

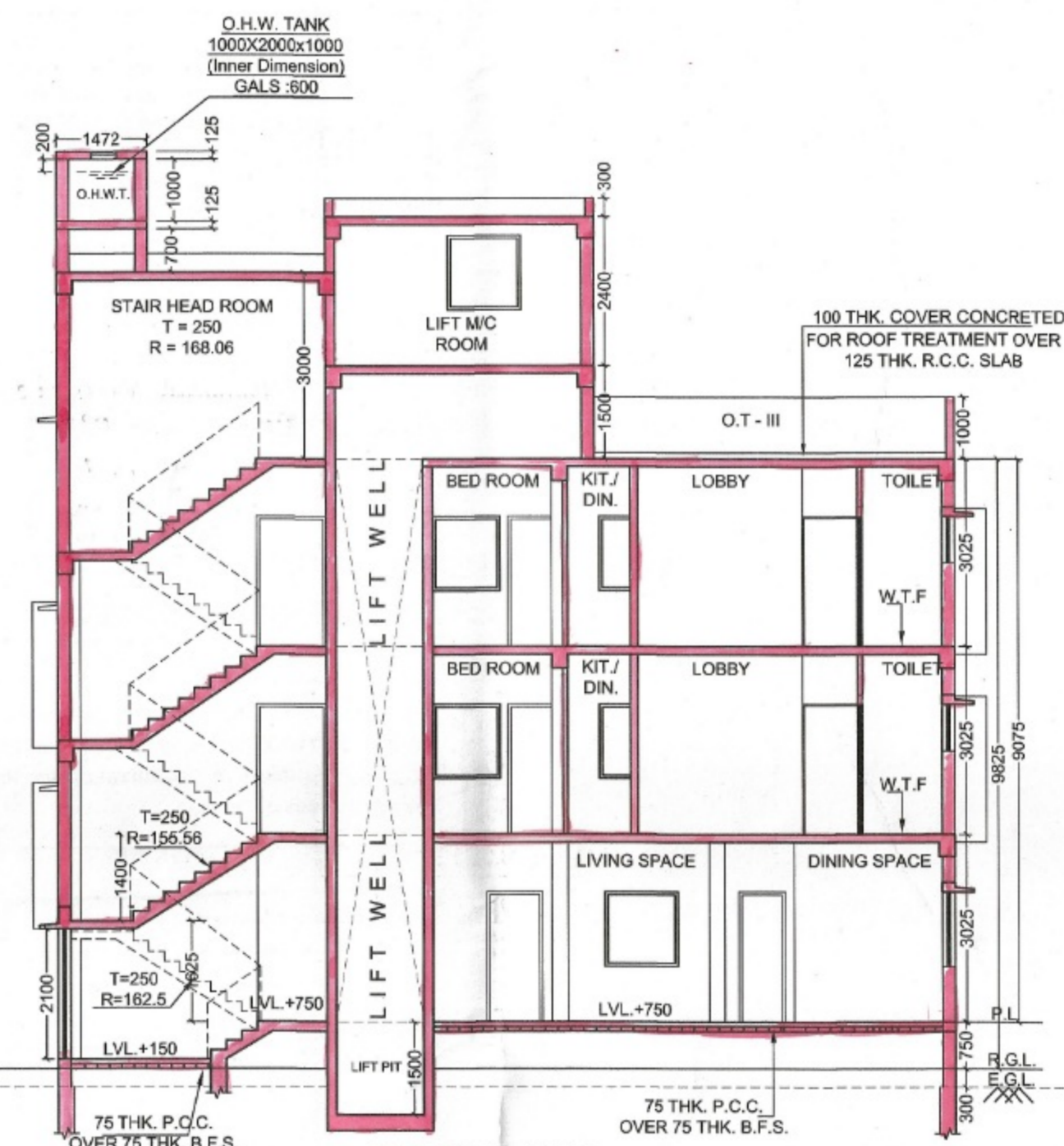
THIKA RETURN FILE NO.- 30/432

SPACE FOR OFFICE USE

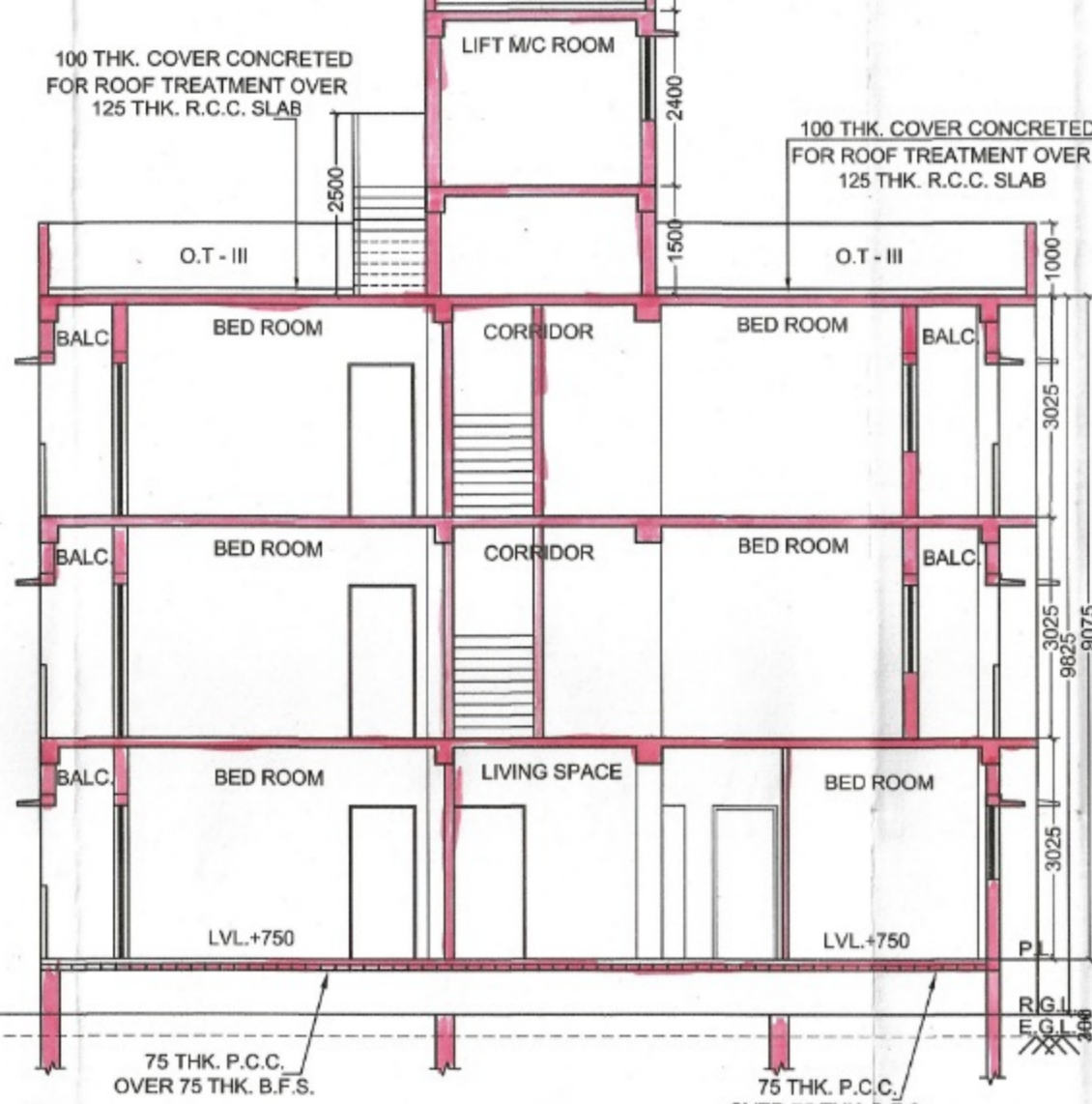
THE KOLKATA MUNICIPAL CORPORATION  
THE BUILDING DEPARTMENT  
Building Sanctioned Under the Calcutta  
Calcutta Thika Tenancy Acquisition  
and Regulation Act, 1951  
Vide Sanction No. 18/18/H/314/3  
Borough No. 18/18/H/314/3  
Dated 09.07.2024  
Asst. Engineer  
Borough No. 18/18/H/314/3



FRONT SIDE ELEVATION



SECTION - 'X-X'



SECTION - 'Y-Y'

- ASSEESSEE NO: 11-030-15-0028-2
- THIKA N.O.C. MEMO NO - 34/DY.CKTT/KMC/BP/02/2023, DATED - 16/01/2023
- NO CASE FROM BOROUGH NO. - III, BUILDING DEPARTMENT, DATED-14/05/2024
- PROPOSAL APPROVED BY ASSIANTANT ENG., DATED - 02/07/2024
- S.O.R-CHV&S ID NO - 174/2023-2024, DATED ON : 29/05/2023
- K.I.T- D.G CIRCULAR NO :- 08, DATED 29/01/2024.
- DETAIL OF NON EVICTION OF BHARATIAS:- NIL
- DETAIL OF REGISTERED DECLARATION:-  
BOOK NO: I, VOL. NO : 1806 - 2019, PAGE NO: 170251 TO 170263  
BEING NO.: 160604535, DATE: 27.11.2019, OFFICE : A.D.S.R SEALDAH.
- NO OF STOREY - III
- NO. OF TENEMENTS - 10 NOS.
- TAX BILL RECEIPT NO - E2723443, DATED - 28/06/2024.
- ASSESSMENT BOOK COPY: ONLINE SYSTEM.
- TAX N.O.C. - E690162024/120300701310, DATED - 10/06/2024.

AREA STATEMENT

- AREA OF LAND: 03 K. - 13 CH. - 41 SQ.FT. = 2786 SQ.FT. / 258.850 SQ.M. (AS PER THIKA LAND).
- PROPOSED GROUND FLOOR AREA: 179.001 SQ.M. = 1927 SQ.FT.
- PROPOSED FIRST FLOOR AREA: 179.001 SQ.M. = 1927 SQ.FT.
- PROPOSED SECOND FLOOR AREA: 179.001 SQ.M. = 1927 SQ.FT.
- PROPOSED TOTAL COVERED AREA: 537.003 SQ.M. = 5780 SQ.FT.
- PROPOSED OPEN SPACE AREA: 79.849 SQ.M. = 859 SQ.FT.
- PROPOSED AREA OF STAIR HEAD ROOM: 10.649 SQ.M. = 115 SFT.
- PROPOSED AREA OF OVER HEAD TANK: 3.673 SQ.M. = 40 SQ.FT.
- EXISTING GROUND FLOOR AREA: 222.917 SQ.M. = 2400 SQ.FT.
- EXISTING OPEN SPACE AREA: 35.933 SQ.M. = 387 SQ.FT.
- TOTAL PROPOSED HEIGHT OF BUILDING: 9.825 M.
- DEPTH OF THE BUILDING: 13.657 M.
- HEIGHT OF THE STAIR HEAD ROOM: 2.400 M.
- LIFT MACHINE ROOM AREA: 14.041 SQ.M. = 151 SQ.FT.
- LIFT MACHINE ROOM STAIR AREA: 3.400 SQ.M. = 37 SQ.FT.
- TOTAL C/B AREA : 4.05 SQ.M.
- HEIGHT OF PARAPET WALL: 1.00 M.
- TERRACE AREA : 179.001 SQ.M.
- TREE COVER AREA:  
a) PERMISSIBLE AREA: 258.85(15%/6000)X574.188 = 3.716 SQ.M.  
b) PROPOSED AREA: 3.912 SQ.M.

GENERAL SPECIFICATION

- ALL DIMENSION ARE IN MM. UNLESS OTHERWISE MENTIONED
- GRADE OF CONCRETE IS M-20, GRADE OF STEEL IS Fe-500
- R.C.C. WORK WITH CEMENT, SAND, STONECHIPS (1:1.5:3)
- 4.200 THICK OUTSIDE BRICK WORK WITH C.M. (1:6)
- 5.125 & 75 THICK INSIDE BRICK WORK WITH C.M. (1:4)
6. FLOORS OF ALL KITCHEN AND TOILET SHOULD BE WATER TIGHT FL.
7. PLASTERING WITH C.M. (1:6) FOR BRICK WORK & (1:4) FOR R.C.C. WORK
8. P.C.C. WITH BRICK KHOA, SAND & CEMENT (6:3:1)
9. LIME TERRACING WITH BK. KHOA, SURKI & LIME (7:2:2)
10. FIRST CLASS MATERIALS TO BE USED FOR CONSTRUCTION.

DECLARATION OF STRUCTURE ENGINEER :-

THE STRUCTURAL DESIGN & DRAWINGS OF BOTH FOUNDATION & SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS BOTH HORIZONTAL AND VERTICAL INCLUDING WIND LOAD AND SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA & CERTIFY THAT IT IS SAFE & STABLE IN ALL RESPECT.

Samir Bandyopadhyay  
B.E. (C.E.), I.I.T. (India) P.E.  
Chartered Engineer (India)  
L.B.S. (7700.E.S.E.-4/117 K.M.C.

SIGNATURE OF E.E.S.  
SAMIR BANDYOPADHYAY  
E.S.E.-1/117

DECLARATION OF L.B.S. :-

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER BUILDING REGULATION IN RESPECT OF LAND COVERED BY WEST BENGAL THIKA TENANCY LAND ACQUISITION & REGULATION RULES 2004 AND ALSO K.M.C. BUILDING RULES AS AMENDED FROM TIME TO TIME AND THAT THE SITE CONDITIONS INCLUDING THE WIDTH OF THE ABUTTING ROAD CONFORM WITH THE PLAN AND THAT IT IS A BUILDABLE SITE AND NOT A TANK OR FIELDLED UP TANK.

I ALSO CRETIFIED THAT THE SITE PLAN HAS BEEN MADE AS PER WEST BENGAL THIKA TENANCY LAND ACQUISITION & REGULATION ACT 2001 AND PROPOSED BUILDING PLAN WILL BE MADE AS PER ABOVE RULES.

Sanjoy Saha  
SANJOY SAHA  
Class-I, L.B.S. of K.M.C.  
Regd. License No. 1048 (I)  
OF KOLKATA MUNICIPAL CORPORATION.

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

THIKA TENANT DECLARATION :-

I DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT :-  
(A) I ENGAGE L.B.S. DURING CONSTRUCTION  
(B) I SHALL FOLLOW THE INSTRUCTION OF L.B.S.  
(C) THE PLOT IS IDENTIFIED BY ME. IF ANY DISPUTE ARISE IN FUTURE REGARDING PLOT, K.M.C. WILL NOT BE LIABLE FOR THAT.  
(D) K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURES.  
(E) K.M.C. IS GIVING SANCTION ON THE BASIS OF DOCUMENTS SUBMITTED BY ME.  
(F) IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.  
(G) THE CONSTRUCTION OF WATER RESERVOIR WILL BE UNDERTAKEN UNDER THE GUIDANCE OF L.B.S. BEFORE STARTING OF BUILDING FOUNDATION WORK.

SIGNATURE OF THIKA TENANT  
(SMT. MAYARANI KUNDU)

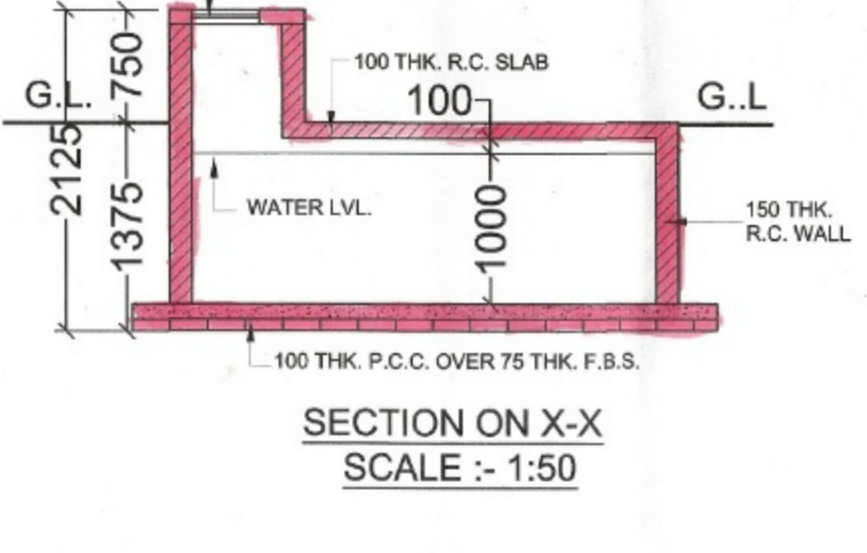
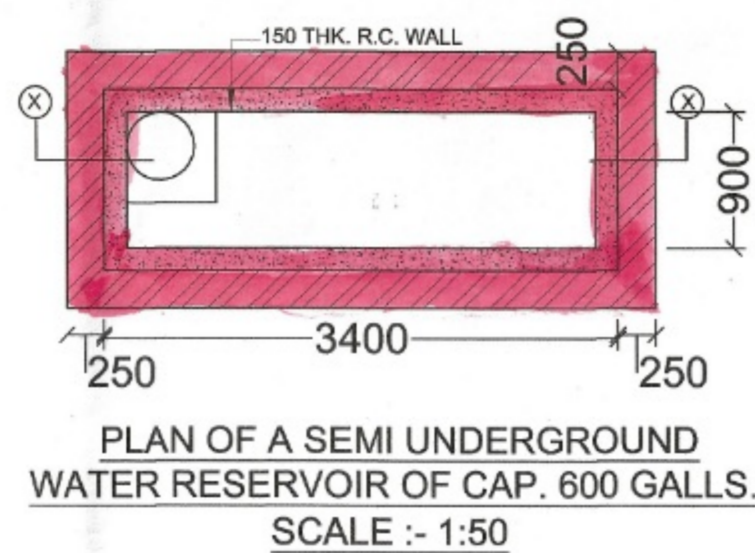
PROPOSED III (THREE) STORIED RESIDENTIAL BUILDING ON THE TENANTED LAND AT PREMISES NO:- T-18, SIR GURUDAS ROAD, KOLKATA - 700054, K.M.C. WARD NO- 30, BOROUGH NO. - III, P.S. - PHOOLBAGAN. UNDER BUILDING REGULATION CALCUTTA THIKA TENANCY (A&R) ACT - 1981.

PROPOSED BUILDING HEIGHT - 9.075M. (EXCLUDING PLINTH)

FLOORS	GROSS COVERED AREA	(LESS) LIFT DUCT	NET FLOOR AREA	STAIR+STAIR LOBBY	LIFT LOBBY	NET FLOOR AREA
GROUND FLOOR	179.001 SQ.M.	1.540 SQ.M.	177.461 SQ.M.	8.522 SQ.M.	1.747 SQ.M.	167.192 SQ.M.
1ST FLOOR	179.001 SQ.M.	1.540 SQ.M.	177.461 SQ.M.	8.522 SQ.M.	1.747 SQ.M.	167.192 SQ.M.
2ND FLOOR	179.001 SQ.M.	1.540 SQ.M.	177.461 SQ.M.	8.522 SQ.M.	1.747 SQ.M.	167.192 SQ.M.
TOTAL	573.003 SQ.M.	4.62 SQ.M.	532.383 SQ.M.	25.566 SQ.M.	5.241 SQ.M.	501.486 SQ.M.

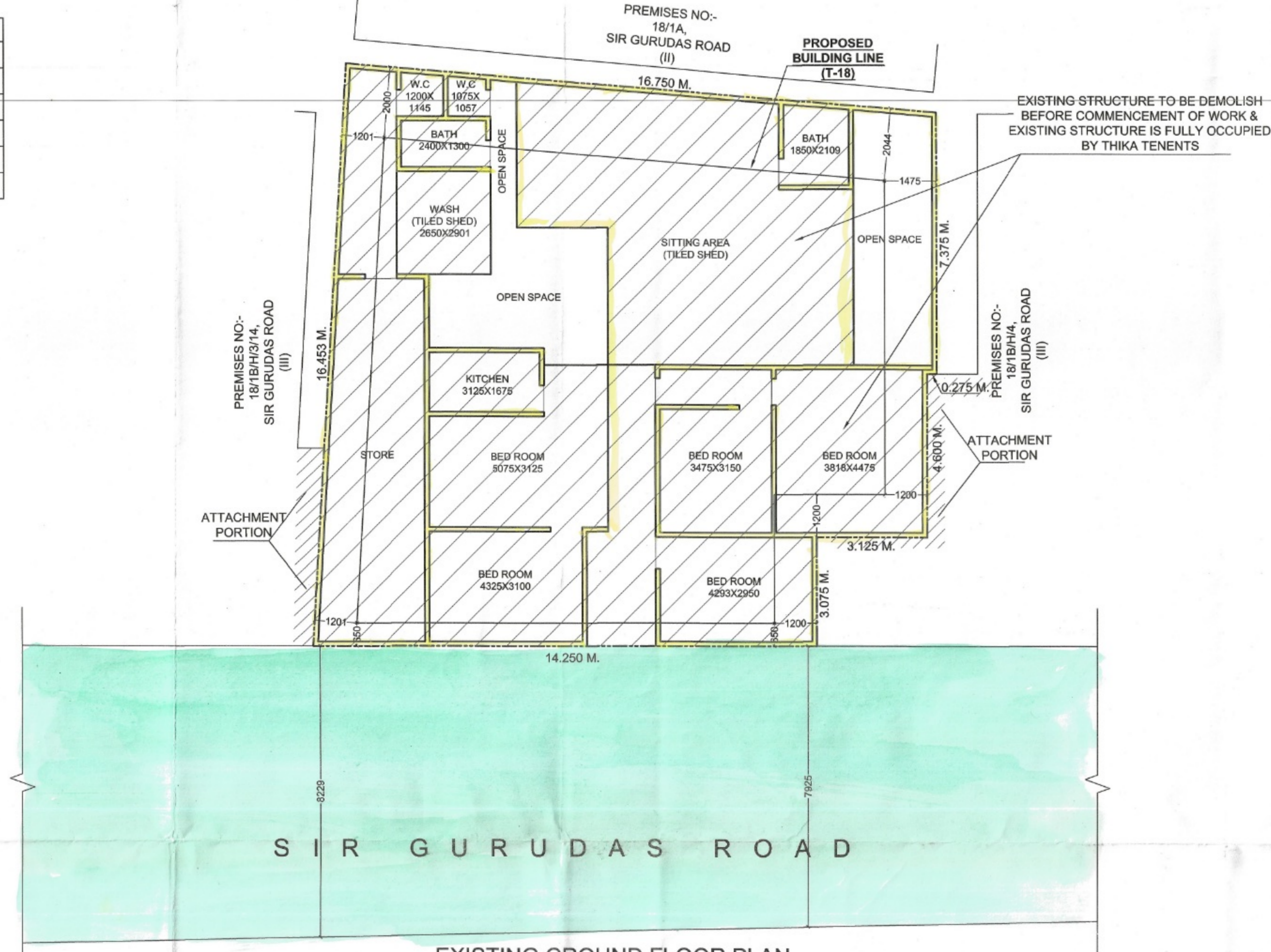
TENEMENTS & CAR PARKING CALCULATION : RESIDENTIAL:

FLOOR	MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT
GROUND	A	49.945 SQ.M.	4.598 SQ.M.	54.543 SQ.M.	1
	B	116.630 SQ.M.	10.738 SQ.M.	127.368 SQ.M.	1
	C	50.112 SQ.M.	4.614 SQ.M.	54.726 SQ.M.	2
	D	46.663 SQ.M.	4.296 SQ.M.	50.959 SQ.M.	2
	E	35.406 SQ.M.	2.799 SQ.M.	33.196 SQ.M.	2
	F	30.397 SQ.M.	3.260 SQ.M.	38.666 SQ.M.	2

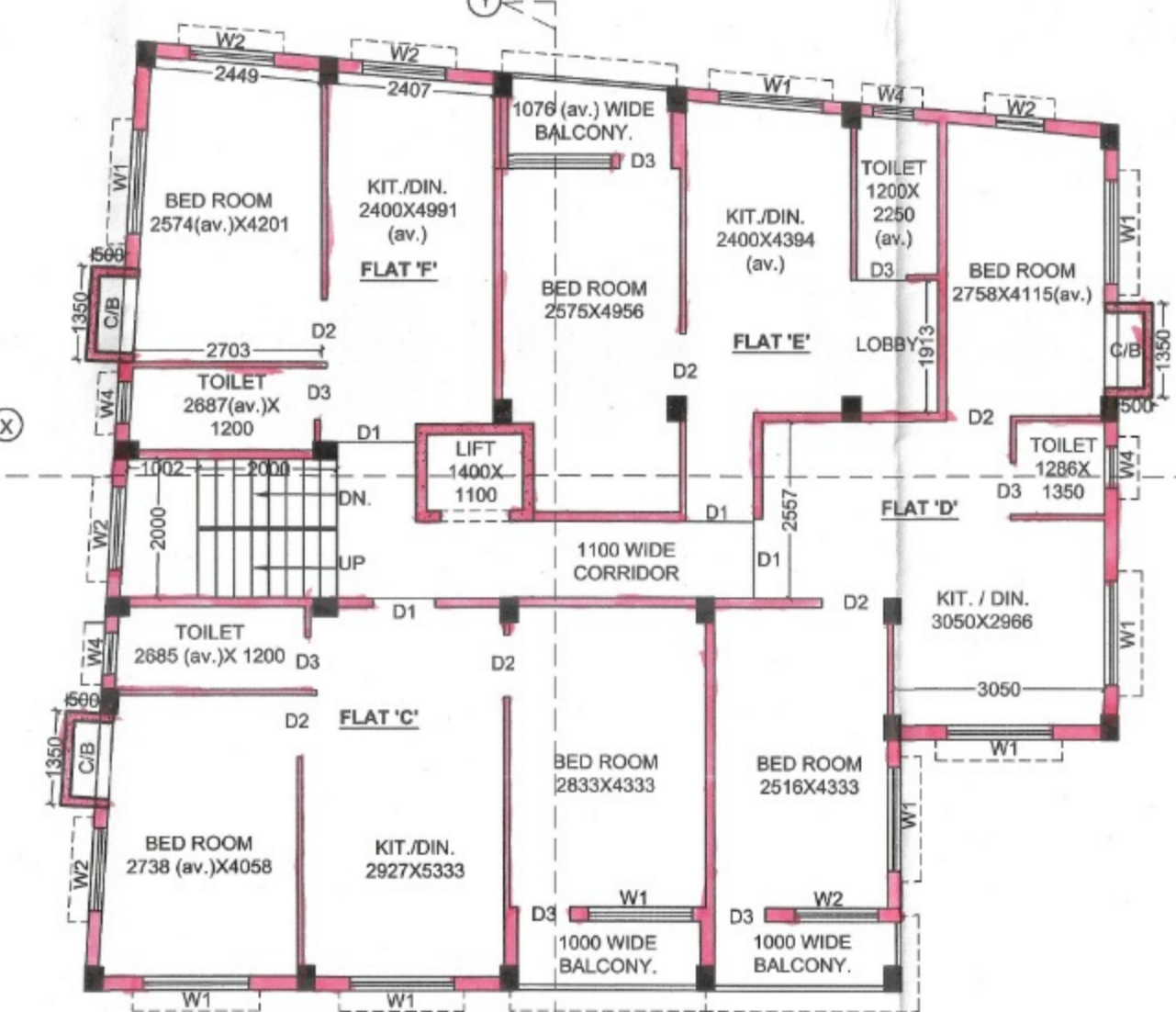


MKD	WIDTH	HEIGHT	MKD	WIDTH	HEIGHT
D	1100	2100	W1	1500	1200
D1	1000	2100	W2	1200	1200
D2	900	2100	W3	900	1000
D3	750	2100	W4	600	1000

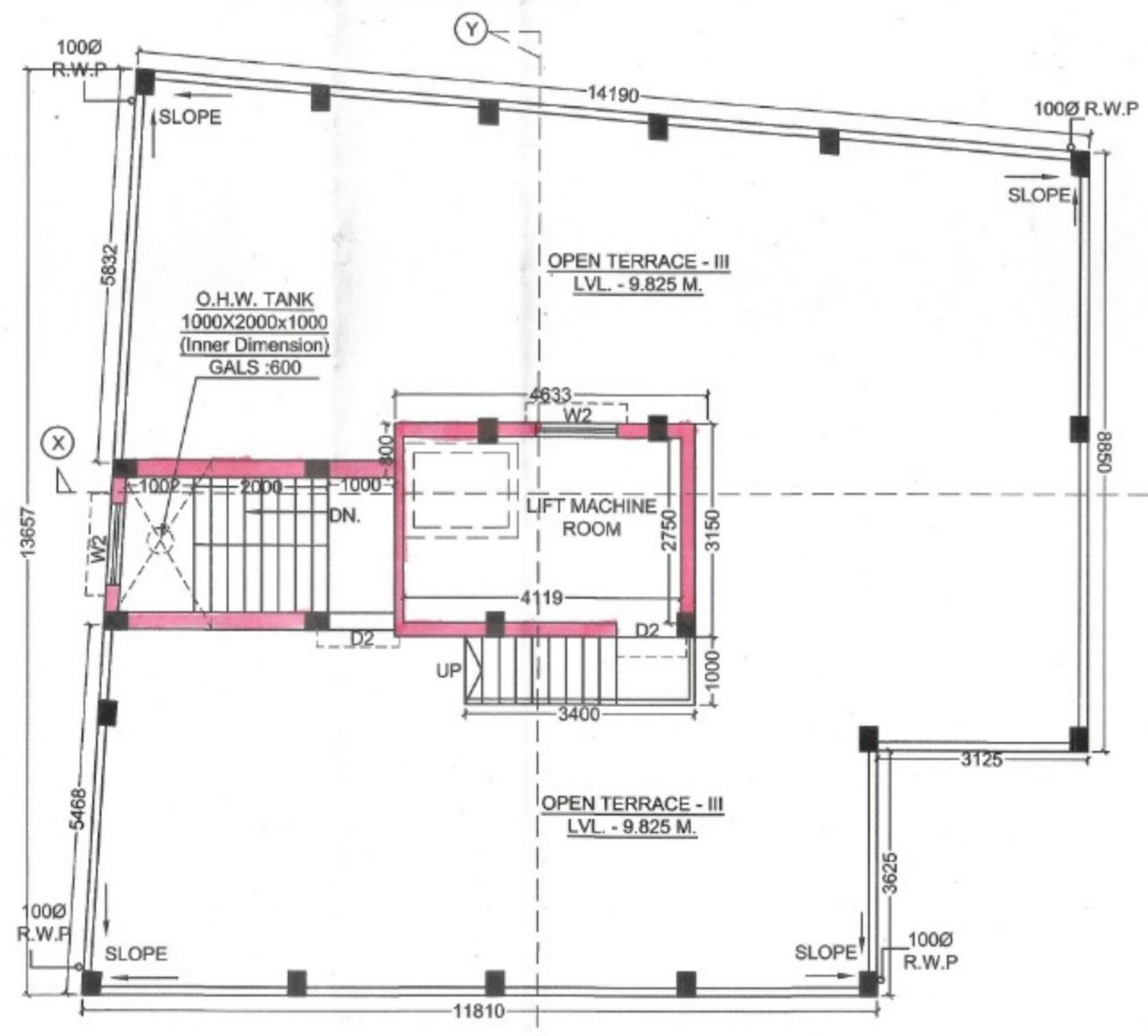
SITE PLAN  
SCALE - 1:200



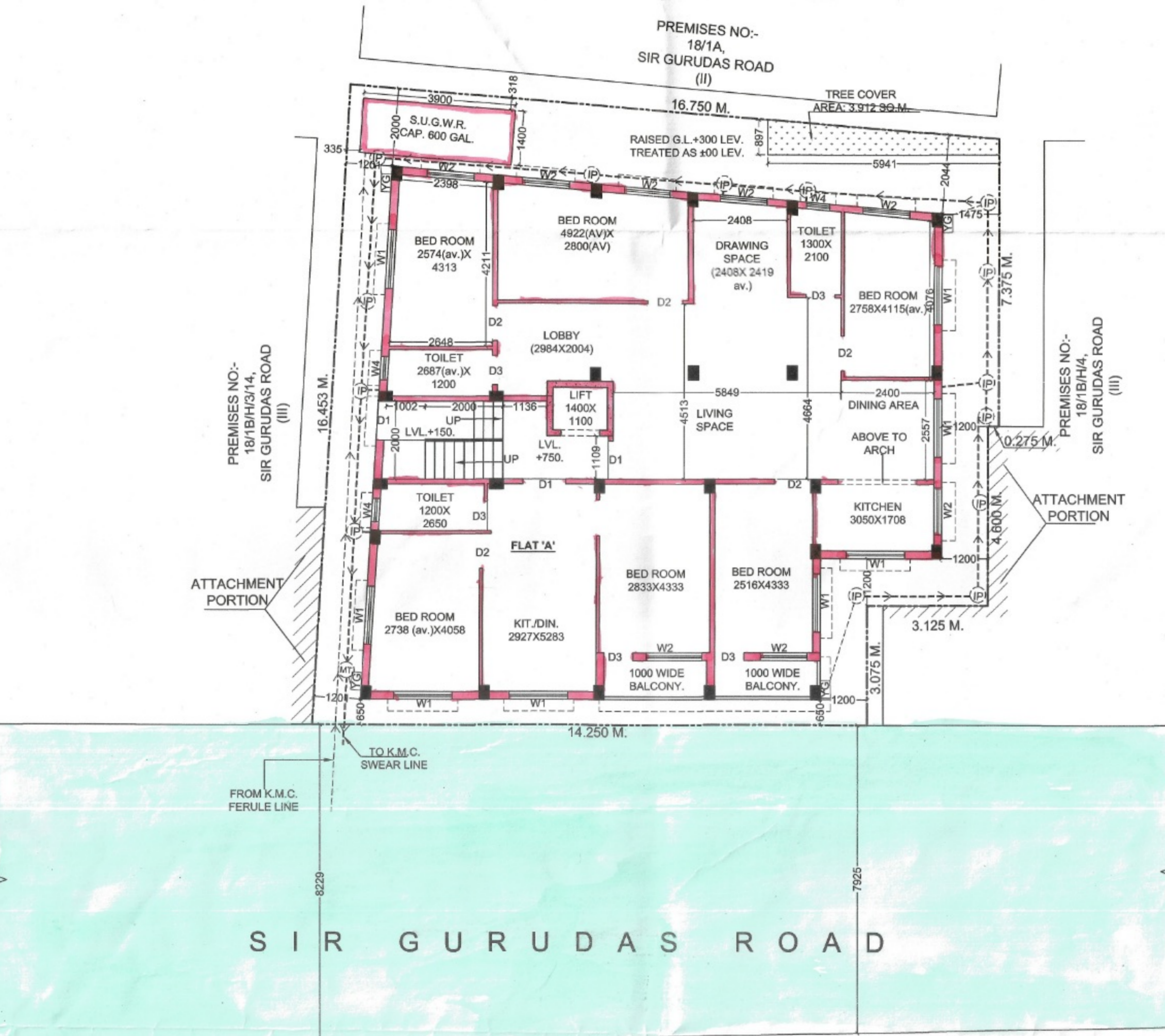
EXISTING GROUND FLOOR PLAN  
SCALE - 1:100



PROPOSED TYPICAL FLOOR PLAN  
(FIRST & SECOND)  
SCALE - 1:100



PROPOSED ROOF PLAN  
SCALE - 1:100



PROPOSED GROUND FLOOR PLAN  
SCALE - 1:100

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.

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.

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 KOLKATA MUNICIPAL CORPORATION  
THE BUILDING DEPARTMENT  
Building Sanctioned Under the Calcutta Thika Tenancy Acquisition and Regulation Act, 1981  
Vide Sanction No. 7019630/11, dt. 04.09.2014  
Borough No. 01 Ward No. 53 B  
Asst. Engr. (E.E.)  
Borough No. 01

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.

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

CONSTRUCTION SITE SHALL BE MAINTAINED TO PREVENT MOSQUITO BREEDING AS REQUIRED BY 405 (1) & (2) OF CMC ACT 1960 IN SUCH MANNER SO THAT ALL WATER COLLECTION & PARTICULARLY UFT WELLS, VATS, EASEMENT CURING SITES, OPEN RECEPABLES ETC MUST BE EMPTIED COMPLETELY TWICE A WEEK.

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.

The building materials that will be stocked 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.

THE SANCTION IS VALUED  
UP TO: 02.09.2024  
Approved By  
Controller  
CALCUTTA THIKA TENANCY  
Vide his Order D.L.B. 27.2.2023  
Memo No. 24/2024/27/K.M.C. 10/05/2023

CONSTRUCTION SITE SHALL BE MAINTAINED FREE FROM AIR POLLUTION ACCORDING TO UNCESTAMING SUBMITTED AS PER AMENDMENT DT 31.01.2013 VIDE NO. 95/MC/04/26/12017 OF SCHEDULE-IV OF KMC BUILDING RULE 2009

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

Sanctioned subject to demolition of existing structure to provide clear space as per plan before construction is started  
Asst. Engineer (C)  
B. PLAN 02

AS PER REQUESTION OF MEMO NO. 11/2024/27/K.M.C. 10/05/2023 OF CONTROLLER OF THIKA TENANCY GOVT. OF W.B. THE FOLLOWING IS TO BE COMPLIED WITH MANDATORILY  
1. A Copy of the finally sanctioned plan by the Kolkata Corporation duly authenticated by the LBS or the LBS Shall be submitted to the Regional Thika Office by the applicant.  
2. Information of the date of starting of the works and report of completion of each floor duly authenticated by LBS to be submitted to Regional Thika Office from time to time by Thika Tenancy.  
3. A copy of the completion certificate certifying the completion of the pucca construction after it has been complete shall be submitted forth with to the regional thika office by the applicant for information and taking necessary action.  
4. In case of any deviation from the conditions and the undertaking affirmed by the T.T. Or in case of suppression or distortion of material fact, the K.M.C. will stand withdrawn/cancelled without further reference.

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

RESIDENTIAL BUILDING

Building Department  
Borough-III, K.M.C. (Copy)  
Date: 04.09.2024  
Content Not Verified