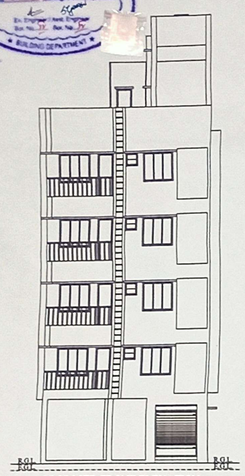
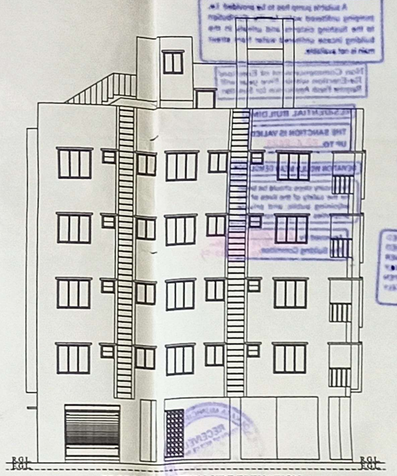
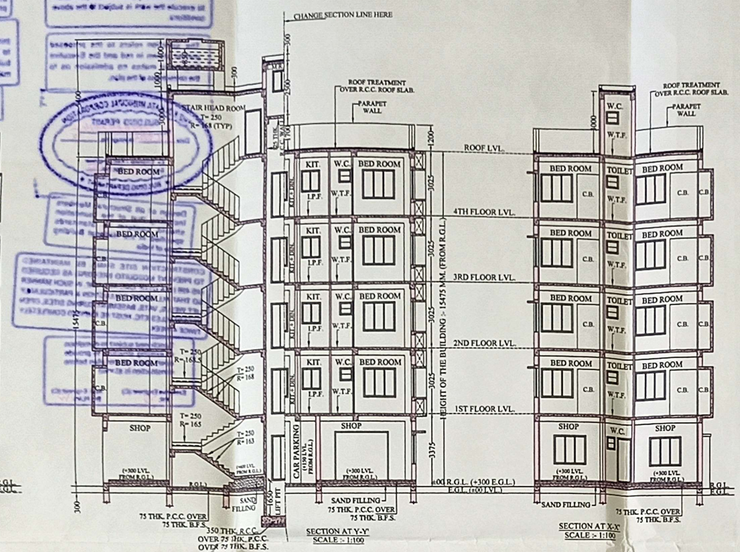
PARTY'S COPY

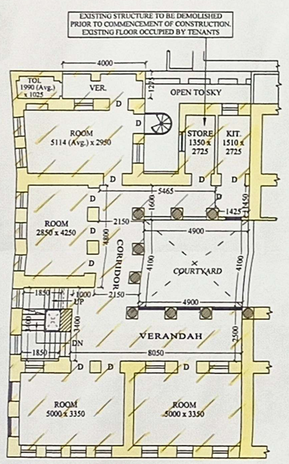


PROPOSED FRONT ELEVATION
SCALE - 1:100

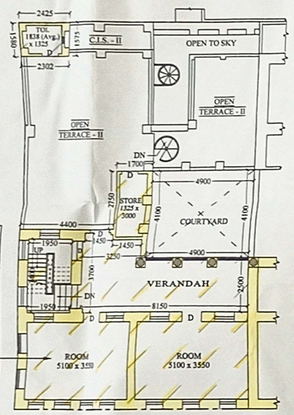


PROPOSED EASTERN SIDE ELEVATION
SCALE - 1:100

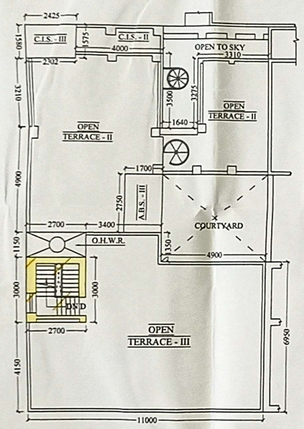




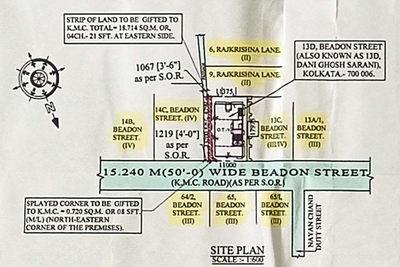
EXISTING FIRST FLOOR PLAN
SCALE :- 1:100



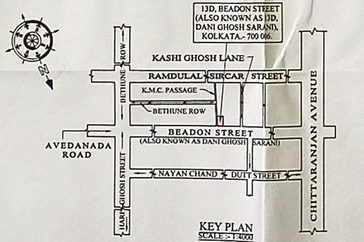
EXISTING SECOND FLOOR PLAN
SCALE :- 1:100



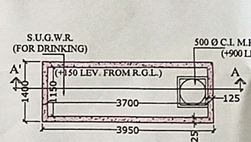
EXISTING ROOF PLAN
SCALE :- 1:100



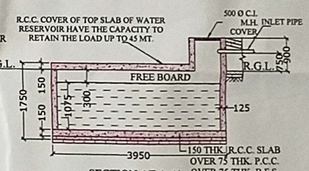
SITE PLAN
SCALE :- 1:500



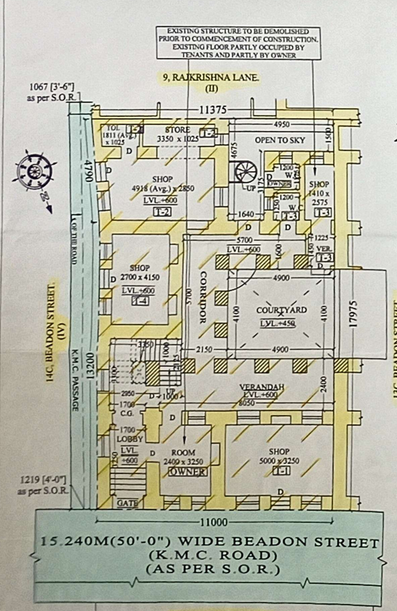
KEY PLAN
SCALE :- 1:4000



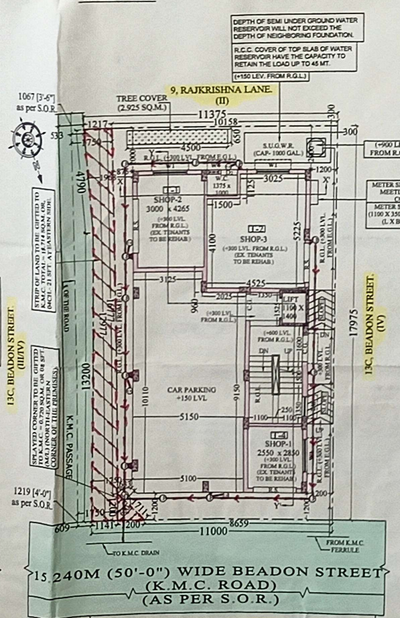
PLAN OF S.U.G.WATER RESERVOIR
(CAPACITY OF 1000 GAL.)
(3750 x 1150 x 1050)
SCALE:- 1:50



SECTION AT A-A'
SCALE:-1:50



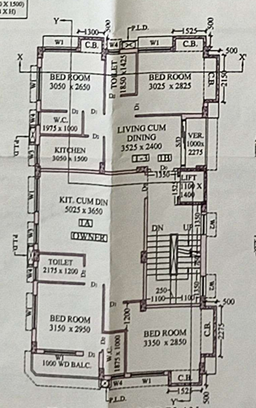
EXISTING GROUND FLOOR PLAN
SCALE :- 1:100



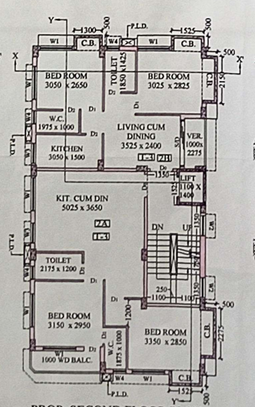
PROPOSED GROUND FLOOR PLAN
SCALE :- 1:100
(FULLY REHABILITATED TO EXISTING TENANTS)
REF. OF S.O.R. : CH. V. & S. ID. NO. - 537/2023-2024, DATED-08.08.2023

SCHEDULE OF DOOR & WINDOW
(for proposed plan only)

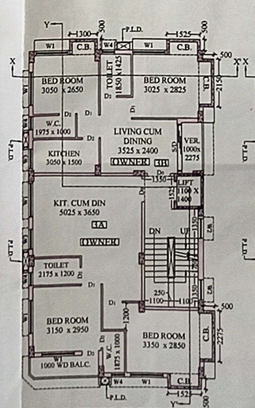
DOORS			WINDOWS		
MKD.	WIDTH	HEIGHT	MKD.	WIDTH	HEIGHT
D_1	1200	2100	W1	1500	1350
D_2	900	2100	W2	900	1350
D_3	750	2100	W3	900	1000
C.G.	1200	2200	W4	600	600
R.S.	AS PER (D9/1)	2400	W5	450	600



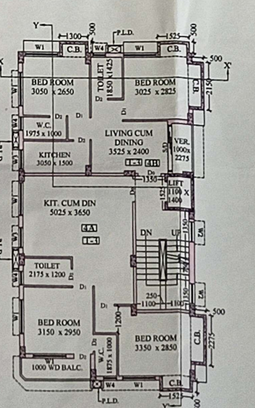
PROP. FIRST FLOOR PLAN
(PARTLY UNDER TENANT & PARTLY UNDER OWNER)
SCALE:-1:100



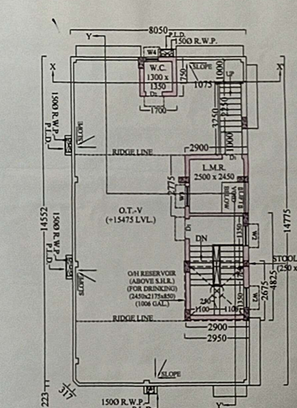
PROP. SECOND FLOOR PLAN
(FULLY UNDER TENANT)
SCALE:-1:100



PROP. THIRD FLOOR PLAN
(FULLY UNDER OWNER)
SCALE:-1:100



PROP. FOURTH FLOOR PLAN
(FULLY UNDER TENANT)
SCALE:-1:100



PROP. ROOF PLAN
SCALE:-1:100

REFERENCE:
a) DEED OF CONVEYANCE :-
BOOK -I, VOL. NO.-1901-2023; BEING NO.-190103580; PAGES FROM 136106 TO 136130; A.R.A-I, KOLKATA; YEAR 2023.
b) REGD. BOUNDARY DECLARATION:-
BOOK -I; VOL. NO.-1904-2023; BEING NO.-190409610; PAGES FROM 468889 TO 468900; A.R.A.-IV, KOLKATA; YEAR 2023.
c) REGD. DEED OF GIFT OF STRIP OF LAND:-
BOOK -I; VOL. NO.-1904-2023; BEING NO.-190413215; PAGES FROM 766255 TO 766266; A.R.A.-IV, KOLKATA; YEAR 2023.
d) REGD. DEED OF GIFT OF SPLAYED CORNER:-
BOOK -I; VOL. NO.-1904-2023; BEING NO.-190413214; PAGES FROM 766267 TO 766278; A.R.A.-IV, KOLKATA; YEAR 2023.
e)REFERENCE OF S.O.R.:- CH. V. & S. ID. NO. - 537/ 2023-2024, DATED-08.08.2023.

AMSL DECLARATION REGARDING OFFICE CIRCULAR NO. 13 OF 2022-23 OF D.G.(B), DT. 07/12/2022
PREMISES NO. - 13D, BEADON STREET (13D, DANI GHOSH SARANI, KOLKATA- 700 006, P.S. - BURTOLLA,
P.O.- BEADON STREET,UNDER K.M.C. WARD NO. - 026, BR. - IV.
ASSESSEE NO. -11-026-05-0037-4.
NAME OF OWNER(S)/APPLICANT(S): SRI RATAN SHAW AS SOLE PROPRIETOR OF 'SHAW PARIVAR'.
AREA OF LAND:- 03 K.- 01 CH.- 33 SFT. OR, 207.915 SQ.M. (M.L) (AS PER DEED)
02 K.- 15 CH.- 23 SFT. OR, 198.620 SQ.M. (M.L) (AS PER PHYSICAL MEASUREMENT).
NAME OF L.B.S.: SUBHASISH DEY (LBS/I/365)
PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAI: 31.00 M.
PROPOSED HT. OF BUILDING FROM AMSL= (AMSL+R.G.L.)+ HT. OF BLDG. = HT. OF ROOF STRUCTURE =
(10.0+3)+(1.475+5.400 = 31.175 M.

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS 84		SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE	
"A"	22°23.1126" N	88°21'57.1090" E	10.3 Meter
"B"	22°23.0132" N	88°21'57.3494" E	
"C"	22°23.0723" N	88°21'56.8341" E	
"D"	22°23.0728" N	88°21'57.4942" E	

THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF AT ANY STAGE, IT IS FOUND OTHERWISE, THEN WE SHALL BE FULLY LIABLE FOR WHICH K.M.C. AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST US AS PER LAW.

NAME OF OWNERS/APPLICANTS

SUBHASISH DEY (LBS/I/1365)
NAME OF L.B.S.

EXISTING AND PROPOSED AREA CALCULATION OF TENANT(S) & OWNER(S) :-

a) AREA STATEMENT OF OWNER(S):-

SL. NO.	NAME OF OWNER(S)	EXISTING					PROPOSED				
		USE	FLOOR	AREA (SQ.M.)			USE	FLOOR	AREA (SQ.M.)		
				OCCUPIED	COMMON	TOTAL			OCCUPIED	COMMON	TOTAL
	OWNER	RESI.	GROUND	17.714	4.413	22.127	RESI.	FIRST	57.836	2.021	59.857
							RESI.	THIRD	57.836	2.021	59.857
							RESI.	THIRD	44.945	1.571	46.516
					TOTAL (A)	22.127				TOTAL (B)	166.230

b) AREA STATEMENT OF TENANT(S):-

SL. NO.	NAME OF TENANT(S)	EXISTING					PROPOSED				
		USE	FLOOR	AREA (SQ.M.)			USE	FLOOR	AREA (SQ.M.)		
				OCCUPIED	COMMON	TOTAL			OCCUPIED	COMMON	TOTAL
T-1	RAJ KUMAR SHAW ALIAS RAJ KUMAR SAW	M(R)	GROUND	19.500	--------	19.500	M(R)	GROUND	15.217	--------	15.217
T-2	SOMNATH CHAKRABORTY SON OF LATE RAM KRISHNA CHAKRABORTY	M(R)	GROUND	29.509	--------	29.509	M(R)	GROUND	25.339	--------	25.339
T-3	SIMA BANERJEE	RESI.	GROUND	11.537	02.874	14.411	RESI.	FIRST	44.945	1.571	46.516
		RESI.	FIRST	159.608	39.758	199.366	RESI.	SECOND	44.945	1.571	46.516
		RESI.	SECOND	82.730	20.608	103.338	RESI.	SECOND	57.836	2.021	59.857
							RESI.	FOURTH	57.836	2.021	59.857
							RESI.	FOURTH	44.945	1.571	46.516
T-4	SANJOY SARKAR SON OF LATE BENOY SHANKAR ALIAS BENOY KRISHNA SARKAR	M(R)	GROUND	15.510	--------	15.510	M(R)	GROUND	09.366	--------	09.366
					TOTAL (C)	381.634				TOTAL (D)	309.184

EXCEPT EXEMPTED AREA
e) AREA OF STAIR / LIFT (EXEMPTED AREA):- EXISTING = 17.395 SQ.M. , PROPOSED = 63.058 SQ.M.

REGISTERED BEFORE A.R.A.- IV, KOLKATA ,VIDE BOOK - I , VOLUME NO.- 1904-2024, PAGE FROM 132661 TO 132670, BEING NO. - 190402183, FOR THE YEAR 2024.

COMPARATIVE STATEMENT

	RESIDENTIAL (TENANT) (A) (SQ.M.)	MERCANTILE (TENANT) (B) (SQ.M.)	RESIDENTIAL (OWNER) (C) (SQ.M.)	COMMON AREA (D) (SQ.M.)	EXEMPTED AREA (E) (SQ.M.)	PARKING AREA (F) (SQ.M.)	GRAND TOTAL (G) = (A+B+C+D+E+F) (SQ.M.)	EXEMPTED PARKING AREA (H) (SQ.M.)	EXEMPTED AREA (E) (SQ.M.)	NET TOTAL (H) = (F-G-D) (SQ.M.)
EXISTING (excluding stair, lift lobby area)	253.875	64.519	17.714	67.653	17.395	——	421.156	——	17.395	403.761
PROPOSED (excluding stair, lift lobby area)	250.507	49.922	160.617	14.368	63.058	49.938 (EXEMPTED 49.930)	588.410	49.930	63.058	475.422

DETAILS CALCULATION OF AREA AND FAR UNDER RULE 142 OF K.M.C. BUILDING RULE - 2009
1. ASSESSED NO.- 11-026-05-0037-5.

2. A) LAND AREA :-
03 K.- 01 CH.- 33 SFT. OR, 207.915 SQ.M. (M.L) (AS PER DEED)
02 K.- 15 CH.- 23 SFT. OR, 198.620 SQ.M. (M.L) (AS PER PHYSICAL MEASUREMENT)

B) AREA OF STRIP OF LAND GIFTED TO K.M.C.:-
04 CH.-21 SFT. OR, 18.714 SQ.M. (M.L) (AT EASTERN SIDE OF THE PREMISES)
(STRIP OF LAND TO BE GIFTED TO K.M.C. U/R 59(2) OF K.M.C. BLDG. RULE 2009)

C) AREA OF SPLAYED CORNER GIFTED TO K.M.C.:-
00 CH.-08 SFT. OR, 0.720 SQ.M. (M.L) (AT NORTH-EASTERN CORNER OF THE PREMISES)

TABLE:- 1:, EXISTING COVERED AREA STATEMENT(SQM.):-

FLOOR	USE GROUP EXCLUDING PROP. COMMON (I)	RESI. (I)	Business (II)	MERC. (III)	STORAGE (IV)	COMMON AREA INCLUDING EXEMPTION (V)	CARPARKING (VI)	TOTAL COVERED AREA INCLUDING EXEMPTION & CARPARKING (VII)	EXEMPTED AREA (VIII)	TOTAL COVERED AREA EXCLUDING EXEMPTION (IX)	F.A.R. = (IX)-(VIII) / LAND AREA(A)
GND.	29.201	—	64.519	—	67.653	—	—	161.423	04.475	165.898	2.033
1ST.	159.608	—	—	—	—	—	—	159.608	06.290	165.898	
2ND.	82.730	—	—	—	—	—	—	82.730	06.630	89.360	
TOTAL	271.539	—	64.519	—	67.653	—	—	403.761	17.395	421.156	

TABLE:- 2:, PROPOSED COVERED AREA STATEMENT(SQM.):-

FLOOR	USE GROUP EXCLUDING PROP. COMMON		COMMON AREA INCLUDING EXEMPTION (V)	CARPARKING		TOTAL COVERED AREA INCLUDING EXEMPTION & CAR PARKING (VII)	EXEMPTED AREA (VIII)		TOTAL COVERED AREA EXCLUDING EXEMPTION (IX)	TOTAL COVERED AREA EXCLUDING EXEMPTION CAR PARKING (A)	F.A.R. = (IX)-(VI) / LAND AREA(A)
	RESI. (I)	MERC. (III)		PERMISSIBLE	PROVIDED		STAIR CASE	LIFT LOBBY			
GND.	49.922	18.054				118.914	10.903	2.059	104.952		
1ST.	102.787	14.593				117.374	10.465	2.059	104.850	475.422 = (253.375+49.930)	2.394
2ND.	102.787	14.593				117.374	10.465	2.059	104.850		
3RD.	102.787	14.593				117.374	10.465	2.059	104.850		
4TH.	102.787	14.593				117.374	10.465	2.059	104.850		
TOTAL	411.128	66.922	77.426	49.930	49.938	588.410	52.763	10.295	523.352		

TABLE:- 3:- PROPOSED TENEMENT AREA STATEMENT (SQM.):-

FLOOR	NATURE OF USE	MARKED	EXCLUSIVE COVERED AREA	PROP. COMMON AREA EXCLUDING EXEMPTION	TOTAL COVERED AREA EXCLUDING EXEMPTION	PROP. COMMON AREA INCLUDING EXEMPTION	TOTAL COVERED AREA INCLUDING EXEMPTION
GND.	NOT.	SHOP-1	48.945 (CARPET AREA- 37.398 SQM.)	——	09.366	——	09.366
GND.	NOT.	SHOP-2	15.217 (CARPET AREA- 12.970 SQM.)	——	15.217	——	15.217
GND.	NOT.	SHOP-3	25.339 (CARPET AREA- 21.596 SQ.M.)	——	25.339	——	25.339
1ST.	RESI.	FLAT-1A	44.945	1.571	46.516	6.8557	53.4097
1ST.	RESI.	FLAT-1B	57.836	2.021	59.857	8.8728	68.7278
2ND.	RESI.	FLAT-2A	44.945	1.571	46.516	6.8557	53.4097
2ND.	RESI.	FLAT-2B	57.836	2.021	59.857	8.8728	68.7278
3RD.	RESI.	FLAT-3A	44.945	1.571	46.516	6.8557	53.4097
3RD.	RESI.	FLAT-3B	57.836	2.021	59.857	8.8728	68.7278
4TH.	RESI.	FLAT-4A	44.945	1.571	46.516	6.8557	53.4097
4TH.	RESI.	FLAT-4B	57.836	2.021	59.857	8.8728	68.7278
		TOTAL:-	461.046	14.368	475.414	63.058	538.472

TABLE:- 4:, PERMISSIBLE COVERED AREA STATEMENT(SQM.):-

TOTAL NO. OF EXISTING AREA (EXCLUDING EXEMPTION & CARPARKING)				PERMISSIBLE AREA (A+25)	PROPOSED AREA EXCLUDING EXEMPTION AND CAR PARKING	PERMISSIBLE F.A.R.
UNDER OWNER (A)		UNDER TENANT(B)				
SQM.	(%)	SQM.	(%)			
22.127	5.480 %	381.634	94.520 %	785.395 = (381.634 x 2) + 22.127	475.422	3.954

TABLE:- 5:, DIFFERENT PARAMETER COMPARATIVE STATEMENTS:-

PARAMETER	EXISTING		PERMISSIBLE		PROPOSED	
GROUND COVERAGE	165.898 SQ.M.	(83.525%)	119.172 SQ.M.	(60.00%)	118.914 SQ.M.	(59.870%)
CARPARKING	——	——	49.930 SQ.M.	(50.00%)	49.938 SQ.M.	(50.08%)
HEIGHT	10.090 MTR.	——	15.000 MTR.	——	15.475 MTR.	——
F.A.R.	403.761 SQ.M.	2.033	785.395 SQ.M.	3.954	475.422 SQ.M.	2.394
C.B.	——	——	17.652 SQ.M.	3% OF TOTAL COV AREA	17.550 SQ.M.	2.983% OF TOTAL COV AREA
TREE COVER	——	——	2.922 SQ.M.	1.471% OF TOTAL LAND AREA	2.925 SQ.M.	1.473 % OF TOTAL LAND AREA

TABLE:- 6:, EXEMPTED AREA DETAILS:-
AREA OF PROPOSED STAIR HEAD ROOM = 13.993 SQ.M. [2.900 x 4.825]
AREA OF PROPOSED LIFT MACHINE ROOM = 08.048 SQ.M. [2.900 x 2.775]
AREA OF PROPOSED OVER HEAD TANK = 07.891 SQ.M. [2.950 x 2.675]
AREA OF PROPOSED L.M.R. STAIR = 03.484 SQ.M. [1.075 x 3.250]
AREA OF PROPOSED W.C. ON ROOF = 02.975 SQ.M. [1.700 x 1.750]
AREA OF PROPOSED EXEMPTED STAIR CASE & LIFT LOBBY = 63.058 SQ.M. [52.763 + 10.295]
TOTAL AREA OF PROPOSED ROOF = 118.914 SQ.M.

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 200THK. IS IN MORTAR & 75 THK. & 125 THK. IN 1:4 MORTAR.
5. ALL BUILDING MATERIALS SHOULD CONFORM TO I.S. & N.B. CODES OR AS SPECIFIED BY THE ENGINEER IN CHARGE.
6. P.L.D. = PIPE LINE DUCT , R.W.P. = RAIN WATER PIPE.
7. ALL TOILETS, W.C. KITCHEN WILL BE MADE BY WATER TIGHT FLOORING.

CERTIFICATE OF STRUCTURAL ENGINEER :-

STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE PROPOSED BUILDING WILL BE MADE BASED ON THE SOIL TEST REPORT WHICH WILL BE DONE AFTER DEMOLITION OF EXISTING BUILDING, BY CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER PREVAILING I.S. CODES AND N.B.C. OF INDIA AND CERTIFIED THAT THE DESIGN WILL BE CALCULATED IN SUCH A WAY TO MAKE THE PROPOSED CONSTRUCTION SAFE AND STABLE IN ALL RESPECT.

SHYAM SUNDAR KUNDU
B.C.E. (I.U.), M.M.S.
Empanelled Structural Engineer
Kolkata Municipal Corporation
Class-I, Reg. No. 1/237
SIGNATURE OF STRUCTURAL ENGINEER

DECLARATION OF L.B.S. :-

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN AS PER PROVISION OF K.M.C. BUILDING RULES 2009 AS AMENDED FROM TIME TO TIME ALONG IN COMPLIANCE. WITH RULE 142 OF K.M.C. BLDG. RULE 2009 AND 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 LAND, THE PLOT IS DEMARCATED BY BOUNDARY LINE AND EXISTING STRUCTURE.

SUBHASISH DEY
Regd. Civil Engg.
Under Kolkata
Municipal Corporation
LBS Class I, No.1365
SIGNATURE OF L.B.S.

CERTIFICATE OF GEO-TECHNICAL ENGINEER :-

THE UNDERSIGNED HAS INSPECTED THE SITE. SOIL EXPLORATION WILL BE CARRIED OUT AT SITE AFTER DEMOLITION OF EXISTING STRUCTURE. SOIL EXPLORATION REPORT WITH RECOMMENDATION WILL BE SUBMITTED ACCORDINGLY. NOW IT IS CERTIFIED THAT SOIL EXPLORATION AND RECOMMENDATION REPORT WILL BE COMPARED AND VERIFIED BY ME WITH PROPOSED CONSTRUCTION SO THAT THE SITE WILL ABLE TO CARRY THE LOAD COMING FROM PROPOSED CONSTRUCTION TO THE FOUNDATION. CERTIFIED THAT THE RECOMMENDATION FOLLOWED WITH SOIL EXPLORATION WILL BE MADE IN SUCH A WAY TO MAKE THE PROPOSED CONSTRUCTION SAFE AND STABLE IN ALL RESPECTS FROM GEO-TECHNICAL POINT OF VIEW.

SHYAM SUNDAR KUNDU
B.C.E. (I.U.), M.M.S.
Empanelled Geotechnical Engineer
Kolkata Municipal Corporation
Reg. No. E/19 & Reg. No. 1/58
SIGNATURE OF GEO-TECHNICAL ENGINEER

DECLARATION OF OWNER(S) :-

PRESENT STATUS AND PROPOSED ACCOMMODATION OF TENANT DRAWN BY L.B.S. AS PER THE CLARIFICATION & EXPLANATION AND PHOTOCOPY OF DOCUMENTS SUPPLIED BY THE OWNER(S). AND OWNER(S) WILL BE HELD AS SOLE RESPONSIBLE FOR ANY MISREPRESENTATION OF FACT AND SUBSEQUENT LITIGATION FOR THE SAME.

RATAN SHAW
SIGNATURE OF OWNER

SHEET NO: 01 OF 01	CONTENTS: EXISTING GROUND, FIRST & SECOND FLOOR PLAN, PROPOSED GROUND FLOOR PLAN, FIRST TO FOURTH FLOOR PLAN, PROPOSED ROOF PLAN, PROPOSED ELEVATIONS & SECTIONS, EXISTING & PROPOSED TENANT AREA CALCULATION CHART, COMPARATIVE STATEMENT, SITE PLAN, KEY PLAN, S.U.G.W.R. DETAILS, D/W SCHEDULE.
PROJECT:	PLAN PROPOSAL OF FIVE STORIED (HT.- 15.475 M. FROM R.G.L.) RESIDENTIAL BUILDING AT PREMISES NO.- 13D, BEADON STREET (13D, DANI GHOSH SARANI), KOLKATA- 700 006, P.S. - BURTOLLA, P.O.- BEADON STREET,UNDER K.M.C. WARD NO. - 026, BR. - IV.
	PLAN PROPOSAL U/S 393 OF K.M.C. ACT, 1980 AND U/R 142 OF K.M.C. BLDG. RULE 2009 READ WITH SUBSEQUENT CIRCULARS AND GUIDELINES.

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

13D

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 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

Before starting any Construction the site must conform with the plans sanctioned and all theconditions as proposed in the plan should be fulfilled

The validity of the written permission to execute the work is subject to the above conditions.

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.

The sanction refers to the proposed portion shown in red and the Executive Engineers makes no admission as to the correctness of the plan.

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.

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

THE KOLKATA MUNICIPAL CORPORATION
BUILDING PERMIT
No. 2024040014
Date 28.6.2024 Borough No. IV
Ex. Engineer / Asst. Engineer
Bor. No. IV Bor. No. IV
BUILDING DEPARTMENT

RESIDENTIAL BUILDING

THE SANCTION IS VALIED UP TO 27.6.2029

DEVIATION WOULD MEAN DEMOLITION

Design of all Structural Members including that of the foundation should conform to Standards 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.

Approved By : MBC Meeting No. 630 dt. 11.01.2024, vide item No. 293/23-24
The Building Committee

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.

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

Executive Engineer (C) BR. IV
Asst. Engineer (C) Br. PLAN IV

KOLKATA MUNICIPAL CORPORATION
RECEIVED
CONTENT NOT VERIFIED
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