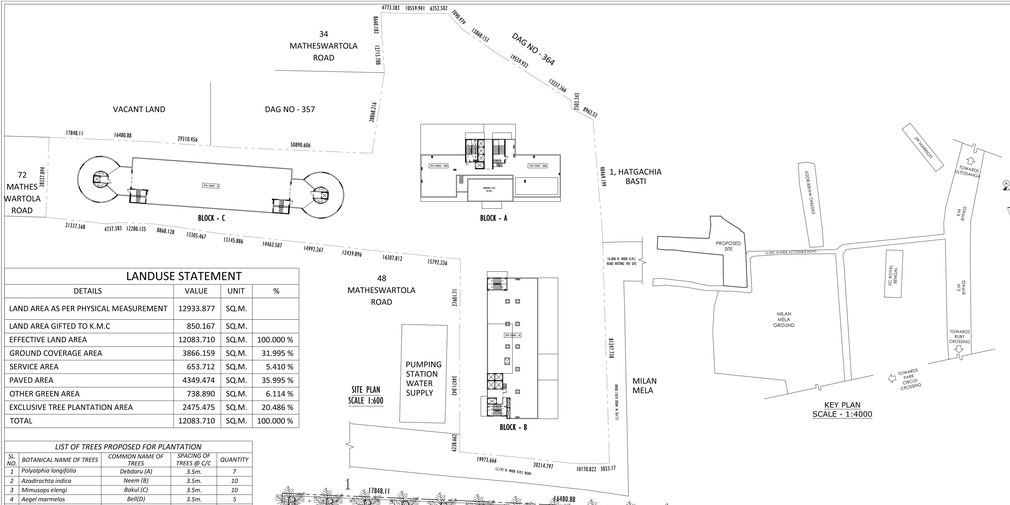


SITE PLAN
SCALE 1:600

LANDUSE STATEMENT

DETAILS	VALUE	UNIT	%
LAND AREA AS PER PHYSICAL MEASUREMENT	12933.877	SQ.M.	
LAND AREA GIFTED TO K.M.C	850.167	SQ.M.	
EFFECTIVE LAND AREA	12083.710	SQ.M.	100.000 %
GROUND COVERAGE AREA	3866.159	SQ.M.	31.995 %
SERVICE AREA	653.712	SQ.M.	5.410 %
PAVED AREA	4349.474	SQ.M.	35.995 %
OTHER GREEN AREA	738.890	SQ.M.	6.114 %
EXCLUSIVE TREE PLANTATION AREA	2475.475	SQ.M.	20.486 %
TOTAL	12083.710	SQ.M.	100.000 %

LIST OF TREES PROPOSED FOR PLANTATION

SL. NO.	BOTANICAL NAME OF TREES	COMMON NAME OF TREES	SPACING OF TREES @ C/C	QUANTITY
1	Polyalphia longifolia	Debdaru (A)	3.5m.	7
2	Azadirachta indica	Neem (B)	3.5m.	10
3	Mimusops elengi	Bokul (C)	3.5m.	10
4	Aegel marmelos	Bel(D)	3.5m.	5
5	Syzyzium cumini	Jamun(E)	3.5m.	5
6	Pterospermum acerifolium	Kanak champa(F)	3.5m.	10
7	Mangifera indica	Mango(G)	3.5m.	10
8	Psidium guajava	Guava(H)	3.5m.	5
9	Petaphorum ferruginum	Radhachura(I)	3.5m.	10
10	Anthocephalus cadamba	Kadamba(J)	3.5m.	5
11	Michelia champaca	Yellow champaka(K)	3.5m.	15
12	Tabebuia rosea	Pink trumpet(L)	3.5m.	20
13	Bauhinia blakeana	Hong kong orchid(M)	3.5m.	15
14	Cassia fistula	Golden shower(N)	3.5m.	20
15	Jacaranda mimusifolia	Jacaranda(O)	3.5m.	10
16	Parkia biglandulosa	Badminton ball(P)	3.5m.	10
17	Albizia lebbeck	Sirisi(Q)	3.5m.	10
18	Chorisia speciosa	Silk floss(R)	3.5m.	5
19	Terminalia mantaly	Madagascar almond(S)	3.5m.	10
20	Terminalia catappa	Indian almond(T)	3.5m.	10
		TOTAL		202

PROPOSED TREE PLANTATION AREA	
SL. NO.	AREA(SQM.)
1	1714.919
2	21.831
3	377.571
4	138.781
5	47.668
6	174.705
TOTAL	2475.475

PROPOSED TREE

ADDITIONAL NOTES :

1. FLY ASH AND FLY ASH BASED MATERIALS WILL BE USED FOR CONSTRUCTION
2. THERE IS NO POND IN THE PREMISES
3. I NO. STP HAVING 93 KLD CAPACITY AND 1 NO. STP HAVING 87 KLD IS PROPOSED FOR THE TOWER AND HOTEL BLOCK RESPECTIVELY, AND IS CAPABLE OF HANDLING THE DEMANDS OF THE PROPOSED CONSTRUCTION
4. 133 + 128 KL RAIN WATER HARVESTING TANK IS PROVIDED
5. SOLAR PANELS WILL BE PROVIDED ON THE ROOF OF THE TOWER AND HOTEL BLOCK AND SHALL BE CAPABLE OF GENERATING ENERGY EQUIVALENT TO 1% OF THE CONNECTED LOAD
6. SOLID WASTE MANAGEMENT AREA IS PROVIDED IN THE BASEMENT

STATEMENT OF PLAN PROPOSAL

ASSESSEE NO - 110580700883

DETAILS OF REGISTERED DEED :

BOOK NO : I, VOLUME NO : 1904 - 2023, PAGES : 517671 TO 517685, BEING NO : 190411044, YEAR : 2023.

DETAILS OF GIFT DEED :

BOOK NO : I, VOLUME NO : 13, PAGES : 7119 TO 7131, BEING NO : 05695, YEAR : 2014.

DETAILS OF BOUNDARY DECLARATION :

BOOK NO : I, VOLUME NO : 1904 - 2023, PAGES : 517671 TO 517685, BEING NO : 190411044, YEAR : 2023.

PROPOSED AREA CALCULATION (ALL AREA ARE IN SQ.M.)

1. LAND AREA AS PER LEASE DEED = 13645.480 SQ.M.
2. LAND AREA AS PER PHYSICAL MEASUREMENT (BEFORE GIFTING 850.167 SQM FOR ROAD WIDENING TO KMC) = 12933.877 SQ.M. (EFFECTIVE LAND AREA = (12933.877 - 850.167) SQ.M. = 12083.710 SQ.M.)
3. ABUTTING ROAD WIDTH = 16.000 M.
4. PERMISSIBLE HEIGHT = NO RESTRICTION
5. PROPOSED HEIGHT BLOCK - A = 111.0 M.
   PROPOSED HEIGHT BLOCK - B = 39.100 M.
   PROPOSED HEIGHT BLOCK - C = 9.050 M.
6. FRONTAGE OF THE PLOT - 70.987 M.
7. PERMISSIBLE F.A.R. AS PER K.M.C. BUILDING RULE 2009 = 2.25
8. PERMISSIBLE ADDITIONAL F.A.R. FOR METRO CORRIDOR = 0.3375 (15% OF PER F.A.R.)
10. TOTAL PERMISSIBLE F.A.R. = 2.5875
11. PROPOSED F.A.R = 2.5787 < 2.5875
12. PERMISSIBLE BUILT UP AREA = 33466.407 SQ.M.
13. PROPOSED BUILT UP AREA = 44855.770 SQ.M. (INCLUDING EXEMPTION)
14. PERMISSIBLE GROUND COVERAGE = 5173.551 SQ.M. (40%)
15. PROPOSED GROUND COVERAGE = 3866.159 SQ.M. (29.892%, CONSIDERING TOTAL LAND AREA INCLUDING ROAD GIFT, 31.99 % CONSIDERING ROAD GIFT AREA)
16. PROPOSED EFFECTIVE FLOOR AREA FOR F.A.R = 33352.900 SQ.M.
17. REQUIRED PLANTATION AREA = 2416.742 SQ.M. (20%, CONSIDERING ROAD GIFT AREA)
18. PROPOSED PLANTATION AREA = 2475.475 SQ.M. (20.486%, CONSIDERING ROAD GIFT AREA)

1 : FOR ASSEMBLY : (BLOCK - A - SERVICED APARTMENT BUILDING)

FLOOR	COVERED AREA	CUT OUT	STAIR WELL	LIFT WELL	GROSS FLOOR AREA	EXEMPTED AREA STAIR & STAIR LOBBY	EXEMPTED AREA LIFT LOBBY	NET FLOOR AREA
BASEMENT	3443.248	152.040	0.000	0.000	3291.208	52.400	12.000	3226.808
GROUND	1185.410	229.024	0.000	20.280	936.106	80.400	12.000	843.706
1ST	868.810	64.724	0.000	20.280	783.806	56.000	12.000	715.806
2ND	809.125	9.949	0.000	20.280	778.896	56.000	12.000	710.896
3RD	791.625	30.549	0.000	20.280	740.796	56.000	12.000	672.796
4TH	809.125	9.949	0.000	20.280	778.896	56.000	12.000	710.896
5TH	791.625	30.549	0.000	20.280	740.796	56.000	12.000	672.796
6TH	809.125	9.949	0.000	20.280	778.896	56.000	12.000	710.896
7TH	791.625	30.549	0.000	20.280	740.796	56.000	12.000	672.796
8TH	809.125	9.949	0.000	20.280	778.896	56.000	12.000	710.896
9TH	791.625	30.549	0.000	20.280	740.796	56.000	12.000	672.796
10TH	809.125	9.949	0.000	20.280	778.896	56.000	12.000	710.896
11TH	791.625	30.549	0.000	20.280	740.796	56.000	12.000	672.796
12TH	809.125	9.949	0.000	20.280	778.896	56.000	12.000	710.896
13TH	791.625	30.549	0.000	20.280	740.796	56.000	12.000	672.796
14TH	809.125	9.949	0.000	20.280	778.896	56.000	12.000	710.896
15TH	791.625	30.549	0.000	20.280	740.796	56.000	12.000	672.796
16TH	809.125	9.949	0.000	20.280	778.896	56.000	12.000	710.896
17TH	791.625	30.549	0.000	20.280	740.796	56.000	12.000	672.796
18TH	809.125	9.949	0.000	20.280	778.896	56.000	12.000	710.896
19TH	791.625	30.549	0.000	20.280	740.796	56.000	12.000	672.796
20TH	809.125	9.949	0.000	20.280	778.896	56.000	12.000	710.896
21ST	791.625	30.549	0.000	20.280	740.796	56.000	12.000	672.796
22ND	809.125	9.949	0.000	20.280	778.896	56.000	12.000	710.896
23RD	791.625	30.549	0.000	20.280	740.796	56.000	12.000	672.796
24TH	809.125	9.949	0.000	20.280	778.896	56.000	12.000	710.896
25TH	791.625	30.549	0.000	20.280	740.796	56.000	12.000	672.796
26TH	809.125	9.949	0.000	20.280	778.896	56.000	12.000	710.896
27TH	791.625	30.549	0.000	20.280	740.796	56.000	12.000	672.796
28TH	809.125	9.949	0.000	20.280	778.896	56.000	12.000	710.896
29TH	791.625	30.549	0.000	20.280	740.796	56.000	12.000	672.796
30TH	693.645	9.334	0.000	20.280	664.031	56.000	12.000	596.031
31ST	693.645	9.334	0.000	20.280	664.031	56.000	12.000	596.031
TOTAL	29295.258	1031.428	0.000	648.960	27614.870	1868.800	396.000	25350.070

1a : CAR PARKING CALCULATION : (BLOCK - A - SERVICED APARTMENT BUILDING) *1 car Parking space for every 4 Guest Rooms & 1 car Parking space for every 35 sqm.*

FLOOR	SUITE	NO. OF ROOMS	REQUIRED CAR PARKING
1ST FLOOR	A	4 NOS.	
	C	4 NOS.	
	GUEST ROOM	2 NOS.	
2ND FLOOR	A	4 NOS.	
	C	4 NOS.	
3RD, 9TH, 21ST FLOOR (3 NOS.)	A	4 X 3 = 12 NOS.	
	C	4 X 3 = 12 NOS.	
4TH, 10TH, 16TH, 22ND, 28TH FLOOR (5 NOS.)	A	4 X 5 = 20 NOS.	
	C	4 X 5 = 20 NOS.	
5TH, 17TH, 29TH FLOOR (3 NOS.)	A	4 X 3 = 12 NOS.	
	C	4 X 3 = 12 NOS.	
6TH, 12TH, 18TH, 24TH FLOOR (4 NOS.)	A	4 X 4 = 16 NOS.	
	C	4 X 4 = 16 NOS.	
7TH, 19TH FLOOR (2 NOS.)	A	4 X 2 = 08 NOS.	
	C	4 X 2 = 08 NOS.	
8TH, 14TH, 20TH, 26TH FLOOR (4 NOS.)	A	4 X 4 = 16 NOS.	290 / 4 = 72.5 = 73 NOS.
	C	4 X 4 = 16 NOS.	
11TH, 23RD FLOOR (2 NOS.)	A	4 X 2 = 08 NOS.	
	C	4 X 2 = 08 NOS.	
13TH, 25TH FLOOR (2 NOS.)	A	4 X 2 = 08 NOS.	
	C	4 X 2 = 08 NOS.	
15TH, 27TH FLOOR (2 NOS.)	A	4 X 2 = 08 NOS.	
	C	4 X 2 = 08 NOS.	
NO. OF ROOMS		234 NOS.	
DUPLEX FLOOR	SUITE	NO. OF ROOMS	
2ND, 4TH, 6TH, 8TH, 10TH, 12TH, 14TH, 16TH, 18TH, 20TH, 22ND, 24TH, 26TH, 28TH FLOOR (14 NOS.)	B	2 X 14 = 28 NOS.	
3RD, 5TH, 7TH, 9TH, 11TH, 13TH, 15TH, 17TH, 19TH, 21ST, 23RD, 25TH, 27TH, 29TH FLOOR (14 NOS.)	B1	2 X 14 = 28 NOS.	
NO. OF ROOMS		56 NOS.	
TOTAL NO. OF ROOMS		234 + 56 = 290 NOS.	

FLOOR	BUILT-UP AREA	CARPET AREA	REQUIRED CAR PARKING
GROUND FLOOR	938.071	230.278	1036.683 / 35 = 30 NOS.
1ST FLOOR	783.906	60.590	
30TH FLOOR	664.030	339.360	
31ST FLOOR	664.030	406.455	
TOTAL	3050.037	1036.683	
TOTAL REQUIRED CAR PARKING FOR BLOCK - A			73 + 30 = 103 NOS.

2 : FOR ASSEMBLY : (BLOCK - B - HOTEL BUILDING)

FLOOR	COVERED AREA	CUT OUT	STAIR WELL	LIFT WELL	GROSS FLOOR AREA	EXEMPTED AREA STAIR & STAIR LOBBY	EXEMPTED AREA LIFT LOBBY	NET FLOOR AREA
BASEMENT	1013.835	0.000	0.000	0.000	1013.835	49.390	3.000	961.445
GROUND	1247.535	9.230	0.000	31.100	1207.205	53.600	15.000	1138.605
1ST	1247.535	7.825	0.000	31.100	1208.610	53.600	15.000	1140.010
2ND	1247.535	7.825	0.000	31.100	1208.610	53.600	15.000	1140.010
3RD	990.515	7.825	0.000	31.100	951.590	53.600	15.000	882.990
4TH	892.890	20.495	0.000	31.100	841.295	53.600	15.000	772.695
5TH	892.890	20.495	0.000	31.100	841.295	53.600	15.000	772.695
6TH	892.890	20.495	0.000	31.100	841.295	53.600	15.000	772.695
7TH	892.890	20.495	0.000	31.100	841.295	53.600	15.000	772.695
8TH	892.890	20.495	0.000	31.100	841.295	53.600	15.000	772.695
9TH	892.890	20.495	0.000	31.100	841.295	53.600	15.000	772.695
10TH	892.890	20.495	0.000	31.100	841.295	53.600	15.000	772.695
TOTAL	11997.185	176.170	0.000	342.100	11478.915	638.990	168.000	10671.925

2a : CAR PARKING CALCULATION : (BLOCK - B - HOTEL BUILDING) *1 car Parking space for every 4 Guest Rooms. & 1 car Parking space for every 35 sqm.*

FLOOR	BUILT-UP AREA	CARPET AREA	NO. OF ROOMS	REQUIRED CAR PARKING
GROUND	1207.205	490.878	----------	
1ST	1208.612	743.160	----------	
2ND	1208.612	846.055	----------	
3RD	951.590	770.555	----------	
TOTAL	4576.019	2850.648	----------	2850.848 / 35 = 81 NOS.
4TH, 5TH, 6TH, 7TH, 8TH, 9TH, 10TH (7 NOS.)			18 X 7 = 126 NOS.	126 / 4 = 31.5 = 32 NOS.
TOTAL NO. OF ROOMS				
TOTAL REQUIRED CAR PARKING FOR BLOCK - B				81 + 32 = 113 NOS.

3 : FOR MLCP : (BLOCK - C)

FLOOR	COVERED AREA	CUT OUT	STAIR WELL	LIFT WELL	GROSS FLOOR AREA	EXEMPTED AREA STAIR & STAIR LOBBY	EXEMPTED AREA LIFT LOBBY	NET FLOOR AREA
BASEMENT	1445.227	0.000	0.000	0.000	1445.227	46.000	6.000	1393.227
GROUND	1403.489	20.020	1.250	8.400	1373.819	46.000	6.000	1321.819
1ST	1403.489	20.020	1.250	8.400	1373.819	46.000	6.000	1321.819
2ND	1403.489	20.020	1.250	8.400	1373.819	46.000	6.000	1321.819
ROOF	494.074	290.373	0.000	8.400	195.301	0.000	6.000	189.301
TOTAL	6149.768	350.433	3.750	33.600	5761.985	184.000	30.000	5547.985

4 : TOTAL CAR PARKING CALCULATION :

REQUIRED CAR PARKING FOR (BLOCK - A & B) + (102 + 113) = 215 NOS.	BLOCK - A	BLOCK - B
ADDITIONAL PARKING FOR MILAN MELA = 100 NOS.	102 NOS.	113 NOS.

TOTAL REQUIRED PARKING = 215 + 100 = 315 NOS.

PROVIDED CAR PARKING FOR (BLOCK - A & B) & MILAN MELA TOTAL = 382 NOS.

BLOCK - A BASEMENT FLOOR PARKING = (68 X 2) = 136 + 14 = 150 NOS.
BLOCK - A GROUND FLOOR PARKING = 2 NOS.
MLCP - BASEMENT FLOOR PARKING (34 X 2) 68 + 2 = 70 NOS.
MLCP - GROUND FLOOR PARKING = (43 + 10 ELECTRIC VEHICLE) = 53 NOS.
MLCP - 1ST FLOOR PARKING = (22 + 12 ELECTRIC VEHICLE) = 34 NOS.
MLCP - 2ND FLOOR PARKING = (22 + 12 ELECTRIC VEHICLE) = 34 NOS.
MLCP - ROOF PARKING = 39 NOS.
TOTAL ELECTRIC VEHICLE GROUND FLOOR & 1ST FLOOR = 10 + 24 = 34 NOS.

5. EFFECTIVE RELAXATION AREA FOR CAR PARKING :

ACTUAL PARKING AREA :
BLOCK - A BASEMENT PARKING AREA = 2885.448 SQ.M.
BLOCK - A GROUND FLOOR PARKING AREA = 106.935 SQ.M.
MLCP - BASEMENT PARKING AREA = 1335.536 SQ.M.
MLCP - GROUND FLOOR PARKING AREA = 1.296.387 SQ.M.
MLCP - 1ST FLOOR PARKING AREA = 1296.387 SQ.M
MLCP - 2ND FLOOR PARKING AREA = 1296.387 SQ.M
TOTAL ACTUAL PARKING AREA = (2885.448 + 106.935 + 1335.536 + 1296.387 + 1296.387 + 1296.387) = 8217.080 SQ.M

MATHEMATICALLY PARKING AREA :
BLOCK - A BASEMENT PARKING AREA = 82 NOS. X 40.0 SQ.M. = 3280.000 SQ.M.
BLOCK - A GROUND FLOOR PARKING AREA = 2 NOS. X 25.0 SQ.M. = 50.000 SQ.M.
MLCP - BASEMENT PARKING AREA = 36 NOS. X 40.0 SQ.M. = 1440.000 SQ.M.
MLCP - GROUND FLOOR PARKING AREA = 53 NOS. X 25.0 SQ.M. = 1325.000 SQ.M.
MLCP - 1ST FLOOR PARKING AREA = 34 NOS. X 40.0 SQ.M. = 1360.000 SQ.M.
MLCP - 2ND FLOOR PARKING AREA = 34 NOS. X 40.0 SQ.M. = 1360.000 SQ.M.
TOTAL MATHEMATICALLY PARKING AREA = 8815.000 SQ.M.

6. RELAXATION AREA FOR CAR PARKING (ACTUAL) :	8217.080 SQ.M
7. NET FLOOR AREA AFTER EXEMPTION : (BLOCK - A + BLOCK - B + BLOCK - C)	25350.070 + 10671.925 + 5547.985 = 41569.980 SQ.M.
8. EFFECTIVE FLOOR AREA AFTER RELAXATION OF CAR PARKING:	41569.980 - 8217.080 = 33352.900 SQ.M.
9. PROPOSED F.A.R :	33352.900 / 12933.877 = 2.5787 < 2.5875
10. STAIR HEAD ROOM AREA : (BLOCK - A + BLOCK - B + BLOCK - C)	76.720 + 73.830 + 60.266 = 210.816 SQ.M.
11. OVER HEAD TANK AREA : (BLOCK - A + BLOCK - B)	61.975 + 56.800 = 118.775 SQ.M.
12. LIFT MACHINE ROOM AREA : (BLOCK - A + BLOCK - B) MACHINE ROOM LESS LIFT AREA (BLOCK - C) :	61.640 + 61.600 + 13.520 = 136.76 SQ.M.
13. LIFT MACHINE ROOM STAIR AREA : (BLOCK - A + BLOCK - B)	3.840 + 3.840 = 7.680 SQ.M.
14. TERRACE AREA : (BLOCK - A + BLOCK - B + BLOCK - C)	1243.400 + 1247.535 + 1403.489 = 3894.424 SQ.M.
15. SOLAR ENERGY SYSTEM : (BLOCK - A + BLOCK - B)	90.000 + 153.125 = 243.125 SQ.M.
16. FIRE REFUGE AREA : (BLOCK - A + BLOCK - B)	214.2 + 31.240 = 245.440 SQ.M.
17. SWIMMING POOL AREA : (BLOCK - A + BLOCK - B)	124.030 + 191.700 = 315.730 SQ.M.
18. EXEMPTED AREA : (BLOCK - A + BLOCK - B + BLOCK - C) (STAIR & STAIR LOBBY + LIFT LOBBY)	2264.800 + 806.990 + 214.000 = 3285.790 SQ.M.
19. GATE GOOMTY - 1 + GATE GOOMTY - 2 AREA :	5.572 + 5.999 = 11.571 SQ.M.
20. AC LEDGE AREA : (BLOCK - A)	198.000 SQ.M.
21. PUMP ROOM OF STP AREA : (87 KLD + 93 KLD)	61.811 + 91.553 = 153.364 SQ.M.
22. OTHER AREA ONLY FOR FEES : (EXEMPTED AREA + STAIR HEAD ROOM AREA + LIFT MACHINE ROOM & MACHINE ROOM LESS LIFT AREA + SWIMMING POOL AREA + GOOMTY AREA + AC LEDGE AREA + LIFT MACHINE ROOM STAIR AREA)	3285.790 + 210.816 + 136.760 + 315.730 + 11.571 + 198.000 + 7.680 = 4166.347 SQ.M.
23. TOTAL CONSTRUCTION AREA FOR FEES : (NET FLOOR AREA + OTHER AREA ONLY FOR FEES)	44855.770 + 4166.347 = 49022.117 SQ.M.

DOOR OPENING SCHEDULE

LEGEND	WIDTH	HEIGHT	LINTEL HT	SIL HT
D	2000	2400	2400	---
D1	1500	2400	2400	---
D2	1100	2400	2400	---
D3	1000	2400	2400	---
D4	900	2400	2400	---
D5	750	2400	2400	---
FCD	1200	2400	2400	---
SD1	4300	2400	2400	---
SD2	4000	2400	2400	---
SD3	3900	2400	2400	---
SD4	3550	2400	2400	---
SD5	3450	2400	2400	---
SD6	3000	2400	2400	---
SD7	2850	2400	2400	---
SD8	3000	2400	2400	---
RS - ROLLING SHUTTER	AS PER SITE		BEAM BOTTOM	

WINDOW OPENING SCHEDULE

LEGEND	WIDTH	HEIGHT	LINTEL HT	SIL HT
W1	1650	1350	2400	1050
W2	1500	1350	2400	1050
W3	900	1350	2400	1050
W4	600	1350	2400	1050
OG - OPENABLE GLAZING	AS PER SITE	2550	BEAM BOTTOM	300
FG - FIXED GLASS	AS PER SITE	2550	BEAM BOTTOM	300

THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION & SUPERSTRUCTURE OF THE BUILDING AT PREMISES NO. - 27, MATHESWARTOLA ROAD, KOLKATA - 700046, WARD - 58, BOROUGH - VII, P.S. - PRAGATI MAIDAN, MOUZA - TANGRA, HAVE BEEN MADE BY ME CONSIDERING ALL THE POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA & CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECT. SOIL TESTING REPORT HAS BEEN DONE BY JISHNU PAL OF M/S JP GEO CONSULTANTS - 66, ANDUL ROAD, HOWRAH - 711109, LABORATORY - AC - 73, PRAFULLA KANON, KOTOPHUL KOLKATA - 700101. THE RECOMMENDATION OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATION.

NAME OF STRUCTURAL ENGINEER
ANKIT AGARWALA - E.S.E - I/172

I HAVE REVIEWED / CHECKED THE STRUCTURAL DRAWING AND DESIGN DETAILS OF THIS PROJECT WHICH HAS BEEN DONE COMPLYING RELEVANT I.S. CODE INCLUDING SEISMIC AND THE NATIONAL BUILDING CODE. I CERTIFY THAT THE STRUCTURE WILL BE SAFE & STABLE AGAINST ALL VERTICAL AND LATERAL LOADS AND WILL BE FIT FOR HABITABLE USE.

NAME OF STRUCTURAL REVIEWER
UTPAL SANTRA - E.S.R - (I) 58/10

UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THEREON. IT IS CERTIFIED THAT THE EXISTING SOIL OF THE SITE IS ABLE TO CARRY THE LOAD COMING FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM PROPOSED HEREIN IS SAFE & STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

NAME OF GEO - TECHNICAL ENGINEER
JISHNU PAL - G.T/I/32

I / WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT, I / WE SHALL ENGAGE ARCHITECT & E.S.E DURING CONSTRUCTION. I / WE SHALL FOLLOW THE INSTRUCTIONS OF ARCHITECT AND 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 AND ADJOINING STRUCTURES. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF WATER RESERVOIR WILL BE UNDERTAKEN UNDER THE GUIDANCE OF E.S.E / ARCHITECT. BEFORE STARTING OF BUILDING FOUNDATION WORK, DURING DEPARTMENTAL INSPECTION OF THE SITE THE PLOT IS IDENTIFIED BY ME.

NAME OF OWNER

SPECIFICATIONS :

1. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE STATED.
2. ALL EXTERNAL WALLS ARE 250/200 thk.& ALL INTERNAL WALLS ARE 125thk. & 100 thk.
3. THE DEPTH OF U.G.W.R. & SEPTIC TANK SHALL NEVER EXCEED THE DEPTH OF FOUNDATION.
4. BRICK WORK 250/200 th. WITH MORTAR 1:6 & BRICK WORK 125 thk. & 100 thk. WITH MORTAR 1:4 MIX
5. ALL CONCRETE OF R.C.C. WORKS AS SPECIFIED BY STRUCTURAL ENGINEER.
6. GRADE OF STEEL AS SPECIFIED BY THE STRUCTURAL ENGINEER
7. ALL SORTS OF PRECAUTIONARY MEASURES WILL BE TAKEN AT THE TIME OF CONSTRUCTION.
8. OTHER ITEMS ARE AS PER I.S. SPECIFICATION.
9. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS.
10. FLY ASH AND FLY ASH BASED MATERIALS ARE TO BE USED FOR CONSTRUCTION AS PER NOTIFICATION NO. S.O.763(E) DATED 14.09.1999 AMENDED VIDE NOTIFICATION NO.S.O. 979 (E) DATED 27.08.2003 , S.O. 384(E) DATED 03.11. 2009 AND S.O. 254 (E) DATED 25.01.2016 OF THE MINISTRY OF ENVIRONMENT & FORESTS, GOVT. OF INDIA.
11. SOLAR ENERGY SHALL BE INSTALLED TO MEET ELECTRICITY GENERATION EQUIVALENT TO AT LEAST 1% OF THE CONNECTED LOAD OR AS PER THE STATE /LOCAL BUILDING BYE-LAWS REQUIREMENT, WHICHEVER IS HIGHER.
12. MUNICIPAL SOLID WASTE MANAGEMENT MINIMUM AREA REQUIRED - 33.595 SQM. PROVIDED =/ (28.38 + 30.42) = 58.80 SQM. (TOTAL SOLID WASTE GENERATION IS - 650 KG/DAY) DESIGN OWC CAPACITY - 275 KG/DAY.
13. SITE COORDINATES - 22° 33' 50.62" N 088° 33' 36.24" E, 22° 33' 51.51" N 088° 33' 36.45" E,
    22° 33' 49.81" N 088° 33' 39.22" E, 22° 33' 50.64" N 088° 33' 40.38" E,
    22° 33' 50.66" N 088° 33' 40.78" E, 22° 33' 47.31" N 088° 33' 48.82" E,
    22° 33' 53.23" N 088° 33' 40.89" E, 22° 33' 51.33" N 088° 33' 46.95" E,
    22° 33' 49.27" N 088° 33' 41.19" E, 22° 33' 51.11" N 088° 33' 41.37" E,
    22° 33' 46.91" N 088° 33' 42.23" E, 22° 33' 46.95" N 088° 33' 42.33" E,
    22° 33' 47.86" N 088° 33' 42.88" E, 22° 33' 49.23" N 088° 33' 42.28" E,
    22° 33' 50.74" N 088° 33' 42.84" E, 22° 33' 50.86" N 088° 33' 42.88" E
14. SITE ELEVATION IN MTRS AMSL - 8.13 M.
15. PEDMISSIBLE TOP ELEVATION IN MTRS ABOVE MEAN SEA LEVEL (AMSL) - 149.99 M.

I CERTIFIED 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 CONDITION INCLUDING WIDTH TO THE ABUTTING ROAD (16.000 M.) CONFORMS WITH THE PLAN. IT IS A BURD-ABLE SITE NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL.
THE CONSTRUCTION OF R.G. WATER TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

NAME OF ARCHITECT
SUBIR KUMAR BASU - CA/78/4375

PROJECT TITLE :
PROPOSED B+G+3I STOREY (111.0 M.) SERVICED APARTMENT BUILDING, WITH B+G+10 STOREY (39.1 M.) ASSEMBLY BUILDING (HOTEL) & B+G+2 STOREY MLCP (9.05 M.) U/S 393A OF KMC ACT 1980 READ WITH 69A (1) (B) OF KMC BUILDING RULE 2009 AT 27, MATHESHWARTOLA ROAD, KOLKATA - 700046, WARD - 58, BOROUGH - VII, P.S. - PRAGATI MAIDAN, MOUZA - TANGRA, C.S./R.S. DAG NO. - 356 & 356/380 (P) 353, J.L. NO. - 5.

SHEET TITLE :
MASTER PLAN SHOWING GROUND FLOOR PLAN, SITE PLAN, KEY PLAN

DRAWN BY : ARPAN ROY	DEALT BY : SAUMYA CHAKRABARTI	CHECKED BY :
SCALE - 1:200	SHEET NO. - 01 / SHEET SIZE - A0	DATE - 10.12.2024

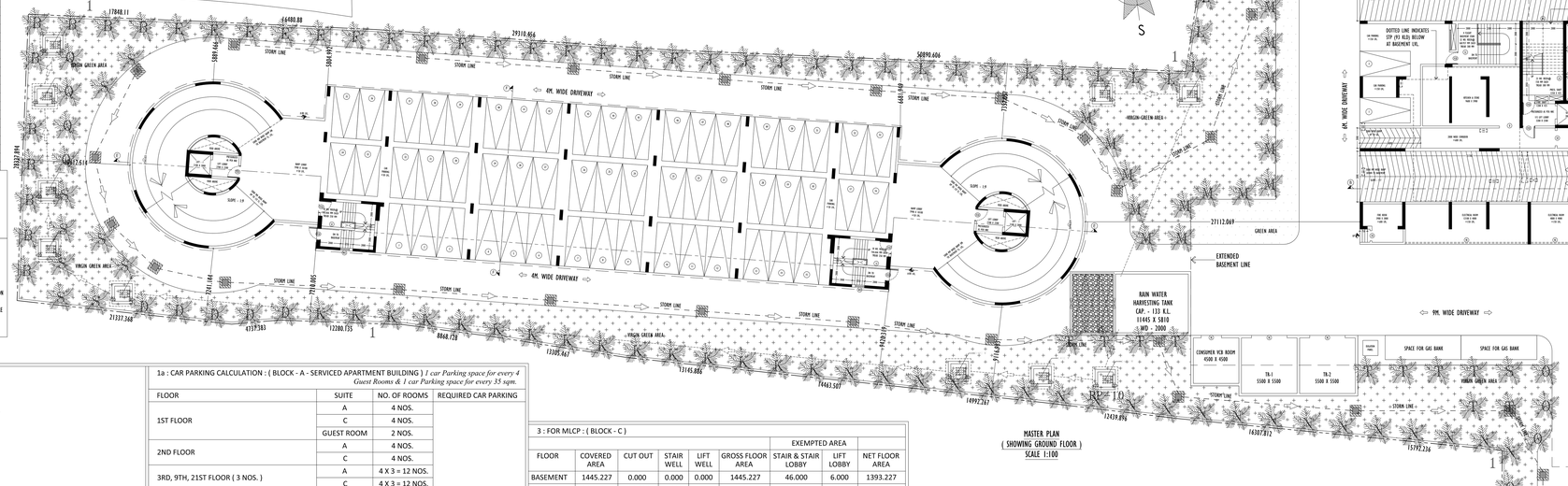
DRAWING NO. - SKB/27,MATHESHWARTOLA/AR/COD/01

ARCHITECT :
M/s. Subir Kumar Basu
Consulting Architects & Engineers
4, Broad Street, Kolkata - 700 019
website : www.subirkumarbasu.com

B.P NO :2024070124 DATE :20.12.2024

VALID UP TO :19.12.2029

SIGNATURE OF A.E. (C) SIGNATURE OF E.E. (C)


MASTER PLAN
(SHOWING GROUND FLOOR)
SCALE 1:100
RAIN WATER HARVESTING TANK
CAP. - 133 K.L.
11445 X 5810
WD - 2000
4M. WIDE DRIVEWAY
9M. WIDE DRIVEWAY
10M. WIDE DR