

**PLAN OF PROPOSED G+III STORED RESIDENTIAL BUILDING AT PREMISES NO.871, KAILASH GHOSH ROAD, KOLKATA - 700 008, WARD-123, BOROUGH - XIII FOR SMT. ALO SAMADDAR.**

**AREA STATEMENT**

A	B
1. ASSESSEE NO.411230917211 2. DETAILS OF REGISTERED DEED: BEING NO.13843, YEAR - 1988 BOOK NO.1, VOLUME NO.330 PAGE FROM 295 TO 309 PLACE - SOUTH 24 PARGANAS BOUNDARY DECLARATION: BEING NO.03448, YEAR - 2015 BOOK NO.1, VOLUME NO.10 PAGE FROM 1596 TO 1605 PLACE - ARA - I, KOLKATA STRIP OF LAND (SIDE GIFT-1): BEING NO.03449, YEAR - 2015 BOOK NO.1, VOLUME NO.10 PAGE FROM 1606 TO 1616 PLACE - ARA - I, KOLKATA STRIP OF LAND (SIDE GIFT-2): BEING NO.160208945, YEAR - 2015 BOOK NO.1, VOLUME NO.1602-2015 PAGE FROM 106259 TO 106273 PLACE - DSR - II, 24 PGN(S) STRIP OF LAND (FRONT GIFT): BEING NO.03451, YEAR - 2015 BOOK NO.1, VOLUME NO.10 PAGE FROM 1628 TO 1638 PLACE - ARA - I, KOLKATA SPLAY CORNER: BEING NO.03450 YEAR - 2015 BOOK NO.1, VOLUME NO.10 PAGE FROM 1617 TO 1627 PLACE - ARA - I, KOLKATA POWER OF ATTORNEY: BEING NO.04294, YEAR - 2013 BOOK NO.1, VOLUME NO.14 PAGE FROM 5324 TO 5337 PLACE - ADSR-BEHALA	3. (a) AREA OF THE PLOT = 696.024 Sq.M. (10K. 6Ch. 22 Sq.Fl.) (b) NO. OF STOREY INCLUDING BASEMENT IF ANY = G+III, 4. NO. OF TENEMENTS = 18 NOS. 5. SIZE OF TENEMENTS: <50 SQ.M. - 1 NO., >50 SQ.M. & <75 SQ.M. - 16 NOS., >75 SQ.M. & <100 SQ.M. - 1 NO.,
<b>BLOCK - 1 + BLOCK - 2</b> 1. GROUND COVERAGE : PER. - 50.000% (348.012 SQ.M.) PROP. - 49.930% (347.527 SQ.M.) 2. F.A.R. : PER. - 1.750 PROP. - 1.685 3. TOTAL FLOOR AREA : PER. = 1,218.042 SQ.M. + Exempted Area PROP. = 1,371.615 SQ.M. 4. AREA OF EXEMPTED SPACES: = 123.928 Sq.M. 5. TOTAL FLOOR AREA EXCLUDING THE EXEMPTED SPACES IN THIS RULES = 1,247.687 SQ.M. 6. TOTAL SERVICE AREA: 58.275 SQ.M. 7. NO. OF CAR PARKING : (MANDATORY) - 3NOS. (PROVIDED) - 4NOS. 8. CAR PARKING AREA : 281.415 SQ.M.	

**CERTIFICATE OF ARCHITECT**

I 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 and the site condition including width of the abutting road (3658 mm) conforms with the plan, which has been measured and verified by me. It is a buildable site not a tank or filled up tank. The land is demarcated by boundary wall. The construction U.G. water tank and septic tank will be completed before starting of building foundation work.

Saiful Alam  
SAIFUL ALAM MOLLAH  
(Bz Arch.)  
Council of Architecture  
Reg. No. - CA/2004/33386  
SIGNATURE OF ARCHITECT

**CERTIFICATE OF STRUCTURAL ENGINEER**

The structural design & drawings of both foundation & superstructure of the building has been prepared by me considering all possible loads including the seismic load as per national building code of india & certified that it is safe & stable in all respects. Soil test report has been done by Asim Sarkar, Associated Foundation Engineers, 20, K.N. Sen Road, Kolkata - 700 042. The recommendation of soil test report has been considered during structural calculation that is safe & Stable in all respect.

Prithwiraj Ghosh  
PRITHWIRAJ GHOSH  
M. E. (Struct.) 341.E.  
E.S.E.-1 (100)  
The Kolkata Municipal Corporation  
SIGNATURE OF E.S.E.

I do hereby undertake with full responsibility that:

- 1) I shall engage L.B.S. & E.S.E. during construction.
- 2) I shall follow the instruction of L.B.S. & E.S.E. during construction of the building (as per B.S. Plan)
- 3) K.M.C. authority will not be responsible for structural stability of the building & adjoining structure.
- 4) If any submitted documents are found to be fake, the K.M.C. authority will revoke the sanction plan.
- 5) The construction of water reservoir and septic tank will be under the guidance of L.B.S./E.S.E. before starting of building foundation work.

Arup Kumar Ghosh as  
Constituted Attorney of  
Smt. Alo Samaddar  
SIGNATURE OF OWNER/S

**SPECIFICATIONS**

1. STRUCTURAL CEMENT CONCRETE - M20 GRADE WITH 19M.M. DOWN STONECHIPS.
2. GRADE OF REINFORCEMENTS - Fe500.
3. 200M.M. THK. FIRST CLASS BRICKWORK AT EXTERNAL WALLS WITH 1:6 CEMENT SAND MORTER UNLESS OTHERWISE STATED.
4. 75/125M.M. THK. FIRST CLASS BRICKWORK AT INTERNAL WALLS WITH 1:6 CEMENT SAND MORTER UNLESS OTHERWISE MENTIONED.
5. 100M.M. THK. LIME TERRACING (2:2:7) ON ROOF.
6. ALL DIMENSIONS ARE IN MILLIMETER.
7. 35M.M. THK. D.P.C. WITH CEMENT CONCRETE (1:2:4) WITH 6M.M. DOWN STONECHIPS & 5% WATERPROOFING COMPOUND.
8. 19M.M. THK. CEMENT PLASTER (1:6) TO EXTERNAL WALLS.
9. 12M.M. THK. CEMENT PLASTER (1:6) TO INTERNAL WALLS.
10. 6M.M. THK. CEMENT PLASTER (1:4) TO BEAM, CEILING ETC.
11. 32M.M. THK. CAST IN SITU MOSAIC FLOOR.
12. WOODWORK IN DOOR FRAMES WITH SAL WOOD.
13. 200M.M.x25M.M.x6M.M. M.S. CLAMPS FOR DOORS & WINDOWS.
14. SANITARY & PLUMBING FITTINGS TO BE USED AS PER DIRECTION.
15. WRITTEN DIMENSIONS ARE TO BE FOLLOWED.
16. 450M.M. CHAJJA PROJECTION.
17. DEPTH OF SEMI-UNDERGROUND WATER RESERVOIR AND SEPTIC TANK DOES NOT EXCEED THE DEPTH OF FOUNDATION.



**APPROVED**  
James Ghosh  
ASSISTANT ENGINEER (C)  
BOROUGH No. - XIII

Approved by M.B.C.  
dt. 15/07/2015

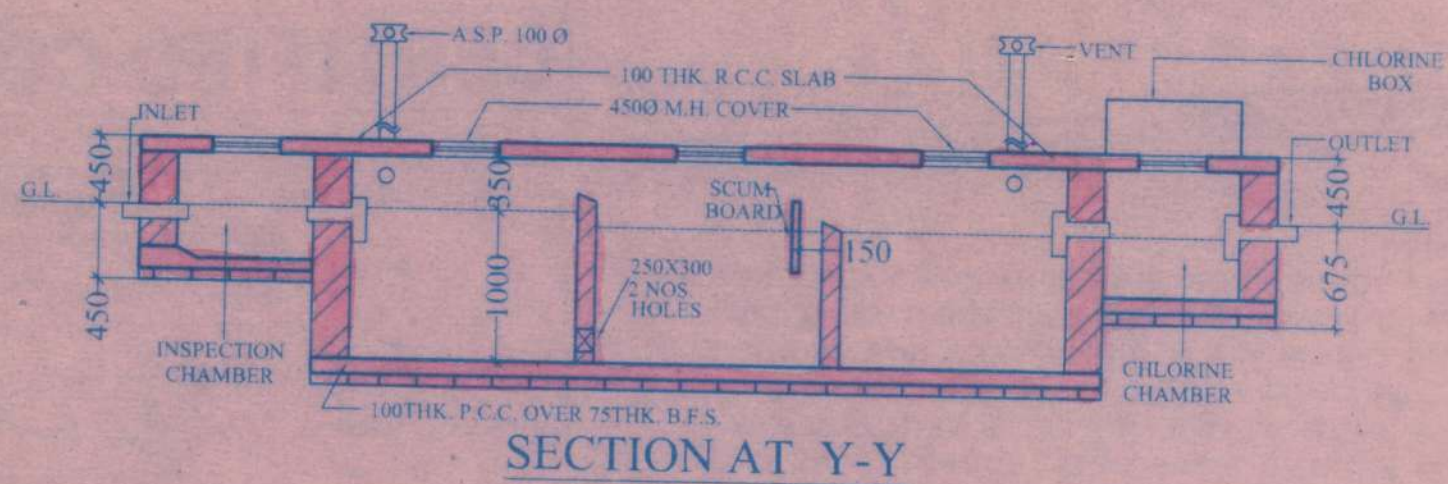
THE SANCTION IS VALID  
UP TO 28/03/2015

Sanctioned subject to demolition of existing structure to provide open space as per plan before construction is started.  
James Ghosh  
Asst. Engineer (C)  
BR. 13

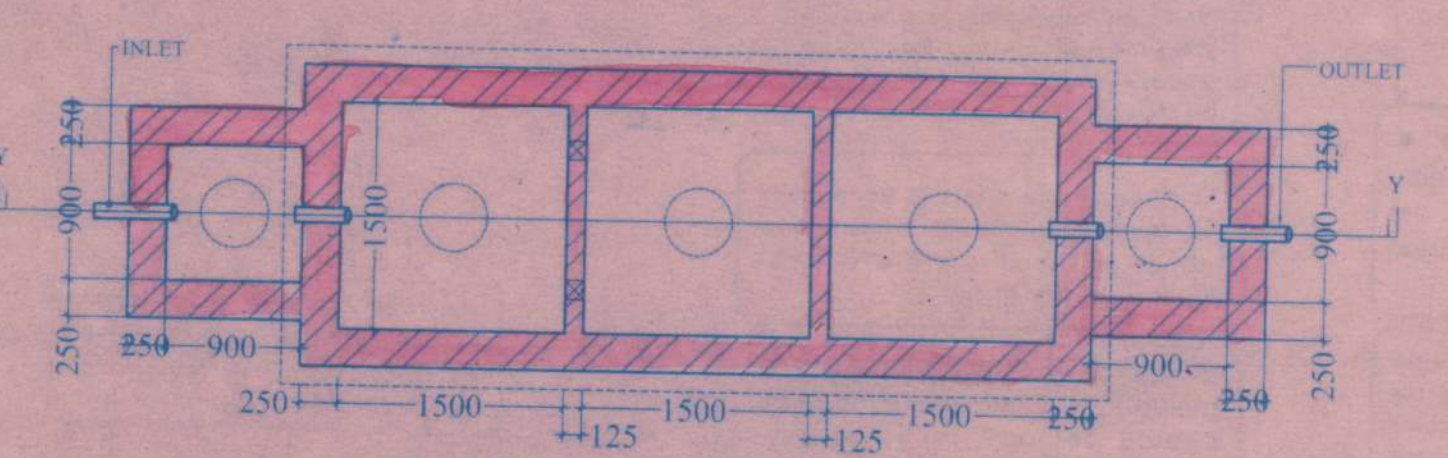
OFFICIAL SEAL

**ARCHMETRY**

25, RAMCHANDRA PALLY  
THIRD FLOOR  
KOLKATA - 700 008  
MOB. 98305 67415  
Date: 03.09.15



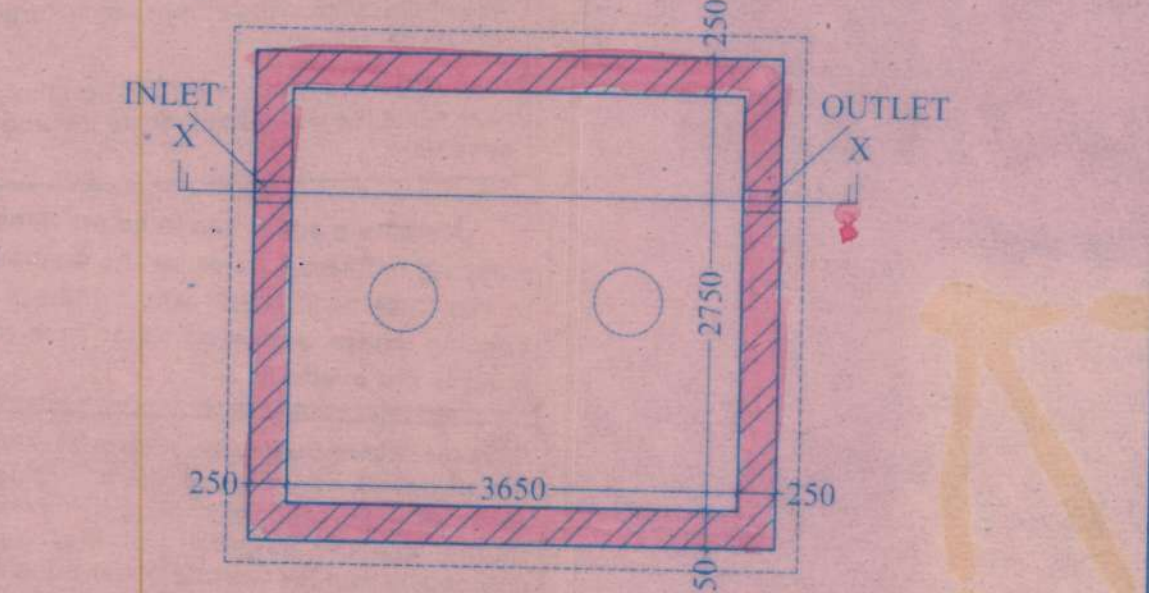
SECTION AT Y-Y



DETAILS OF SEPTIC TANK (75 USERS)  
SCALE 1:50

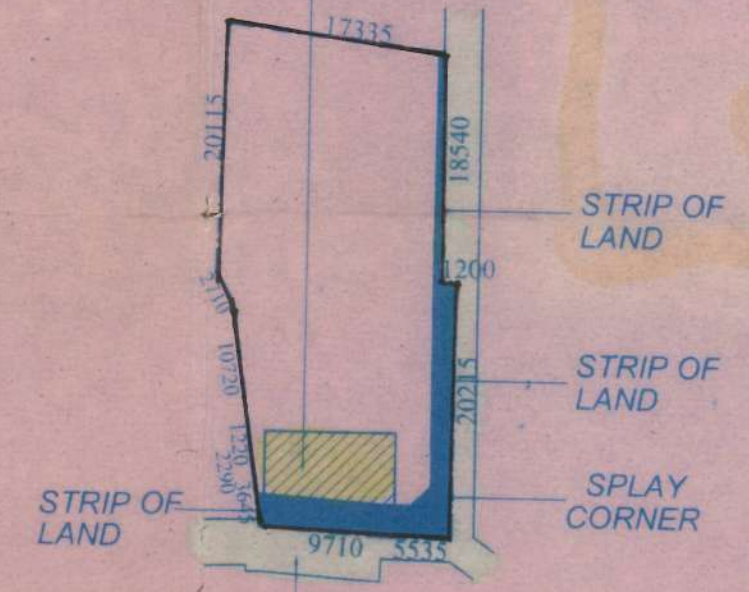


SECTION AT X-X

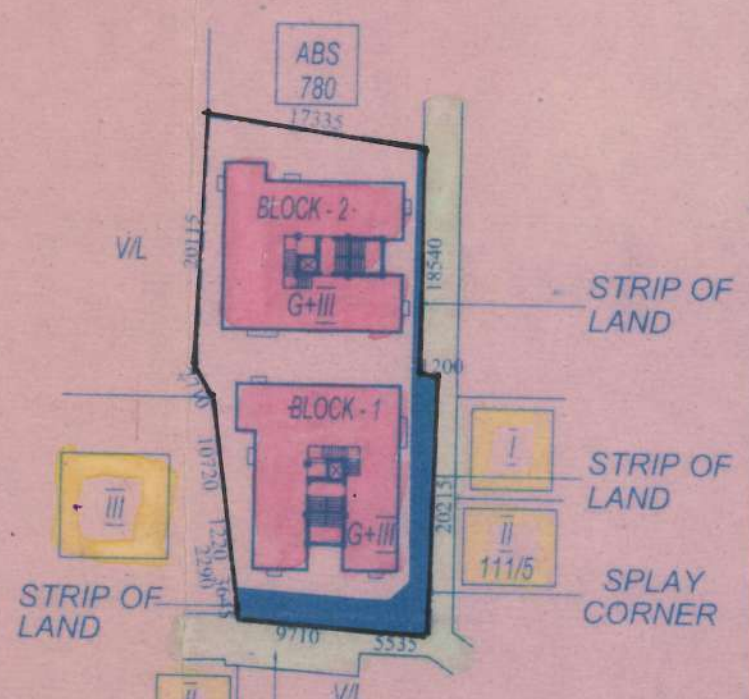


DETAILS OF U/G WATER RESERVOIR.  
CAPACITY: 1800 GALLONS  
SCALE 1:50

EXISTING STRUCTURE TO BE DEMOLISH BEFORE STARTING THE CONSTRUCTION & FULLY OCCUPIED BY OWNER, THERE IS NO TENANT.



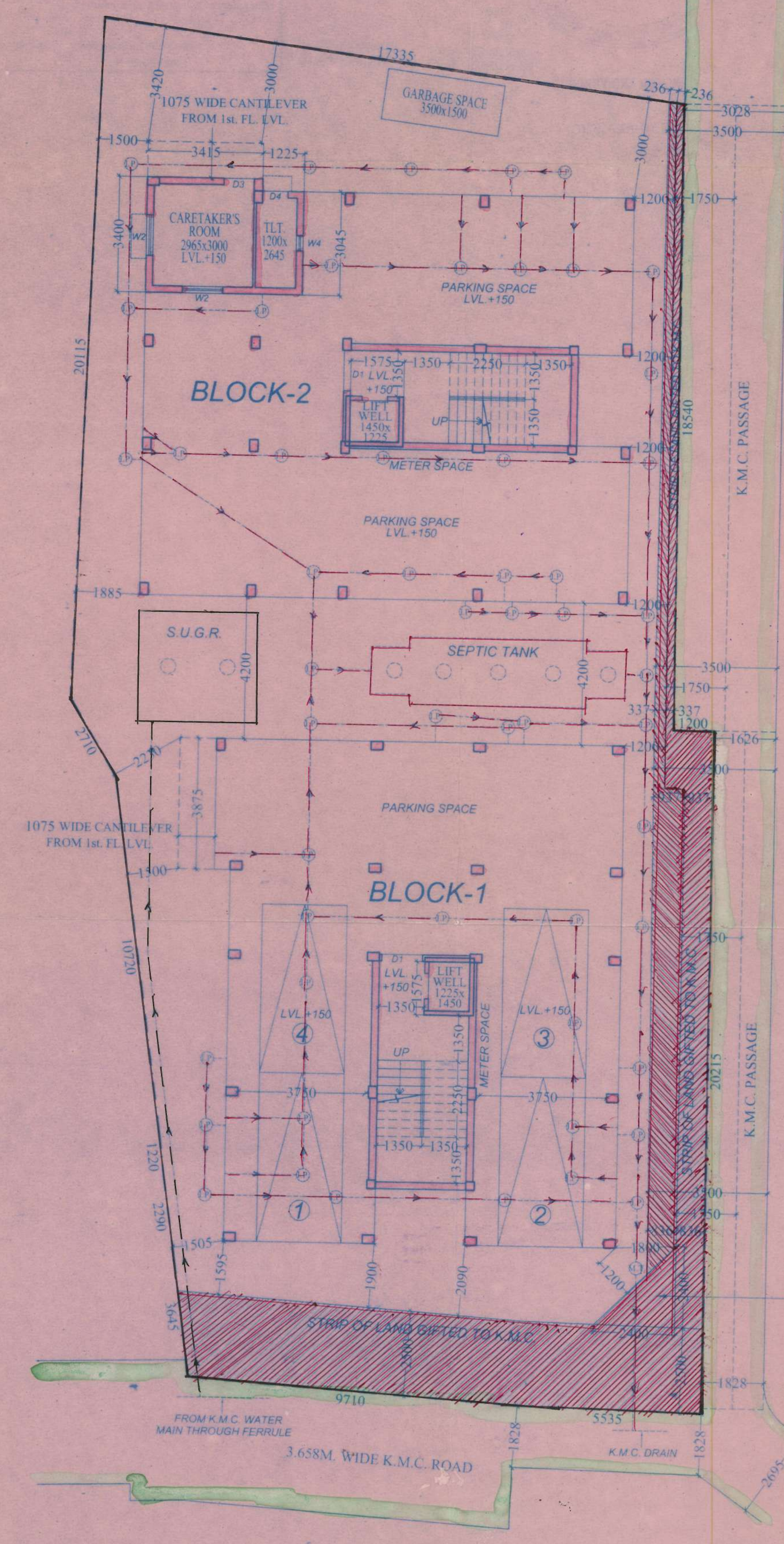
EXISTING SITE PLAN  
SCALE 1:600



SITE PLAN  
SCALE 1:600



KEY PLAN  
SCALE 1:4000



GROUND FLOOR PLAN

SCALE 1:100  
UNLESS & OTHERWISE MENTIONED

Member of Council (Municipal Commissioner, Chairman)  
Member of Council (Director General Building, Convener)  
Member of Council (Director General Fire & Emergency Services, Convener)  
Member of Council (Chief Architect, West Bengal Chapter)  
Member of Council (Municipal Engineer, Convener)  
Member of Council (Municipal Engineer, Convener)  
Member of Council (Municipal Engineer, Convener)  
Member of Council (Municipal Engineer, Convener)

Subject: Proposal for sanction of PG + III storied residential building at premises no. 871, Kailash Ghosh Road, Kolkata-700098, Ward No.-123, Borough-XIII.  
Circular No 19 of 20143 dt. 10/07/2015 of PG (BMC) is to be complied with before issuing demand notice.  
The plan proposal has been examined in the Building Committee in detail.  
The sanction of plan should be issued on condition that the applicant should pay all dues including open space may be considered from the property line after gift as per rule 39 of act and the same FAR should be calculated on the total land area. Corner plot should be kept as proposed and gift as per rule 39. The Architect covered the plan accordingly.  
The plan proposal, as connected, is recommended for sanction subject to compliance of other departmental conditions, if any. The Department should verify site conditions with ROR and document that Road & Carriage Space has to be provided inside the premises for daily circulation. There is no violation of building rules as such.

Member of Council (Municipal Engineer, Convener)  
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Reference No: WPFES/4837/15  
Date: 26.06.15

To: The Director, West Bengal Fire & Emergency Services  
From: Mr. Arup Kumar Ghosh, Civil Engineer, West Bengal Fire & Emergency Services, 11/3, Kailash Ghosh Road, Kolkata-700098.

Subject: Fire Safety Recommendation for a proposed Residential Complex consisting of 2 nos. PG + III storied residential building at Premises No. - 871, Kailash Ghosh Road, Kolkata-700098, Ward No.-123, Borough-XIII.

This is in reference to your letter regarding the Fire Safety Measures for a proposed Residential Complex consisting of 2 nos. PG + III storied residential building at Premises No. - 871, Kailash Ghosh Road, Kolkata-700098, Ward No.-123, Borough-XIII.  
The plan proposal submitted by you was scrutinized and marked as found necessary from Fire Safety point of view. In returning one set of plan with recommendation, this office is issuing Fire Safety Recommendation in favour of the proposed building, subject to the compliance of the same.

Enclures:  
1. Fire Safety Recommendation  
2. One set of Plan Drawing

Director,  
West Bengal Fire & Emergency Services

K.M.C

Subject: Fire Safety Recommendation for a proposed Residential Complex consisting of 2 nos. PG + III storied Residential Building at premises no. - 871, Kailash Ghosh Road, Kolkata-700098, Ward No.-123, Borough-XIII.

RECOMMENDATIONS  
1. CONSTRUCTION  
2. OPEN SPACE AND APPROACH  
3. STAIRCASE  
4. LIFT  
5. ELECTRICAL INSTALLATION & DISTRIBUTION  
6. FIRE FIGHTING WATER & FIRE PUMP

1. CONSTRUCTION  
1.1. Construction and lay out of proposed building shall remain same as per approved plan and shall not be altered without prior approval of this Department and strictly follow Local Municipal Rules.  
1.2. Materials for rapid flame spread categories including untreated wood, floor board, etc shall not be used.  
1.3. Arrangement shall have to be made for sealing all the vertical ducts by the materials of adequate fire resisting capacity.  
1.4. Provision of ventilation at the crown of the central core-duct of the building shall be provided.  
1.5. The exterior finish decoration of the building shall be made of non flammable spread materials conforming to Specification.  
2. OPEN SPACE AND APPROACH  
2.1. The abutting road shall permit the accessibility and maneuverability of fire appliance.  
2.2. The approach road shall be sufficiently strong to withstand the load of fire engine weighing up to 15 MT.  
2.3. The width and height of the entry gates to the premises shall not be less than 4.5m and 5m respectively.  
2.4. Sub-plot space of the proposed building shall be maintained as per local Municipal Rules.  
3. STAIRCASE  
3.1. The staircase construction shall be made of bricks/RC.C.C type having fire resisting capacity not less than 4 hours.  
3.2. The staircase should have permanent vents at the top and open able shutters at each floor level in the external wall of the building.  
3.3. The width of the staircases shall be made as shown/marked in the plan (1.3m).  
3.4. Considering the staircase use only means of evacuation, emergency lighting arrangement directional, exit staircase shall be made conforming the relevant L.S. Code in the regards.  
4. LIFT  
4.1. The walls of the lift enclosure of the building shall be at least two hours FIRE resisting type, Collapsible gate shall not be provided.  
4.2. The lift of the building shall be designed as "Fire Lift" and conspicuously indicated.  
4.3. In case of failure of normal electric supply, it shall automatically trip over to alternate supply.  
5. ELECTRICAL INSTALLATION & DISTRIBUTION  
5.1. The electrical installation including Transformers (if any), Switch Gear, Main & Meters etc. and the distribution system of the premises shall be made satisfying the code of practice for Fire safety in general building as laid down in L.S. specification 1946, 1982.  
5.2. The electrical supply ducts shall be sealed at each floor level.  
5.3. The electrical installation shall be adequately protected with CO2 / D.C.P.  
5.4. Electrical distribution system of the building shall be made in the form of concealed wiring or in accordance with L.S. codebook continuously bonded on the earth. Cables shall be IS marked and protected by IS 2026 fire resistant pipe or shall be installed in electrical conduit to avoid electrical fire hazards.  
5.5. All electrical installations viz. Transformer, Switch Gear, L.T., H.T. rooms shall be protected with both fire resistant and suppression system as per suitability.  
5.6. Alternative power supply: Arrangement shall have to be made to supply power with the help of generator to operate at least the Fire Pump, Fire Alarm System etc. and also illuminating the staircase corridors etc. and other assembly places of the buildings in case of normal power failure.  
6. FIRE FIGHTING WATER & FIRE PUMP  
6.1. Overhead water reservoir exclusively for Fire Fighting purpose having water capacity 5000 ltr. (near to the plan drawing on the roof top or Block-II). Standpipe hose reel have supplied from the over head water reservoir (Fired) through one booster pump shall have to be made in every alternate floor of each building. Suitable replacement arrangement has to be provided for overhead fire reservoir. The

K.M.C

Director,  
West Bengal Fire & Emergency Services

CERTIFIED COPY

KOLKATA MUNICIPAL CORPORATION  
BUILDING DEPARTMENTS  
CERTIFIED COPY OF B.S. PLAN  
No. 20.15/30228 Dt. 28/03/15  
Borough No. XIII  
James Ghosh, Assistant Engineer  
Executive Engineer

RESIDENTIAL BUILDING  
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.

DEVIATION WOULD MEAN DEMOLITION

"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 COLLECTIONS PARTICULARLY LIFT WELLS, VATS, BASEMENT SURING SITES OPEN RECEPTACLES ETC AS EMPITED COMPLETELY TWICE & WEAR"

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

Non Commencement of Erection/ Re-Erection within Two Year will Require Fresh Application for Sanction.

A suitable pump has to be provided i.e. pumping unfiltered water for the distribution to the flushing cisterns and urinals in the building if unfiltered water from street main is not available.

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

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.

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.

Structural plan and design calculation as submitted by the structural engineer have been kept with the structural engineer. No deviation from the submitted structural plan should be made at the time of erection without submitting fresh structural plan along with design calculation and stability certificate in the prescribed form, necessary steps should be taken for safety of the adjoining premises public and private properties and safety of human life during construction.

THE KOLKATA MUNICIPAL CORPORATION  
BUILDING DEPARTMENT  
Extension of validity of Building Sanctioned Plan No. 20.15/30228 dt. 28/03/15 upto 01/12/15  
vide order as per L.S. Code dt. 19/12/14 as per provision under Section 880 of the C.M.C. Act 1980  
Assistant Engineer  
Borough No. XVI  
Executive Engineer (P)  
Borough No. XVI

Checked and Verified  
A.E.(C)/S.A.E.(C)

K.M.C

K.M.C