

PROJECT

PLAN PROPOSAL FOR ADDITIONAL ONE FLOOR U/S 394 OF K.M.C. ACT - 1980 OVER AND ABOVE B+G+13 STORED RESIDENTIAL BUILDING AT PREMISES NO. - 25, DR. AMBEDKAR SARANI, INCLUDING CHANGES U/R26(2a)(2b); IN MODIFICATION FROM SANCTIONED PLAN VIDE B.P. NO. - 2014070216 DATED - 20.03.2015. P.S. - TOPSIA; UNDER WARD NO. - 059; BR. NO. - VII, KOLKATA-700046.

1. ASSESSEE NO. - 110592300278
2. DETAILS OF REGISTERED DEED.
 - A) i) BOOK NO. - I, ii) VOLUME NO. - 9, iii) PAGES : 4214 TO 4264
 - iv) BEING NO. - 04597, v) YEAR - 2013, vi) OFFICE-D.S.R. - III SOUTH 24 - PARGANAS.
- B) i) BOOK NO. - I, ii) VOLUME NO. - 9, iii) PAGES : 4059 TO 4109
- iv) BEING NO. - 04566, v) YEAR - 2013, vi) OFFICE-D.S.R. - III SOUTH 24 - PARGANAS.

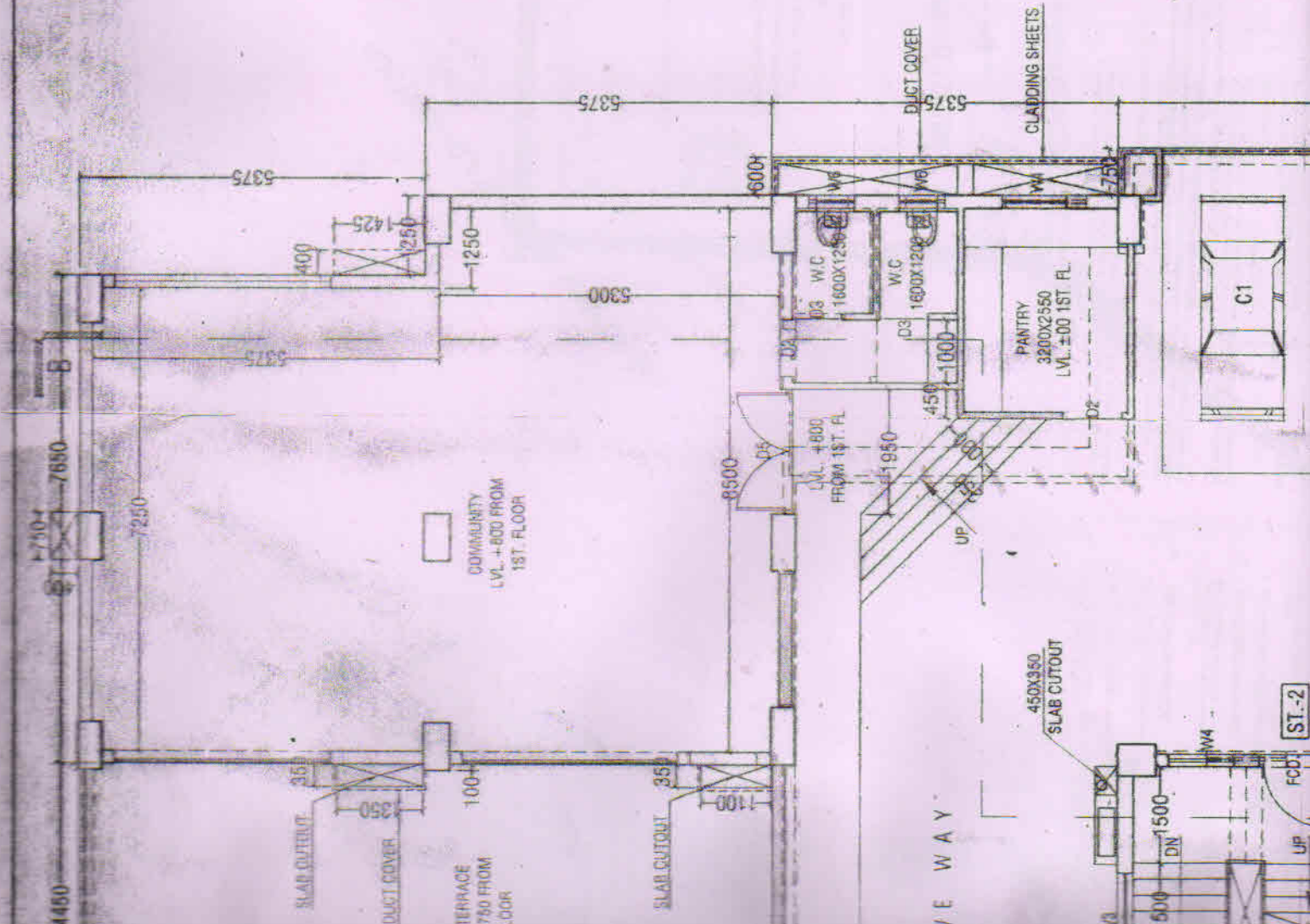
 - C) i) BOOK NO. - I, ii) VOLUME NO. - 9, iii) PAGES - 4008 TO 4058,
 - iv) BEING NO. - 04567, v) YEAR - 2013, vi) OFFICE-D.S.R. - III SOUTH 24 - PARGANAS.
 - D) i) BOOK NO. - I, ii) VOLUME NO. - 9, iii) PAGES - 4110 TO 4160
 - iv) BEING NO. - 04568, v) YEAR - 2013, vi) OFFICE-D.S.R. - III SOUTH 24 - PARGANAS.

 - E) i) BOOK NO. - I, ii) VOLUME NO. - 9, iii) PAGES - 3957 TO 4007
 - iv) BEING NO. - 04569, v) YEAR - 2013, vi) OFFICE-D.S.R. - III SOUTH 24 - PARGANAS.

 3. a) AREA OF THE LAND - 2275.362 SQM.
 - b) NOS. STORED - B+G+13
 5. NO. OF TENEMENTS - 46 NOS.
 6. BUILDING HEIGHT - 50.750 M.

AREA STATEMENT

PLOT AREA = 34K-00CH-12SFT = 2275.362 SQM.
 PERMISSIBLE GROUND COVERAGE = 50 % = 1137.687 Sq.M.
 PROPOSED GROUND COVERAGE = 37.294 % = 848.575 Sq.M.
 PERMISSIBLE F.A.R = 3.00 + 10% OF GREEN BUILDING = 3.3
 PROPOSED F.A.R = 3.238
 PERMISSIBLE BUILT-UP AREA = 2275.362 X 3.3 = 7508.6946 Sq.M. + PARKING
 EXISTING BUILT-UP AREA =
 (PARKING AREA = 584.40 SQM. + SERVICE = 22.66 + SQM.)
 GROUND FLOOR AREA = 621.933 Sq.M.
 (PARKING = 466.053 SQM. + SERVICE = 155.88 SQM.)
 1ST. FLOOR AREA = 701.013 Sq.M.
 (PARKING AREA = 536.899-13.88 SQM. + COMMUNITY = 115.919 + 10.065 SQM + SERVICE = 46.196 + 3.815 SQM.)
 TYPICAL (2ND-12TH), FLOOR AREA = 586.619 X 11 = 6452.809 Sq.M.
 (TOTAL FLAT - 502.299 SQM. + SERVICE = 84.320 SQM.)
 13TH. FLOOR AREA = 477.539 SQM.
 (G.M. AREA = 115.695 SQM. + FLAT AREA = 275.274 SQM. + SERVICE = 86.570 SQM.)
 EXISTING GROSS BUILT-UP AREA = 8860.354 SQM.
 EXISTING NET BUILT-UP AREA (EXCLUDING STAIR & LIFT LOBBY) = 8319.404 SQM.
 EXTENDED BASEMENT AREA = 667.476 - 607.060 = 60.416 (Fire pump room area 35.7 + parking 24.72) SQM.
 EXTENDED 13TH. FLOOR AREA = 586.619 - 477.539 = 109.080 SQM.
 PROPOSED 14TH. FLOOR AREA = 477.539 Sq.M.



1800 2150

SPECIFICATION

1. ALL DIMENSIONS ARE IN MM UNLESS IT IS MENTIONED
2. ALL EXTERNAL BRICK WALLS ARE 200 MM THICK AND INTERNAL 100 MM THICK UNLESS IT IS MENTIONED
3. ALL BRICKWORK PLASTERING INSIDE OR OUTSIDE ARE IN THE RATIO OF 1:6&1:4 RESPECTIVELY AND OUTSIDE PLASTERING CONTAINS WATER PROOFING
4. ALL CIVIL WORKS ARE AS PER IS 456 AND ALL REINFORCEMENT AS PER IS 1176
5. ALL R.C.C. WORKS ARE IN THE RATIO - 1 : 1.5 : 3.
6. ALL PRECAUTIONARY MEASURES SHALL BE TAKEN AT THE TIME OF CONSTRUCTION OF UNDERGROUND WATER RESERVOIR & SEPTIC TANK
7. DEPTH OF WATER RESERVOIR SHALL NOT BE MORE THAN THE DEPTH OF MAIN COLUMN FOUNDATION.
8. U.G.W.R & SEPTIC TANK WILL BE CONSTRUCTED IN A PHASEWISE MANNER AND ALL SORTS OF PRECAUTIONARY MEASURES WILL BE TAKEN DURING CONSTRUCTION OF THE SAME.

WE DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT

- WE SHALL ENGAGE ARCHITECT AND E.S.E DURING CONSTRUCTION OF PROPOSED BUILDING.
- WE SHALL FOLLOW THE INSTRUCTION OF ARCHITECT AND E.S.E DURING CONSTRUCTION OF THE BUILDING (AS PER B.S. PLAN)
- K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING AND ADJOINING STRUCTURES

SHIVMAHIMA DEVELOPERS PVT. LTD.
 MANGALDHAM REALESTATE PVT. LTD.
 BRIDHARA PROPERTIES PVT. LTD.
 TILAKRATAN REALTORS PVT. LTD.
 PANCHKOTI HEIGHTS PVT. LTD.

Debatosh
 Director

SIGNATURE OF OWNER

Director

TITLE

BASEMENT FLOOR PLAN, GROUND FLOOR PLAN,
 1ST. FLOOR PLAN, 2ND. FLOOR PLAN,
 AND 3RD. FLOOR PLAN

SHEET NO. - ESP/25 DR. A.S./ARCH-01

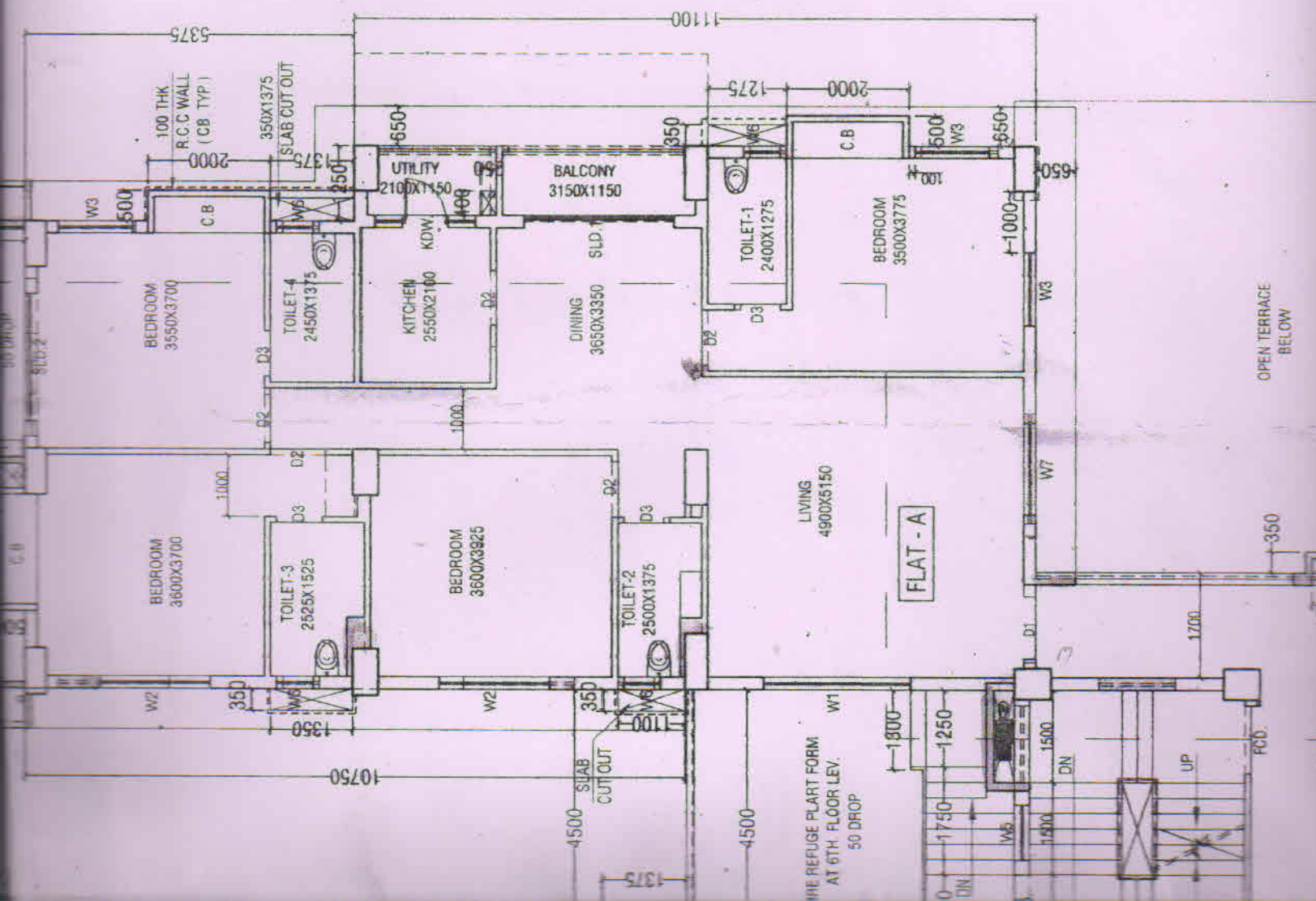
I DO CERTIFY WITH-FULL RESPONSIBILITY THAT THE PROPOSED BUILDING PLAN HAS BEEN DRAWN AS PER PROVISION OF K.M.C BUILDING RULE 2009 AND THIKA TENANCY ACQUISITION RULES 2001 AS AMENDED FROM TIME TO TIME. THE PLOT IS DEMARCATED BY BOUNDARY WALL ON ALL SIDES.

Debatosh
 DEBATOSH SAHU
 Architect • Urban Designer
 M.ARCH. FIA, FUDI. AIID.
 Regn. No. CA/89/12368

DEBATOSH SAHU (CA/89/12368)
 SIGNATURE OF ARCHITECT

STRUCTURAL ENGINEERS' CERTIFICATE

THE STRUCTURAL DESIGN AND DRAWINGS OF BOTH THE FOUNDATION AND SUPERSTRUCTURE OF THE EXISTING B+G-XIII STORED BUILDING AT THE AFORESAID PREMISES CONSTRUCTED AS PER B.P NO. 201407/216 DATED - 20.03.2015 HAS BEEN MADE AND ALSO SUPERVISED BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND DERIVED THERE FROM. I AM NOT RESPONSIBLE FOR THE



BIBEK BIKASH MULLICK
E.S.E. - 1/75
KOLKATA MUNICIPAL CORPORATION

BIBEK BIKASH MULLICK (E.S.E.-1/75)
 SIGNATURE OF STRUCTURAL ENGINEERS

V. Sengupta
KOUSHIK SENGUPTA
B.E. (CIVIL), M.E. (STRUCTURE)
STRUCTURAL REVIEWER (K.M.C.)
E.S.R.- (1)76/S

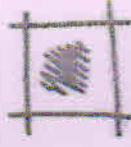
KOUSHIK SENGUPTA E.S.R.- (1)76/S (K.M.C.)
 SIGNATURE OF STRUCTURAL REVIEWER

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 PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM PROPOSED HEREIN IS SAFE AND STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

Alok Roy

ALOK ROY
 Empanelled Geotechnical Engineer
 Kolkata Municipal Corporation
 Class-1, No.-G.T/1/11
 6A, Milan Park
 Kolkata-700 084
SIG. OF GEO-TECHNICAL ENGINEER

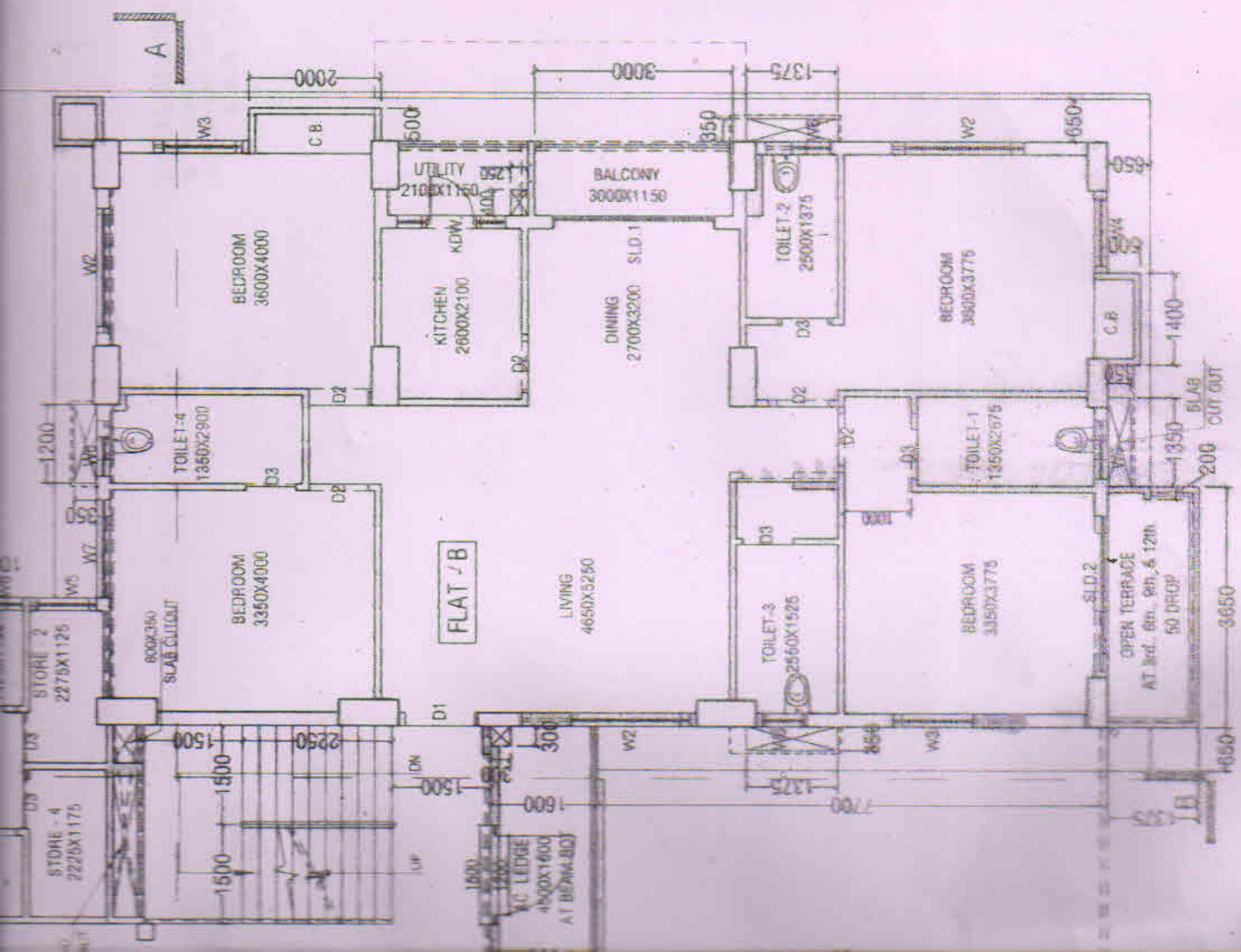
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|----------------|-------------------|
| DESIGNED | DRG NO-A-01 |
| CHECKED | SCALE = 1:100 |
| DEALT : LOVELY | DATE = 10.03.2014 |

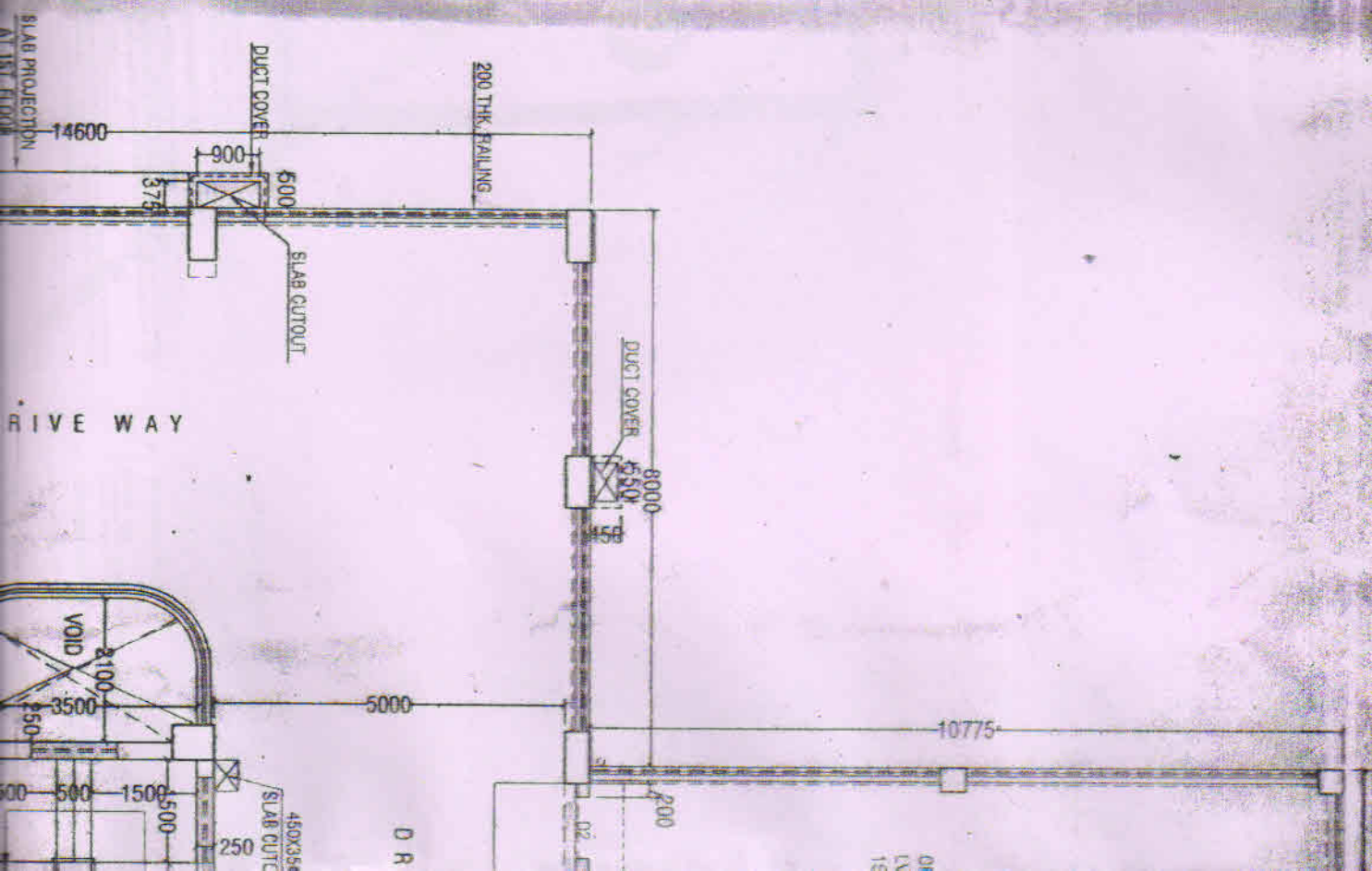
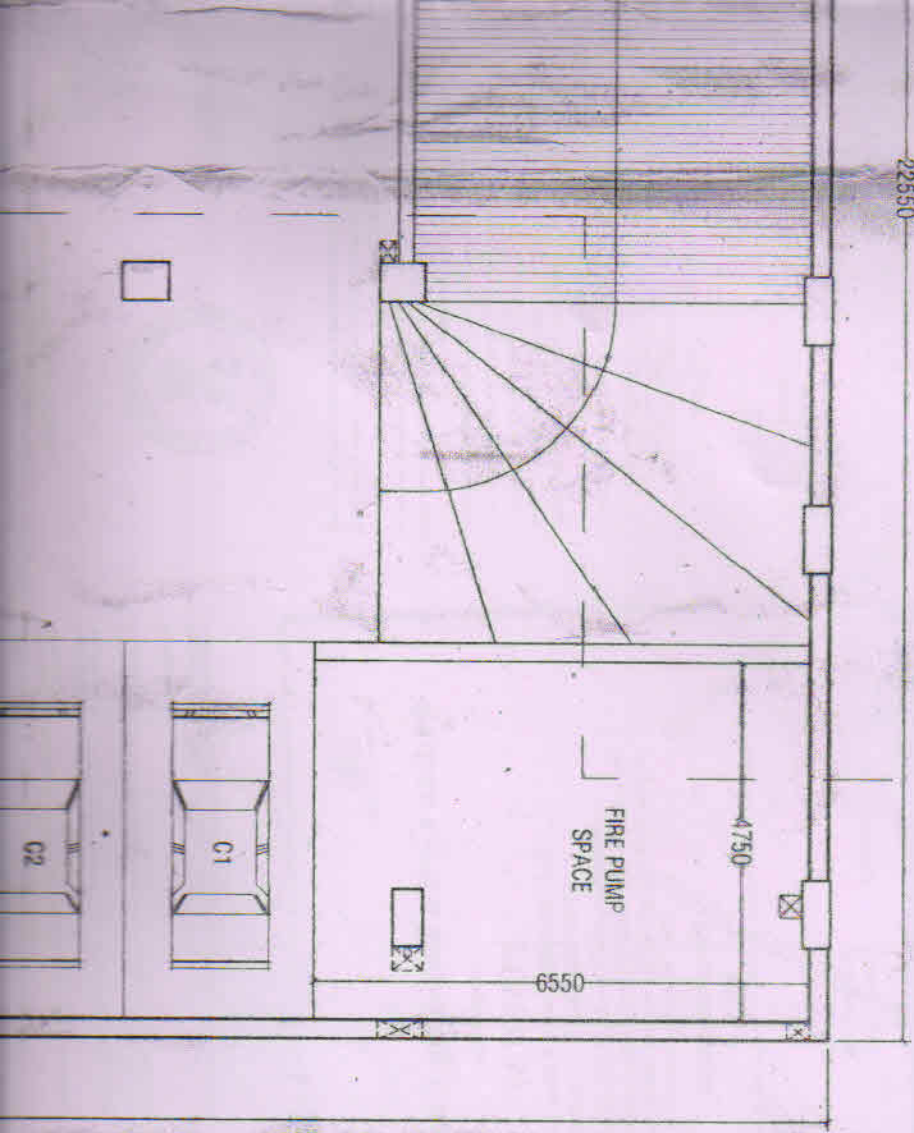


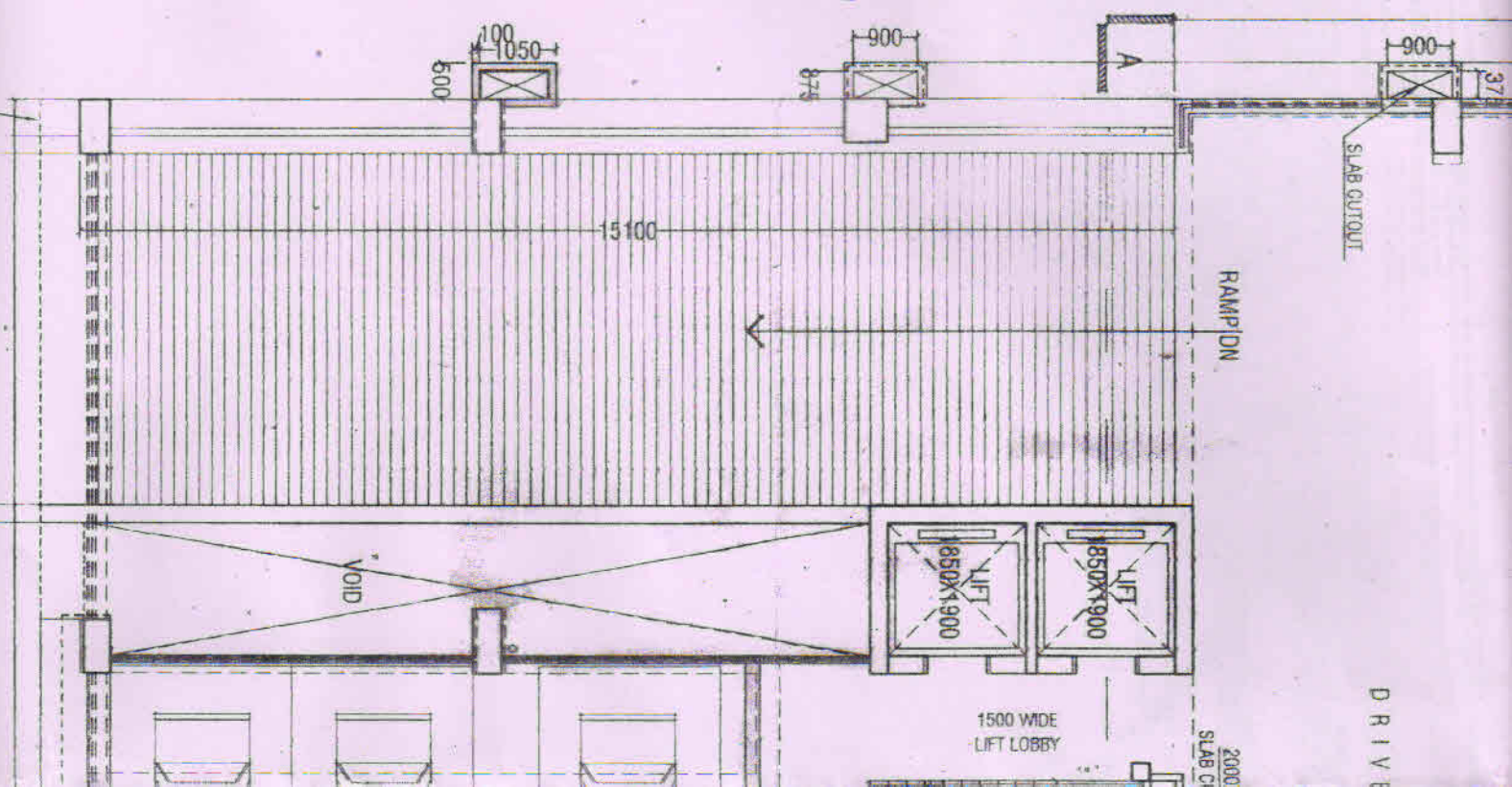
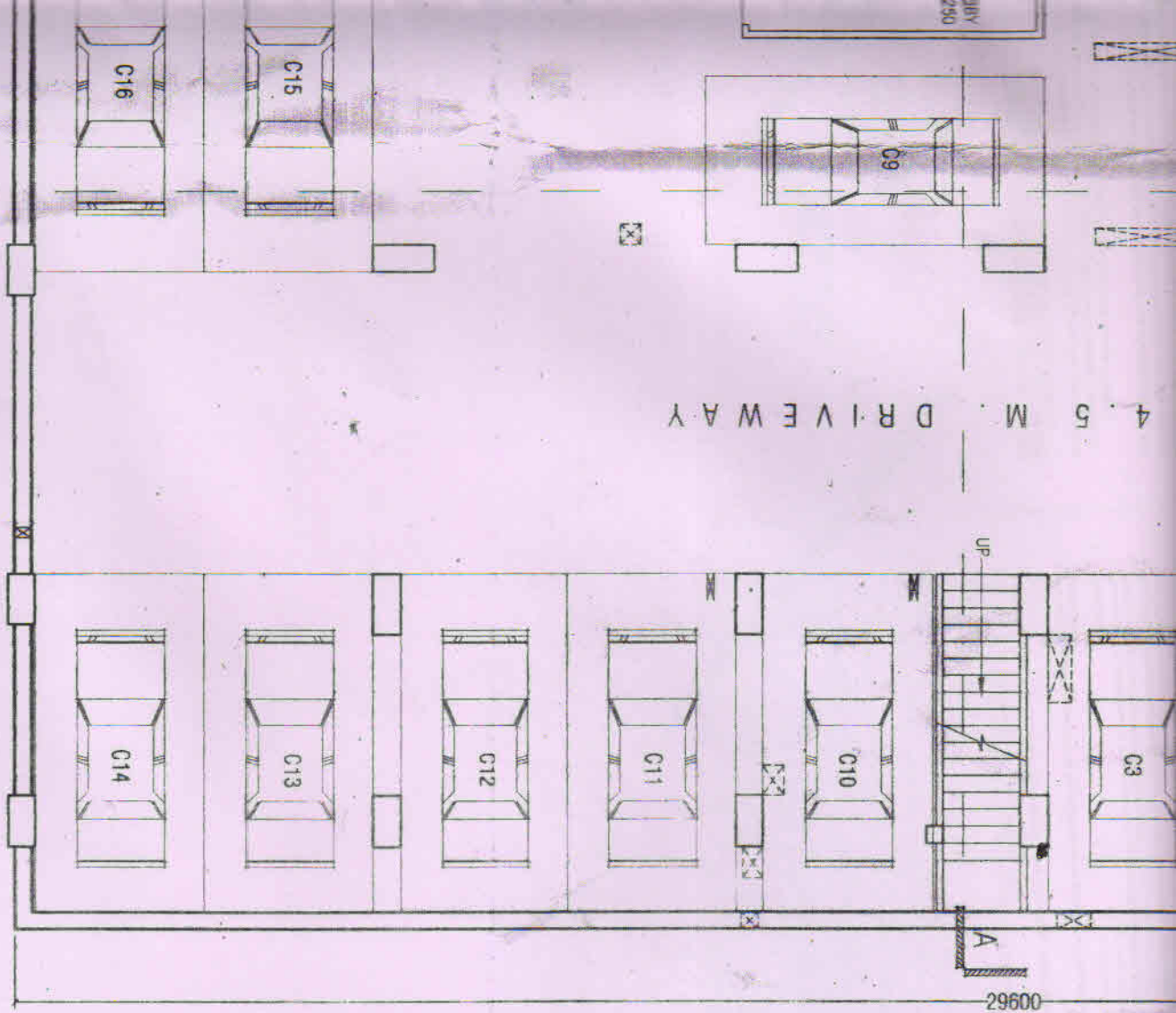
ESPACE

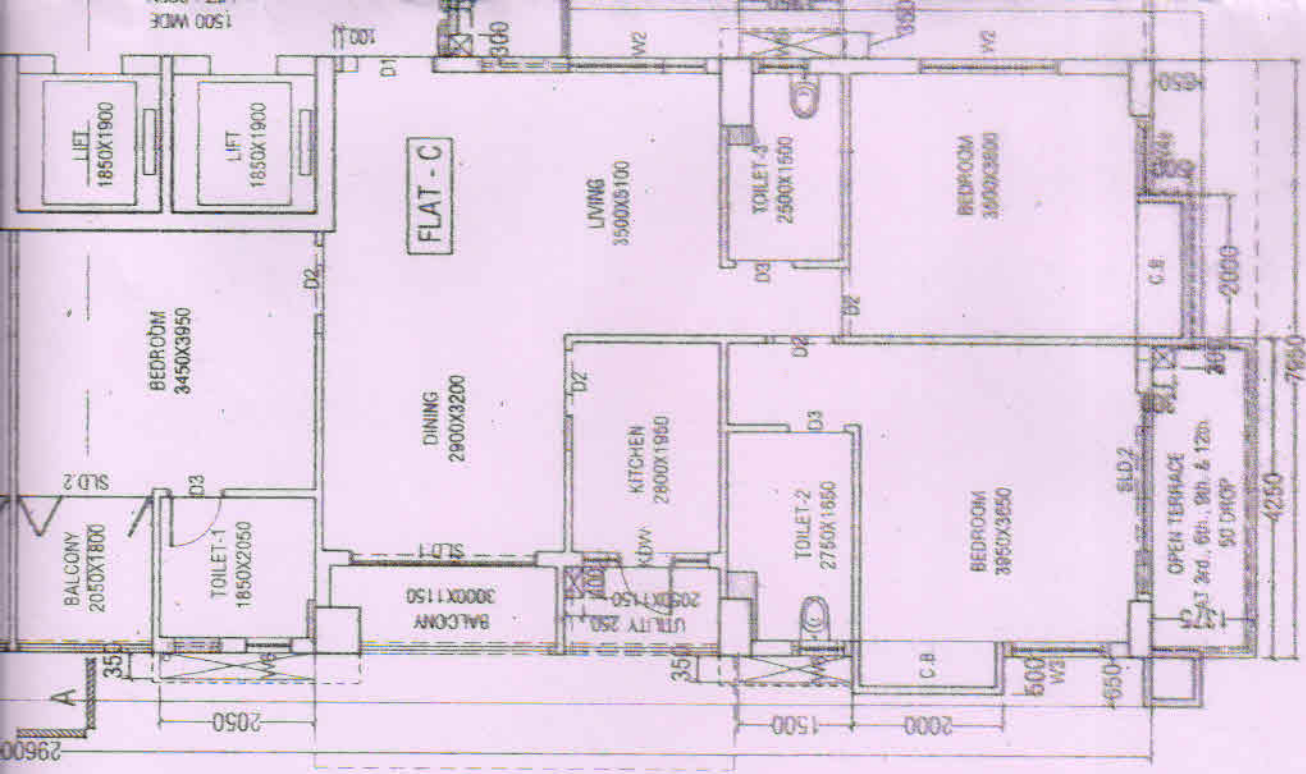
35-A, DR. SARAT BANERJEE ROAD, KOLKATA-700029
 Tele/Fax : 91-33-2465-4130 / 4159
 e-mail : espace@vsnl.net
 WEBSITE : www.espaceindia.com

THIS DRAWING IS A PROPERTY OF ESPACE AND BY NO MEANS SHALL THIS BE COPIED, LENT OUT IN WHOLE OR PART, WITHOUT PRIOR PERMISSION FROM THE CONSULTANTS.

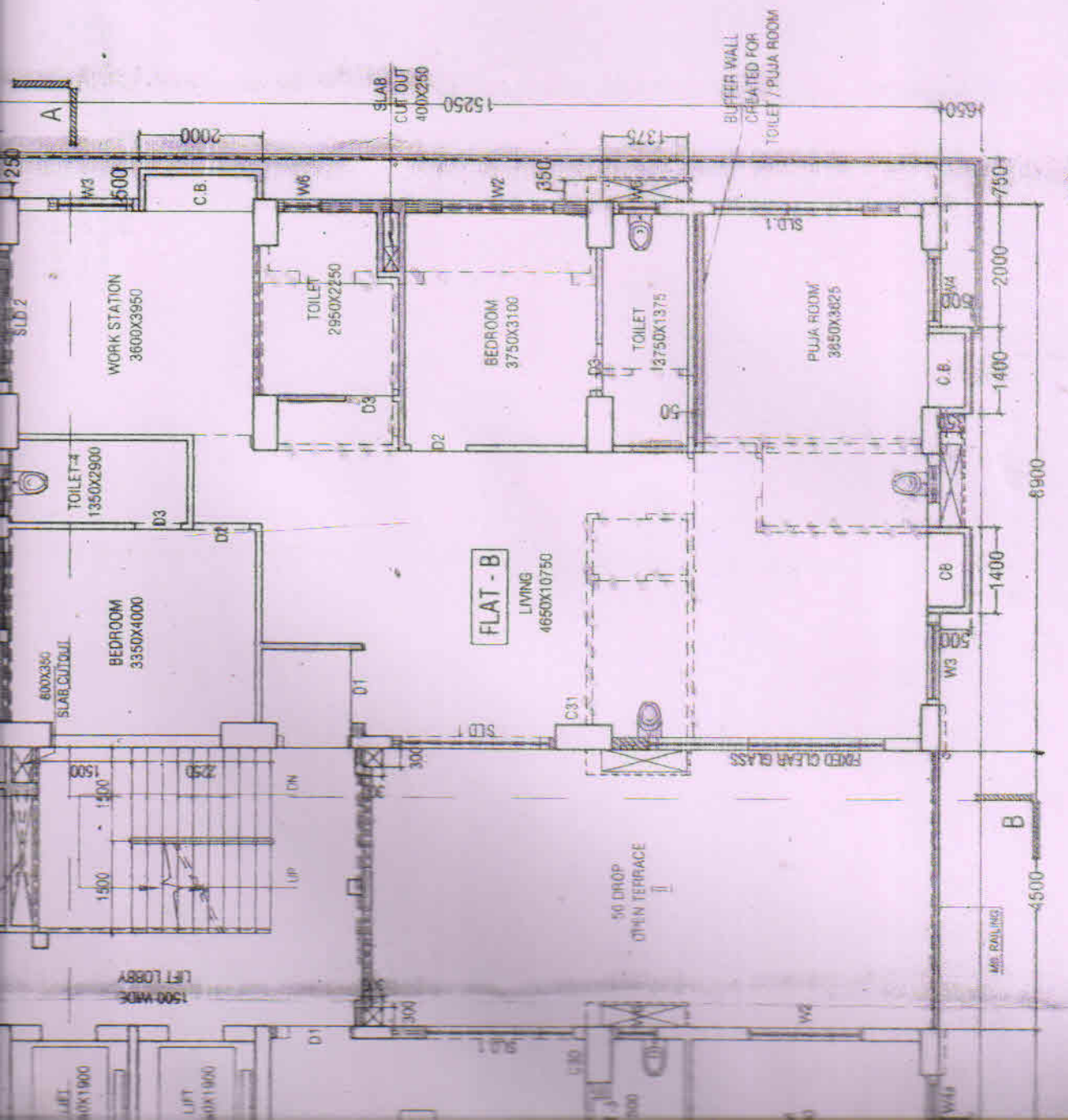








3RD. FLOOR PLAN

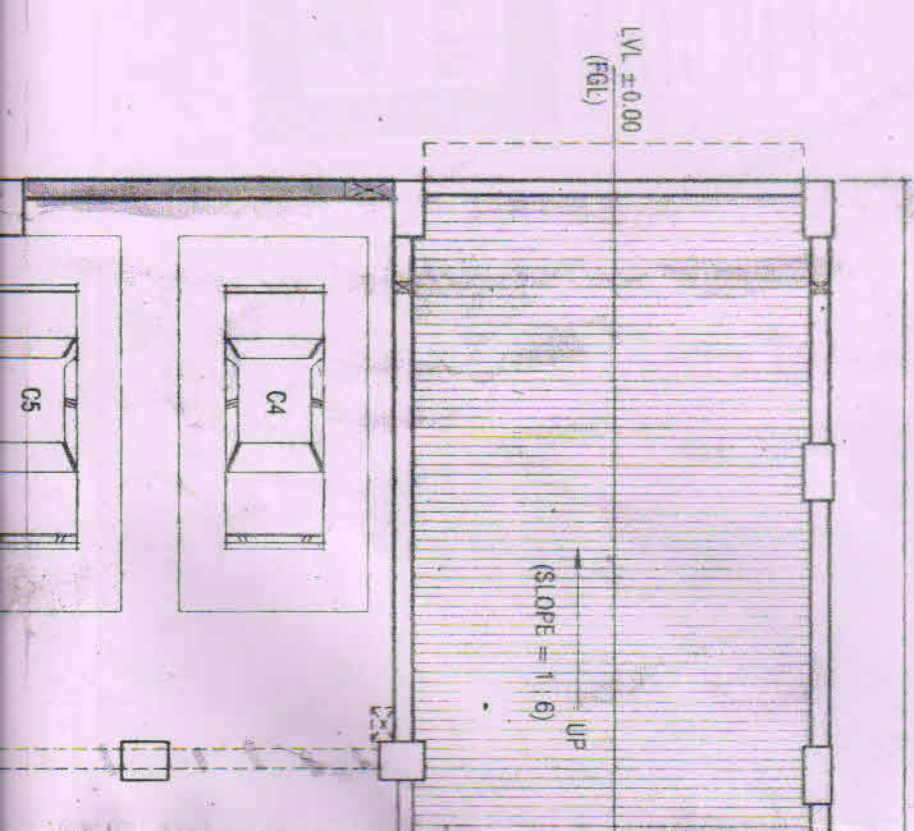
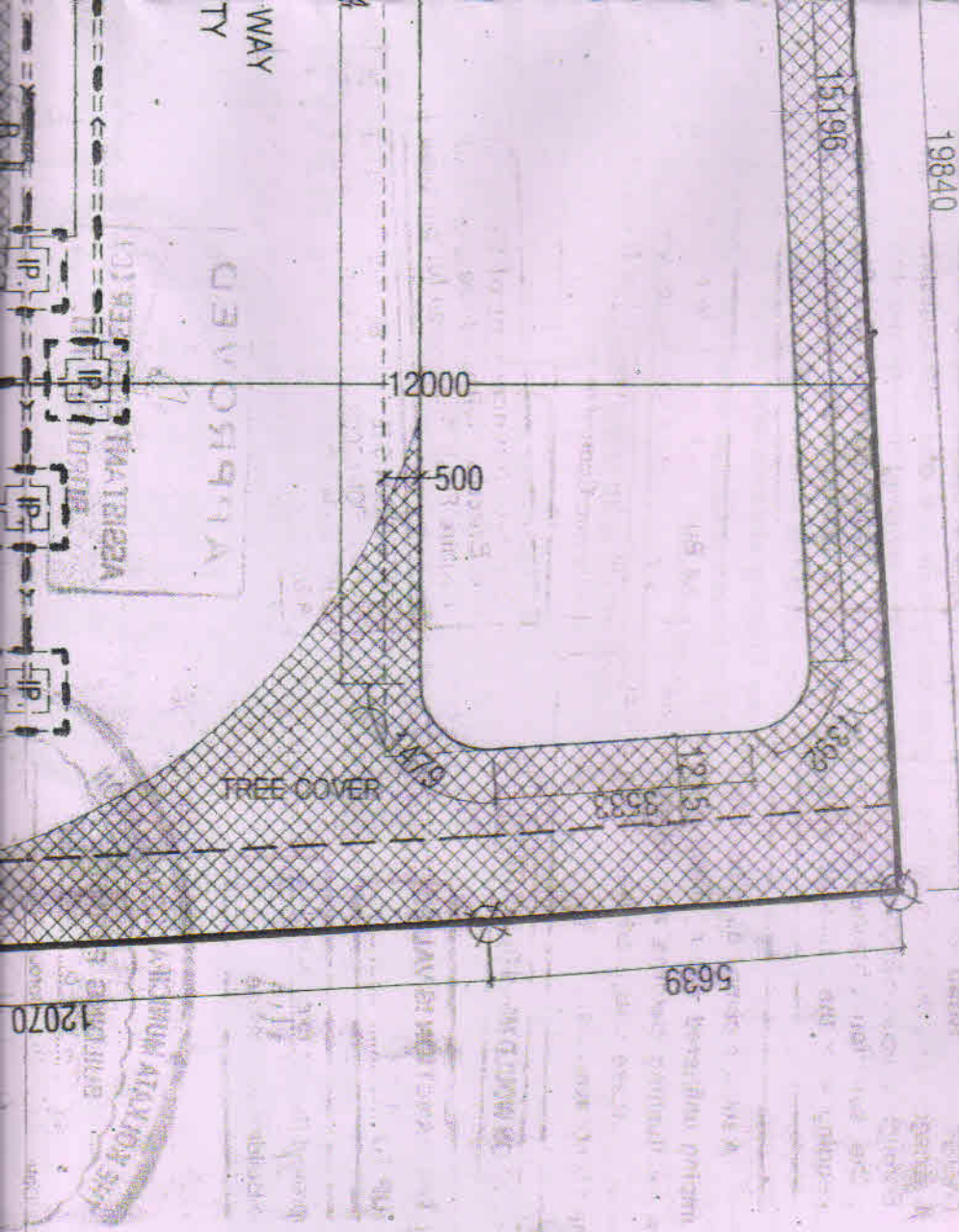


AT 2ND. FLOOR
BEAM BOT

6500
4450
2000
400
7650
SLAB
OUT OUT

FIRST FLOOR

Y400



50 SANCTIONED BOUNDARY

8920

12546

FREE COVER

DOMESTIC TANK
CAP. = 40000 LITS.

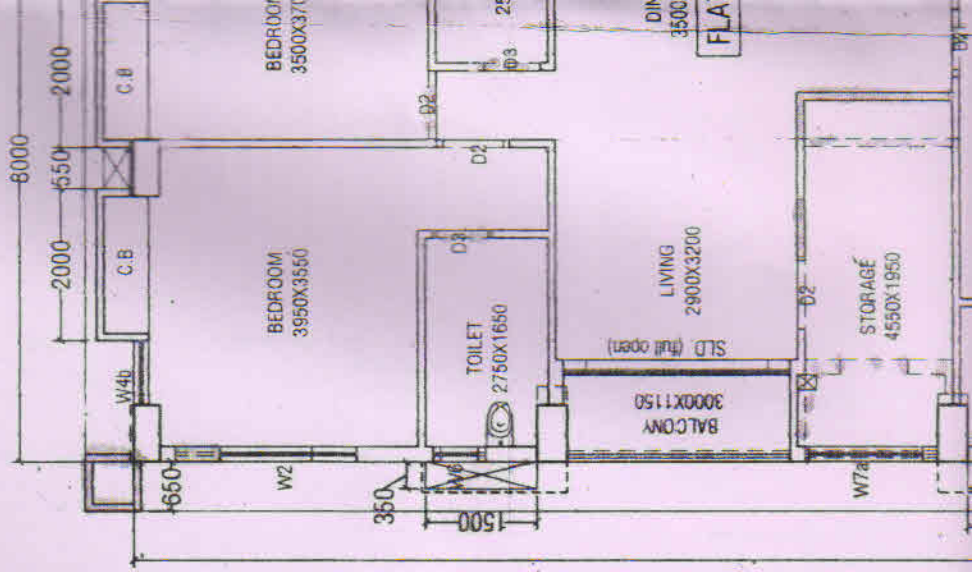
U.G.R.

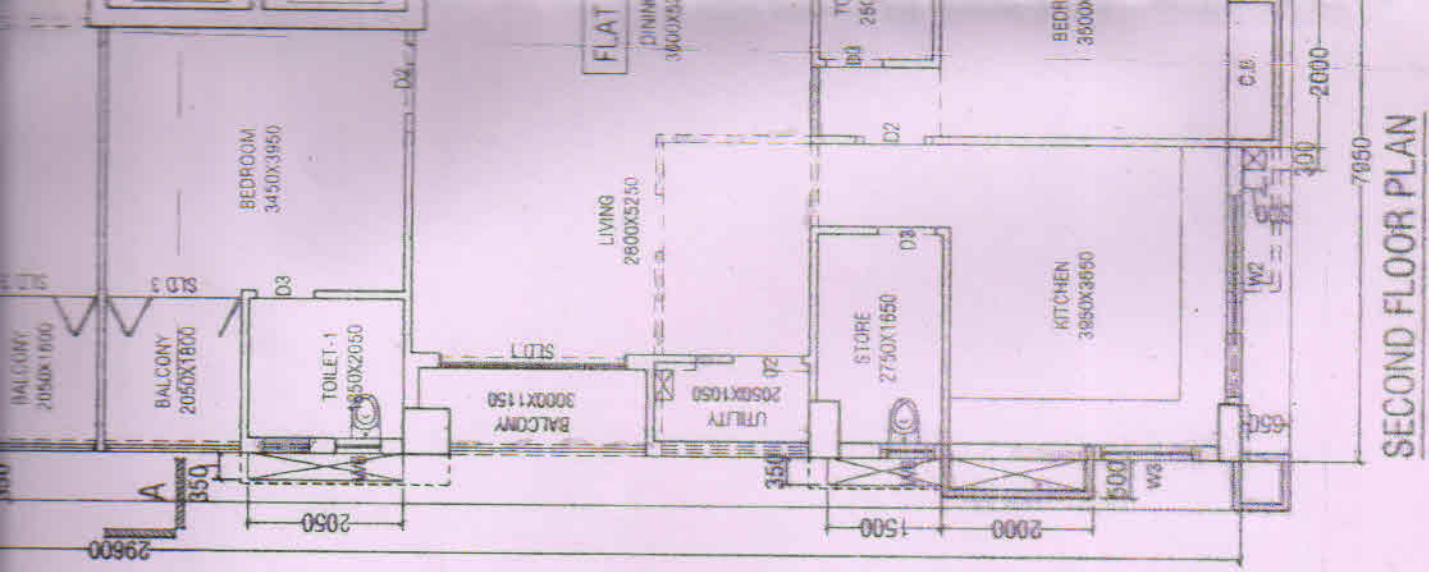
FIRE TANK
CAP. = 100000 LITS.

8870

5000

8000





0.786 M. (101' - 00") 'C'
AS PER S.O.R.

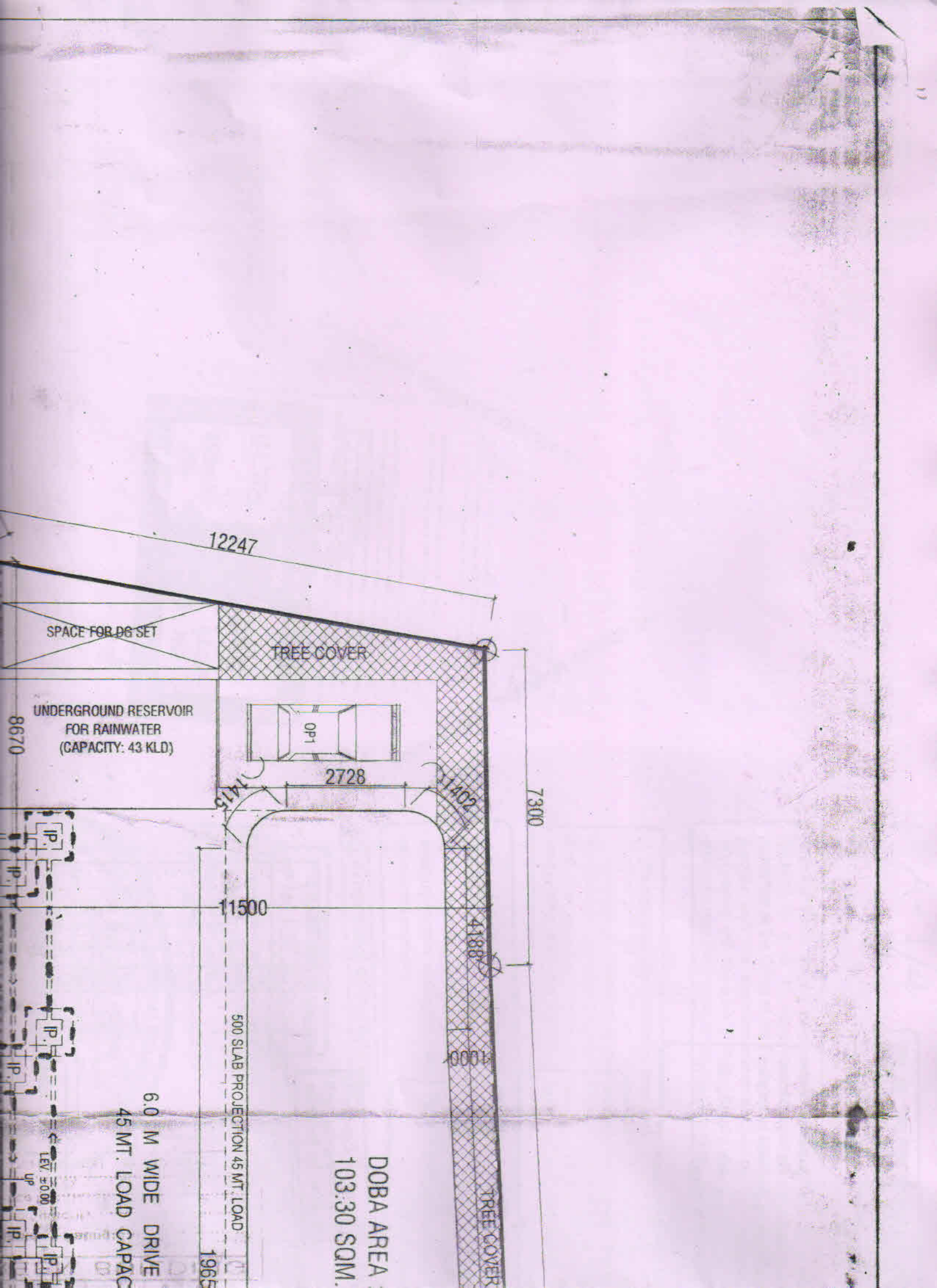
FROM K.M.C.
WATER SUPPLY MAIN

25.606 M. (84' - 00") 'B'
AS PER S.O.R.

20571
TO K.M.C. SEWER

TO SEALDAH

A
R
A
N
I



12247

SPACE FOR DG SET

TREE COVER

UNDERGROUND RESERVOIR
FOR RAINWATER
(CAPACITY: 43 KLD)

8670



2728

7300

11500

500 SLAB PROJECTION 45 MT. LOAD

6.0 M WIDE DRIVE
45 MT. LOAD CAPAC.

DOBA AREA
103.30 SQM.

1965

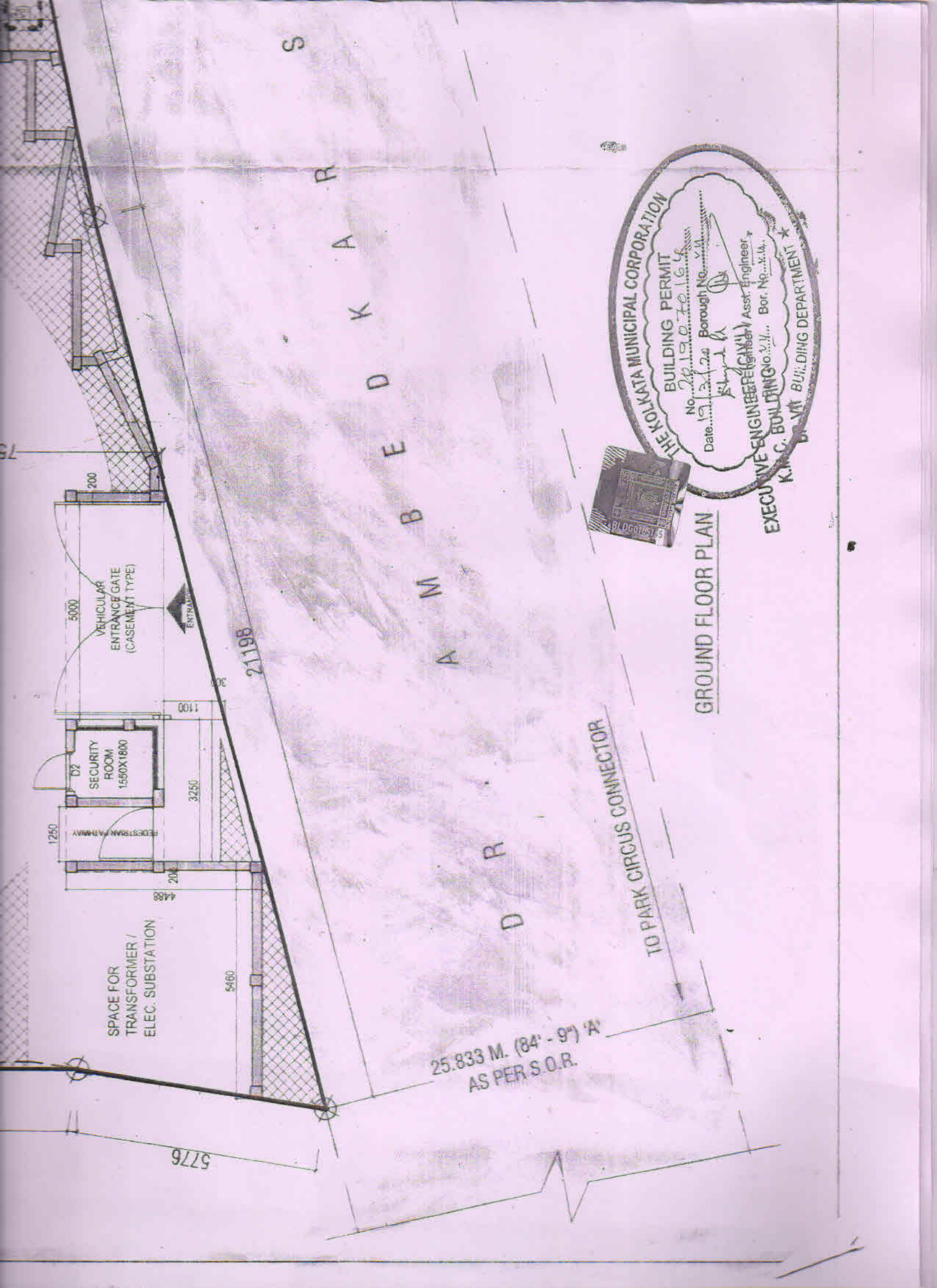
4188

4000

TREE COVER

LEV. ± 0.00

up



THE KOLKATA MUNICIPAL CORPORATION
 BUILDING PERMIT
 No. 20190.FE.16.4
 Date 19/3/24 Borough No. V.II
 EXECUTIVE ENGINEER (CIVIL) Asst. Engineer
 K.M.C. BUILDING No. V.II... Bor. No. V.II...
 K.M.C. BUILDING DEPARTMENT

GROUND FLOOR PLAN

TO PARK CIRCUS CONNECTOR

25.833 M. (84' - 9") 'A'
AS PER S.O.R.

A-1/4

PARTY'S COPY

Plan for Water Supply arrangement including SEMILI 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.

Before starting any Construction the site must conform with the plans sanctioned and all the conditions as proposed in the plan should be fulfilled.
The validity of the written permission to execute the work is subject to the above conditions.

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.

Design of all Structural Members including that of the foundation should conform to Standards specified in the National Building Code of India

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.

All Building Materials to necessary & construction should conform's to standered specified in the National Building Code of India.

DEVIATION WOULD MEAN DEMOLITION

Non Commencement of Erection/ Re-Erection within Five year will Require Fresh Application for Sanction

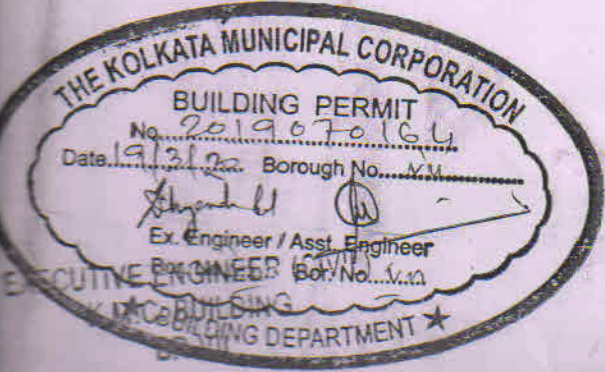
THE SANCTION IS VALIED UP TO... 18/3/2025

CONSTRUCTION SITE SHALL BE MAINTAINED FREE FROM AIR POLLUTION ACCORDING TO UNDERTAKING SUBMITTED AS PER AMENDMENT DT. 31.01.2019 VIDE NO. 95/MA/OIC-4/3R-7/2017 OF SCHEDULE-IV OF KMC BUILDING RULE 2009

Approved By: *M. De Weedy* u - 561
The Building Committee

GREEN BUILDING
Green Building Rating: *Pre-certified Gold*
Certifying Authority: *T.G.B.C*
Reference No: *G.H.F.F.0335*
Date: *May 18*
K.M.C. Bldg. Dept.

APPROVED
[Signature]
ASSISTANT ENGINEER (C)
BOROUGH NO. *VV*



The sanction refers to the proposed portion shown in red and the Executive Engineers makes no admission as to the correctness of the plan.

CONSTRUCTION SITE SHALL BE MAINTAINED TO PREVENT MOSQUITO BREEDING AS REQUIRED BY SECS 495 (1) & (2) OF CMC ACT 1930. IN SUCH MANNER SO THAT ALL WATER COLLECTION & PARTICULARLY LIFT WELLS, VATS, BASEMENT CURING SITES, OPEN RECEPTACLES ETC. MUST BE EMPTIED COMPLETELY ONCE A WEEK.

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 must be seized forthwith by the K.M.C. at cost and risk of the owner.

Provision for use of solar energy in the form of solar heater and / or solar photo-cells shall be provided as required under Rule 147 of Building rules, 2009

Approved subject to Compliance of regulation of West Bengal Fire Services, if any



APPROVED
ASSISTANT ENGINEER (C)
BOROUGH NO. VII

GREEN BUILDING
Green Building Rating: ...
Certifying Authority: ...
Reference No: ...
Date: ...
K.M.C. Bldg. Dept.

The sanction refers to the proposed portion shown in red and the Executive Engineers makes no admission as to the correctness of the plan.

CONSTRUCTION SITE SHALL BE MAINTAINED TO PREVENT MOSQUITO BREEDING AS REQUIRED BY CLAUSE (1) & (2) OF CMC ACT 1980. IN SUCH MANNER AS TO PREVENT ALL WATER COLLECTION & PARTICULARLY TANKS, WELLS, VATS, BASEMENT CURING SITES, OPEN DRAINS ETC. MUST BE EMPLOYED COMPLETELY BY THE END OF EACH WEEK.

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 must be removed forthwith by the K.M.C. at the cost and risk of the owner.

Approved subject to Compliance of requisition of West Bengal Fire Services. If any.

Provision for use of solar energy in the form of solar panels and / or solar photo-cells shall be provided as per Rule 147 of Building rules, 2009 and sanction certificate will not be issued in case of non-compliance without having such provision."

RESIDENTIAL BUILDING

OFFICE OF THE DEPUTY ENGINEER
BUILDING BOROUGH - VII
DATE 16.3.2020
THE KOLKATA MUNICIPAL CORPORATION