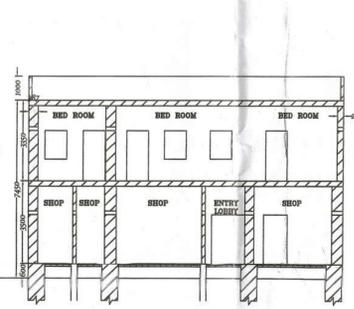
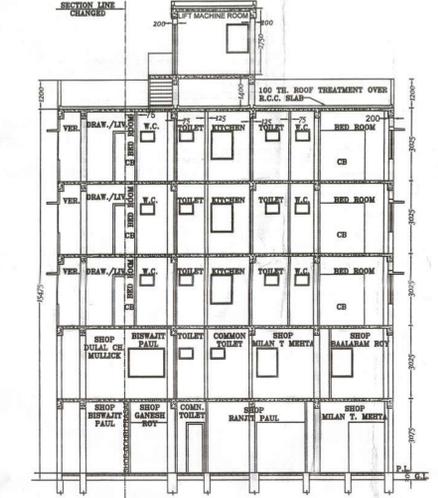
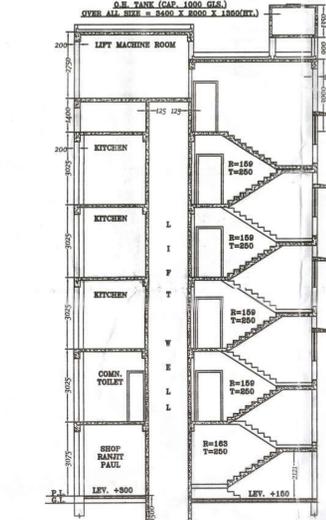
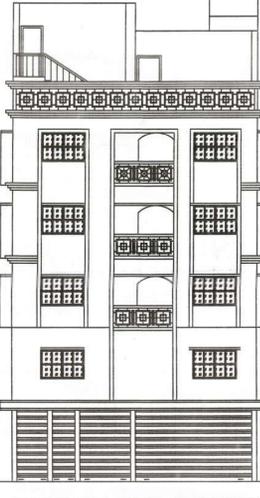


AREA STATEMENT OF OWNERS :						PROPOSED AREA (SQ.M.)					
SL.	NAME OF OWNERS	USE	FLOOR	OCCUPIED	COMMON	TOTAL	USE	FLOOR/FLAT NO.	OCCUPIED	COMMON	TOTAL
1.	SRI KSHANISH ROY	RESIDENTIAL	GROUND	6.711	1.063	7.774	RESIDENTIAL	SECOND/3A	53.817	0.859	54.676
2.	SMT. SMRITI GHOSH	RESIDENTIAL	GROUND	11.792	1.867	13.659	RESIDENTIAL	SECOND/3B	59.863	0.956	60.819
3.	SMT. SRADHANJALI MUKHERJEE	RESIDENTIAL	GROUND	3.202	0.507	3.709	RESIDENTIAL	THIRD/4A	53.817	0.859	54.676
4.	SRI RUDRAKSHA RAKSHIT	RESIDENTIAL	GROUND	59.863	0.956	60.819	RESIDENTIAL	THIRD/4B	59.863	0.956	60.819
		RESIDENTIAL	FIRST	15.385	2.436	17.821	RESIDENTIAL	FOURTH/5A	53.817	0.859	54.676
		RESIDENTIAL	FIRST	78.507	12.430	90.937	RESIDENTIAL	FOURTH/5B	59.863	0.956	60.819
											TOTAL (A) 133.900
											TOTAL (B) 346.485

AREA STATEMENT OF TENANTS :						PROPOSED AREA (SQ.M.)					
SL.	NAME OF TENANTS	USE	FLOOR	OCCUPIED	COMMON	TOTAL	USE	FLOOR/FLAT NO.	OCCUPIED	COMMON	TOTAL
1.	GOURI PRASAD	SHOP	GROUND	6.654	1.054	7.708	SHOP	GROUND	4.709	0.169	4.878
2.	MOHAN PRASAD	SHOP	GROUND	5.110	0.809	5.919	SHOP	GROUND	3.384	0.122	3.506
3.	DULAL CH. MALLICK	SHOP	GROUND	19.737	3.125	22.862	SHOP	GROUND	10.422	0.375	10.797
							SHOP	FIRST	14.627	0.785	15.412
							SHOP	FIRST	24.906	0.895	25.801
4.	BISWAJIT PAUL	SHOP	GROUND	23.011	3.643	26.654	SHOP	FIRST	30.064	1.613	31.677
5.	BALARAM ROY	SHOP	GROUND	21.813	3.454	25.267	SHOP	FIRST	25.572	1.372	26.944
6.	GANESH ROY	SHOP	GROUND	7.930	1.256	9.186	SHOP	GROUND	6.522	0.234	6.756
7.	SHANTI KARMAKAR	SHOP	GROUND	18.667	2.956	21.623	SHOP	GROUND	18.894	0.679	19.573
8.	RANJIT PAUL	SHOP	GROUND	14.424	2.284	16.708	SHOP	GROUND	12.117	0.435	12.552
9.	KHOKAN KARMAKAR	SHOP	GROUND	25.620	4.056	29.676	SHOP	FIRST	26.400	1.416	27.816
10.	MILLAN T MEHTA	PRESS	GROUND	47.833	7.573	55.406	SHOP	GROUND	28.765	1.034	29.799
							SHOP	FIRST	10.988	0.590	11.578
											TOTAL (C) 221.008

STATEMENTS OF PLAN PROPOSAL		NOTES & SPECIFICATIONS
PART A 1. ASSESSEE NO. 11048130001 2. DETAILS OF REGISTRATION DEED (I) DEED NO. 803 BK. NO. 1 VOL. NO. YEAR 1970 (II) REGISTERED FROM: COLLECTOR, 24 PARANAS (III) AREA OF THE LAND: 276.919 SQ.M. (IV) NO. OF STOREY: FIVE (V) NO. OF TENANTS: SIX (VI) SIZE OF TENANTS (SQ. FT.) SQ.M. NO. 7. SHOP AT GROUND / FIRST FLOOR: COVERED AREA OF SHOP = 217.370 SQ.M.	PART B 1. GROUND COVER: 60% (165.551 SQ.M.) 2. F.A.R. CONSUMED: 2.085 3. TOTAL COVD. AREA: 664.722 SQ.M. 4. TOTAL SERVICE AREA: NIL 5. AREA OF PARKING SPACE @ 50% OF GROUND COVER: 83.355 SQ.M. (MANDATORY) PROVIDED: NIL	1. ALL DIMENSIONS ARE IN MM UNLESS NOTED OTHERWISE. 2. CONCRETE MIX. SHALL BE M20 CONFORMING TO IS 456 - 2000. 3. ALL REINFORCEMENT STEEL SHALL BE TMT BARS CONFORMING TO IS 1786, GRADE Fe-500. 4. CLEAR COVER WILL BE AS FOLLOWS:- FOR COLUMN - 40 MM. FOR THE BEAM - 40 MM. FOR FLOOR/ROOF BEAM - 30 MM. FOR FLOOR/ROOF SLAB - 15 MM. 5. LAP & ANCHORAGE LENGTH SHALL BE 90 TIMES OF BAR DIA. 6. NOT MORE THAN 50 PERCENT OF THE BARS SHALL BE SPLICED AT ONE SECTION. 7. SAFE BEARING CAPACITY OF SOIL - 7.7/SQ.M. (ASSUMED)



PERMISSIBLE HEIGHT IN REFERENCE TO CGZM ISSUED BY AA1 = 33.000 M
PROPOSED HEIGHT OF THE BUILDING = 15.475 + 3.0 + 0.90 + 1.350 = 20.725 M

REFERENCE POINTS	LATITUDE	LONGITUDE	SITE ELEVATION (AMSL)
A	22°33'58"N	88°21'47"E	12.00 M
B	22°33'58"N	88°21'47"E	
C	22°33'59"N	88°21'48"E	
D	22°33'59"N	88°21'49"E	
E	22°33'59"N	88°21'48"E	
F	22°33'59"N	88°21'47"E	



F.A.R. CALCULATION CHART

AREA OF THE LAND: 4 DOT. 2 CH. 0 SFT. = 2970 SFT. = 275.919 SQ.M.
ROAD WIDTH: 3.048 M. (10'00") AS PER S.O.R.
EXISTING GROUND FLOOR COVERED AREA: 247.575 SQ.M.
EXISTING EXEMPTED AREA FOR STAIR IN GROUND FLOOR: 1.425 SQ.M.
EXISTING NET COVERED AREA: 246.150 SQ.M.
EXISTING FIRST FLOOR COVERED AREA: 110.777 SQ.M.
EXISTING EXEMPTED AREA FOR STAIR IN FIRST FLOOR: 2.019 SQ.M.
EXISTING NET COVERED AREA IN FIRST FLOOR: 108.758 SQ.M.
EXISTING TOTAL COVERED AREA: 355.352 SQ.M.
EXISTING TOTAL EXEMPTED AREA: 3.444 SQ.M.
EXISTING NET COVERED AREA: 354.908 SQ.M.
EXISTING COVERED AREA OF OWNER: 133.800 SQ.M.
EXISTING COVERED AREA OF TENANTS: 221.008 SQ.M.
PERMISSIBLE COVD. AREA (UR 142 OF K.M.C. BLDG. RULE, 2009):
PERMISSIBLE GROUND COVER: 60% = 165.551 SQ.M.
PERMISSIBLE FLOOR AREA: 10.000 SQ.M. AREA OF ROOF TANK = 8.800 SQ.M.
PROPOSED GROUND FLOOR COVERED AREA: 134.594 SQ.M. (48.780%)
PROPOSED SECOND FLOOR COVERED AREA: 132.532 SQ.M.
PROPOSED THIRD FLOOR COVERED AREA: 132.532 SQ.M.
PROPOSED FOURTH FLOOR COVERED AREA: 132.532 SQ.M.
PROPOSED TOTAL COVERED AREA: 664.722 SQ.M.
PROP. TOTAL EXEMPTED AREA FOR STAIR & LIFT LOBBY: 3.444 SQ.M.
PROP. NET COVERED AREA: (664.722 - 86.420) = 578.302 SQ.M.
PROPOSED REQUIRED PARKING AREA: 58.355 SQ.M. PROVIDED: NIL
EXISTING F.A.R.: (275.919 / 276.919) = 2.087
PROPOSED F.A.R.: (578.302 / 276.919) = 2.085
PROPOSED COVERED AREA OF STAIR HEAD ROOM: 18.105 SQ.M.
PROPOSED COVERED AREA OF LIFT MACHINE ROOM: 18.143 SQ.M.
PROPOSED AREA OF CB: 10.000 SQ.M. AREA OF ROOF TANK = 8.800 SQ.M.
AREA OF TREE COVER (REQUIRED): 4.585 SQ.M.
AREA OF TREE COVER (PROVIDED): 5.000 SQ.M.

DOORS AND WINDOWS SCHEDULE

MKD.	SIZE OF DOOR	MKD.	SIZE OF WINDOW
D1	1200 X 2100	W1	1000 X 1200
D2	1100 X 2100	W2	1500 X 1200
D3	1000 X 2100	W3	900 X 1200
D4	900 X 2100	W4	600 X 450
D5	750 X 2100		

DECLARATION OF OWNER

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF L.B.S. & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER PLAN) K.M.C. WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING AND ADJOINING STRUCTURE IF ANY SUBMITTED DOCUMENT ARE FAKE. THE K.M.C. AUTHORITY MAY REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF S.U.G.W.R. WILL BE DONE UNDER THE GUIDANCE OF L.B.S./E.S.E. BEFORE STARTING OF BUILDING FOUNDATION.

Sanjay Kumar Banerjee
Sanjay Kumar Banerjee
Chartered Engineer
Kolkata Municipal Corporation
SPECIAL SUPERVISOR (P.L.C.ANT)

1) SRI KSHANISH ROY, 2) SMT. SMRITI GHOSH,
3) SMT. SRADHANJALI MUKHERJEE & 4) RUDRAKSHA RAKSHIT

CERTIFICATE OF GEO TECHNICAL ENGINEER

UNDERSIGNED HAS INSPECTED THE SITE AND WILL CARRY OUT THE SOIL INVESTIGATION THEREIN. IT WILL BE CERTIFIED THAT EXISTING SOIL OF THE SITE IS ABLE TO CARRY OUT THE LOAD FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM THEREIN IS SAFE & STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

Rupak Kumar Banerjee
Rupak Kumar Banerjee
M.Tech (Structures)
E.S.E. No. 1/242
Kolkata Municipal Corporation
SIGN OF E.S.E.

CERTIFICATE OF STRUCTURAL ENGINEER

I HEREBY CERTIFY THAT THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING WILL BE MADE BY ME CONSIDERING ALL POSSIBLE LOAD INCLUDING SEISMIC LOADS AS PER NATIONAL BUILDING CODE OF INDIA AND IT WILL BE CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.

Debashish Ghosh
Debashish Ghosh
M.Tech (Structures)
E.S.E. No. 1/242
Kolkata Municipal Corporation
SIGN OF E.S.E.

CERTIFICATE OF L.B.S.

I HEREBY DECLARE WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISIONS OF K.M.C. BUILDING RULES, 2009 AS AMENDED FROM TIME TO TIME AND THAT THE SITE CONDITIONS INCLUDING THE WIDTH OF THE ABUTTING ROAD CONFORM WITH THE PLAN AND IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK.

Debashish Chakraborty
Debashish Chakraborty
Licensed Building Surveyor
Kolkata Municipal Corporation
L.B.S. Regn. No. 1/635

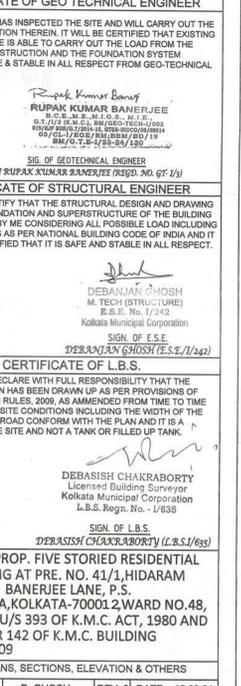
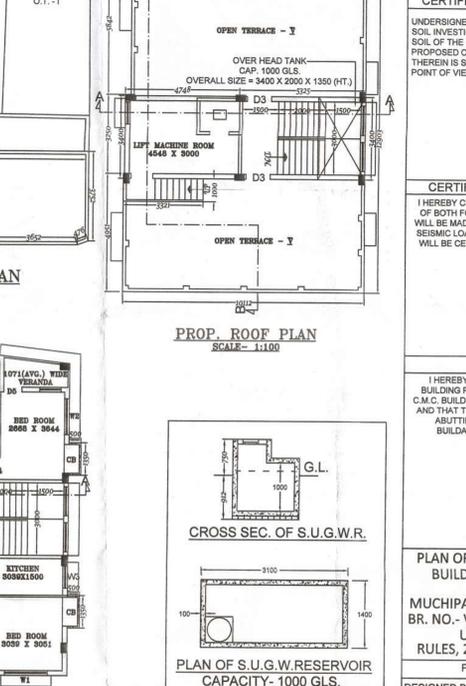
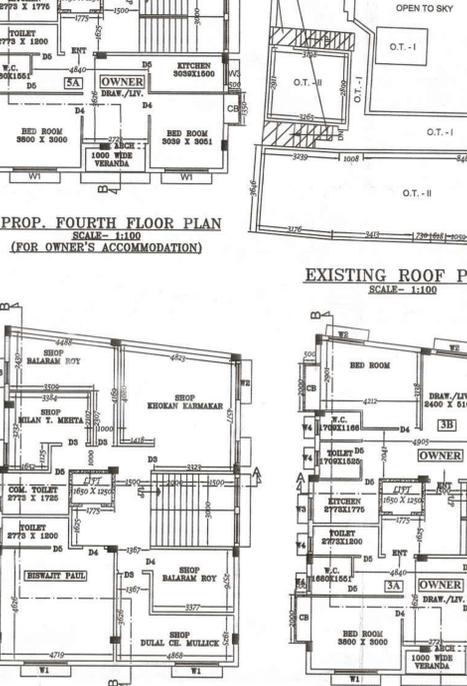
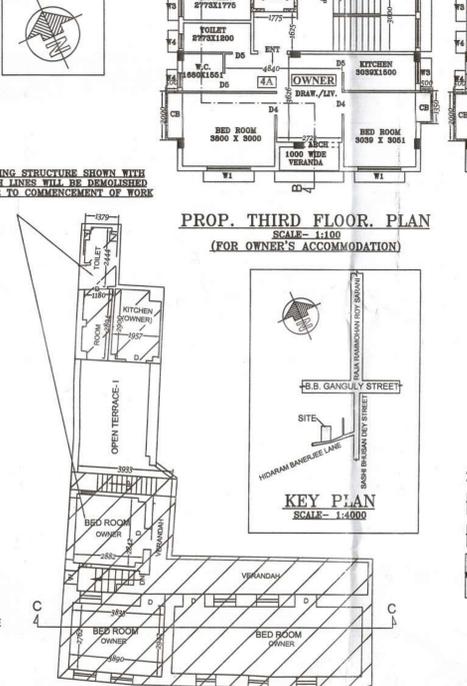
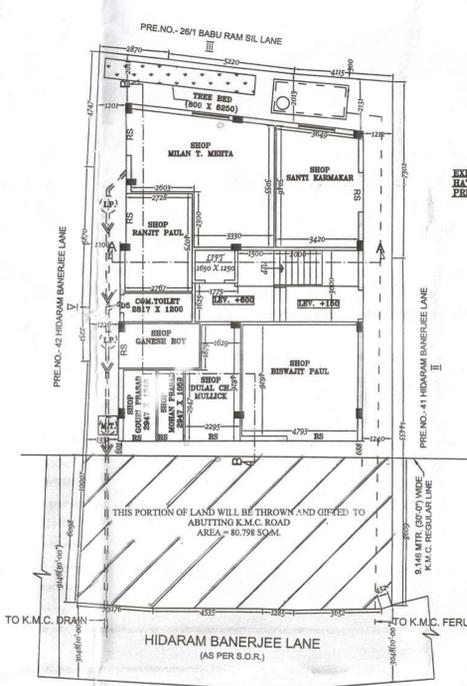
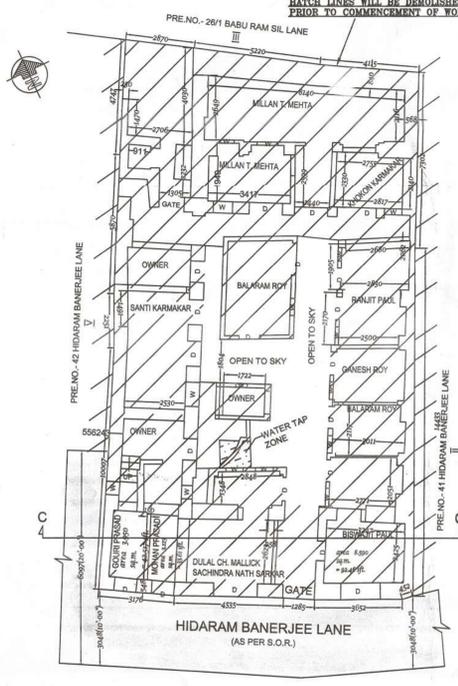
PLAN OF PROP. FIVE STORED RESIDENTIAL BUILDING AT PRE. NO. 41/1, HIDARAM BANERJEE LANE, P.1, MUCHIPARA, KOLKATA-700012 WARD NO. 48, BR. NO. - V/ U/ S/ 393 OF K.M.C. ACT, 1980 AND UR/ 142 OF K.M.C. BUILDING RULES, 2009

PLANS, SECTIONS, ELEVATION & OTHERS

DESIGNED BY: D. GHOSH
DRAWN BY: S. ROY
CHECKED BY: D. CHAKRABORTY

REV. 1 DATE: 15.03.21
REV. 2 DATE: 02.08.22

CONTACT: 9903498951
ARCHITECTS & ENGINEERS
91B, BREE AURIBINDO SARANI
KOLKATA- 700 005.



EXISTING GROUND FLOOR PLAN SCALE: 1:100 (OCCUPIED BY TENANTS)

PROPOSED GROUND FLOOR PLAN SCALE: 1:100 (FOR TENANT'S REHABILITATION)

EXISTING FIRST FLOOR PLAN SCALE: 1:100 (OCCUPIED BY OWNER)

PROP. FIRST FLOOR PLAN SCALE: 1:100 (FOR TENANT'S REHABILITATION)

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

PROP. ROOF PLAN SCALE: 1:100

CROSS SEC. OF S.U.G.W.R. SCALE: 1:50

PLAN OF S.U.G.W.R. RESERVOIR CAPACITY- 1000 GALS.

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.

Before starting any Construction the site must conform with the plans sanctioned and all the conditions 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 Engineer 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 UNDER (1) & (2) OF C.M.C. ACT 1900 IN SUCH MANNER SO THAT ALL WATER COLLECTION & PARTICULARLY LIFT WELLS, VATS, BASEMENT CURING SITES, OPEN RECEPACLES 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.
Exec. Engineer (C) [Signature] Asst. Engineer (C) [Signature]

The building materials that will be stacked on Road/Passage or Foot-path beyond 3 months or after construction beyond 3 months whichever is earlier may be seized forthwith by the K.M.C. at the cost and risk of the owner.

No rain water pipe should be free 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.

A silt trap pump has to be provided to pump unfiltered water for the distribution to the flushing cisterns and urinals in the building in case unfiltered water from street main is not available.

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

RESIDENTIAL BUILDING
THE SANCTION IS VALID UP TO 11-10-2025.

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 [Signature] 11-10-2022
The Building Committee No. 2022/22-23



RUPAK KUMAR BANERJEE
10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100