



**Government Of West Bengal
Office Of The Director General
West Bengal Fire & Emergency Services
13D, Mirza Ghalib Street, Kolkata - 16**

Memo no.:FSR/0225186248700271

Date: 07-05-2024

From:
Director
Fire Prevention Wing,
West Bengal Fire & Emergency Services

To: PLINTH ROOF REALTORS LLP REP BY SUHRIT MUKHERJEE AND SHUVENDU SAHA
004,26,BEERPARA LANE

Sub: Fire Safety Recommendation for proposed construction of G+VI storied Residential Building at premises no- 26, Beerpara Lane, Ward No-4, Borough-I, PS-Chitpur, PO-Ghughudanga, Kolkata-700030.

Application Reference : KMC (CAF-2023010209) received on 29-03-2024 regarding the Fire Safety Recommendation for proposed construction of G+VI storied Residential Building at premises no- 26, Beerpara Lane, Ward No-4, Borough-I, PS-Chitpur, PO-Ghughudanga, Kolkata-700030.

The plan submitted by you was scrutinized and marked as found necessary from Fire Safety point of view. In returning one set of plan with recommendation, this is issuing Fire Safety Recommendation in favor of the aforesaid building subject to the compliance of the following fire safety measure.

Recommendation:

CONSTRUCTION:

- 1.The whole construction of the proposed building shall be carried out as per approved plan drawings conforming the relevant building rules of KMC.
- 2.The floor area exceeds 750 m² shall be suitably compartmented by separation walls up to ceiling level having at least two hours Fire resisting capacity.
- 3.The interior finish decoration of the building shall be made low flame spread materials conforming I.S. specifications.
- 4.Arrangements shall have to be made for sealing all the vertical & horizontal ducts at each floor level by the materials of adequate Fire resisting capacity.

OPEN SPACE & APPROACH:

- 1.The open space surrounding the building shall conform the relevant building rules as well as permit the accessibility and manoeuvrability of Fire appliance.

- 2.The approach road, internal road / driveway shall be sufficiently strong to withstand the load of Fire Engine.
- 3.The width and height of the main access gates into the premises shall not be less than 4.5M x 5 M respecting the abutting road.
- 4.Internal passage way shall be maintained according to the approved plan all the Passage way should be kept clear for free access.

STAIRCASE:

- 1.One of the principal staircases of the building shall be enclosed with 2 Hrs rating FCD. Entire construction shall be made of bricks/ R.C.C type having Fire resisting capacity not less than 2 hours.
- 2.The F.C.D. shall be of at least 2 hours Fire resisting wire glass window flitted with self-closing type, openable in the direction of escape.
- 3.The Staircases of the building shall have permanent vents at the top and openable sashes at the each floor level in the external wall of the building.
- 4.The width of the staircases shall be made as marked in the plan. Corridors and the exit doors shall conform the relevant building rules, with up-to-date amendments.
- 5.All the staircases shall be extended upto terrace of the building and shall be negotiable to each other without entering into any occupied area.
- 6.Considering the staircases are only means of evacuation, emergency lighting arrangement directional, exit, sign etc. shall be made conforming the relevant I.S. Code in this regards.

Lift :

- 1.The walls of the lift enclosure of the buildings shall be at least two hours FIRE resisting type.
- 2.Collapsible gate shall not be permitted.
- 3.In case of failure of normal electric supply, it shall automatically /manually trip to alternate supply. The lift shall be so wired that in case of power failure, it comes down at the ground level stands still with door open.
- 4.All other requirements shall conform relevant I.S. specification including the communication facility in the lift cars which shall be connected with the Fire Control Room of the building.

FIRE FIGHTING WATER:

Underground water reservoir having water capacity of 40,000 Ltrs. as shown/marked in the plan & Over Head Water Reservoir having water capacity of 20,000Ltrs. as shown/marked in the plan exclusively for Fire Fighting purpose with proper replenishment arrangements @ 1000 ltr /min shall be provided. The water reservoirs shall have overflow arrangement with the domestic water reservoir as well as to prevent stagnancy of water. The water reservoirs shall be kept full at all time.

FIRE PUMP:

Provision of the terrace level fire pump shall have to be installed to supply water at the rate designed pressure & discharge into the water based system (not less than 900 LPM). One more pump of same capacity shall always be kept on stand-by.

HYDRANT SYSTEM:

1.The building shall be provided with Down Comer of 100 mm internal diameter pipe line with provision of landing valves at the half landings of any staircase. The system shall be so designed that shall be kept charged with water all the time under pressure and capable to discharge 900 L.P.M. at the ground floor level outlets with running pressure not less than 3.5 kg/sq.cm. All other requirements shall confirm I.S. 3844-1989.

2.Provision for Hose Reel Hose in conjunction with Down Comer shall be provided at all floors half landing level of the staircase confirming the relevant I.S. specification.

3.At least two numbers of Hydrants shall be installed surrounding the building in accordance with relevant I.S. specification.

4.Provision of two way collecting head for uses of Fire Services must be provided near the main gate of the building.

ELECTRICAL INSTALLATION & DISTRIBUTION:

1.The electrical installation including transformers , Switch Gears, L. T., H. T. Rooms, panel rooms , Main & Meters etc. and the distribution system of the premises shall be made satisfying the code of practice for Fire safety in general building as laid down in I.S. specification 1946 – 1982.

2.Electrical distribution system of the building shall be made in the form of concealed wiring or in heavy gauge M.S. conduit continuously bonded to earth. Cables shall be I.S. marked and be of F.R.L.S. categories.

3.The vertical & horizontal ducts shall be sealed at all floor level by approved fire resisting materials.

4.The electrical installation shall be adequately protected with automatic fire detection and suppression system as per provision of N. B. C. Part– 4, 2016 and relevant I. S. specification.

5.Alternative Power Supply :

Arrangements shall have to be made to supply power with the help of a generator to operate at least the Fire Pump, Pump for deep Tube-well, Fire Alarm System, signage etc. and also for illuminating the Staircases, corridors etc. and other places of assembly of the building in case of normal power failure.

INTELLIGENCE ANALOGUE SYSTEM:

1.Manual Call Point incorporating with sounders shall be installed near in each floor of the building.

2.Fire alarm panel shall be installed at the Fire Control Room at the ground floor of the building.

3.Public address systems linked between all floors and Control Room shall have to be established in both the Building.

4.All the installations shall also be satisfy the I.S. specifications 2189 (as amended) and the code of practice as laid down in the N.B.C. Part-IV, 2016.

Fire Control Room:

i.A well designed Fire Control Room with Fire Control Panel and monitoring 24X7.

Preparation of Emergency Evacuation:

i.There is need to have a clear policy for emergency evacuation plan.

AIR CONDITIONING SYSTEM (If any):

1.The A.H.U. shall be separated for each floor with the system Air Ducts for individual floors.

2.Arrangement shall be made for isolation at the strategic locations by incorporating auto dampers in the Air Conditioning system.

3.The system of auto shut down of A.H.U. shall be incorporated with the auto detection and alarm system.

4.The air handling units room shall not be used for storage of any combustible materials.

5.Escape route like staircase, common corridors, lift lobby etc. shall not be used as return air passage.

6.Wherever the ducts pass through Fire wall of floors, the opening a rounding the ducts shall be sealed with Fire resisting materials such as asbestos rope vermiculite concrete etc.

7.The materials used for insulating the duct system (inside or outside) shall be of non- combustible materials glass wool shall not be wrapped or secured by any materials of combustible nature.

FIRST AID FIRE FIGHTING SYSTEM:

First Aid Fire fighting arrangement in the style of placing suitable type of portable Fire Extinguishers, Fire Buckets etc. in all floors and vulnerable locations of the premises shall be made in accordance with I.S. 2190 – 1992.

GENERAL RECOMMENDATIONS :

- 1.Fire License shall have to be obtained for proposed storing and processing with L.P.G. and other highly combustible articles (if any).
- 2.Necessary sanction and approval for such construction and occupancy of this project must be obtained from competent authorities.
- 3.Lightning arrestor shall have to be installed as per existing norms and relevant IS specification.
- 4.Fire Notice for Fire Fighting and evacuation from the building shall be prepared and be displayed at all vulnerable places of the building.
- 5.Floor numbers and directional sign of escape route shall be displayed prominently.
- 6.The security staff shall be conversant with installed Fire Fighting equipment of the building and to operate in the event of Fire and Testing.
- 7.A trained Fireman shall be maintained round the clock for safety of the building.
- 8.Mock Fire practice and evacuation drill shall be performed periodically with participation of all occupants of the buildings.
- 9.The Department of Fire & Emergency Services, Government of West Bengal, shall not take any responsibility in respect of any legal dispute if pending or arises about the title of land / property.
- 10.This Fire Safety Recommendation cannot be treated in any case of regularizations of any unauthorized construction.
- 11.Accordingly, a certificate is to be obtained from the Director General, West Bengal Fire & Emergency Services certifying about the satisfactory services, performance of all the Fire and Life Safety arrangements and installation of the building.

On compliance of all the above Fire and Life safety recommendations, the Director General, West Bengal Fire & Emergency Services shall be approached for necessary inspection and testing of the installation, Fire Safety Certificate in favour of the occupancy shall be issued on being satisfied with the tests and performances of fire & life safety aspects of the building.

N.B. Any deviation and changes the nature of use of the building in respect of approved plan drawing, without obtaining prior permission from this office, this Fire Safety Recommendation will be treated as cancelled.

Signature Not Verified

Digitally Signed
Name: ABHIJIT PANDAY
Date: 07-May-2024 15:46:56
Reason: Approved
Location: West Bengal

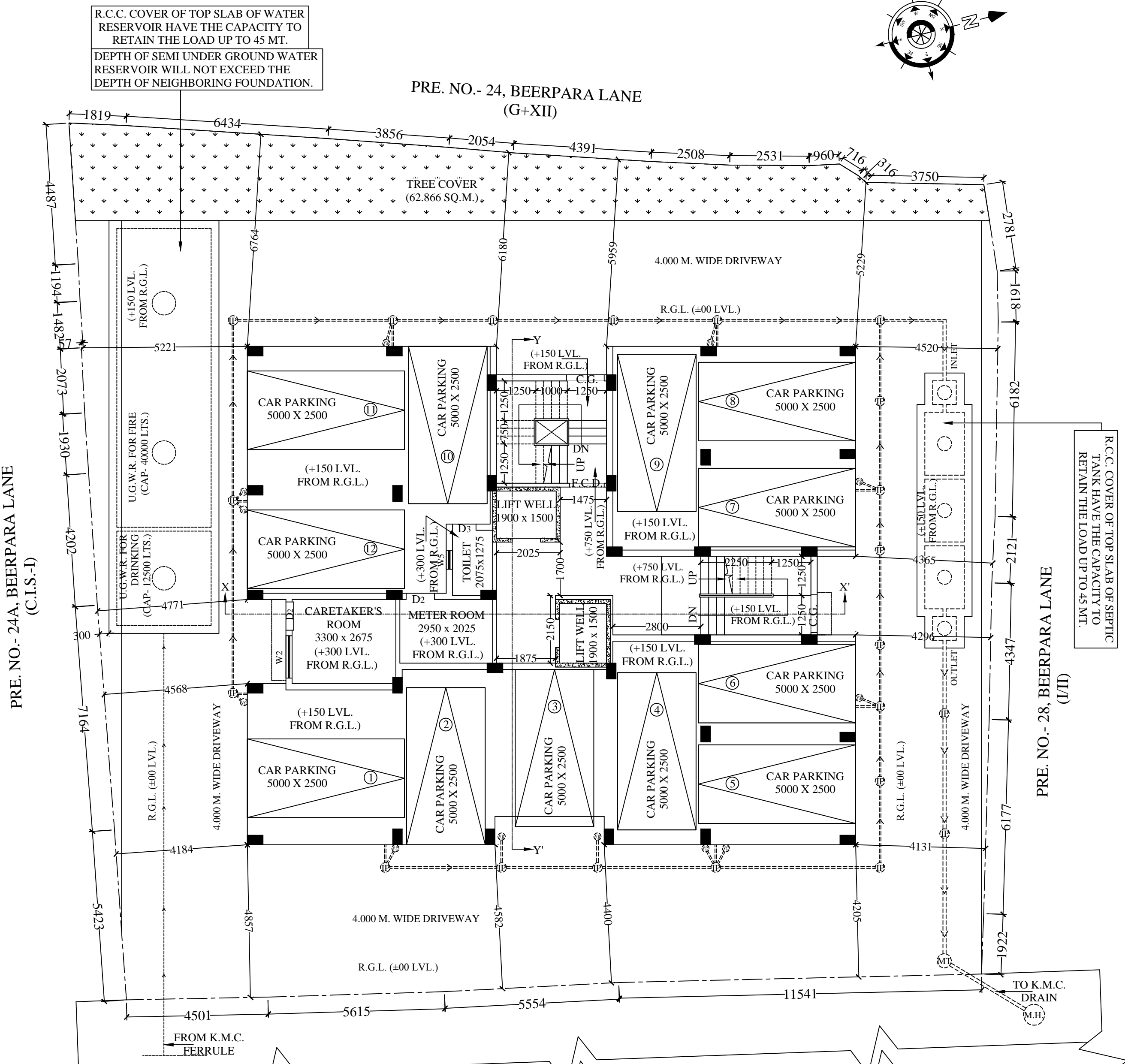
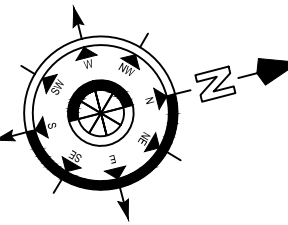
DIRECTOR
West Bengal Fire & Emergency Services



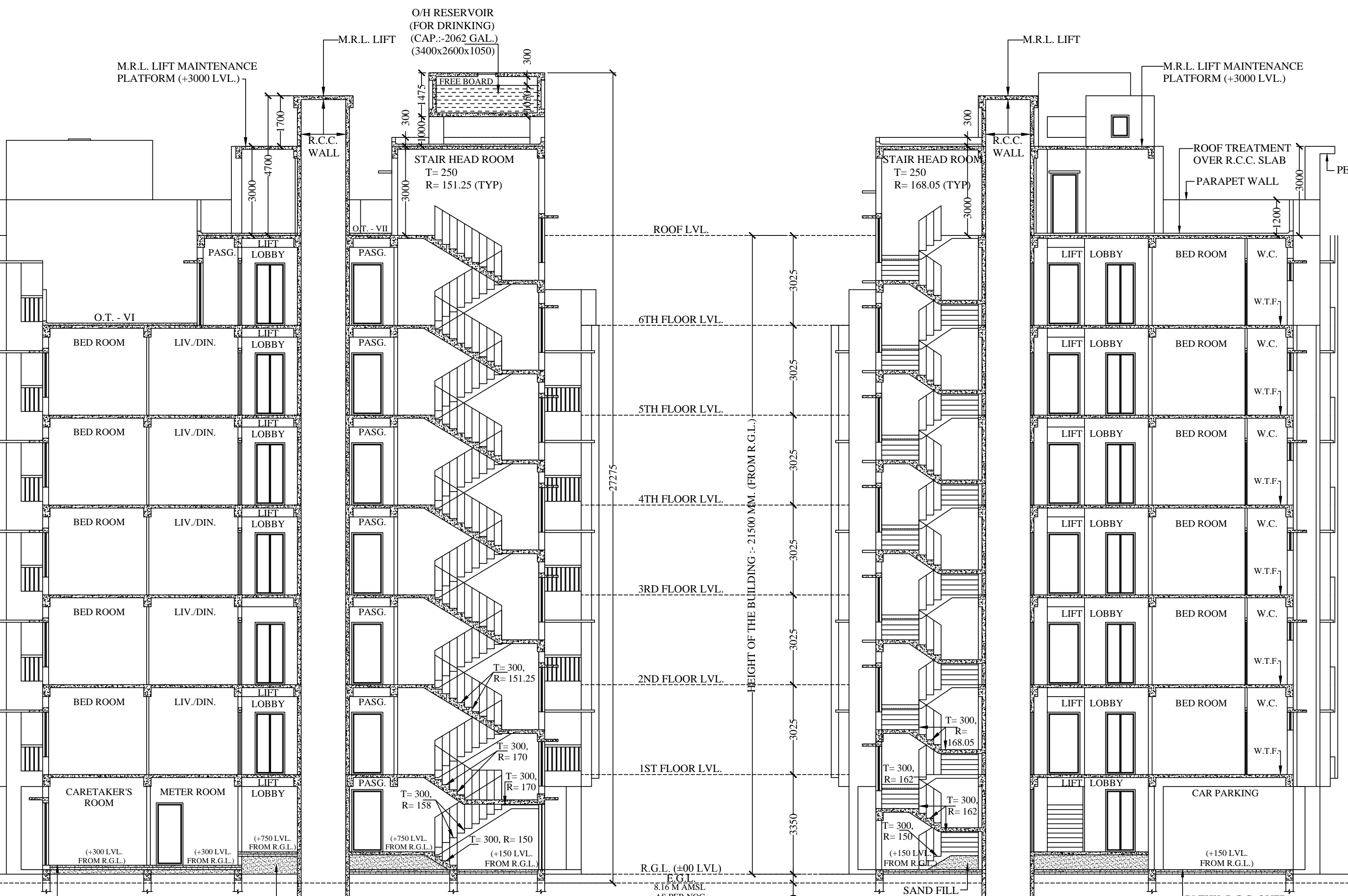
PROPOSED FRONT ELEVATION
SCALE :- 1:100

SCHEDULE OF DOOR & WINDOW (for proposed plan only)					
MKD.	SIZE (W X H)	MKD	SIZE (W X H)		
D1	1050 x 2100	W1	1500 x 1500		
D2	900 x 2100	W2	1350 x 1500		
D3	750 x 2100	W3	1000 x 1500		
C.G.	1250 x 2100	W4	900 x 1250		
F.C.D.	1100 x 2100	W5	600 x 600		

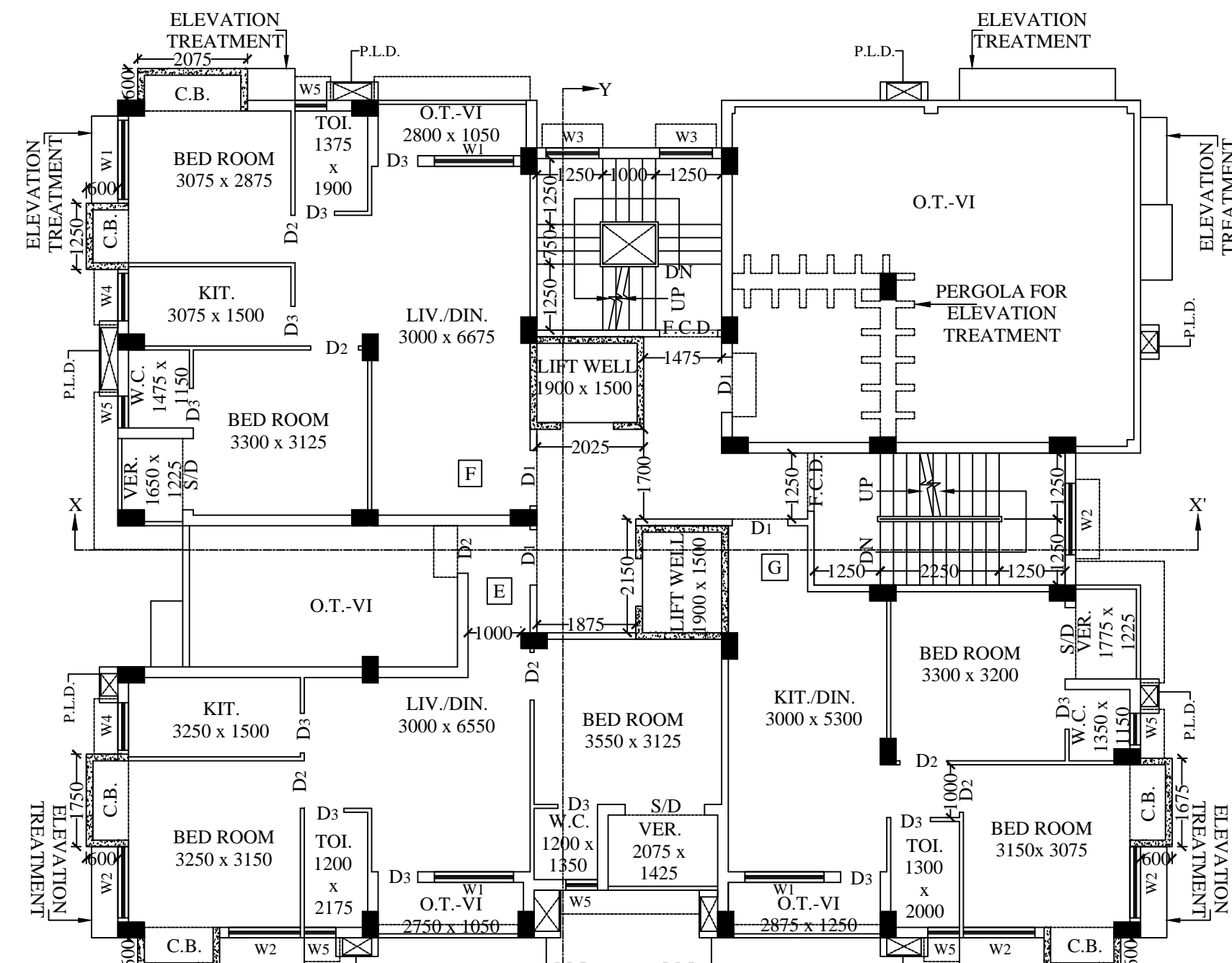
R.C.C. COVER OF TOP SLAB OF WATER RESERVOIR HAVE THE CAPACITY TO RETAIN THE LOAD UP TO 45 MT. DEPTH OF SEMI UNDER GROUND WATER RESERVOIR WILL NOT EXCEED THE DEPTH OF NEIGHBORING FOUNDATION.



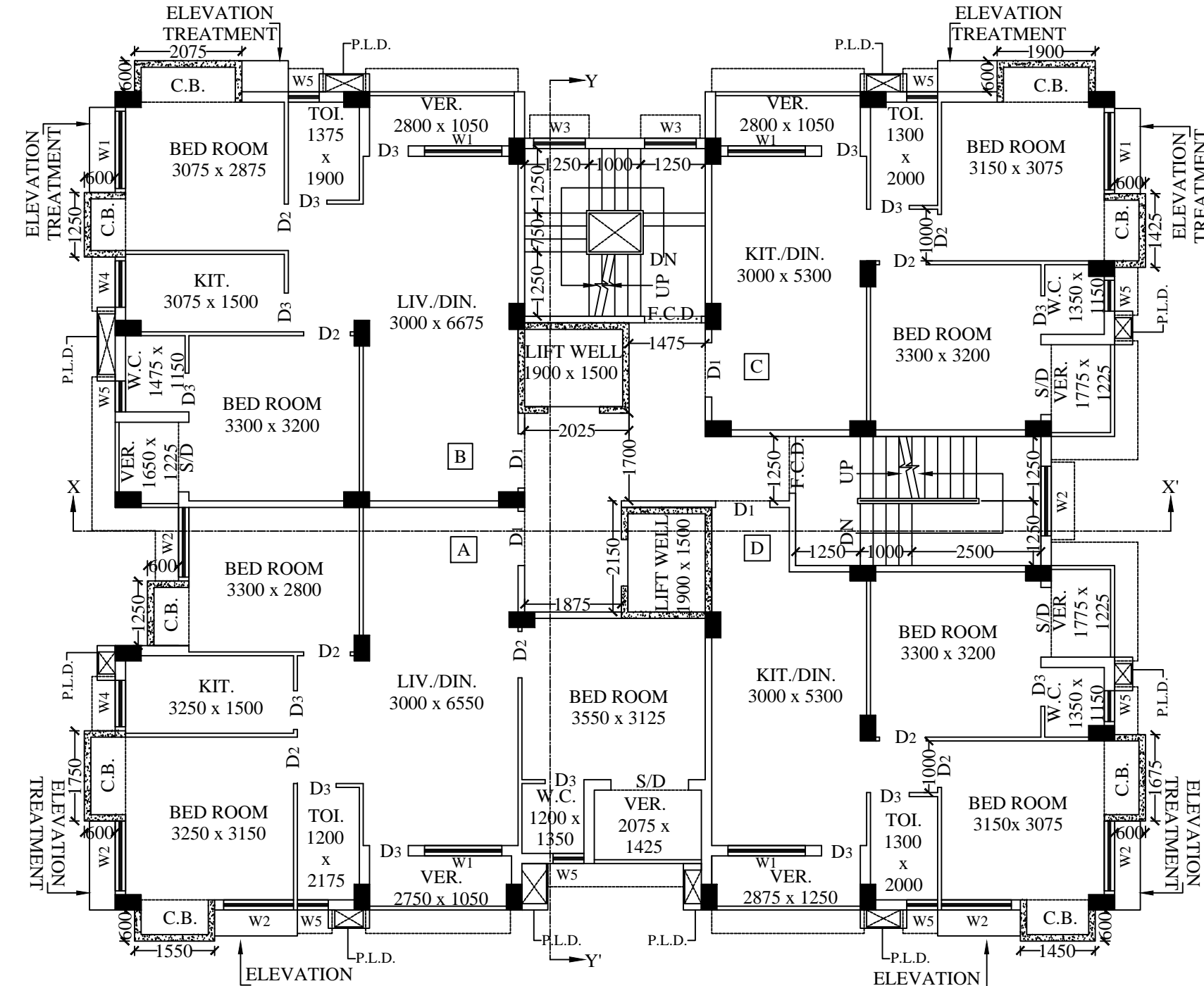
PROPOSED GROUND FLOOR PLAN
SCALE :- 1:100



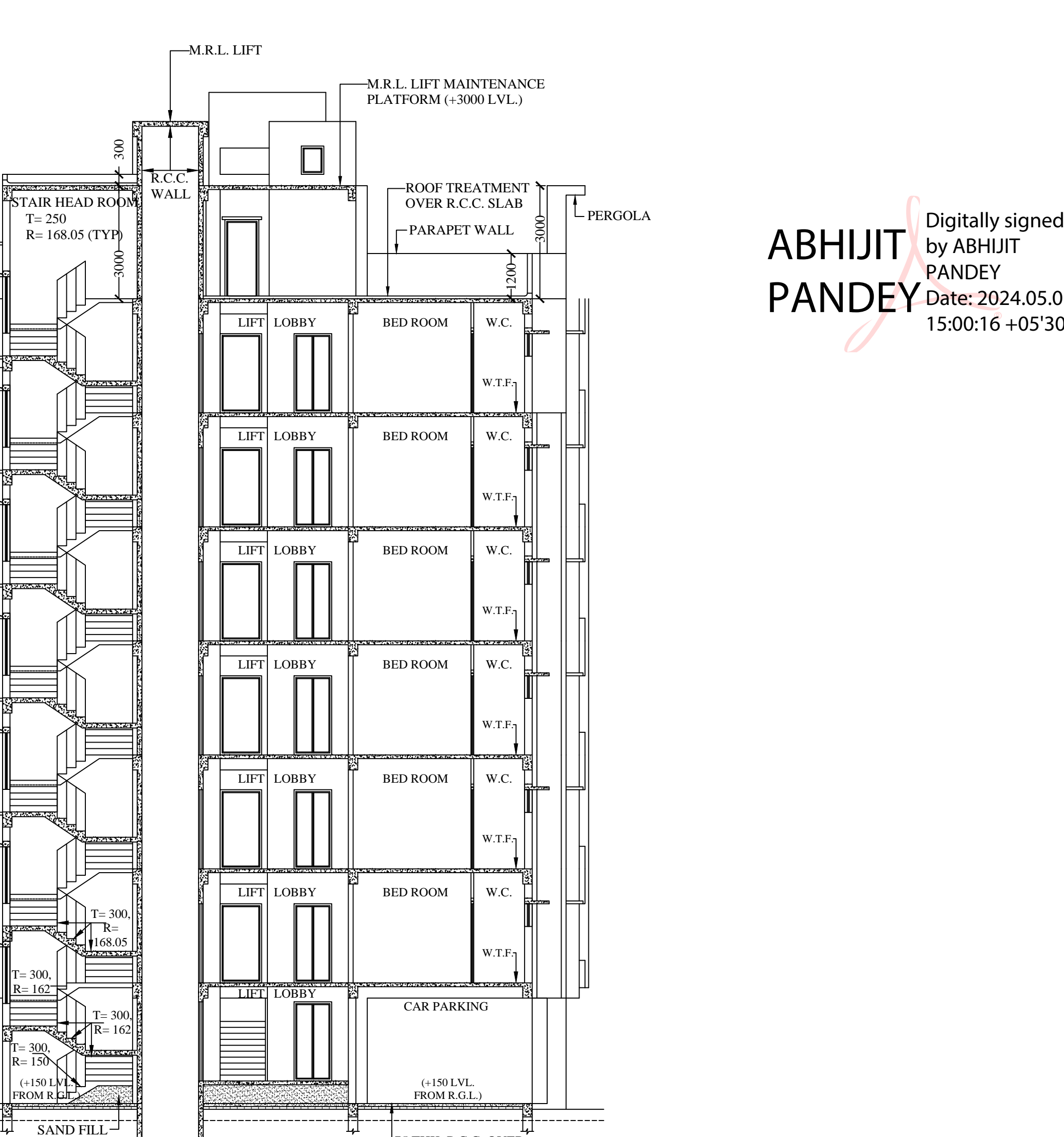
SECTION A-X-X'
SCALE :- 1:100



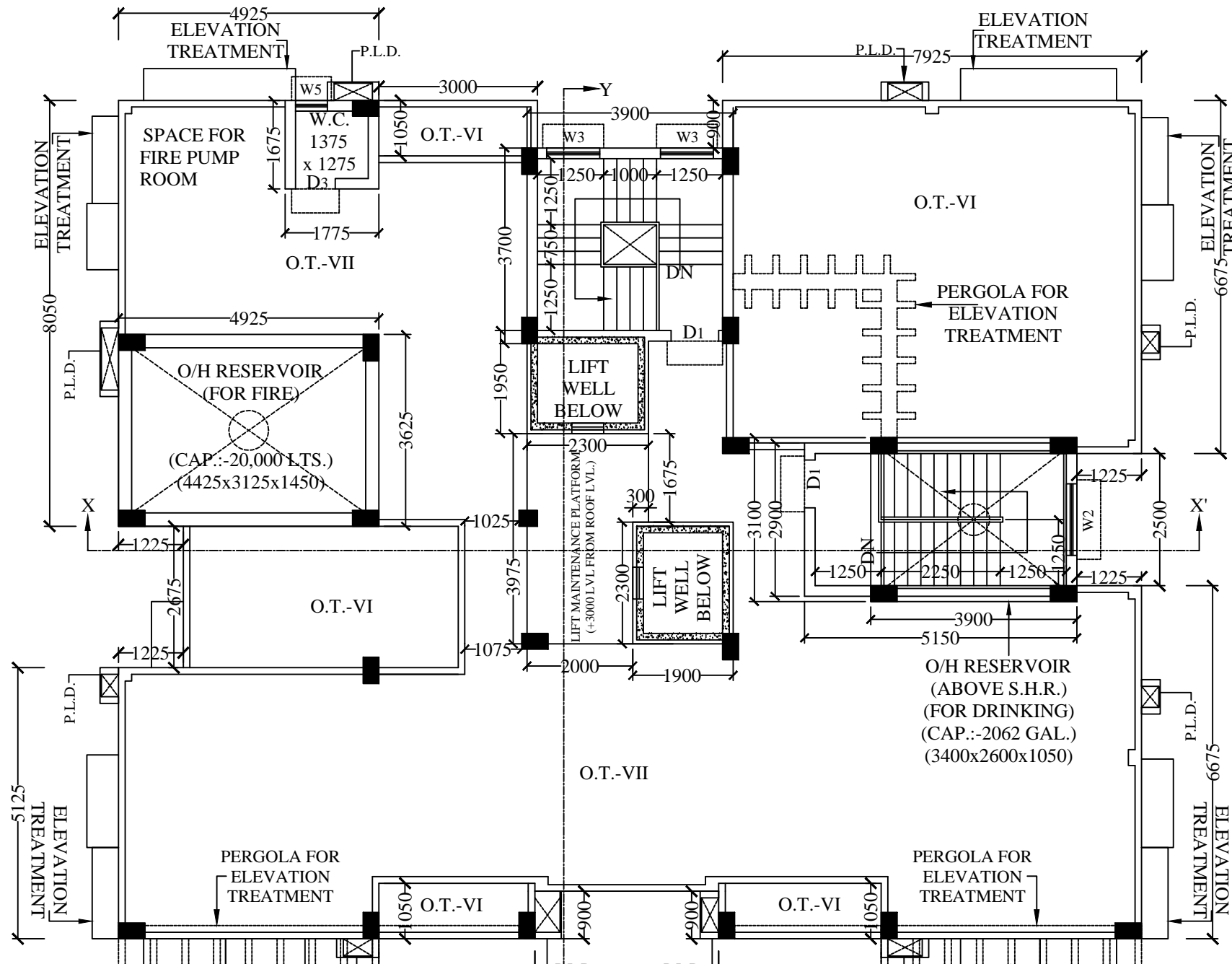
PROPOSED 6TH FLOOR PLAN
SCALE :- 1:100



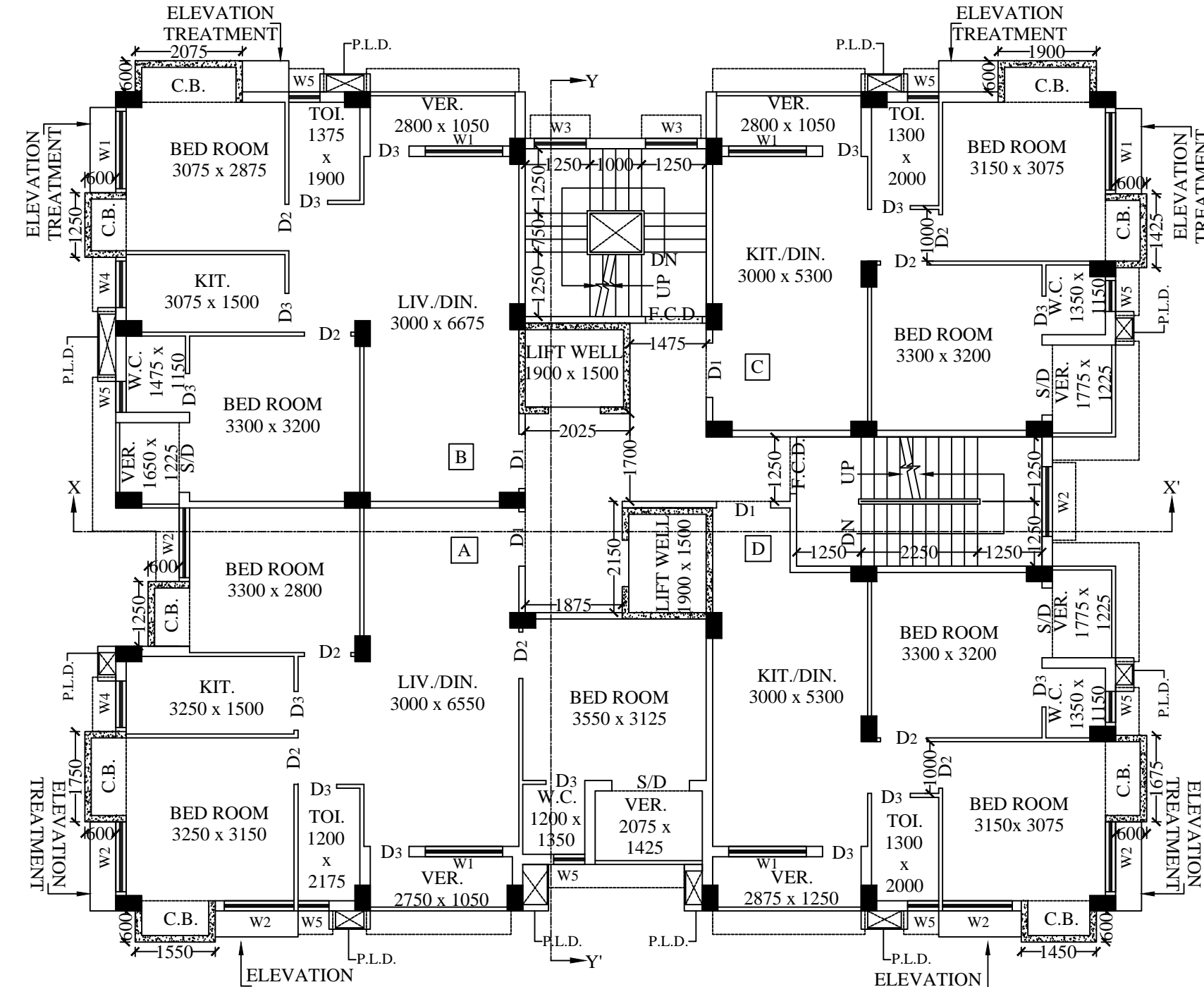
PROPOSED 1ST FLOOR PLAN
SCALE :- 1:100



SECTION A-Y-Y'
SCALE :- 1:100



PROPOSED ROOF PLAN
SCALE :- 1:100



PROPOSED 2ND TO 5TH FLOOR PLAN (TYPICAL)
SCALE :- 1:100

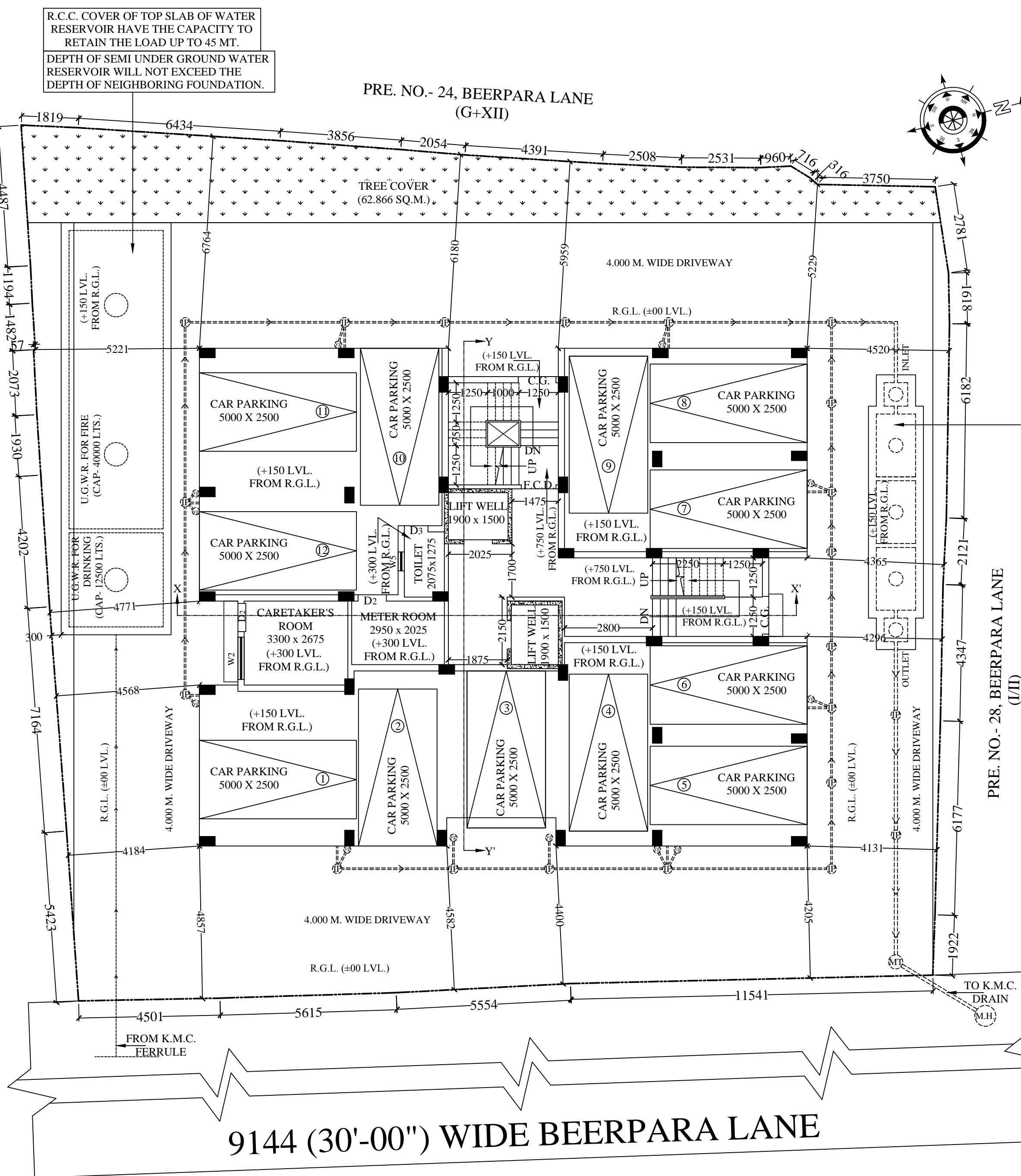
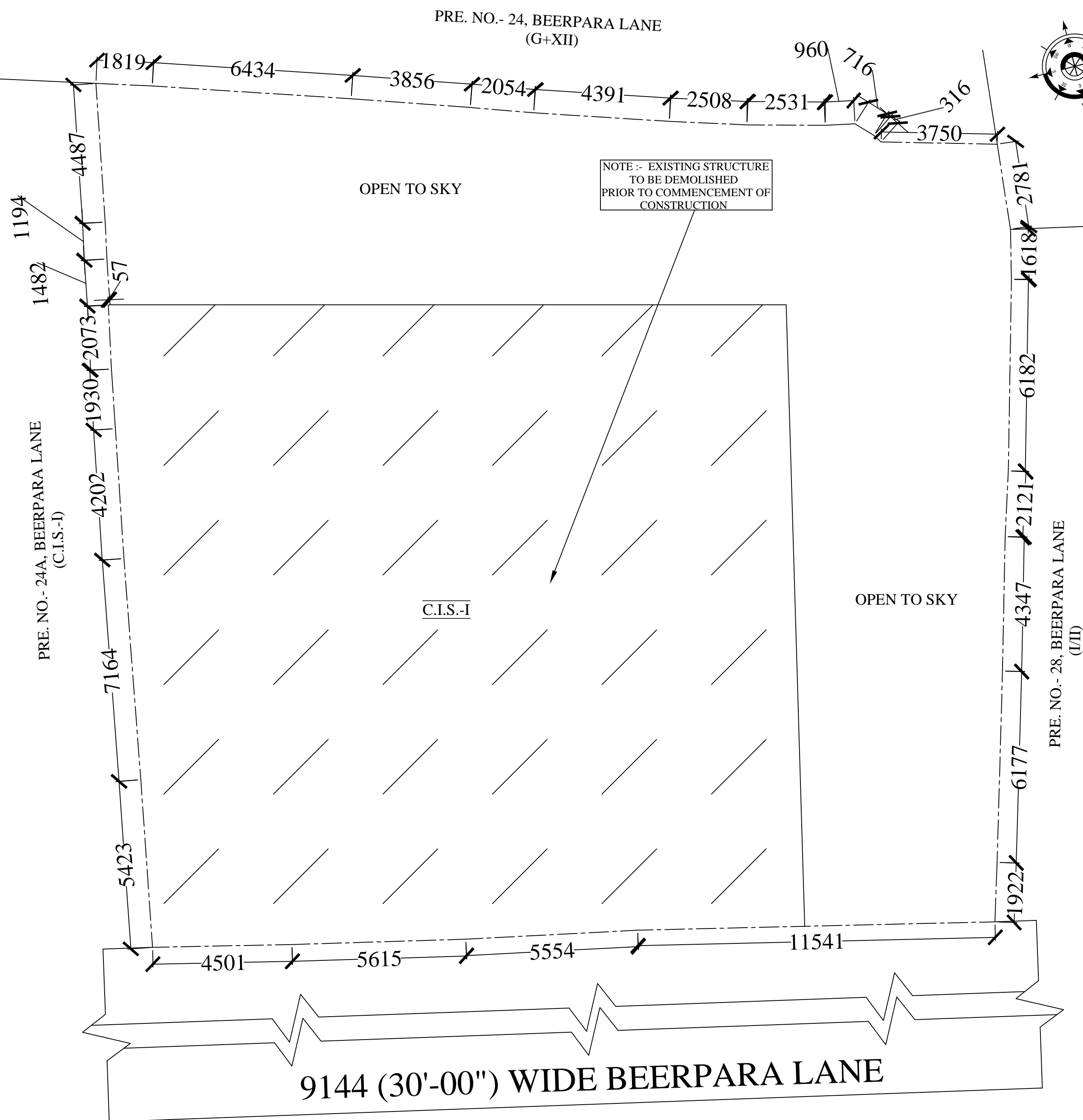
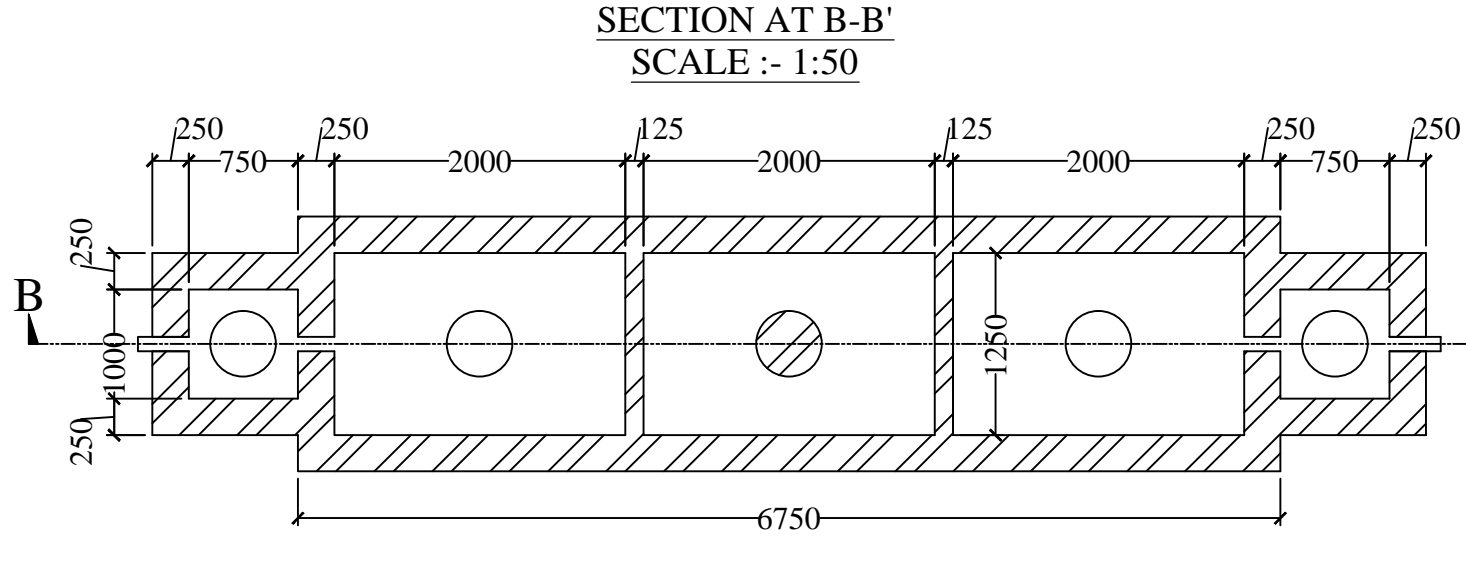
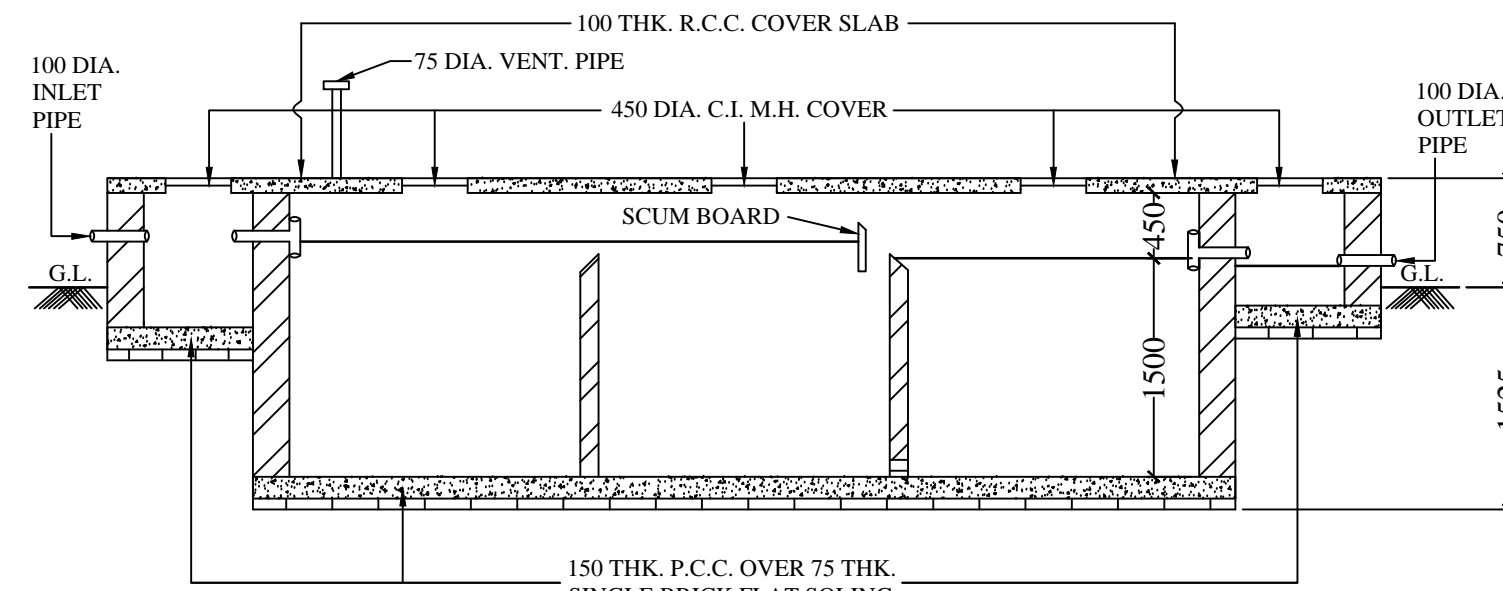
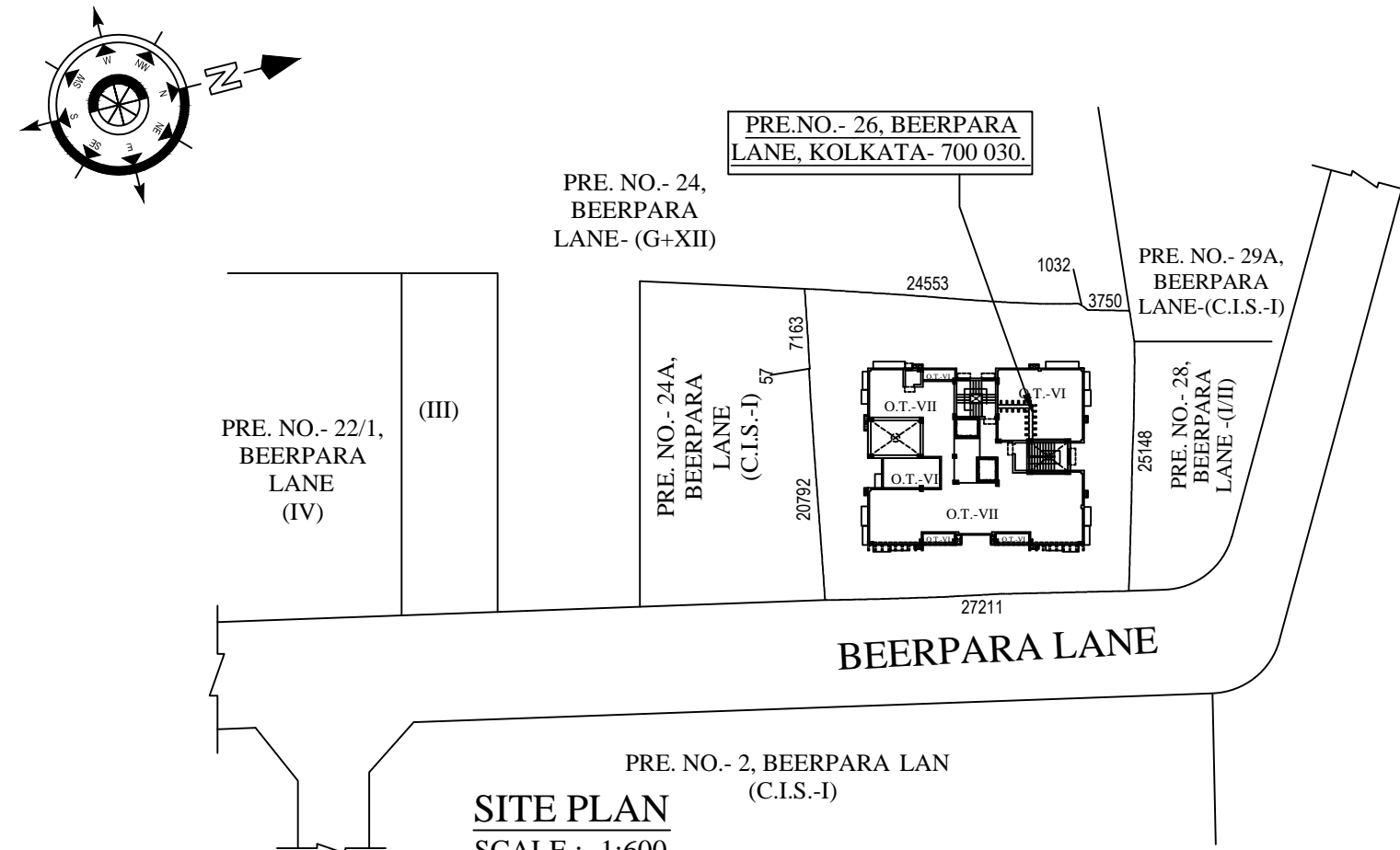
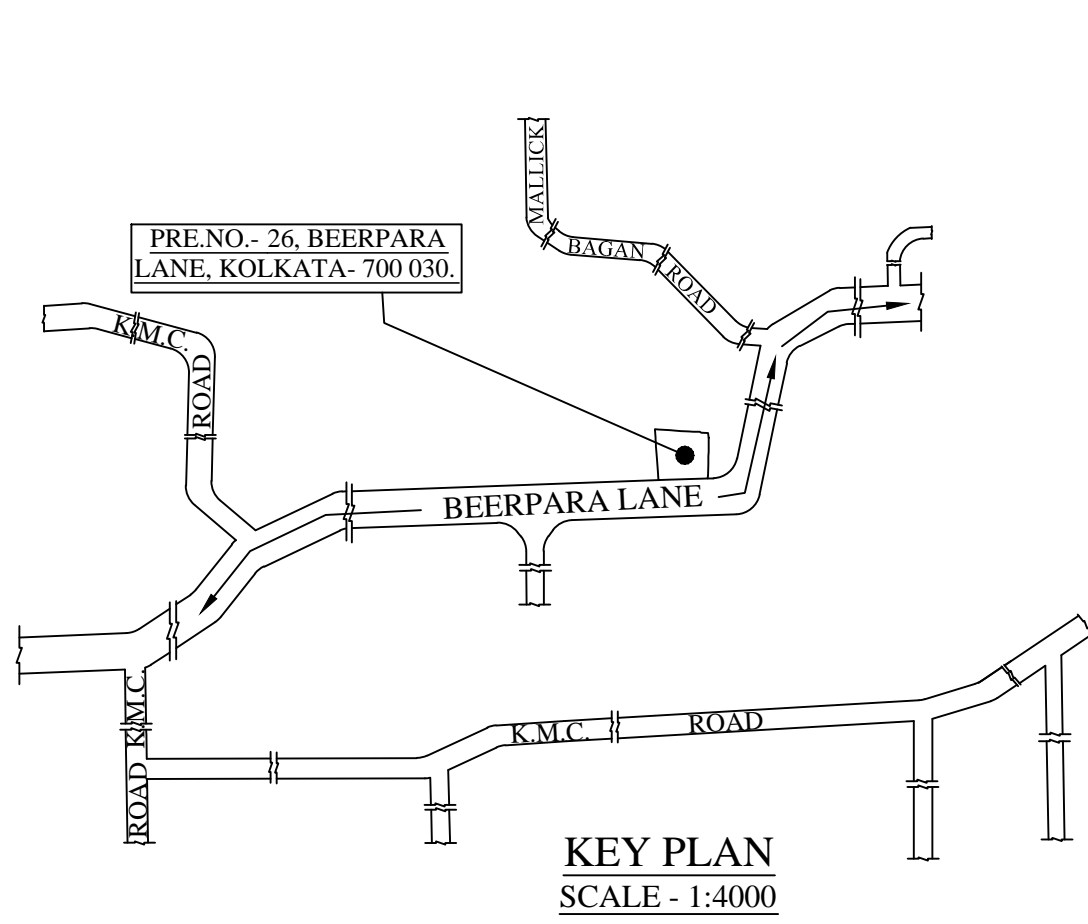
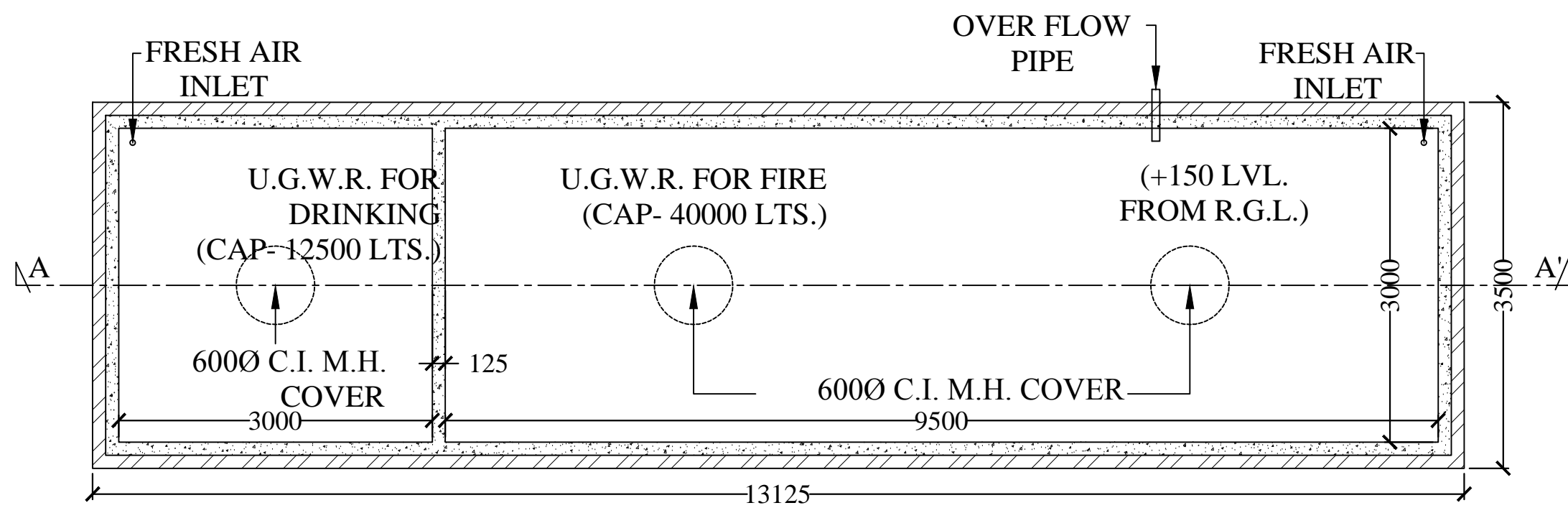
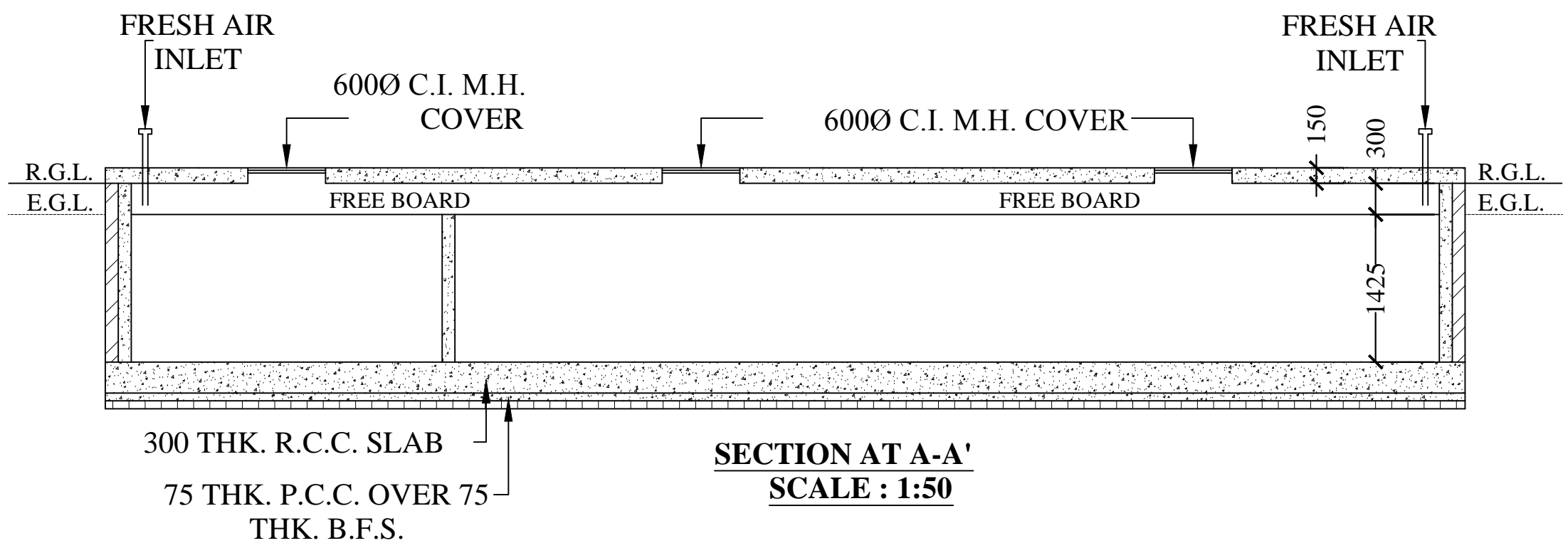
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PART-A: 1. ASSESSEE NO.- 11-004-02-0013-7 2. i) DETAIL OF DEED OF CONVEYANCE:- BOOK NO. - I, VOL. NO. - 1901-2015, BEING NO. - 190104703, PAGES FROM 17876 TO 17915, A.R.A. - I, KOLKATA, YEAR 2015. ii) DETAIL OF DEED OF INDENTURE:- BOOK NO. - I, VOL. NO. - 210, BEING NO. - 7179, PAGES FROM 201 TO 210, REGISTRAR OF ASSURANCE, CALCUTTA, YEAR 1965. iii) DETAIL OF DEED OF INDENTURE:- BOOK NO. - I, VOL. NO. - 25, BEING NO. - 674, PAGES FROM 117 TO 120, SUB REGISTRAR OF SEALDAH, 24-PARGANAS, YEAR 1944. iv) DETAIL OF DEED OF INDENTURE:- BOOK NO. - I, VOL. NO. - 26, BEING NO. - 675, PAGES FROM 156 TO 159, SUB REGISTRAR OF SEALDAH, 24-PARGANAS, YEAR 1944. v) DETAIL OF DEED OF INDENTURE:- BOOK NO. - I, VOL. NO. - 203, BEING NO. - 7178, PAGES FROM 230 TO 238, REGISTRAR OF ASSURANCE, CALCUTTA, YEAR 1965. vi) DETAIL OF REGISTERED BOUNDARY DECLARATION:- BOOK NO. - I, VOL. NO. - 1901-2015, BEING NO. - 190028543, PAGES FROM 28851 TO 288591, A.R.A. - III, KOLKATA, YEAR 2023. vii) REFERENCE OF S.O.R.-: Ch. V & S. II No. - 912/2023-2024, DATED - 20.01.24 viii) AAI NOC ID - KOLK/EAST/B/02924/92920, DATED - 27.03.2024 (AAI CERTIFIED AMSL - 8.16 M)						
3. a) LAND AREA:- 687.663 SQ.M. OR 10K - 04CH - 22SPT. (M.L.) (AS PER DEED) & 754.581 SQ.M. OR 11K - 04CH - 22SPT. (M.L.) (AS PER PHYSICAL MEASUREMENT) [PHYSICAL LAND AREA MENTIONED AND SHOWN AS PER DIRECTOR GENERAL (BUILDING) OFFICE ORDER NO.-2 OF 2020-21 DATED -13.06.2020] b) NO OF STOREY:- SEVEN (G+VI) 4. NO. OF TENEMENTS : 23 NOS. 5. SIZE OF TENEMENTS : A) 50 SQ.M TO 75 SQ.M. :- 13 NOS ; B) 75 SQ.M TO 100 SQ.M. :- 10 NOS.						
PART-B :- 1. a) LAND AREA:- 687.663 SQ.M. OR 10K - 04CH - 22SPT. (M.L.) (AS PER DEED) & 754.581 SQ.M. OR 11K - 04CH - 22SPT. (M.L.) (AS PER PHYSICAL MEASUREMENT) [PHYSICAL LAND AREA MENTIONED AND SHOWN AS PER DIRECTOR GENERAL (BUILDING) OFFICE ORDER NO.-2 OF 2020-21 DATED -13.06.2020] 2. i) PERMISSIBLE GROUND COVERAGE (50.000%) = 343.832 SQ.M. ii) PROPOSED GROUND COVERAGE (42.765%) = 294.080 SQ.M. 3. i) PERMISSIBLE HEIGHT OF THE BUILDING = 40.000 MTR. ii) PROPOSED HEIGHT OF THE BUILDING = 21.500 MTR. (FROM R.G.L.)						
4. PROPOSED AREA :-						
FLOOR	COVERED AREA (in SQ.M.)	LIFT WELL (in SQ.M.)	CUT OUT STAIR VOID (in SQ.M.)	COVERED AREA EXCLUDING CUT OUTS (in SQ.M.)	EXEMPTED AREA STAIR & LIFT LOBBY (in SQ.M.)	FLOOR AREA EXCLUDING EXEMPTION (in SQ.M.)
GROUND FLOOR	294.080	-----	-----	294.080	22.500	265.580
FIRST FLOOR	294.080	5.700	0.750	287.630	6.000	299.130
SECOND FLOOR	294.080	5.700	0.750	287.630	6.000	299.130
THIRD FLOOR	294.080	5.700	0.750	287.630	6.000	299.130
FOURTH FLOOR	294.080	5.700	0.750	287.630	6.000	299.130
FIFTH FLOOR	294.080	5.700	0.750	287.630	6.000	299.130
SIXTH FLOOR	230.540	5.700	0.750	213.890	22.500	185.390
TOTAL	1984.820	34.200	4.500	1946.120	157.500	1746.620
5. TENEMENTS & CAR PARKING CALCULATION :-						
A. RESIDENTIAL:						
MARKED	TENEMENT SIZE (SQ.M)	PROPORTIONAL AREA TO BE ADDED (SQ.M)	ACTUAL TENEMENT AREA (SQ.M)	NO. OF TENEMENT	REQUIRED CAR PARKING	
A (1ST - 5TH)	76.278	17.368	93.646	05	08	
B (1ST - 5TH)	62.381	14.431	77.812	05		
C (1ST - 5TH)	52.899	12.045	64.944	05		
D (1ST - 5TH)	54.847	12.488	67.335	05		
E (6TH)	59.035	13.442	72.477	01		
F (6TH)	60.526	13.782	74.308	01		
G (6TH)	51.649	11.761	63.410	01		
6A. TOTAL REQUIRED CAR PARKING = 08 NOS. 6B. TOTAL PROPOSED CAR PARKING (COVERED) = 11 NOS. 6C. TOTAL PROPOSED CAR PARKING (OPEN) = 01 NOS 7. PERMISSIBLE AREA FOR PARKING = 200.00 SQ.M. 8. PROPOSED AREA OF PARKING (COVERED) = 217.240 SQ.M. 9. PERMISSIBLE F.A.R = 2.25 10. PROPOSED F.A.R = [(1746.620 - 200.000)/687.663] = [1546.620 / 687.663] = 2.249 11. STAIR HEAD ROOM AREA = 29.365 SQ.M. 12. M.R.L. LIFT AREA = 08.855 SQ.M. 13. LIFT MAINTENANCE PLATFORM AREA = 08.453 SQ.M. 14. TERRACE AREA (O.T.-VI-VII) = (73.740-220.340) = 294.080 SQ.M. 15. RELAXATION OF AUTHORITY, IF ANY = N/A 16. OVER HEAD TANK AREA (FOR DRINKING) = 12.090 SQ.M. 17. OVER HEAD TANK AREA (FOR FIRE) = 17.853 SQ.M. 18. GROUND FLOOR SERVICE AREA = 22.173 SQ.M. 19. TOTAL AREA OF CURB BOARD = 48.825 SQ.M. (2.509% OF 1946.120 SQ.M) 20. AREA OF W.C. AT ROOF = 02.973 SQ.M. 21. TOTAL AREA OF PERGOLA TREATMENT ABOVE ROOF = 07.857 SQ.M. 22. PERMISSIBLE TREE COVER AREA = 33.455 SQ.M. (4.865% OF LAND AREA) 23. PROPOSED TREE COVER AREA = 62.866 SQ.M. (9.142% OF LAND AREA) 24. OTHER AREA ONLY FOR FEES = 305.828 SQ.M. 25. 199.50 (Exemption) + 29.365 (S.H.R.) + 8.855 (M.R.L.) + 2.973 (W.C. AT ROOF) + 8.453 (Maintenance Platform) + 48.825 (Cap-board) + 7.857 (Pergola)						
SPECIFICATIONS :- 1. ALL DIMENSIONS ARE IN MILLIMETER UNLESS OTHERWISE STATED. 2. FIGURED DIMENSIONS SHOULD BE FOLLOWED. 3. FOR SPECIFICATION OF MATERIALS & WORKMANSHIP FOLLOW N.B.C. (LATEST). 4. ALL EXTERNAL WALLS ARE 200 MM. TH. & ALL INTERNAL WALLS ARE 125TH. & 75MM. TH. AS MENTIONED. 5. MIX OF CONCRETE OF ALL R.C.C. MEMBERS ARE M-30 GRADE. 6. ALL REINFORCEMENT SHALL BE AT LEAST Fe-500 CONFORMING TO IS CODE. 7. CLEAR COVER FOR TO MAIN REINFORCEMENT :- a) FOUNDATION - 50MM, b) COLUMN - 40 MM, c) BEAM - 25 MM, d) SLAB - 20 MM. 8. THE DEPTH OF SEMI UNDER GROUND WATER RESERVOIR SHOULD NOT EXCEED THE DEPTH OF NEIGHBORING COLUMNS FOUNDATION. 9. ALL FLOORS SPECIALLY BELOW TOILET, W.C., KITCHEN ARE IMPERMEABLE FLOOR & WILL BE CONSTRUCTED BY WATER TIGHT MATERIALS. 10. P.L.D. = PIPE LINE DEPTH & R.W.P. = RAIN WATER PIPE.						
DECLARATION OF L.B.S. :-						
CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009, AS AMENDED FROM TIME TO TIME AND THE SITE CONDITION INCLUDING THE ADJUTING ROAD IS CONFORM WITH THE PLAN. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THERE IS EXISTING STRUCTURE TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK.			STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE PROPOSED BUILDING WILL BE MADE BASED ON THE SOIL TEST REPORT WHICH WILL BE DONE AFTER DEMOLITION OF EXISTING BUILDING. BY CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER PREVAILING I.S. CODES AND N.B.C. OF INDIA AND CERTIFIED THAT THE DESIGN WILL BE CALCULATED IN SUCH A WAY TO MAKE THE PROPOSED CONSTRUCTION TO BE SAFE AND STABLE IN ALL RESPECT.			
GOUTAM BANERJEE REGD. ARCHITECT (GOVT. OF INDIA) REGD. No. CA/18019067 CONSULTANT OF ARCHITECTURE NEW DELHI SIGNATURE OF C.A.			SHYAM SUNDAR KUNDU R.C.E. (I.I.T. MUMBAI) Impressed Structural Engineer Indian Market Corporation Chm-1, Reg No. 1207 SIGNATURE OF STRUCTURAL ENGINEER			
CERTIFICATE OF GEO-TECHNICAL ENGINEER :- THE UNDERSIGNED HAS INSPECTED THE SITE BUT COULD NOT CARRIED OUT THE SOIL INVESTIGATION AS THERE EXISTS AN OLD BUILDING COVERING THE PLOT OF LAND. SO AFTER DEMOLITION OF THE SAID STRUCTURE SOIL INVESTIGATION WILL BE MADE AND ACCORDINGLY RECOMMENDATION WILL BE GIVEN ON THE BASIS OF ALL POSSIBLE LOADS OF PROPOSED SEVEN (G+VI) STORED BUILDING CONSIDERING ALL RESPECTS FROM GEO-TECHNICAL POINT OF VIEW.			DECLARATION OF OWNER :- I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF L.B.S. & 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. SUBMITTED DOCUMENT IF ANY ARE FAKE THEN K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF S.U.G.W.R. IF ANY TAKEN UNDER THE GUIDANCE OF L.B.S./E.S.E. BEFORE STARTING OF BUILDING FOUNDATION. EXISTENCE OR NON-EXISTENCE OF TENANT OR OCCUPANT IF ANY IS VERIFIED BY UNDERSIGNED & UNDERSIGNED WILL BE HELD AS SOLE RESPONSIBLE FOR THE SAME. 1) Mr. Subir Mukherjee, 2) Mr. Shuvendu Saha as the Designated Partners of "PLINTH ROY REALTORS LLP" (Inchd - 7801888800) (e-mail id - subir_saha@yahoo.com) SIGNATURE OF OWNER / APPLICANT			
CONTENT:- PROPOSED GROUND FLOOR PLAN, PROPOSED FIRST, SECOND, THIRD, FOURTH, FIFTH & SIXTH FLOOR PLAN, PROPOSED ROOF PLAN, PROPOSED ELEVATION & SECTIONS, D/W SCHEDULE.						
PROJECT:- PROPOSED PLAN OF G+VI STORED RESIDENTIAL BUILDING OF HEIGHT - 21.500 M. FOR SANCTION U.S. AREA OF K.M.C. ACT 1980 & IN COMPLIANCE WITH K.M.C. BLDG. RULE 2009 AT PREMISE NO. - 26, BEERPARA LANE, KOLKATA - 700 030, UNDER K.M.C. WARD NO - 004, BR. - I, P.S. - CHITPUR, P.O. - GHUGHUDANGA.			PIONEER ENGINEERING & ASSOCIATES 35A, DR. NARAYAN ROY SARANI, KOLKATA - 700 006. MOB. - 98831 92148. PLAN CASE NO. - : BUILDING PERMIT NO. - SANCTION DATE - VALID UP TO -			
DIGITAL SIGNATURE OF A.E./C) Bldg./BR.-I/KMC			DIGITAL SIGNATURE OF E.E./C) Bldg./BR.-I/KMC			

ABHIJIT
PANDEY

Digitally signed
by ABHIJIT
PANDEY
Date:
2024.05.07
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SCHEDULE OF DOOR & WINDOW (for proposed plan only)					
MKD.	SIZE (W X H)	MKD.	SIZE (W X H)	MKD.	SIZE (W X H)
D1	1050 x 2100	W1	1500 x 1500		
D2	900 x 2100	W2	1350 x 1500		
D3	750 x 2100	W3	1000 x 1500		
C.G.	1250 x 2100	W4	900 x 1250		
F.C.D.	1100 x 2100	W5	600 x 600		



- PART-A:-
1. ASSESSEE NO.: 11-00402-0013-7.
2. i) DETAIL OF DEED OF CONVEYANCE:-
BOOK NO. - I, VOL. NO. - 1901-2015, BEING NO. - 190104703, PAGES FROM 17876 TO 17915, A.R.A. - I, KOLKATA, YEAR 1965.
ii) DETAIL OF DEED OF INDENTURE:-
BOOK NO. - I, VOL. NO. - 210, BEING NO. - 7179, PAGES FROM 201 TO 210, REGISTRAR OF ASSURANCE, CALCUTTA, YEAR 1965.
iii) DETAIL OF DEED OF INDENTURE:-
BOOK NO. - I, VOL. NO. - 25, BEING NO. - 674, PAGES FROM 117 TO 120, SUB REGISTRAR OF SEALDAH, 24-PARGANAS, YEAR 1944.
iv) DETAIL OF DEED OF INDENTURE:-
BOOK NO. - I, VOL. NO. - 26, BEING NO. - 675, PAGES FROM 156 TO 159, SUB REGISTRAR OF SEALDAH, 24-PARGANAS, YEAR 1944.
v) DETAIL OF DEED OF INDENTURE:-
BOOK NO. - I, VOL. NO. - 203, BEING NO. - 7178, PAGES FROM 230 TO 238, REGISTRAR OF ASSURANCE, CALCUTTA, YEAR 1965.
vi) DETAIL OF REGISTERED BOUNDARY DECLARATION:-
BOOK NO. - I, VOL. NO. - 1905-2023, BEING NO. - 190307543, PAGES FROM 288581 TO 288591, A.R.A. - III, KOLKATA, YEAR 2023.
vii) REFERENCE OF S.O.R.:- Ch. V & S. 46 No. - 912/2023-2024, DATED - 2001.24.
viii) AAI NOC ID:- KOLK/EAST/B/022924/929920, DATED - 27.03.2024 (AAI CERTIFIED AMSL - 8.16 M).

3. a) LAND AREA:-
687.663 SQ.M. OR 10K - 04CH - 22SFT. (M.L.) (AS PER DEED) &
754.581 SQ.M. OR 11K - 04CH - 22SFT. (M.L.) (AS PER PHYSICAL MEASUREMENT)
[PHYSICAL LAND AREA MENTIONED AND SHOWN AS PER DIRECTOR GENERAL, (BUILDING) OFFICE ORDER NO.-2 OF 2020-21 DATED -13.06.2020.]

- b) NO OF STOREY:- SEVEN (G+VI).

4. NO. OF TENEMENTS : 23 NOS.

5. SIZE OF TENEMENTS : A) 50 SQ.M TO 75 SQ.M. - 13 NOS ; B) 75 SQ.M TO 100 SQ.M. - 10 NOS.

- PART-B:-
1. a) LAND AREA:-
687.663 SQ.M. OR 10K - 04CH - 22SFT. (M.L.) (AS PER DEED) &
754.581 SQ.M. OR 11K - 04CH - 22SFT. (M.L.) (AS PER PHYSICAL MEASUREMENT)
[PHYSICAL LAND AREA MENTIONED AND SHOWN AS PER DIRECTOR GENERAL, (BUILDING) OFFICE ORDER NO.-2 OF 2020-21 DATED -13.06.2020.]
2. i) PERMISSIBLE GROUND COVERAGE (50.000%) = 343.832 SQ.M.
ii) PROPOSED GROUND COVERAGE (42.765%) = 294.080 SQ.M.
3. i) PERMISSIBLE HEIGHT OF THE BUILDING = 40.000 MTR.
ii) PROPOSED HEIGHT OF THE BUILDING = 21.500 MTR. (FROM R.G.L.)

4. PROPOSED AREA :-						
FLOOR	COVERED AREA (in SQ.M.)	LIFT WELL (in SQ.M.)	CUT OUT STAIR VOID (in SQ.M.)	COVERED AREA EXCLUDING CUT OUTS (in SQ.M.)	EXEMPTED AREA STAIR & LOBBY LIFT LOBBY	FLOOR AREA EXCLUDING EXEMPTION (in SQ.M.)
GROUND FLOOR	294.080	-----	-----	294.080	22.500	265.580
FIRST FLOOR	294.080	5.700	0.750	287.630	22.500	259.130
SECOND FLOOR	294.080	5.700	0.750	287.630	22.500	259.130
THIRD FLOOR	294.080	5.700	0.750	287.630	22.500	259.130
FOURTH FLOOR	294.080	5.700	0.750	287.630	22.500	259.130
FIFTH FLOOR	294.080	5.700	0.750	287.630	22.500	259.130
SIXTH FLOOR	294.080	5.700	0.750	287.630	22.500	259.130
TOTAL	1984.820	34.200	4.500	1946.120	157.500	1746.620

5. TENEMENTS & CAR PARKING CALCULATION :-					
A. RESIDENTIAL:-					
MARKED	TENEMENT SIZE (SQ.M.)	PROPORTIONAL AREA TO BE ADDED (SQ.M.)	ACTUAL TENEMENT AREA (SQ.M.)	NO. OF TENEMENT	REQUIRED CAR PARKING
A (1ST - 5TH)	76.278	17.368	93.646	05	08
B (1ST - 5TH)	63.381	14.431	77.812	05	
C (1ST - 5TH)	52.899	12.045	64.944	05	
D (1ST - 5TH)	54.847	12.488	67.335	05	
E (6TH)	59.035	13.442	72.477	01	
F (6TH)	61.526	13.782	74.308	01	
G (6TH)	51.649	11.761	63.410	01	

- 6A. TOTAL REQUIRED CAR PARKING = 08 NOS.
6B. TOTAL PROPOSED CAR PARKING (COVERED) = 11 NOS.
6C. TOTAL PROPOSED CAR PARKING (OPEN) = 01 NOS.
7. PERMISSIBLE AREA FOR PARKING = 200.00 SQ.M.
8. PROPOSED AREA OF PARKING (COVERED) = 217.240 SQ.M.
9. PERMISSIBLE F.A.R. = 2.25
10. PROPOSED F.A.R. = [(1746.620 - 200.000) / 687.663] = 2.249
11. STAIR HEAD ROOM AREA = 29.365 SQ.M.
12. M.R.L. LIFT AREA = 08.855 SQ.M.
13. LIFT MAINTENANCE PLATFORM AREA = 08.453 SQ.M.
14. TERRACE AREA (G.T. & V.D.) (75.740-220.340) = 294.080 SQ.M.
15. RELAXATION OF AUTHORITY, IF ANY = 12.090 SQ.M.
16. OVER HEAD TANK AREA (FOR DRINKING) = 17.853 SQ.M.
17. OVER HEAD TANK AREA (FOR FIRE) = 22.173 SQ.M.
18. GROUND FLOOR SERVICE AREA = 48.825 SQ.M. (2.509% OF 1946.120 SQ.M.)
19. TOTAL AREA OF CLIP-BOARD = 102.973 SQ.M.
20. AREA OF W.C. AT ROOF = 07.857 SQ.M.
21. TOTAL AREA OF PERGOLA TREATMENT ABOVE ROOF = 07.857 SQ.M.
22. PERMISSIBLE TREE COVER AREA = 33.455 SQ.M. (4.865% OF LAND AREA)
23. PROPOSED TREE COVER AREA = 62.866 SQ.M. (9.142% OF LAND AREA)
24. OTHER AREA ONLY FOR FEES = 305.828 SQ.M.
[199.50 (Exemption) + 29.365 (S.H.R.) + 8.855 (M.R.L.) + 2.973 (W.C. AT ROOF) + 8.453 (Maintenance Platform) + 48.825 (Cup-board) + 7.857 (Pergola)]

- SPECIFICATIONS:-
1. ALL DIMENSIONS ARE IN MILLIMETER UNLESS OTHERWISE STATED.
2. FIGURED DIMENSIONS SHOULD BE FOLLOWED.
3. FOR SPECIFICATION OF MATERIALS & WORKMANSHIP FOLLOW S.R.C. (LATEST).
4. ALL EXTERNAL WALLS ARE 200 MM TH & ALL INTERNAL WALLS ARE 125 TH & 75 MM TH AS MENTIONED.
5. MIX OF CONCRETE OF ALL R.C.C. MEMBERS ARE M-20 GRADE.
6. ALL REINFORCEMENT SHALL BE AT LEAST F-500 CONFORMING TO IS CODE.
7. CLEAR COVER FOR TO MAIN-REINFORCEMENT :- a) FOUNDATION - 50 MM, b) COLUMN - 40 MM, c) BEAM - 25 MM, d) SLAB - 20 MM.
8. THE DEPTH OF SEMI UNDER GROUND WATER RESERVOIR SHOULD NOT EXCEED THE DEPTH OF NEIGHBORING COLUMN FOUNDATION.
9. ALL FLOORS SPECIALLY BELOW TOILET, W.C., KITCHEN ARE IMPERMEABLE FLOOR & WILL BE CONSTRUCTED BY WATER TIGHT MATERIALS.
10. P.L.D. = PIPE LINE DUCT & R.W.P. = RAIN WATER PIPE.

- DECLARATION OF L.B.S.:-
CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009, AS AMENDED FROM TIME TO TIME AND THE SITE CONDITION INCLUDING THE ADJOINING ROAD IS CONFORM WITH THE PLAN. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THERE IS EXISTING STRUCTURE TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK.

- CERTIFICATE OF STRUCTURAL ENGINEER:-
STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE PROPOSED BUILDING WILL BE MADE BASED ON THE SOIL TEST REPORT WHICH WILL BE DONE AFTER DEMOLITION OF EXISTING BUILDING, BY CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER PREVAILING I.S. CODES AND N.B.C. OF INDIA AND CERTIFIED THAT THE DESIGN WILL BE CALCULATED IN SUCH A WAY TO MAKE THE PROPOSED CONSTRUCTION TO BE SAFE AND STABLE IN ALL RESPECT.

- CERTIFICATE OF GEO-TECHNICAL ENGINEER:-
THE UNDERSIGNED HAS INSPECTED THE SITE BUT COULD NOT CARRIED OUT THE SOIL INVESTIGATION AS THERE EXISTS AN OLD BUILDING COVERING THE PLOT OF LAND. SO AFTER DEMOLITION OF THE SAID STRUCTURE SOIL INVESTIGATION WILL BE MADE AND APPROPRIATE RECOMMENDATION WILL BE GIVEN ON THE BASIS OF ALL POSSIBLE LOADS OF PROPOSED SEVEN (G+VI) STORED BUILDING CONSIDERING ALL RESPECTS FROM GEO-TECHNICAL POINT OF VIEW.

- DECLARATION OF OWNER:-
I DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, I SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION, I SHALL FOLLOW THE INSTRUCTION OF L.B.S. & 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. SUBMITTED DOCUMENT IF ANY ARE FAKE THEN K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF S.U.G.W.R. IF ANY TAKEN UNDER THE GUIDANCE OF L.B.S.&E.S.E. BEFORE STARTING OF BUILDING FOUNDATION, EXISTENCE OR NON-EXISTENCE OF TENANT OR OCCUPANT IF ANY IS VERIFIED BY UNDERSIGNED & UNDERSIGNED WILL BE HELD AS SOLE RESPONSIBLE FOR THE SAME.

- PROJECT:- PROPOSED PLAN OF G+VI STORED RESIDENTIAL BUILDING OF HEIGHT - 21.50 M. FOR COMPLIANCE WITH K.M.C. ACT 1980 & IN COMPLIANCE WITH K.M.C. BLDG. RULE 2009 AT PREMISE NO. - 26, BEERPARA LANE, KOLKATA - 700 030.
P.S. - CHITPUR, P.O. - GHUGHUDANGA.
SCALE: 1:100 (UNLESS OTHERWISE MENTIONED)

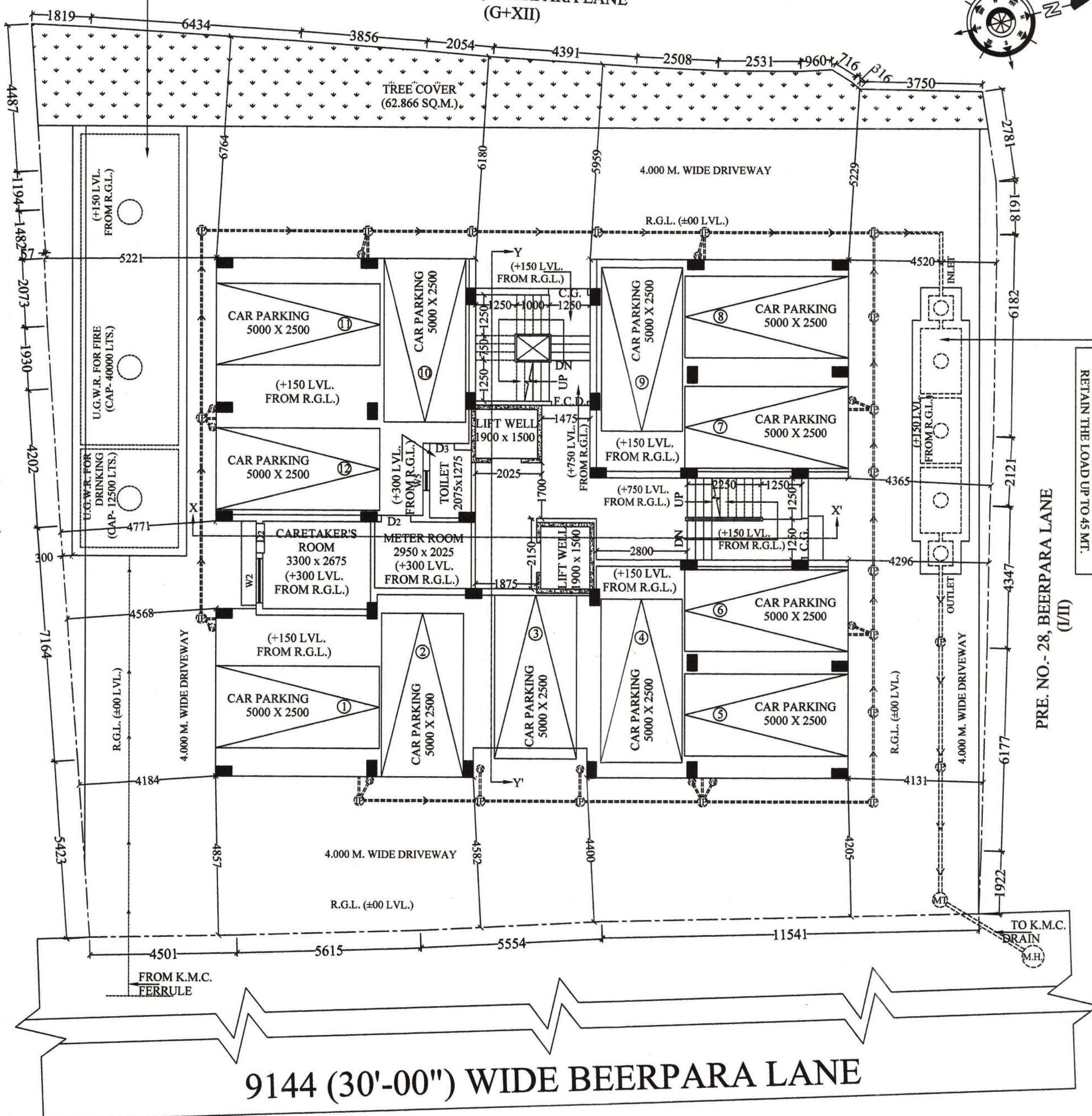
- DIGITAL SIGNATURE OF A.E.(C)/Bldg./BR.-JKMC
- DIGITAL SIGNATURE OF E.E.(C)/Bldg./BR.-JKMC

R.C.C. COVER OF TOP SLAB OF WATER RESERVOIR HAVE THE CAPACITY TO RETAIN THE LOAD UP TO 45 MT. DEPTH OF SEMI UNDER GROUND WATER RESERVOIR WILL NOT EXCEED THE DEPTH OF NEIGHBORING FOUNDATION.

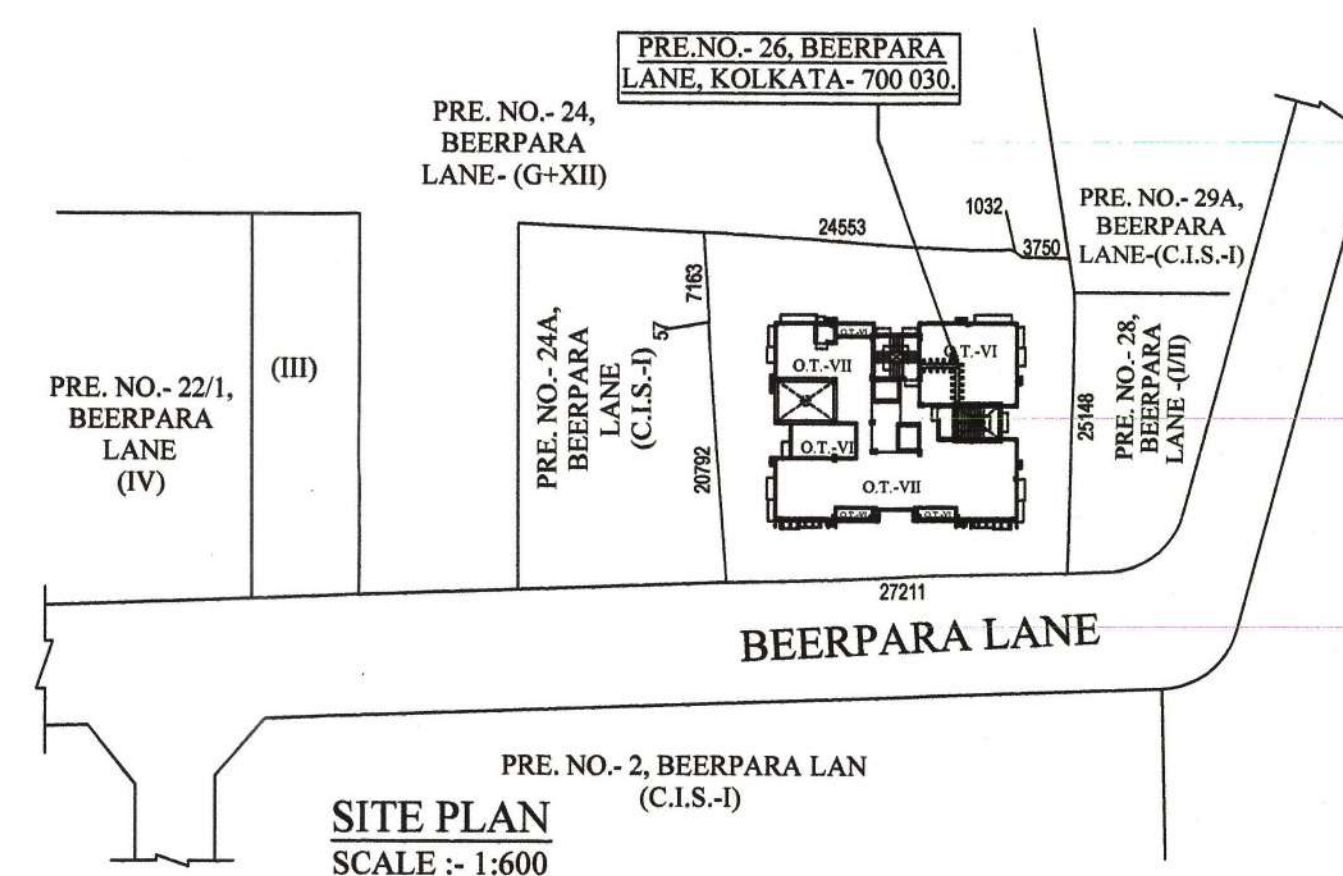
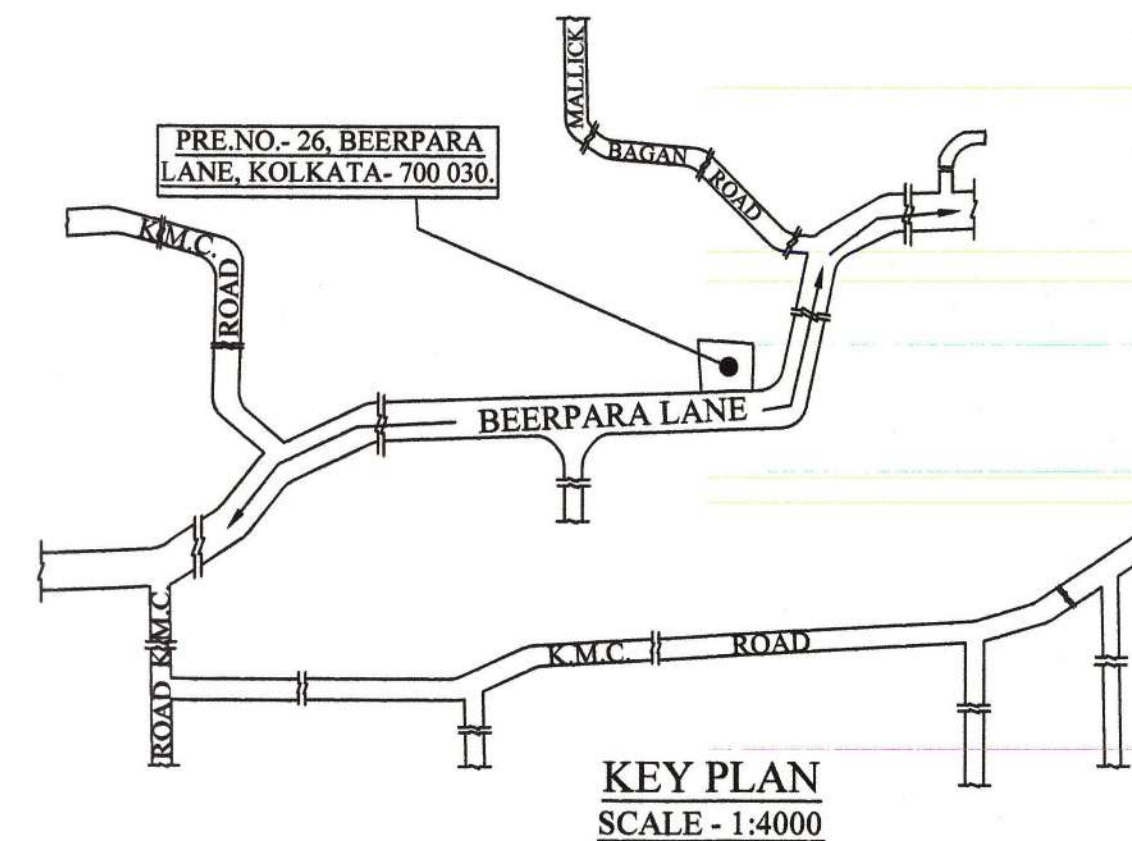
PRE. NO.- 24, BEERPARA LANE (G+XII)



PRE. NO.- 24A, BEERPARA LANE (C.I.S.-I)



PROPOSED GROUND FLOOR PLAN
SCALE :- 1:100



SCHEDULE OF DOOR & WINDOW
(for proposed plan only)

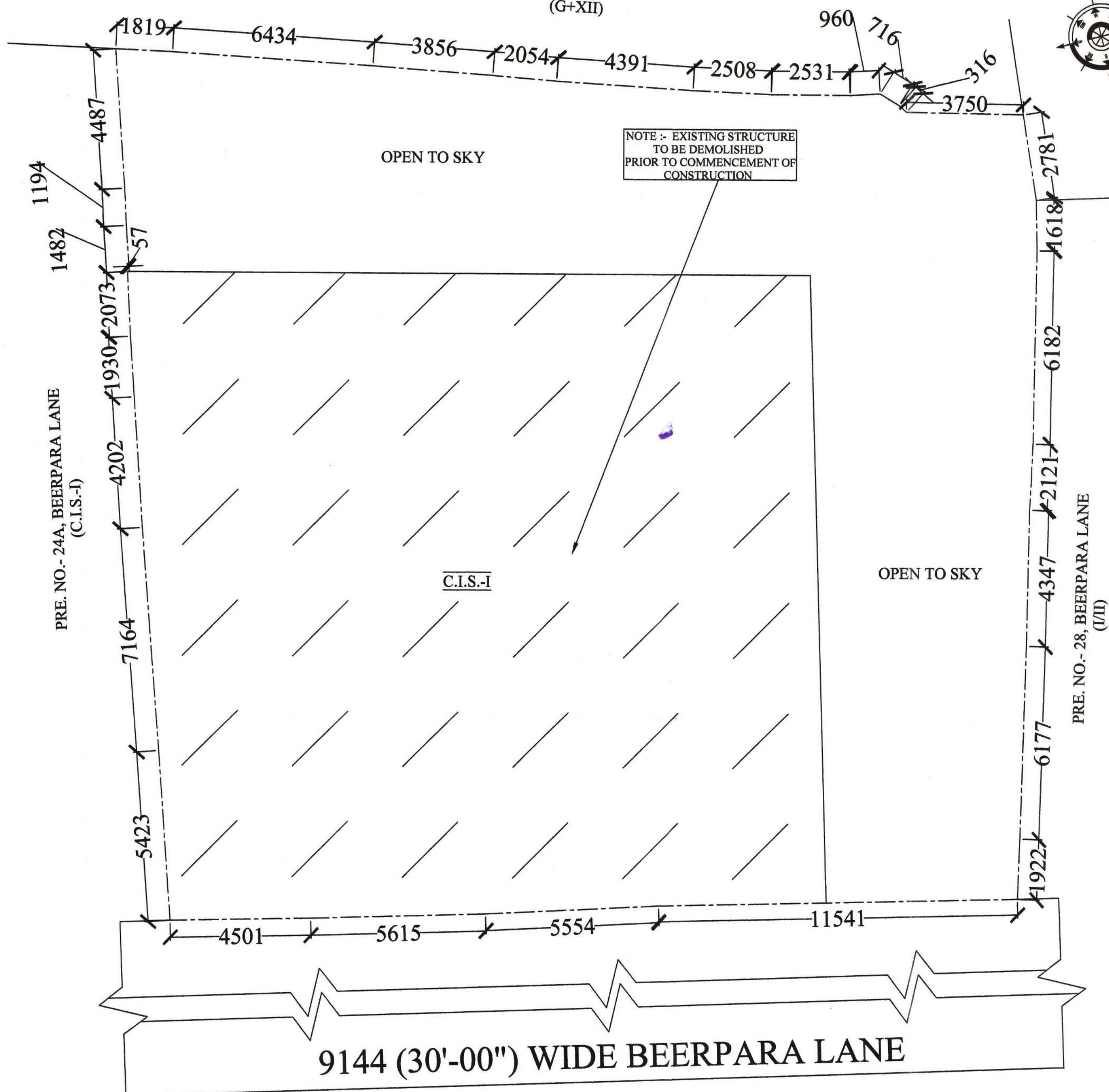
MKD.	SIZE (W X H)	MKD.	SIZE (W X H)
D1	1050 x 2100	W1	1500 x 1500
D2	900 x 2100	W2	1350 x 1500
D3	750 x 2100	W3	1000 x 1500
C.G.	1250 x 2100	W4	900 x 1250
F.C.D.	1100 x 2100	W5	600 x 600

PRE. NO.- 24, BEERPARA LANE (G+XII)



PRE. NO.- 24A, BEERPARA LANE (C.I.S.-I)

PRE. NO.- 28, BEERPARA LANE (I/II)



EXISTING GROUND FLOOR PLAN
SCALE :- 1:100

PROJECT:- PROPOSED PLAN OF SEVEN (G+V) STORIED RESIDENTIAL BUILDING OF (HT.- 21.500 M.) FOR SANCTION U/S 393A OF K.M.C. ACT 1980 COMPLYING K.M.C. BUILDING RULE 2009 AT PREMISES NO.- 26, BEERPARA LANE, KOLKATA - 700 030, P.O.- GHUGHUDANGA, P.S.- CHITPUR, UNDER KMC WARD NO. 004, BR - I.

STATEMENT OF PLAN PROPOSAL:-

1. a) AREA OF LAND:-
687.663 SQ.M. OR 10K.- 04CH.- 22SFT. (M/L) (AS PER DEED) &
754.581 SQ.M. OR 11K.- 04CH.- 22SFT. (M/L) (AS PER PHYSICAL MEASUREMENT)
[PHYSICAL LAND AREA MENTIONED AND SHOWN AS PER DIRECTOR GENERAL (BUILDING) OFFICE ORDER NO.-2 OF 2020-21 DATED -13.06.2020.]
2. ROAD WIDTH:-
i) 9144 MM. WIDE BEERPARA LANE AT EASTERN SIDE OF THE PREMISES.
3. PROPOSED HEIGHT OF THE BUILDING = 21.500 MTR. (FROM R.G.L.)
4. PROPOSED TOTAL COVERED AREA = 2052.448 SQ.M.

NOTE:-
ALL DIMENSIONS ARE IN MILLIMETER UNLESS OTHERWISE STATED.

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REGD. No. CA/REGD/27
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GOUTAM BANERJEE
REGD. ARCHITECT GOVT. OF INDIA
REGD. No. CA/REGD/27
COUNCIL OF ARCHITECTURE
NEW DELHI
SIGNATURE OF C.A.

ABHIJIT PANDEY
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by ABHIJIT PANDEY
Date: 2024.05.07
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FOR PLINTH ROOF REALTORS LLP
Suhrit Mukherjee
DESIGNATED PARTNER
FOR PLINTH ROOF REALTORS LLP
Shuvendu Saha
DESIGNATED PARTNER

1) Mr. Suhrit Mukherjee, 2) Mr. Shuvendu Saha
as the Designated Partners of
"PLINTH ROOF REALTORS LLP"
(mob.- 7003158056)
(e-mail id.- suhrit.m@yahoo.com)
SIGNATURE OF OWNER / APPLICANT

PROJECT:- HOUSE DRAINAGE PLAN FOR INTERNAL WORKS OF SEVEN (G+VI)
STORIED RESIDENTIAL BUILDING OF (HT.- 21.500 M.) FOR SANCTION U/S 393A OF
K.M.C. ACT 1980 COMPLYING K.M.C. BUILDING RULE 2009 AT PREMISES NO.- 26,
BEERPARA LANE, KOLKATA - 700 030, P.O.- GHUGHUDANGA, P.S.- CHITPUR,
UNDER KMC WARD NO. 004, BR - I.

ABHIJIT PANDEY
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by ABHIJIT
PANDEY
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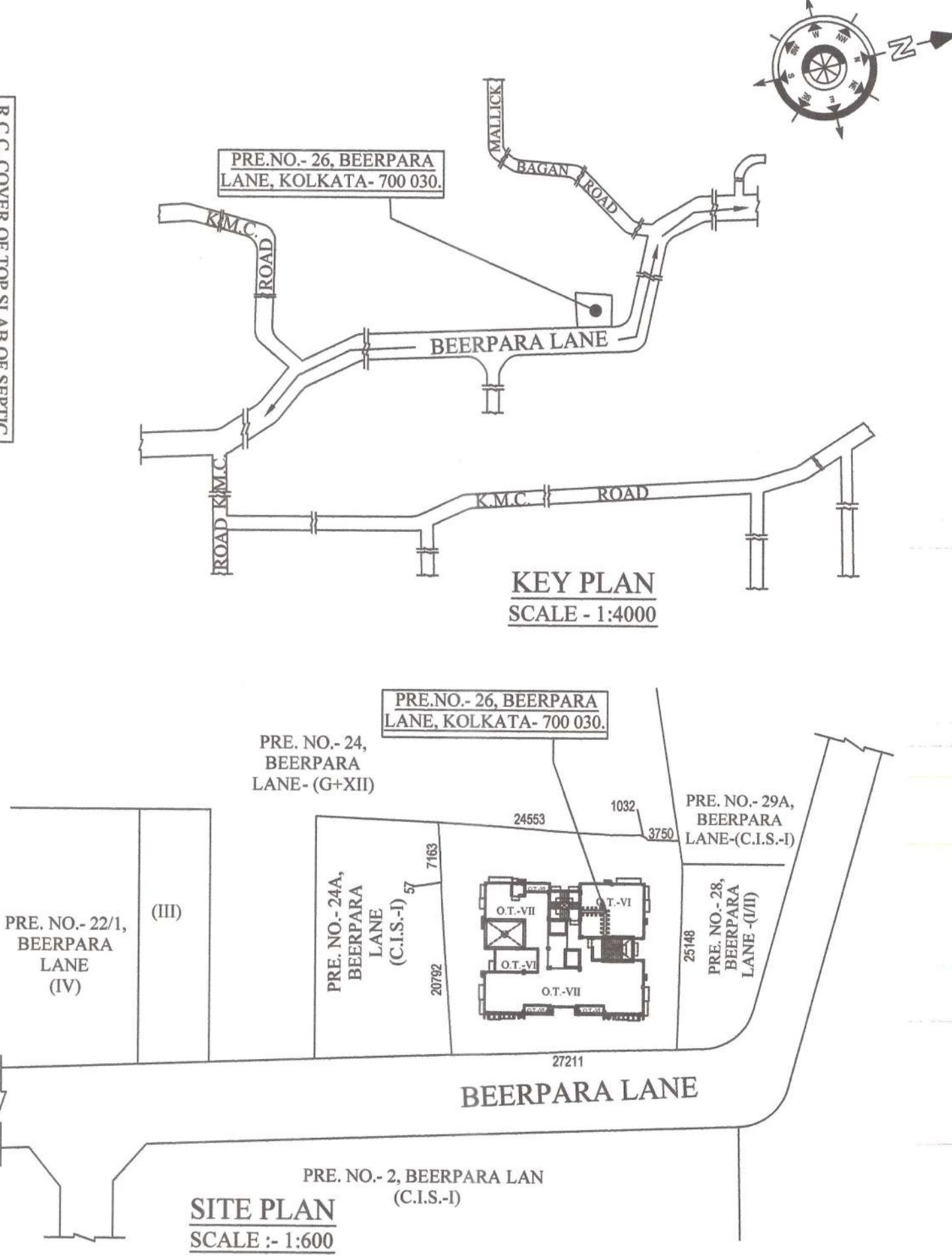
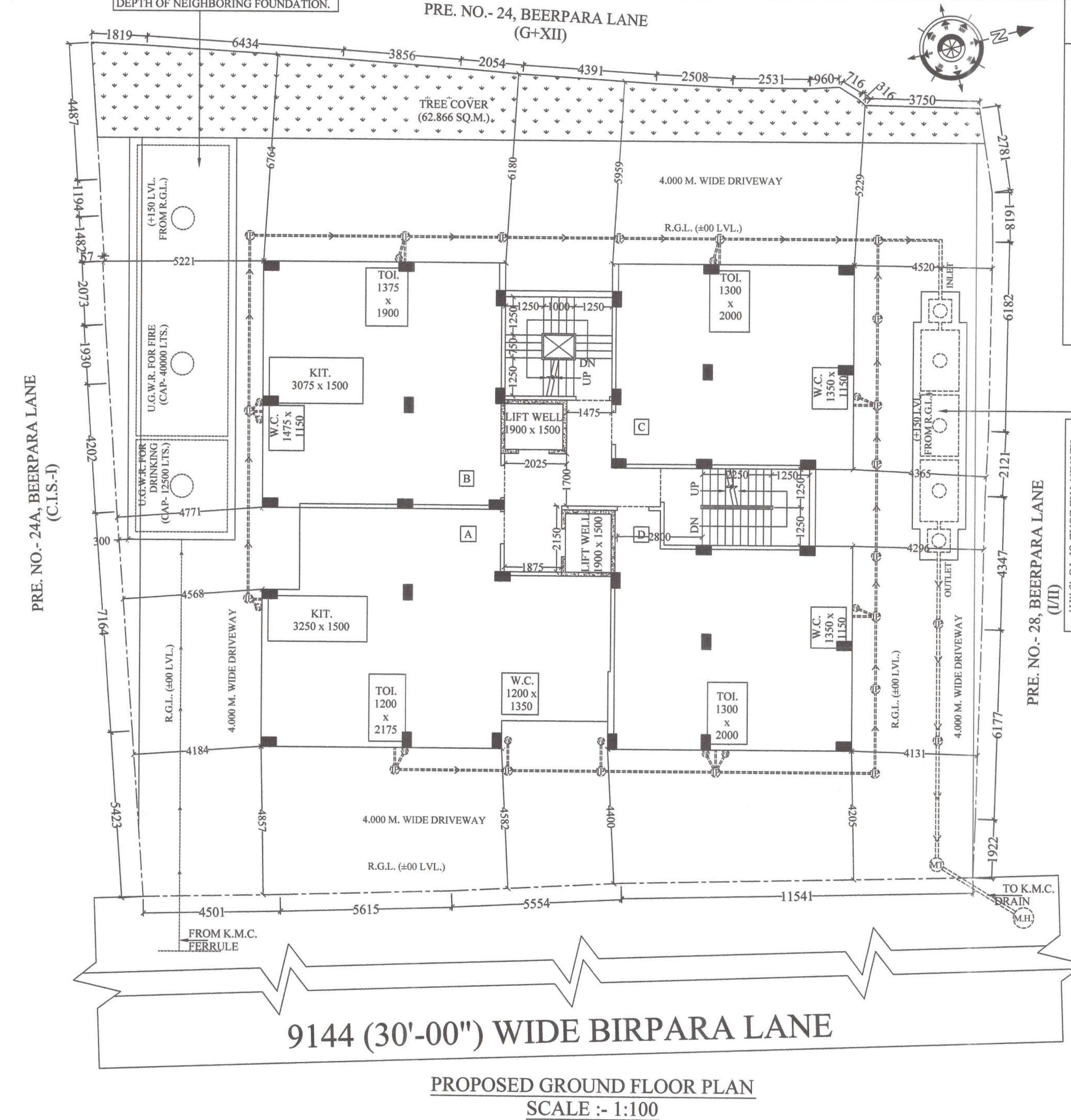
Krishnendu Ghosh
Registered Plumber &
Sanitary Engineer at
Kolkata Municipal Corporation
License No. 1477 Date: 15/03/2022
SIGNATURE OF PLUMBER

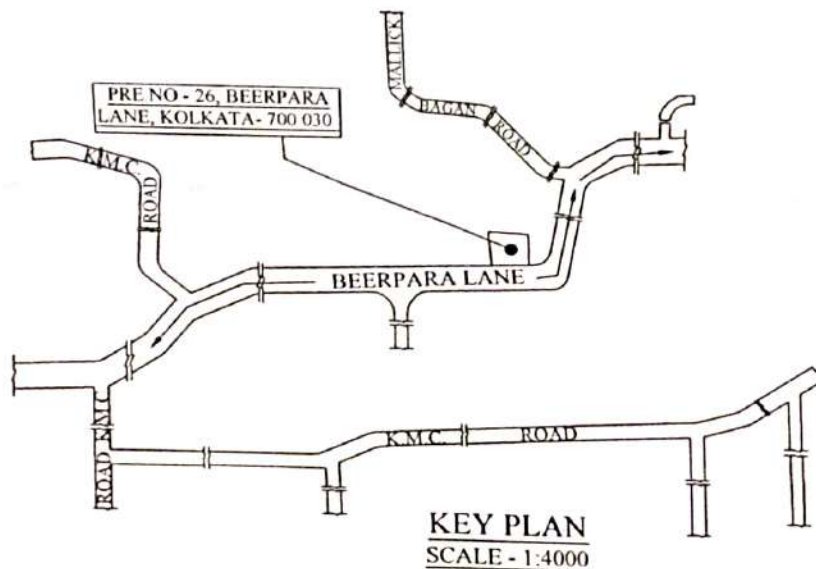
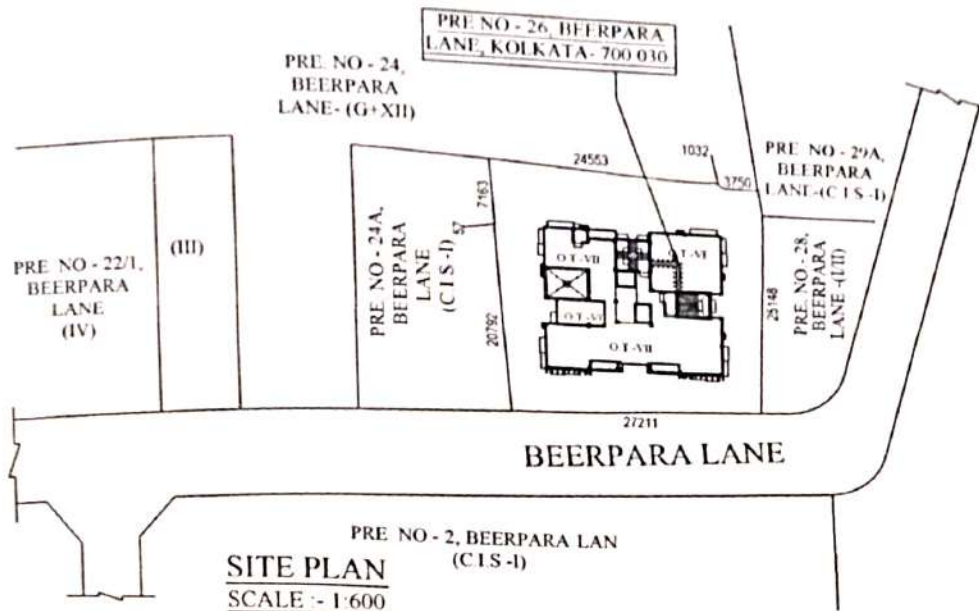
STATEMENT OF PLAN PROPOSAL:-
1. a) AREA OF LAND:-
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[PHYSICAL LAND AREA MENTIONED AND SHOWN AS PER DIRECTOR GENERAL (BUILDING)
OFFICE ORDER NO.-2 OF 2020-21 DATED -13.06.2020.]
2. ROAD WIDTH :
i) 9144 MM. WIDE BEERPARA LANE AT EASTERN SIDE OF THE PREMISES.
3. PROPOSED HEIGHT OF THE BUILDING = 21.500 MTR. (FROM R.G.L.)
4. PROPOSED TOTAL COVERED AREA = 2052.448 SQ.M.

NOTE:-
ALL DIMENSIONS ARE IN MILLIMETER UNLESS OTHERWISE STATED.

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SIGNATURE OF C.A.

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Suhrit Mukherjee
DESIGNATED PARTNER
FOR PLINTH ROOF REALTORS LLP
Shuvendu Saha
DESIGNATED PARTNER
1) Mr. Suhrit Mukherjee, 2) Mr. Shuvendu Saha
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SIGNATURE OF OWNER / APPLICANT





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by ABHIJIT
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LOCATION PLAN OF SEVEN (G+VI) STORIED
RESIDENTIAL BUILDING OF HEIGHT - 21.500 M. FOR
SANCTION U/S 393A OF K.M.C. ACT 1980 & IN
COMPLIANCE WITH K.M.C. BLDG. RULE 2009 AT
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STATEMENT OF PLAN PROPOSAL:-
AREA OF LAND -
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[PHYSICAL LAND AREA MENTIONED AND SHOWN AS PER DIRECTOR
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