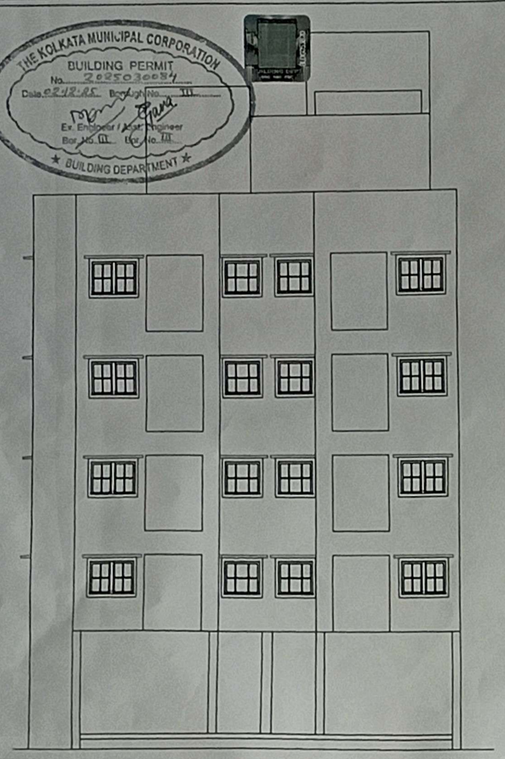
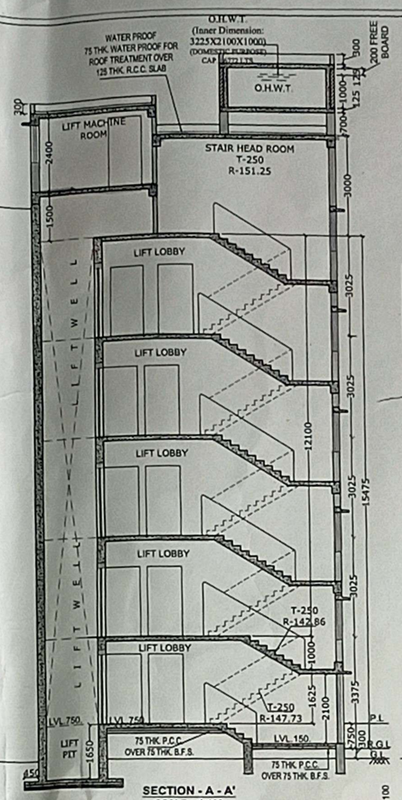
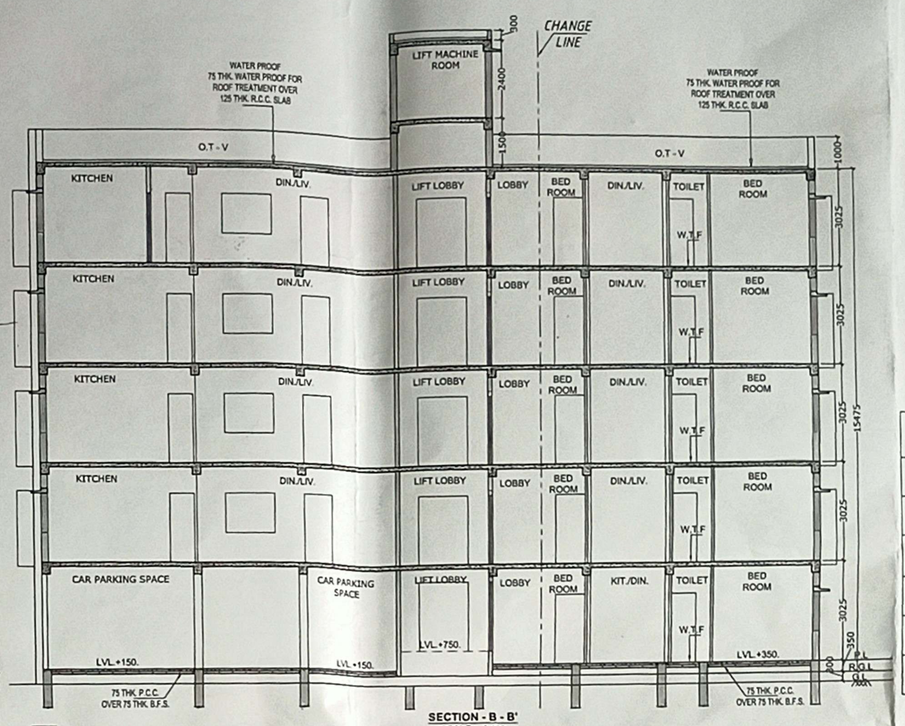
THE KOLKATA MUNICIPAL CORPORATION
BUILDING PERMIT
No. 2025300394
Date 02/12/25 Book No. III
Ex. Engineer / Asst. Engineer
Bor. No. III Div. No. III
BUILDING DEPARTMENT



FRONT SIDE ELEVATION
SCALE :- 1:100



SECTION - A - A'
SCALE :- 1:100



SECTION - B - B'
SCALE :- 1:100

EXISTING SECTION - X - X'
SCALE :- 1:100

DOORS & WINDOWS SCHEDULE					
MKD	WIDTH	HEIGHT	MKD	WIDTH	HEIGHT
DOOR SHCEDULE			WINDOW SHCEDULE		
D	1000	2100	W1	1500	1200
D1	900	2100	W2	1200	1200
D2	750	2100	W3	900	1000
			W4	600	750

** COMMON AREA (STAIR CASE ONLY) EXEMPTED IN CALCULATION**

SL.	NAME OF OWNER	EXISTING USE	EXISTING FLOOR	EXISTING AREA (SQ.M.) OCCUPIED	COMMON	TOTAL	PROPOSED USE	PROPOSED FLOOR	PROPOSED AREA (SQ.M.) OCCUPIED	COMMON	TOTAL
1	DEEPAK KUMAR BHAWSINGKA, RAVI KUMAR BHAWSINGKA, MANMOHAN BHAWSINGKA, REEMA JHUNJHUNWALA	RESIDENTIAL	GROUND	NIL	NIL	NIL	RESIDENTIAL	SECOND(F-A)	58.416	0.824	59.240
								SECOND(F-B)	57.003	0.804	57.807
								SECOND(F-D)	64.614	0.911	65.525
								SECOND(F-C)	61.393	0.866	62.259
								THIRD(F-A)	58.416	0.824	59.240
								THIRD(F-B)	57.003	0.804	57.807
								THIRD(F-D)	64.614	0.911	65.525
								THIRD(F-C)	61.393	0.866	62.259
			FIRST	NIL	NIL	NIL					
			TOTAL	0.000	0.000 A	0.000		TOTAL	482.852	6.810 B	489.662

** COMMON AREA (STAIR CASE ONLY) EXEMPTED IN CALCULATION**

SL.	NAME OF THE TENANTS TO BE REHABILITATED	EXISTING USE	EXISTING FLOOR	EXISTING AREA (SQ.M.) OCCUPIED	COMMON	TOTAL	PROPOSED USE	PROPOSED FLOOR	PROPOSED AREA (SQ.M.) OCCUPIED	COMMON	TOTAL	TOTAL
1	BRIJLAL SHAW	RESIDENTIAL	GROUND	152.452	13.572	166.024	RESIDENTIAL	GROUND(F-A)	58.416	0.824	59.240	184.005
			GROUND	37.161	3.308	40.469		FIRST(F-A)	58.416	0.824	59.240	
								FOURTH(F-D)	64.614	0.911	65.525	
2	BHRIGU NARAYAN SHAW	RESIDENTIAL	GROUND	86.119	7.667	93.786	RESIDENTIAL	FIRST(F-B)	57.003	0.804	57.807	115.614
								GROUND(F-B)	57.003	0.804	57.807	
4	PRATAP KUMAR DAS	RESIDENTIAL	FIRST	174.656	15.549	190.205	RESIDENTIAL	FOURTH(F-B)	57.003	0.804	57.807	185.591
								FIRST(F-D)	64.614	0.911	65.525	
								FIRST(F-C)	61.393	0.866	62.259	
3	ASHIS KULIA	RESIDENTIAL	FIRST	105.072	9.354	114.426	RESIDENTIAL	FOURTH(F-C)	61.393	0.866	62.259	121.499
								FOURTH(F-A)	58.416	0.824	59.240	
			TOTAL	555.460	49.450 C	604.910		TOTAL	598.271	8.438 D	606.709	

SECTION C-C

DETAILS OF SEMI-UNDER GROUND WATER RESERVOIR
SCALE - 1:50

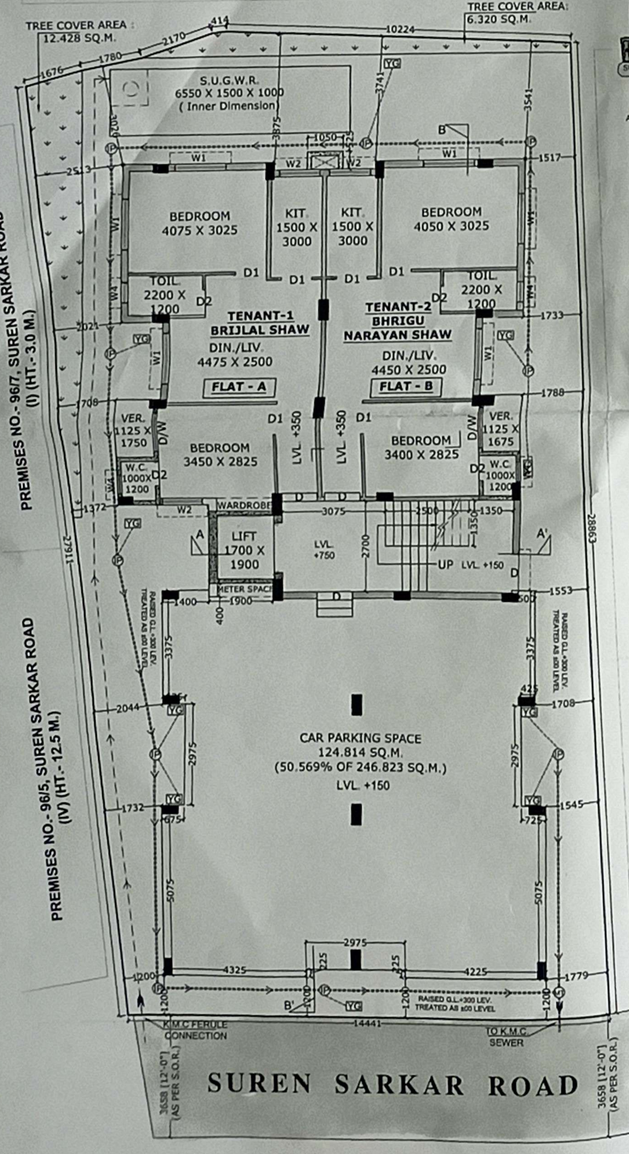
** EXISTING BUILDING AREA DETAILS **

GROUND FLOOR AREA = 323.746 SQ.M. NET TENANT AREA = 275.732 SQ.M. STAIR AREA = 7.144 SQ.M. COMMON AREA = 40.870 SQ.M.	1ST. FLOOR AREA = 292.118 SQ.M. NET TENANT AREA = 279.728 SQ.M. STAIR AREA = 6.488 SQ.M. COMMON AREA = 5.902 SQ.M.	AT ROOF NET TENANT AREA = NIL STAIR AREA = 3.616 SQ.M. COMMON AREA = 2.678 SQ.M.	* TOTAL NET TENANT AREA = 555.460 SQ.M. * TOTAL STAIR AREA = 17.248 SQ.M. * TOTAL COMMON AREA = 49.450 SQ.M.

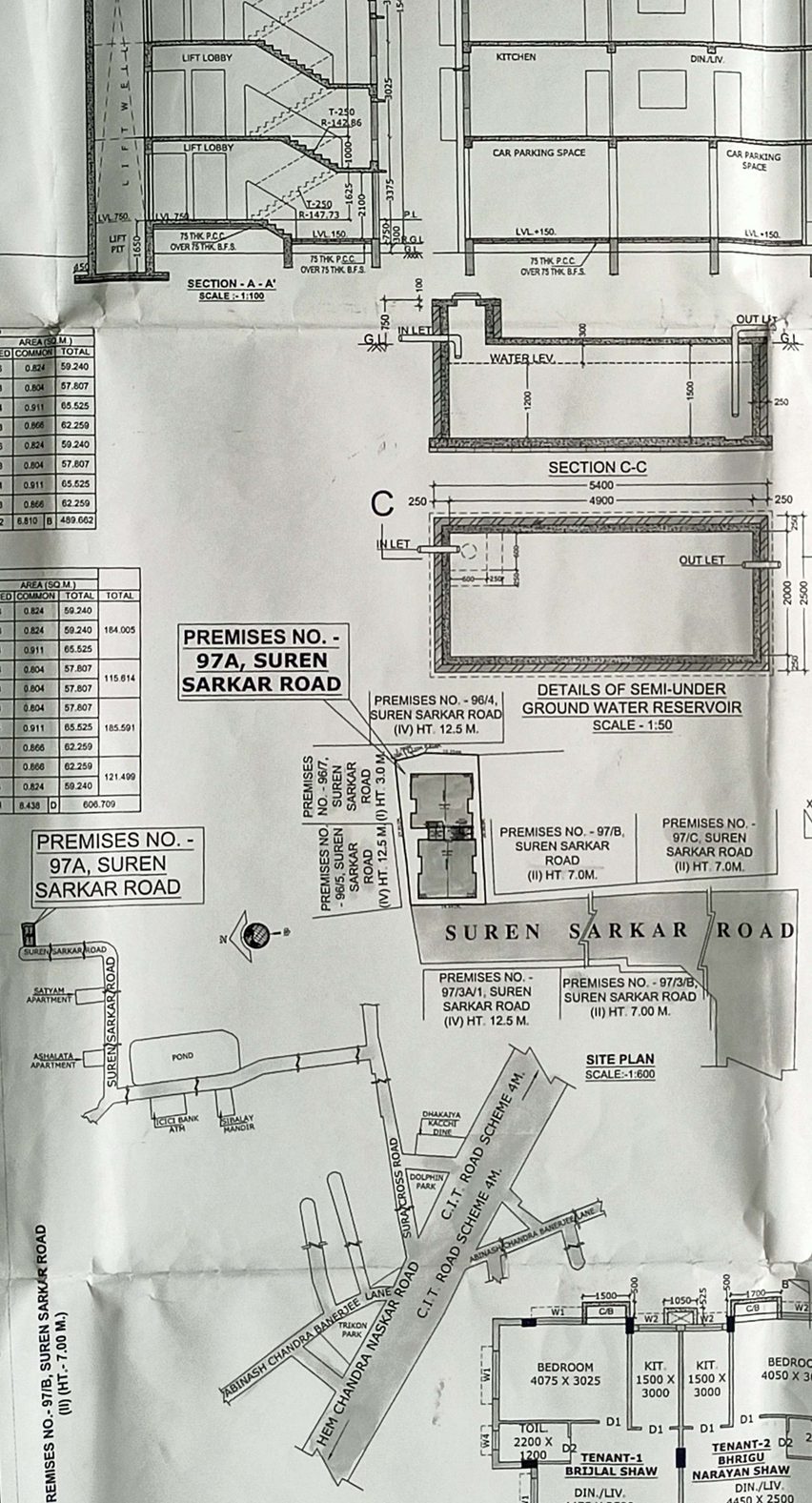
PERMISSIBLE NET BUILDING AREA = [0.000 + (2 X 604.910)] SQ.M. = 1209.820 SQ.M. (EXCLUDING EXEMPTED AREA)

PROPOSED NET BUILDING AREA = (1221.185 - 124.814) SQ.M = 1096.371 SQ.M. (EXCEPT LIFT DUCT AREA , EXEMPTED AREA & PARKING AREA)

PREMISES NO.- 96/4, SUREN SARKAR ROAD
(IV) (HT.- 12.5 M.)

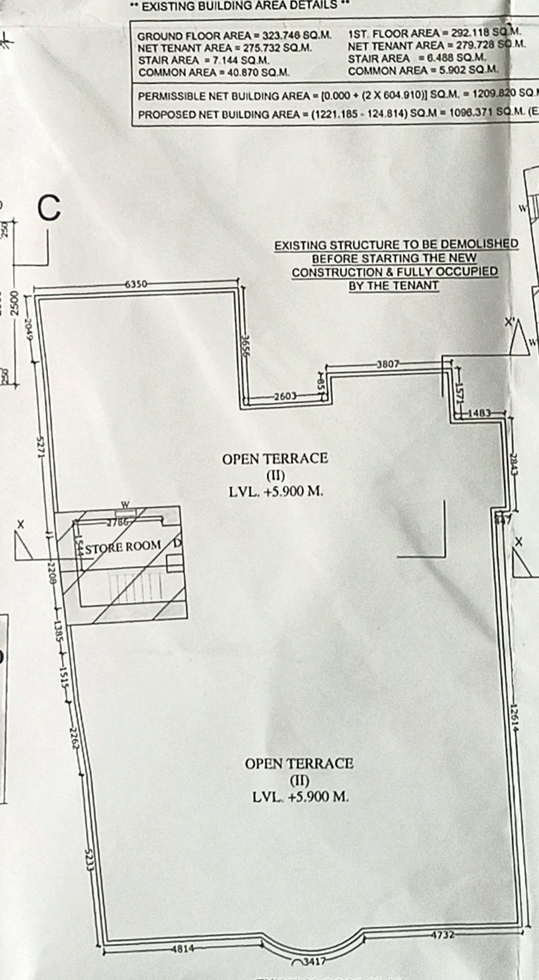


(REHABILITATION FOR EXISTING TENANT & OWNER)
PROPOSED GROUND FLOOR PLAN
SCALE 1:100

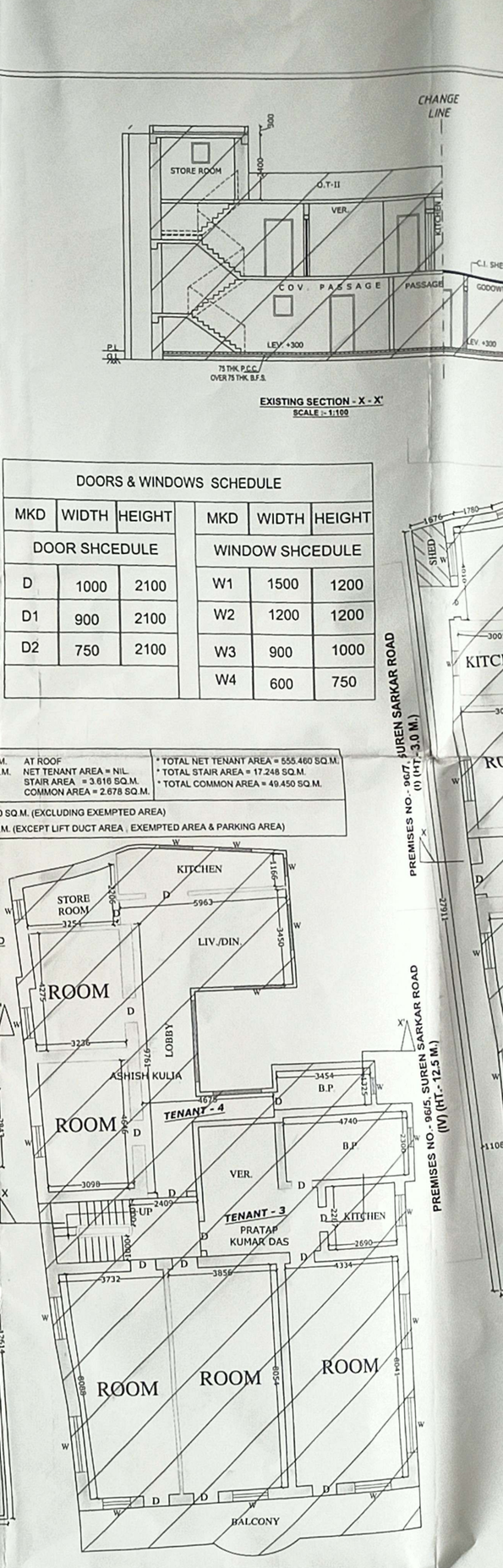


SITE PLAN
SCALE:-1:600

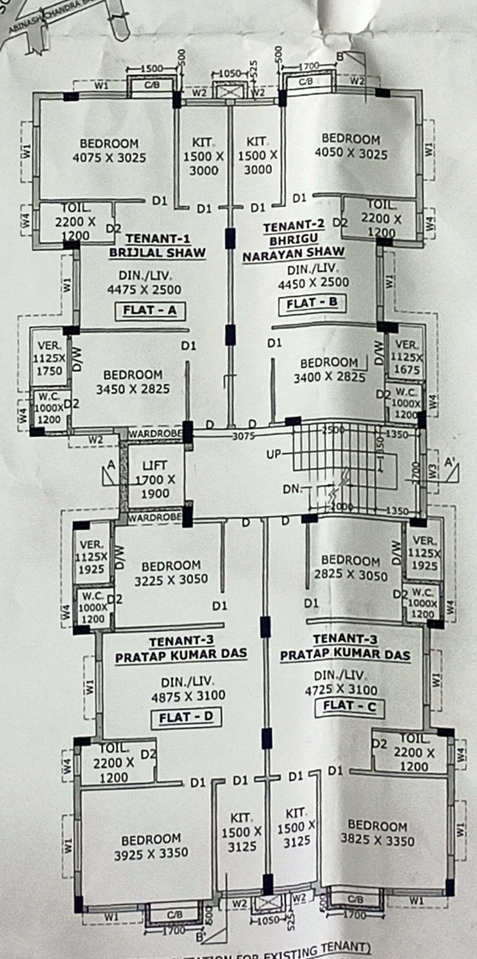
LOCATION PLAN
SCALE:-1:4000



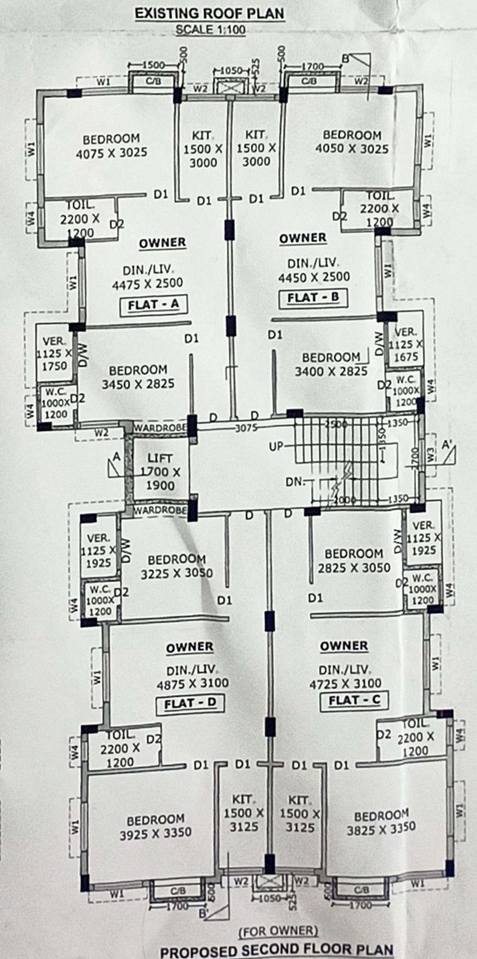
EXISTING ROOF PLAN
SCALE 1:100



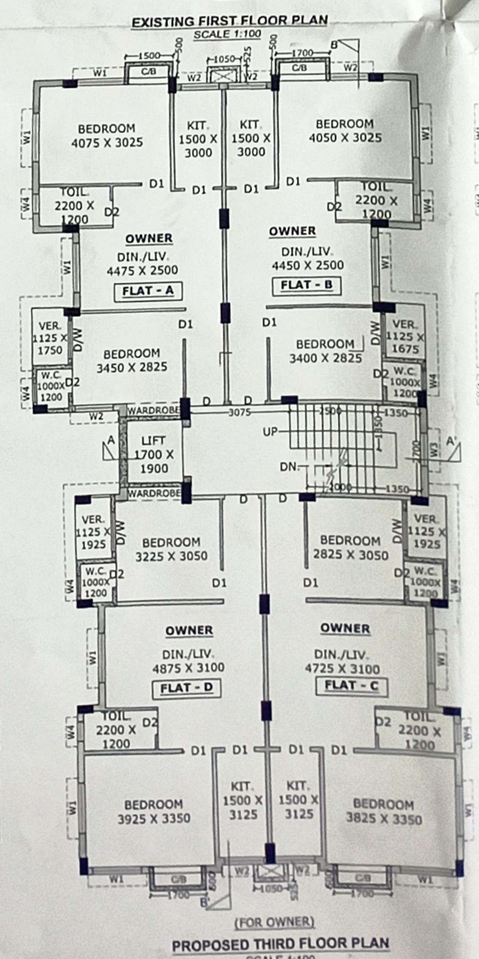
EXISTING FIRST FLOOR PLAN
SCALE 1:100



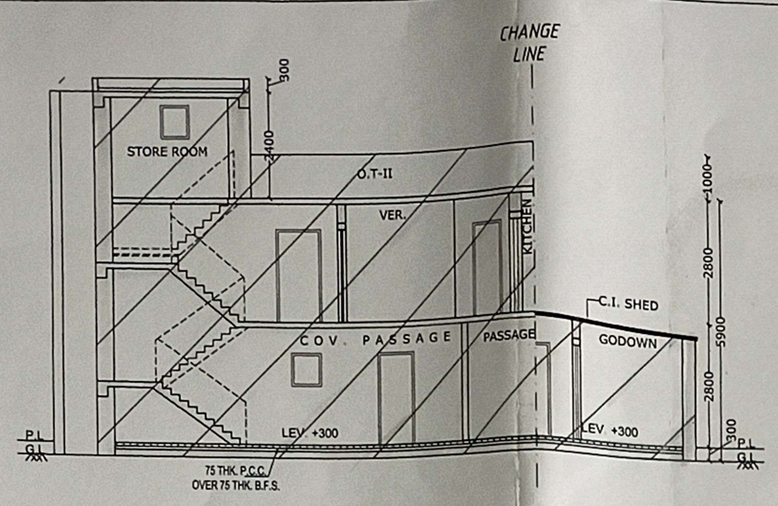
(REHABILITATION FOR EXISTING TENANT)
PROPOSED FIRST FLOOR PLAN
SCALE 1:100



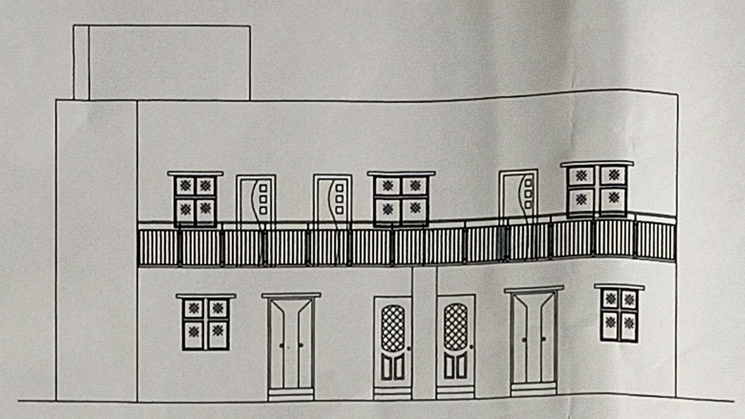
(FOR OWNER)
PROPOSED SECOND FLOOR PLAN
SCALE 1:100



(FOR OWNER)
PROPOSED THIRD FLOOR PLAN
SCALE 1:100



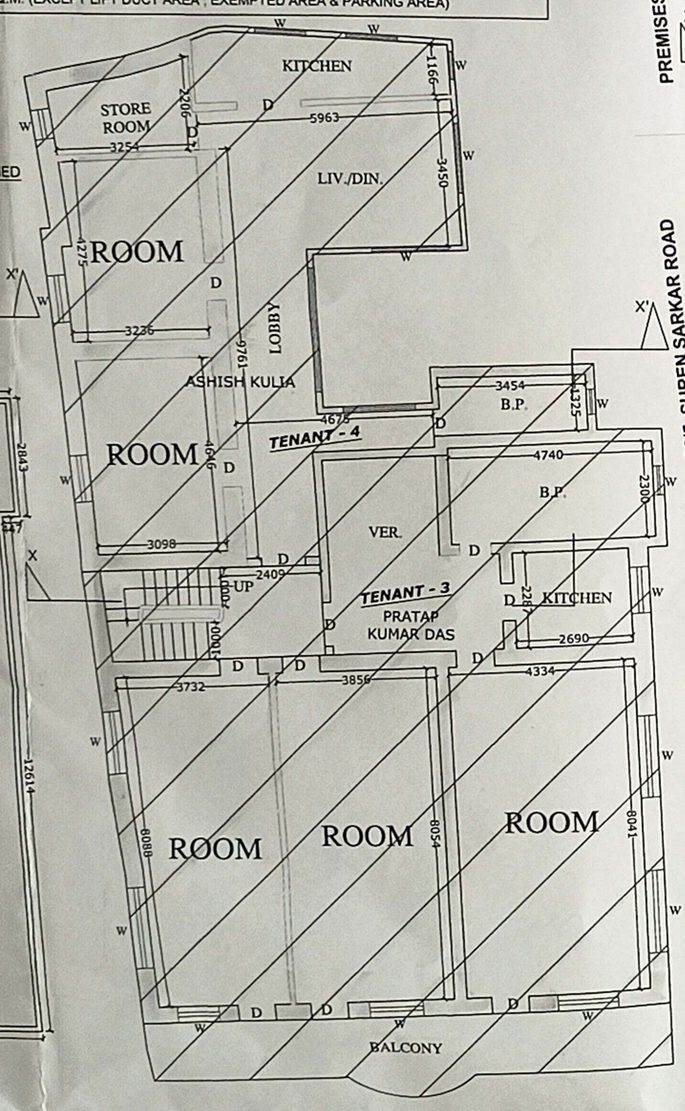
EXISTING SECTION - X - X'
SCALE :- 1:100



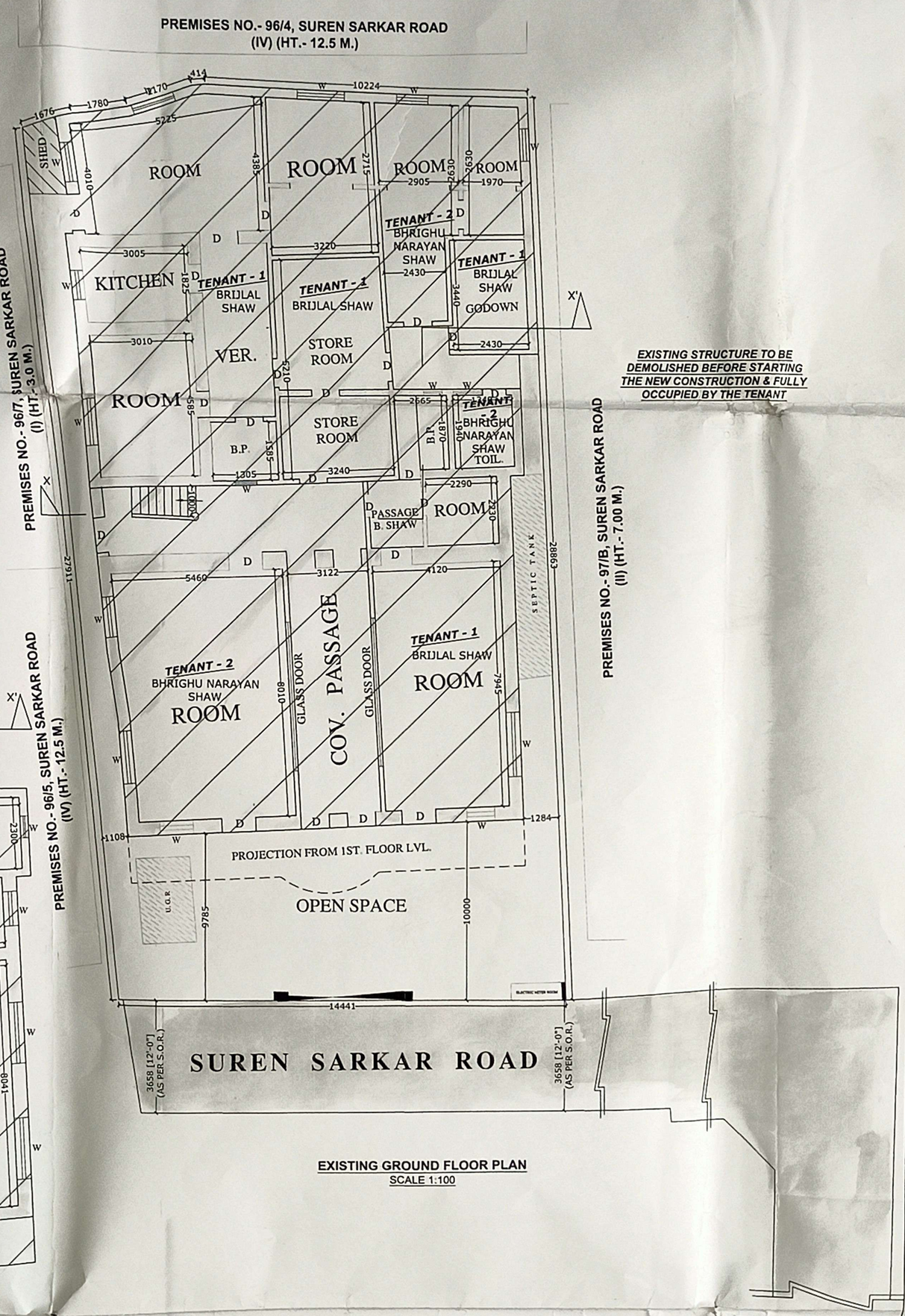
EXISTING FRONT ELEVATION
SCALE :- 1:100

DOORS & WINDOWS SCHEDULE					
MKD	WIDTH	HEIGHT	MKD	WIDTH	HEIGHT
DOOR SHCEDULE			WINDOW SHCEDULE		
D	1000	2100	W1	1500	1200
D1	900	2100	W2	1200	1200
D2	750	2100	W3	900	1000
			W4	600	750

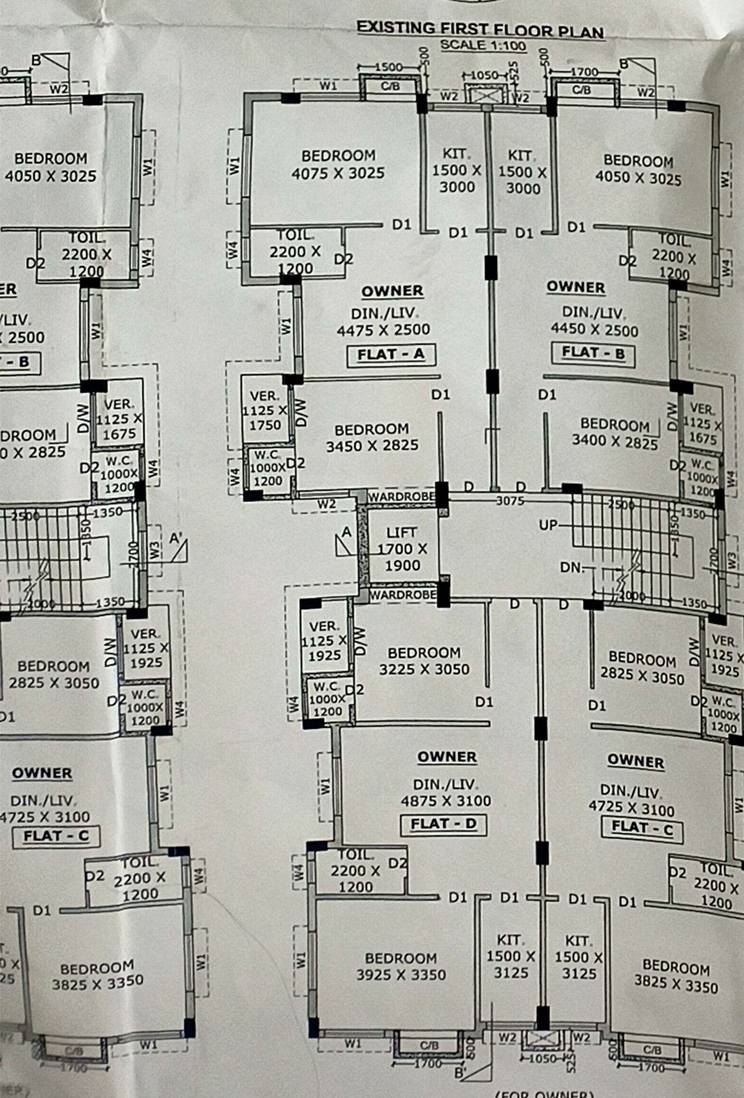
92.118 SQ.M.	AT ROOF	* TOTAL NET TENANT AREA = 555.460 SQ.M.
279.728 SQ.M.	NET TENANT AREA = NIL.	* TOTAL STAIR AREA = 17.248 SQ.M.
SQ.M.	STAIR AREA = 3.616 SQ.M.	* TOTAL COMMON AREA = 49.450 SQ.M.
02 SQ.M.	COMMON AREA = 2.678 SQ.M.	
= 1209.820 SQ.M. (EXCLUDING EXEMPTED AREA)		
096.371 SQ.M. (EXCEPT LIFT DUCT AREA , EXEMPTED AREA & PARKING AREA)		



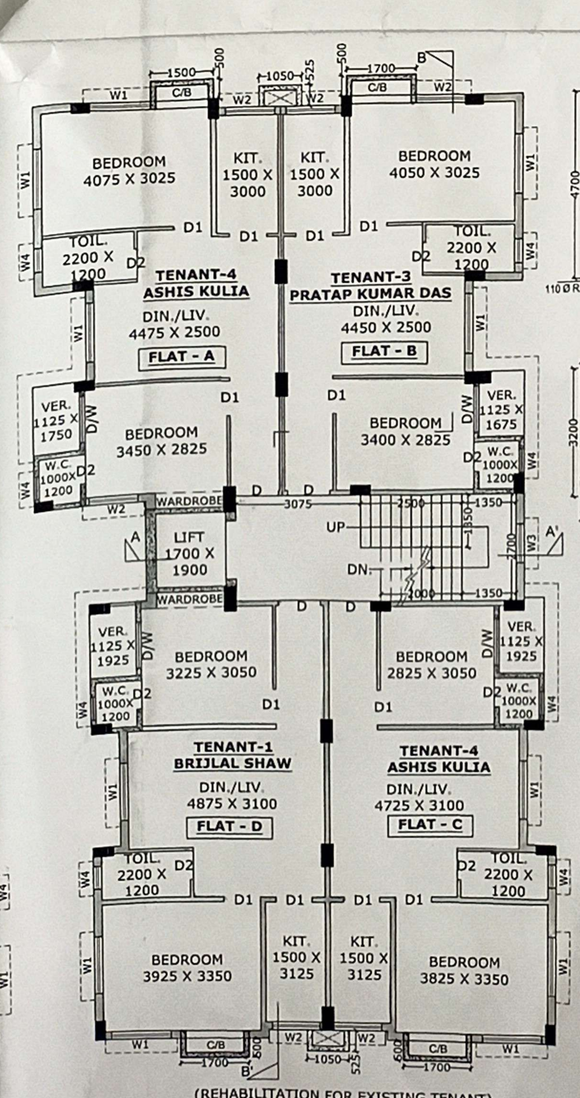
EXISTING FIRST FLOOR PLAN
SCALE 1:100



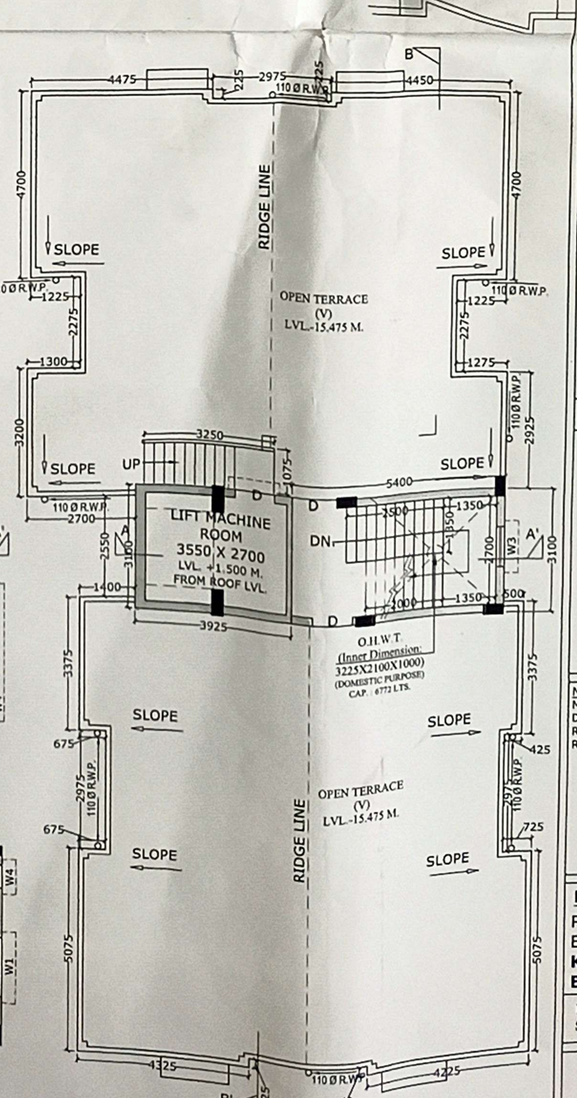
EXISTING GROUND FLOOR PLAN
SCALE 1:100



(FOR OWNER)
PROPOSED THIRD FLOOR PLAN
SCALE 1:100



(REHABILITATION FOR EXISTING TENANT)
PROPOSED FOURTH FLOOR PLAN
SCALE 1:100



ROOF PLAN
SCALE 1:100

PLAN CASE NO.- 2025030074

PART - A

1. ASSESSEE NO.- 110332201359

2. DETAILS OF REGISTERED DEED
BOOK NO.- I
VOLUME NO.- 324
PAGE NO.- 308 TO 319
BEING NO.- 13708
YEAR - 1991
REGD. AT- A.D.S.R. SEALDAH

3. DETAILS OF REGISTERED DEED
BOOK NO.- I
VOLUME NO.- 324
PAGE NO.- 320 TO 331
BEING NO.- 13709
YEAR - 1991
REGD. AT- A.D.S.R. SEALDAH

4. DETAILS OF REGISTERED DEED
BOOK NO.- I
VOLUME NO.- 324
PAGE NO.- 332 TO 343
BEING NO.- 13710
YEAR - 1991
REGD. AT- A.D.S.R. SEALDAH

5. DETAILS OF REGISTERED DEED
BOOK NO.- I
VOLUME NO.- 324
PAGE NO.- 344 TO 353
BEING NO.- 13711
YEAR - 1991
REGD. AT- A.D.S.R. SEALDAH

6. DETAILS OF REGISTERED DEED
BOOK NO.- I
VOLUME NO.- 324
PAGE NO.- 354 TO 365
BEING NO.- 13712
YEAR - 1991
REGD. AT- A.D.S.R. SEALDAH

7. DETAILS OF REGISTERED DEED
BOOK NO.- I
VOLUME NO.- 324
PAGE NO.- 366 TO 377
BEING NO.- 13713
YEAR - 1991
REGD. AT- A.D.S.R. SEALDAH

8. DETAILS OF REGISTERED DEED OF GIFT
BOOK NO.- I
VOLUME NO.- 1604-2025
PAGE NO.- 62485 TO 62507
BEING NO.- 160402416
DATE - 13.03.2025
REGD. AT- D.S.R. IV

9. DETAILS OF REGISTERED DEED OF GIFT
BOOK NO.- I
VOLUME NO.- 1604-2025
PAGE NO.- 62508 TO 62529
BEING NO.- 160402417
DATE - 13.03.2025
REGD. AT- D.S.R. IV

10. DETAILS OF REGISTERED DEED OF GIFT
BOOK NO.- I
VOLUME NO.- 1604-2025
PAGE NO.- 62585 TO 62607
BEING NO.- 160402411
DATE - 13.03.2025
REGD. AT- D.S.R. IV

11. DETAILS OF REGISTERED GENERAL POWER OF ATTORNEY
BOOK NO.- I
VOLUME NO.- 1604-2025
PAGE NO.- 62670 TO 62686
BEING NO.- 160402541
DATE - 13.03.2025
REGD. AT- D.S.R. IV

12. DETAILS OF REGISTERED BOUNDARY DECLARATION
BOOK NO.- I
VOLUME NO.- 1606-2025
PAGE NO.- 40361 TO 40373
BEING NO.- 160601273
DATE - 08.04.2025
REGD. AT- A.D.S.R. SEALDAH

13. DETAILS OF DECLERATION OF TENANT
BOOK NO.- I
VOLUME NO.- 1606-2025
PAGE NO.- 130637 TO 130648
BEING NO.- 160604373
DATE - 19.11.2025
REGD. AT- A.D.S.R. SEALDAH

PART - B

1. AREA OF LAND :-
a) AS PER TITLE DEED - 6K. - 10 CH. - 05 SQ.FT. = 443.608 SQ.M.
b) AS PER BOUNDARY DECLARATION = 441.488 SQ.M.

5. PERMISSIBLE GROUND COVERAGE - (60%) = 264.893 SQ.M.
6. PROPOSED GROUND COVERAGE - (59.995%) = 264.870 SQ.M.
7. PROPOSED HEIGHT OF THE BUILDING = 15.475 M.
8. PROPOSED AREA

FLOORS	GROSS COVERED AREA	LIFT DUCT AREA	NET FLOOR AREA	STAIR+STAIR LOBBY	LIFT LOBBY	NET FLOOR AREA
GROUND FLOOR	264.844 SQ.M.	-----	264.844 SQ.M.	13.365 SQ.M.	4.658 SQ.M.	246.821 SQ.M.
FIRST FLOOR	264.844 SQ.M.	3.230 SQ.M.	261.614 SQ.M.	13.365 SQ.M.	4.658 SQ.M.	243.591 SQ.M.
SECOND FLOOR	264.844 SQ.M.	3.230 SQ.M.	261.614 SQ.M.	13.365 SQ.M.	4.658 SQ.M.	243.591 SQ.M.
THIRD FLOOR	264.844 SQ.M.	3.230 SQ.M.	261.614 SQ.M.	13.365 SQ.M.	4.658 SQ.M.	243.591 SQ.M.
FOURTH FLOOR	264.844 SQ.M.	3.230 SQ.M.	261.614 SQ.M.	13.365 SQ.M.	4.658 SQ.M.	243.591 SQ.M.
TOTAL	1324.220 SQ.M.	12.920 SQ.M.	1311.300 SQ.M.	66.825 SQ.M.	23.290 SQ.M.	1221.185 SQ.M.
				TOTAL = 90.115 SQ.M.		

PROPOSED TENEMENT AREA CALCULATION & FLAT ALLOCATION FOR OWNER AND TENANTS (INCLUDING EXEMPTED AREA)

FLOOR MENTION	FLAT MARING	TENAMENT AREA EXCLUDING COMMON	PROPORTIONED AREA TO BE ADDED	TENAMENT SIZE	FLAT IS ALOCATED FOR
GRO. FLOOR	A	58.416 SQ.M.	5.693 SQ.M.	64.109 SQ.M.	TENANT
GRO. FLOOR	B	57.003 SQ.M.	5.555 SQ.M.	62.558 SQ.M.	TENANT
1ST. FLOOR	A	58.416 SQ.M.	5.693 SQ.M.	64.109 SQ.M.	TENANT
1ST. FLOOR	B	57.003 SQ.M.	5.555 SQ.M.	62.558 SQ.M.	TENANT
1ST. FLOOR	C	61.393 SQ.M.	5.983 SQ.M.	67.376 SQ.M.	TENANT
1ST. FLOOR	D	64.614 SQ.M.	6.297 SQ.M.	70.911 SQ.M.	TENANT
2ND. FLOOR	A	58.416 SQ.M.	5.693 SQ.M.	64.109 SQ.M.	OWNER
2ND. FLOOR	B	57.003 SQ.M.	5.555 SQ.M.	62.558 SQ.M.	OWNER
2ND. FLOOR	C	61.393 SQ.M.	5.983 SQ.M.	67.376 SQ.M.	OWNER
2ND. FLOOR	D	64.614 SQ.M.	6.297 SQ.M.	70.911 SQ.M.	OWNER
3RD. FLOOR	A	58.416 SQ.M.	5.693 SQ.M.	64.109 SQ.M.	OWNER
3RD. FLOOR	B	57.003 SQ.M.	5.555 SQ.M.	62.558 SQ.M.	OWNER
3RD. FLOOR	C	61.393 SQ.M.	5.983 SQ.M.	67.376 SQ.M.	OWNER
3RD. FLOOR	D	64.614 SQ.M.	6.297 SQ.M.	70.911 SQ.M.	OWNER
4TH. FLOOR	A	58.416 SQ.M.	5.693 SQ.M.	64.109 SQ.M.	TENANT
4TH. FLOOR	B	57.003 SQ.M.	5.555 SQ.M.	62.558 SQ.M.	TENANT
4TH. FLOOR	C	61.393 SQ.M.	5.983 SQ.M.	67.376 SQ.M.	TENANT
4TH. FLOOR	D	64.614 SQ.M.	6.297 SQ.M.	70.911 SQ.M.	TENANT

9. AREA OF THE LAND : 441.488 SQ.M. (AS PER PHYSICAL MEASUREMENT)

10. EXISTING GROUND COVERAGE = 323.746 SQ.M. = (73.331% OF LAND)
11. EXISTING GROUND FLOOR AREA = 323.746 SQ.M.
12. EXISTING 1ST FLOOR AREA = 292.118 SQ.M.
13. EXISTING TOP FLOOR AREA = 6.294 SQ.M.
13. TOTAL EXISTING FLOOR AREA = 622.158 SQ.M.

14. PERMISSIBLE NET BUILDING AREA = [A + (2C)]
[0.000 + (2 X 604.910)] SQ.M. = 1209.820 SQ.M. (EXCLUDING EXEMPTED AREA)

15. PROPOSED NET BUILDING AREA = (1221.185 - 124.814) SQ.M = 1096.371 SQ.M.
= [EXCEPT LIFT DUCT AREA , EXEMPTED AREA & PARKING AREA]

16. PERMISSIBLE AREA FOR PARKING = 123.4105 SQ.M. [50% OF 246.821 SQ.M.]
17. PROPOSED AREA FOR PARKING = 124.814 SQ.M. [50.569% OF 246.821 SQ.M.]

18. EXISTING EXEMPTED AREA (STAIR) = 17.248 SQ.M.
19. PROPOSED EXEMPTED AREA (STAIR + LIFT LOBBY) = 90.115 SQ.M.
20. MINIMUM ROAD WIDTH : 3.658 M WIDE **SUREN SARKAR ROAD**

21. PERMISSIBLE F.A.R.- (1209.820 / 441.488) = 2.740
22. PROPOSED F.A.R.- (1221.185 - 124.814) / 441.488 = 2.483 (AS PER RULE 142 OF K.M.C. BLDG. RULE 2009)
23. EXISTING F.A.R.- [622.158 / 441.488] = 1.409

24. AREA OF STAIR HEAD ROOM = 16.740 SQ.M.
25. AREA OF OVER HEAD WATER TANK = 10.772 SQ.M.
26. LIFT MACHINE ROOM AREA = 12.168 SQ.M.
27. LIFT MACHINE STAIR AREA = 3.494 SQ.M.
28. DEPTH OF THE BUILDING = 24.150 M.
29. TOTAL C/B AREA = 13.200 SQ.M.
30. TOTAL TERRACE AREA = 264.844 SQ.M.

31. TREE COVERED AREA :-
(A) PERMISSIBLE AREA :- 14.617 SQ.M. {1324.350X((15%/6000)X441.488)}
(B) PROPOSED AREA :- 18.748 SQ.M.

NOTES AND SPECIFICATION :-

R.C.C. FRAME STRUCTURE WITH CONC. GRADE M 20 & Fe 500.
200 M.M. THK. EXTERNAL 125 & 75 M.M. THK. INTERNAL WALLS WITH 1:4 CEMENT MORTAR JOINTS.
STEEL Z- SECTION WINDOWS.
ALL FLOORS ARE MARBLE FLOORING & WATER TIGHT.
1:6 & 1:4 CEMENT PLASTER ON INTERNAL WALLS AND CEILING RESPECTIVELY.
WATER PROOFING TREATMENT ON ROOF, OVERHEAD WATER TANK.
P.O.P. PUNNING ON INTERNAL WALLS & CEILING.
ALL FLOOR WILL BE MARBLE FINISHED

CARTIFICATE OF GEO-TECHNICAL ENGINEER :-

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

RUPAK KUMAR BANERJEE
B.C.E., M.E., MIGS., M.I.E.,
G. T/I/3 (K.M.C.) SW/GEO-TECH-0002
018/UP SO/G. T/2014-15, G T/SH/HO/CO/2020/0014
E.G.T.E. 11/14 (H.M.C.)
GEOWBSIDC201900002
SIGNATURE OF GEO-TECHNICAL ENGINEER
RUPAK KUMAR BANERJEE
E.G.E. NO.- GT-03(I) OF K.M.C.

CARTIFICATE OF STRUCTURAL ENGINEER :-

THE STRUCTURAL DRAWING AND DESIGNED OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOAD INCLUDING THE WIND LOAD AND SEISMIC LOAD AS PER THE N.B.C OF INDIA BASED ON SOIL TEST DONE BY M/S GEO STAR, 50, CHIT KALIKAPUR, KOL-99, CONDUCTED BY RUPAK KUMAR BANERJEE (G.T/I/3). CERTIFIED THAT IS SAFE AND STABLE IN ALL RESPECT.

RANABIR PAIK
ESE. NO. 577/II of K.M.C.
Basina, P.O.- Rajmahal - Bishnupur
Kol-135, M: 9038608129/8777736922
SIGNATURE OF STRUCTURAL ENGINEER
RANABIR PAIK
ESE. NO. 577/II OF K.M.C.
Basina, P.O.- ESE/II/577 Bishnupur
Kol-135, M: 9038608129/8777736922

CARTIFICATE OF L.B.S. :-

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009 AS AMENDED FROM TIME TO TIME & THAT THE SITE CONDITION INCLUDING THE ABUTTING 3.658 M. (MIN.) WIDE **SUREN SARKAR ROAD**, CONFORMS WITH THE S.O.R. PLAN. IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL. THE CONSTRUCTION OF S.U.G.WATER TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK. THE PLOT IS EXISTING STRUCTURE WITH BOUNDED BY BOUNDARY WALL.

SANJOY SAHA
Class-I, L.B.S. of K.M.C.
Regd. License No. 1048 (I)
OF KOLKATA MUNICIPAL CORPORATION
SIGNATURE OF L.B.S.
SANJOY SAHA
CLASS-I, L.B.S. OF K.M.C.
REGD. LICENSE NO. 1048(I)

NAME OF OWNER :-
MANMOHAN BHAWSINGKA
DEEPAK KUMAR BHAWSINGKA
RAVI KUMAR BHAWSINGKA
REEMA JHUNJHUNWALA

SIGNATURE OF OWNER
MANMOHAN BHAWSINGKA
SELF OWNER AND
CONSTITUTED ATTORNEY HOLDER OF
DEEPAK KUMAR BHAWSINGKA,
RAVI KUMAR BHAWSINGKA,
REEMA JHUNJHUNWALA

PROJECT :-

PLAN OF PROPOSED (G+IV) STORIED (HT.- 15.475 M.) RESIDENTIAL BUILDING AT PREMISES NO.- **97A, SUREN SARKAR ROAD, KOLKATA - 700 010, WARD NO.- 033, P.S. - BELIAGHATA, BOROUGH - III**

PLAN PROPOSAL UNDER RULE 142 OF KMC BLDG. RULE 2009 READ WITH SUBSEQUENT CIRCULARS AND GUIDELINES & U/S 393 OF KMC ACT, 1980.

DESIGNED BY : SAPTARSHI CONSULTANCY (JAY RAM)

CONTACT PERSON : SANJOY SAHA
MOB. NUMBER : 9830 010 408