THE KOLKATA MUNICIPAL CORPORATION

Minutes of MMC Meeting

No. 07 Meeting Held on 04/12/2016 Table No of Views 24

Item No. 1629/16/7 Ward No. 70+91-566 Premises No. 1940/2, Mahendranath Road

Subject:
This is a proposal for erection of additional ma floor over existing B+G+5 (in part) residential building of cast height 56.70 metre to avail additional FAR/ UR2 permissible under the Building Rules 2009 in lieu of area of 1,530.51 Sq.m. (provided in earning mode only in 5th & 6th floor) against payment of premium @ 25%.
Name of Applicant : Shree Balaji Construction
Name of Owner : Shri Hanuman Prasad Agarwal & Others
Total Existing Floor Area : 1530.51 Sq.M.

Decision:
The proposal has been examined in the Building Committee in detail
The Committee has the following to say :
1. Urban status of Mahendra Dutt is to be observed for the additional proposal.
2. Structural certificate in this regard has also to be submitted by the applicant.
3. Metrological certificate has also to be submitted by the owner / applicant.
4. The proposal is recommended for sanction subject to payment of premium @ Rs.6,375 against existing building of height 56.70 metre with ground floor to top R.C.C. or as per the high rise norms may be considered but below the limit of 56.6 (Sixty) metre. The applicant will have to submit the structural design and drawing duly certified by the Structural Engineer as per Rules as well as NBC Code. In the case the applicant wants to utilize the accumulated FAR, which is allowed for in-situ building, he will have to pay premium @ 100% on the market rate of the area of height. The present proposal will not avail of Zero Premium as dealt below.
5. Applicant will also submit undertaking in this regard.

Type	Permissible	Proposed	Excess	Payable
Ground	0.00 m	0.00 m	0.00 m	Nil/Legal
1st	3.00 m	3.00 m	0.00 m	Nil/Legal
2nd	3.00 m	3.00 m	0.00 m	Nil/Legal
3rd	3.00 m	3.00 m	0.00 m	Nil/Legal
4th	3.00 m	3.00 m	0.00 m	Nil/Legal

6. Premium has accrued to the tune Rs.97/- Sanjay Dhanuka / 2007, 2008 as per the proposal satisfying the Building Rules 2009 is to be realised.
7. Regional undertaking in regard to compliance of rule 42(3) is to be given for the proposed construction.
8. Applicant will also submit undertaking in regard to payment of cess @ 1% of Rupees 2,00,000/- issued by 2WC/Building and Rule 147 of the KMC Building Rules, 2009 is to be complied with.
9. Applicant will also submit undertaking that the construction so far executed has already been commenced having an information of damage to other property.
10. Other rules enforcement, peripheral & sanitation etc. as per departmental requirements & departmental circulars, if any, will prevail & shall/should be complied.
11. Applicant will also submit undertaking in regard to compliance of fire departmental requirements & departmental circulars, if any, will prevail & shall/should be complied.

Hon'ble Mayor in MMC(Building)
Before recommendation of MMC (Building) Hon'ble Mayor in Council was requested to see the Plan Chart for sanction.

Dated : 06/03/2017

Item No. MOA-38.6

Resolved :

I. That the proposal of DG(Building) regarding relaxation of building rules for addition of two floors over existing B+G+3/5 storeyed residential building of total height 56.70 meter to avail additional FAR/ UR2 under the KMC Building Rules 2009 for Green Building (pre-certified Gold from IGBC) at premises no. 1940/2, Mahendranath Road, Ward - 066, Borough VIII as detailed in the agenda item, is taken up for consideration and is approved.

II. That the matter of relaxation of rule 42 and rule 11(6)(b) of the KMC Building Rules, 2009 as detailed in the agenda item, in respect of said premises is taken up for consideration and is approved.

III. That the applicant has to pay five times of the sanction fees and charges as per prevailing KMC schedule of rates.

IV. That DG (Building) shall take necessary action accordingly.

(Sovan Chatterjee)
Mayor

Copy forwarded & Action taken for the kind information please.

D. D. (Building)
K.M.C.

K.M.D.A. K. P. (TRAFFIC) I.W.B.F. & E.S.
COA I. T. P. I.

D.D.(Building)
K.M.C.

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THE KOLKATA MUNICIPAL CORPORATION

GOVERNMENT OF WEST BENGAL
OFFICE OF THE DIRECTOR GENERAL
WEST BENGAL FIRE & EMERGENCY SERVICES
13-D/1, Mirza Galib Street, Kolkata - 700 016.

Memo No. 5722/ /(6) WBFES/1931(17)/13/16 Dated: 28/06/16

From : The Director in Charge,
Fire Prevention Wing,
West Bengal Fire & Emergency Services.

To : Shri Hanik Saxena,
M/s Saxena Sen & Associates Pvt. Ltd.,
3, Russel Street,
Kolkata-700 071.

Sub : Fire Safety Recommendation for Addition 2nos floor over existing B+G+3/5 storied Residential Building at premises No.- 1940/2, Mahendranath Road, Ward No-66, Borough-VIII of K.M.C. P.S.-Tiljala, Kolkata-700 046.

Sir,

This is in reference to your letter No. 502 dated 02.03.2016 regarding Fire Safety Recommendation for Addition 2nos floor over existing B+G+3/5 storied Residential Building at premises No.- 1940/2, Mahendranath Road, Ward No-66, Borough-VIII of K.M.C. P.S.-Tiljala, Kolkata-700 046.

The revised plan submitted by you was scrutinized and marked as found necessary from fire safety point of view. In returning one set of plan, this office has approved Revised Plan & Drawing in favour of the aforesaid building subject to the compliance of the fire safety measure as recommendation issued earlier vide this office memo no.- WBFES/1253/E/Kol(B)/1931 (17)/13 dt-01/04/13 remain same & strictly to be followed.

- Mechanical car parking to be removed at below the refuge area for clear placing of high rise ladder as marked in the plan drawing.

Enclo. :

1. One set of plan.

Director in Charge
Fire Prevention Wing
WEST BENGAL FIRE & EMERGENCY SERVICES

THE KOLKATA MUNICIPAL CORPORATION

IGBC

Indian Green Building Council (IGBC)
(a part of CII)

INIA Residential

IC Premises LTD, 10A(2) Mahendranath Road, Kolkata-700046

has achieved Certified Points under the IGBC Green Homes Rating
Rating Version Green Homes

Pre-certified Gold
April 2016

Manish Mistry
Chairman, IGBC Green Homes Rating

Dr Prem P Rao
Chairman, IGBC

S Raghavendra
Executive Director, CII-Sohrabji Godrej GBC

THE KOLKATA MUNICIPAL CORPORATION

PARTY'S COPY

KOLKATA MUNICIPAL CORPORATION
BUILDING DEPTT.
PLANS APPROVED U/R 26 (2a) & (2b) of
K.M.C. BUILDING RULES 2009
By D.C.(Bldg.) Dy. E.C.(S/N) Ex.Engr. M.A.C.
ON 04/11/16 Vide Memo No. 2287-2301(13)-18/11/16 dt. No.
S.P. No.
Assistant Engineer
Br. No. - I/ VIII
Ex. Engr. (Civil)
Bldg. Dept.

GREEN BUILDING
Green Building Rating: Gold
Certifying Authority: IGBC
Reference No: N.A.
Date: 4 April 2017
K.M.C. Bldg. Dept.

APPROVED AS PER RESOLUTION
OF M.I.C. VIDE ITEM NO. MOA
38.6 DT. 06-03-17

Approved By :- Mech/NEOT
The Building Committee

This Plan Is To Be Treated As Part
And Parcel And Contiguous To
B. S. Plan No. 2016070193
Dated 12.11.16
Assistant Engineer (C-S)
Br. No. : I/VIII

Approved subject to Comp.
of requisition of West Bengal Fire
Services, if any.

OFFICE OF THE EXECUTIVE ENGINEER
BUILDING BOROUGH-VIII
DATE 19/3/17
THE KOLKATA MUNICIPAL CORPORATION

Ground floors