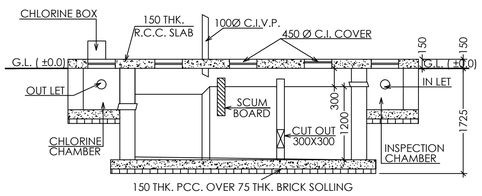
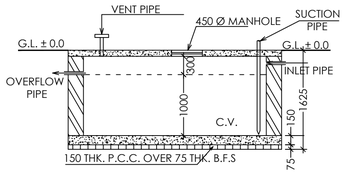


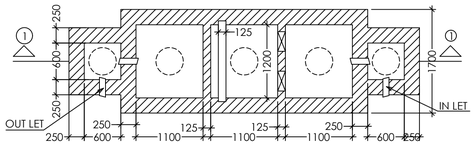
SECTION THROUGH 1 - 1

SCALE : 1 : 50



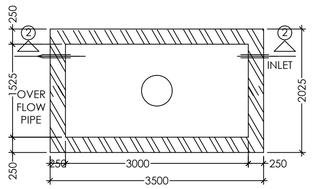
SECTION AT 2 - 2.

SCALE : 1 : 50



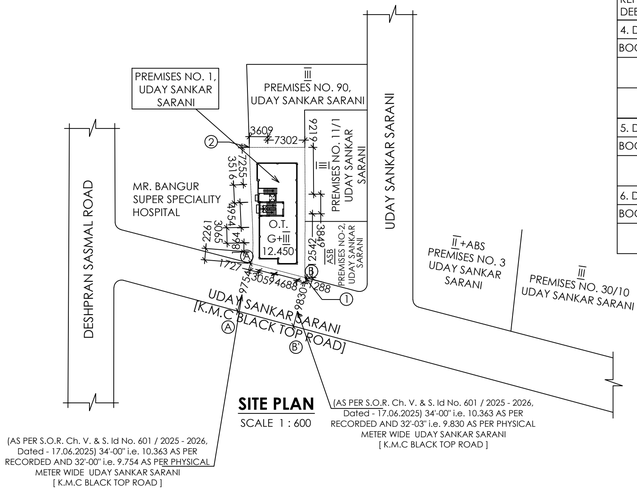
PLAN DETAIL OF SEPTIC TANK (FOR 50 USERS)

SCALE : 1 : 50



UNDER GROUND WATER RESERVOIR CAPACITY : 4,500 LTS.

SCALE - 1 : 50

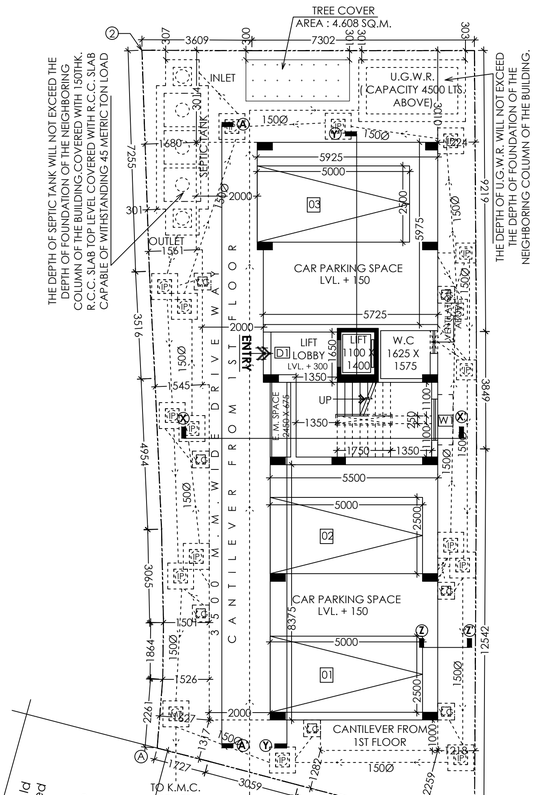


SITE PLAN

SCALE 1 : 600

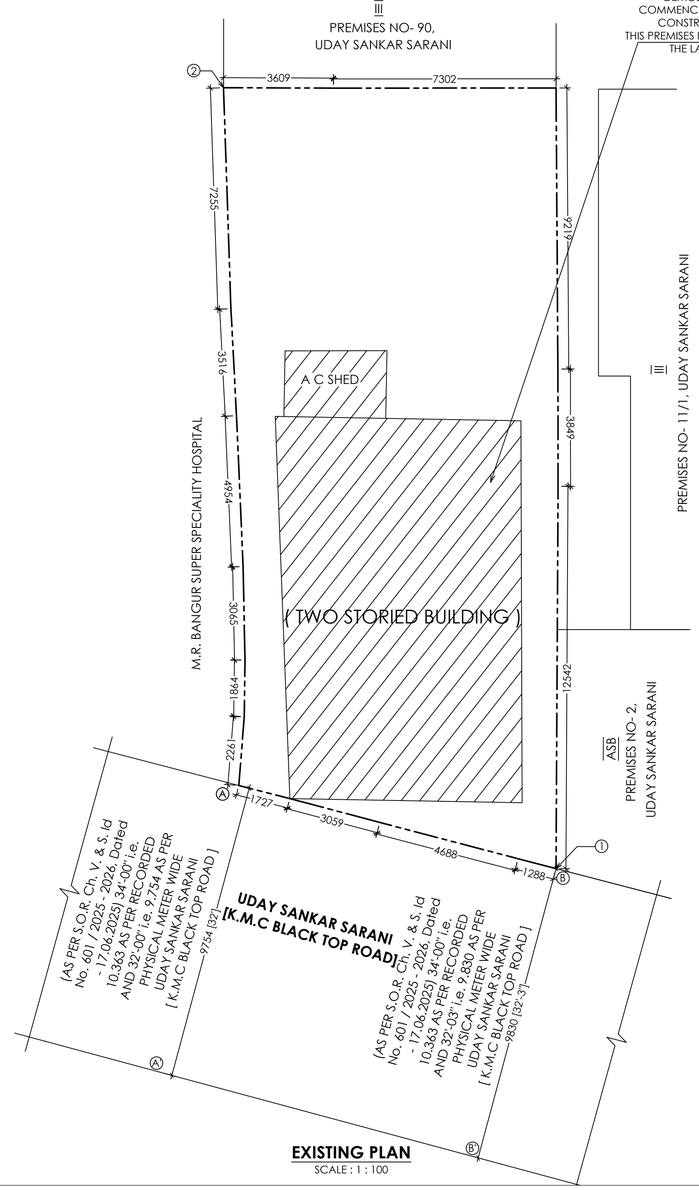
(AS PER S.O.R. Ch. V. & S. Id No. 601 / 2025 - 2026, Dated - 17.06.2025) 34'-00" i.e. 10.363 AS PER RECORDED AND 32'-03" i.e. 9.830 AS PER PHYSICAL METER WIDE UDAY SANKAR SARANI [K.M.C BLACK TOP ROAD]

(AS PER S.O.R. Ch. V. & S. Id No. 601 / 2025 - 2026, Dated - 17.06.2025) 34'-00" i.e. 10.363 AS PER RECORDED AND 32'-03" i.e. 9.754 AS PER PHYSICAL METER WIDE UDAY SANKAR SARANI [K.M.C BLACK TOP ROAD]



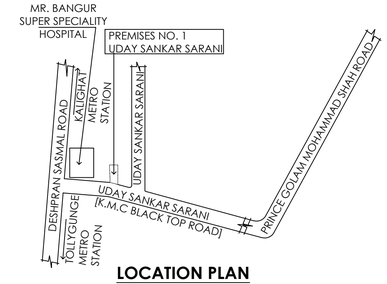
PROPOSED GROUND FLOOR PLAN

SCALE 1 : 100



EXISTING PLAN

SCALE : 1 : 100



LOCATION PLAN

SCALE 1 : 4000

MAIN CHARACTERISTICS OF THE PROPOSAL

PART - A

1. ASSESSEE NO :- 21- 094 - 03 - 0001 - 0

2. NAME OF OWNERS : DEBABRATA BHATTACHARYA & SUBRATA BHATTACHARJEE

3. NAME OF APPLICANT'S : M/S. MAST PROPERTIES PRIVATE LIMITED REPRESENTED BY ITS DIRECTOR SRI TUSHAR KANTI DAS CONSTITUTE ATTORNEY OF DEBABRATA BHATTACHARYA & SUBRATA BHATTACHARJEE

4. DETAILS OF REGISTERED DEED :-

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATE	OFFICE
I	88	132 TO 135	4987	05.081968	A.D.S.R. , ALIPORE SOUTH 24 PARGANAS
I	10	264 TO 270	455	11.12.2000	A.D.S.R. , ALIPORE SOUTH 24 PARGANAS

5. DETAILS OF POWER OF ATTORNEY :-

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	1603-2025	119983 TO 119996	160304265	18.03.2025	D.S.R.-III , SOUTH 24 PARGANAS

6. DETAILS OF REGD. BOUNDARY DECLARATION:-

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	1603-2025	181544 TO 181554	160307269	24.04.2025	D.S.R.-III , SOUTH 24 PARGANAS

CUP & LOFT BOARD AREA :-

FLOOR MARK	C/B AREA	LOFT AREA
1ST. FLOOR	1.725 SQ.M.	3.369 SQ.M.
2ND. FLOOR	1.725 SQ.M.	3.369 SQ.M.
3RD. FLOOR	1.725 SQ.M.	3.369 SQ.M.
TOTAL	**5.175 SQ.M.**	**10.107 SQ.M.**

DOOR & WINDOW SCHEDULE :-

MARKED	TYPE	SILL HEIGHT FROM FLOOR	LINTEL HEIGHT FROM FLOOR	SIZE
D1	SOLID FLUSH	-----	2100	1050 X 2100
D2	SOLID FLUSH	-----	2100	900 X 2100
D3	SOLID FLUSH	-----	2100	750 X 2100
SD	GLAZED	-----	2100	AS PER DWG.
W1	GLAZED	750	2100	1350 X 1350
W2	GLAZED	750	2100	1200 X 1350
W3	GLAZED	1100	2100	900 X 1000
W4	GLAZED	1350	2100	600 X 750

CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL HEIGHT - 33.0 M.):-

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS-84		SITE ELEVATION
	LATITUDE	LONGITUDE	
1.	22.496676	88.346119	5.5
2.	22.496835	88.346058	5.5

THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF AT ANY STAGE, IT IS FOUND OTHERWISE, THEN I SHALL BE FULLY LIABLE FOR WHICH KMC AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME AS PER LAW.

NAME OF THE ARCHITECT
Ar. MILIA GHOSH
Registered Architect
Reg. No. C.A/2016/75359.

NAME OF THE OWNER
M/S. MAST PROPERTIES PRIVATE LIMITED
Represented By Its Director Sri Tushar Kanti Das Constitute Attorney Of Debabrata Bhattacharya & Subrata Bhattacharjee

SPECIFICATION OF CONSTRUCTION :-

1. 200 & 250 THK. 1ST CLASS CEMENT BRICK WORK FOR EXTERNAL WALL IN SUPER STRUCTURE IN 1 : 6
2. 125 & 100 THK. 1ST CLASS CEMENT BRICK WORK FOR INTERNAL WALL IN 1 : 4
3. LEAN CONCRETE, 1: 3 : 6 WITH 19 MM DOWN GRADED STONE CHIPS (M -15)
4. R.C.C. 1 : 1 : 2 FOR ROOF SLAB, BEAM, LINTEL, CHAJJA ETC.
5. CEMENT SAND PLASTER 18 MM. ON OUTSIDE & 12 MM. ON INSIDE WALL IN 1 : 6 & CEILING & CHAJJA IN 1:4.
6. D.P.C. SHALL BE 50MM. THICK IN 1 : 1.5 : 3 TONE WITH WATER PROOFING ADMIXTURE
7. 75 MM. THK. SINGLE BRICK FLAT SOLING ON FOUNDATION
8. + 300 LVL. TO THE FINISHED GROUND FLOOR LVL.
9. TREAD WIDTH 250 EACH & RISER HEIGHT IS 169.444 EACH
10. FLOOR TO SLAB HEIGHT SHALL BE 3050 MM. & THICKNESS OF THE SLAB SHALL BE 100 MM.
11.THEREFORE, CLEAR HEIGHT OF EACH FLOOR SHALL BE 2950 MM.

MATERIALS :-
STEEL MUST CONFIRMED WITH IS 1786
GRADE OF CONCRETE :- M 25 (C : S : ST :: 1 : 1 : 2) & GRADE OF STEEL :- Fe500
CEMENT :- ORDINARY PORTLAND & SAND :- MEDIUM COARSE
STONE CHIPS :- 20 MM. DOWN GRADED
~~OTHER DETAILS AS PER ARCHITECT OR ENGINEER - IN - CHARGE~~

1. PROPOSED AREA:

					Total Exempted Area		
Floor Mkd.	Floor Area	Stair Well	Lift Well	Gross Area	Stair Area	Lift Lobby	Net Floor Area
Ground Floor	106.700 SQ.M.	----------	----------	106.700 SQ.M.	10.465 SQ.M.	2.228 SQ.M.	94.007 SQ.M.
1st. Floor	148.469 SQ.M.	0.438 SQ.M.	1.540 SQ.M.	146.491 SQ.M.	10.465 SQ.M.	2.228 SQ.M.	133.798 SQ.M.
2nd. Floor	148.469 SQ.M.	0.438 SQ.M.	1.540 SQ.M.	146.491 SQ.M.	10.465 SQ.M.	2.228 SQ.M.	133.798 SQ.M.
3rd. Floor	148.469 SQ.M.	0.438 SQ.M.	1.540 SQ.M.	146.491 SQ.M.	10.465 SQ.M.	2.228 SQ.M.	133.798 SQ.M.
Total	552.107 SQ.M.	1.314 SQ.M.	4.620 SQ.M.	546.173 SQ.M.	41.860 SQ.M.	8.912 SQ.M.	495.401 SQ.M.

2. PARKING CALCULATION:

Flat Marked	Tenement size(SQ.M.)	Share of Service(SQ.M.)	Tenement Area(SQ.M.)	No. of Tenement	Required Parking		Parking No.
					Size	Tenement	
FLAT- A	75.698	12.674	88.372	03 NOS.	75 >100 SQ.M.	03 NOS.	01 NO.
FLAT- B	57.129	09.565	66.694	03 NOS.	50 >75 SQ.M.	03 NOS.	
TOTAL REQUIRED CAR PARKING							01 NO.

ABSTRACT AREA STATEMENT :

AREA OF THE LAND : 03 KH - 13 CH - 20 SQ.FT. i.e. 256.875 SQ.M. i.e. 2765 SQ.FT. [AS PER DEED]

AREA OF THE LAND : 255.388 SQ.M. [AS PER PHYSICAL MEASUREMENT]

ROAD WIDTH : 9.754 METER(MIN.) WIDE UDAY SANKAR SARANI (FORMERLY KNOWN AS GOLF CLUB ROAD) [K.M.C BLACK TOP ROAD]

PERMISSIBLE F.A.R. : 2.25

PERMISSIBLE TOTAL BUILT UP AREA : 574.623 SQ.M.

PERMISSIBLE BUILDING HEIGHT : 40.00 METER.

PERMISSIBLE GROUND COVERAGE : 58.154 % i.e. 148.518 SQ.M.

PROPOSED GROUND COVERAGE : 58.135 % i.e. 148.469 SQ.M.

PROPOSED BUILDING HEIGHT : 12.450 METER [G + THREE STORIED]

TOTAL PROPOSED BUILT-UP AREA : 546.173 SQ.M.

REQUIRED CAR PARKING : 01 NOS.

PROVIDED CAR PARKING : 03 NOS.

PROVIDED AREA FOR PARKING AT GROUND FLOOR : 80.973 SQ.M.

PROPOSED F.A.R : [(495.401 - 25.00) / 255.388] = 1.842 < 2.25

PROPOSED O.H.W. TANK AREA : 5.700 SQ.M.

PROPOSED STAIR COVERED AREA : 14.455 SQ.M.

LIFT MACHINE ROOM LESS AREA : 5.074 SQ.M.

PROPOSED CUPBOARD AREA : 5.175 SQ.M.

PROPOSED LOFT AREA : 10.107 SQ.M.

ROOF W.C. AREA : 2.966 SQ.M.

ADDITIONAL AREA : 14.455 + 5.074 + 5.175 + 2.966 +10.107 = 37.777 SQ.M.

TOTAL COMMON AREA : 66.718 SQ.M.

TOTAL AREA FOR FEES : 546.173 + 37.777 = 583.950 SQ.M.

REQUIRED TREE COVER AREA : 3.728 SQ.M. i.e. 1.460 %

PROVIDED TREE COVER AREA : 4.608 SQ.M. i.e. 1.804 %

DECLARATION OF OWNER:-

WE DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT :-

1. I / WE SHALL ENGAGE ARCHITECT , G.T.E & E.S.E DURING CONSTRUCTION.
2. I / WE SHALL FOLLOW THE INSTRUCTIONS OF ARCHITECT , G.T.E & E.S.E DURING CONSTRUCTION OF THE BUILDING (AS PER B. S 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 AND SEPTIC TANK WILL BE UNDER TAKEN UNDER THE GUIDANCE OF ARCHITECT & E.S.E BEFORE STARTING OF BUILDING FOUNDATION WORK.
6. THE EXISTING STRUCTURE OCCUPIED BY THE OWNERS AND THERE IS NO TENANT TO BE DEMOLISHED BEFORE COMMENCEMENT OF CONSTRUCTION.
7. DURING DEPARTMENTAL JOINT INSPECTION THE PLOT IS IDENTIFIED BY ME.
8. THERE IS NO LEGAL COURT CASE PENDING AGAINST THIS PREMISES .

NAME OF THE OWNER / APPLICANT
M/S. MAST PROPERTIES PRIVATE LIMITED
REPRESENTED BY ITS DIRECTOR
SRI TUSHAR KANTI DAS
CONSTITUTE ATTORNEY OF
DEBABRATA BHATTACHARYA &
SUBRATA BHATTACHARJEE

CERTIFICATE OF ARCHITECT :-

I CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF KOLKATA MUNICIPAL CORPORATION BUILDING RULES,2009. AS AMENDED FROM TIME TO TIME & THAT THE SITE CONDITION INCLUDING THE WIDTH OF THE ABUTTING ROAD CONFORM WITH THE PLAN WHICH HAS BEEN MEASURED AND VERIFIED BY ME,THAT IT IS A BUILDABLE SITE , NOT A TANK OR FILLED UP TANK (1) THE SITE IS DEMARCATED WITH BOUNDARY WALL.(2)THE SITE PLAN AND THE KEY PLAN SHOWN IN PLAN ARE AS PER SITE . (3) EXISTING STRUCTURE OCCUPIED BY THE OWNERS AND THERE ARE NO TENANT , TO BE DEMOLISHED BEFORE COMMENCEMENT OF CONSTRUCTION. SIGNATURE OF OWNER / APPLICANT IS AUTHENTICATED BY ME. THE SITE WILL BE SUPERVISED BY ME.

NAME OF THE ARCHITECT
Ar. MILIA GHOSH
Registered Architect
Reg. No. C.A/2016/75359.

CERTIFICATE OF THE STRUCTURAL ENGINEER :-

THE STRUCTURAL DESIGN & DRAWINGS OF BOTH FOUNDATION & SUPER STRUCTURE OF THE BUILDING WILL BE MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA & 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 :- **MR. SANTOSH KUMAR CHAKRABORTY** OF **J.B. ASSOCIATES,** HAVING ITS OFFICE AT 1418, NAYABAD, PANCHASAYER , KOLKATA - 700 094.

SIGNATURE OF STRUCTURAL ENGINEER
Mr. BIBEK BIKASH MULLICK
Structural Engineer (ESE / I / 75)

CERTIFICATE OF THE GEO TECHNICAL 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.

SIGNATURE OF GEO-TECHNICAL ENGINEER
Mr. SANTOSH KUMAR CHAKRABORTY
(G.T.E. / I /16)

PROJECT :-

PROPOSED GROUND + THREE STORIED [12.450 METER HEIGHT] RESIDENTIAL BUILDING AT PREMISES NO. 1, UDAY SANKAR SARANI (FORMERLY KNOWN AS 1, GOLF CLUB ROAD), P. S. GOLF GREEN, WARD NO. 094, KOLKATA 700 033, UNDER BOROUGH X [K.M.C.]

U / S 393A OF K.M.C. ACT. 1980 & COMPLYING K.M.C. BLDG. RULE 2009.

TITLE :-

GROUND FLOOR PLAN, EXISTING PLAN, SITE PLAN, LOCATION PLAN, UNDER GROUND WATER RESERVOIR, SEPTIC TANK

N

DRAWING SHEET NO.

DEALT : D.SAHA

SCALE 1 : 100
(UNLESS OTHERWISE MENTIONED)

DATED : 12.09.2025

ALL DIMENSIONS ARE IN M.M. (UNLESS OTHERWISE MENTIONED)

Architectural Consultants :

COLLAGE ARCHITECTS

1486, RAJDANGA MAIN ROAD, (OPPOSITE PURBA ABASAN, DF BLOCK), KOLKATA 700 107, INDIA
PHONE NO. (033) 4602 6909, E-MAIL: collage.architects.info@gmail.com

THIS DRAWING IS A PROPERTY OF **COLLAGE** : ANY MODIFICATION, CHANGES, DEVIATIONS IS NOT PERMISSIBLE WITHOUT PRIOR INTIMATION OF THE ARCHITECT, TO THE CONTRARY THIS WILL BE TREATED AS ILLEGAL ACT.

BUILDING PERMIT NO. : 2025100119

DATED - 20/09/2025

VALID UPTO - 19/09/2030

SPACE FOR DIGITAL SIGNATURE

DEBARATI CHAKRABORTY
Digitally signed by DEBARATI CHAKRABORTY
Date: 2025.09.20 13:54:32 +05'30'

DIGITAL SIGNATURE OF A.E.(C)Bldg., BR. - X

N.A.

DIGITAL SIGNATURE OF E.E.(C)Bldg., BR. - X