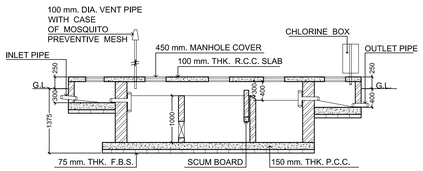
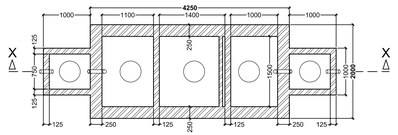
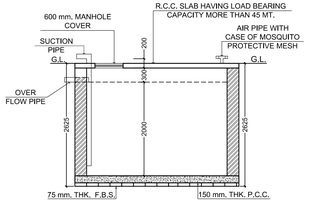


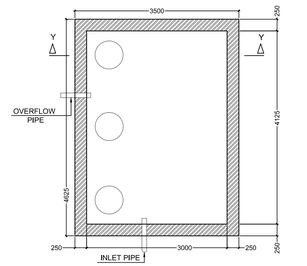
SECTION X-X
SCALE 1:50



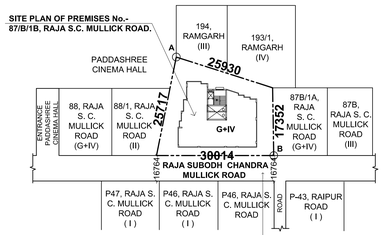
PLAN OF SEPTIC TANK (75 USERS)
SCALE 1:50



SECTION Y-Y

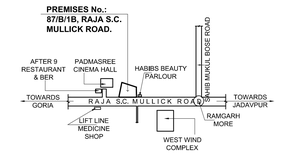


PLAN OF S.U.G.W.R. FOR 80 USERS
(CAPACITY : 25,000 LITRES.)
SCALE : 1:50

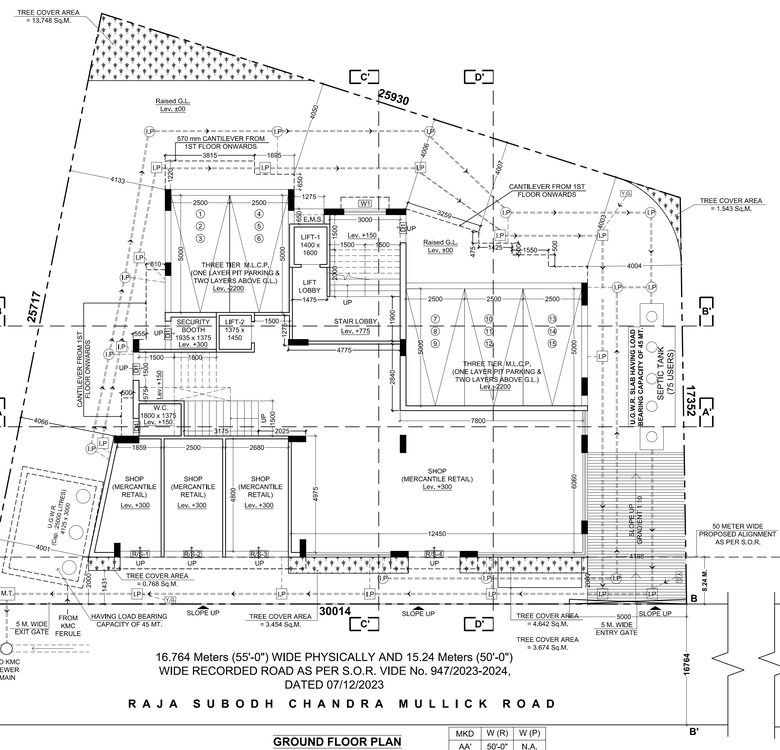


16,764 Meters (55'-0") WIDE PHYSICALLY AND 15.24 Meters (50'-0") WIDE RECORDED ROAD AS PER S.O.R. VIDE No. 947/2023-2024, DATED 07/12/2023

PROPOSED SITE PLAN
SCALE - 1:600

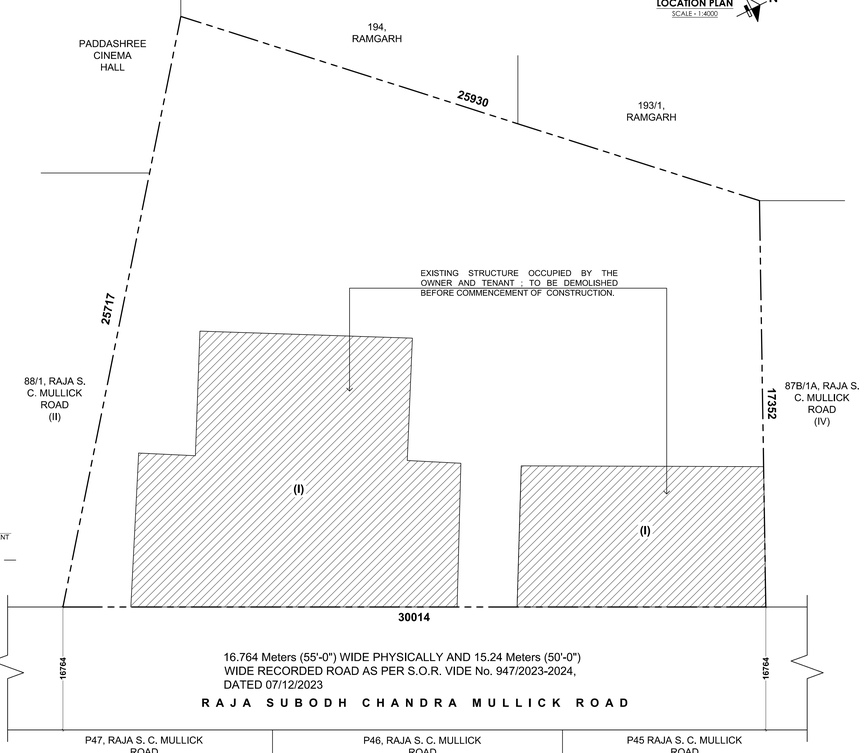


LOCATION PLAN
SCALE - 1:4000



GROUND FLOOR PLAN

MKD	W (R)	W (P)
AA'	50'-0"	N.A.
BB'	50'-0"	55'-0"



EXISTING SITE PLAN
SCALE - 1:100

SHEET No. 1 of 2

SHEET TITLE

GROUND FLOOR PLANS, EXISTING SITE PLAN, SITE PLAN, LOCATION PLAN, DETAILS OF SEPTIC TANK & S.U.G.W.R.

DRAWN BY - M.L. | DATE - 25.03.2025

DEALT BY - J.D.

SCALE - 1:100 (Unless mentioned otherwise)

N

MAIN CHARACTERISTICS OF THE PLAN PROPOSAL

PART - A :

ASSESSEE No. 211000802339

1. **NAME OF THE OWNERS**
SRI SUVRA CHATTERJEE, SRI SUBHANKAR CHATTERJEE & SMT. RUNA KUNDU

2. **NAME OF THE APPLICANT**
SRI GOPAL KUNDU C.A. OF SRI SUVRA CHATTERJEE, SRI SUBHANKAR CHATTERJEE & SMT. RUNA KUNDU

3. **DETAILS OF REGD. DEEDS**

i) BOOK No. **I**, VOLUME No.**37**, PAGE FROM **53** To **73**, BEING No.**08412**, DATED **21-12-2011**, AT **A.D.S.R. ALIPORE**.

ii) BOOK No. **I**, VOLUME No. **1601-2023**, PAGE FROM **65998** To **66025**, BEING No. **160101902**, DATED **22-08-2023**, AT **D.S.R.- I 24 P.G.S.(S)**

iii) BOOK No. **I**, VOLUME No.**1601-2023**, PAGE FROM **69554** To **69557**, BEING No. **160102036**, DATED **11-09-2023**, AT **D.S.R.- I 24 P.G.S.(S)**

iv) BOOK No. **I**, VOLUME No.**1601-2023**, PAGE FROM **69576** To **69600**, BEING No. **160102037**, DATED **11-09-2023**, AT **D.S.R.- I 24 P.G.S.(S)**

v) BOOK No. **I**, VOLUME No.**79**, PAGE FROM **250** To **290**, BEING No. **4483**, DATED **26-10-1970**, AT **J.S.R., ALIPORE, 24 P.G.S.(S)**

4. **DETAILS OF REGD. GENERAL POWER OF ATTORNEY**
BOOK No. **I**, VOLUME No.**1604-2023**, PAGE FROM **407926** To **407942**, BEING No. **160413529**, DATED **06-11-2023**, AT **D.S.R.- IV 24 P.G.S.(S)**

5. **DETAILS OF REGD. NON EVICTION OF TENANT**
BOOK No. **IV**, VOLUME No.**1603-2023**, PAGE FROM **13302** To **13311**, BEING No, **160300790**, DATED **13-10-2023**, AT **D.S.R.- III 24 P.G.S.(S)**

6. **DETAILS OF REGISTERED BOUNDARY DECLARATION**
BOOK No. **I**, VOLUME No.**1603-2023**, PAGE FROM **439076** To **439087**, BEING No. **160316853**, DATED: **30-10-2023** AT **D.S.R. -III 24 P.G.S. (S)**

PART - B :

1. **AREA OF THE LAND :**
AS PER ASSESSMENT BOOK COPY: **08** K.- **13** Ch.- **24.00** Sq.ft. = **591.695** Sq.m.
AS PER BOUNDARY DECLARATION: **08** K.- **13** Ch.- **24.36** Sq.ft. = **591.728** Sq.m.
AS PER DEED: **09** K.- **02** Ch.- **30** Sq.ft. = **613.155** Sq.m.

2. PERMISSIBLE GROUND COVERAGE : 296.846 Sq.m. (50.00 %)
3. PROPOSED GROUND COVERAGE : 290.715 Sq.m. (48.65 %)
4. **PROPOSED AREA**

FLOOR	TOTAL FLOOR AREA	CUT OUT			EFFECTIVE FLOOR AREA	EXEMPTED AREA		NET FLOOR AREA
		STAIR WELL	LIFT WELL	VOID		LIFT LOBBY	STAIRWAY	
GROUND	M = 167.287	——	——	——	167.287	2.363	19.515	145.409
	R = 100.127	——	——	——	100.127	2.95	16.20	80.977
FIRST	B = 247.736	1.208	1.994	——	244.534	2.55	17.025	224.959
	R = 26.419	——	2.24	0.051	23.669	2.95	16.20	4.519
SECOND	B = 162.962	1.380	1.994	——	159.588	2.55	17.925	139.113
	R = 119.51	——	2.24	0.051	116.76	2.95	16.20	97.610
THIRD	287.868	——	2.24	0.051	285.118	2.95	15.975	266.193
FOURTH	287.868	——	2.24	0.051	285.118	2.95	15.975	266.193
TOTAL	**1399.777**	**2.588**	**12.948**	**2.04**	**1382.201**	**22.213**	**135.015**	**1224.973**

TOTAL RESIDENTIAL AREA : 810.792 Sq.m.
TOTAL COMMON AREA : 123.532 Sq.m.

5. **CAR PARKING CALCULATION**

(A)

COVERED AREA (Sq.m.)	SHARE OF COMMON AREA	TENEMENT SIZE (Sq.m.)	TENEMENT SIZE RANGE	TENEMENT No.	REQUIRED PARKING
FLAT-A ,93.707	18,715	112.422	ABOVE 100 Sq.m.	1	6
FLAT-B, E ,75.698	15,118	90.816	75 - 100	2	
FLAT-C, E ,93.010	18,576	111.586	ABOVE 100 Sq.m.	2	
FLAT-D, F ,93.703	18,714	112.417	ABOVE 100 Sq.m.	2	

BUSINESS	**CARPET AREA**	**COVERED AREA**	6
	1st = 215.513 Sq.m.	1st = 244.634 Sq.m.	
	2nd = 134.425 Sq.m.	2nd = 159.588 Sq.m.	
	349.938 Sq.m.	**404.122 Sq.m.**	
MERCANTILE RETAIL	CARPET AREA	COVERED AREA	3
	Gr. = 135.381 Sq.m.	Gr. = 167.287 Sq.m.	
TOTAL Nos. OF CAR PARKING REQUIRED			15

(B) Nos. OF CAR PARKING PROVIDED
AT GROUND FLOOR (THREE-LAYER COVERED) = 5 x 3 = 15 Nos.
AT GROUND FLOOR (OPEN)= 0 Nos.
(C) PERMISSIBLE AREA FOR PARKING : 5 x 25 = 125
(D) ACTUAL AREA FOR PARKING PROVIDED : 68.73 Sq.m.
6. PERMISSIBLE F.A.R. : 2.5
7. PROPOSED F.A.R. : (1224.973 - 68.73) / 591.695 = 1.954
8. **STATEMENT OF OTHER AREAS**

FLOOR	LOFT	CUPBOARD	LEDGE / TEND
GROUND	——	——	——
FIRST	——	——	——
SECOND	——	1,577	——
THIRD	——	4,003	——
FOURTH	——	4,003	——
TOTAL	——	**9.583**	——

9. **TOTAL FLOOR AREA FOR FEES**

FLOOR AREA	TOTAL ADDITIONAL FLOOR AREA FOR FEES	TOTAL AREA FOR FEES
1382.201 Sq.M.	35.021 Sq.M.	1417.222 Sq.M.

10. AREA OF STAIR HEADROOM : 19.659 Sq.m.
11. AREA OF OVERHEAD TANK : 15.268 Sq.m.
12. AREA OF LIFT MACHINE ROOM : 5.779 Sq.m.
13. AREA OF TREE COVER
PROPOSED: 23.187 Sq.m. (3.882 % OF LAND)
REQUIRED : 20.965 Sq.m. (3.543 % OF LAND)

15. SITE CO-ORDINATES 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)	PERMISSIBLE HEIGHT IN REFERENCE OF CGZM BY AAI IS 33 M.
	Latitude	Longitude		
POINT-A	22° 28' 23.9" N	88° 22' 35.1" E	5.0M	
POINT-B	22° 28' 23.9" N	88° 22' 35.1" E	5.0M	

The above information is true and correct in all respect and if at any stage it is found otherwise, than I shall be fully liable for which KMC and other appropriate authority reserve the right to take appropriate action against me as per law.

APPLICANT
SRI GOPAL KUNDU C.A. OF
SRI SUVRA CHATTERJEE
SRI SUBHANKAR CHATTERJEE
SMT. RUNA KUNDU

ARCHITECT
Jaydeep Deb
B. Arch (J.U.), M.Arch (Urban Design)
CoA Regn. No. CA/2003/30584
Associate of I.I.A.

SPECIFICATIONS

1. STRUCTURAL CEM. CONC. M-20 GRADE WITH 19 MM DOWN STONE CHIPS.
2. GRADE OF REINFORCEMENT Fe 415,
3. SINGLE LAYER BFS WITH PICKED JHAMA BRICKS.
4. CEM., CONC. WITH JHAMA KHOA IN FOUNDATION AND UNDER FLOOR.
5. 200 MM THICK FIRST CLASS BRICKWORK WITH CEMENT MORTAR (1:6) AT OUTSIDE WALLS.
6. 100 MM. & 75 MM. THICK FIRST CLASS BRICKWORK WITH CEMENT MORTAR (1:4) WITH APPROVED H.B. NETTING IN EVERY ALTERNATE LAYER AT INSIDE WALLS.
7. 25 MM THICK DPC WITH CEM. CONC. (1:2:4) WITH 6 MM DOWN STONE CHIPS AND 5% WATER PROOFING COMPOUND.
8. WOODWORK IN DOOR FRAMES WITH SAL WOOD.
9. 36 MM THICK DOOR SHUTTERS WITH TEAK WOOD ALSO FLUSH DOORS WITH COMMERCIAL PLY.
10. WINDOWS ARE ALUMINUM FULLY GLAZED AND PANELED FITTED WITH M.S. GRILL.
11. 19 MM THK. CEM. PLASTER (1:6) TO INSIDE AND OUTSIDE WALLS.
12. 6 MM THK. CEM. PLASTER (1:3) TO CEILING, BEAMS, CHAJJA ETC.
13. 32 MM THK. CAST-IN-SITU MOSAIC FLOOR INCLUDING UNDERLAY AND WITH 3-4 SIZE MARBLE CHIPS OF DIFFERENT COLOUR AS PER DIRECTION. ALSO MARBLE FLOORING AS PER SPECIFIC REQUIREMENT.
14. PAINTING AND COLOUR WASHING SHOULD BE DONE IN TWO COATS OVER A COAT OF PRIMING AS PER APPROVED STANDARD PAINT.
15. RAIN WATER PIPES SHALL BE OF CAST IRON, FINISHED WITH PAINT. ALL SANITARY, WATER SUPPLY & ELECTRICAL FITTINGS SHALL BE OF FIRST CLASS MATERIAL.
16. DEPTH OF SEMI UNDER GROUND WATER RESERVOIR SHALL NOT ExCEED THE DEPTH OF FOUNDATION OF NEIGHBORING COLUMNS.
17. ALL LEVELS IN THE PROPOSAL ARE RESPECT TO THE FORMATION LEVEL.
18. FORMATION LEVEL IS +600 MM UP FROM THE CREST OF ABUTTING ROAD LEVEL.

SCHEDULE FOR DOOR AND WINDOW

MKD	WIDTH	HEIGHT	MKD	WIDTH	HEIGHT
D1	1350	2100	W1	1800	1350
D2	1050	2100	W2	1500	1350
D3	900	2100	W3	1350	1350
D4	750	2100	W4	900	1350
SLD-1	2905	2100	W5	600	750
SLD-2	2725	2100	R/S-1	2200	2200
SLD-3	2625	2100	R/S-2	2500	2200
F.C.D.	1200	2100	R/S-3	2730	2200
			R/S-4	2205	2200

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 SAFE AND STABLE IN ALL RESPECT FROM GEO TECHNICAL POINT OF VIEW.

G.T.E.
Kallol Kumar Ghoshal
G.T./I/49

CERTIFICATE OF THE 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 THE STRUCTURAL DESIGN OF THE BUILDING PROPOSED HEREIN WILL BE SAFE AND STABLE IN ALL RESPECT. THE RECOMMENDATION OF THE SOIL TEST REPORT WILL BE CONSIDERED DURING STRUCTURAL DESIGN CALCULATION.

E.S.E.
Kallol Kumar Ghoshal
E.S.E. I/261

CERTIFICATE OF THE ARCHITECT

I CERTIFY WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN AS PER PROVISION OF K.M.C. BUILDING RULES 2009 AS AMENDED FROM TIME TO TIME AND THE SITE CONDITIONS INCLUDING THE WIDTH OF ABUTTING ROAD (16.764 METERS) CONFORM WITH THE PLAN WHICH HAS BEEN MEASURED AND VERIFIED BY ME. THAT IT IS A BUILT ABLE SITE, NOT A TANK OR FILLED UP TANK. THE SITE IS DEMARCATED BY BOUNDARY WALL. SITE PLAN AND KEY PLAN AS PER SITE. I WILL SUPERVISE THE CONSTRUCTION OF THE PROPOSED BUILDING.

ARCHITECT
Jaydeep Deb
B. Arch (J.U.), M.Arch (Urban Design)
CoA Regn. No. CA/2003/30584
Associate of I.I.A.

I DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT :-

1. I SHALL ENGAGE ARCHITECT & E.S.E. DURING CONSTRUCTION.
2. I SHALL FOLLOW THE INSTRUCTIONS OF ARCHITECT & 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 AND THE 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 THE WATER RESERVOIR AND SEPTIC TANK WILL BE UNDER THE GUIDANCE OF ARCHITECT & E.S.E. BEFORE STARTING THE BUILDING FOUNDATION WORK.
6. DURING DEPARTMENTAL INSPECTION THE SITE WAS IDENTIFIED BY ME.
7. THERE IS NO LEGAL COURT CASE PENDING AGAINST THIS PREMISES.

APPLICANT
SRI GOPAL KUNDU C.A. OF
SRI SUVRA CHATTERJEE
SRI SUBHANKAR CHATTERJEE
SMT. RUNA KUNDU

PROPOSED G+IV STORIED (15.495 Mtr.) RESIDENTIAL BUILDING U/S 393A OF K.M.C. ACT 1980 AND K.M.C. BUILDING RULES 2009 AT PREMISES No. 87/B/1B, RAJA S. C. MULLICK ROAD, WARD - 100, BOROUGH - X, P.S.: NETAJI NAGAR, KOLKATA: 700 047.

BUILDING PERMIT No. 2025100012 DATE: 21/04/2025
VALID UPTO: 20/04/2030

TUSHAR JATI — Digitally signed by TUSHAR JATI Date: 2025.04.21 17:03:21 +05'30'

DEBARATI CHAKRABORTY — Digitally signed by DEBARATI CHAKRABORTY Date: 2025.04.21 17:02:10 +05'30'

SIGNATURE OF E.E. **SIGNATURE OF A.E.**