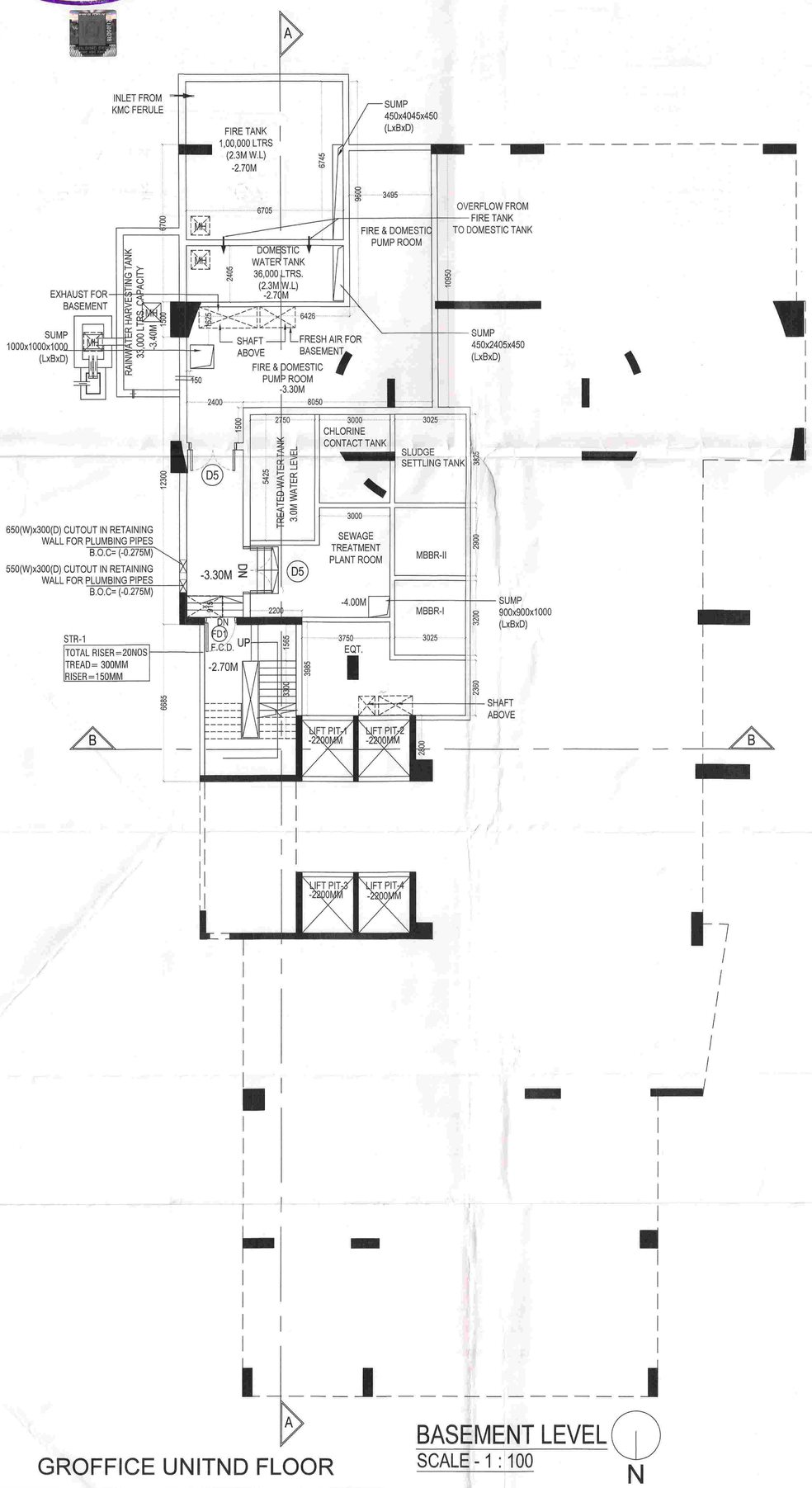
THE KOLKATA MUNICIPAL CORPORATION
BUILDING PERMIT
Date 3/04/2019 Borough No. 12
Ex. Engineer / Asst. Engineer
Bor. No. 9 Bor. No. 12
BUILDING DEPARTMENT



DETAIL PLAN OF U.G.W.R FOR FIRE & DOM. TANK , FIRE & DOM. PUMP ROOM

SCALE - 1 : 100

SEWAGE TREATMENT PLANT LAYOUT PLAN

SCALE - 1 : 100

GROFFICE UNITND FLOOR

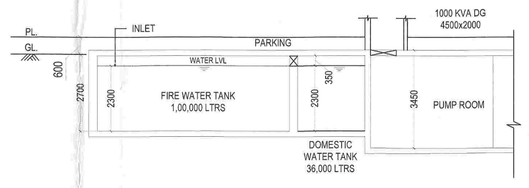
BASEMENT LEVEL

SCALE - 1 : 100

N

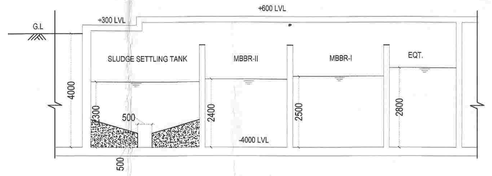
SHAFT / DUCT SCHEDULE

LEGEND	WIDTH	DEPTH	DETAILS / DESCRIPTIONS
SH-15A	900	850	FOR F.H.R. SHAFT
SH-22	1300	850	FOR P.H.E SHAFT
SH-23	1530	925	FOR MEP SERVICES
SH-24	2475	900	EXHAUST FOR BASEMENT
SH-25	1500	1175	FRESH AIR FOR BASEMENT



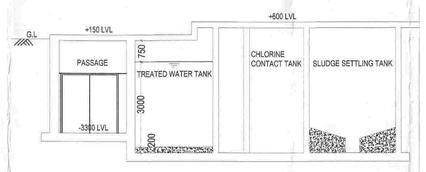
SECTION C-C

SCALE - 1 : 100



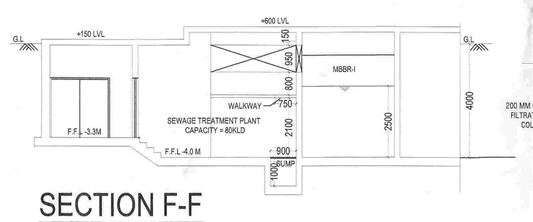
SECTION D-D

SCALE - 1 : 100



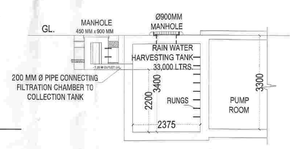
SECTION E-E

SCALE - 1 : 100



SECTION F-F

SCALE - 1 : 100



SECTION G-G

SCALE - 1 : 100

STATEMENT OF THE PLAN PROPOSAL

PART - A:

SL. NO.	DETAILS
1	**ASSESSEE NO.** : 311070862479
2	**DETAILS OF REGISTERED DEEDS:**

DEED NO.	DATE	BOOK NO.	VOLUME NO.	PAGE NO.	PLACE
1060 OF 2007	09.12.2006	I	I	1 TO 25	A.R.A. I, KOLKATA
1610 OF 2007	09.11.2006	I	I	1 TO 29	A.R.A. I, KOLKATA
2749 OF 2007	22.03.2007	I	69	2182 TO 2210	A.R.A. I, KOLKATA
2750 OF 2007	22.03.2007	I	69	2211 TO 2243	A.R.A. I, KOLKATA
4542 OF 2007	21.04.2007	I	I	1 TO 27	A.R.A. I, KOLKATA
2291 OF 2012	13.03.2012	I	5	9992 TO 10012	D.S.R. III, SOUTH 24 PARGANAS
4688 OF 2013	16.05.2013	I	9	9136 TO 9152	
4689 OF 2013	16.05.2013	I	9	9246 TO 9262	
4690 OF 2013	16.05.2013	I	9	9229 TO 9245	
4691 OF 2013	16.05.2013	I	9	9212 TO 9228	
4692 OF 2013	16.05.2013	I	9	7525 TO 7541	D.S.R. III, ALIPORE, SOUTH 24 PARGANAS
4693 OF 2013	16.05.2013	I	9	9263 TO 9281	
4694 OF 2013	16.05.2013	I	9	9195 TO 9211	
7288 OF 2015	08.09.2015	I	1901-2015	102135 TO 102170	A.R.A. I, KOLKATA
7289 OF 2015	08.09.2015	I	1901-2015	102171 TO 102204	A.R.A. I, KOLKATA
7290 OF 2015	08.09.2015	I	1901-2015	102205 TO 102240	A.R.A. I, KOLKATA
8788 OF 2015	07.11.2015	I	1901-2015	152046 TO 152080	A.R.A. I, KOLKATA
712 OF 2016	20.01.2016	I	1603-2016	24002 TO 24039	D.S.R. III, SOUTH 24 PARGANAS
1278 OF 2016	08.02.2016	I	1901-2016	46073 TO 46113	A.R.A. I, KOLKATA
1279 OF 2016	08.02.2016	I	1901-2016	46114 TO 46153	A.R.A. I, KOLKATA
1843 OF 2016	10.02.2016	I	1603-2016	59467 TO 59487	D.S.R. III, SOUTH 24 PARGANAS
2837 OF 2016	16.02.2016	I	1603-2016	88134 TO 88154	
4133 OF 2016	24.08.2016	I	1603-2016	125226 TO 125248	

3	**DETAILS OF POWER OF ATTORNEY:**					
	72 OF 2019	04.04.2019	IV	1904-2019	1576 TO 1622	A.R.A IV, KOLKATA
4	**DETAILS OF BOUNDARY DECLARATION:**					
	5655 OF 2019	24.09.2019	I	1903-2019	229270 TO 229292	A.R.A. III, KOLKATA
5	**DETAILS OF ROAD WIDTH AFFIDAVIT:**					
	3564 OF 2019	23.10.2019	I	1603-2019	115550 TO 115562	D.S.R. III, SOUTH 24 PARGANAS
5	**DETAILS OF BLLRO MUTATION CERTIFICATE:**					

SL. NO.	CERTIFICATE NO.
1	Memo No. - 18/4419/BLLRO/ATM/Kasba/16, Dated 12.09.2016
2	Memo No. - 18/4424/BLLRO/ATM/Kasba/16, Dated 12.09.2016
3	Memo No. - 18/4425/BLLRO/ATM/Kasba/16, Dated 12.09.2016
4	Memo No. - 18/4433/BLLRO/ATM/Kasba/16, Dated 12.09.2016
5	Memo No. - 18/4428/BLLRO/ATM/Kasba/16, Dated 12.09.2016
6	Memo No. - 18/4427/BLLRO/ATM/Kasba/16, Dated 12.09.2016
7	Memo No. - 18/4413/BLLRO/ATM/Kasba/16, Dated 12.09.2016
8	Memo No. - 18/4435/BLLRO/ATM/Kasba/16, Dated 12.09.2016
9	Memo No. - 18/4430/BLLRO/ATM/Kasba/16, Dated 12.09.2016
10	Memo No. - 18/4434/BLLRO/ATM/Kasba/16, Dated 12.09.2016
11	Memo No. - 18/4431/BLLRO/ATM/Kasba/16, Dated 12.09.2016
12	Memo No. - 18/4429/BLLRO/ATM/Kasba/16, Dated 12.09.2016
13	Memo No. - 18/4426/BLLRO/ATM/Kasba/16, Dated 12.09.2016
14	Memo No. - 18/4414/BLLRO/ATM/Kasba/16, Dated 12.09.2016
15	Memo No. - 18/4432/BLLRO/ATM/Kasba/16, Dated 12.09.2016
16	Memo No. - 18/4423/BLLRO/ATM/Kasba/16, Dated 12.09.2016
17	Memo No. - 18/4418/BLLRO/ATM/Kasba/16, Dated 12.09.2016
18	Memo No. - 18/4422/BLLRO/ATM/Kasba/16, Dated 12.09.2016
19	Memo No. - 18/4417/BLLRO/ATM/Kasba/16, Dated 12.09.2016
20	Memo No. - 18/4420/BLLRO/ATM/Kasba/16, Dated 12.09.2016
21	Memo No. - 18/4415/BLLRO/ATM/Kasba/16, Dated 12.09.2016
22	Memo No. - 18/4421/BLLRO/ATM/Kasba/16, Dated 12.09.2016
23	Memo No. - 18/4416/BLLRO/ATM/Kasba/16, Dated 12.09.2016
24	Memo No. - 18/3400/BLLRO/ATM/Kasba/16, Dated 29.07.2016
25	Memo No. - 18/3402/BLLRO/ATM/Kasba/16, Dated 29.07.2016
26	Memo No. - 18/3522/BLLRO/ATM/Kasba/16, Dated 02.08.2016
27	Memo No. - 18/3399/BLLRO/ATM/Kasba/16, Dated 29.07.2016
28	Memo No. - 18/3403/BLLRO/ATM/Kasba/16, Dated 29.07.2016
29	Memo No. - 18/3521/BLLRO/ATM/Kasba/16, Dated 02.08.2016
30	Memo No. - 18/3397/BLLRO/ATM/Kasba/16, Dated 29.07.2016
31	Memo No. - 18/3401/BLLRO/ATM/Kasba/16, Dated 29.07.2016
32	Memo No. - 18/3520/BLLRO/ATM/Kasba/16, Dated 02.08.2016
33	Memo No. - 18/3398/BLLRO/ATM/Kasba/16, Dated 29.07.2016
34	Memo No. - 18/3404/BLLRO/ATM/Kasba/16, Dated 29.07.2016
35	Memo No. - 18/3519/BLLRO/ATM/Kasba/16, Dated 02.08.2016
36	Memo No. - 18/3391/BLLRO/ATM/Kasba/16, Dated 29.07.2015
37	Memo No. - 18/3390/BLLRO/ATM/Kasba/16, Dated 29.07.2016
38	Memo No. - 18/3393/BLLRO/ATM/Kasba/16, Dated 29.07.2016
39	Memo No. - 18/3396/BLLRO/ATM/Kasba/16, Dated 29.07.2016
40	Memo No. - 18/3389/BLLRO/ATM/Kasba/16, Dated 29.07.2016
41	Memo No. - 18/3395/BLLRO/ATM/Kasba/16, Dated 29.07.2016
42	Memo No. - 18/3388/BLLRO/ATM/Kasba/16, Dated 29.07.2016
43	Memo No. - 18/3392 /BLLRO/ATM/Kasba/16, Dated 29.07.2016
44	Memo No. - 18/3394 /BLLRO/ATM/Kasba/16, Dated 29.07.2016

6	**ULC : N.O.C.** : MEMO NO. - 1289/ULC/Alip/2019, Dated: 29.03.2019

PART - B: **OBSERVATION OF OTHER DEPARTMENTS**

SL. NO.	DETAILS
1	**FIRE SAFETY RECOMMENDATION -** MEMO NO. IND-WB/FES/20192020/60569, Dated : 19.09.2019
2	**MICROWAVE NOC** - G/MWC/1-150/T.B./2018-19/Cat-3/Vol - IV/19 (387), Dated : 31.12.2018

PRINCIPLE USE GROUP : BUSINESS

PART-B:

1. AREA OF LAND = (AS PER DEED) =			3679.59	SQM
2. AS PER BOUNDARY DECLARATION=			3679.59	SQM.
3. C) NET AREA OF LAND AFTER SPLAY & STRIP OF LAND =			3679.59	SQM.
4. (i) PERMISSIBLE GROUND COVERAGE =	40.0	% =	1471.84	SQM.
(ii) PROPOSED GROUND COVERAGE =	34.34	% =	1263.55	SQM.
5. A) HEIGHT =	59.90 M	**5. B) ROAD WIDTH =**	80.00	M

6. PROPOSED AREA CALCULATION :-

A : TOTAL PROPOSAL :

AT FLOOR	COVERED AREA	CUTOUT	EXEMPTED AREA: STAIR & STAIR LOBBY	EXEMPTED AREA: LIFT LOBBY	NET FLOOR AREA
BASEMENT	**160.74**	**0.00**	**22.23**	**0.00**	138.51
GROUND	**1222.28**	**109.86**	**44.58**	**12.00**	1055.84
1ST	**1194.59**	**148.13**	**44.45**	**12.00**	990.01
2ND	**1194.59**	**176.46**	**44.45**	**12.00**	961.68
3RD	**1194.59**	**176.46**	**44.45**	**12.00**	961.68
4TH	**1188.81**	**371.50**	**44.45**	**12.00**	760.86
5TH	**1184.09**	**47.25**	**44.45**	**12.00**	1080.39
6TH	**1184.09**	**46.29**	**44.45**	**12.00**	1081.35
7th	**1184.09**	**46.29**	**44.45**	**12.00**	1081.35
8th	**1184.09**	**46.29**	**44.45**	**12.00**	1081.35
9th	**1184.09**	**46.29**	**44.45**	**12.00**	1081.35
10th	**1184.09**	**46.29**	**44.45**	**12.00**	1081.35
11th	**1184.09**	**46.29**	**44.45**	**12.00**	1081.35
12th	**1107.54**	**46.18**	**44.45**	**12.00**	1004.91
13th	**1033.20**	**46.18**	**44.45**	**12.00**	930.57
14th	**958.70**	**44.68**	**44.45**	**12.00**	857.57
15th	**354.69**	**35.95**	**44.45**	**12.00**	262.29
TOTAL =	**17898.33**	**1480.40**	**733.56**	**192.00**	**15492.38**

6. TENEMENTS & CAR PARKING CALCULATION :-

(A) BUSINESS :

TOTAL COVERED AREA	COVERED GROUND	TOTAL CARPET AREA		REQ. CAR PARKING
17308.65	**648.48**	**8012.78**		**107**

(B) MERCANTILE (RETAIL) :

TOTAL COVERED AREA	COVERED GROUND	TOTAL CARPET AREA		REQ. CAR PARKING
573.81	**573.81**	**466.17**		**13**

7A. TOTAL REQUIRED CAR PARKING :-	**120**
7B. TOTAL PROVIDED CAR PARKING :-	**171**

OPEN (1 LAYER) = 3 NOS.	COVERED (GR) 1 LAYER= 5 NOS.	COVERED (OTHER) 2 LAYER= 162 NOS. 1LAYER= 1NO.

8. PERMISSIBLE AREA FOR PARKING :- AS PER NUMBER OF CAR PARKS PROVIDED (IN SQM)		3405.00	
9. PROVIDED AREA OF PARKING :- TOTAL		3589.20	SQM
GROUND 81.29	OTHER THAN GROUND	3507.91	SQM
	PODIUM1	938.11	SQM
	PODIUM2	923.86	SQM
	PODIUM3	923.86	SQM
	PODIUM4	722.08	SQM
10. PERMISSIBLE F.A.R = (2.75 + 20% OF 2.75) = 3.30		3.30	
11. PROPOSED F.A.R = (15492.38 - 3361.29) / 3679.59 =		3.297	
12. STAIR HEAD ROOM AREA :-		59.02	SQM
13. OVER HEAD TANK AREA :-		56.67	SQM
14. AREA OF FIRE REFUGE PLATFORM =		150.76	SQM
15. PERGOLA AREA =		104.34	SQM
16. TERRACE AREA :-		1203.72	SQM
17. GATE GOOMTY =		5.44	SQM
18. AREA OF CANOPY / PORCH AT GROUND FLOOR =		35.49	SQM
19. ROOF GARDEN =		77.01	SQM
20. OTHER AREA ONLY FOR FEES (EX. AREA + SL.14+15+17+18+19) =		1298.60	SQM
21. LIFT MACHINE ROOM (MRL) =		27.82	

22. AREA OF TREE COVER = 552.55 SQM. (15.02%)

A) ADDITIONAL FAR FOR METRO CORRIDOR WITHIN 500M AND MEANS OF ACCESS >24M =20% EXTRA ; RULE 69A(1)(c)

NOTES :

1. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE STATED.
2. ALL EXTERNAL WALLS ARE 200mm B.B. ALL INTERNAL WALLS ARE 150/ 125 /75 th.
3. THE DEPTH OF S.U.G.W.R. & SEPTIC TANK SHALL NEVER EXCEED THE DEPTH OF FORFICE UNITNDATION.
4. ALL R.C.C. GRADE AS SPECIFIED BY STRUCTURAL ENGINEER.
5. ALL SORTS OF PRECAUTIONARY MEASURE WILL BE TAKEN AT THE TIME OF CONSTRUCTION.
6. OTHER ITEMS ARE AS PER I.S. SPECIFICATION.

DOOR & WINDOW SCHEDULE

LEGEND	WIDTH	HEIGHT: SILL	HEIGHT: LINTEL	SHAFT DOOR FIRE RATING REQUIREMENTS AS PER NBC
D1	1350	---	2400	
D1'	1350	---	2100	
D2	1200	---	2400	
D3	1000	---	2400	
D3'	1000	---	2100	
D4	900	---	2400	
D4'	900	---	2100	
D5	2000	---	2400	
FD1	1350	---	2400	2 HR.
FD2	1000	---	2400	2 HR.
SD1	600	---	2400	
SD2	1200	---	2400	
RS1	3000	---	2650	
RS2	2000	---	2400	
GD1	2630	---	2375	
GD2	2530	---	2375	
GD3	2620	---	2375	
GD5	2050	---	2325	
GD6	1975	---	2325	
GD7	2390	---	2325	
W1	1350	---	2450	
W1-A	1350	---	3600	
W1-B	1350	---	3750	
W2	800	---	1525	
W3	1200	---	2450	
CG1	1875	---	2450	
CG2	1750	1150	1250	
CG3	3000	---	3225	
CG3-A	3450		3225	
CG4	3260	---	2450	
CG6	2075	1150	1250	
CG7	2360	---	2450	
CG8	2340	---	2450	
CG9	1195	---	2450	
CG10	2900	---	2450	
CG11	3970	---	2450	
CG12	1030	---	2450	
CG15	980	---	2450	
CG15-A	980	---	3600	
CG15-B	980	---	3750	
CG16	1350	---	3600	
CG17	2630	2375	1175	
CG18-A	10975	---	3600	
CG19	3600	---	3600	
CG20	3225	---	3600	
CG21	5920	---	3600	
CG22	6370	---	3600	
CG23	2680	---	3600	
CG24	4000	---	3600	
CG25	5425	---	3600	
CG26	3730	---	3600	
CG27	2000	2375	1175	
V1	600	1500	2100	

UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THEREON. IT IS CERTIFIED THAT THE EXISTING SOIL OF THE SITE IS ABLE TO CARRY THE LOAD COMING FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM PROPOSED HEREIN IS SAFE & STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

JISHNU PAL
B.Tech (Civil), M.E (Geo-tech)
KMC Reg No: G.T/1/32
GTER/NKDA/10/0043
22/RJSON/G-T-1/2016-17
JISHNU PAL
GTE /1/32
SIGNATURE OF GEO. TECH. ENGINEER

THE STRUCTURAL DESIGN AND DRAWING OF BOTH THE FOUNTNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECTS. SOIL TESTING HAS BEEN DONE BY MR. JISHNU PAL. THE RECOMENDATION OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

SANJIV J. PAREKH
M.E.(STRUCTURAL)(CONST.ENG.)
B. C. E., FIE(F-018202-4)
E. S. E. NO. 104 (I) K. M. C.
SANJIB PAREKH
ESE I / 104
SIGNATURE OF STRUCTURAL ENGINEER

SANJIB GUHA
BSC, BCE, FIE-(F-115654-5)
CHARTERED ENGINEER
ENLISTED STRUCTURAL
REVIEWER 88/19 K.M.C.
SANJIB GUHA
ESR 88/16
SIGNATURE OF STRUCTURAL REVIEWER

THE L.B.A. HAS CERTIFIED ON THE PLAN ITSELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009, AS AMENDED FROM TIME TO TIME AND THE SITE CONDITION INCLUDING THE WIDTH OF THE ABUTTING ROAD CONFIRM WITH THE PLAN AND IT IS A BUILD ABLE SITE AND NOT A TANK-OR A FILLED UP TANK. THE PLOT IS BUTTED & BOUNDED BY BOUNDARY WALL. THE PLOT IS WITHIN 500M FROM CENTER LINE OF E.M. BYPASS. THE OWNER / CA SIGNATURE IS AUTHENTICATED BY ME.

MANASH KUMAR SINHA ROY
Registered Architect
Regn. No: CA/2011/54201
MANASH KUMAR SINHA ROY
CA/2011/54201
SIGNATURE OF ARCHITECT

I DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, I SHALL ENGAGE L.B.A. & E.S.E. DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF L.B.A & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER PLAN), K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE IF ANY SUBMITTED DOCUMENT ARE FORFICE UNITND TO BE FAKE THE K.M.C AUTHORITY MAY REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF WATER RESERVOIR AND STP EXECUTED UNDER THE GUIDANCE OF L.B.A. & E.S.E. THE PLOT IS IDENTIFIED BY ME DURING INSPECTION.

SHAKESPEARE PROMOTERS PVT. LTD.
ASHOKA BUSINESS SYSTEMS PVT. LTD.
SKYLARK NIWAS PVT. LTD.
SALASAR ABASAN PVT. LTD.
RISHABH DEV BUILDERS PVT. LTD.
SUN CLUB VYAPAR PVT. LTD.
AAKOOTI VANIJYA PVT. LTD.
STYLE TRADE PVT. LTD.
RISING VANIJYA PVT. LTD.
DEBRUP VANIJYA PVT. LTD.

As CONSTITUTED ATTORNEY
OF 10 LAND OWNERS
PRIMARC PROJECTS PRIVATE LIMITED

DIRECTOR/AUTHORISED SIGNATORY
SIDHARTH PANSARI,
DIRECTOR OF PRIMARC PROJECTS PVT. LTD.
C.A. FOR SHAKESPEARE PROMOTERS & 9 OTHERS
SIGNATURE OF OWNER

TITLE :
UNDER GROUND FIRE WATER TANK, DOMESTIC WATER TANK & BASEMENT PLAN AND AREA STATEMENT

PROJECT:
PROPOSED PARTLY B+G+XV STORIED (59.9 MT HEIGHT) BUSINESS BUILDING COMPLYING U/S 393A OF KMC ACT 1980 & KMC BUILDING RULES 2009 READ WITH RULE 69A(1) (c) OF KMC BUILDING RULES 2009 AT PREMISES NO. 1839, LASHKARHAT, WARD NO. 107, BOROUGH OFFICE - XIII, UNDER K.M.C., P.S. KASBA, KOLKATA - 700039. MOUZA- LASHKARHAT, DAG NO.- R.S.-391,392,393, KHATIAN NO.- 193,194, 201 & 204.

DRAWN BY : A.K.N	SCALE	DATE	SHEET NO- 4 OF 15
DEALT BY : M.S.R	1:100	26.09.2019	1086-AR-PDPL-MUN-0002