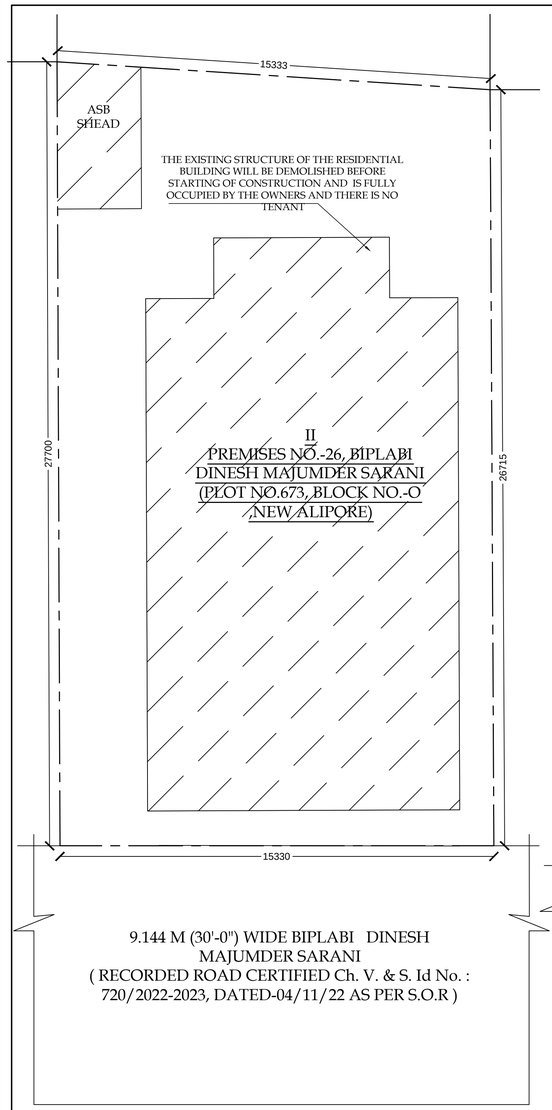
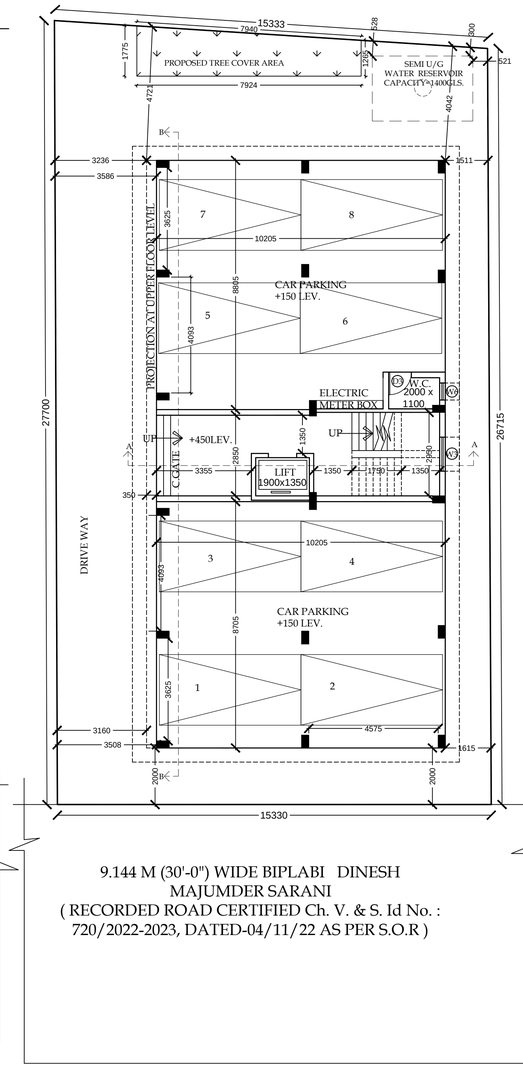


9.144 M (30'-0") WIDE BIPLABI DINESH MAJUMDER SARANI
(RECORDED ROAD CERTIFIED Ch. V. & S. Id No. : 720/2022-2023, DATED-04/11/22 AS PER S.O.R)

EXISTING STRUCTURE PLAN

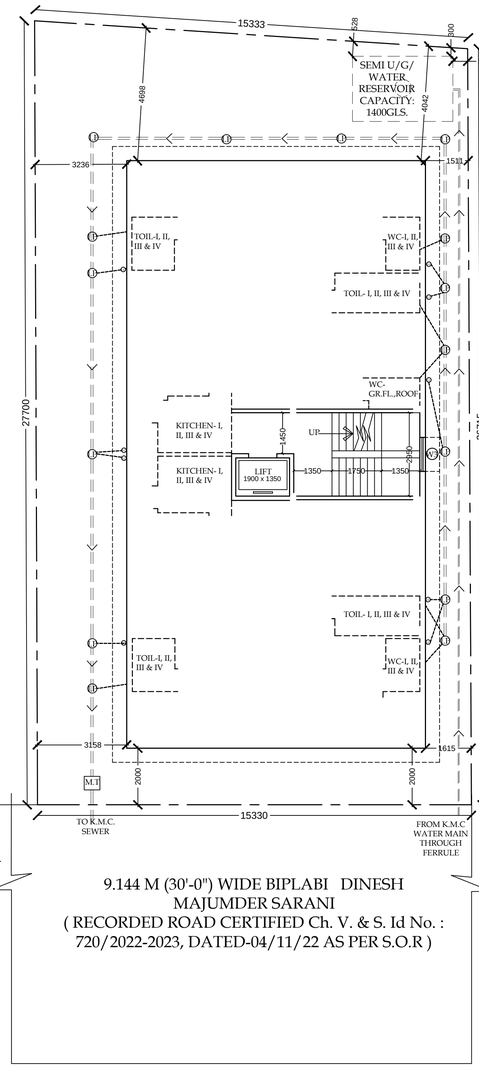
SCALE-1:100



9.144 M (30'-0") WIDE BIPLABI DINESH MAJUMDER SARANI
(RECORDED ROAD CERTIFIED Ch. V. & S. Id No. : 720/2022-2023, DATED-04/11/22 AS PER S.O.R)

PROPOSED GROUND FLOOR PLAN

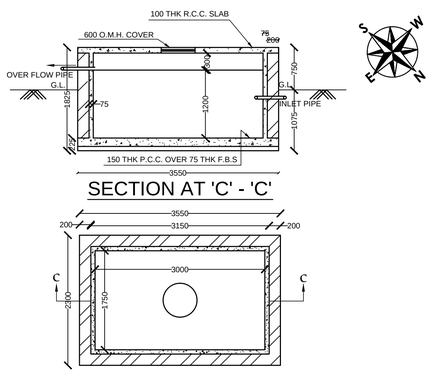
SCALE-1:100



9.144 M (30'-0") WIDE BIPLABI DINESH MAJUMDER SARANI
(RECORDED ROAD CERTIFIED Ch. V. & S. Id No. : 720/2022-2023, DATED-04/11/22 AS PER S.O.R)

PROPOSED SANITARY LAYOUT (WATER & DRAINAGE) PLAN

SCALE-1:100



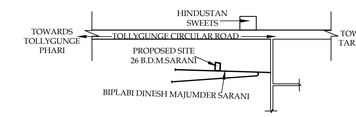
SECTION AT 'C' - 'C'

DETAIL OF SEMI UNDERGROUND WATER RESERVOIR CAPACITY=1400 GLS.

SCALE - 1:50

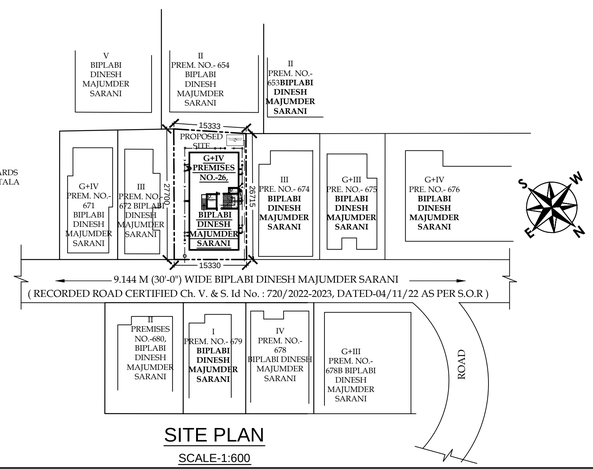
1. THE DEPTH OF THE SEMI U.G. WATER RESERVOIR SHALL NOT EXCEED THE DEPTH OF COLUMN FOUNDATION.

2. PRECAUTIONARY MEASURES WILL BE TAKEN AT THE TIME OF DEMOLITION OF EXISTING BUILDING AND CONSTRUCTION OF BUILDING AND SEMI U.G. WATER RESERVOIR.



LOCATION PLAN

SCALE-1:4000



SITE PLAN

SCALE-1:600

DOOR & WINDOW SCHEDULE

DOOR SCHEDULE

SL. NO.	MKD	WIDTH	HEIGHT
01	D1	1200	2200
02	D2	900	2200
03	D3	800	2200

WINDOW SCHEDULE

SL. NO.	MKD	WIDTH	HEIGHT
01	W1	4090	1900
02	W2	1500	1350
03	W3	1200	1000
04	W4	900	1000
05	W5	700	1350
06	W6	600	750

SPECIFICATIONS

1. ALL DIMENSIONS ARE IN MM. UNLESS OTHER WISE SPECIFIED
2. 75 TH. 1 st. CLASS B.F.S. IN FOUNDATION AND FLOOR.
3. 200 TH. OUTER WALL WITH (1:6) MORTER AND (1:4) MORTAR. PROPER WATER
4. 75 TH.INTERNAL PARTITION WALL (1:6) MORTER AND (1:4) MORTAR.
5. ALL CEILING AND R.C.C. PLASTER 12 mm THK. WITH (1:4) PLASTER 12mm TH. WITH (1:6) MORTAR.
6. ALL STEEL GRADE IS Fe 500.
7. ALL CONCRETE GRADE IS M20.
8. ALL SHORTS OF PRECAUTIONARY MEASURES AND RESERVOIR. CONSTRUCTION OF SEPTIC TANK
9. ALL BUILDING MATERIALS WILL BE AS PER I.S.
10. MARBLE FLOORING WILL BE PROVIDED.

FLOOR AREA STATEMENT

B

1. A) AREA OF LAND - (AS PER DEED)- 6.34 K.=424.08 SQM.
   B)ASSESSMENT BOOK COPY = 424.099 SQM. (06 KH.-05 CH.- 20 SQ.FT.)
   C) AREA OF LAND - (AS PER BOUNDARY DECLARATION) = 416.644 SQM.(06 KH. - 03 CH. - 29.76SQ.FT.)
2. ROAD WIDTH = 9.144M.(30'-0") WIDE K.M.C ROAD ON THE EASTERN SIDE
3. HEIGHT OF THE BUILDING = 15.475 M.
4. PERMISSIBLE GR. COVERAGE @52.779 %= 219.901SQM.
5. PROPOSED GR. COVERAGE @ 52.592%= 219.122 SQM.
6. PERMISSIBLE F.A.R.= 2.25

7. PROPOSED AREA (AREA STATEMENT):-

	COVERED AREA(Sq.M.)	LIFT WELL	LIFT LOBBY (Sq.M.)	STAIR AREA (Sq.M.)	NET FLOOR AREA
GROUND FLOOR	211.856		2.97	13.128	195.758 SQ.M.
1st FLOOR	219.122	2.565	2.801	13.128	200.628 SQ.M.
2nd FLOOR	219.122	2.565	2.801	13.128	200.628 SQ.M.
3rd FLOOR	219.122	2.565	2.801	13.128	200.628 SQ.M.
4th FLOOR	219.122	2.565	2.801	13.128	200.628 SQ.M.
TOTAL	1088.344	10.26	14.174	65.64	998.27 SQ.M.

8. PARKING CALCULATION

FLOOR	TYPE	COVER AREA	PROP. COM. AREA	NET AREA (SQM)	NO.S	REQ. NO. S
Ground Fl					0	
First Fl	FLAT-A	98.546	15.373	113.919	1	
	FLAT-B	98.806	15.414	114.22	1	
Second Fl	FLAT-A	98.546	15.373	113.919	1	
	FLAT-B	98.806	15.414	114.22	1	8
Third Fl	FLAT-A	98.546	15.373	113.919	1	
	FLAT-B	98.806	15.414	114.22	1	
Fourth Fl	FLAT-A	98.546	15.373	113.919	1	
	FLAT-B	98.806	15.414	114.22	1	

9. TOTAL REQUIRED CAR PARKING = 8NOS.
10. TOTAL PROPOSED CAR PARKING = 8NOS.
11. TOTAL CAR PARKING AREA =175.023 SQM.
12. PROPOSED F.A.R. = 1.976
13. STAIR HEAD ROOM AREA = 16.080 SQ.M.
14. TERRACE AREA = 219.122 SQ.M.
15. TOTAL COMMON AREA = 123.220 SQ.M.
16. OVER HEAD TANK AREA = 11.055 SQ.M.
17. TOTAL AREA OF CUP-BOARD = 24.820 SQ.M.
18. ROOF TOILET AREA = 2.695 SQM.
19. TENEMENT CALCULATION =
    A) NO OF TENEMENT = 8 NOS.
20. ADDITIONAL AREA FOR FEES = 53.60 SQM
21. ROOF STRUCTURE AREA FOR FEES = 28.78 SQM
22. TOTAL AREA FOR FEES = 1131.68 SQM
23. TOTAL RESIDENTIAL AREA = 1078.08 SQM
24. TOTAL COMMON AREA = 113.65 SQM
25. TREE COVER PERMISSIBLE AREA = 11.788 SQM(2.829%)
26. TREE COVER PROPOSED AREA = 12.045 SQM (2.891%)

STATEMENT OF PLAN PROPOSAL

NAME OF APPLICANT : PRANAB CHATTERJEE DIRECTOR OF MODULE DEVELOPERS PVT.LTD. AS CONSTITUTED ATTORNEY OF SRI SAMIK GUPTA,SMT.SUBHRA GUPTA, SMT.SAYANTI DUTTA, SMT.JAYANTI GUPTA, SMT.SAMPA SAHA GUPTA

NAME OF OWNERS : SRI SAMIK GUPTA, SMT.SUBHRA GUPTA,SMT.SAYANTI DUTTA,SMT.JAYANTI GUPTA, SMT.SAMPA SAHA GUPTA

A

1. ASSESSEE NO.- 110811400324

2. a) DETAILS OF REGISTERED DEED -

i) BOOK NO - I ,VOL NO - 44,PAGE NO - 243-247,BEING NO - 2430 DATE - 21/08/1947, REGD. AT- S.J.S.R. ALIPURE, AT W.B.

ii) BOOK NO - I ,VOL NO - 105,PAGE NO - 178-183,BEING NO - 6763, DATE - 30/10/1951, REGD. AT- S.J.S.R. ALIPURE, AT W.B.

b) DETAILS OF REGISTERED BOUNDARY DECLARATION-

BOOK NO -I, VOL NO - 1604-2022, PAGE NO - 250535-250549, BEING NO -160408011, DATE - 25-07-2022, REGD. AT- D.S.R.IV ,SOUTH 24 PARGANAS, AT W.B.

c) DETAILS OF REGISTERED POWER OF ATTORNEY :

i) BOOK NO -I, VOL NO - 1630-2022, PAGE NO - 8840-8864, BEING NO -163005203, DATE - 07-01-2022, REGD. AT- D.S.R.V , ALIPURE ,SOUTH 24 PARGANAS, AT W.B.

ii)BOOK NO -I, VOL NO - 1630-2022, PAGE NO - 86122-86156, BEING NO -163001769, DATE - 29-03-2022, REGD. AT- D.S.R.V , ALIPURE ,SOUTH 24 PARGANAS, AT W.B.

d) DETAILS OF MUTATION CERTIFICATE(K.M.C.) :

CASE NO.-O/081/31-AUG-17/106279 , DATED-31/08/2017

DECLARATION OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING WILL BE MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND I WILL CERTIFY THAT IT WILL BE SAFE AND STABLE IN ALL RESPECT.THE RECOMMENDATION OF REPORT WILL BE CONSIDERED DURING STRUCTURAL CALCULATION.
SOIL TEST WILL BE DONE BY:- **DR. SUJIT KUMAR BOSE**
G.T.E. OF K.M.C. (G.T.E.NO. GTE/I/12)

Name of E.S.E
SMT.MITA SAHA
(E.S.E. NO.-92/I)

DECLARATION OF ARCHITECT:

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009 AS AMMENDED FROM TIME TO TIME & THAT THE SITE CONDITION INCLUDING THE ABUTTING ROAD CONFORMS WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK THE LAND IS DEMARCATED BY BOUNDARY WALL.

Name of Architect
PRANAB CHATTERJEE
(CA/92/14916)

DECLARATION OF APPLICANT -

I DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT-
1. I SHALL ENGAGE ARCHITECT E.S.E. & G.T.E. DURING CONSTRUCTION.
2. I SHALL FOLLOW THE INSTRUCTION OF ARCHITECT , E.S.E. & G.T.E. DURING CONSTRUCTION OF THE BUILDING(AS PER PLAN)
3. K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE.
4. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.
5. THE CONSTRUCTION OF WATER RESERVOIR & SEPTIC TANK WILL BE UNDER THE GUIDANCE OF ARCHITECT / E.S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK.
6. THE PLOT WAS IDENTIFIED BY ME DURING DEPARTMENTAL INSPECTION.
7. EXISTING STRUCTURE TO BE DEMOLISHED BEFORE THE NEW CONSTRUCTION, IT IS FULLY OCCUPIED BY THE OWNERS AND THERE IS NO TENANT.
8. THE EXISTING STRUCTURE IS MOSTLY COVERED AND THERE IS NO PROVISION OF SOIL TEST, WE WILL SUBMIT THE STRUCTURAL DESIGN CALCULATIONS, STRUCTURAL DRAWING, SOIL TEST REPORT (IF APPLICABLE) ETC. AT THE TIME OF PLINTH LEVEL APPLICATION.
9. THERE ARE NO COURT CASE PENDING AGAINST THIS PREMISES.

PRANAB CHATTERJEE
DIRECTOR OF MODULE DEVELOPERS PVT.LTD.
AS CONSTITUTED ATTORNEY OF
SMT. SUBHRA GUPTA
SMT.SAYANTI DUTTA
SRI SAMIK GUPTA
SMT. JAYANTI GUPTA
SMT. SAMPA SAHA GUPTA
Name of Owner / Applicant

DECLARTION OF GEO-TECH ENGINEER

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

.....
Name of Geo-Tech. Engineer
DR.SUJIT KUMAR BOSE
(L.NO.-G.T./I/12)

PROJECT : -

PROPOSAL FOR CONSTRUCTION OF G+IV STORIED RESIDENTIAL BUILDING PLAN U/S 393A OF K.M.C. ACT 1980 BUILDING RULES 2009 COMPLY NOTICE NO.80/MA/0/C-4/3R-7/2017 SUB RULE(2) OF RULE 77 AT PREMISES NO.26, BIPLABI DINESH MAJUMDER SARANI (PLOT NO.673 ,BLOCK NO-O,NEW ALIPORE), KOLKATA-700053,WARD - 081, BOROUGH- X, P.S.:-NEW ALIPORE ,UNDER K.M.C.

Building Permit No. 2024100239 Date : 05/02/2025

Valid :- 05-FEB-2030

DEBARATI CHAKRABORTY
Digitally signed by DEBARATI CHAKRABORTY
Date: 2025.02.05 19:17:51 +05'30'
Assistant Engineer(Civil)Bldg. Dept. Br-X

TUSHAR JATI
Digitally signed by TUSHAR JATI
Date: 2025.02.05 19:22:56 +05'30'
Executive Engineer(Civil)Bldg. Dept. Br-X