

NO.	NAME OF THE EXISTING TENANTS	USE	FLOOR	OCCUPIED
01	DANESH SINGH	M/R	GROUND	110.241
02	MULCHAND FUGAL KISHORE MINANT	M/R	FIRST	134.350
03	SURENDRA KR. AGGARWAL	RESI	SECOND	171.314
04		RESI	THIRD	171.25
TOTAL PRESENT TENANTS AREA = 587.155 SQ.M.				
OWNER				
	M/R	FIRST	25.380	
	R/SI	FOURTH	171.25	
	R/SI	FIFTH	171.25	
TOTAL PRESENT OWNER AREA = 354.498 SQ.M.				

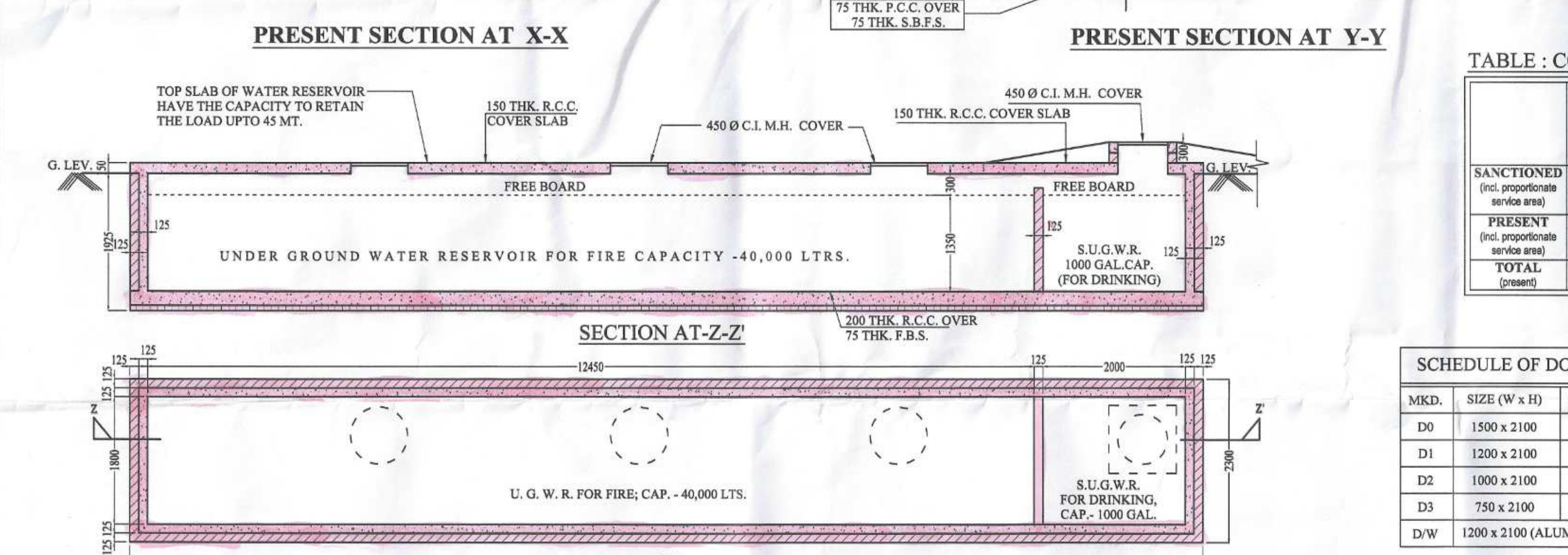
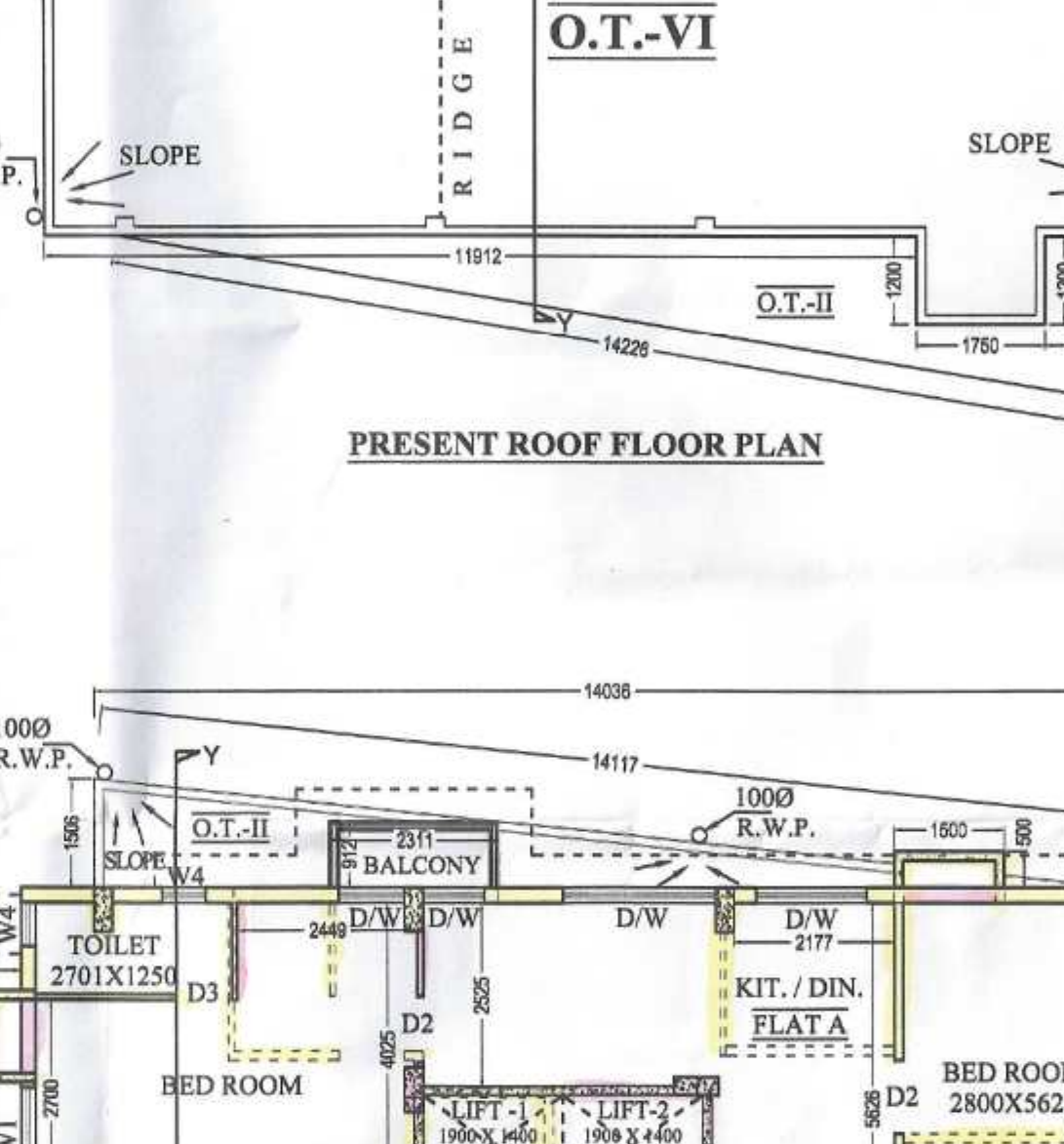
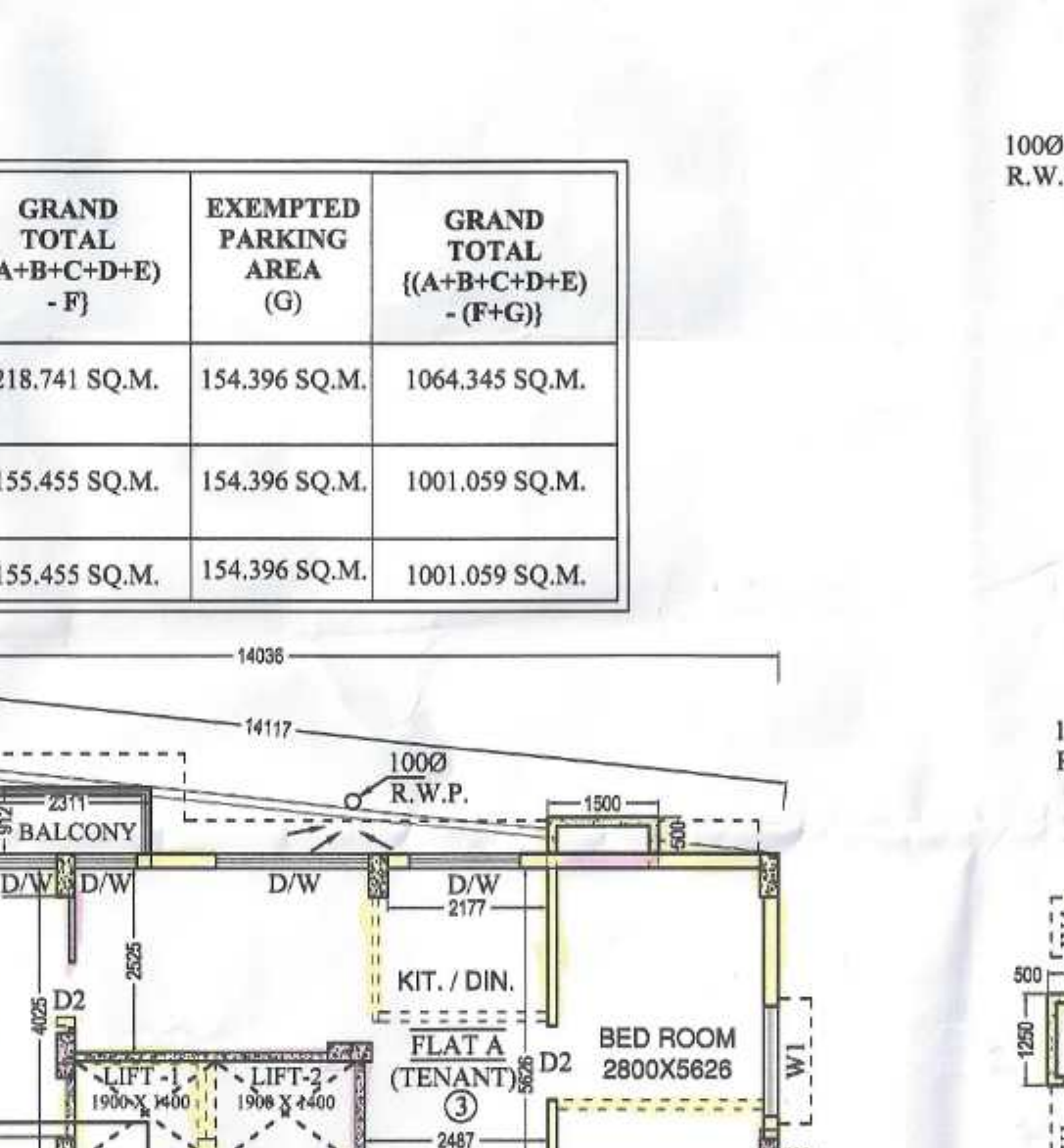
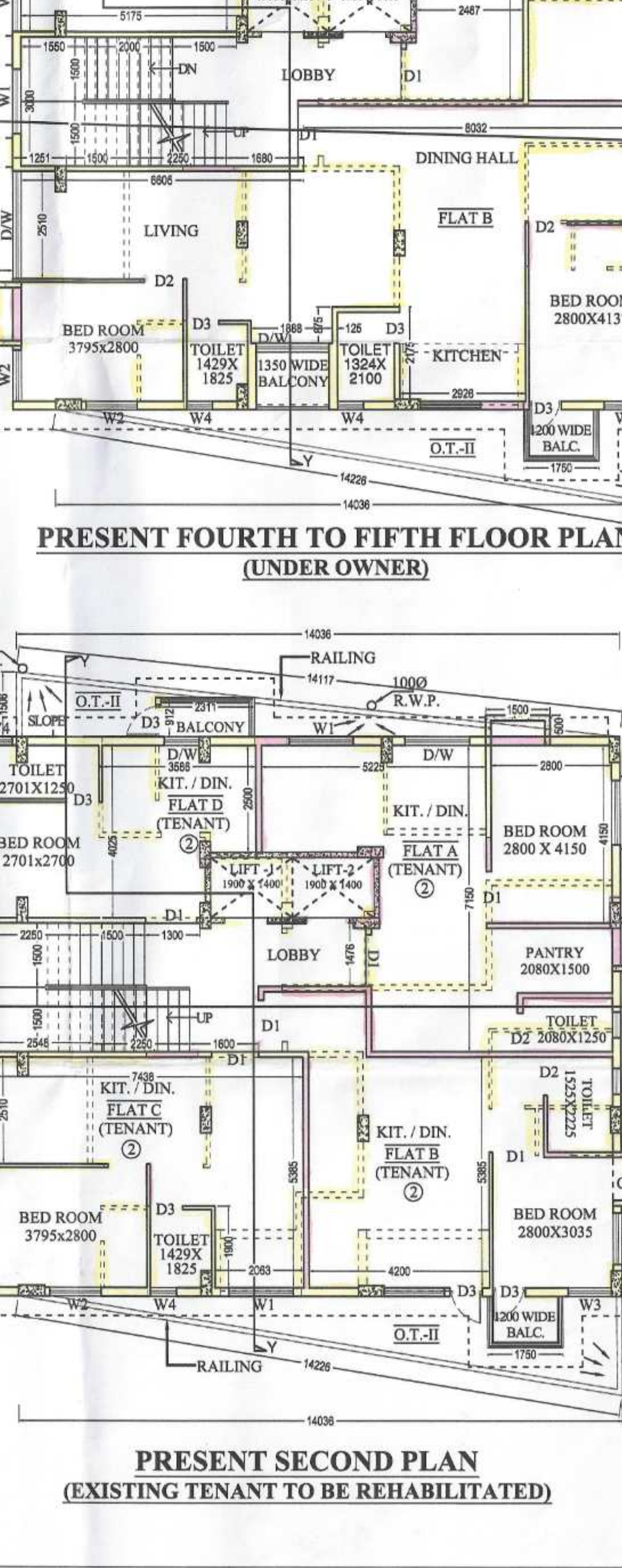
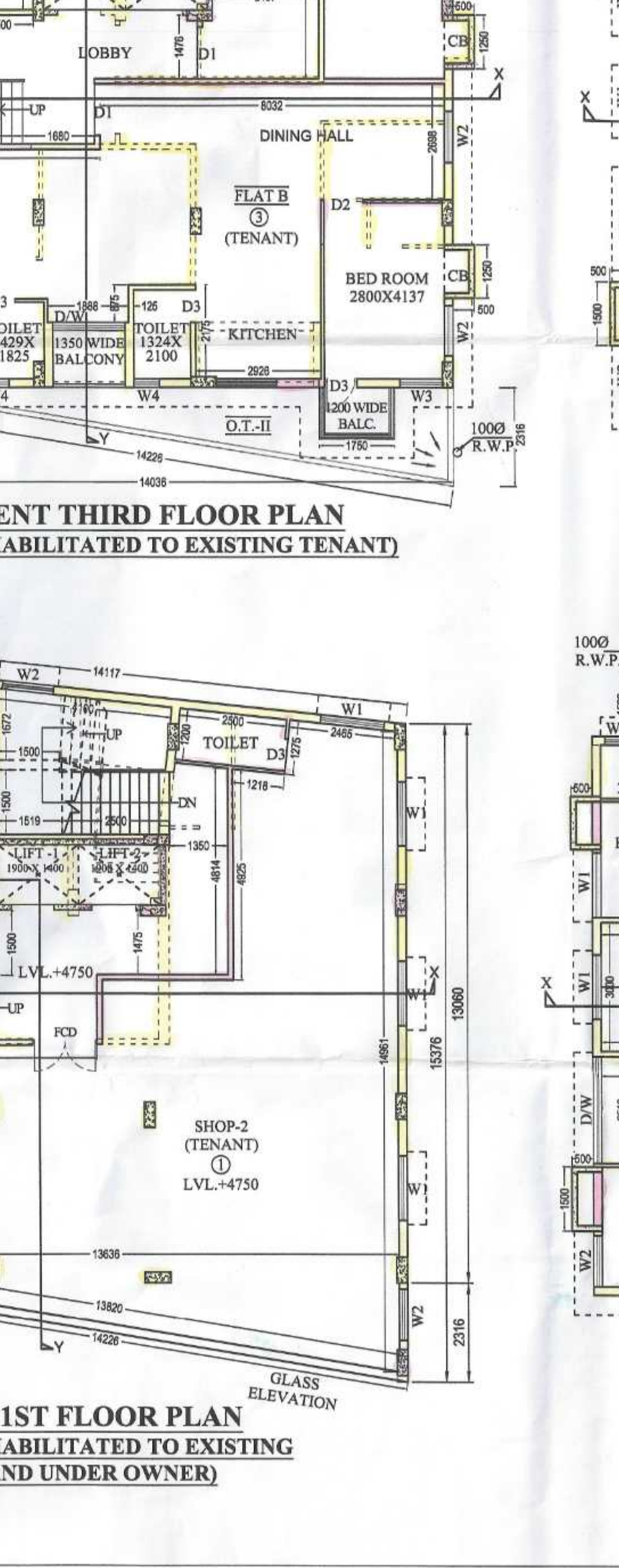
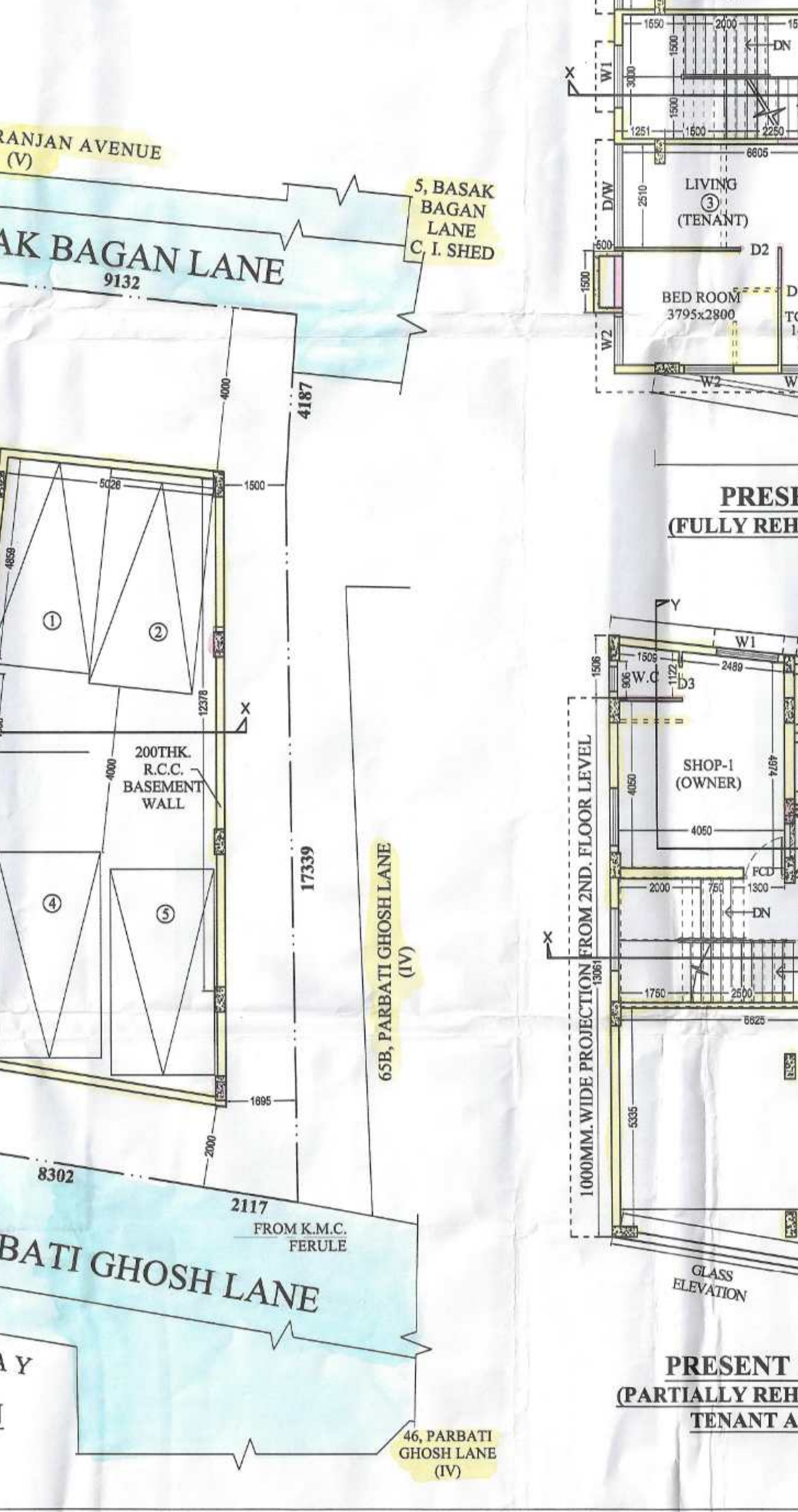
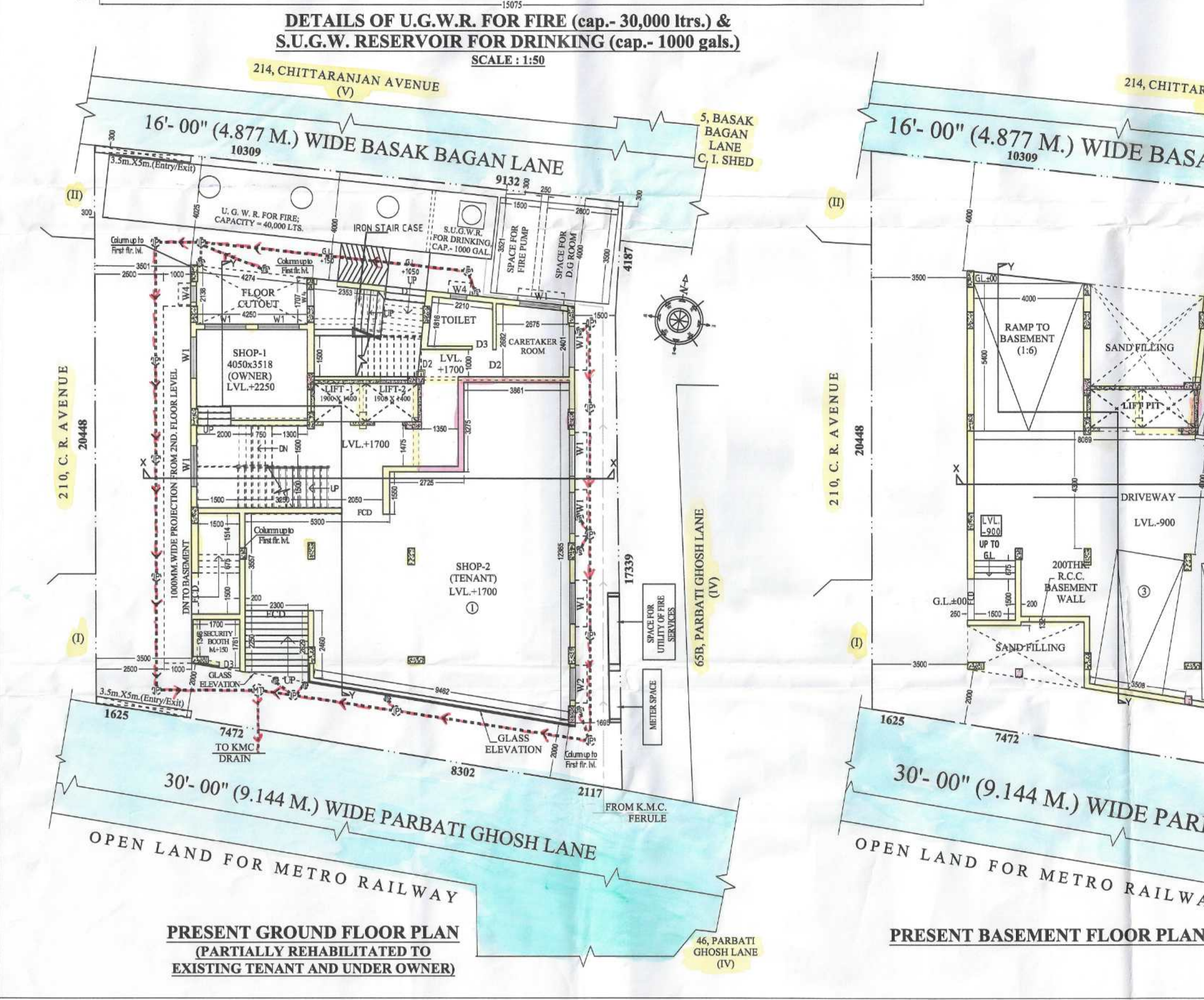


TABLE : COMPARATIVE STATEMENTS:-									
	SHOP (TENANT) (A)	SHOP (OWNER) (B)	RESIDENTIAL (TENANT) (C)	RESIDENTIAL (OWNER) (D)	BASEMENT AREA (E)	TOTAL AREA (A+B+C+D+E)	EXEMPTED AREA (F)	GRAND TOTAL ((A+B+C+D+E)-F)	GRAND TOTAL ((A+B+C+D+E)-F)
SANCTIONED	321.467 SQ.M.	52.535 SQ.M.	341.904 SQ.M.	480.668 SQ.M.	181.883 SQ.M.	1378.457 SQ.M.	159.716 SQ.M.	1218.741 SQ.M.	154.396 SQ.M.
PRESENT	316.901 SQ.M.	52.535 SQ.M.	336.584 SQ.M.	475.348 SQ.M.	181.676 SQ.M.	1363.044 SQ.M.	207.589 SQ.M.	1155.455 SQ.M.	154.396 SQ.M.
TOTAL	369.436 SQ.M.		811.932 SQ.M.		181.676 SQ.M.	1363.044 SQ.M.	207.589 SQ.M.	1155.455 SQ.M.	154.396 SQ.M.



SCHEDULE OF DOOR & WINDOW									
MKD.	SIZE (W x H)	MKD.	SIZE (W x H)	MKD.	SIZE (W x H)	MKD.	SIZE (W x H)	MKD.	SIZE (W x H)
D0	1500 x 2100	W1	1500 x 1200	D1	1200 x 2100	W2	1200 x 1200	D2	1000 x 2100
D3	750 x 2100	W3	600 x 1200	D4	750 x 2100	W4	600 x 750	D5	1200 x 2100
D.W. 1200 x 2100 (ALUMINIUM GLAZED DOOR)									



**CERTIFICATE OF ARCHITECT:-**  
I, the undersigned, being a duly qualified Architect, do hereby certify that the above plan is a true and correct copy of the original plan as submitted to me by the owner of the building, and that the same is in accordance with the provisions of the Building Rule 2009 of K.M.C. Ward No. 025, Borough - IV, Kolkata - 700007.

**CERTIFICATE OF STRUCTURAL ENGINEER:-**  
I, the undersigned, being a duly qualified Structural Engineer, do hereby certify that the above plan is a true and correct copy of the original plan as submitted to me by the owner of the building, and that the same is in accordance with the provisions of the Building Rule 2009 of K.M.C. Ward No. 025, Borough - IV, Kolkata - 700007.

**CERTIFICATE OF GEO-TECHNICAL ENGINEER:-**  
I, the undersigned, being a duly qualified Geo-Technical Engineer, do hereby certify that the above plan is a true and correct copy of the original plan as submitted to me by the owner of the building, and that the same is in accordance with the provisions of the Building Rule 2009 of K.M.C. Ward No. 025, Borough - IV, Kolkata - 700007.

**DECLARATION OF OWNER:-**  
We do hereby declare that we have engaged the Architect, Structural Engineer, and Geo-Technical Engineer for the purpose of the above plan, and that we have received their services for the purpose of the above plan.

**ADDITION & ALTERATION PLAN OF A (B+G+V) STORED RESIDENTIAL BUILDING OF HEIGHT 20.00 M. FOR SANCTION U/R 26(2) OF K.M.C. BUILDING RULE 2009 AT PREMISES NO. - 66, PARBATI GHOSH LANE, KOLKATA - 700007, UNDER K.M.C. WARD NO. - 025, BOROUGH - IV.**

**REF:-**  
A) PREVIOUS BUILDING SANCTION PERMIT NO. - 2014040021, DATED - 25.09.2014, BR - IV, DULY EXTENDED THE VALIDITY OF SANCTIONED PLAN AS PER ORDER OF THE DY C.E.O./B.D.NORTH DATED - 05/02/2025, AND VILE SL. NO. - 10/BLDGR/IV/2024-25 DATED - 12/02/2025.  
B) PREVIOUS FIRE NOC ID: FSR/WBES/9478/KOL/RB/246/14(246/14), DATED - 10/03/2014.  
C) REVISED FIRE NOC ID: FSR/WBES/9478/KOL/RB/246/14(246/14), DATED - 10/03/2025.

**SHEET NO. 01**  
CONTENT:- PRESENT GROUND FLOOR PLAN, PRESENT BASEMENT PLAN, PRESENT FIRST FLOOR PLAN, PRESENT SECOND FLOOR PLAN, PRESENT THIRD TO FIFTH FLOOR PLAN, PRESENT ELEVATION, PRESENT SECTIONS, S.U.G.W. DETAILS, SITE PLAN, KEY PLAN, D/W SCHEDULE.

**1. ASSESSES NO.:** 11-025-33-0048-6  
**2. LAND AREA:** 0.66 K.A. (AS PER DEED & PHYSICAL MEASUREMENT)

**GROUND COVERAGE**

PERMISSIBLE	SANCTIONED	PRESENT
60.00%	55.612%	55.612%
(240.803 SQ.M. ON 401.338 SQ.M.)	(223.192 SQ.M. ON 401.338 SQ.M.)	(223.192 SQ.M. ON 401.338 SQ.M.)

**FLOOR AREA RATIO**

PERMISSIBLE	SANCTIONED	PRESENT
3.621	2.652	2.494
(1453.279 / 401.338)	(1064.345 / 401.338)	(1001.059 / 401.338)

**SANCTIONED GROUND FLOOR AREA = 195.470 SQ.M.**  
STAIRCASE LIFT AREA = 23.521 SQ.M.  
OTHER SERVICE AREA = 8.800 SQ.M.  
STAIR AT BACK FOR SHOP = 19.461 SQ.M.  
SHOP 1 = 23.265 SQ.M.  
SHOP 2 = 116.975 SQ.M.

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**SANCTIONED FIRST FLOOR AREA = 204.818 SQ.M.**  
STAIRCASE LIFT LOBBY AREA = 24.947 SQ.M.  
STAIR AT BACK FOR SHOP = 17.432 SQ.M.  
SHOP 1 = 23.265 SQ.M.  
SHOP 2 = 140.220 SQ.M.

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STAIRCASE LIFT LOBBY AREA = 24.947 SQ.M.  
STAIR AT BACK FOR SHOP = 17.432 SQ.M.  
SHOP 1 = 23.265 SQ.M.  
SHOP 2 = 140.220 SQ.M.

**SANCTIONED SECOND FLOOR AREA = 181.883 SQ.M.**  
STAIRCASE LIFT LOBBY AREA = 23.176 SQ.M.  
FLAT A = 69.408 SQ.M.  
FLAT B = 99.461 SQ.M.

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FLAT A = 69.408 SQ.M.  
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**SANCTIONED THIRD TO FIFTH FLOOR AREA = 181.883 SQ.M.**  
STAIRCASE LIFT LOBBY AREA = 23.176 SQ.M.  
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**PRESENT THIRD TO FIFTH FLOOR AREA = 181.883 SQ.M.**  
STAIRCASE LIFT LOBBY AREA = 23.176 SQ.M.  
FLAT A = 69.408 SQ.M.  
FLAT B = 99.461 SQ.M.

**TOTAL SANCTIONED COVERED AREA = 1378.457 SQ.M.**  
(195.470 + 181.883 + 204.818 + 195.470 + 195.470)

**TOTAL PRESENT COVERED AREA = 1363.044 SQ.M.**  
(195.470 + 181.676 + 204.818 + 195.270 + 195.270)

**DETAILS OF EXEMPTION AREA:-**  
SANCTIONED TOTAL AREA EXEMPTED IN THIS RULE = 159.716 SQ.M. (130.416 + 17.700 + 11.600)  
I) AREA OF STAIR CASE WITH LANDING:  
AT GROUND FLOOR = 8.800 SQ.M.  
AT BASEMENT = 5.887 SQ.M.  
AT 1ST FLOOR = 27.799 SQ.M.  
AT 2ND TO 5TH FLOOR = 15.375 SQ.M. (EACH)  
TOTAL STAIR AREA = 120.416 SQ.M.  
II) AREA OF LIFT LOBBY:  
AT GROUND FLOOR = 2.850 SQ.M. (EACH)  
AT 2ND TO 5TH FLOOR = 3.000 SQ.M. (EACH)  
TOTAL LIFT LOBBY AREA = 17.700 SQ.M.  
III) AREA OF RAMP:  
AT BASEMENT FLOOR = 2.600 SQ.M.

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TOTAL LIFT LOBBY AREA = 17.700 SQ.M.  
III) AREA OF RAMP:  
AT BASEMENT FLOOR = 2.600 SQ.M.

**SANCTIONED TOTAL COVERED AREA EXCLU. THE SPACE EXEMPT. IN THIS RULE = 1218.741 SQ.M. (1378.457 - 159.716)**  
CAR PARKING COMPARATIVE STATEMENT:-  
MIN REQUIRED = 154.396 SQ.M.  
SANCTIONED = 154.396 SQ.M.

**PRESENT TOTAL COVERED AREA EXCLU. THE SPACE EXEMPT. IN THIS RULE = 1155.455 SQ.M. (1363.044 - 207.589)**  
CAR PARKING COMPARATIVE STATEMENT:-  
MIN REQUIRED = 154.396 SQ.M.  
SANCTIONED = 154.396 SQ.M.

**SANCTIONED HEIGHT OF THE BUILDING = 20.00 MTR. (FROM G.L.)**  
**PRESENT HEIGHT OF THE BUILDING = 20.00 MTR. (FROM G.L.)**

**NOTE:-**  
1. ALL DIMENSIONS ARE IN MILLIMETRE. (UNLESS OTHERWISE STATED).  
2. SCALE:- 1/100 (UNLESS OTHERWISE STATED).  
3. ALL OUTER WALLS ARE 200THK. & PARTITION WALLS 125 OR 75THK.  
4. WALL THICKNESS IN 1:4 MORTAR & 75THK. & 125THK. IN 1:4 MORTAR.  
5. ALL BUILDING MATERIALS SHOULD CONFORM TO I.S. & B.S. CODES OR AS SPECIFIED BY THE ENGINEER IN CHARGE.  
6. R.G.L. STANDS FOR RAISED GROUND LEVEL.  
7. DEPTH OF SEMI UNDER GROUND WATER RESERVOIR WILL NOT EXCEED THE DEPTH OF NEIGHBORING FOUNDATION.  
8. P.L.D. = PIPE LINE DUCT & R.W.P. = RAIN WATER PIPE.

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We do hereby declare that we have engaged the Architect, Structural Engineer, and Geo-Technical Engineer for the purpose of the above plan, and that we have received their services for the purpose of the above plan.

**PIONEER ENGINEERING & ASSOCIATES**  
35A, DR. NARAYAN ROY SARANI, KOLKATA - 700 006.  
MOB. - 98831 92148.



PARTY'S COPY

a) S.No. 07 / Bldg/ R.O. / 2005-06 / dt. 25.4.2005.  
b) Approved by Dy. C.E.O. (Bldg) North, dt. 08.4.2005.

