

LOCATION PLAN
SCALE=1:4000

AREA STATEMENT:

PROPOSED LAND AREA = 5775.62 SQM
 PERMISSIBLE F.A.R. = 2.5
 FOR HERITAGE BUILDING = 0.5
 PERMISSIBLE TOTAL F.A.R. = 3.00
 PERMISSIBLE BUILT UP AREA = 5775.62 x 3.00 = 17326.86 SQM
 PROPOSED GROUND COVERAGE = 664.77 SQM
 PROPOSED GROUND FLOOR AREA = 554.08 SQM
 PROPOSED TYPICAL (1ST TO 12TH) FLOOR AREA = 648.47 SQM
 PROPOSED 13TH FLOOR AREA = 118.56 SQM
 PROPOSED TOTAL BUILT UP AREA = 3034.87 SQM
 [580.59 + 554.08 + (648.47 x 12) + 118.56]

DEDUCTION AREA:
 1. STAIR AREA 6.04 (15.94 x 15.75) x 14 FLS = 449.86 SQM
 2. LOBBY AREA 3 x (3 x 3) x 14 FLS = 129.00 SQM
 3. CAR PARKING AREA IN GROUND FL (18 NOS.) = 365.33 SQM
 4. CAR PARKING AREA IN BASEMENT (15 NOS.) = 543.85 SQM
 TOTAL = 1487.84 SQM

PROPOSED BUILT UP AREA IN F.A.R. (3034.87 - 1487.84) = 7547.03 SQM

FLAT AREA ABOVE 300 SQM = (211) = 22 NOS.
 TOTAL NO. OF CAR REQUIRED = 22 x 3 = 66 NOS.
 TOTAL NO. OF CAR PROVIDED = 66 NOS.
 [BASEMENT (MECHANICAL) = 14 x 2 = 28 NOS., GROUND (COVER) = 5 + (1 x 2) = 7 NOS., GROUND OPEN = 7 NOS.]

EXISTING GROUND FLOOR AREA / COVERAGE = 1455.27 SQM
 EXISTING 1ST FLOOR AREA = 1168.28 SQM
 TOTAL EXISTING AREA = 2643.55 SQM

TOTAL AREA IN F.A.R. = (EXISTING BLOCK + PROPOSED BLOCK) = (2643.55 + 7547.03) = 10190.58 SQM
 PROPOSED F.A.R. = 10190.58 / 5775.62 = 1.764

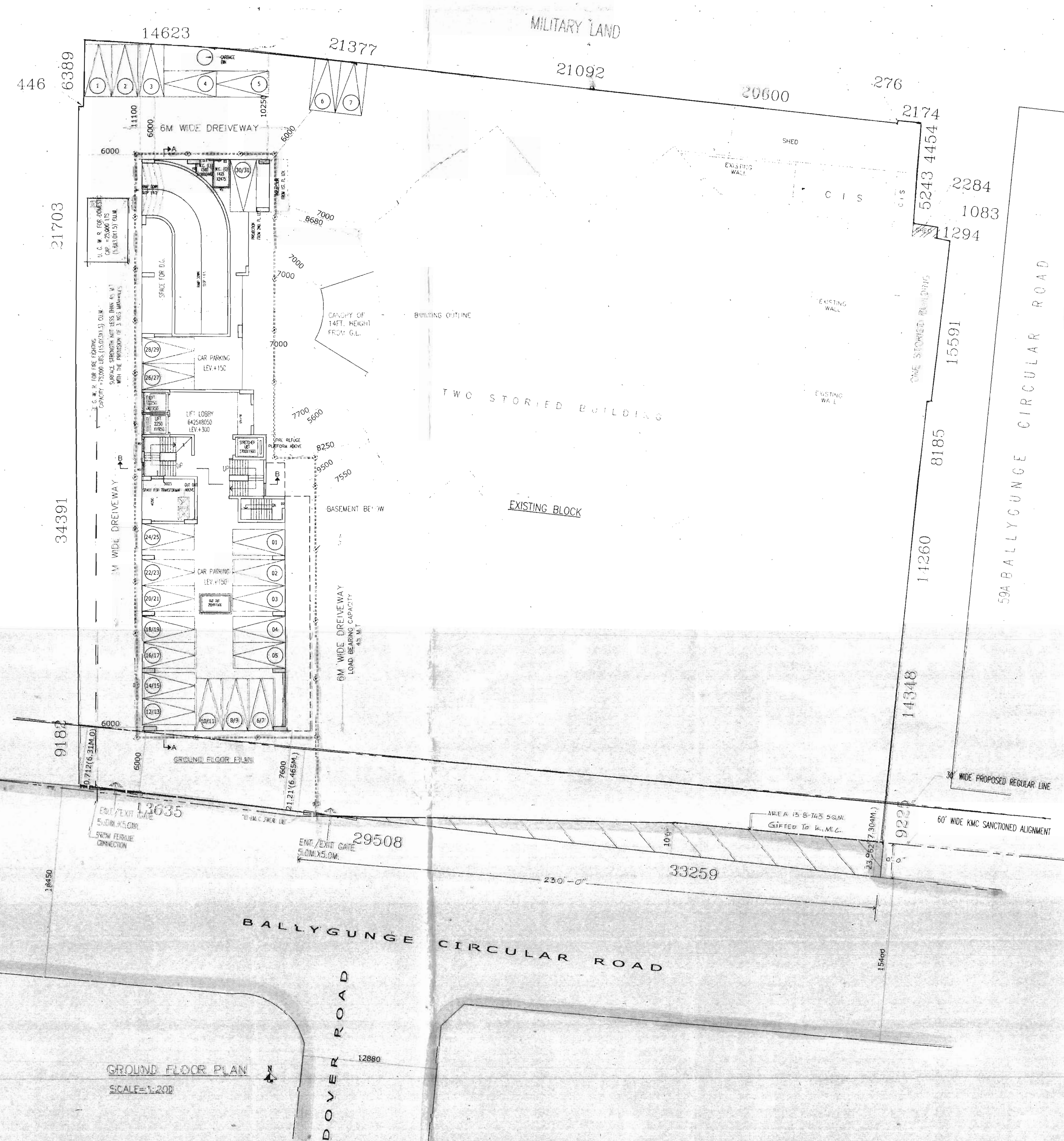
TOTAL GROUND COVERAGE (36.71%) = (EXISTING + PROPOSED) = (1455.27 + 664.77) = 2120.04 SQM

GENERAL NOTES:

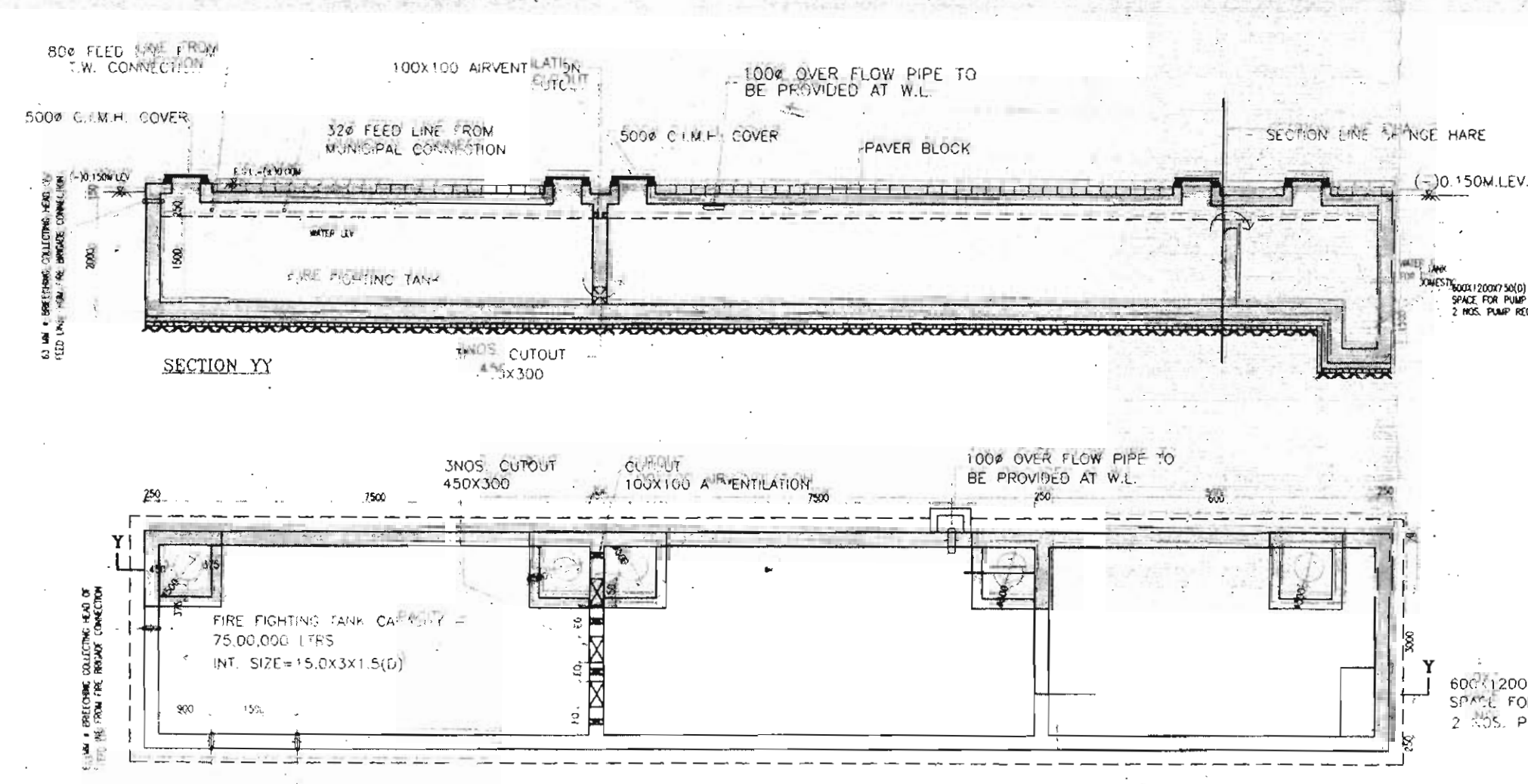
1. ALL DIMENSIONS ARE IN MM.
2. ALL EXTERNAL WALLS SHALL BE 230MM & INTERNAL WALLS 125 & 75 MM - UNLESS OTHERWISE MENTIONED.
3. ALL MASONRY WORKS ARE BOUNDED BY CONCRETE MORTAR (1:6) & (1:4).
4. EXTERNAL PLASTER IS 20MM & INTERNAL PLASTER IS 12MM THICK WITH 14 MESH.
5. ALL CONC. GRADE IS 1:2:4 (1:1.5).

SCHEDULE OF DIMENSIONS & FINISHES:

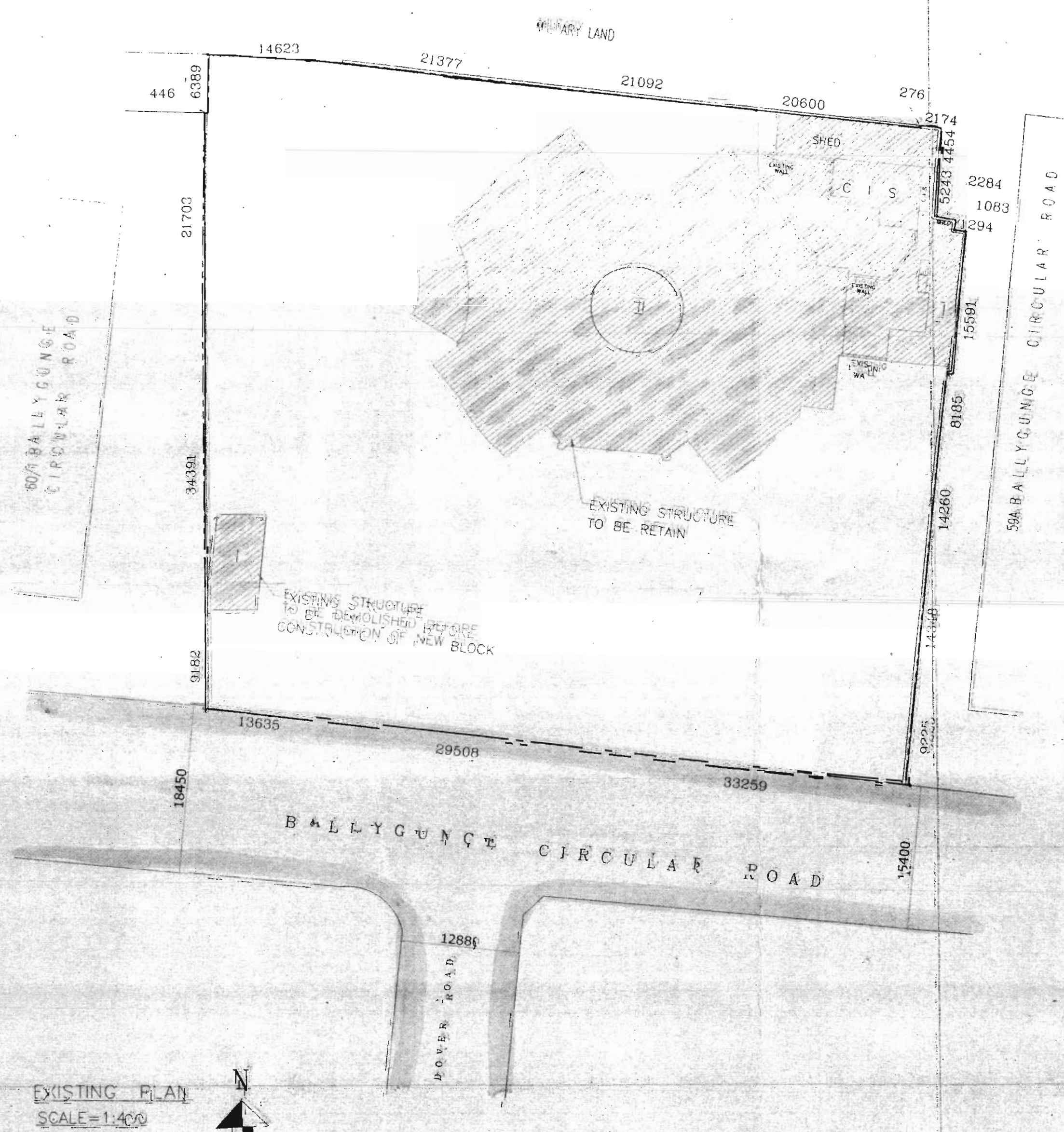
TYPE	DESCRIPTION	SIZE	TYPE	DESCRIPTION	SIZE
W	WALL	230	W	WALL	230
B	BENCH	150	W	WALL	230
DT	DOOR	2100	W	WALL	230
DC	DOOR	2100	W	WALL	230
DB	DOOR	2100	W	WALL	230
DL	DOOR	2100	W	WALL	230
FD	FLOOR	150	W	WALL	230
FD1	FLOOR	150	W	WALL	230



GROUND FLOOR PLAN
SCALE=1:200



PLAN DETAILS OF UNDER GROUND WATER RESERVOIR FOR FIRE FIGHTING & DOMESTIC SCALE=1:100



EXISTING FLOOR PLAN
SCALE=1:400

FOR MAHARAJA PRADIP KISHORE DEB BURMAN

P. K. Duggal
 Constituent
 SIGNATURE OF ARCHITECT

SANJIV I. PAREKH
 M.E. STRUCTURAL ENGINEER
 B.C.E., P.E. (1982-84)
 R.S.E. NO. 14418-K, M.C.

SANJIB GUHA
 B.C.E., P.E. (1984-85)
 CHARTERED ENGINEER
 ENLISTED STRUCTURAL ENGINEER
 REVIEWER 8816 K-M.C.C.

ALOK ROY
 Empowered Geotechnical Engineer
 Kolkata Municipal Corporation
 CHIEF ENG. (G/201)
 6A, Main Park, Kolkata-700 004

RAJKUMAR AGARWAL
 Archt. (1984-85)
 ARCHT. NO. GA/94/17940

SIGNATURE OF ARCHITECT
 RAJKUMAR AGARWAL
 COUNCIL REGISTRATION NO. GA/94/17940
 ADDRESS: 6A, MAIN PARK, KOLKATA-700 004

TITLE
 OVERALL GROUND FLOOR PLAN, EXISTING PLAN
 SITE PLAN, LOCATION PLAN, DETAILS OF UNDER
 GROUND WATER RESERVOIR

PROJECT
 PROPOSED B+G+XII (56.84 MET.)
 STORED RESIDENTIAL BUILDING AT
 PLOT NO. - 59, BALLYGUNGE
 CIRCULAR ROAD, KOLKATA-700019,
 WARD NO. - 69, BOROUGH - VII

DATE	PLAN NO.	DEALT	CHECKED	SHEET NO.
28/07/2017	1/3	TUMPA	TUMPA	1/3

SCALE: 1:200

ARCHITECT
 RAJKUMAR AGARWAL & ASSOCIATES
 6A, MAIN STREET, KOLKATA - 700004

0122 all 2

CERTIFIED COPY

Plan for Water Supply arrangement including SEMI 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.

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.

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.

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.

All Building Materials to necessary & construction should conform's to standered 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.

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

DEVIATION WOULD MEAN DEMOLITION

THE SANCTION IS VALIED UP TO 17-01-2023

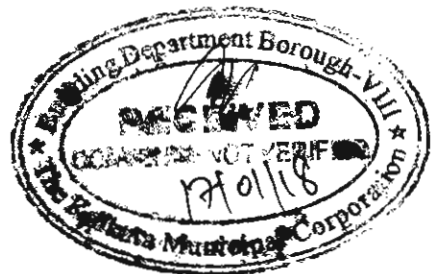
Sanctioned subject to demolition of existing structure to provide open space as per plan before construction is started

Sof Executive Engineer (C) BR. VIII
Sof Asst. Engineer (C) Br. PLAN-VIII



APPROVED AS PER RESOLUTION OF M.I.C., VIDE ITEM NO. MCA. 57.6 DT. 29/11/2017

Approved By : MBC Meating No. 538
Item No. 121/17-18 Dt. 20.08.2017



RESIDENTIAL BUILDING

GOVERNMENT OF WEST BENGAL
OFFICE OF THE DIRECTOR GENERAL
WEST BENGAL FIRE & EMERGENCY SERVICES
1-C.D. Nilaya Ghosh Street, Kolkata - 700 016.
Memo. No. WBSES/93/171/Kol-80/25475/03405 Date: 17-08-17
From: Divisional Fire Officer
Fire Prevention Wing
West Bengal Fire & Emergency Services.
To: Mr. P.K. Dejar,
Maharaja Pradyot Kumar Deb Barman,
Trigunji House, 39 Ballygunge Circular Road,
Kolkata - 700 019.
Job: Revised Fire Safety Recommendation for Proposed Construction of B4G+XIII Instead of B4G+XVII Storied Under Group Residential Building at the Premises No- 39, Ballygunge Circular Road, Ward No. 49, Borough No. VIII, Kolkata - 700 019.
This is in reference to your Memo. No. Nil, Dated 05.03.2017 Revised Fire Safety Recommendation for Proposed Construction of B4G+XIII Instead of B4G+XVII Storied Under Group Residential Building at the Premises No- 39, Ballygunge Circular Road, Ward No. 49, Borough No. VIII, Kolkata - 700 019.
The revised plan submitted by you was scrutinized and marked as fit & necessary from Fire Safety point of view. In return of plan, this office has approved Revised Plan Drawing in favour of the aforesaid building subject to the compliance of the Fire Safety Manual and A separate Fire pump shall be installed for the total Sprinkler installation of the building and as per sanction issued earlier vide this office memo no. WBSES/93/171/Kol-80/25475/03405 Dated 17/08/17. The same shall strictly to be followed. However, necessary sanction and approval for such construction and occupancy must be obtained from competent authorities.
Enclure:
1. One set of plan



Sof
Divisional Fire Officer
Fire Prevention Wing
West Bengal Fire & Emergency Services

OFFICE OF THE EX-ENGINEER (CIVIL)
BUILDING DEPARTMENT
BOROUGH-VIII
THE KOLKATA MUNICIPAL CORPORATION
104, RASH BEHARI AVENUE
KOLKATA-700 029

KOLKATA MUNICIPAL CORPORATION
BUILDING DEPARTMENTS
CERTIFIED COPY OF B.S. PLAN
No. 2017-080082 Dt. 18.01.2018
Borough No. VIII
f.k Assistant Engineer (C) *Sof* Executive Engineer (C)



S.I.no	Latitude	DMS	Longitude	DMS
1	22.529160	22° 31' 44.976" N	88.358056	88° 21' 29.0016" E
2	22.529194	22° 31' 45.0984" N	88.357789	88° 21' 28.0404" E
3	22.528483	22° 31' 42.5388" N	88.357689	88° 21' 27.6804" E
4	22.528441	22° 31' 42.3876" N	88.357962	88° 21' 28.6632" E

