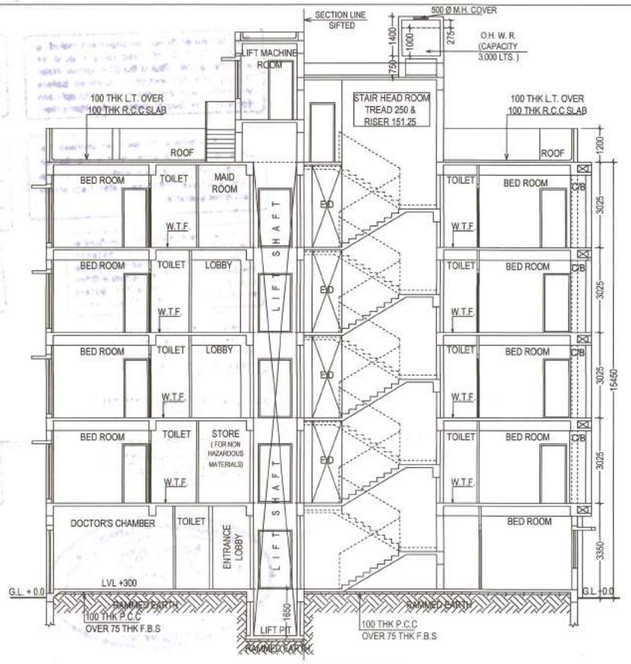
*** OFFICE SPACE ***

THE KOLKATA MUNICIPAL CORPORATION
BUILDING PERMIT
No. 2020 SOD03
Date 29/06/2020 Borough No. 2
Ex. Engineer / Asst. Engineer
Sur. No. Sur. No.
BUILDING INSPECTOR

FRONT ELEVATION.

SECTION AT : X-X'



SECTION AT : Y-Y'

DOOR & WINDOW SCHEDULE :-				
MARKED	TYPE	SILL HEIGHT FROM FLOOR	LINTEL HEIGHT FROM FL.	SIZE
SD	GLAZED	-----	2100	AS PER DWG.
D1	SOLID FLUSH	-----	2100	1050 X 2100
D2	SOLID FLUSH	-----	2100	900 X 2100
D3	SOLID FLUSH	-----	2100	750 X 2100
W1	GLAZED	750	2100	1350 X 1350
W1A	GLAZED	150	2100	1500 X 1950
W2	GLAZED	750	2100	1200 X 1350
W3	GLAZED	1100	2100	900 X 1000
W4	LOUVER	1350	2100	600 X 750
W4'	GLAZED	750	2100	600 X 1350
R.S	ROLLING SHUTTER	-----	2100	AS PER DWG.

MAIN CHARACTERISTICS OF THE PROPOSAL :-

PART - A

1. ASSESSEE NO :- 11 - 083 - 25 - 0088 -4

2. NAME OF OWNER : ANIL KUMAR TIWARI, DIRECTOR OF M/S. BALAJI STRUCTURES PVT. LTD. CONSTITUTE ATTORNEY OF SMT. CHITRALEKHA BANERJEA

3. DETAILS OF REGD. TITLE DEED:-

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	74	265 - 273	5354 FOR THE YEAR 1950	13.11.1950	D.S.R. ALIPORE , 24 PARGANAS

4. DETAILS OF REGD. TITLE DEED:-

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	331	222 - 228	10349 FOR THE YEAR 1987	04.09.1981	D.S.R. ALIPORE , 24 PARGANAS

5. DETAILS OF REGD. TITLE DEED:-

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	192	1 - 13	02555 FOR THE YEAR 2007	04.07.2007	A.D.S.R. ALIPORE, 24 PARGANAS

6. DETAILS OF REGD. TITLE DEED:-

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	39	1038 - 1052	09109 FOR THE YEAR 2014	17.12.2014	A.D.S.R. ALIPORE, 24 PARGANAS

7. DETAILS OF REGD. TITLE DEED:-

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
IV	1605 - 2016	21307 - 21315	160501333	27.12.2016	A.D.S.R. ALIPORE 24 PARGANAS

8. DETAILS OF POWER OF ATTORNEY :

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	1605 - 2019	188323 - 188342	160505530	23.09.2019	A.D.S.R. ALIPORE, WEST BENGAL

9. DETAILS OF BOUNDARY DECLARATION :

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	1605 - 2019	131228 - 131239	160503954	10.07.2019	A.D.S.R. ALIPORE 24 PARGANAS

10. DETAILS OF REGISTERED UNDERTAKING OF TENANTS :

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
IV	1605 - 2020	3546 - 3555	160500149	24.02.2020	A.D.S.R. ALIPORE, 24 PARGANAS

SPECIFICATION OF CONSTRUCTION :-

1. 200 THK. 1ST CLASS CEMENT BRICK WORK FOR EXTERNAL WALL IN SUPER STRUCTURE IN 1 : 6
2. 125 & 75 THK. 1ST CLASS CEMENT BRICK WORK FOR INTERNAL WALL IN 1 : 4
3. LEAN CONCRETE, 1: 3 : 6 WITH 19 MM DOWN GRADED STONE CHIPS (M -15)
4. R.C.C. 1 : 2 : 4 FOR ROOF SLAB, BEAM, LINTEL, CHAJJA ETC.
5. CEMENT SAND PLASTER 18 MM. ON OUTSIDE & 12 MM. ON INSIDE WALL IN 1 : 6 & CEILING & CHAJJA IN 1:4.
6. D.P.C. SHALL BE 50MM. THICK IN 1 : 1.5 : 3 TONE WITH WATER PROOFING ADMIXTURE
7. 25 MM. THK. I.PS. FLOORING WITH NEAT CEMENT FINISH AT TOP
8. 75 MM. THK. SINGLE BRICK FLAT SOLING ON FOUNDATION
9. ' + 300 LVL.' TO THE FINISHED GROUND FLOOR LVL.
10. TREAD WIDTH 250 EACH & RISER HEIGHT IS 151.25 EACH
11. FLOOR TO SLAB HEIGHT SHALL BE 3025 MM. & THICKNESS OF THE SLAB SHALL BE 100 MM.
12. THEREFORE, CLEAR HEIGHT OF EACH FLOOR SHALL BE 2925 MM.

MATERIALS :-
STEEL MUST CONFIRMED WITH IS 1786
GRADE OF CONCRETE :- M 25 (C : S : ST : : 1 : 1 : 2) &
GRADE OF STEEL :- Fe550
CEMENT :- ORDINARY PORTLAND &, SAND :- MEDIUM COARSE
STONE CHIPS :- 20 MM. DOWN GRADED
OTHER DETAILS AS PER ARCHITECT OR ENGINEER - IN - CHARGE

1. PROPOSED AREA:

Floor Mkd.	Floor area (SQ.M.)	E/D area (SQ.M.)	Lift Well (SQ.M.)	Gross Area (SQ.M.)	Total Exempted Area: Stair Area (SQ.M.)	Total Exempted Area: Lift Lobby (SQ.M.)	Net Floor Area (SQ.M.)
Ground	90.77+17.37 = 108.14	-	-	108.14	10.34	2.16	95.64
FIRST	117.61	0.10	1.94	115.57	10.34	2.16	103.07
SECOND	117.61	0.10	1.94	115.57	10.34	2.16	103.07
THIRD	117.61	0.10	1.94	115.57	10.34	2.16	103.07
FOURTH	117.61	0.10	1.94	115.57	10.34	2.16	103.07
TOTAL	578.58	0.40	7.76	570.42	51.70	10.80	507.92

2. PARKING CALCULATION:

Flat Marked	Tenement size(SQ.M.)	Share of Service (SQ.M.)	Tenament Area (SQ.M.)	Tenament No	Tenament Size	Required Parking
FLAT-A	101.16	20.22	121.34	02 NOS.	100 < 200 SQ.M.	02 NOS.
FLAT-B	60.07	12.00	72.04	02 NOS.	50< 75 SQ.M.	Not Required
FLAT-C	41.08	8.21	49.29	02 NOS.	< 50 SQ.M.	Not Required
FLAT-D	29.40	5.94	35.64	01 NO.		
DOCTOR'S CHAMBER CARPET AREA :			14.79 SQ.M.			Not Required
DOCTOR'S CHAMBER BUILT UP AREA :			17.37 SQ.M.			
TOTAL REQUIRED PARKING =						02 NOS.

ABSTRACT AREA STATEMENT :

AREA OF THE LAND : 03 K. - 15 CH. - 31 SQ.FT. i.e. 266.258 SQ.M.
i.e. 2866 SQ.FT. [AS PER DEED]
AREA OF THE LAND : 03 K. - 13 CH. - 26 SQ.FT. i.e. 257.408 SQ.M.
i.e. 2771 SQ.FT. [AS PER REGISTERED BOUNDARY DECLARATION]
ROAD WIDTH : 42'-0" i.e. 12.802 METER WIDE NEPAL BHATTACHARJEE ROAD
[K.M.C. BLACK TOP RECORDED ROAD]
PERMISSIBLE F.A.R. : 2.25
PERMISSIBLE TOTAL BUILT UP AREA : 579.168 SQ.M.
PERMISSIBLE BUILDING HEIGHT : 60.000 METER.
PERMISSIBLE GROUND COVERAGE : 58.086 % i.e. 149.52 SQ.M.

PROPOSED GROUND COVERAGE : 45.69 % i.e.117.61 SQ.M.
PROPOSED BUILDING HEIGHT : 15.450 METER [G + FOUR STORIED]
REQUIRED CAR PARKING : 02 [TWO] NOS.
PROVIDED CAR PARKING : 02 [TWO] NOS.
PERMISSIBLE AREA FOR PARKING : 50.00 SQ.M.
PROVIDED AREA FOR PARKING AT GROUND FLOOR : 32.01 SQ.M.
PROPOSED F.A.R. : { (507.92 - 32.01) } / 257.408
= (475.91 / 257.408) = 1.849 < 2.250

STAIR CASE AREA : 13.47 SQ.M.
LIFT MACHINE ROOM AREA : 8.48 SQ.M.
O.H.W. TANK AREA : 4.16 SQ.M.
LIFT MACHINE ROOM STAIR AREA : 5.67 SQ.M.
OTHER AREA FOR FEES : (51.70 + 10.80 + 13.72 + 5.67) = 81.89 SQ.M.

STATEMENT OF C/ B AREA:-	
Floor	Cupboard
Ground	NA
First	3.44 SQ.M.
Second	3.44 SQ.M.
Third	3.44 SQ.M.
Fourth	3.44 SQ.M.
Total	13.76 SQ.M.

OWNERS DECLARATION :-

I / WE DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT I / WE SHALL ENGAGE L.B.A & E.S.E DURING CONSTRUCTION I / WE SHALL FOLLOW THE INSTRUCTIONS OF L.B.A & E.S.E DURING CONSTRUCTION OF THE BUILDING (AS PER B. S PLAN) K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE,THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF WATER RESERVOIR WILL BE UNDER TAKEN UNDER THE GUIDANCE OF E.S.E / L.B.A BEFORE STARTING OF BUILDING FOUNDATION WORK.

Constitute Attorney of
Chitralekha Banerjea
BALAJI STRUCTURES PVT. LTD.
Anil Kumar Tiwari
Director / Executive

SIGNATURE OF OWNER / AUTHORITY

ANIL KUMAR TIWARI, DIRECTOR OF M/S. BALAJI STRUCTURES PVT. LTD. CONSTITUTE ATTORNEY OF CHITRALEKHA BANERJEA .

CERTIFICATE OF ARCHITECT :-

CERTIFIED WITH FULL RESPONSIBILITY THAT THE 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 WIDTH OF THE ABUTTING ROAD CONFORM WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK, THE LAND IS DEMARCATED BY BOUNDARY WALL. THE CONSTRUCTION OF U.G WATER TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

ANUPAM GHOSH
Registered Architect
Reg. No.- CA/2005/36555

SIGNATURE OF ARCHITECT

Mr. ANUPAM GHOSH
Registered Architect
Reg. No. CA / 2005 / 36555.

CERTIFICATE OF STRUCTURAL ENGINEER:-

THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION & SUPERSTRUCTURE OF THE BUILDING HAS BEEN PREPARED BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.
SOIL TESTING HAS BEEN DONE BY THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

BIBEK BIKASH MULLICK
E.S.E. - 1/75
KOLKATA MUNICIPAL CORPORATION

SIGNATURE OF STRUCTURAL ENGINEER

Mr. BIBEK BIKASH MULLICK
Structural Engineer (ESE / I / 75)

CERTIFICATE OF GEO-TECHNICAL ENGINEER:-

UNDERSIGNED HAS INSPECTED THE SITE CARRIED OUT THE SOIL INVESTIGATION THEREIN. 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 THEREIN IS SAFE AND STABLE IN ALL RESPECT FROM GEO - TECHNICAL POINT OF VIEW.

Dr. S. K. Chakraborty
M.E. (Soils, Roorkee) Ph.D (Foundation Engg.)
LMIGS (LM-12), G.E. - 16/1 OF K.M.C.
Geotechnical Consultant

SIGNATURE OF GEO-TECHNICAL ENGINEER
Mr. SANTOSH KUMAR CHAKRABORTY
(G.T. I / 16)

PROJECT :-

PROPOSED GROUND + FOUR STORIED [15.450 METER HEIGHT]
RESIDENTIAL BUILDING AT PREMISES NO. 18 / 1, NEPAL BHATTACHARJEE STREET, KOLKATA WARD NO. 83, BOROUGH VIII [UNDER KOLKATA MUNICIPAL CORPORATION]

AS PER U / S 393A OF K.M.C. ACT. 1980 & K.M.C. BLDG. RULE 2009.

TITLE :-
PLANS, ELEVATION, SECTIONS, SITE PLAN & LOCATION PLAN

N

DRAWING SHEET NO. 01

DEALT : A. SAH
DATE : 06.02.2020

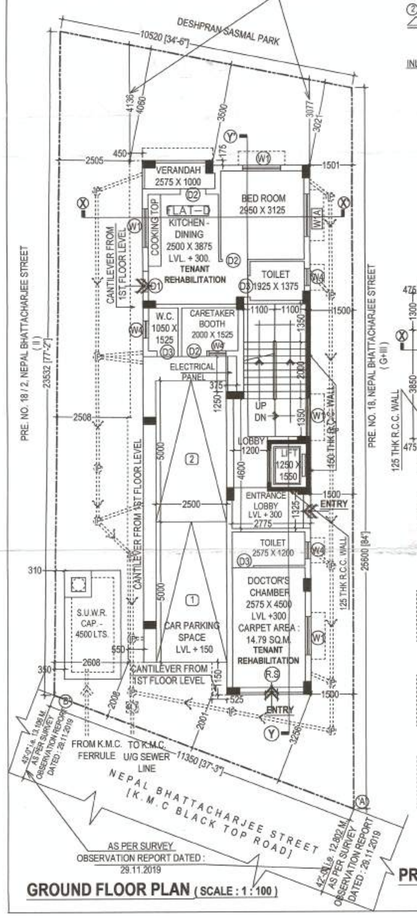
SCALE 1 : 100
(UNLESS OTHERWISE MENTIONED)

ALL DIMENSIONS ARE IN M.M. (UNLESS OTHERWISE MENTIONED)

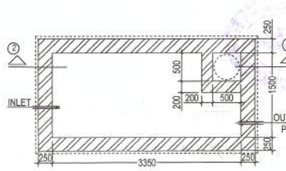
Architectural Consultants :
COLLAGE ARCHITECTS
1486, RAJDANGA MAIN ROAD, (OPPOSITE PURBA ABASAN, DF BLOCK), KOLKATA 700 107, INDIA
PHONE NO. (033) 4602 6909, E-MAIL: collage.architects.info@gmail.com

THIS DRAWING IS A PROPERTY OF COLLAGE ; ANY MODIFICATION, CHANGES, DEVIATIONS IS NOT PERMISSIBLE WITHOUT PRIOR INTIMATION OF THE ARCHITECT, TO THE CONTRARY THIS WILL BE TREATED AS ILLEGAL ACT.

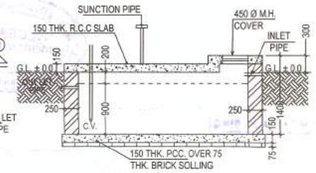
AVERAGE REAR OPEN SPACE CALCULATION
PROJECTED AREA OF THE REAR OPEN SPACE = 23.032 SQ.M.
WIDTH OF THE REAR OF THE BUILDING = 6.375 M.
AVERAGE REAR OPEN SPACE = 23.032 / 6.375 = 3.613 M.
AMENDMENT OF BUILDING RULES, 2009 VIDE NOTIFICATION NO.- 480/MA/O/C-4/3R-13/2012 , DATED - 21/10/2014.



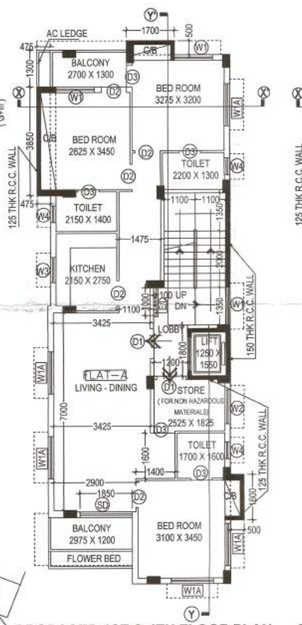
GROUND FLOOR PLAN (SCALE : 1 : 100)



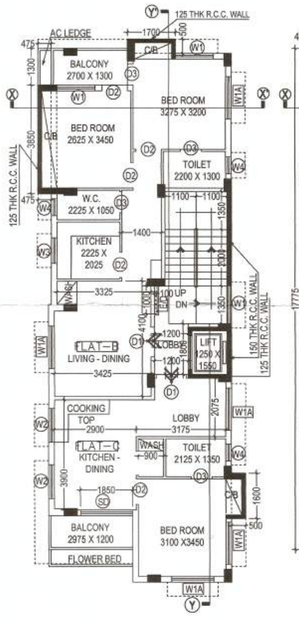
SEMI UNDER GROUND WATER RESERVOIR (CAPACITY : 4,500 LTS.)
SCALE : 1 : 50



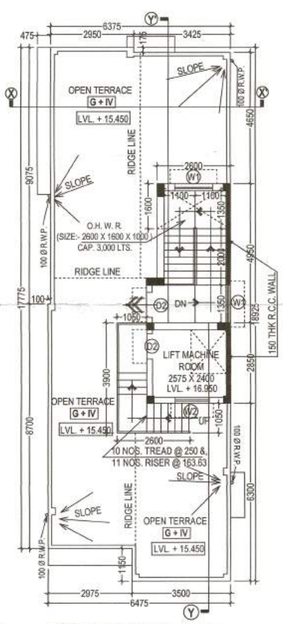
SECTION AT 2 - 2 SCALE : 1 : 50



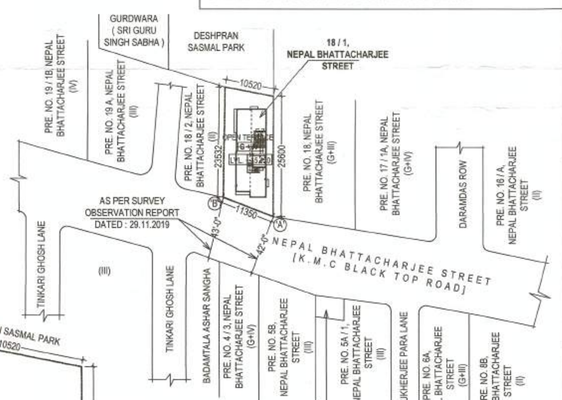
PROPOSED 1ST & 4TH FLOOR PLAN
(SCALE : 1 : 100)



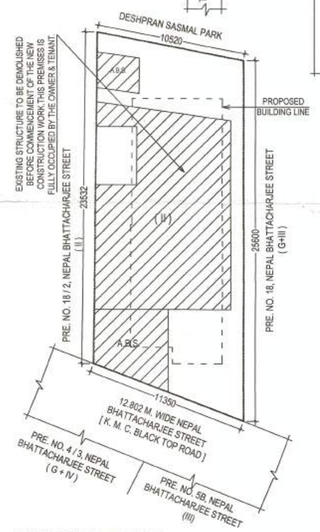
PROPOSED 2ND & 3RD FLOOR PLAN
(SCALE : 1 : 100)



ROOF PLAN (SCALE : 1 : 100)



SITE PLAN. SCALE : 1 : 600



EXISTING SITE PLAN. SCALE : 1 : 200

LOCATION PLAN. SCALE : 1 : 4000

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.

The building materials that will be stacked on Road/Passage or Foot-path beyond 3 months of the 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 incase unfiltered water from street main is not available.

CONSTRUCTION SITE SHALL BE MAINTAINED TO PREVENT MOSQUITO BREEDING AS REQUIRED U/S 496 (1) & (2) OF CMC ACT 1980. IN SUCH MANNER SO THAT ALL WATER COLLECTION & PARTICULARLY LIFT WELLS, VATS, BASEMENT CURING SITES, OPEN RECEPTACLES ETC. MUST BE EMPITED COMPLETELY TWICE A WEEK.

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.

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

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

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

DEVIATION WOULD MEAN DEMOLITION

THE SANCTION IS VALID UP TO 21/08/2025

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

Executive Engineer (C) Sr. Nil

Asst. Engineer (C) Br. PLAN - Nil

THE KOLKATA MUNICIPAL CORPORATION
BUILDING PERMIT
No. 2022030003
Date 21/07/22 Borough No. Nil
Sr. Nil Supervisor / Asst. Engineer
Br. Nil Br. No. Nil
Jt. BUILDING DEPARTMENT

Building Department Borough - VIII
RECEIVED
21/07/2022
COMPUTER / VERIFIER
The Kolkata Municipal Corporation

RESIDENTIAL BUILDING