

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.) = 343.85 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 = 22X3 = 66 NOS.  
 TOTAL NO. OF CAR PROVIDED = 66 NOS.  
 [BASEMENT (MECHANICAL)] = 14X2 = 28 NOS.  
 GROUND (COVER) = 54(13X2) = 31 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

- (A) ASSESSEE NO. = 11080900054  
 2. DETAIL OF REGISTERED DETD -  
 3. DETAIL OF POWER OF ATTORNEY:  
 BOOK NO. 10, VOL. NO. 2, PAGES = 2027 to 2214  
 BEING NO. 597, FOR THE YEAR 2013  
 4. (a) AREA OF PLOT = 5775.62 SQM  
 (b) NO. OF STOREY = 13  
 (c) NO. OF TENEMENTS = 22 NOS.  
 (B)  
 1. GROUND COVERAGE (36.71%) = 2120.04 SQM  
 2. F.A.R. CONSIDERED = 1.764  
 3. TOTAL BUILT UP AREA = (2643.55 + 7547.03) = 10190.58 SQM  
 4. GR. FLOOR SERVICE AREA = 188.75 SQM  
 5. TOTAL CAR PARKING AREA = (365.33 + 343.85) = 699.18 SQM  
 6. NO. OF CAR PARKING SPACE = 66 NOS.  
 [BASEMENT (MECHANICAL) = 14X2 = 28 NOS.  
 GROUND (COVER) = 54(13X2) = 31 NOS.  
 GROUND OPEN = 7 NOS.]

**GENERAL NOTES:**

- ALL DIMENSIONS ARE IN MM
- ALL EXTERNAL WALLS SHALL BE 230MM & INTERNAL WALLS 125 & 75 MM - ALL DIMENSIONS MEASURED FROM FACE UNLESS SPECIFIED OTHERWISE
- ALL MASONRY WORKS ARE BOUNDED BY CONCRETE MORTAR (1:6) & (1:4)
- EXTERNAL PLASTER IS 20MM & INTERNAL PLASTER IS 12MM THICK WITH 14 MESH
- SALL CONC. GRADE IS 100 (1:3:3)

**SCHEDULE OF DIMENSIONS & FINISHES**

TYPE	DESCRIPTION	FINISH	THICKNESS	FINISH
W	WALL	CONCRETE	230	1:6
B	BASEMENT WALL	CONCRETE	230	1:6
DT	DOOR THRESHOLD	WOOD	20	1:6
CC	CONCRETE CURB	CONCRETE	100	1:6
GR	GROUND FLOOR	CONCRETE	100	1:6
UF	UNDER FLOOR	CONCRETE	100	1:6
FD	FLOOR DRAIN	CONCRETE	100	1:6
FD	FLOOR DRAIN	CONCRETE	100	1:6

**FOR THE PLOT OWNER:**  
 1. ENGAGE ARCHITECT AND E.S. DURING CONSTRUCTION  
 2. FOLLOW THE REGULATIONS OF ARCHITECT AND E.S.  
 DURING CONSTRUCTION OF THE BUILDING  
 3. A & P. ARE RESPONSIBLE FOR THE STRUCTURE STABILITY, BUILDING AND SOUNDING STRUCTURE  
 4. IF ANY ENGINEER'S OPINION IS REQUIRED IN ANY CASE, THE ARCHITECT SHALL BE RESPONSIBLE FOR THE SAME  
 5. ALL DIMENSIONS ARE IN MM  
 6. ALL EXTERNAL WALLS SHALL BE 230MM & INTERNAL WALLS 125 & 75 MM - ALL DIMENSIONS MEASURED FROM FACE UNLESS SPECIFIED OTHERWISE  
 7. ALL MASONRY WORKS ARE BOUNDED BY CONCRETE MORTAR (1:6) & (1:4)  
 8. EXTERNAL PLASTER IS 20MM & INTERNAL PLASTER IS 12MM THICK WITH 14 MESH  
 9. SALL CONC. GRADE IS 100 (1:3:3)

**FOR MAHARAJA PRADIP KISHORE DEB BURMAN**  
 P. K. Duggal  
 Constituted  
 SIGNATURE OF ARCHITECT  
 DATE: 10/11/2019  
 SANJIV J. PAREKH  
 M.E. STRUCTURAL ENGINEER  
 B.C.E., REG. (P-11884-5)  
 E.S. NO. 144/B.K. 3A/C  
 SIGNATURE OF STRUCTURAL ENGINEER  
 SANJIV J. PAREKH  
 M.E. STRUCTURAL ENGINEER  
 B.C.E., REG. (P-11884-5)  
 E.S. NO. 144/B.K. 3A/C  
 ADDRESS:  
 1/1, GROUND FLOOR  
 31, BALLYGUNGE CIRCULAR ROAD, KOLKATA-700019

**SANJIB GUHA**  
 B.C.E., REG. (P-11884-5)  
 CHARTERED ENGINEER  
 ENLISTED STRUCTURAL ENGINEER  
 REVIEWER: 28/10/2019

**ALOK ROY**  
 Empowered Geotechnical Engineer  
 Kolkata Municipal Corporation  
 CHIEF, No. 62/1911  
 6A, Main Park, Kolkata-700004

**SOFTWARE BY GEO-TECHNICAL ENGINEER**  
 ALOK ROY  
 B.C.E., REG. (P-11884-5)  
 CHARTERED ENGINEER  
 ENLISTED STRUCTURAL ENGINEER  
 ADDRESS:  
 1/1, GROUND FLOOR  
 31, BALLYGUNGE CIRCULAR ROAD, KOLKATA-700019

**Rajkumar Agarwal**  
 Archt. M.E.  
 Member of Cal. M.C.A.  
 Archt. No. GA/94/17940

**SIGNATURE OF ARCHITECT**  
 RAJKUMAR AGARWAL  
 COUNCIL REGISTRATION NO. GA/94/17940  
 ADDRESS:  
 1/1, GROUND FLOOR  
 31, BALLYGUNGE CIRCULAR ROAD, KOLKATA-700019

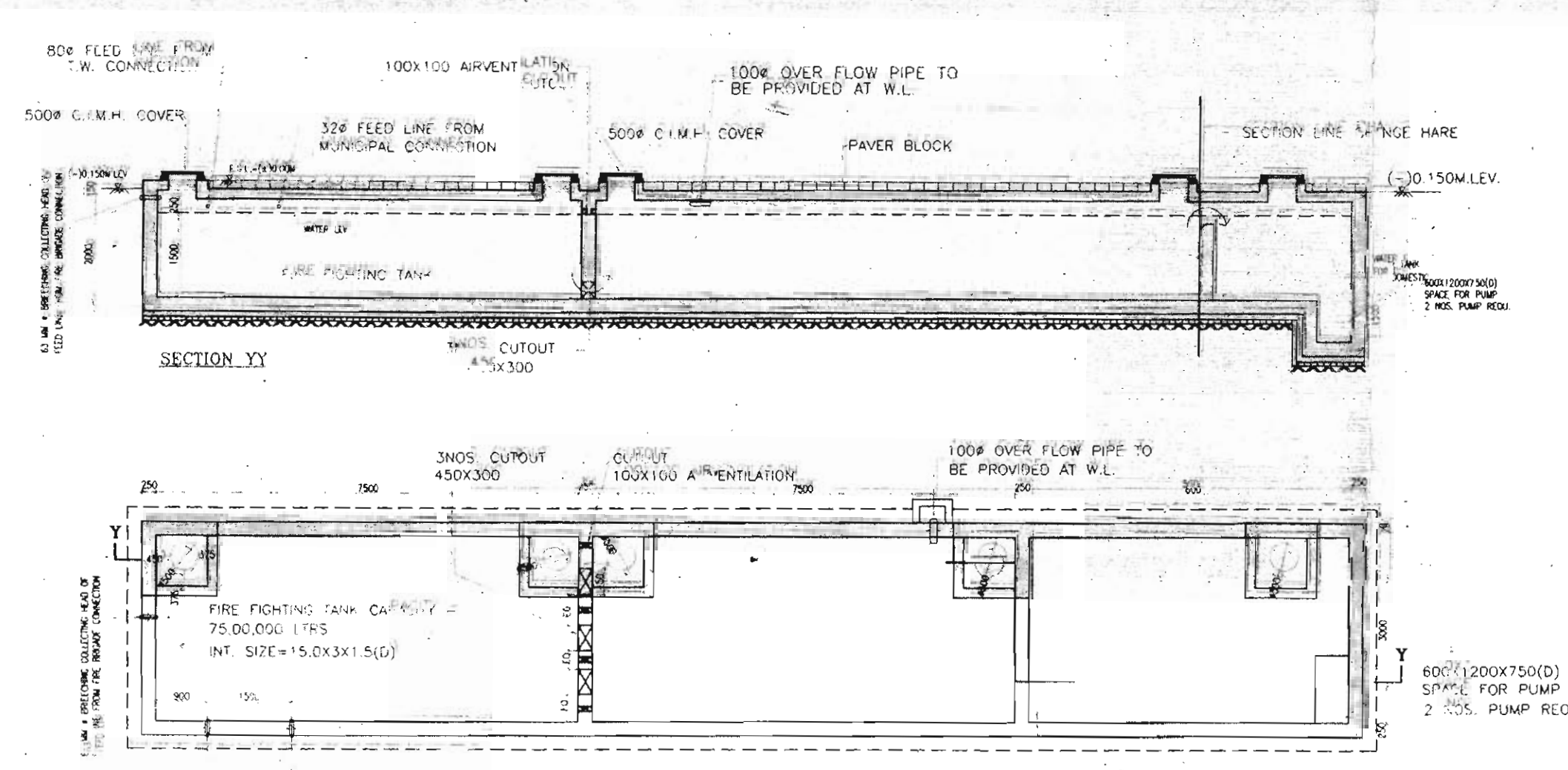
**TITLE**  
 OVERALL GROUND FLOOR PLAN, EXISTING PLAN  
 SITE PLAN, LOCATION PLAN, DETAILS OF UNDER  
 GROUND WATER RESERVOIR

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

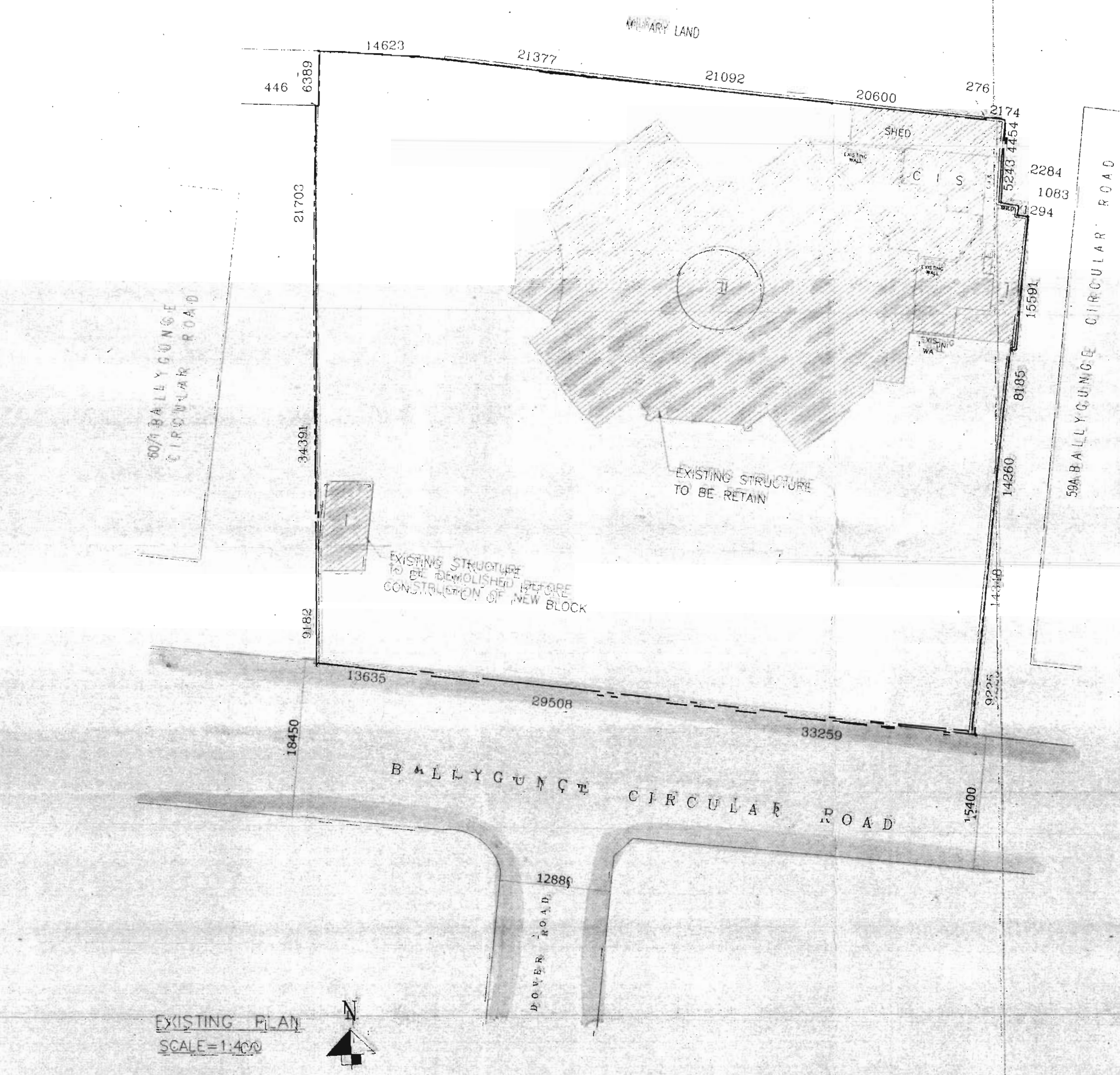
DATE	PLAN NO.	DEALT	CHECKED	SHEET NO.
28/10/2019	001	TUMPA	TUMPA	1/3

**SCALE**  
 1:2000 (GROUND FLOOR PLAN)  
 1:500 (SITE PLAN)  
 1:4000 (LOCATION PLAN)

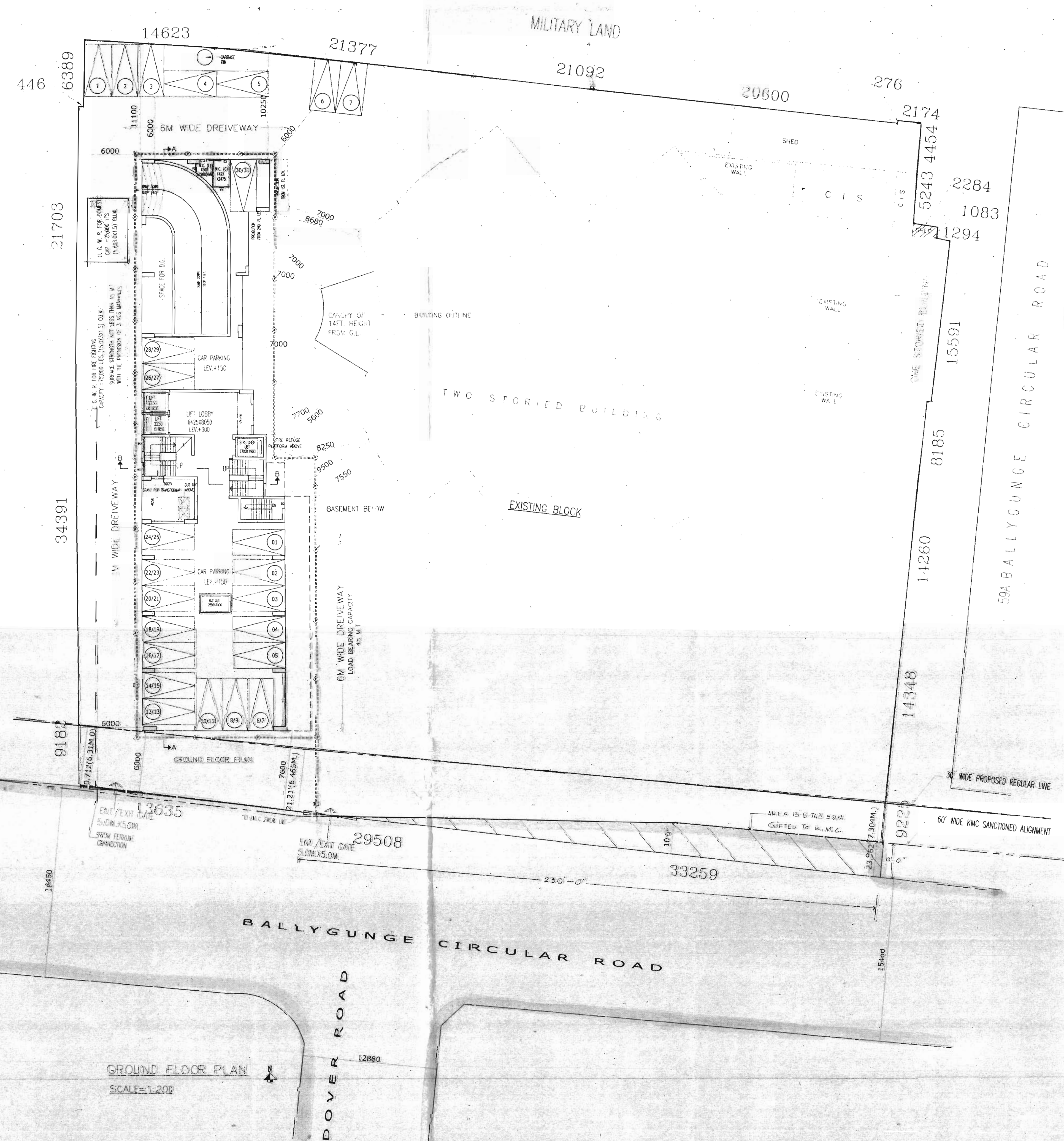
**ARCHITECT**  
 RAJKUMAR AGARWAL & ASSOCIATES  
 80, BALLYGUNGE CIRCULAR ROAD, KOLKATA-700019



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



EXISTING FLOOR PLAN  
 SCALE=1:400



GROUND FLOOR PLAN  
 SCALE=1:200

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

Sanctioned subject to demolition of existing structure to provide open space as per plan before construction is started  
Sd/- Sd/-  
Executive Engineer (C) Aest. Engineer (C)  
BR. VIII Br. PLAN-VIII

THE SANCTION IS VALIED UP TO 17-01-2023

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-RD/25475/03405 Date: 17-08-17  
From: Divisional Fire Officer  
Fire Prevention Wing  
West Bengal Fire & Emergency Services.  
To: Mr. P.K. Dey,  
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-RD/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.  
Encl: 1. One set of plan



Sd/-  
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  
Sd/- Sd/-  
Assistant Engineer (C) Executive Engineer (C)

