrata Chakraborty
REGD. CIVIL ENGINEERS IN KOLKATA MPL. CORPORATION
ND-1 / 1120

SIGNATURE OF L.B.S.
SIBABRATA CHAKRABORTY L.B.S. NO:- I / 1120

CERTIFICATE OF STRUCTURAL ENGINEER:-

STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE PROPOSED BUILDING WILL BE MADE BASED ON SOIL TEST REPORT WHICH WILL BE DONE AFTER DEMOLITION OF EXISTING BUILDING. BY CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER PREVAILING I. S. CODES AND N.B.C. OF INDIA AND CERTIFIED THAT THE DESIGN WILL BE CALCULATED IN SUCH A WAY TO MAKE THE PROPOSED CONSTRUCTION SAFE AND STABLE IN ALL RESPECT.

Satyabrata Chakrabarti
Satyabrata Chakrabarti, A.M.I.E (I)
Empanelled Structural Engineer
In Kol. Mpl. Corporation
P.S.R. II/650

SIGNATURE OF STRUCTURAL ENGG.
SATYABRATA CHAKRABARTI , E.S.E. NO.:- II / 650

CERTIFICATE OF GEO- TECHNICAL ENGINEER:-

UNDERSIGNED HAS INSPECTED THE SITE. SOIL EXPLORATION WILL BE CARRIED OUT AT SITE AFTER DEMOLITION OF EXISTING STRUCTURE. SOIL EXPLORATION REPORT WITH RECOMMENDATION WILL BE SUBMITTED ACCORDINGLY. NOW IT IS CERTIFIED THAT SOIL EXPLORATION AND REGOMMENDATION REPORT WILL BE COMPARED AND VERIFIED BY ME WITH PROPOSED CONSTRUCTION SO THAT THE SITE WILL ABLE TO CARRY THE LOAD COMING FROM PROPOSED CONSTRUCTION TO THE FOUNDATION , CERTIFIED THAT THE RECOMMENDATION FOLLOWED WITH SOIL EXPLORATION WILL BE MADE IN SUCH A WAY TO MAKE THE PROPOSED CONSTRUCTION SAFE AND 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., CHARTERED ENGINEER
EMLISTED GEO TECHNICAL ENGINEER (K.M.C.)
C.7.243 (K.E.C.) LIC-4215, M-1538/3-5

SIGNATURE OF GEO TECHNICAL ENGINEER
RUPAK KUMAR BANERJEE (GT/003)

DECLARATION OF OWNER(S) / C.A:-

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

MANOJ KUMAR VERMA
Proprietor of M/s. Verma Construction
as the Constituted attorney of
1) GOUTAM ROY
2) KRISHNA KUMAR MISHRA

SIGNATURE OF OWNER / C.A
1. SRI MANOJ VERMA

PARTNERS OF M / S VERMA CONSTRUCTION CONSTITUTED POWER OF ATTORNEY TO 1. SRI GOUTAM ROY 2. SRI. KRISHNAKUMAR MISHRA

PROPOSED PLAN OF G + IV (FOUR) STORIED RESIDENTIAL BUILDING OF HEIGHT 15.475 MTR U / S - 393 OF K.M.C ACT 1980. AND U / R - 142 OF K.M.C. BUILDING RULE 2009. READ WITH RELEVANT OFFICE CIRCULARS) AT PREMISES NO. 28A, NALIN SARKAR STREET, WARD NO. - 011, BOROUGH NO. - II, P.O.- SHYAMBAZAR,P.S.- SHYAMPUKUR, KOLKATA - 700 004.

S. CHAKRABORTY & ASSOCIATES
21 A , BALARAM GHOSH STREET KOLKATA - 700 004
MOB. NO - 9830736094 / 8910901128.

SCALE = 1:100, 1:600, 1:4000, 1:50
ALL DIMENSIONS ARE IN MM.

DRAWN BY - SUKANTA PAUL