

LEGEND	TOWER OUTLINE	CUTOUT	NET BUA (EXCL. SUB & STP)	NET BUA (EXCL. TRIPLE HT. BALC & STP)	STAIR EXP.	LIFT LOBBY	TRIPLE HT. BALC.	PARKING AREA	USE TANKS	NET FAR AREA	CB AREA	FRP AREA	Star head room	M.R.L.	Overhead Water Tank	GROSS BUA (INCL. CB, FRP, STP Head room, M.R.L. & W.T.)
Sheet - A (B1)	13986.134	0	13986.134	13986.134	133.700	21	0	12111.079	265.800	554.825						13986.134
Sheet - A (B1)	22124.291	493.204	22427.267	22427.267	960.900	93	0	15155.484		4812.883						22427.267
Sheet - A (B1)	12784.601	1237.680	12784.601	12784.601	1030.8	337	0	124.444		20889.713	309.730	240.84	44.475	30.950	32.35	12784.601
Sheet - A (B1)	18383.335	1356.335	17027.010	16942.355	1030.8	337	0	154.755		15994.66	277.380	245.55	44.475	30.950	32.35	17289.32
Sheet - A (B1)	18784.480	1317.480	17269.060	17194.580	1030.8	337	0	154.444		15994.66	309.730	240.84	44.475	30.950	32.35	17289.32
Sheet - A (B1)	23577.430	1365.430	24133.580	23974.744	1030.8	337	0	138.244		22936.14	373.380	322.054	48.355	30.950	29.795	23577.430
Sheet - A (B1)	18784.480	1317.480	17269.060	17194.580	1030.8	337	0	154.444		15994.66	309.730	240.84	44.475	30.950	32.35	17289.32
Sheet - A (B1)	23577.430	1365.430	24133.580	23974.744	1030.8	337	0	138.244		22936.14	373.380	322.054	48.355	30.950	29.795	23577.430
Sheet - A (B1)	2443.11	935.713	2443.11	2443.11	136.100	18	0	0		1775.997						2443.11
Sheet - A (B1)	161895.192	9228.183	164607.024	152811.596	6734.0000	2094	0	1389.751	28465.703	115516.830	1922.74	1472.968	260.81	185.700	187.362	158605.006

SL NO	BOTANICAL NAME	COMMON NAME	GRT(H)mm	HEIGHT(FEET)
T1	Terminalia catappa	Indian Almond	75-100	15
T2	Terminalia catappa	Indian Almond	75-100	20-25
T3	Terminalia catappa	Indian Almond	150	15-20
T4	Terminalia catappa	Indian Almond	250-300	30
T5	Terminalia catappa	Indian Almond	250-300	30-35
T6	Terminalia catappa	Indian Almond	75-100	12-15
T7	Terminalia catappa	Indian Almond	45-75	10-12
T8	Vachellia roborata	Gum arabic tree	300-400	30-40
T9	Phoenix dactylifera	Date palm	---	8-10

TOTAL NO OF TREES (PROPOSED + EXISTING)
= 840 (A) + 10 (B) = 850 NOS.

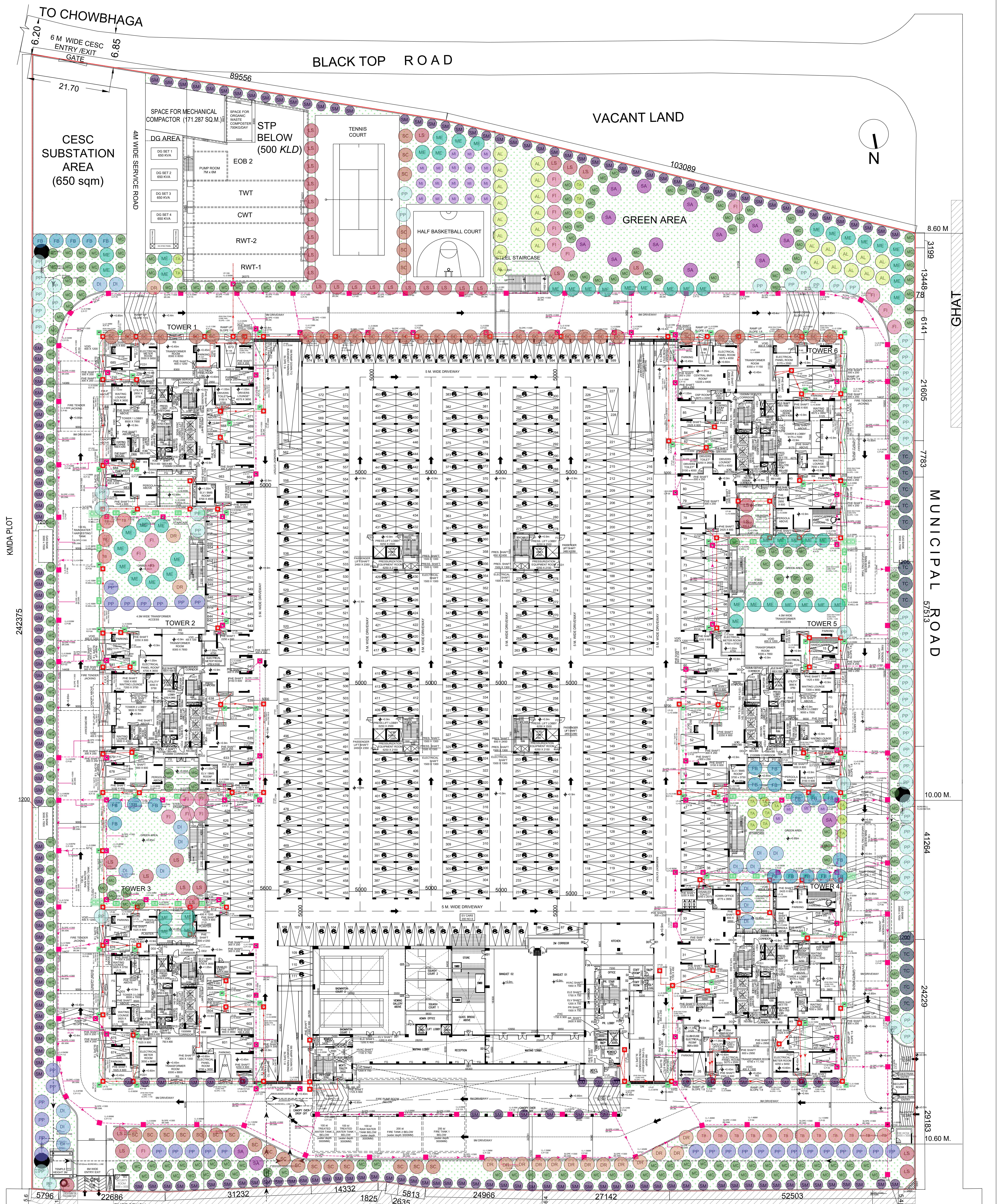
DETAILS OF PROPOSED TREE.....(A)

SCIENTIFIC NAME	COMMON NAME	SPACING OF TREES	QUANTITY	HEIGHT
Azadirachta indica	Neem	3.5m.	24	5 m
Michelia Champaca	Champa	3.5m.	242	6 m
Pongamia pinnata	Indian beech	3.5m.	31	8 m
Pellaphorum Pterocarpum	Kanakkhura	3.5m.	52	7 m
Sarcoca Asoca	Sita oshok	3.5m.	15	6 m
Spathodea Campanulata	Tulip Tree	3.5m.	56	6 m.
Ficus Benjaminia	Java Fig tree	3.5m.	22	6 m
Terminalia arjuna	Arjun	3.5m.	15	6 m
Mangifera indica	Mango	3.5m.	22	5 m
Terminalia bellerica	Beleric myroblan	3.5m.	16	8 m
Mimusops Elengi	Bakul	3.5m.	53	6 m
Lagerstroemia speciosa	Pride of india	3.5m.	38	7 m
Swietenia mahagoni	Mahogany	3.5m.	190	7 m
Daltonia regia	Gulmohar	3.5m.	16	7 m
Ficus Infectoria	Moraceae	3.5m.	19	6 m
Dillenia indica	Elephant apple	3.5m.	16	6 m
Terminalia catappa	Indian Almond	3.5m.	13	7 m
TOTAL (A)				840

SECTION	EXISTING AREA	NET BUA (EXCL. SUB & STP)	NET BUA (EXCL. TRIPLE HT. BALC & STP)	STAIR EXP.	LIFT LOBBY	TRIPLE HT. BALC.	PARKING AREA	USE TANKS	NET FAR AREA	CB AREA	FRP AREA	Star head room	M.R.L.	Overhead Water Tank	GROSS BUA (INCL. CB, FRP, STP Head room, M.R.L. & W.T.)
SECTION 1	13986.134	0	13986.134	133.700	21	0	12111.079	265.800	554.825						13986.134
SECTION 2	22124.291	493.204	22427.267	960.900	93	0	15155.484		4812.883						22427.267
SECTION 3	12784.601	1237.680	12784.601	1030.8	337	0	124.444		20889.713	309.730	240.84	44.475	30.950	32.35	12784.601
SECTION 4	18383.335	1356.335	17027.010	16942.355	1030.8	337	0	154.755		15994.66	277.380	245.55	44.475	30.950	17289.32
SECTION 5	18784.480	1317.480	17269.060	17194.580	1030.8	337	0	154.444		15994.66	309.730	240.84	44.475	30.950	17289.32
SECTION 6	23577.430	1365.430	24133.580	23974.744	1030.8	337	0	138.244		22936.14	373.380	322.054	48.355	30.950	23577.430
SECTION 7	18784.480	1317.480	17269.060	17194.580	1030.8	337	0	154.444		15994.66	309.730	240.84	44.475	30.950	17289.32
SECTION 8	23577.430	1365.430	24133.580	23974.744	1030.8	337	0	138.244		22936.14	373.380	322.054	48.355	30.950	23577.430
SECTION 9	2443.11	935.713	2443.11	2443.11	136.100	18	0	0		1775.997					2443.11
SECTION 10	161895.192	9228.183	164607.024	152811.596	6734.0000	2094	0	1389.751	28465.703	115516.830	1922.74	1472.968	260.81	185.700	158605.006

Drainage Comment:- This Department has no objection for construction of STP having capacity of 500 KLD in compliance with NGT Rule. CPB & WBPCB guidelines and existing norms of KMC and also allowed external connection by the party through 600 mm. 750 mm and 900 mm DIA UNDERGROUND SEWER LINE (AS DELINEATED IN THE SUBMITTED DRAWING) TO THE OUTFALL AT EE1-EAST CANAL ON OBTAINING NOC FROM IS&W DEPARTMENT BEFORE GIVING EFFECT OF EXTERNAL CONNECTION.

Water Supply Comment:- WATER SUPPLY DEPARTMENT APPROVED THE INSTANT CASE. THE APPLICANT IS TO ARRANGE ALTERNATIVE SOURCE OF WATER FOR BUILDING CONSTRUCTION PURPOSE ORD OF EEW/SR-XII DT. 24/08/2024.



MASTER PLAN SCALE: 1:200

UTPALAA AREA CALCULATION FOR LANDUSE

AREA (sqm)	PERCENTAGE
TOTAL LAND AREA	42,491.600 100%
GROUND FLOOR PLINTH AREA	22,650.456 53.306%
SERVICE AREA	888.715 2.091%
EXCLUSIVE TREE PLANTATION AREA	8,802.582 20.716%
ROAD OR PAVED AREA	5,327.239 12.537%
PAVER AREA	4,819.670 11.343%
CORNER PLAY AREA	2,884 0.007%
EFFECTIVE LAND AREA =	42,491.60 100%
EFFECTIVE GREEN PLANTATION AREA =	8,802.582 SQM
PERCENTAGE OF GREEN PLANTATION AREA =	20.716%

RAINWATER STORAGE TANK - [12.3m x 4.1m x 2.58m]

SECTION-A-A SCALE: 1:200

LEGEND:

- RAIN WATER HARVESTING LINE
- UNDER GROUND SEWER LINE
- UNDER GROUND STORM WATER LINE
- RAIN WATER PIPE LINE
- SOIL-WASTE PIPE LINE
- KITCHEN WASTE PIPE LINE
- BALCONY WASTE PIPE LINE
- PODIUM DRAIN PIPE LINE
- PODIUM DRAIN CHAMBER
- RAIN WATER CHAMBER
- INSPECTION CHAMBER
- BALCONY DRAIN CHAMBER
- CATCH PIT CHAMBER
- RING WELL CHAMBER

NOTE:

1. ALL DIMENSIONS ARE IN MM UNLESS OTHERWISE SPECIFIED
2. GRADE OF CONCRETE WILL BE AS PER STRUCTURAL DESIGN
3. GRADE OF STEEL FEED IS CODE 1786-1979
4. ALL INTERNAL DRIVEWAYS ARE CAPABLE OF CARRYING AXL LOAD
5. ALL SPACES MARKED WITH 'ASTERISK' ARE MECHANICALLY VENTILATED
6. DUE TO WATER LOGGING PRONE LOCATION, SITE FINISHED GROUND LEVEL WILL BE 600 MM HIGHER THAN THE CREST OF ABUTTING KMC ROAD. THE BUILDING HEIGHT HAS BEEN CONSIDERED FROM FINISHED GROUND LEVEL.

DECLARATION OF GEO TECHNICAL ENGINEER:

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

SIGNATURE OF GEO TECHNICAL ENGINEER

JISHNU PAL
ENROLLMENT NO : G.T/11/32

DECLARATION OF STRUCTURAL ENGINEER:

THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION & SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA & CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECT. THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATION.

SIGNATURE OF STRUCTURAL ENGINEER

ANKIT AGARWALA
ENROLLMENT NO : ESE/11/72

DECLARATION OF STRUCTURAL REVIEWER:

I HAVE REVIEWED/CHECKED THE STRUCTURAL DRAWING AND DESIGN DETAILS OF THIS PROJECT WHICH HAS BEEN PREPARED BY THE PROJECT ENGINEER ANKIT AGARWALA, HAVING E & S E NO. ESE/11/04 WHICH HAS BEEN DONE COMPLYING RELEVANT IS, CODE INCLUDING SEISMIC AND NATIONAL BUILDING CODE. I CERTIFY THAT THE STRUCTURE WILL BE SAFE AND STABLE AGAINST ALL VERTICAL AND LATERAL LOADS AND WILL BE FIT FOR HABITABLE USE.

SIGNATURE OF STRUCTURAL REVIEWER

UTPAL SANTRA
E & S NO (STRUCTURAL REVIEWER)- ESR/15/810

CERTIFICATE OF THE ARCHITECT

THIS IS TO CERTIFY THAT THE BUILDING PLAN HAS BEEN DRAWN AS PER THE PROVISIONS OF K.M.C. BUILDING RULE 2009 AS AMENDED FROM TIME TO TIME. ABUTTING K.M.C ROAD CONFORMS WITH THE PLAN & THAT IT IS A BUILDABLE SITE.

SIGNATURE OF THE ARCHITECT

NANDA KUMAR V.
CA/2004/34973

STATEMENT OF PLAN CASE NO. 2024120445

ASSEESSEE NO. 311080310436

NAME OF OWNER / APPLICANT - AMBUEA REALTY DEVELOPMENT LTD.

DETAILS OF REGISTERED DEED - BOOK NO. - I, VOLUME NO. 1904-2024, PAGE FROM 326404 TO 326408, DATE - 09/05/2024, PLACE - A.R.A. - IV, KOLKATA, WEST BENGAL.

DETAILS OF CORNER SPAY DETAILS - BOOK NO. - I, VOLUME NO. 1904-2024, PAGE FROM 37991 TO 338003, BEING NO. 160411885 FOR THE YEAR 2024, DATE - 19/11/2024, PLACE - D.S.R. - IV, SOUTH 24, PARAGANAS WEST BENGAL.

BURD MUTION (SHALI) - COPY NO. 7715 (1630010) DATED - 22.07.2024 (BLRD CONVERSION (SHALI TO COMMERCIAL VASTU)).

REGISTRATION NO. GHG4028 DATED JUNE 2024

KMC MUTATION CASE NO. - Q10806-AUG-24/55788 DATED - 04.12.2024.

FIRE NOC - FSR/22/186240830000581 DT- 06.11.24

ULC NOC - 167-ULC/VM- 16/2022 DATED - 16.06.24

AI - BEHA/EA/STR/BL/04224/098903 DATED 21.05.2024

PROMISSIBLE TOP ELEVATION- 105.400 MH: SITE ELEVATION (AMBUEA) - 2.75 MH

S.O.R. - 972/2024-2025 DATED 30.10.2024

ECW - 3434/COEN/12821-22 (LINK-2) DATED 08.11.2022

IGRC-REGISTRATION NO. GHG4028 DATED JUNE 2024

EC-TOR - T02483813WB5428255N DATED-21.03.2024

DFC - APPROVAL DATED 22.11.2024

BUILDING PERMIT (B.P) NO - 2024120400

DATE OF SANCTION :- 15.01.2025

THE SANCTION IS VALID UP TO :- 14.01.2030

PROJECT DETAILS

PROPOSED PLAN FOR B-G+XXVII STORIED RESIDENTIAL BUILDING COMPRISING OF SIX TOWERS ALONG WITH ONE NO. OF CLUB BUILDING (B+G+2) CONNECTED AT TOWER BASEMENT GROUND & PODIUM LEVEL. AND A SINGLE STOREY TEMPLE BLOCK AT - PREMISES NO. 826, CHOWBHAGHA, RS. PLOT NO. 651 (PART) KHATAN NO. 615 IN MOUZA NADANDANGA, J.L. NO. 10, BOROUGH NO. XII, WARD NO 108 P.S. ANANDAPUR, P. O. - ANANDAPUR, KOLKATA 700107, COMPLYING KMC BUILDING RULE 2009 (READ WITH RULE 69A(1)(a), 70(5) & 69(2)(g)) IS 393A OF KMC ACT, 1980. ASSESSEE NO. : 311080310436

SHEET TITLE: MASTER PLAN

DRAWING NUMBER: UTPALAA/SANC/M-01

SCALE: AS MENTIONED

DATE: 22.10.2024

ISSUE STATUS: SANCTION