THE KOLKATA MUNICIPAL CORPORATION
BUILDING PERMIT
No. 2021090006 Dated 23-11-2022
Ex. Engineer Executive Engineer
Ward No. 77 Ward No. 77
BUILDING DEPARTMENT

EXISTING & PROPOSED AREA CALCULATION OF TENANTS & OWNERS:-

A) AREA STATEMENT OF OWNER(S):-

SL. NO.	NAME OF TENANTS	EXISTING USE	EXISTING FLOOR	EXISTING AREA (SQ.M.) OCCUPIED	EXISTING AREA (SQ.M.) COMMON	EXISTING AREA (SQ.M.) TOTAL	PROPOSED USE	PROPOSED FLOOR	PROPOSED AREA (SQ.M.) OCCUPIED	PROPOSED AREA (SQ.M.) COMMON	PROPOSED AREA (SQ.M.) TOTAL
	OWNER			—	—	—	RESI.	FIRST	86.790	14.828	101.618
							RESI.	FIRST	81.392	13.906	95.298
							RESI.	FIRST	57.447	9.815	67.262
							RESI.	FIRST	74.791	12.779	87.570
							RESI.	SECOND	86.790	14.828	101.618
							RESI.	SECOND	81.392	13.906	95.298
							RESI.	SECOND	74.791	12.779	87.570
							RESI.	THIRD	86.790	14.828	101.618
							RESI.	THIRD	81.392	13.906	95.298
							RESI.	FOURTH	86.790	14.828	101.618
							RESI.	FOURTH	81.392	13.906	95.298
							RESI.	FIFTH	86.790	14.828	101.618
							RESI.	FIFTH	81.392	13.906	95.298
							RESI.	SIXTH	86.790	14.828	101.618
							RESI.	SIXTH	81.392	13.906	95.298
									1216.121	207.777	1423.898
	OWNER						SHOP	GROUND	38.708		38.708
	TOTAL OWNER AREA			—	—	(A) —			1254.829	207.777	(B) 1462.606

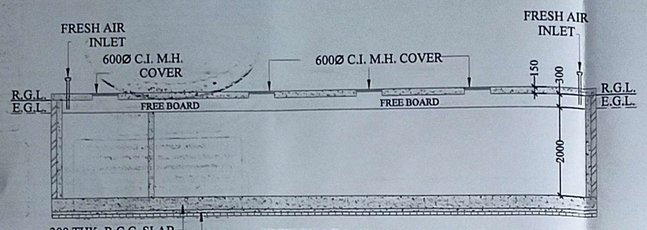
B) AREA STATEMENT OF TENANT(S):-

SL. NO.	NAME OF TENANTS	EXISTING USE	EXISTING FLOOR	EXISTING AREA (SQ.M.) OCCUPIED	EXISTING AREA (SQ.M.) COMMON	EXISTING AREA (SQ.M.) TOTAL	PROPOSED USE	PROPOSED FLOOR	PROPOSED AREA (SQ.M.) OCCUPIED	PROPOSED AREA (SQ.M.) COMMON	PROPOSED AREA (SQ.M.) TOTAL
T-1	SUBHAS GHOSH	RESI.	GROUND	45.012	5.479	50.491	RESI.	GROUND	57.444	9.815	67.259
T-2	SUSOVON PAN	RESI.	GROUND	93.395	11.368	104.763	RESI.	FOURTH	74.791	12.779	87.570
T-3	SANTINATH PAN	RESI.	GROUND	201.553	24.533	226.086	RESI.	THIRD	56.950	9.730	66.680
							RESI.	THIRD	40.837	6.977	47.814
							RESI.	THIRD	74.791	12.779	87.570
T-4	SHIULI PAN	RESI.	GROUND	58.526	7.124	65.650	RESI.	THIRD	57.447	9.815	67.262
T-5	SUBIR PAN	RESI.	GROUND	119.016	14.487	133.503	RESI.	FOURTH	56.950	9.730	66.680
							RESI.	FOURTH	57.447	9.815	67.262
T-6	SOMNATH GHOSH	RESI.	GROUND	131.349	15.988	147.337	RESI.	FIFTH	56.950	9.730	66.680
							RESI.	SIXTH	56.950	9.730	66.680
T-7	SUKUMAR MALLIK	RESI.	FIRST	50.989	6.206	57.195	RESI.	FIFTH	40.837	6.977	47.814
		RESI.	SECOND	223.659	27.224	250.883	RESI.	FIFTH	74.791	12.779	87.570
							RESI.	SIXTH	40.837	6.977	47.814
							RESI.	SIXTH	74.791	12.779	87.570
T-8	SUJIT KUMAR MALLICK	RESI.	FIRST	65.489	7.971	73.460	RESI.	FIRST	56.950	9.730	66.680
T-9	GAUTAM GUPTA	RESI.	FIRST	67.677	8.238	75.915	RESI.	SECOND	56.950	9.730	66.680
T-10	UTPAL KUMAR MALLIK	RESI.	FIRST	96.488	11.745	108.233	RESI.	FIRST	40.837	6.977	47.814
							RESI.	SECOND	40.837	6.977	47.814
T-11	BAISHAKHI ROY	RESI.	FIRST	39.752	4.839	44.591	RESI.	GROUND	30.837	5.269	36.106
T-12	SIMA MALLIK	RESI.	FIRST	57.964	7.055	65.019	RESI.	SECOND	57.447	9.815	67.262
T-13	MAHUA KUNDU	RESI.	FIRST	152.785	18.597	171.382	RESI.	FOURTH	40.837	6.977	47.814
							RESI.	FIFTH	57.447	9.815	67.262
							RESI.	SIXTH	57.447	9.815	67.262
	TOTAL TENANT AREA			1403.654	170.854	(C) 1574.508			1261.402	215.517	(D) 1476.919

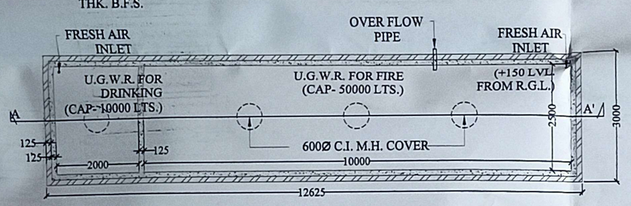
c) EXEMPTED AREA:-

AREA OF STAIR & LIFT (EXEMPTED AREA) :- EXISTING = 44.882 SQ.M., PROPOSED = 184.184 SQ.M.

REF. OF REGISTERED DECLARATION FOR NON-EVICTION OF TENANTS:-
REGISTERED BEFORE A.R.A.- II, KOLKATA,VIDE BOOK - I ,VOLUME NO.- 1902-2024, PAGE FROM 726150 TO 726162, BEING NO. - 190213366, FOR THE YEAR 2024.

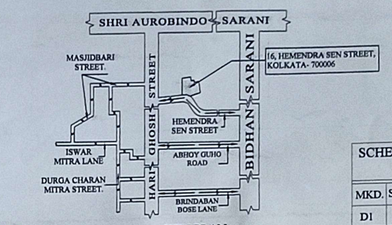


SECTION AT A-A'
SCALE : 1:50



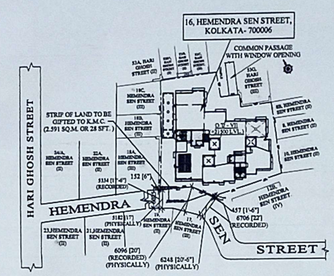
DETAILS OF U.G.W.R.
(CAPACITY FOR DRINKING - 10000 LTS.)
(CAPACITY FOR FIRE - 50000 LTS.)
SCALE : 1:50

COMPARATIVE STATEMENT	RESIDENTIAL (TENANT) (A) (SQ.M.)	RESIDENTIAL (OWNER) (B) (SQ.M.)	SHOP [M(R)] (OWNER) (C) (SQ.M.)	EXEMPTED AREA (E) (SQ.M.)	PROPOSED 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 (I) = (G-H-E) (SQ.M.)
EXISTING (excluding stair, lift lobby area)	1574.508	—	—	44.882	—	1619.390	—	44.882	1574.508
PROPOSED (excluding stair, lift lobby area)	1476.919	1423.898	38.708	184.184	185.306	3309.015	156.148	184.184	2968.683



KEY PLAN
SCALE :- 1:4000

SCHEDULE OF DOOR & WINDOW (for proposed plan only)			
MKD.	SIZE (W X H)	MKD.	SIZE (W X H)
D1	1050 X 2100	W	2500 X 1800
D1'	1000 X 2100	W1	1500 X 1500
D2	900 X 2100	W2	1200 X 1500
D3	750 X 2100	W3	1050 X 1500
S/D	1100 X 2100	W4	900 X 1200
S/D1	2000 X 2100	W4a	750 X 1200
C.G.	1500 X 2100	W5	600 X 600
R.S.	as per drawing X 2350		



SITE PLAN
SCALE :- 1:600

DETAILS CALCULATION OF AREA AND FAR UNDER RULE 142 OF K.M.C. BUILDING RULE - 2009

1. ASSESSEE NO.:- 11-017-24-0018-8.
2. a) LAND AREA:-
856.288 SQ.M. OR 11K. - 04CH. - 005FT. (M/L) (AS PER DEED & PHYSICAL MEASUREMENT)
b) LAND AREA EFFECTED FOR ENCROACHMENT:-
2.349 SQ.M. OR, 25 SFT. (M/L) [NOTICE LETTER NO.- CH. V/S./268/2022-2023 , DATED - 23.11.2022]
c) AREA OF LAND EXCLUDING ENCROACHMENT:-
853.939 SQ.M. OR 11K. - 03CH. - 205FT. (M/L) (AT SOUTHERN SIDE OF THE PREMISES)
d) AREA OF STRIP OF LAND:-
2.591 SQ.M. OR 28 SFT. (M/L) (AT SOUTHERN SIDE OF THE PREMISES)

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

FLOOR	USE GROUP EXCLUDING PROPORTIONATE COMMON RESI. (I)	Business (II)	M(R) (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-V)/ LAND AREA)
GND.	648.831	—	—	—	96.326	—	745.177	12.654	757.831	1.781
1ST.	531.144	—	—	—	74.528	—	605.672	23.317	628.989	
2ND.	223.659	—	—	—	—	—	223.659	8.911	232.570	
TOTAL	1403.654	—	—	—	170.854	—	1574.508	44.882	1619.390	

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

FLOOR	USE GROUP EXCLUDING PROP. COMMON RESI. (I)	BUSI (II)	M(R) (III)	STORE (III)	COMMON AREA INCLU EXEMP (V)	CARPARKING (VI) PERMISSIBLE	PROVIDED	TOTAL COVERED AREA INCLUDING EXEMPTION & CAR PAKING (VII)	EXEMPTED AREA (VIII) STAIR CASE	LIFT LOBBY	TOTAL COVERED AREA EXCLUDING EXEMPTION (IX)	TOTAL COVERED AREA EXCLUDING EXEMPTION & CAR PARKING(X)	F.A.R. = [((IX)-(VI))/ /LAND AREA]
GND.	88.281	—	38.708	—	166.354	156.148	185.306	478.629	21.250	5.062	452.317	2968.683 = (3124.831-156.148)	3.358
1ST.	398.207	—	—	—	73.524			471.731	21.250	5.062	445.419		
2ND.	398.207	—	—	—	73.524			471.731	21.250	5.062	445.419		
3RD.	398.207	—	—	—	73.524			471.731	21.250	5.062	445.419		
4TH.	398.207	—	—	—	73.524			471.731	21.250	5.062	445.419		
5TH.	398.207	—	—	—	73.524			471.731	21.250	5.062	445.419		
6TH.	398.207	—	—	—	73.524			471.731	21.250	5.062	445.419		
TOTAL	2477.525	—	38.708	—	607.478	156.148	185.306	3309.015	148.750	35.434	3124.831		

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.	M/R.	SHOP-1	38.708 (CARPET AREA- 34.345 SQM.)	—	38.708	—	38.708
GND.	RESI.	FLAT-GA	30.837	5.269	36.106	2.294	38.400
GND.	RESI.	FLAT-GB	57.444	9.815	67.259	4.272	71.531
1ST-6TH	RESI.	FLAT-A	86.790	14.828	101.618	6.452	108.070
1ST-6TH	RESI.	FLAT-B	81.392	13.906	95.298	6.051	101.349
1ST-6TH	RESI.	FLAT-C	56.950	9.730	66.680	4.234	70.914
1ST-6TH	RESI.	FLAT-D	57.447	9.815	67.262	4.270	71.532
1ST-6TH	RESI.	FLAT-E	40.837	6.977	47.814	3.036	50.850
1ST-6TH	RESI.	FLAT-F	74.791	12.779	87.570	5.560	93.130
		TOTAL:-	2316.231	423.294	2739.525	184.184	2923.709

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

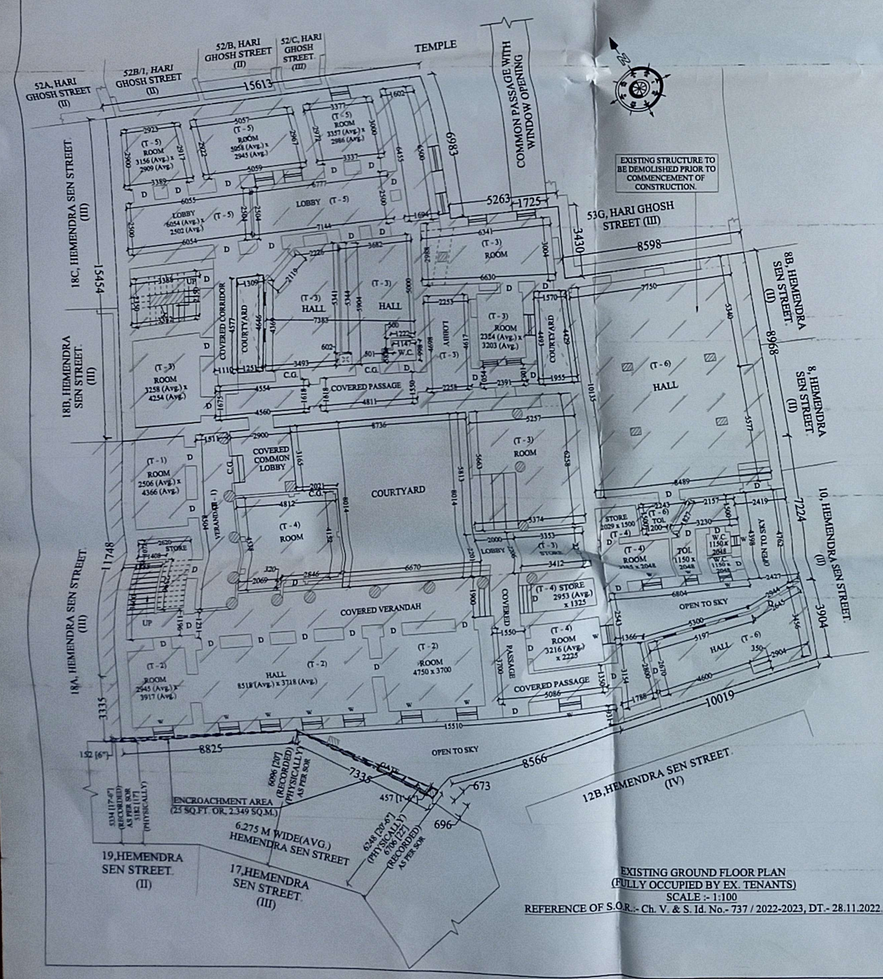
TOTAL EXISTING COVERED AREA EXCLUDING EXEMPTION & CARPARKING				PERMISSIBLE AREA (A+2B)	PROPOSED AREA EXCLUDING EXEMPTION AND CAR PARKING	PERMISSIBLE F.A.R.
UNDER OWNER (A)		UNDER TENANT(B)				
SQM.	(%)	SQM.	(%)			
—	—	1574.508	100 %	3149.016 = (1574.508 x 2)	2968.683	3.562

TABLE:- 5. DIFFERENT PARAMETER COMPARATIVE STATEMENTS:-

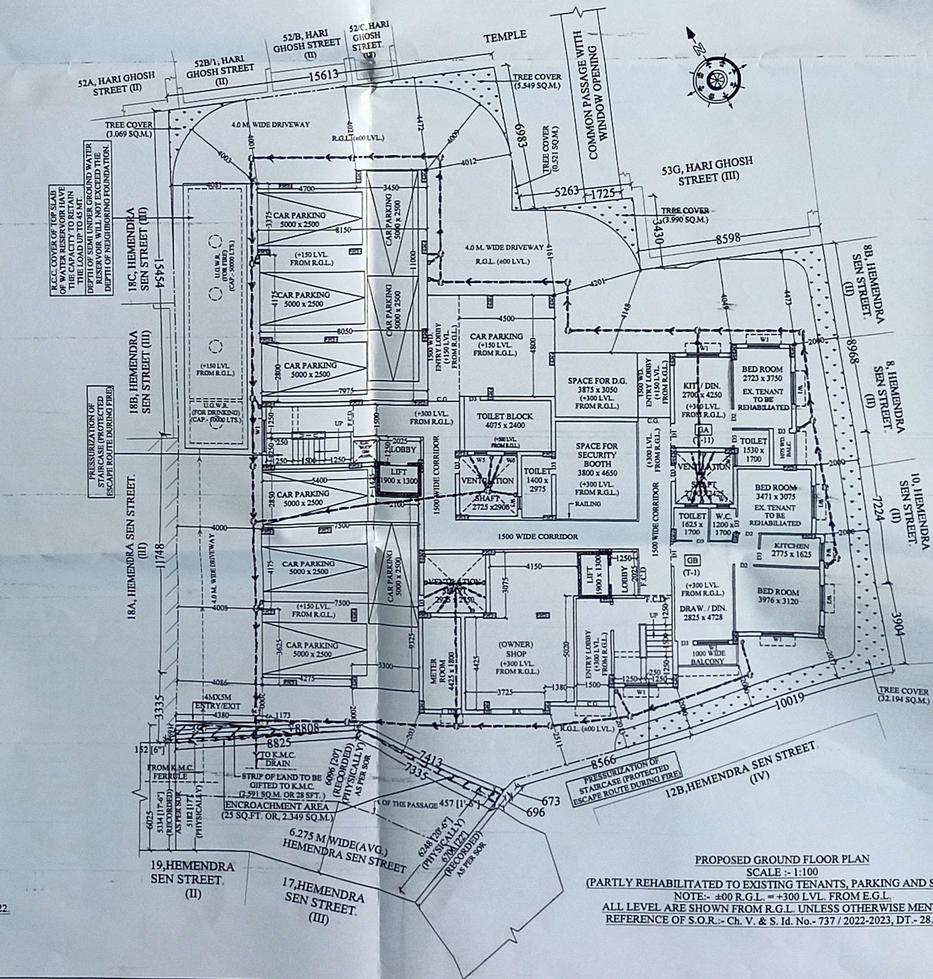
PARAMETER	EXISTING		PERMISSIBLE		PROPOSED	
GROUND COVERAGE	757.831 SQ.M.	(85.733%)	530.363 SQ.M.	(60.00%)	478.629 SQ.M.	(54.147%)
CARPARKING	—	—	156.148 SQ.M.	(50.00%)	185.306 SQ.M.	(59.337%)
HEIGHT	11.000 MTR.	—	21.500 MTR.	—	21.500 MTR.	—
F.A.R.	1574.508 SQ.M.	1.781	3149.0165 SQ.M.	3.562	2968.683 SQ.M.	3.358
C.B.	—	—	99.270 SQ.M.	3% OF TOTAL COV AREA	84.903 SQ.M.	2.566% OF TOTAL COV AREA

TABLE:- 6. EXEMPTED AREA DETAILS:-

PROPOSED AREA OF STAIR HEAD ROOM	= 27.700 SQ.M. [(3.15 x 4.40) + (3.2 x 4.325)]
PROPOSED AREA OF LIFT MACHINE ROOM	= 27.058 SQ.M. [(4.7 x 2.35) + (3.5 x 4.575)]
PROPOSED AREA OF L.M.R. STAIR	= 08.648 SQ.M. [(3.25 x 1.075) + (1.55 x 3.325)]
PROPOSED AREA OF O/H RESERVOIR	= 19.188 SQ.M. [(3.0 x 3.2)+(2.95 x 3.25)] (FOR DRINKING)
PROPOSED AREA OF O/H RESERVOIR	= 27.731 SQ.M. (5.895 x 4.7) (FOR FIRE)
PROPOSED AREA OF W.C. ON ROOF	= 02.987 SQ.M. (1.475 x 2.025)
PROPOSED AREA OF PERGOLA TREATMENT ON ROOF	= 05.313 SQ.M.
PROPOSED AREA OF ROOF	= 478.629 SQ.M.
PROPOSED AREA OF TREE COVER	= 45.323 SQ.M.



EXISTING GROUND FLOOR PLAN
(FULLY OCCUPIED BY EX. TENANTS)
SCALE :- 1:100
REFERENCE OF S.O.R.:- Ch. V. & S. Id. No.- 737 / 2022-2023, DT.- 28.11.2022.



PROPOSED GROUND FLOOR PLAN
SCALE :- 1:100
(PARTLY REHABILITATED TO EXISTING TENANTS, PARKING AND SERVICE)
NOTE:- ±00 R.G.L. = +300 LVL. FROM E.G.L.
ALL LEVEL ARE SHOWN FROM R.G.L. UNLESS OTHERWISE MENTIONED
REFERENCE OF S.O.R.:- Ch. V. & S. Id. No.- 737 / 2022-2023, DT.- 28.11.2022.

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. (J.U), M.I.O.S.
Empanelled Structural Engineer
Kolkata Municipal Corporation
Class-I, Reg. No.- 1/207
SHYAM SUNDAR KUNDU
B.C.E. (J.U.), M.O.S
Empanelled Structural Engineer
Kolkata Municipal Corporation
Class-I, Reg. No. 1/207
SIGNATURE OF STRUCTURAL ENGINEER

DECLARATION OF ARCHITECT :-

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. THE EXISTING BUILDING IS FULLY OCCUPIED BY TENANTS.

GOUTAM BANERJEE
REGD. ARCHITECT
REGD. No: CA/1992/6227
COUNCIL OF ARCHITECTURE
GOUTAM BANERJEE
REGD. ARCHITECT GOVT. OF INDIA
REGD. No. CA/1992/6227
COUNCIL OF ARCHITECTURE
GOVT. OF INDIA
SIGNATURE OF ARCHITECT

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. (J.U.), M.I.O.S.
Empanelled Geotechnical Engineer
Kolkata Municipal Corporation
Class-I, Reg. No. G.T./1/58
SHYAM SUNDAR KUNDU
B.C.E. (J.U.), M.O.S
Empanelled Geotechnical Engineer
Kolkata Municipal Corporation
Reg. No. E.01 & Reg. No. 1/58
SIGNATURE OF GEO-TECHNICAL ENGINEER

CERTIFICATE OF OWNER / APPLICANT :-

PRESENT STATUS AND PROPOSED ACCOMMODATION OF TENANT DRAWN BY L.B.S. AS PER THE CLARIFICATION & EXPLANATION AND PHOTOCOPY COPY 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.

1) SRI SANAT PAUL,
2) SRI SATYAK SAHA,
3) SRI ARDHENDU SEKHAR SAHA,
4) SRI SUDIP PAN
SIGNATURE OF OWNER / APPLICANT

REFERENCE:
1. DETAILS OF DEED:-
BOOK NO. -I, VOL. NO.-1904-2022, BEING NO.-190406152, PAGE FROM 445083 TO 445125, A.R.A.-IV, KOLKATA, YEAR 2022.

2. REGD. DEED OF GIFT OF STRIP OF LAND:-
BOOK NO. - I, VOL. NO.-1902-2023, BEING NO.-190216473, PAGE FROM 593546 TO 593557, A.R.A.-II, KOLKATA, YEAR 2023.

3. NOTICE OF ENCROACHMENT :- CH. V & S./268,DT.-23.11.2022.

4. REFERENCE OF S.O.R.:-
Ch. V. & S. Id. No.- 737 / 2022-2023, DT.- 28.11.2022.

5. AAI NOC ID : KOLK/EAST/B/101723/807910, DATED - 09/11/2023 (AAI CERTIFIED AMSL - 8.99 M)

6. FIRE NOC ID : FSR/012518623870112, DATED - 09/11/2023

7. ULC NOC ID : 928/ULC/KOLKATA/2023, DATED - 08/05/2023

8. KMDA NOC ID : 2E/OB/CE/036/ B-2023/ 8640, DATED - 27/07/2023

NOTES :-
1. ALL DIMENSIONS ARE IN MILLIMETER UNLESS OTHERWISE STATED.
2. FIGURED DIMENSIONS SHOULD BE FOLLOWED.
3. FOR SPECIFICATION OF MATERIALS & WORKMANSHIP FOLLOW N.B.C.-2005
4. ALL EXTERNAL WALLS ARE 200 MM. TH. & ALL INTERNAL WALLS ARE 125TH. & 75MM. TH. AS MENTIONED
5. MIX OF CONCRETE OF ALL R.C.C. MEMBERS ARE M-20 GRADE.
6. ALL REINFORCEMENT SHALL BE AT LEAST Fe -500 CONFORMING TO I.S. CODE.
7. CLEAR COVER FOR TO MAIN-REINFORCEMENT -
a) FOUNDATION - 50 MM. , b) COLUMN - 40 MM. , c) BEAM - 25 MM. d) SLAB - 15 MM.
8. THE DEPTH OF SEMI UNDER GROUND WATER RESERVOIR SHOULD NOT EXCEED THE DEPTH OF NEIGHBORING COLUMN FOUNDATION.
9. ALL FLOORS SPECIALLY BELOW TOILET, W.C.,KITCHEN ARE IMPERMEABLE FLOOR & WILL BE CONSTRUCTED BY WATER TIGHT MATERIALS.
10. P.L.D. = PIPE LINE DUCT & R.W.P. = RAIN WATER PIPE.
11. DRIVEWAY HAVING 45 MT LOAD BEARING CAPACITY.

CONTENTS: EXISTING GROUND FLOOR PLAN, PROPOSED GROUND FLOOR PLAN, EXISTING & PROPOSED TENANT & OWNER AREA CALCULATION CHART, COMPARATIVE STATEMENT, SITE PLAN, KEY PLAN, DETAILS OF U.G.W.R., D/W SCHEDULE.

PROJECT:- PLAN OF PROPOSED SEVEN STORIED (HEIGHT- 21.500 M. FROM R.G.L.) RESIDENTIAL BUILDING AT PREMISES NO.- 16, HEMENDRA SEN STREET, KOLKATA- 700006, UNDER K.M.C. WARD NO. 017, BR - II, P.S.- BURTOLLA, P.O.- BEADON STREET.

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.