

AIINOC
 NGAS ID: BEH/EAST/06/1522/7772
 DATE: 30.06.2022 VALID UPTO: 29.06.2030
 PERMISSIBLE TOP ELEVATION: +8.32 M
 SITE ELEVATION (AMS.L): 5.22 M

IGBC Registration No.
 GR210011, JULY, 2022 (Pre-certified GOLD)

ULC NOC
 Memo No. 2739/ULC/Alpore/2021 DATED: 08.11.2021

FSR from WBSES
 Memo No. FSR/01251982/1870167 DATED: 11.01.2022

B.L. & L.R.O Certificate
 MC No. 7526/164854/TMB/2016 &
 7527/164853/TMB/2016
 DATED: 07.09.2016

SPECIFICATIONS

- 75 TH. 1ST. CLASS BRICK SOLING IN FOUNDATION & FLOOR
- FOUNDATION BRICK WORK WILL BE 1ST CLASS BRICK WITH 1:4 CEMENT MORTAR
- 100 TH. PARTITION BRICK WORK WILL BE 1:3 CEMENT MORTAR
- 200 TH. EXTERNAL WALLS WILL BE 1:6 CEMENT MORTAR
- 25 TH. D.P.C. WILL BE 1:2:4 WITH PROPER WATER PROOFING COMPOUND
- ROOF AND WATER PROOFING ON TOP OF SLAB WILL BE 100 TH. WITH THEIR PROPER MATERIALS AND MIXING
- CEILING AND ALL R.C. PLASTER WILL BE 10mm. TH. 1:4 CEMENT MORTAR
- MARBLE FLOORING
- ALL BUILDING MATERIALS WILL BE AS PER I.S. CODE & C.B.C. 1984

NOTES

- ALL DIMENSIONS ARE IN MM.
- ALL EXTERNAL WALLS ARE 200 TH. AND INTERNAL WALLS ARE 100 OTHERWISE MENTIONED.
- SCALE - 1:100
- DEPTH OF SEPTIC TANK AND SEMI U.G. WATER RESERVOIR WILL NOT EXCEED THE DEPTH OF BUILDING FOUNDATION
- ALL SORTS OF PRECAUTIONARY MEASURES WILL BE TAKEN AT THE TIME OF CONSTRUCTION

MAIN CHARACTERISTICS OF THE PROPOSAL

Part - A

- Assessee No. - 411201400604
- Details of Regd. deed
 i) Book No. 1, Volume No. 119
 Page From 311 to 319
 Being No. 4966, For the Year - 2007
 At A.D.S.R., Behala, Date - 20/04/2007
 ii) Book No. 1, Volume No. 119
 Page From 321 to 330
 Being No. 4967, For the Year - 2007
 At A.D.S.R., Behala, Date - 20/04/2007
 iii) Book No. 1, Volume No. 120
 Page From 27 to 35
 Being No. 4980, For the Year - 2007
 At A.D.S.R., Behala, Date - 19/04/2007
- Details of Regd. boundary declaration
 Book No. 1, Volume No. 1630-2022
 Page From 26553 to 26114
 Being No. 16300949, For the Year - 2022
 D.S.R.V, South 24 Parganas, Date - 01/02/2022
 Book No. 1, Volume No. 1630-2022
 Page From 26553 to 26114
 Being No. 16300951, For the Year - 2022
 D.S.R.V, South 24 Parganas, Date - 01/02/2022
- Details of Free Gift of Splayed Corner
 Book No. 1, Volume No. 1630-2022
 Page From 26553 to 26114
 Being No. 16300950, For the Year - 2022
 D.S.R.V, South 24 Parganas, Date - 01/02/2022

Part - B

- Area of Land:
 a) As per deed/BD = 15 K - 10 CH - 14 SFT. = 1046.451 SQ.M (more or less)
 b) As per ULC = 15 K - 10 CH - 14 SFT. = 1046.45 SQ.M
 c) As per B.L.&L.R.O. = 15 K - 02 CH - 00 SFT. = 1011.706 SQ.M
- Abutting Road width = 7.681 m (AVG.)
- Building Height:
 a) Permissible Building height = 25.5m (free gifting of strip of land having a width of 2.5m Throughout the frontage of the entire plot) under rule 74 (table 5)
 b) Proposed Building Height = 25.5 m
- Proposed No. of Storeyed: VIII (G+VII)
- Ground Coverage :-
 a) Permissible Ground Coverage : = 505.853 sqm. (50 % (On the basis of B.L.&L.R.O))
 b) Proposed Ground Coverage : = 356.633 sqm. (35.251 %)

6. PROPOSED COVERED AREA (IN SQ.M.) :

Exempted Area	Net Floor Area
23.875	326.758
23.875	243.965
48.000	2498.631

7. TENEMENTS & CAR PARKING CALCULATION :-

MKD.	TENEMENT SIZE	PROPORTIONAL AREA TO BE ALLOTTED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
A	78.951 SQ.M	15.183 SQ.M	84.138 SQ.M	6 NOS.	
B	62.991 SQ.M	12.598 SQ.M	75.112 SQ.M	5 NOS.	
C	81.072 SQ.M	15.975 SQ.M	99.047 SQ.M	6 NOS.	
D	81.432 SQ.M	15.660 SQ.M	97.092 SQ.M	7 NOS.	
E	78.301 SQ.M	15.183 SQ.M	93.368 SQ.M	1 NOS.	175-100 ISQ.M = 27 NOS. CAR REQ. = 13 NOS. (1 @ 2m x 2m)
F	67.759 SQ.M	14.691 SQ.M	88.789 SQ.M	1 NOS.	
G	63.279 SQ.M	12.169 SQ.M	75.447 SQ.M	1 NOS.	
TOTAL = 13 NOS.					REQUIRED = 15 NOS. (IN GF. COVER)

7. TENEMENTS & CAR PARKING CALCULATION :-

MKD.	TENEMENT SIZE	PROPORTIONAL AREA TO BE ALLOTTED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
A	78.951 SQ.M	15.183 SQ.M	84.138 SQ.M	6 NOS.	
B	62.991 SQ.M	12.598 SQ.M	75.112 SQ.M	5 NOS.	
C	81.072 SQ.M	15.975 SQ.M	99.047 SQ.M	6 NOS.	
D	81.432 SQ.M	15.660 SQ.M	97.092 SQ.M	7 NOS.	
E	78.301 SQ.M	15.183 SQ.M	93.368 SQ.M	1 NOS.	175-100 ISQ.M = 27 NOS. CAR REQ. = 13 NOS. (1 @ 2m x 2m)
F	67.759 SQ.M	14.691 SQ.M	88.789 SQ.M	1 NOS.	
G	63.279 SQ.M	12.169 SQ.M	75.447 SQ.M	1 NOS.	
TOTAL = 13 NOS.					REQUIRED = 15 NOS. (IN GF. COVER)

b) Car Parking Area Provided = 273.732 Sq.M. (13x25) = 325.00 Sq.M.
 8.a) Total cov. area excluding the space exempted in this rule = 2498.631 Sq.M.
 b) Total allowable exempted area in parking = 273.732 Sq.M.
 Net Floor Area for F.A.R. Calculation = 2224.899 Sq.M.

9.F.A.R. :-

a) Permissible F.A.R. = 2.2 (10% extra for green building) (under section rule 69A(a))
 b) Proposed F.A.R. = (2224.899/1011.706) = 2.199

11. Tenement detail :- a) No. of tenement :- 27 Nos.
 b) Size of tenement :- 27 Nos. (75 Sq.M. to 100 Sq.M.)

12. Roof area = 356.633 Sq.M.
 13. Stair cover area = 27.946 Sq.M.
 14. Lift Shaft Top Slab area = 20.670 Sq.M.
 15. Overhead Tank Slab = 25.235 Sq.M.
 16. Pergola Area = 9.818 Sq.M. < 10.00 Sq.M.
 17. Loft area = 51.017 Sq.M.
 18. Cupboard area = 24.440 Sq.M.
 19. Green/Tree cover area :
 a) Required : (6.844%) = 71.619 SQ.M. b) Provided : (7.028%) = 73.542 SQ.M.

20. Fire Refuge area = 17.135 Sq.M.
 21. Solar Panel area = 6.250 Sq.M.

DECLARATION OF OWNER

I/WE DO HEREBY DECLARE THAT I/ WE SHALL ENGAGE ARCHITECT & E.S.E DURING CONSTRUCTION I/ WE SHALL FOLLOW THE INSTRUCTIONS OF ARCHITECT & E.S.E DURING CONSTRUCTION OF THE BUILDING AS PER B.S.PLANING AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURES. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE THE KMC AUTHORITY WILL REQUIRE THE SANCTION PLAN AT ANY STAGE. THE CONSTRUCTION OF WATER RESERVOIR & SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF E.S.E. / ARCHITECT BEFORE STARTING OF BUILDING FOUNDATION WORK.

SHILAB SANYAL
 DIRECTOR
 MS SANYAL CONSTRUCTION PVT. LTD.
 (CONSTITUTE POWER OF ATTORNEY
 OF CORPORATION & SUB-BANK)
 NAME OF OWNER/AUTHORISED SIGNATORY

DECLARATION OF GEO TECHNICAL ENGINEER

I/ THE UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THERE ON. IT IS CERTIFIED THAT THE EXISTING SUBSOIL OF THE SITE IS SUFFICIENT 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.

GOPAL CHANDRA DAS (G.T.171)
 NAME OF GEO-TECHNICAL ENGINEER

DECLARATION OF ARCHITECT

I DO HEREBY CERTIFY THAT THE PROPOSED BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF KOLKATA MUNICIPAL CORPORATION BUILDING RULES 2009 AS AMENDED FROM TIME TO TIME & THAT THE SITE CONDITION INCLUDING THE ABUTTING ROAD CONFORMS WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE AND NOT A TANK OR FILL UP TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL THE CONSTRUCTION OF U.G.R. & SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

ARNAB ROY CHOUDHURY
 CA200536134
 NAME OF ARCHITECT

DECLARATION OF E.S.E.

THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC AND WIND LOADS AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT. SOIL TESTING HAS BEEN DONE BY GOPAL CHANDRA DAS OF CALCUTTA TEST CENTRE. THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL DESIGN & CALCULATIONS.

SNEHASHIS SINHA (ESE - 1777/KMC)
 NAME OF STRUCTURAL ENGINEER

PROPOSED EIGHT (G+7) STOREYED RESIDENTIAL BUILDING
 U/S 393A OF KMC BUILDING ACT 1980 COMPLYING WITH KMC BUILDING RULE 2009 AT PREMISES NO. - 5A, SOURIN ROY ROAD, WARD NO-120, BOROUGH - XIII, KOLKATA-700034 UNDER KOLKATA MUNICIPAL CORPORATION, P.S. - BEHALA

DWG. NO. S&A / 5A,SR.ROAD / AR - 02 DATE: 21.02.2022



FRONT ELEVATION
SCALE 1:100

SOUTH SIDE ELEVATION
SCALE 1:100



SIDE (NORTH) ELEVATION
SCALE 1:100

DOOR-WINDOW SCHEDULE

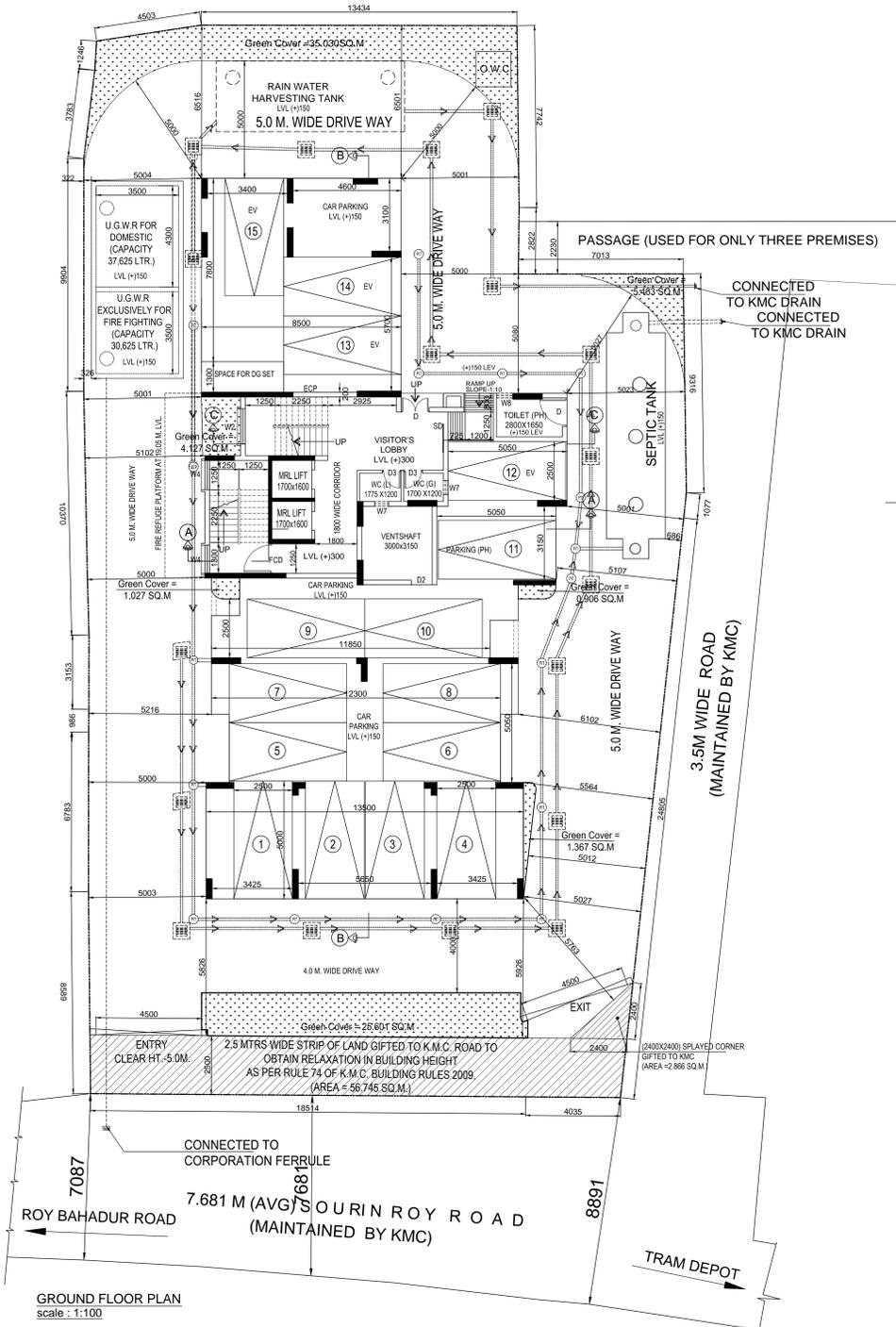
DOOR	MKD	WIDTH	HEIGHT
	D	1200	2100
	D1	1000	2100
	D2	900	2100
	D3	800	2100
	D4	750	2100
	FD	1800	2100
	FCD	1250	2100
	SD	1200	2100

WINDOW	W	HEIGHT
	W	1700
	W1	1600
	W2	1500
	W2a	1500
	W3a	1450
	W3	1400
	W4	1250
	W4a	1250
	W5	1000
	W5a	1000
	W6	625
	W6a	650
	W7	600
	W8	700

M.B.C AGENDA NO-249/22-23
 M.B.C RESOLUTION MEETING NO- 606 MEETING DATE- 23.11.2022
 B.P NO...2022130278... DATE...30.01.2023...
 VALID UP TO...29.01.2028...

DIGITAL SIGNATURE OF E.E

DIGITAL SIGNATURE OF A.E



GROUND FLOOR PLAN
scale : 1:100

CONNECTED TO CORPORATION FERRULE
 7.681 M (AVG) SOURIN ROY ROAD (MAINTAINED BY KMC)
 7087
 8891
 TRAM DEPOT