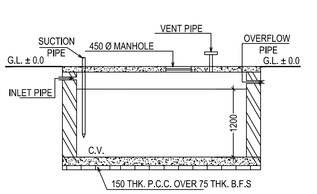
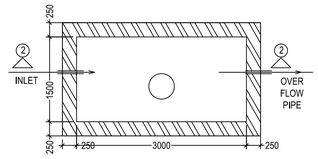
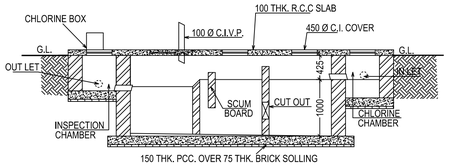


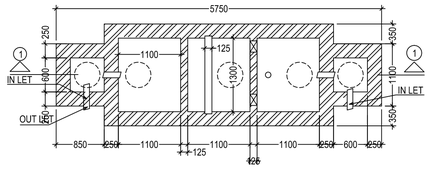
SECTION AT 2 - 2. SCALE : 1 : 50



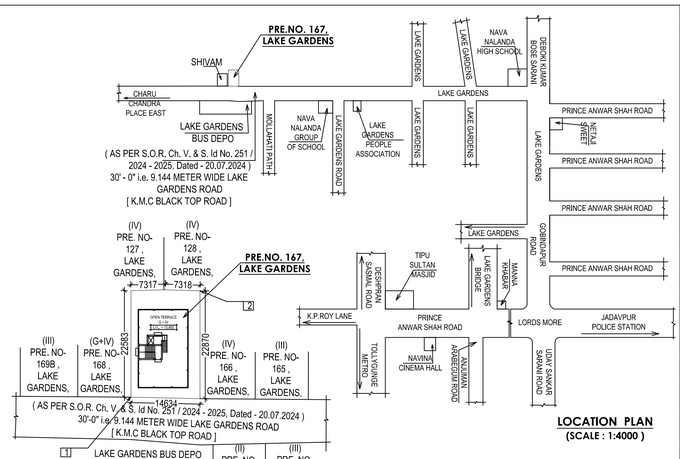
UNDER GROUND WATER RESERVOIR CAPACITY : 5,400 LTS.
SCALE : 1 : 50



SECTION THROUGH 1 - 1 SCALE : 1 : 50



PLAN DETAIL OF SEPTIC TANK (FOR 50 USERS)
SCALE : 1 : 50



SITE PLAN
(SCALE : 1:600)

LOCATION PLAN
(SCALE : 1:4000)

PART - A

1. ASSESSEE NO :- 21 - 093 - 08 - 0207 - 4.

2. NAME OF OWNERS : (1) SRI INDU BHUSAN DUTTA,
(2) SRI DEBA BHUSAN DUTTA(3) SMT. ILA GHOSH DASTIDAR,
(4) SMT. SHILA GHOSH,(5) SMT. NILA GHOSH CHOWDHURY,
(6) SRI SUBRATA DUTTA.,(7) SRI SUDIPTA DUTTA, (8) SMT. SUTAPA GHOSH,
(9) MISS. SUPARNA DUTTA, (10) SMT. SUMITA KUNDU,
(11) MISS. SHARMILA GUHA ROY (12) MRS. CHAITI GUHA ROY,
(13) MISS. ARSHIYA GUHA ROY, (14) SRI UDAY KUMAR DAS,
(15) SRI SUBIR KUMAR DAS,(16) SRI RAMESH KUMAR DAS,
(17) SMT. REENA GHOSH, (18) SRI SOURENDU BIKAS GUHA,
(19) SMT. APARAJITA GUHA, (20) MISS. NAMRATA GUHA,
(21) SRI SOUMMYAJIT GUHA,(22) MRS. ISHITA SEN,
(23) SRI RAJARSHI DUTTA , (24) SMT. APARAJITA DUTTA,
(25) SRI ARPAN DUTTA,(26) SMT. SUMITA DATTA,
(27) SRI SOURAV DATTA, (28) SMT. BASANTI DUTTA

3. NAME OF THE APPLICANTS : SRI BABU ADHIKARY, SOLE PROPRIETOR OF "M/S PUJA CONSTRUCTION

4. DETAILS OF REGD. DEED:-

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	92	237 TO 245	5705	23.03.1957	SUB-REGISTER ALIPORE (SOUTH)

5. DETAILS OF POWER OF ATTORNEY:-

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	1603 - 2024	49479 TO 49513	160301464	07.02.2024	D.S.R -III 24 PARGANAS(S)

6. DETAILS OF REGISTERED BOUNDARY DECLARATION:-

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	1603 - 2024	167119 TO 167135	160306775	23.04.2024	D.S.R -III 24 PARGANAS(S)

7. DETAILS OF REGISTERED NON EVICTION OF TENANT DECLARATION:-

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	1603 - 2024	325544 TO 325560	160312481	29.07.2024	D.S.R -III 24 PARGANAS(S)

ABSTRACT AREA STATEMENT :-
AREA OF THE LAND : 04 KH. - 15 CH. - 40 SQ.FT. i.e. 3595 SQ.FT. i.e. 333.983 SQ.M.
[AS PER DEED]
AREA OF THE LAND : 04 KH. - 15 CH. - 39 SQ.FT. i.e. 3594 SQ.FT. i.e. 333.891 SQ.M.
[REGISTERED BOUNDARY DECLARATION]
ROAD WIDTH : 9.144 METER WIDE LAKE GARDENS ROAD
[K.M.C BLACK TOP ROAD]
PERMISSIBLE F.A.R. : 2.25
PERMISSIBLE TOTAL BUILT UP AREA : 751.255 SQ.M.
PERMISSIBLE BUILDING HEIGHT : 40.000 METER.
PERMISSIBLE GROUND COVERAGE : 55.537 % i.e. 185.433 SQ.M.
PROPOSED GROUND COVERAGE : 52.983 % i.e. 176.906 SQ.M.
PROPOSED BUILDING HEIGHT : 15.450 METER [G + FOUR STORIED]
REQUIRED CAR PARKING : 04 NOS.
PROVIDED CAR PARKING : 05 NOS.[COVERED]
PERMISSIBLE AREA FOR CAR PARKING : 100.00 SQ.M.
PROVIDED AREA FOR CAR PARKING AT GROUND FLOOR : 91.806 SQ.M.
PROPOSED F.A.R : (781.378 - 91.806) / 333.891 = 2.065 < 2.25
PROPOSED SHOP BUILT-UP AREA GROUND FLOOR :- 32.940 SQ.M.
PROPOSED SHOP CARPET AREA :- 29.875 SQ.M.
PROPOSED STAIR COVERED AREA : 18.899 SQ.M.
PROPOSED O.H.W. TANK AREA : 6.650 SQ.M.
PROPOSED LIFT MACHINE ROOM AREA : 6.700 SQ.M.
PROPOSED LIFT MACHINE ROOM STAIR AREA : 3.650 SQ.M.
PROPOSED CUP BOARD AREA : 15.152 SQ.M.
PROPOSED LOFT AREA : 8.562 SQ.M.
ADDITIONAL AREA FOR FEES : 18.899 + 6.700 + 3.650 + 15.152 + 8.562 = 52.963 SQ.M.
TOTAL AREA FOR FEES : 859.828 + 52.963 = 912.791 SQ.M.
TOTAL COMMON AREA : 113.060 SQ.M.
REQUIRED TREE COVER AREA : 7.619 SQ.M. i.e. 2.282 %
PROVIDED TREE COVER AREA : 8.047 SQ.M. i.e. 2.410 %

SPECIFICATION OF CONSTRUCTION :-
1. 200 THK. 1ST CLASS CEMENT BRICK WORK FOR EXTERNAL WALL IN SUPER STRUCTURE IN 1 : 6
2. 125 & 75 THK. 1ST CLASS CEMENT BRICK WORK FOR INTERNAL WALL IN 1 : 4
3. LEAN CONCRETE, 1: 3 : 6 WITH 19 MM DOWN GRADED STONE CHI.PS (M -15)
4. R.C.C. 1 : 2 : 4 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. ENTRANCE LOBBY ' + 300 LVL' FROM THE FINISHED GROUND FLOOR LVL.
9. TREAD WIDTH 250 EACH & RISER HEIGHT IS 160.526 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
GRADE OF STEEL :- Fe550
CEMENT :- ORDINARY PORTLAND &
SAND :- MEDIUM COARSE
STONE CHI.PS :- 20 MM. DOWN GRADED
OTHER DETAILS AS PER ARCHITECT OR ENGINEER - IN - CHARGE

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.	22.506500	88.355139	5.5
2.	22.506498	88.355134	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 OWNERS / APPLICANTS
SRI BABU ADHIKARY
SOLE PROPRIETOR OF "M/S PUJA CONSTRUCTION,
CONSTITUTE AITORNEY OF OWNERS.

NAME OF ARCHITECT
AR. MILIA GHOSH
REG. NO. C.A / 2016 / 75359

DOOR & WINDOW SCHEDULE :-

MARKED	TYPE	SILL HEIGHT FROM FLOOR	LINTEL HEIGHT FROM FL.	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	1500 X 1350
W3	GLAZED	750	2100	1200 X 1350
W4	GLAZED	1100	2100	900 X 1000
W5	GLAZED	1350	2100	600 X 750

CUP BOARD & LOFT AREA :-

FLOOR MARK	CUP BOARD	LOFT
FIRST FLOOR	4.488 SQ.M.	1,170 SQ.M.
SECOND FLOOR	3.088 SQ.M.	3,111 SQ.M.
THIRD FLOOR	3.088 SQ.M.	3.111 SQ.M.
FOURTH FLOOR	4.488 SQ.M.	1,170 SQ.M.
TOTAL	**15.152 SQ.M.**	**8.562 SQ.M.**

1. PROPOSED AREA :

Floor Mkd.	Floor area	Lift Well	Gross Area	TOTAL EXEMPTED AREA Stair Area	Lift Lobby	Net Floor Area
Ground floor	160.256	----	160.256	12.690	3.000	144.566
1st floor	176.906	2.013	174.893	12.690	3.000	159.203
2nd floor	176.906	2.013	174.893	12.690	3.000	159.203
3rd floor	176.906	2.013	174.893	12.690	3.000	159.203
4TH floor	176.906	2.013	174.893	12.690	3.000	159.203
TOTAL	**867.880**	**8.052**	**859.828**	**63.450**	**15.000**	**781.378**

2. PARKING CALCULATION:

Flat Marked	Tenement size (SQ.M.)	Share of Service (SQ.M.)	Tenement Area (SQ.M.)	Tenement No	Required Parking Size	Required Parking Tenement	Parking No.
FLAT- A	103.936	18.891	122.827	02 NOS.	>100 SQ.M.	02 NOS.	04 NOS.
FLAT- B	51.570	9.373	60.943	02 NOS.	50 >75 SQ.M.	00 NOS.	
FLAT- C	81.426	14.800	96.226	02 NOS.	75 >100 SQ.M.	01 NOS.	
FLAT- D	74.080	13.465	87.545	02 NOS.	75 >100 SQ.M.	01 NOS.	
SHOP CARPET AREA :- 29.875 SQ.M.							
TOTAL REQUIRED PARKING							04 NOS.

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 TENANT. THERE IS 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 OWNERS / APPLICANTS
SRI BABU ADHIKARY
SOLE PROPRIETOR OF " M/S PUJA CONSTRUCTION, **CONSTITUTE ATTORNEY OF**
(1) SRI INDU BHUSAN DUTTA, (2) SRI DEBA BHUSAN DUTTA, (3) SMT. ILA GHOSH DASTIDAR,
(4) SMT. SHILA GHOSH, (5) SMT. NILA GHOSH CHOWDHURY, (6) SRI SUBRATA DUTTA,
(7) SRI SUDIPTA DUTTA, (8) SMT. SUTAPA GHOSH, (9) MISS SUPARNA DUTTA,
(10) SMT. SUMITA KUNDU, (11) MISS SHARMILA GUHA ROY, (12) MRS. CHAITI GUHA ROY,
(13) MISS. ARSHIYA GUHA ROY, (14) SRI UDAY KUMAR DAS, (15) SRI SUBIR KUMAR DAS,
(16) SRI RAMESH KUMAR DAS, (17) SMT. REENA GHOSH, (18) SRI SOURENDU BIKAS GUHA,
(19) SMT. APARAJITA GUHA, (20) MISS NAMRATA GUHA, (21) SRI SOUMMYAJIT GUHA,
(22) SRI RAJARSHI DUTTA, (23) MRS. ISHITA SEN, (24) SMT. APARAJITA DUTTA,
(25) SRI ARPAN DUTTA, (26) SMT. SUMITA DUTTA, (27) SRI SOURAV DATTA, (28) SMT. BASANTI DATTA.

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 (9.144 METER) 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 TENANT . THERE IS TENANT, TO BE DEMOLISHED BEFORE COMMENCEMENT OF CONSTRUCTION. THERE IS TENANT.SIGNATURE OF OWNER / APPLICANT IS AUTHENTICATED BY ME. THE SITE WILL BE SUPERVISED BY ME.

NAME OF ARCHITECT
AR. MILIA GHOSH
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.

NAME 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.

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

PROJECT :-
PROPOSED GROUND + FOUR STORIED [15.450 METER HEIGHT] RESIDENTIAL BUILDING AT PREMISES NO. 167, LAKE GARDENS, P.S.- LAKE, KOLKATA 700 045, WARD NO.093, C.S. DAG NO. 95,KHATIAN NO. 1045, J.L. NO. 39, MOUZA- ARAKPORE, UNDER BOROUGH X [K.M.C.] U / S 393A OF K.M.C. ACT. 1980 & K.M.C. BLDG. RULE 2009.

TITLE :-
GROUND FLOOR PLAN,SITE PLAN, LOCATION PLAN,EXISTING PLAN.

DRAWING SHEET NO.

DEALT : D.SAHA
DATE : 25.09.2024

SCALE 1 : 100
(UNLESS OTHERWISE MENTIONED)

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

Architectural Consultants : COLLAGE ARCHITECTS

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. - 2024100170
DATED - 28-OCT-2024
VALID UPTO - 28-OCT-2029

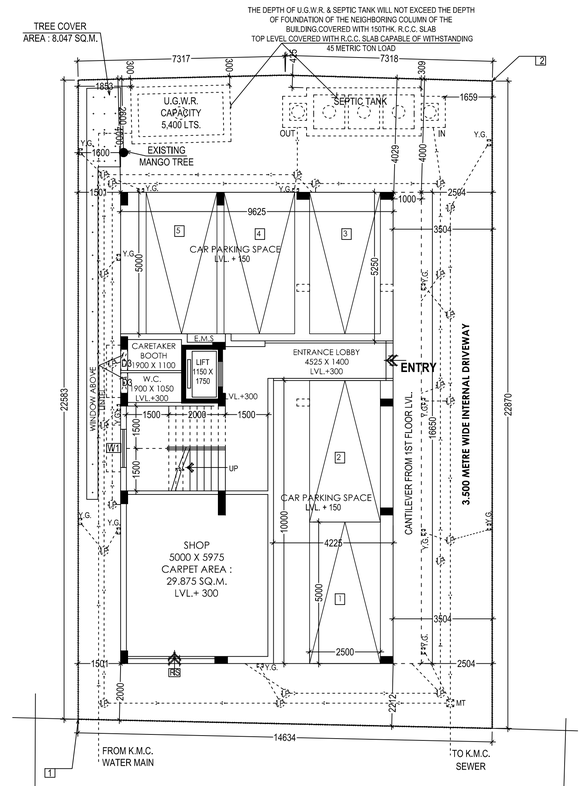
SPACE FOR DIGITAL SIGNATURE

DEBARATI CHAKRABORTY — Digitally signed by DEBARATI CHAKRABORTY Date: 2024.10.30 15:33:59 +05'30'

DIGITAL SIGNATURE OF A.E. (C) / Bldg.
BOROUGH - X [K.M.C]

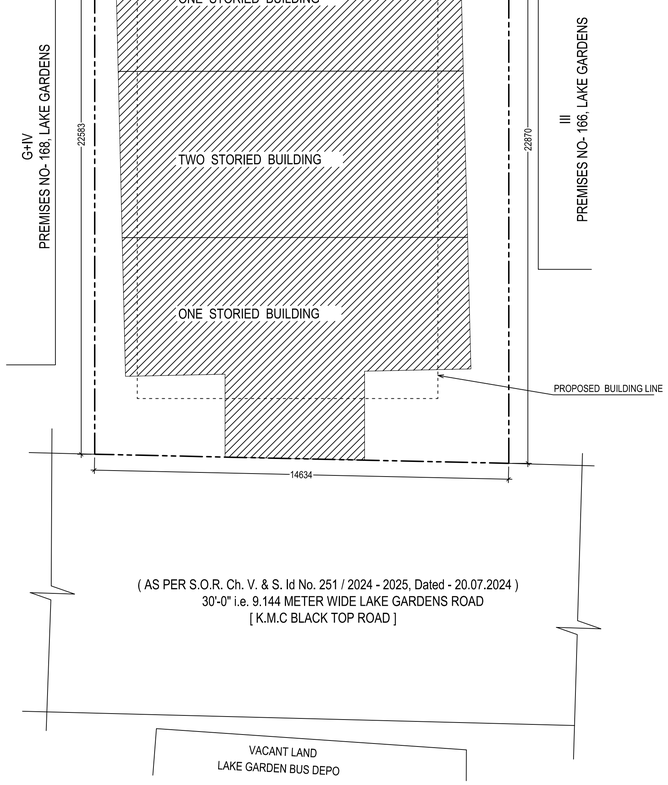
TUSHAR JATI — Digitally signed by TUSHAR JATI Date: 2024.10.30 15:58:57 +05'30'

DIGITAL SIGNATURE OF E.E. (C) / Bldg.
BOROUGH - X [K.M.C]



(AS PER S.O.R. Ch. V. & S. Id No. 251 / 2024 - 2025, Dated - 20.07.2024)
30'-0" i.e. 9.144 METER WIDE LAKE GARDENS ROAD
[K.M.C BLACK TOP ROAD]

PROPOSED GROUND FLOOR PLAN
SCALE : 1 : 100



(AS PER S.O.R. Ch. V. & S. Id No. 251 / 2024 - 2025, Dated - 20.07.2024)
30'-0" i.e. 9.144 METER WIDE LAKE GARDENS ROAD
[K.M.C BLACK TOP ROAD]

VACANT LAND
LAKE GARDEN BUS DEPO

EXISTING PLAN SCALE : 1 : 100