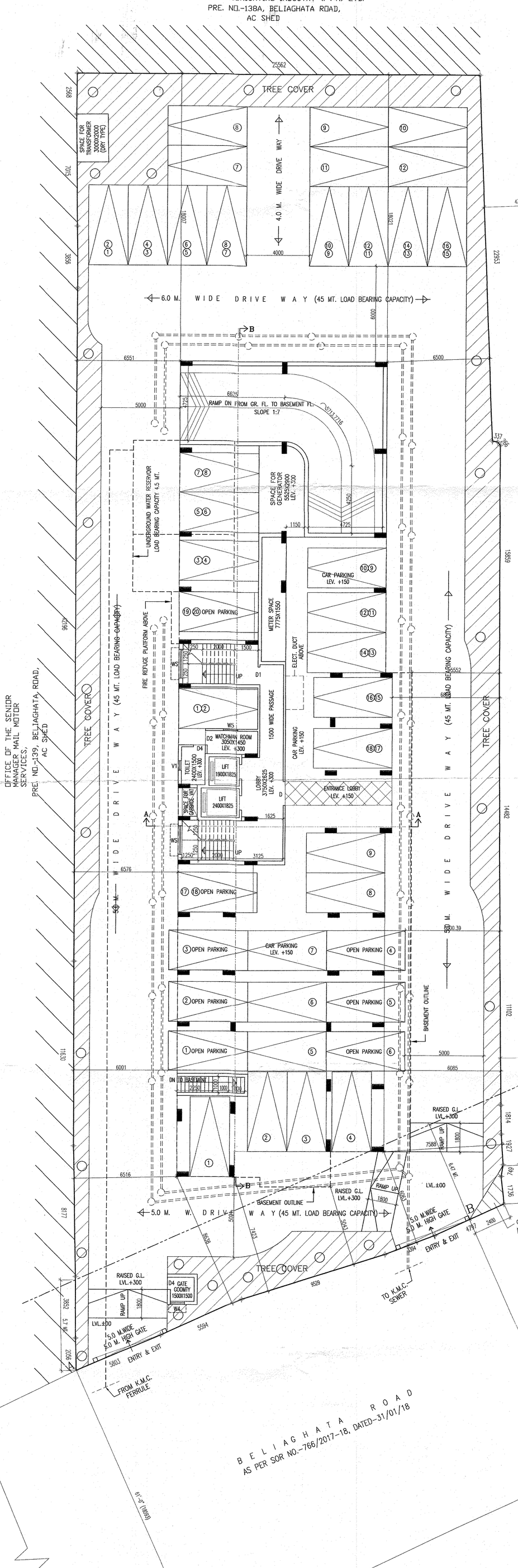
S.A. LUBRICATING INDUSTRY (PVT.) LTD.
PRE. NO.-138A, BELIAGHATA ROAD,
AC SHED



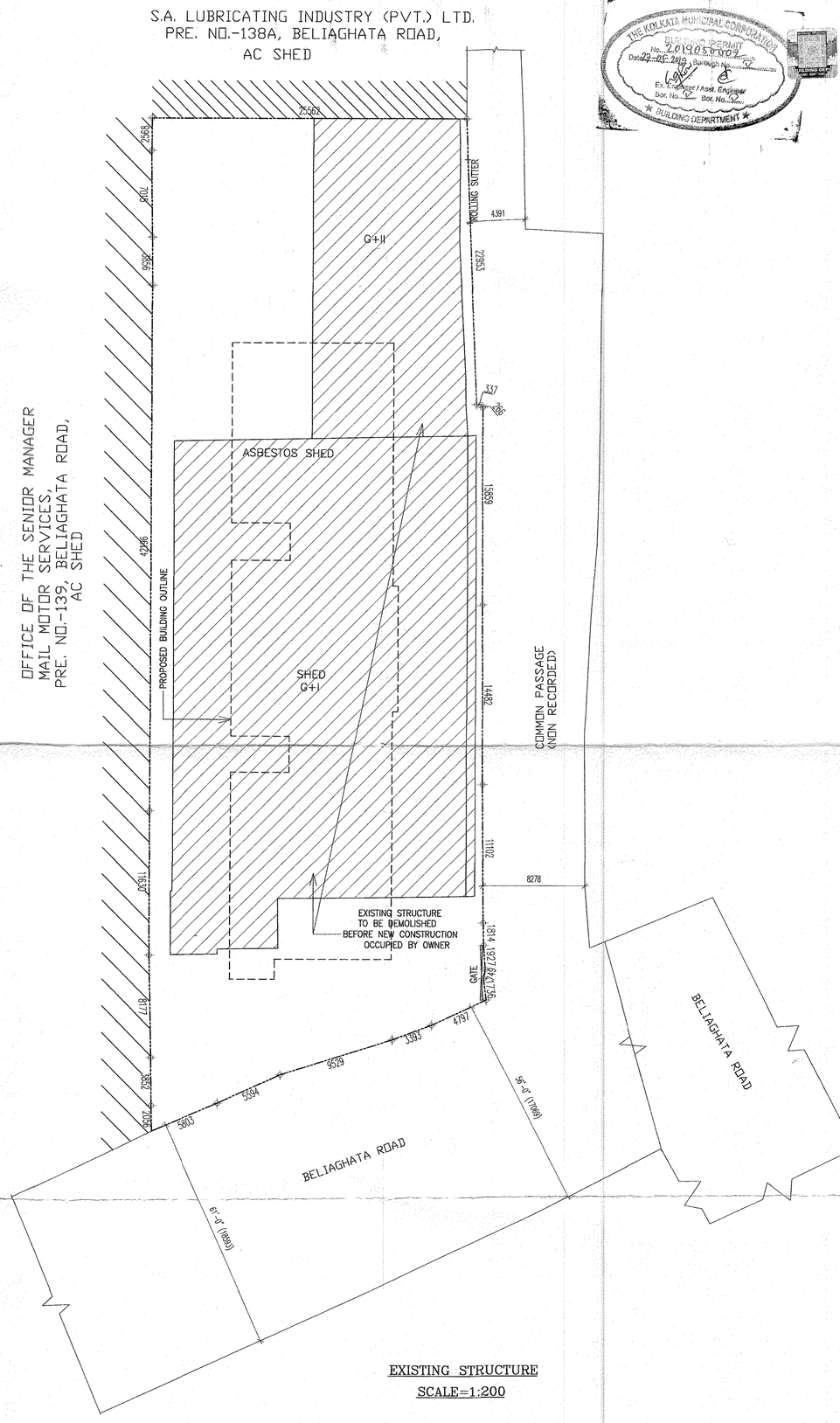
GROUND FLOOR PLAN
SCALE=1:100

MKD.	RECORDED ROAD WIDTH
A–A'	61'–00"
B–B'	56'–00"

OFFICE OF THE SENIOR MANAGER MAIL MOTOR SERVICES, PRE. NO.-139, BELIAGHATA ROAD, AC SHED

COMMON PASSAGE (NON RECORDED)

S.A. LUBRICATING INDUSTRY (PVT.) LTD.
PRE. NO.-138A, BELIAGHATA ROAD,
AC SHED



EXISTING STRUCTURE
SCALE=1:200

OFFICE OF THE SENIOR MANAGER MAIL MOTOR SERVICES, PRE. NO.-139, BELIAGHATA ROAD, AC SHED

50 M. WIDE DRIVE WAY (45 MT. LOAD BEARING CAPACITY)

50 M. WIDE DRIVE WAY (45 MT. LOAD BEARING CAPACITY)

TREE COVER

TREE COVER

COMMON PASSAGE (NON RECORDED)

BELIAGHATA ROAD

BELIAGHATA ROAD AS PER SOR NO.-766/2017-18, DATED-31/01/18

61'-0" (18593)

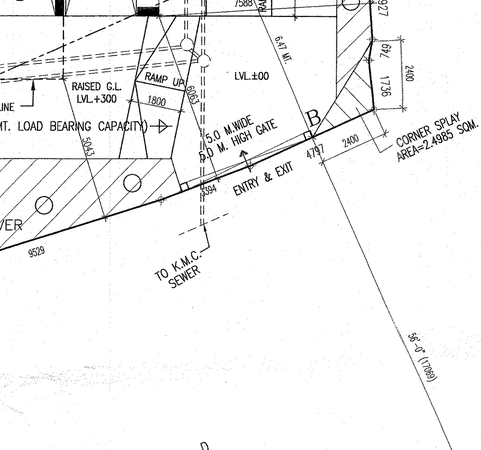
56'-0" (17069)

PLAN
SCALE=1:100

SECTION AT – PP

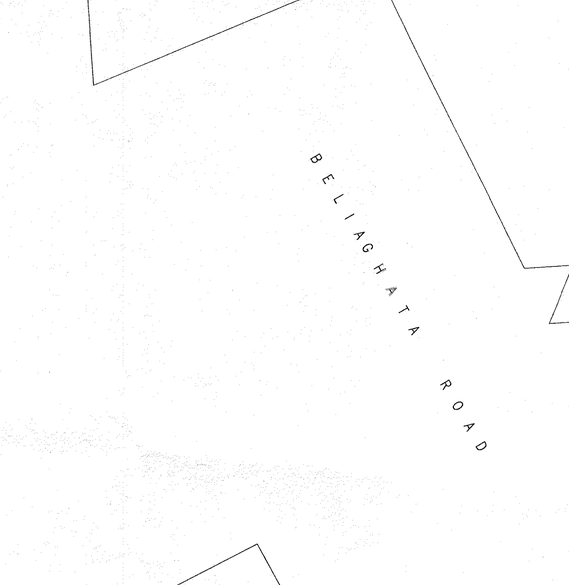
DETAIL OF UNDERGROUND WATER TANK FOR DOMESTIC CAPACITY-40,000 LTRS.

DETAIL OF UNDERGROUND WATER TANK FOR FIRE CAPACITY-75,000 LTRS.



LOCATION PLAN
SCALE=1:4000

S.A. LUBRICATING INDUSTRY (PVT.) LTD.
PRE. NO.-138A, BELIAGHATA ROAD,
AC SHED



MKD.	RECORDED ROAD WIDTH
A–A'	61'–00"
B–B'	56'–00"

SITE PLAN
SCALE=1:600

OBSERVATION OF OTHER AGENCIES	
1. FIRE	= IND/WB/FES/20182019/17273 DATED = 09/07/2018
2. MICROWAVE	= G/MWC/1-150/T.B/2018-19/Cat-3/Vol-II/13(331) DATED = 03/08/2018
3. ULC	=581 -U.L./XVI-4024/2017 DATED = 28/08/2018

STATEMENT OF THE PLAN PROPOSAL.

PART-A
PLAN CASE NO

1. ASSESSE NO : 110360300237
2. DETAIL OF REGISTERED DEED AND OTHERS
BOOK NO. - I, VOL. NO. - 1901-2017,
BEING NO. - 03705, YEAR - 2017
3. DETAIL OF POWER OF ATTORNEY
BOOK NO : IV VOL. NO : 1903-2017
DEED NO : 06408 YEAR : 2017
4. DETAIL OF BOUNDARY DECLARATION
BOOK NO. - I, VOL. NO. - 1603-2017,
BEING NO. - 05064, -YEAR - 2017
5. DETAIL OF CORNER SPLAY
BOOK NO : I VOL. NO : 1603-2018
DEED NO : 03346 YEAR : 2018
6. a) AREA OF LAND : 2029.51 sqm.
b) NO OF STOREY : B+G+XI
7. a) NO. OF TENAMENTS : 51 NOS.
8. SIZE OF TENAMENTS : a) 75 TO 100 Sqm.=08 NOS.
: b) ABOVE 100 Sqm.=43 NOS.

PART-B:		
1. AREA OF LAND (AS PER DEED) = 1B. 11 K.-11.7 CH.-0 QFT. =	2122.49	SQM
2. AREA OF LAND (AS PER PHYSICAL MEASUREMENT) =	2029.51	SQM
3. NET LAND AREA = (AFTER DEDUCTING SPLAY CORNER =2.4985 SQM)	2027.0115	SQM
4. (a) PERMISSIBLE GROUND COVERAGE (50.00%) =	1014.76	SQM
(b) PROPOSED GROUND COVERAGE	31.14% 632.02	SQM
5. (a) PROPOSED HEIGHT (IN MM.) =	39950	
(b) ROAD WIDTH (IN MM.) =	17173	

6. PROPOSED AREA CALCULATION :-

a. FOR RESIDENTIAL

AT FLOOR	COVERED AREA	CUTOUT	EXEMPTED AREA: STAIR & STAIR LOBBY	EXEMPTED AREA: LIFT LOBBY	NET FLOOR AREA
BASEMENT	688.21	0.00	5.50	0.00	682.71
GROUND	632.02	(77.18+3.47+4.38+4.0) =90.03	22.50	6.00	514.49
1st	507.46	(3.47+4.38+3.69+1.05+2.41) =13.00	22.50	6.00	465.96
2nd	507.46	13.00	22.50	6.00	465.96
3rd	507.46	13.00	22.50	6.00	465.96
4th	572.60	13.00	22.50	6.00	531.10
5th	572.60	13.00	22.50	6.00	531.10
6th	572.60	13.00	22.50	6.00	531.10
7th	572.60	13.00	22.50	6.00	531.10
8th	572.60	13.00	22.50	6.00	531.10
9th	572.60	13.00	22.50	6.00	531.10
10th	572.60	13.00	22.50	6.00	531.10
11th	572.60	13.00	22.50	6.00	531.10
TOTAL	7423.41	232.03	275.50	72.00	6843.88

7. TENEMENTS & CAR PARKING CALCULATION :-

(a) FOR RESIDENTIAL :

MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	
A	94.99	25.67	120.66	11	75><100 = 8 NOS. = REQ. PARK. 4 NOS. AND 100><200 = 43NOS. = REQ. PARKING 43 NOS.
B	94.99	25.67	120.66	10	
C	67.81	18.32	86.13	8	
D	98.44	26.60	125.04	11	
E	104.33	28.19	132.52	11	
TOTAL NOS. OF CAR FOR RESIDENTIAL				51	

(b) FOR ASSEMBLY :

FLOOR	COVERED AREA	CARPET AREA	REQUIRED CAR PARKING
1ST	97.55	90.72	3
TOTAL NOS. OF CAR FOR ASSEMBLY			3

8A. TOTAL REQUIRED CAR PARKING :-				50	NOS.
8B. TOTAL PROVIDED CAR PARKING :- 77 NOS.	OPEN (SINGLE) =12	OPEN MLCP =20	GR. SINGLE =09	GROUND MLCP = 18	COVERED SINGLE OTHER THAN GR. = 18
9. PERMISSIBLE CAR PARKING AREA :- (18*40+18*25)				1170.00	SQM
10. PROVIDED CAR PARKING AREA :- (GR.=406.75SQM.+BASEMENT=631.12 SQM)				1037.87	SQM
11. PERMISSIBLE F.A.R :- (2.5+0.375(15% FOR METRO))					2.875
12. PROPOSED F.A.R :-				(6843.88-1037.87)/2029.451=	2.861
13. STAIR HEAD ROOM AREA :-				29.30	SQM
14. LIFT MACHINE ROOM AREA :-				10.773	SQM
15. OVER HEAD TANK AREA :-				21.40	SQM
16. AREA OF CUP-BOARD :-				118.65	SQM
17. TERRACE AREA :-				706.57	SQM
18.EXCESS TERRACE AREA OVER GROUND COVERAGE AS TRIPPLE HT. :-				74.55	SQM
19. FIRE REFUGE PLATFORM AREA :-				15.88	SQM
20. SWIMMING POOL AREA :-				99.74	SQM
21. ROOF TOP GARDEN AREA :-				82.43	SQM
22. ROOF TOP TOILET AREA :-				3.00	SQM
23. GATE GOOMTY				3.61	SQM
24. OTHER AREA ONLY FOR FEES = (EXEMPTED AREA + FIRE REFUGE PLATFORM AREA+EXCESS TERRACE AREA+ 10% OF SWIMMING POOL AREA + ROOF TOP GARDEN AREA+GATE GOOMTY)				533.94	SQM

PERMISSIBLE TREE COVER AREA (15%) =304.43 SQM.
PROPOSED TREE COVER AREA (15.01%)=304.53 SQM. (28 NOS. TREE)

THE KOLKATA MUNICIPAL CORPORATION
BUILDING PERMIT
No. 2019050002 Dated 29-05-2019 Borough No. V
Ex. Engineer / Asst. Engineer
Bor. No. V Bor. No. V
BUILDING DEPARTMENT

SPECIFICATIONS

1. R.C.C. FRAME STRUCTURE WITH CONC. GRADE 1:1.5:3.
2. 250 & 200 M.M. THK. EXTERNAL & 125, 100 & 75 M.M. THK. INTERNAL WALLS WITH 1:4 CEMENT MORTER JOINTS.
3. STEEL Z– SECTION WINDOWS.
4. CAST–IN–SITU MOSAIC FLOORING.
5. 1:6 & 1:4 CEMENT PLASTER ON INTERNAL WALLS AND CEILING RESPECTIVELY.
6. WATER PROOFING TREATMENT.
7. P.O.P. PUNNING ON INTERNAL WALLS & CEILING.
8. ALL WARDROBES ARE 500 MM. WIDE.

DOOR & WINDOW SCHEDULE

TYPE	SILL	LINTEL	SIZE	TYPE	SILL	LINTEL	SIZE
D	–	2100	1500X2100	W1'	900	2100	1800X1200
D1	–	2100	1100X2100	W1	275	2100	1800X1825
D2	–	2100	900X2100	W2	275	2100	1500X1825
D3	–	2100	825X2100	W3	275	2100	1200X1825
D4	–	2100	750X2100	W4	275	2100	900X1825
DW	–	2100	1800X2100	W5	900	2100	900X1200
				WK	1050	2100	900X1050
				WS	900	2100	1800X1200
				V1	1200	2100	600X900
				W6	275	2100	1050X1825

CERTIFICATE OF OWNER

1. I ENGAGED ARCHITECT AND E.S.E DURING CONSTRUCTION
2. I FOLLOWOED THE INSTUCTIONS OF ARCHITECT AND E.S.E DURING CONSTRUCTION OF THE BUILDING.
3. K.M.C AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURE STABILITYOF BUILDING AND ADJOINING STRUCTURE.
4. IF ANY SUBMITED DOCUMENT IS FOUND TO BE FAKE THE K.M.C AUTHORITY MAY REVOKE THE SANCTION PLAN.
5. THE CONSTUCTION OF WATER RESERVOIR AND SEPTIC TANK EXECUTED UNDER THE GUIDENCE OF ARCHITECT & E.S.E

NORTECH PROPERTY PVT LTD
ANIRUDH MODI (DIRECTOR),
CONSTITUTED ATTORNEY FOR
USHA JALAN AND PANKAJ JALAN

SIGNATURE OF OWNER

SRI ANIRUDH MODI
DIRECTOR OF M/S. NORTECH PROPERTY PRIVATE LIMITED
ADDRESS:
17/1 LANSDOWNE TERRACE,
P.O– KALIGHAT, P.S– LAKE, KOLKATA – 700026
CONSTITUTED ATTORNEY FOR
(1) SMT. USHA JALAN,
(2) SRI PANKAJ JALAN,

CERTIFICATE OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAVE BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER N.B.C OF INDIA AND CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT. SOIL INVESTIGATION REPORT HAS BEEN DONE BY SKM GEOSURVEY, 6/26, M. M. GHOSH ROAD, KOLKATA–700074. THE RECOMENDATION OF SOIL REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATION.

SANJIV J. PAREKH
M.E. (STRUCT.), M.E. (CONST. ENG.),
B. C. E., FIE-(F-018202-4)
E. S. E. NO. 104 (I) K. M. C.

SIGNATURE OF STRUCTURAL ENGINEER
SANJIV. J. PAREKH,
E.S.E. I (104),
ADDRESS:
34 RAMMOHAN DUTTA ROAD,
KOLKATA–20.

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

SIGNATURE OF STRUCTURAL REVIEWER
SANJIV. GUHA,
E.S.R. I/88/16,
ADDRESS:
34 RAMMOHAN DUTTA ROAD,
KOLKATA–20.

CERTIFICATE OF ARCHITECT

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. BLDG. RULES 2009, AS AMENDED FROM TIME TO TIME AND THAT 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.

Rajkumar Agarwal
Architect
Member of Council of
Architecture CA / 94 / 17940

SIGNATURE OF ARCHITECT
RAJ KUMAR AGARWAL
COUNCIL REGISTRATION NO. CA/94/17940
ADDRESS:
RAJ AGRAWAL & ASSOCIATES
8B, ROYD STREET (2ND FLOOR), KOLKATA–16.

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.

SUJOY SARKAR
A. C. E. M.S.C.E (U.) M. ASCE
GEOTECHNICAL ENGINEER
CLASS-1, LICENSE NO.- G-T/I/20
KOLKATA MUNICIPAL CORPORATION

SIGNATURE OF GEO–TECHNICAL ENGINEER
SUJAY SARKAR
EMPANELLED NO:– 20/ 1
ADDRESS:
1 NO. BIJOYNAGAR, P.O. NAIHATI,
24 PGS (N), PIN–743165.

TITLE

GROUND FLOOR PLAN, EXISTING STRUCTURE, SITE PLAN, LOCATION PLAN, DETAIL OF WATER RESERVOIR,

PROJECT

PROPOSED B+G+XI (39.95 M. HT.) STORIED RESIDENTIAL BUILDING FOLLOWING SECTION 393A OF KMC ACT 1980 READ WITH U/R 69A (1)(c) OF KMC BUILDING RULES 2009 AT PRE. NO.–138B, BELIAGHATA ROAD, KOLKATA –15, WARD NO – 36, , BOROUGH – V

RAJ AGRAWAL & ASSOCIATES
ARCHITECTS,PLANNERS AND INTERIOR DESIGNERS.
8B, ROYD STREET (2ND FLOOR), KOLKATA–16.

DATE - 02.03.18	DRAWN - NIRMAL	CHECKED	REV. DATE	SHEET NO
SCALE - 1 : 100	JOB NO - ARCH18S22018			01 OF 05