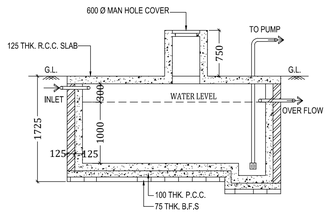
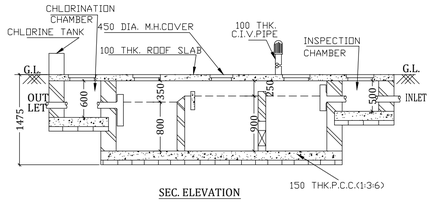
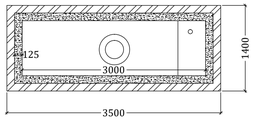


SEC. ELEVATION

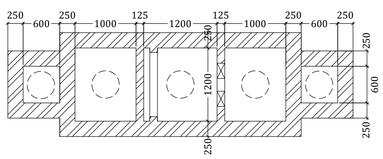


SEC. ELEVATION

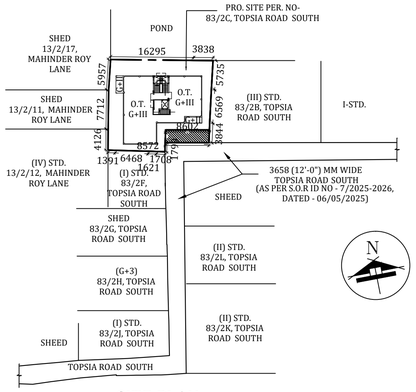


DETAIL OF S.U.G.W RESERVOIR
CAPACITY : 2700 LIT.

SCALE - 1:50



DETAIL OF SEPTIC TANK (40 USERS)
(SCALE :1:50)



SITE PLAN

SCALE - 1:600

PREMISES NO. : 83/2C, TOPSIA ROAD SOUTH

ASSESSEE NO. : 110592202074

NAME OF THE OWNER : NILIMA GUHA, NETAI GUHA, GOURANGA GUHA, RINA MAJUMDAR, RINKU KUMAR, GOURANGA GUHA ALIAS GOURANGA GUHA GOON, TAPAN KUMAR CHATTERJEE, SWAPAN CHATTERJEE

NAME OF THE APPLICANT : SRI. BIPLAB JANA PROPRIETOR OF OINDRILA ENTERPRICES CONSTITUTED ATTORNEY OF NILIMA GUHA, NETAI GUHA, GOURANGA GUHA, RINA MAJUMDAR, RINKU KUMAR, GOURANGA GUHA ALIAS GOURANGA GUHA GOON, TAPAN KUMAR CHATTERJEE, SWAPAN CHATTERJEE

AREA OF LAND : 343.286 SQ.M. (AS PER BOUNDARY DECLARATION)

NAME OF L.B.S : DEBDYUT GHOSH, NO. – LBS I/1508

PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAI : 27 MT.

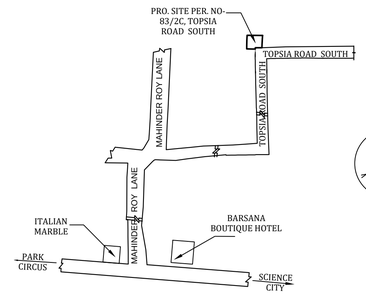
CO - ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL) :

Reference points marked in the site plan of the proposal	CO - ORDINATE IN WGS 84		Site Elevation (AMSL)
	Latitude	Longitude	
	22° 32' 33.4" N	88° 23' 05.3" E	6.0 MT.

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.

SRI. BIPLAB JANA PROPRIETOR OF OINDRILA ENTERPRICES CONSTITUTED ATTORNEY OF NILIMA GUHA, NETAI GUHA, GOURANGA GUHA, RINA MAJUMDAR, RINKU KUMAR, GOURANGA GUHA ALIAS GOURANGA GUHA GOON, TAPAN KUMAR CHATTERJEE, SWAPAN CHATTERJEE
NAME OF OWNER/APPLICANT

DEBDYUT GHOSH
LBS - I / 1508
NAME OF L.B.S

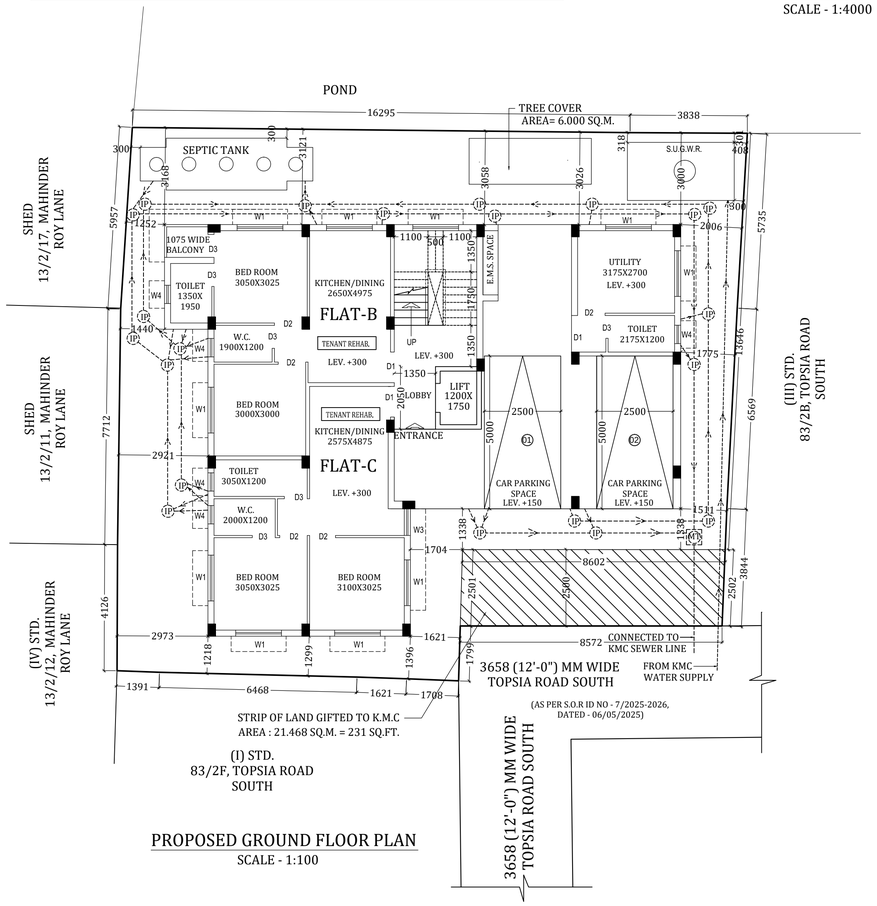


KEY PLAN

SCALE - 1:4000

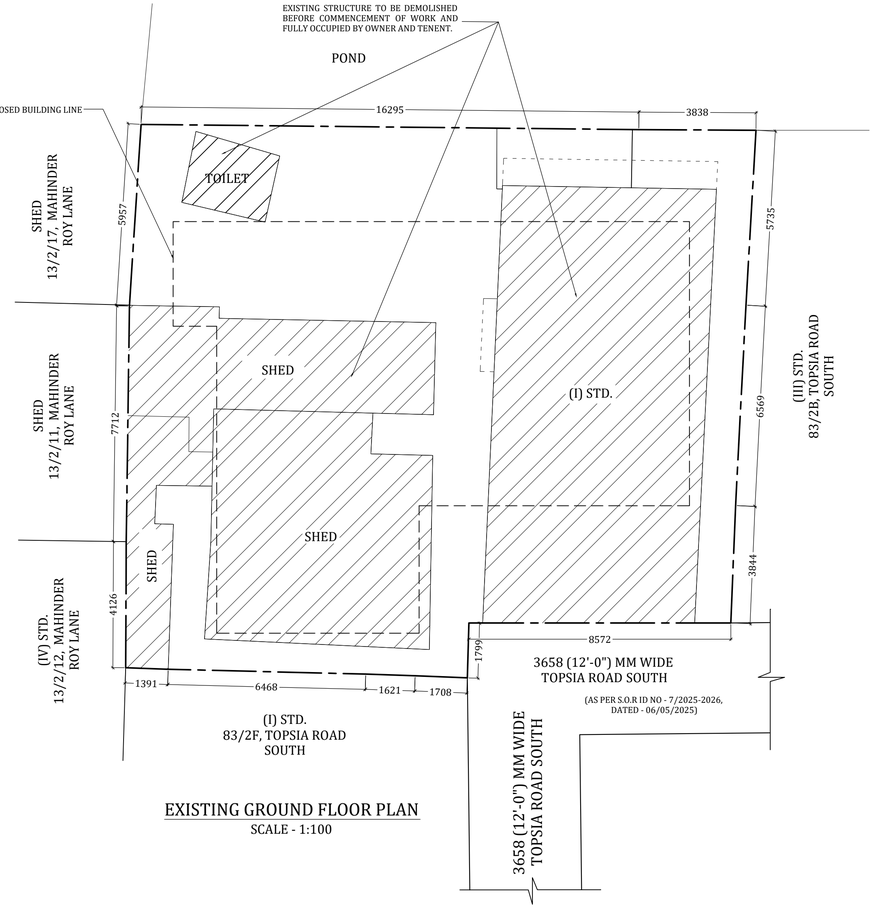
DOOR WINDOW SCHEDULE

TYPE	WIDTH	HT.	TYPE	WIDTH	HT.
D1	1000	2100	W1	1500	1200
D2	900	2100	W2	1200	1200
D3	750	2100	W3	1000	1200
			W4	600	750



PROPOSED GROUND FLOOR PLAN

SCALE - 1:100



EXISTING GROUND FLOOR PLAN

SCALE - 1:100

MAIN CHARACTERISTICS OF THE PROPOSAL

PART "A".

1. ASSESSEE NO : 110592202074

2. NAME OF THE OWNER : NILIMA GUHA, NETAI GUHA, GOURANGA GUHA, RINA MAJUMDAR, RINKU KUMAR, GOURANGA GUHA ALIAS GOURANGA GUHA GOON, TAPAN KUMAR CHATTERJEE, SWAPAN CHATTERJEE

3. NAME OF THE APPLICANT : SRI. BIPLAB JANA PROPRIETOR OF OINDRILA ENTERPRICES CONSTITUTED ATTORNEY OF NILIMA GUHA, NETAI GUHA, GOURANGA GUHA, RINA MAJUMDAR, RINKU KUMAR, GOURANGA GUHA ALIAS GOURANGA GUHA GOON, TAPAN KUMAR CHATTERJEE, SWAPAN CHATTERJEE

4. DETAIL OF REGISTERED DEED.
BOOK NO : I
VOL. NO : 404
PAGE NO : 280 TO 289
BEING NO : 15843
YEAR : 1982
PLACE : A.D.S.R. SEALDAH
DATE : 08.12.1982

5. DETAIL OF REGISTERED DEED.
BOOK NO : I
VOL. NO : 404
PAGE NO : 290 TO 299
BEING NO : 15844
YEAR : 1982
PLACE : A.D.S.R. SEALDAH
DATE : 08.12.1982

6. DETAIL OF REGISTERED DEED.
BOOK NO : I
VOL. NO : 371
PAGE NO : 118
BEING NO : 14495
YEAR : 1982
PLACE : A.D.S.R. SEALDAH
DATE : 21.10.1982

7. DETAIL OF DEED OF GIFT.
BOOK NO : I
VOL. NO : 1606-2024
PAGE NO : 78918 TO 78938
BEING NO : 160602629
YEAR : 2024
PLACE : A.D.S.R. SEALDAH
DATE : 04.07.2024

8. DETAIL OF DEED OF GIFT.
BOOK NO : I
VOL. NO : 1606-2024
PAGE NO : 78939 TO 78956
BEING NO : 160602614
YEAR : 2024
PLACE : A.D.S.R. SEALDAH
DATE : 04.07.2024

9. DETAIL OF POWER OF ATTORNEY.
BOOK NO : I
VOL. NO : 1606-2025
PAGE NO : 6093 TO 6106
BEING NO : 160600157
YEAR : 2025
PLACE : A.D.S.R. SEALDAH
DATE : 24.01.2025

10. DETAIL OF POWER OF ATTORNEY.
BOOK NO : I
VOL. NO : 1606-2025
PAGE NO : 6327 TO 6340
BEING NO : 160600158
YEAR : 2025
PLACE : A.D.S.R. SEALDAH
DATE : 24.01.2025

11. DETAIL OF POWER OF ATTORNEY.
BOOK NO : I
VOL. NO : 1606-2025
PAGE NO : 6131 TO 6146
BEING NO : 160600155
YEAR : 2025
PLACE : A.D.S.R. SEALDAH
DATE : 24.01.2025

12. DETAIL OF BOUNDAYR DECLARATION.
BOOK NO : I
VOL. NO : 1606 - 2025
PAGES NO : 26724 TO 26735
BEING NO : 160600808
YEAR : 2025
PLACE : A.D.S.R. - SEALDAH.
DATE : 04.03.2025

13. DETAIL OF REG. STRIP.
BOOK NO : I
VOL. NO : 1606 - 2025
PAGES NO : 26736 TO 26748
BEING NO : 160600811
YEAR : 2025
PLACE : A.D.S.R. - SEALDAH.
DATE : 04.03.2025

14. DETAIL OF NON EVICTION OF TENANT.
BOOK NO : I
VOL. NO : 1606 - 2025
PAGES NO : 26703 TO 26713
BEING NO : 160600806
YEAR : 2025
PLACE : A.D.S.R.- SEALDAH.
DATE : 04.03.2025

15. DETAIL OF COMMON PASSAGE.
BOOK NO : I
VOL. NO : 1606 - 2025
PAGES NO : 26714 TO 26723
BEING NO : 160600807
YEAR : 2025
PLACE : A.D.S.R.- SEALDAH.
DATE : 04.03.2025

16. MUTATION CASE NO.- 0/059/27-JUN-24/158569, DT : 29.06.2024

SCALE -1:100 & AS MENTIONED

SPECIFICATION :-

ALL EXTERNAL BRICK WORK 200mm. THICK WITH 1:6 CEMENT MORTAR.
ALL INTERNAL WALLS 125mm. & 75mm. THICK WITH 1:4 CEMENT MORTER AND WIRE NET BONDING.
ALL R.C.C. WORK WITH M20 CONCRETE AS PER STRUCTURAL DESIGN.
EXTERNAL PLASTER WITH 1:6 CEMENT MORTAR (20 mm)
INTERNAL PLASTER WITH 1:5 CEMENT MORTAR (12mm)
CEILING PLASTER WITH 1:4 CEMENT MORTAR (6mm)

ALL DIMENSIONS IN THIS DRAWING ARE STRUCTURAL DIMENSIONS AND DOES NOT INCLUDE PLASTERING OR ANY OTHER FINISHING.

PART "B" F.A.R CALCULATION

1.(a) LAND AREA : 05 KH. - 00 CH. -00 SQ.FT = 334.448 SQ.M. (AS PER DEED)

1.(b) LAND AREA : 05 KH.- 02 CH - 05 SQFT = 343.286 SQ.M. (AS PER BOUNDARY DECLARATION)

1.(c) STRIP AREA : 21.468 SQ.M.

1.(d) NET LAND AREA : 321.818 SQ.M.

2. ROAD WIDTH = 3658 (12' - 0") MM WIDE TOPSIA ROAD SOUTH (AS PER S.O.R ID NO - 7/2025-2026, DATED - 06/05/2025)

3. HEIGHT OF THE BUILDING =12.400 MT.

4.(a) PERMISSIBLE GROUND COVERAGE = 185.682 SQM. (55.519%)

4.(b) PROPOSED GROUND COVERAGE = 176.455 SQ.M. (52.760%)

5. PERMISSIBLE F.A.R = 1.75

6.(a) PERMISSIBLE TOTAL COVERED AREA : 585.284 SQ.M.

6.(b) PROPOSED COVERED AREA : 583.517 SQ.M. (EXCLUDING ALL EXEMPTION AREA & CAR PARKING AREA)

FLR MKD.	COVERED AREA SQ.M.	STAIR VOID SQ.M.	LIFT AREA SQ.M.	GROSS FLOOR AREA SQ.M.	STAIR AREA SQ.M.	LOBBY AREA SQ.M.	NET FLOOR AREA SQ.M.
GR FLR	176.455	NIL	NIL	176.455	(12.015 - 0.875) = 11.140	2.766	162.549
1ST FLR	176.455	0.875	2.100	173.480	(12.015 - 0.875) = 11.140	2.599	159.741
2ND FLR	176.455	0.875	2.100	173.480	(12.015 - 0.875) = 11.140	2.599	159.741
3RD FLR	168.200	0.875	2.100	165.225	(12.015 - 0.875) = 11.140	2.599	151.486
TOTAL =	697.565	2.625	6.300	688.640	44.560	10.563	633.517

7. CAR PARKING AREA : 51.116 SQ.M. (25 SQ.M. FOR 1 CAR PARKING)

8. NO. OF TENEMENT: 13 NOS.

FLAT MKD.	SIZE OF TENEMENT(SQ.M.)	PROPORTIONED COMMON AREA	ACTUAL TENEMENT AREA	NOS.	REQ. CAR	FLOOR	LOFT	C.B	FLOWER BED
FLAT A	44.658 SQ.M.	7.173	51.831 SQ.M.	1	2 NOS.	GR. FLR.	NIL	NIL	NIL
FLAT B	44.743 SQ.M.	7.187	51.930 SQ.M.	1		1ST. FLR.	NIL	4.312 SQ.M.	NIL
FLAT C	44.588 SQ.M.	7.162	51.750 SQ.M.	2		2ND. FLR.	NIL	4.312 SQ.M.	NIL
FLAT D	52.301 SQ.M.	8.401	60.702 SQ.M.	3		3RD. FLR.	NIL	5.187 SQ.M.	NIL
FLAT E	31.301 SQ.M.	5.028	36.329 SQ.M.	2		TOTAL =	NIL	13.811 SQ.M.	NIL
FLAT F	26.516 SQ.M.	4.259	30.775 SQ.M.	2					
FLAT G	39.708 SQ.M.	6.378	46.086 SQ.M.	1					
FLAT H	58.472 SQ.M.	9.392	67.864 SQ.M.	1					

9.(a) REQUIRED CAR PARKING = 02 NOS. 9.(b) PROPOSED CAR PARKING = 02 NOS.

10. PROPOSED F.A.R = 1.745

11.(a) ROOF AREA = 176.455 SQ.M. 11.(b) STAIR COVER AREA = 14.493 SQ.M.

11.(c) ROOF TANK AREA = 6.355 SQ.M. 11.(d) LIFT MACHINE ROOM AREA = 6.433 SQ.M.

12.(e) LIFT MACHINE ROOM STAIR AREA = 3.400 SQ.M. 11.(f) TOTAL C.B. AREA = 13.811 SQ.M.

13. PROPOSED COMMON AREA = 88.228 SQ.M.

14. ADDITIONAL AREA FOR FEES = 38.137 SQ.M.

15. AREA FOR FEES = 726.777 SQ.M.

16.(a) REQUIRED TREE COVER AREA = 1.722% i.e. 5.759 SQ.M. 16.(b) PROPOSED TREE COVER AREA = 1.794% i.e. 6.000 SQ.M.

CERTIFICATE OF STRUCTURAL ENGINEER

I DO HEREBY, UNDERTAKE THAT I SHALL CARRY OUT SOIL INVESTIGATION AFTER DEMOLISHING THE EXISTING STRUCTURE AND DESIGN THE FOUNDATION AND ALL STRUCTURAL ELEMENTS AS PER RELEVANT I.S. CODE OF PRACTICE & NATIONAL BUILDING CODE BEFORE COMMENCEMENT OF THE WORK. THE WORK WILL BE EXECUTED STRICTLY AS PER STRUCTURAL DESIGN AND DRAWING AND THE SAME WILL BE SUPERVISED BY ME DURING CONSTRUCTION WORK. I WILL SUBMIT THE STRUCTURAL DESIGN CALCULATIONS, STRUCTURAL DRAWING, SOIL TEST REPORT ETC. AFTER DEMOLISHING THE EXISTING STRUCTURE.
I DO, HEREBY, ALSO UNDERTAKE THAT DURING EXECUTION OF THE WORK ALL PRECAUTIONARY MEASURES WILL BE TAKEN BY ME IN RESPECT OF SAFETY AND STABILITY OF THE ADJOINING STRUCTURE AND PROPERTIES.

MANI SANKAR CHATTERJEE
E.S.E NO. I/205
NAME OF STRUCTURAL ENGINEER

CERTIFICATE OF GEO-TECHNICAL ENGINEER

I DO HEREBY, UNDERTAKE THAT I SHALL CARRY OUT SOIL INVESTIGATION AFTER DEMOLISHING THE EXISTING STRUCTURE AND DESIGN THE FOUNDATION AND ALL STRUCTURAL ELEMENTS AS PER RELEVANT I.S. CODE OF PRACTICE & NATIONAL BUILDING CODE BEFORE COMMENCEMENT OF THE WORK. THE WORK WILL BE EXECUTED STRICTLY AS PER STRUCTURAL DESIGN AND DRAWING AND THE SAME WILL BE SUPERVISED BY ME DURING CONSTRUCTION WORK. I WILL SUBMIT THE STRUCTURAL DESIGN CALCULATIONS, STRUCTURAL DRAWING, SOIL TEST REPORT ETC. AFTER DEMOLISHING THE EXISTING STRUCTURE.
I DO, HEREBY, ALSO UNDERTAKE THAT DURING EXECUTION OF THE WORK ALL PRECAUTIONARY MEASURES WILL BE TAKEN BY ME IN RESPECT OF SAFETY AND STABILITY OF THE ADJOINING STRUCTURE AND PROPERTIES.

SUBHANKAR ROY
G.T.E NO. I/5
NAME OF G.T.E

DECLARATION OF L.B.S

CERTIFY 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 AND THAT THE SITE CONDITION INCLUDING WIDTH OF ABUTTING K.M.C. ROAD CONFORM WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE NOT AT TANK OR FILLED UP A TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL.THE CONSTRUCTION OF S.U.G. WATER RESERVOIR WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.THERE IS AN EXISTING STRUCTURE, WHICH IS OCCUPIED BY THE OWNER & TENANT WILL BE DEMOLISHED BEFORE THE TIME OF NEW CONSTRUCTION.

DEBDYUT GHOSH
L.B.S NO. I/1508
NAME OF L.B.S

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 AND E.S.E DURING CONSTRUCTION OF THE BUILDING (AS PER B.S PLAN). K.M.C AUTHORITY WILL NOT BE RESPONSIBLE FOR THE STRUCTURAL STABILITY OF THE BUILDING AND ADJOINING STRUCTURES. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C AUTHORITY MAY REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF WATER RESERVOIR WILL BE UNDERTAKEN UNDER THE GUIDANCE OF E.S.E/L.B.S BEFORE STARTING OF BUILDING FOUNDATION WORK.

SRI. BIPLAB JANA PROPRIETOR OF OINDRILA ENTERPRICES CONSTITUTED ATTORNEY OF NILIMA GUHA, NETAI GUHA, GOURANGA GUHA, RINA MAJUMDAR, RINKU KUMAR, GOURANGA GUHA ALIAS GOURANGA GUHA GOON, TAPAN KUMAR CHATTERJEE, SWAPAN CHATTERJEE
NAME OF OWNER/APPLICANT

TITLE :- GROUND FLOOR PLAN, KEY PLAN, SITE PLAN, S.U.G.W.R, SEPTIC TANK

PROPOSED PLAN OF G+III STORIED (12.400 MT HEIGHT) RESIDENTIAL BUILDING U/S 393A OF K.M.C. ACT 1980 AND B/R 2009 AT PREMISES NO. - 83/2C, TOPSIA ROAD SOUTH, P.S. - TOPSIA, WARD NO.- 059, BOROUGH - VII, KOLKATA - 700 0046 WITH IN THE K.M.C.

B.P NO.- 2025070043 DATE :-11.06.2025

VALID UPTO :-10.06.2030

KOUSHIK SWARNA KAR
Digitally signed by KOUSHIK SWARNAKAR
Date: 2025.06.11 16:23:11 +05'30'

DIGITAL SIGNATURE OF A.E(C)/Bldg. Br. VII

BROJO KISHORE DHAR
Digitally signed by BROJO KISHORE DHAR
Date: 2025.06.11 16:19:41 +05'30'

DIGITAL SIGNATURE OF E.E(C)/Bldg. Br. VII