



EXISTING TENANT AREA CALCULATION:							PROPOSED TENANT AREA CALCULATION:						
FLOOR	SL. NO.	NAME OF EXISTING TENANTS	COVERED AREA	PROPORTIONATE COMMON AREA	COVERED AREA INCLUDING COMMON AREA	PROPORTIONATE EXEMPTION AREA	FLOOR	SL. NO.	NAME OF EXISTING TENANTS	COVERED AREA	PROPORTIONATE COMMON AREA	COVERED AREA INCLUDING COMMON AREA	PROPORTIONATE EXEMPTION AREA
GROUND	1	CHHEDILAL SHAW, PRESENTLY UNDER VIJAY KUMAR SHAW	5.717	0.958	6.675	0.121	THIRD	1	CHHEDILAL SHAW, PRESENTLY UNDER VIJAY KUMAR SHAW	20.258	0.956	21.214	1.376
GROUND	2	RAM KEWAL SHAW ALIAS RAM BILASH SINGH	12.026	2.016	14.042	0.255	SECOND	2	RAM KEWAL SHAW ALIAS RAM BILASH SINGH	24.619	1.162	25.781	1.672
GROUND	3	MAYA CHOUDHURY ALIAS MAYA CHATTERJEE	9.718	1.629	11.347	0.206	THIRD	3	MAYA CHOUDHURY ALIAS MAYA CHATTERJEE	26.566	1.254	27.820	1.804
GROUND	4	UDAY SINGH, PRESENTLY UNDER SATYENDRA KUMAR SINGH	19.860	3.329	23.189	0.422	FOURTH	4	UDAY SINGH, PRESENTLY UNDER SATYENDRA KUMAR SINGH	28.977	1.368	30.345	1.968
GROUND	5	BAJANATH CHOURASIA, PRESENTLY UNDER PUSPA DEVI CHOURASIA	11.985	2.009	13.995	0.255	SECOND	5	BAJANATH CHOURASIA, PRESENTLY UNDER PUSPA DEVI CHOURASIA	20.258	0.956	21.214	1.376
GROUND	6	RAMNANDAN SINGH, PRESENTLY UNDER SATRUGHNA SINGH	19.832	3.324	23.156	0.421	SECOND	6	RAMNANDAN SINGH, PRESENTLY UNDER SATRUGHNA SINGH	29.201	1.378	30.579	1.983
GROUND	7	RAM K. DAS ALIAS RAM SIRISTH PASWAN	26.698	4.475	31.173	0.567	FOURTH	7	RAM K. DAS ALIAS RAM SIRISTH PASWAN	43.548	2.056	45.604	2.958
GROUND	8	ARUP DAS, PRESENTLY UNDER JOY KARAN PASWAN	26.997	4.525	31.522	0.573	FOURTH	8	ARUP DAS, PRESENTLY UNDER JOY KARAN PASWAN	26.566	1.254	27.820	1.804
GROUND	9	RAJ DEO SINGH, PRESENTLY UNDER JOGINDIR SINGH	13.690	2.295	15.985	0.291	SECOND	9	RAJ DEO SINGH, PRESENTLY UNDER JOGINDIR SINGH	26.566	1.254	27.820	1.804
GROUND	10	BALARAM DEO SINGH, PRESENTLY UNDER SURENDRA SINGH	8.631	1.447	10.078	0.183	THIRD	10	BALARAM DEO SINGH, PRESENTLY UNDER SURENDRA SINGH	21.882	1.033	22.915	1.486
GROUND	11	JAMUNA SINGH, PRESENTLY UNDER BAIJ NATH CHOURASIA	20.656	3.462	24.118	0.439	FOURTH	11	JAMUNA SINGH, PRESENTLY UNDER BAIJ NATH CHOURASIA	29.201	1.378	30.579	1.983
GROUND	12	JUGAL DAS, PRESENTLY UNDER BENARASHI CHOWRASHIA	8.641	1.448	10.089	0.184	THIRD	12	JUGAL DAS, PRESENTLY UNDER BENARASHI CHOWRASHIA	24.619	1.162	25.781	1.672
GROUND	13	JOY ROUTH, PRESENTLY UNDER KISHORE KR. MISHRA	19.360	3.245	22.605	0.411	THIRD	13	JOY ROUTH, PRESENTLY UNDER KISHORE KR. MISHRA	26.193	1.236	27.429	1.779
GROUND	14	S. GUPTA, PRESENTLY UNDER ARUN SINGH	13.697	2.296	15.993	0.291	FOURTH	14	S. GUPTA, PRESENTLY UNDER ARUN SINGH	25.808	1.218	27.026	1.753
GROUND	15	NILU ROUTH, PRESENTLY UNDER PARSHURAM DAS	12.201	2.045	14.246	0.259	FOURTH	15	NILU ROUTH, PRESENTLY UNDER PARSHURAM DAS	21.882	1.033	22.915	1.486
FIRST	16	M.L. CHOURASIA, PRESENTLY UNDER RANJIT CHOURASIA	11.407	1.912	13.319	0.242	SECOND	16	M.L. CHOURASIA, PRESENTLY UNDER RANJIT CHOURASIA	26.193	1.236	27.429	1.779
FIRST	17	KIRAN KUMAR CHOURASIA	37.945	6.360	44.305	0.806	THIRD	17	KIRAN KUMAR CHOURASIA	43.548	2.056	45.604	2.958
FIRST	18	S. MISHRA, PRESENTLY UNDER RANJIT CHOURASIA	28.016	4.696	32.712	0.595	THIRD	18	S. MISHRA, PRESENTLY UNDER RANJIT CHOURASIA	26.193	1.236	27.429	1.779
FIRST	19	KRISHNA SINGH, PRESENTLY UNDER JITENDRA SINGH	31.969	5.358	37.327	0.679	SECOND	19	KRISHNA SINGH, PRESENTLY UNDER JITENDRA SINGH	43.548	2.056	45.604	2.958
FIRST	20	KRISHNA SINGH, PRESENTLY UNDER JITENDRA SINGH	21.309	3.572	24.881	0.453	FOURTH	20	KRISHNA SINGH, PRESENTLY UNDER JITENDRA SINGH	20.258	0.956	21.214	1.376
FIRST	21	RAM SURESH SINGH, PRESENTLY UNDER MRITUNJAY SINGH	22.839	3.828	26.667	0.485	FOURTH	21	RAM SURESH SINGH, PRESENTLY UNDER MRITUNJAY SINGH	24.619	1.162	25.781	1.672
FIRST	22	JANARDAN SINGH, PRESENTLY UNDER SAHADEB DAS	21.784	3.651	25.435	0.463	THIRD	22	JANARDAN SINGH, PRESENTLY UNDER SAHADEB DAS	28.977	1.368	30.345	1.968
FIRST	23	GAITRI DEBI	19.547	3.276	22.823	0.415	THIRD	23	GAITRI DEBI	25.808	1.218	27.026	1.753
FIRST	24	S. GUPTA, PRESENTLY UNDER PUSPA DEVI CHOURASIA	20.327	3.407	23.734	0.432	THIRD	24	S. GUPTA, PRESENTLY UNDER PUSPA DEVI CHOURASIA	29.201	1.378	30.579	1.983
GROUND		TOTAL TENANT AREA	444.853	74.562	519.415	9.449			TOTAL TENANT AREA	664.489	31.265	695.854	45.135
GROUND		OWNER	136.217	22.832	159.049	2.894			OWNER	322.719	15.280	338.999	21.988
GROUND		TOTAL EXISTING AREA	581.070	97.394	678.464	12.343			OWNER	155.278	7.329	162.608	10.547
REF. OF TENANT DECLARATION:-							TOTAL OWNER AREA						
BOOK NO. - I; VOL. NO.-1902-2018; BEING NO.-190203239; PAGES FROM 115466 TO 115481; A.R.-II, KOLKATA; FOR THE YEAR 2018.							TOTAL EXISTING AREA						

REF. 97A, 1, MUKTARAM BABU STREET, KOLKATA - 700 007, UNDER K.M.C. WARD NO. - 041, BR. - V, P.S. - GIRISH PARK, P.O. - BURRAHAT.

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

1. ASSESSEE NO. 11-041-17-0111-4
2. LAND AREA:-
076.04 CH. 41 SFT. OR 488.759 SQ.M. (AS PER DEED & PHYSICAL MEASUREMENT)

3. EXISTING COVERED AREA:-
A) EXISTING GROUND FLOOR AREA:-
COVERED AREA = 435.877 SQ.M.
STAIR AREA AT GROUND FLOOR = 5.989 SQ.M.
GROUND FLOOR AREA EXCLUDING EXEMPTION = 429.888 SQ.M. [435.877-5.989]

B) EXISTING FIRST FLOOR AREA:-
COVERED AREA = 254.904 SQ.M.
STAIR AREA AT FIRST FLOOR = 6.354 SQ.M.
FIRST FLOOR AREA EXCLUDING EXEMPTION = 248.550 SQ.M. [254.904-6.354]

F) EXISTING TOTAL COVERED AREA = 690.807 SQ.M. [435.877+254.904]
G) EXISTING TOTAL STAIR AREA = 12.343 SQ.M. [5.989+6.354]
H) EXISTING TOTAL COVERED AREA EXCLUDING EXEMPTION = 678.464 SQ.M. [690.807-12.343]

4. PROPOSED COVERED AREA:-
A) GROUND FLOOR AREA = 271.579 SQ.M.
STAIR LIFT LOBBY & CORRIDOR AREA = 24.246 SQ.M.
OTHER SERVICE AREA = 18.29 SQ.M.
OFFICE AREA = 15.278 SQ.M.

B) FIRST TO FOURTH FLOOR AREA = 271.329 SQ.M. (EACH)
STAIR, LIFT LOBBY & CORRIDOR AREA = 24.277 SQ.M. (EACH)
FLAT A = 76.607 SQ.M. FLAT B = 75.623 SQ.M.
C) TOTAL PROPOSED FLOOR AREA = 1358.895 SQ.M. [271.579+(271.329*4)]

5. DETAILS OF EXEMPTION AREA:-
A) AREA OF STAIRCASE WITH LANDING = 63.45 SQ.M. (2.69% EACH)
GROUND TO FOURTH FLOOR = 12.69 SQ.M. (2.70% EACH)
B) AREA OF LIFT LOBBY = 14.22 SQ.M. (2.84%)
GROUND TO FOURTH FLOOR = 2.84 SQ.M. (1.82% EACH)
IN THIS RULE = 1358.895 SQ.M.

C) AREA EXEMPTED IN THIS RULE = 77.67 SQ.M. [63.45+14.22]
D) TOTAL COVERED AREA EXCLUDING THE AREA EXEMPTED IN THIS RULE = 1281.225 SQ.M. [1358.895-77.67]

6. GROUND COVERAGE COMPARATIVE STATEMENTS:-
EXISTING GROUND COVERAGE = 88.180 % [435.877 SQ.M. ON 488.759 SQ.M.]
FURNISHABLE GROUND COVERAGE = 69.000 % [293.233 SQ.M. ON 488.759 SQ.M.]
PROVIDED GROUND COVERAGE = 55.974 % [273.579 SQ.M. ON 488.759 SQ.M.]

7. CAR PARKING COMPARATIVE STATEMENT:-
MIN. REQUIRED = 136.790 SQ.M. (50.00% OF GROUND FLOOR AREA)
PROVIDED = 83.765 SQ.M. (30.81% OF GROUND FLOOR AREA)

8. FLOOR AREA RATIO:-
NET EXISTING AREA = 678.464 SQ.M.
EXISTING F.A.R. = 1.388 [678.464 / 488.759]
PERMISSIBLE F.A.R. = 1.197 [700 / 585] [15.15% (15.15%)]

PERMISSIBLE F.A.R. = 1.197 [700 / 585] [15.15% (15.15%)]
FURNISHABLE F.A.R. = 2.451 [1197.879 / 488.759]
NET PROPOSED AREA = 1197.879 SQ.M. [1281.225 + 96.654]
[PROPOSED F.A.R. = 2.449 (1197.879 / 488.759)]

9. COMPARATIVE STATEMENT FOR HEIGHT:-
HEIGHT OF EXISTING BUILDING = 7.000 MTR.
HEIGHT OF PROPOSED BUILDING = 15.475 MTR.

AREA OF PROPOSED STAIR HEAD ROOM = 16.603 SQ.M. [3.753*1]
AREA OF PROPOSED LIFT MACHINE ROOM = 7.100 SQ.M. [15.503*0]
AREA OF PROPOSED P.V.C. TANKS (FOR DRINKING) = 5.36 SQ.M. [3.232*1]
AREA OF PROPOSED TOILET ON ROOF = 2.728 SQ.M. [1.685*1]
AREA OF CUPBOARD = 23.30 SQ.M. [1.3+2.025+1.45+1.75+1.8+1.375+1.925+0.234]
TOTAL AREA OF ROOF = 271.579 SQ.M.

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN AS PER PROVISION OF K.M.C. BUILDING RULES 2009 WITH FEW MODIFICATIONS, AS AMENDED FROM TIME TO TIME ALONG WITH COMPLIANCE WITH RULE 142 OF K.M.C. BUILDING RULE 2009 AND THE SITE CONDITIONS INCLUDING THE WIDTH OF THE ROAD CONFORM WITH THE PLAN AND IT IS BUILDABLE AND NOT A TANK OR FILLED UP LAND, THE PLOT IS DEMARCATED BY BOUNDARY LINE AND EXISTING STRUCTURE.

PRADIP KUMAR DHAR
M.E. (CIVIL) (Regd.)
E.S.E. No. 30711 of
Kolkata Municipal Corporation

PRADIP KUMAR DHAR
E.S.E. - 10916
SIGNATURE OF E.S.E.

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 RESPECTS FROM GEO-TECHNICAL POINT OF VIEW.

Rupak Kumar Banerjee
RUPAK KUMAR BANERJEE
M.E. (CIVIL) (Regd.)
E.S.E. No. 30711 of
Kolkata Municipal Corporation

RUPAK KUMAR BANERJEE
E.S.E. - 10916
SIGNATURE OF E.S.E.

NOTE: PRESENT STATUS AND PROPOSED ACCOMMODATION OF TENANTS DRAWN BY I.B.S. AS PER THE CLARIFICATION & EXPLANATION AND XEROX COPY OF DOCUMENTS SUPPLIED BY THE OWNERS, AND OWNERS WILL BE HELD AS SOLE RESPONSIBLE FOR ANY MISREPRESENTATION, LITIGATION FOR THE SAME.

NOTES:-
1. ALL DIMENSIONS ARE IN MILLIMETRE, UNLESS OTHERWISE STATED.
2. SCALE: 1:100 (UNLESS OTHERWISE STATED).
3. ALL OUTER WALLS ARE 200 THK. & PARTITION WALLS 125 OR 75 THK.
4. WALL 200 THK. IN 14 MORTAR & 75 THK. & 125 THK. IN 14 MORTAR.
5. ALL BUILDING MATERIALS SHOULD CONFORM TO IS & B.N. CODES OR AS SPECIFIED BY THE ENGINEER IN CHARGE.

SHEET NO. 01 OF 02
CONTENTS: EXISTING GROUND FLOOR PLAN, PROPOSED GROUND FLOOR PLAN, SITE PLAN, LOCATION PLAN, S.U.G.W.R. DETAILS, EXISTING & PROPOSED TENANTS AREA CALCULATION CHART, COMPARATIVE STATEMENT & D/W SCHEDULE.

REFERENCE:
1) DEED OF CONVEYANCE:-
BOOK NO. 1; CD VOL. NO. 84; BEING NO. 1989; SUB REGISTRAR OF ASSURANCE CALCUTTA FOR THE YEAR 1985.

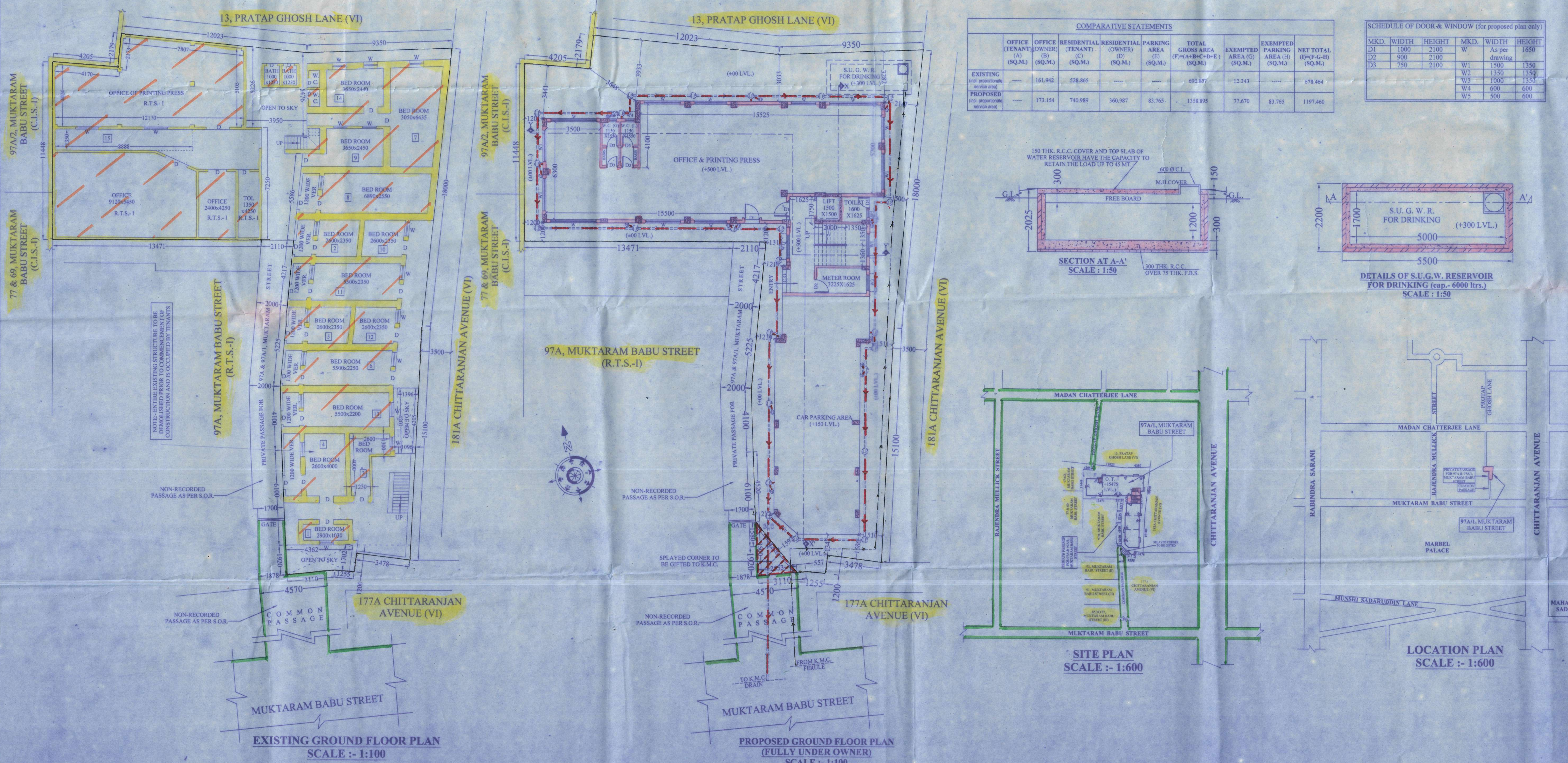
2) DEED OF GIFT:-
BOOK NO. 1; VOL. NO. 1902015; BEING NO. 1902033;
PAGES FROM 9239 TO 9240; A.R.-II FOR THE YEAR 2015.
BOOK NO. 1; VOL. NO. 1902015; BEING NO. 1902033;
PAGES FROM 10781 TO 10784; A.R.-II FOR THE YEAR 2015.
BOOK NO. 1; VOL. NO. 1902015; BEING NO. 1902033;
PAGES FROM 9239 TO 9240; A.R.-II FOR THE YEAR 2015.

3) REF. S.O.R. Ch. V & S. No. 742015-2016.
4) NEW PREMISES NO. 97A, 1, MUKTARAM BABU STREET GENERATED AS PER ORDER OF A.C. (N)-11/12/15 AFTER AMALGAMATION SEPARATION OF 97A & 97B, MUKTARAM BABU STREET, (REF. ASSESSMENT BOOK COPY DULY SIGNED BY CHIEF MANAGER (REVENUE) DATED-11-11-15)

1. ASSESSEE NO. 11-041-17-0111-4
2. LAND AREA:-
076.04 CH. 41 SFT. OR 488.759 SQ.M. (M.L.)
(AS PER DEED & AS PER PHYSICAL MEASUREMENT)

PROJECT:
PROPOSED PLAN FOR CONSTRUCTION OF GHV STORED RESIDENTIAL BUILDING AT PREMISES NO. 97A, 1, MUKTARAM BABU STREET, KOLKATA - 700 007, UNDER K.M.C. WARD NO. - 041, BR. - V, P.S. - GIRISH PARK, P.O. - BURRAHAT.

PLAN PROPOSAL IN 303 OF K.M.C. ACT, 1980 AND U.R. 142 OF K.M.C. BLDG. RULE 2009 READ WITH SUBSEQUENT CIRCULARS AND GUIDELINES.



PARTY'S COPY

Plan for Water Supply arrangement including SEMULI G. & O. H. N. 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.

Before starting any Construction the also 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 sanction refers to the proposed portion shown in red and the Executive Engineers makes no admission as to the correctness of the plan.



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

CONSTRUCTION SITE SHALL BE MAINTAINED TO PREVENT MOSQUITO BREEDING AS REQUIRED US 496 (1) & (2) OF CMCACT 1980. IN SUCH MANNER SO THAT ALL WATER COLLECTION & PARTICULARLY LIFT WELLS, WATER BASEMENT CURBS, SITES, OPEN RECEPTACLES ETC. MUST BE EMPTIED COMPLETELY TWICE A WEEK.

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

Executive Engineer (C) S. K. Chatterjee, Asst. Engineer (C) B. K. Chatterjee

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.

A suitable pump has to be provided i.e. pumping unfiltered water for the distribution to the flushing cisterns and urinals in the building hence 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.

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

RESIDENTIAL BUILDING

THE SANCTION IS VALUED UP TO 25-06-2025

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

Approved By Resolution of the Building Committee

Meeting No - 563 vide Stan No - 216 / 19-20

