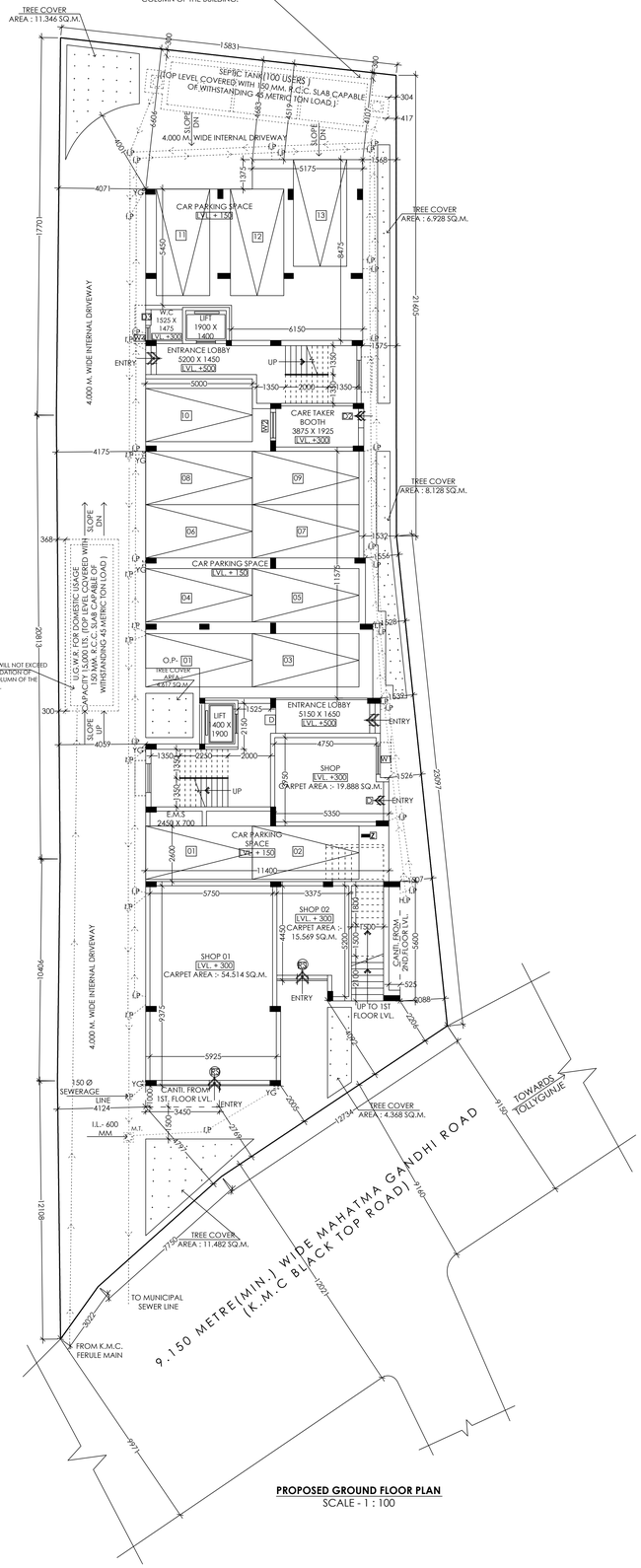
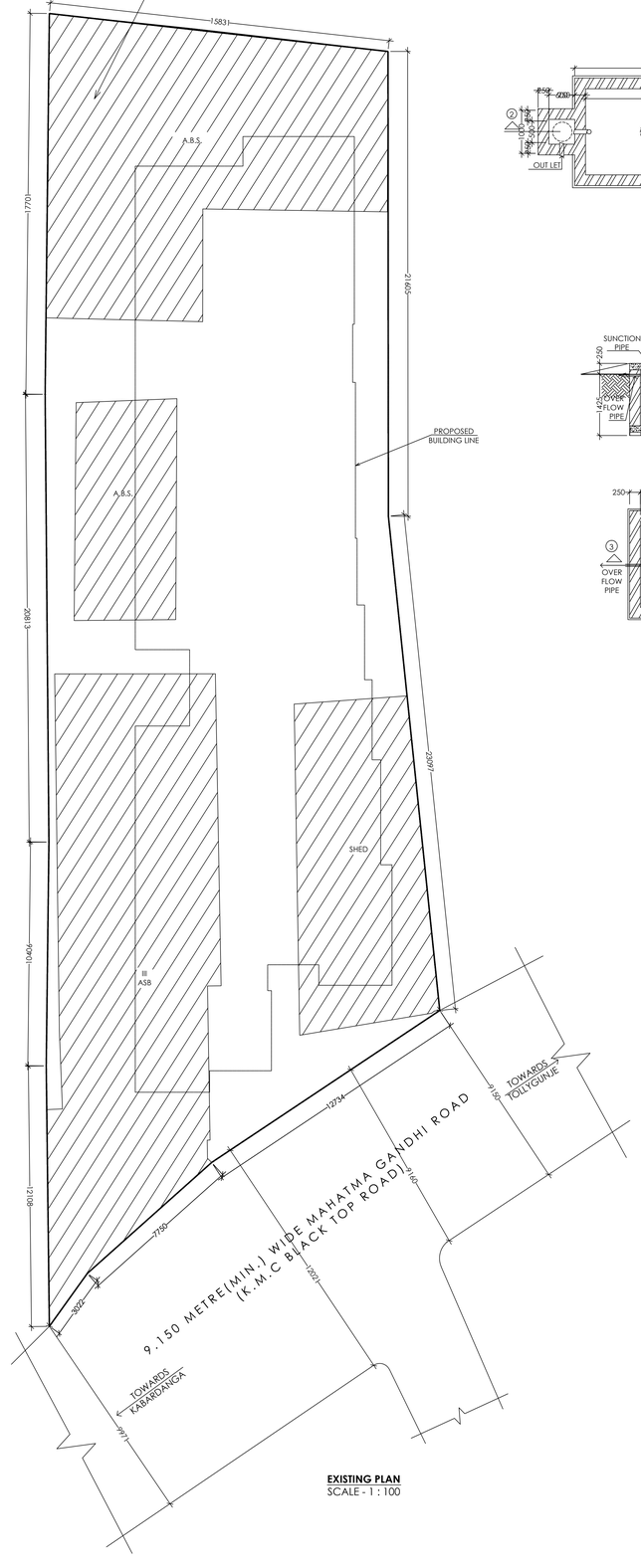
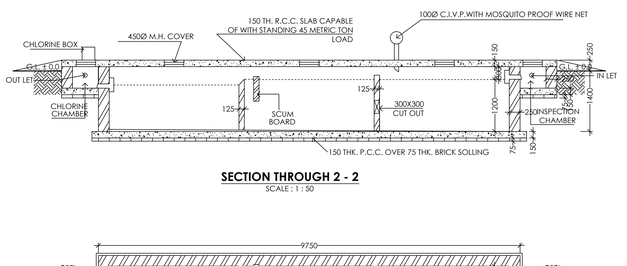


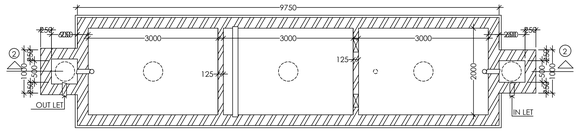
PROPOSED GROUND FLOOR PLAN
SCALE - 1 : 100



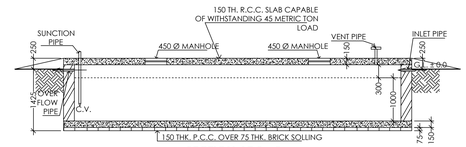
EXISTING PLAN
SCALE - 1 : 100



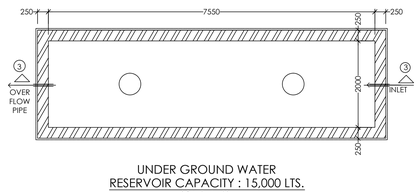
SECTION THROUGH 2 - 2
SCALE : 1 : 50



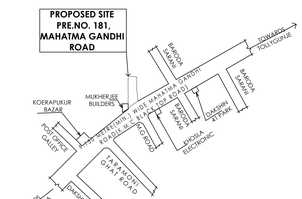
PLAN DETAIL OF SEPTIC TANK (FOR 100 USERS)
SCALE : 1 : 50



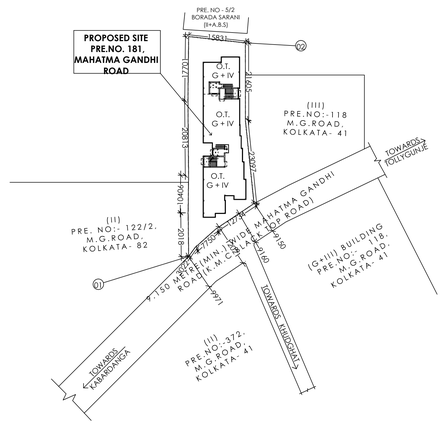
SECTION AT 3 - 3
SCALE - 1 : 50



UNDER GROUND WATER
RESERVOIR CAPACITY : 15,000 LTS.
SCALE - 1 : 50



LOCATION PLAN
SCALE - 1 : 4000



SITE PLAN
SCALE - 1 : 600

MAIN CHARACTERISTICS OF THE PROPOSAL

PART - A

1. ASSESSEE NO :- 41- 122 - 07 - 0179- 0

2. NAME OF OWNERS : SMT. SRABANI MUKHERJEE, MS. DEBJANI MUKHERJEE, MR. BISWARUP MUKHERJEE

3. DETAILS OF SALE DEED:-

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	73	292 TO 300	2751	19.09.1977	ALIPORE 24 PARGANAS(S)

4. DETAILS GIFT DEED DEED:-

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	283	220 TO 228	11037	29.10.1984	ALIPORE 24 PARGANAS(S)

5. DETAILS OF PARTITION DEED:-

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	1901-2021	4877 TO 4958	190105177	02.01.2021	A.R.A-I KOLKATA

6. DETAILS OF GIFT DEED:-

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	1901-2021	4748 TO 4792	190105170	02.01.2021	A.R.A-I KOLKATA

7. DETAILS SALE DEED:-

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	1603 - 2022	235491 TO 235517	160306009	05.05.2022	D.S.R-III 24 PARGANAS(S)

8. DETAILS OF REGD. BOUNDARY DECLARATION:-

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	1630-2024	21904 TO 21914	163000827	15.03.2024	D.S.R.-V 24 PARGANAS(S)

9. DETAILS OF REGD. POWER OF ATTORNEY FOR BOUNDARY DECLARATION:-

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	1901-2021	5867 TO 5897	190105197	02.01.2021	A.R.A-I KOLKATA

* ULC MEMO NO : 1618 / ULC / Alipore / 2023. DATED - 20.09.2023
(LAND AREA AS PER ULC = 865.850 SQ.M.)

***BL & LRO CONVERSION (DANGA TO BASTU) :**
(LAND AREA AS PER B.L & L.R.O = 888.278 SQ.M.)
1. MEMO NO : 17 / 1529 / BL&LRO/KOL.DATED - 21.06.2023.
2. MEMO NO : 17 / 1530 / BL&LRO/KOL.DATED - 21.06.2023.
3. MEMO NO : 17 / 1531 / BL&LRO/KOL.DATED - 21.06.2023.
4. MEMO NO : 17 / 1535 / BL&LRO/KOL.DATED - 21.06.2023.
5. MEMO NO : 17 / 1536 / BL&LRO/KOL.DATED - 21.06.2023.
6. MEMO NO : 17 / 1537 / BL&LRO/KOL.DATED - 21.06.2023.
7. MEMO NO : 17 / 1538 / BL&LRO/KOL.DATED - 21.06.2023.
8. MEMO NO : 17 / 1539 / BL&LRO/KOL.DATED - 21.06.2023.
9. MEMO NO : 17 / 1540 / BL&LRO/KOL.DATED - 21.06.2023.
10. MEMO NO : 17 / 1541 / BL&LRO/KOL.DATED - 21.06.2023.
11. MEMO NO : 17 / 1546 / BL&LRO/KOL.DATED - 21.06.2023.
12. MEMO NO : 17 / 1547 / BL&LRO/KOL.DATED - 21.06.2023.

SPECIFICATION OF CONSTRUCTION :-

1. 200 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 152.50 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

DOOR & WINDOW SCHEDULE :-

MARKED	TYPE	SILL HEIGHT FROM FLOOR	LINTEL HT. FROM FL.	SIZE
D	SOLID FLUSH	-----	2100	1200 X 2100
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	1500 X 1350
W2	GLAZED	750	2100	1350 X 1350
W3	GLAZED	1100	2100	900 X 1000
W4	GLAZED	1350	2100	600 X 750

CUP BOARD & LOFT AREA :-

FLOOR MARK	LOFT AREA	CUP BOARD
FIRST FLOOR	-----	3.788 SQ.M.
SECOND FLOOR	-----	8.350 SQ.M.
THIRD FLOOR	-----	8.350 SQ.M.
FOURTH FLOOR	-----	8.350 SQ.M.
TOTAL	-----	**28.838 SQ.M.**

NO OBJECTION CERTIFICATE FOR HEIGHT CLEARANCE

ASSESSEE NO. 41- 122 - 07 - 0179- 0
PREMISES NO :- 181, MAHATMA GANDHI ROAD
NAME OF OWNER :- SMT. SRABANI MUKHERJEE, MS. DEBJANI MUKHERJEE, MR. BISWARUP MUKHERJEE
AREA OF THE LAND AS PER RD = 865.828 SQM.
NAME OF ARCHITECT : Ar. ANUPAM GHOSH (Reg. No. CA / 2005 / 36555)
PERMISSIBLE TOP ELEVATION ABOVE AMSL= 53.0 M.

Co-ordinate in WGS 84 and site elevation (AMSL)

REFERENCE POINT MARK IN THE SITE PLAN OF THE PROPOSAL	Co-ordinate in WGS 84		SITE ELEVATION (AMSL)
	Latitude	Longitude	
1.	22.496144	88.368713	5.5 M.
2.	22.496154	88.368545	5.5 M.

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 K.M.C. AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME AS PER LAW.

NAME OF OWNERS
SMT. SRABANI MUKHERJEE, MS. DEBJANI MUKHERJEE, MR. BISWARUP MUKHERJEE

NAME OF ARCHITECT
Ar. ANUPAM GHOSH
Registered Architect
Reg. No. CA / 2005 / 36555.

1. PROPOSED AREA:-

	Floor Area (SQ.M.)	Floor area (SQ.M.)	Lift Well (SQ.M.)	Cutout (SQ.M.)	E/D (SQ.M.)	Gross Area (SQ.M.)	Total Exempted Area: Stair Area (SQ.M.)	Lift Lobby (SQ.M.)	Net Floor Area (SQ.M.)
Ground Floor	316.516+10.544+ 99.844=426.904	-----	-----	-----	-----	426.904	26.055	5.973	394.876
1st. Floor	208.848+221.506 =430.354	5.320	8.100	0.405	416.529	26.730	5.755	384.044	
2nd. Floor	432.900	5.320	-----	0.405	427.175	26.730	5.755	394.690	
3rd. Floor	432.900	5.320	-----	0.405	427.175	26.730	5.755	394.690	
4th. Floor	432.900	5.320	-----	0.405	427.175	26.730	5.755	394.690	
Total	2155.958	21.280	8.100	1.620	2124.958	132.975	28.993	1962.990	

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	82.601	15.511	98.112	03 NOS.	75>100 SQ.M.	06 NOS.	03 NOS.
FLAT- B	76.220	14.313	90.533	03 NOS.	75>100 SQ.M.		
FLAT- C	86.522	16.247	102.769	03 NOS.	100>200 SQ.M.	03 NOS.	03 NOS.
FLAT- D	60.652	11.389	72.041	03 NOS.	50>75 SQ.M.	03 NOS.	N.A.
FLAT- E	78.672	14.773	93.445	04 NOS.	75>100 SQ.M.	04 NOS.	02 NOS.
FLAT- F	81.943	15.387	97.330	01 NO.	75>100 SQ.M.	01 NO.	
SHOP CARPET AREA : 54.514 + 15.569 + 19.888 = 89.971 SQ.M.							02 NOS.
OFFICE CARPET AREA : 192.086 SQ.M.							03 NOS.
TOTAL REQUIRED CAR PARKING							13 NOS.

ABSTRACT AREA STATEMENT :
AREA OF THE LAND : 13 KH. - 06 CH. - 00 SQ.FT. i.e. 894.649 SQ.M. i.e. 9,630 SQ.FT. [AS PER DEED]
AREA OF THE LAND : 12 K. - 15 CH. - 05 SQ.FT. : 865.828 SQ.M. i.e 9320 SQ.FT. [AS PER PHYSICAL MEASUREMENT]
AREA OF THE LAND : 865.85 SQ.M. [AS PER ULC]
ROAD WIDTH : 9.150 METER(MIN.) WIDE M.G. ROAD [K.M.C. BLACK TOP ROAD]
PERMISSIBLE F.A.R. : 2.250
PERMISSIBLE TOTAL BUILT UP AREA : 1948.113 SQ.M.
PERMISSIBLE BUILDING HEIGHT : 40.000 METER.
PERMISSIBLE GROUND COVERAGE : 50 % i.e. 432.914 SQ.M.
PROPOSED GROUND COVERAGE : 49.998 % i.e. 432.900 SQ.M
PROPOSED BUILDING HEIGHT : 15.450 METER [G + FOUR STORIED]
TOTAL PROPOSED BUILT-UP AREA :- 2124.958 SQ.M.
REQUIRED CAR PARKING : 13 NOS.
PROVIDED CAR PARKING : 14 NOS. [13 NOS COVERED AND 1 NO. OPEN]
PERMISSIBLE AREA FOR PARKING : 325.00 SQ.M.
PROVIDED AREA FOR PARKING AT GROUND FLOOR : 239.686 SQ.M.
PROPOSED F.A.R : ((1962.990 - 239.686) / 865.828) = 1.990 < 2.250
PROPOSED GROUND FLOOR SHOP BUILT-UP AREA :- 99.844 SQ.M.
PROPOSED OFFICE BUILT-UP AREA GROUND FLOOR : 10.544 SQ.M.
PROPOSED OFFICE BUILT-UP AREA 1ST. FLOOR : 221.506 - 8.100 = 213.406 SQ.M.
PROPOSED TOTAL OFFICE BUILT-UP AREA : 213.406 + 10.544 = 223.950 SQ.M.
PROPOSED STAIR COVERED AREA : 37.760 SQ.M.
PROPOSED O.H.W. TANK AREA : 13.120 SQ.M.
PROPOSED LIFT MACHINE ROOM AREA : 17.908 SQ.M.
PROPOSED LIFT MACHINE ROOM STAIR AREA : 9.700 SQ.M.
PROPOSED CUPBOARD AREA : 28.838 SQ.M.
REQUIRED TREE COVER AREA : 46.668 SQ.M. i.e. 5.390 %
PROPOSED TREE COVER AREA :- 46.868 SQ.M. i.e. 5.413 %
ADDITIONAL AREA : 17.702 + 17.908 + 9.700 + 28.838 = 94.206 SQ.M.
TOTAL COMMON AREA : 246.858 SQ.M.
TOTAL AREA FOR FEES : 2124.958 + 94.206 = 2219.164 SQ.M.

OWNERS DECLARATION :-
I / WE DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT I / WE SHALL ENGAGE L.B.A & E.S.E DURING CONSTRUCTION I / WE SHALL FOLLOW THE INSTRUCTIONS OF L.B.A & 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 & ADJOINING. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE.THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDER TAKEN UNDER THE GUIDANCE OF E.S.E / L.B.A BEFORE STARTING OF BUILDING FOUNDATION WORK. DURING INSPECTION THE PLOT IS IDENTIFIED BY ME.

NAME OF OWNERS
SMT. SRABANI MUKHERJEE, MS. DEBJANI MUKHERJEE, MR. BISWARUP MUKHERJEE

CERTIFICATE OF ARCHITECT :-
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 9.150 M. (MIN.)WIDE BLACK TOP ROAD ON EASTERN SIDE OF THE PREMISES CONFORM WITH THE PLAN AND THAT IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THE CONSTRUCTION OF U.G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK. THE PLOT IS DEMARCATED BY BOUNDARY WALL. SIGNATURE OF THE OWNER / APPLICANT IS AUTHENTICATED BY ME.

NAME OF ARCHITECT
Ar. ANUPAM GHOSH
Registered Architect
Reg. No. CA / 2005 / 36555.

CERTIFICATE OF STRUCTURAL ENGINEER :-
THE STRUCTURAL DESIGN & DRAWINGS OF BOTH FOUNDATION & SUPER STRUCTURE OF THE BUILDING HAS BEEN PREPARED BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA & THE FOUNDATION IS CAPABLE OF TAKING THE LOAD. CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECTS.
SOIL TESTING HAS BEEN DONE THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

NAME OF STRUCTURAL ENGINEER
MR. BIBEK BIKASH MULLICK
STRUCTURAL ENGINEER (ESE / I / 75)

CERTIFICATE OF GEO-TECHNICAL ENGINEER:-
UNDERSIGNED HAS INSPECTED THE SITE CARRIED OUT THE SOIL INVESTIGATION THEREIN. IT IS CERTIFIED THAT THE EXISTING SOIL OF THE SITE IS ABLE TO CARRY THE LOAD COMING FRO THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM PROPOSED THEREIN IS 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 G + FOUR STORIED RESIDENTIAL BUILDING (HEIGHT 15.450 M.) AT PREMISES NO. 181, MAHATMA GANDHI ROAD, P.S.- HARIDEVPUR, KOLKATA 700 082, WARD NO. 122, UNDER BOROUGH XIII [K.M.C.] U/S 393A OF AS PER K.M.C ACT 1980 & K.M.C B/R 2009

TITLE :-
ON SITE GROUND FLOOR PLAN , LOCATION PLAN , SITE PLAN,SEPTIC TANK DETAILS & EXISTING PLAN

N

DRAWING SHEET NO.

DEALT : P. MONDAL

SCALE 1 : 100
(UNLESS OTHERWISE MENTIONED)

DATE : 05.11.2023

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

Architectural Consultants :
COLLAGE ARCHITECTS
1486, RAJDANGA MAIN ROAD, (OPPOSITE PURBA ABASAN), OF BLOCK-J, 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. : 2024130095
DATED - 02.08.2024
VALID UPTO - 01.08.2029
SPACE FOR DIGITAL SIGNATURE
MBC MEETING NO. 636 MEETING DATE:- 28.05.2024
MBC ITEM NO. 28/24-25

UTTAM PARAMANIK Digitally signed by UTTAM PARAMANIK Date: 2024.08.02 14:13:04 +05'30'
DIGITAL SIGNATURE OF A.E. (C) / Bldg. BOROUGH - XIII[K.M.C]

DEBOJIT DAS Digitally signed by DEBOJIT DAS Date: 2024.08.02 14:13:06 +05'30'
DIGITAL SIGNATURE OF E.E. (C) / Bldg. BOROUGH - XIII [K.M.C]