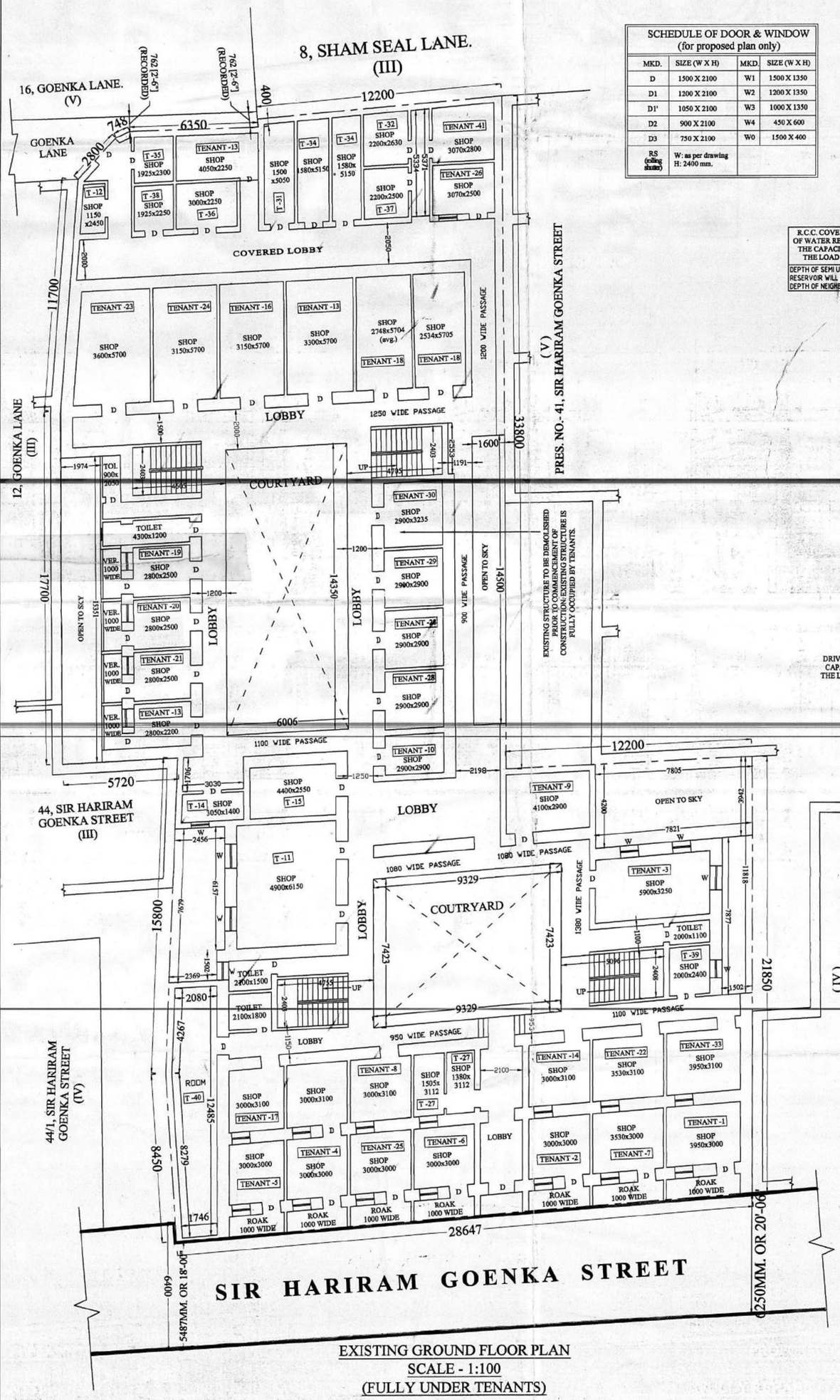
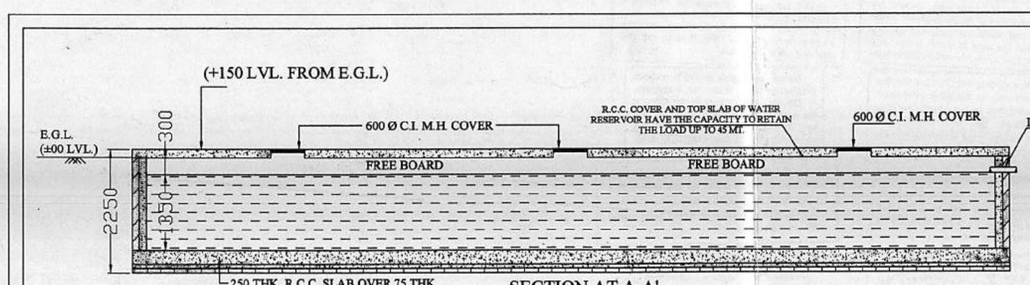
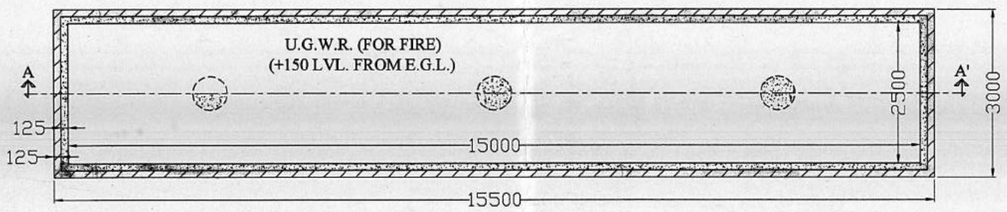


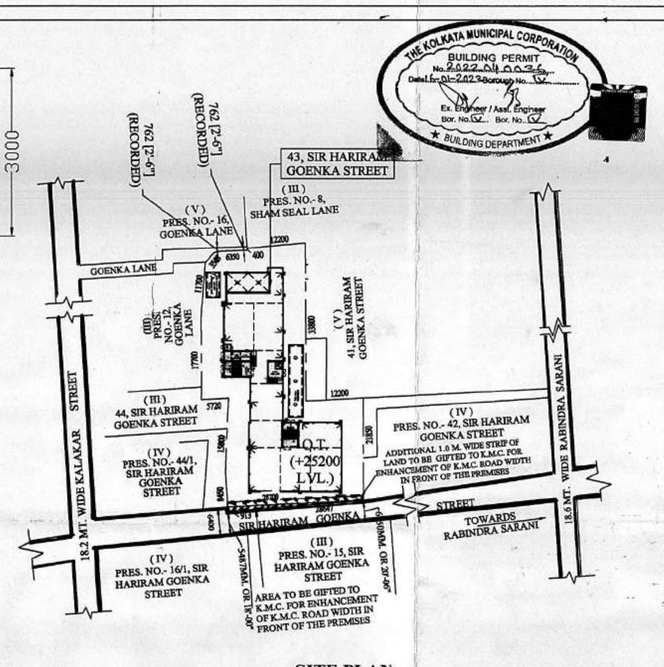
SCHEDULE OF DOOR & WINDOW (for proposed plan only)			
MKD.	SIZE (W X H)	MKD.	SIZE (W X H)
D	1500 X 2100	W1	1500 X 1350
D1	1200 X 2100	W2	1200 X 1350
D1'	1050 X 2100	W3	1000 X 1350
D2	900 X 2100	W4	450 X 600
D3	750 X 2100	W0	1500 X 400
RS (sliding shutter)	W. as per drawing H: 2400 mm.		



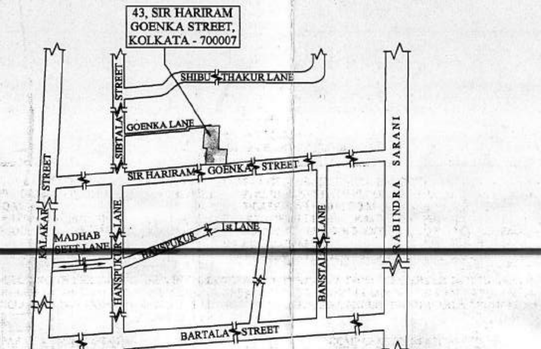
SECTION AT A-A'
SCALE:-1:50



DETAILS OF U.G.W.R. FOR FIRE (cap.- 50,000 ltrs.)
SCALE : 1:50



SITE PLAN
SCALE 1:600



KEY PLAN
SCALE 1:4000

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

1. ASSESSEE NO :- 11-023-36-0045-0.
2. LAND AREA :-
20K.- 04CH.- 175FT. OR, 1356.09 SQ.M. (M/L) (AS PER DEED & PHYSICAL MEASUREMENT)
AREA OF STRIP OF LAND THROWN TO K.M.C.:-
42.754 SQ.M. OR 1OCH.- 11SFT. (M/L) (SOUTHERN SIDE OF THE PREMISES)

3. EXISTING COVERED AREA :-
A) EXISTING GROUND FLOOR AREA :-
COVERED AREA = 1078.982 SQ.M.
STAIR AREA AT GROUND FLOOR = 46.069 SQ.M.
GROUND FLOOR AREA EXCLUDING EXEMPTION = 1032.913 SQ.M. [1078.982 - 46.069]
B) EXISTING FIRST FLOOR AREA :-
COVERED AREA = 974.002 SQ.M.
STAIR AREA AT FIRST FLOOR = 46.069 SQ.M.
FIRST FLOOR AREA EXCLUDING EXEMPTION = 927.933 SQ.M. [974.002 - 46.069]
C) EXISTING SECOND FLOOR AREA :-
COVERED AREA = 916.757 SQ.M.
STAIR AREA AT SECOND FLOOR = 46.790 SQ.M.
SECOND FLOOR AREA EXCLUDING EXEMPTION = 869.967 SQ.M. [916.757 - 46.790]
D) EXISTING THIRD FLOOR AREA :-
COVERED AREA = 890.068 SQ.M.
STAIR AREA AT THIRD FLOOR = 46.790 SQ.M.
THIRD FLOOR AREA EXCLUDING EXEMPTION = 843.278 SQ.M. [890.068 - 46.790]
E) EXISTING FOURTH FLOOR AREA :-
COVERED AREA = 742.818 SQ.M.
STAIR AREA AT FOURTH FLOOR = 34.518 SQ.M.
FOURTH FLOOR AREA EXCLUDING EXEMPTION = 708.300 SQ.M. [742.818 - 34.518]
F) EXISTING TOTAL COVERED AREA = 4602.627 SQ.M. [1078.982+974.002+916.757+890.068+742.818]
G) EXISTING TOTAL STAIR AREA = 220.236 SQ.M. [46.069+46.069+46.79+46.79+34.518]
H) EXISTING TOTAL COVERED AREA EXCLUDING EXEMPTION = 4382.391 SQ.M. [4602.627 - 220.236]

4. PROPOSED COVERED AREA :-
A) BASEMENT AREA = 624.635 SQ.M. (631.485 -4.0 -2.85)
RAMP AREA = 54.400 SQ.M.
FIRE PUMP ROOM AREA = 15.300 SQ.M.
STAIR AREA = 10.010 SQ.M.
B) GROUND FLOOR AREA = 585.660 SQ.M. (588.160 - 2.5)
STAIR,LIFT LOBBY & CORRIDOR AREA = 147.399 SQ.M. (149.899 - 2.5)
OTHER SERVICE AREA = 36.134 SQ.M. (20.679+13.505+1.95)
- SHOP AREA = 402.127 SQ.M. (CARPET AREA = 356.854 SQ.M.)
C) FIRST FLOOR AREA = 613.610 SQ.M. (622.960 - 4 - 2.85 - 2.5)
STAIR, LIFT LOBBY & CORRIDOR AREA = 169.327 SQ.M. (178.677 - 4 - 2.85 - 2.5)
OTHER SERVICE AREA = 20.679 SQ.M.
OFFICE AREA = 176.431 SQ.M. (CARPET AREA = 158.555 SQ.M.)
SHOP AREA = 247.173 SQ.M. (CARPET AREA = 222.222 SQ.M.)
D) SECOND FLOOR AREA = 636.635 SQ.M. (645.985 - 4 - 2.85 - 2.5)
STAIR, LIFT LOBBY & CORRIDOR AREA = 169.327 SQ.M. (178.677 - 4 - 2.85 - 2.5)
OTHER SERVICE AREA = 20.679 SQ.M.
OFFICE AREA = 446.629 SQ.M. (CARPET AREA = 402.154 SQ.M.)
E) THIRD FLOOR AREA = 636.635 SQ.M. (645.985 - 4 - 2.85 - 2.5)
STAIR, LIFT LOBBY & CORRIDOR AREA = 137.514 SQ.M. (146.864 - 4 - 2.85 - 2.5)
OTHER SERVICE AREA = 20.679 SQ.M.
OFFICE AREA = 466.112 SQ.M. (CARPET AREA = 424.658 SQ.M.)
SHOP AREA = 12.330 SQ.M. (CARPET AREA = 10.920 SQ.M.)
F) FOURTH FLOOR AREA = 636.635 SQ.M. (645.985 - 4 - 2.85 - 2.5)
STAIR, LIFT LOBBY & CORRIDOR AREA = 159.202 SQ.M. (168.552 - 4 - 2.85 - 2.5)
OTHER SERVICE AREA = 20.679 SQ.M.
OFFICE AREA = 456.754 SQ.M. (CARPET AREA = 413.579 SQ.M.)
G) FIFTH FLOOR AREA = 636.635 SQ.M. (645.985 - 4 - 2.25 - 2.5)
STAIR, LIFT LOBBY & CORRIDOR AREA = 163.890 SQ.M. (173.240 - 4 - 2.85 - 2.5)
OTHER SERVICE AREA = 20.679 SQ.M.
OFFICE AREA = 452.066 SQ.M. (CARPET AREA = 403.544 SQ.M.)
H) SIXTH FLOOR AREA = 636.635 SQ.M. (645.985 - 4 - 2.25 - 2.5)
STAIR, LIFT LOBBY & CORRIDOR AREA = 151.077 SQ.M. (160.427 - 4 - 2.85 - 2.5)
OTHER SERVICE AREA = 20.679 SQ.M.
OFFICE AREA = 464.879 SQ.M. (CARPET AREA = 395.038 SQ.M.)
I) SEVENTH FLOOR AREA = 636.635 SQ.M. (645.985 - 4 - 2.25 - 2.5)
STAIR, LIFT LOBBY & CORRIDOR AREA = 141.827 SQ.M. (151.177 - 4 - 2.85 - 2.5)
OTHER SERVICE AREA = 20.679 SQ.M.
OFFICE AREA = 474.129 SQ.M. (CARPET AREA = 410.670 SQ.M.)
J) TOTAL PROPOSED FLOOR AREA = 5643.715 SQ.M. [624.635+585.660+613.610+(636.635 x 6)]

5. DETAILS OF EXEMPTION AREA :-
A) I) AREA OF STAIRCASE WITH LANDING = 250.01 SQ.M.[(30.00 x 8) + 10.01]
GROUND TO SEVENTH FLOOR = 30.00 SQ.M. [(5.0 x 3.0) x 2](EACH)
AT BASEMENT = 10.01 SQ.M. [(3.85 x 1.30) x 2]
II) AREA OF LIFT LOBBY = 48.00 SQ.M. [6.0 x 8]
GROUND TO SEVENTH FLOOR = 6.0 SQ.M. (3.0 + 3.0) (EACH)
III) AREA OF RAMP
AT BASEMENT FLOOR = 54.400 SQ.M. [(11.925+1.675) X 4.0]
B) TOTAL COVERED AREA INCLUDING THE EXEMPTED AREA IN THIS RULE = 5643.715 SQ.M.
C) AREA EXEMPTED IN THIS RULE = 349.410 SQ.M. [250.01-48+54.4]
D) TOTAL COVERED AREA EXCLUDING THE AREA EXEMPTED IN THIS RULE = 5294.305 SQ.M. [5643.715 - 349.410]

6. GROUND COVERAGE COMPARATIVE STATEMENTS :-
EXISTING GROUND COVERAGE :- 79.566 % [1078.982 SQ.M. ON 1356.09 SQ.M.]
PERMISSIBLE GROUND COVERAGE :- 60.000 % [813.654 SQ.M. ON 1356.09 SQ.M.]
PROVIDED GROUND COVERAGE :- 47.636 % [645.985 SQ.M. ON 1356.09 SQ.M.]

7. CAR PARKING COMPARATIVE STATEMENT :-
NET BASEMENT AREA (FOR PARKING) = 560.225 SQ.M. (624.635 - 54.4 - 10.01)
EXEMPTION AREA TAKEN FOR BASEMENT CAR PARKING = 560.225 SQ.M.

8. FLOOR AREA RATIO :-
NET EXISTING AREA :- 4382.391 SQ.M.
[EXISTING F.A.R. : 3.232 (4382.391 / 1356.09)
PERMISSIBLE AREA :- 8764.782 SQ.M. (4382.391 x 2)
[PERMISSIBLE F.A.R. : 6.463 (8764.782 / 1356.09)
NET PROPOSED AREA :- 4734.080 SQ.M. (5294.305 - 560.225)
[PROPOSED F.A.R. : 3.491 (4734.080 / 1356.09)

9. COMPARATIVE STATEMENT FOR HEIGHT :-
HEIGHT OF EXISTING BUILDING = 18.000 MTR.
HEIGHT OF PROPOSED BUILDING = 25.200 MTR.

AREA OF PROPOSED STAIR HEAD ROOM = 28.747 SQ.M. [(3.4 x 5.4)+(5.825 x 3.5)]
AREA OF PROPOSED LIFT MACHINE ROOM = 27.361 SQ.M. [(3.4 x 3.85)+(5.825 x 2.45)]
AREA OF PROPOSED L.M.R. STAIR. = 07.364 SQ.M. [(3.5 x 1.075)+(1.075 x 3.35)]
AREA OF PROPOSED O.H. WATER RESERVOIR (FOR DRINKING) = 10.325 SQ.M. (3.5 x 2.950)
AREA OF PROPOSED O.H. RESERVOIR (FOR FIRE) = 42.187 SQ.M. (9.375 x 4.5)
AREA OF PROPOSED W.C. ON ROOF = 02.240 SQ.M. (1.6 x 1.4)
TOTAL AREA OF ROOF = 645.985 SQ.M.

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 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.

GOUTAM BANERJEE
REGD. ARCHITECT
REGD. No: CA/1990/08827
COUNCIL OF ARCHITECTURE
NEW DELHI

GOUTAM BANERJEE
REGD. ARCHITECT GOVT. OF INDIA
REGD. No: CA/1990/08827
COUNCIL OF ARCHITECTURE
NEW DELHI

SIGNATURE OF ARCHITECT

CERTIFICATE OF OWNER / APPLICANT :-

PRESENT STATUS AND PROPOSED ACCOMMODATION OF TENANT DRAWN BY ARCHITECT 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.

START INFRA DEVELOPERS PVT. LTD.
Director

SIGNATURE OF OWNER / APPLICANT

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.

Dr. Sanjoy Das Neogi
Asst. Prof. Techno International Newtown
PhD (Engg), ME (Structure, IU), BE (IU), MIE
Reg. ESE/1223 of K.M.C. CVERNKDA/10/00087
Chartered Engineer
Jadavpur, Kol-32
Mob.: 8621032660

DR. SANJOY DASNEOGI
PhD (Engg), ME (Structure, IU), BE (IU), MIE
Reg. ESE/1223 of K.M.C. CVERNKDA/10/00087
Chartered Engineer, Jadavpur, Kol - 32

SIGNATURE OF STRUCTURAL ENGINEER

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.

RUPAK KUMAR BANERJEE
B.C.E., M.E., M.I.E.
G.T.I/3 (K.M.C.), SM/GEO-TECH-1/002
919(R)P.SONG. 722014-15, GTER-HSCC/09/00014

RUPAK KUMAR BANERJEE
BCE, M.E., MIGE
M.I.E., CHARTERED ENGINEER
124,RTEDCO-TECH-ICAL-ENGINEER(GMC)
GT.I/3 (R)(GMC), LM-4378, M-135878-5

SIGNATURE OF GEO-TECHNICAL ENGINEER

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. IN 1:6 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.

SHEET NO. :- 01 OF 05	CONTENT :- EXISTING GROUND FLOOR PLAN, PROPOSED GROUND FLOOR PLAN, SITE PLAN, KEY PLAN, S.U.G.W.R. DETAILS, D/W SCHEDULE.
REFERENCE :-	1. DEED OF CONVEYANCE :- BOOK NO.-I, CD VOL. NO.-55, PAGES FROM 2317 TO 2349, BEING NO.- 13860, REGISTERED BEFORE A.R.A.-II, KOLKATA, FOR THE YEAR 2012. 2. BOUNDARY DECLARATION :- BOOK NO.-I, VOL. NO.-1902-2019, PAGES FROM 2831 TO 2844, BEING NO.- 190200446, REGISTERED BEFORE A.R.A.-II, KOLKATA, FOR THE YEAR 2019. 4. REGISTERED DECLARATION FOR DEED OF GIFT FOR STRIP OF LAND :- Deed No / Year :- I -190216033 / 2022. 3. REFERENCE OF S.O.R. :- Ch. V. & S. M. No.- 1037 / 2018-2019. 4. REFERENCE OF F.S.R. FROM WBFES :- MEMO NO. - FSR/01251862087064344 DATED: 02/06/2021 1. ASSESSEE NO :- 11-023-30-0045-0 2. LAND AREA :- 20K.- 04CH.- 175FT. OR, 1356.09 SQ.M. (M/L) (AS PER DEED & PHYSICAL MEASUREMENT)
PROJECT :-	PLAN OF PROPOSED B+G+VII STORIED (HT. - 25.200 M.) BUSINESS BUILDING AT PREMISES NO.- 43, SIR HARIRAM GOENKA STREET, KOLKATA - 700 007, UNDER KMC WARD NO.- 023, P.O.- BURRABAZAR, P.S.- POSTA, 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.

A-1

existing, Part G Floor

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.

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.

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

THE KOLKATA MUNICIPAL CORPORATION
BUILDING PERMIT
No. 2022090035
Date 15-01-2023 Borough No. IV
Dy. Manager / Asst. Engineer
Bor. No. IV Bor. No. IV
BUILDING DEPARTMENT

Design of all Structural Members including that of the foundation should conform to Standards specified in the National Building Code of India

CONSTRUCTION SITE SHALL BE MAINTAINED TO PREVENT MOSQUITO BREEDING AS REQUIRED U/S 406 (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) Asst. Engineer (C)
Br. IV Br. PLAN IV

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.

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.

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

BUSINESS BUILDING

THE SANCTION IS VALIED UP TO 15-01-2028

DEVIATION WOULD MEAN DEMOLITION

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

Approved By MRC in 2nd Mtg No-500 Dt-31/05/2022 Item No-11(2022) The Building Committee

APPROVED AS PER RESOLUTION OF M.I.C., VIDE ITEM NO. 1.9/56 ..... DT. 04-08-2022

THE KOLKATA MUNICIPAL CORPORATION
RECEIVED
Date 11/8/22
Borough IV
BUILDING DEPARTMENT