

SL. NO.	BOTANICAL NAME	COMMON NAME	SPACING OF TREES	QUANTITY ROAD
1	<i>Acrocyba cuneata</i>	Karamatha	3 meter	35
2	<i>Albizia lebbek</i>	Thamra	3 meter	25
3	<i>Dioscorea spiza</i>	Thamra	3 meter	30
4	<i>Albizia lebbek</i>	Blue Gumwood	3 meter	40
5	<i>Stemodia himalaia</i>	Asakhele	3 meter	30
6	<i>Bauhinia bhokara</i>	Roula Parvati	3 meter	20
7	<i>Sapindus camponotus</i>	Red Karamtha	3 meter	30
8	<i>Albizia lebbek</i>	Thamra	3 meter	15
9	<i>Terminalia spiza</i>	Avanali	3 meter	50
10	<i>Crotalaria spiza</i>	Mesdali	3 meter	20
11	<i>Acacia indica</i>	Nemali	3 meter	45
12	<i>Cassia indica</i>	Amthal	3 meter	30
13	<i>Albizia lebbek</i>	Thamra	3 meter	30
14	<i>Melastoma longipes</i>	Mahan	3 meter	25
15	<i>Schleichera spiza</i>	Kasali	3 meter	30
16	<i>Mangifera indica</i>	Mango	3 meter	75
17	<i>Acrocyba heterophyllus</i>	Jethali	3 meter	20
18	<i>Albizia lebbek</i>	Thamra	3 meter	20
19	<i>Grassia spiza</i>	Falkas	3 meter	20
20	<i>Piptadenia glauca</i>	Glavali	3 meter	75
	Total			770



	WORKING	1-2
Land Area	47,491.639	sqm
Ground Coverage Area	10,171.167	sqm
Pond Area	47,449.526	sqm
Service Land/Corner	342.896	sqm
Service Area	2055.380	sqm
Paved Area	12,956.076	sqm
Exclusive Tree Plantation Area	96,615.599	sqm
Others Green Area	47,052.544	sqm
Open Parking Area	28,927.454	sqm
	6,901	sqm

EXCLUSIVE TREE PLANTATION AREA AS PER MEMO NO.			
Total	47491.639	sqm	100.000

AREA, OF MORE THAN 10% OF LAND AREA		
LAND AREA	47491.639	sqm 100.00
AREA OF WATER BODY	4749.526	sqm 10.00
NET AREA OF LAND	42742.113	sqm 100.00
EXCLUSIVE TREE PLANTATION AREA	9615.395	sqm 22.497

DETAIL	TOTAL CONSTRUCTION AREA ->
GROSS FLOOR AREA -> COMPOUND	TOTAL -> (14773.724 + 2231.952) = 11713.386 SQ.M.
NOTE	1) FLY ASH AND FLY ASH RAGGED MATERIAL & RITE RAGGED DATED MATERIALS WERE USED FOR CONSTRUCTION.
	2) THE CONSTRUCTION WAS PERMITTED BY N.O. S.O. & 2541 DATED 25.01.2016 OF THE MINISTRY OF ENVIRONMENT & FORESTS, GOV. OF INDIA.
2) SOLAR ENERGY MAT. WAS INSTALLED TO GET ELECTRICITY GENERATION EQUIVALENT TO AT LEAST 1% OF THE CONNECTED LOAD AS PER THE STATE LOAD BUILDING FLY ASH REQUIREMENT. WHEREAS IS HIGHER.	

LAND AREA:		TOTAL LAND AREA INCLUDING FORD		TOTAL LAND AREA EXCLUDING FORD	
PRINCIPAL AREA		4298.6	52.44		
LAND AREA GIFTED TO BMC		4266.56	50.4M		
LAND AREA OF CORNERWAY		322.95	50.4M		
TOTAL LAND AREA INCLUDING GIFTED LAND & CORNERWAY		4788.01	50.4M		
TOTAL LAND AREA EXCLUDING GIFTED LAND, CORNERWAY & FORD	4298.6	52.44			
ROAD WIDTH		32.10 M.			

Table 4.18: 2.25 x 2.25 (Extra long for green building)			
PER. UNIT UP AREA (CAR PARKING)	2015/16	2016/17	60%
U/A 26 GREEN COVERAGE			
BLOCK A	315.46	52.0 M	
BLOCK B	287.50	52.0 M	
BLOCK C	1123.20	52.0 M	
BLOCK D	677.42	52.0 M	
BLOCK E	675.36	52.0 M	
BLOCK F (6.77)	3313.76	52.0 M	
TOTAL	3555.46	52.0 M	
	100.14%	52.0 M	
U/A 26 HEIGHT			
BLOCK A (6.20)	66.0	M	
BLOCK B (6.20)	66.0	M	
BLOCK C (6.23)	75.15	M	
BLOCK D (6.23)	59.00	M	
BLOCK E (6.23)	24.00	M	
CURB (6.77)	17.00	M	
TOTAL UNIT UP AREA	3208.556	52.0 M	

ROCK C	2311.046	50 M	
ROCK C	1881.825	50 M	
ROCK C	1098.381	50 M	
CLUB	282.946	50 M	
CLUB	252.000	50 M	
TOTAL	5447.174	50 M	
TOTAL EXPANDED AREA (TOTAL & LEFT OVER)			
ROCK C	81.905	50 M	
ROCK C	1996.095	50 M	
ROCK C	1051.175	50 M	
ROCK C	990.000	50 M	
CLUB	252.000	50 M	
CLUB	211.195	50 M	
TOTAL	685.270	50 M	
TOTAL NET FLOOR AREA			

A-HC+CH+CLUB (14797.724 - 6165.230)		13868.504	SQM
NO. OF CAR PARKING REQUIRED			
BLUCK A		105	Nss
BLUCK B		357	Nss
BLUCK C		136	Nss
BLUCK D		46	Nss
BLUCK E		10	Nss
BLUCK F		46	Nss
BLUCK G		46	Nss
CLUB		57	Nss
TOTAL		778	Nss
NO. OF CAR PARKING PROVIDED			
Ground Floor of BLUCK A	COVERED	TOTAL	
	8	20	Nss
Ground Floor of BLUCK B		8	70
Ground Floor of BLUCK C		25	Nss
Ground Floor of BLUCK D		10	25
Ground Floor of BLUCK E		12	12
Ground Floor of BLUCK F		10	22
Ground Floor of BLUCK G		10	Nss

Ground Floor of BLOCK-F		1st to 3th Floor of BLOCK-F		BLOCK-F TOTAL	
NO. OF STUDENTS	NO. OF TEACHERS	NO. OF STUDENTS	NO. OF TEACHERS	NO. OF STUDENTS	NO. OF TEACHERS
697	0	697	114	697	114
Open Parking					
Open Mechanical Parking (LAVERS)		34	N/A	34	N/A
TOTAL		403	N/A	403	N/A
PROVIDED CAR PARKING AREA:-					
PHYSICAL		MATHEMATICAL			
BLOCK-A	508.60	18.75 x 400	50.0 M		
BLOCK-B	525.00	18.75 x 400	50.0 M		
BLOCK-C	525.00	18.75 x 400	50.0 M		
BLOCK-D	361.30	18.75 x 400	50.0 M		
BLOCK-E	361.30	18.75 x 400	50.0 M		
BLOCK-F	2068.35	18.75 x 400	50.0 M		
TOTAL		11062.5 + (697 x 0)	30750	50.0 M	
CAR PARKING AREA (ON LAVERS)		3400	50.0 M		
TOTAL		490	50.0 M		

USE	AREA (ACRES)	PERCENT OF TOTAL LAND	PERCENT OF TOTAL LAND
ROAD	1553.00	5.04	5.04
ROAD	361.36	1.16	1.16
ROAD	361.36	1.16	1.16
ROAD	361.36	1.16	1.16
TOTAL	2746.37	8.42	8.42
EFFECTIVE FLOOD AREA AFTER CARPANNING: (1385.00 ACRES)	1125.71		
F.A.C. COMBINED: - 11025.71 (77.91 ACRES)	2,341.24		
TOTAL (CROPLAND AREA (A+B+C+D))	2931.62	9.34	9.34
TOTAL (TERRACE TIBBOLD AREA (A+B+C+D+E+G+H))	3053.12	9.74	9.74
IS REQUIRED THE FLANAVAN AREA, SQ.M. (2006)	868.43	2.76	2.76
IS PROVIDED THE FLANAVAN AREA	9615.55	30.44	30.44

[illegible]

NOTE

1) ELY ASH AND ELY ASH BASED MATERIALS ARE TO BE USED FOR CONSTRUCTION AS PER NOTIFICATION NO. S.O. 7321(DATED 14/06/1989, AMENDED VIDE NOTIFICATION NO. S.O. 979(E) DATED 27/08/2008, S.O. 2894(E) DATED 08.11.2009 AND S.O. 2341(E) DATED 26.01.2016 OF THE MINISTRY OF ENVIRONMENT & FORESTS, GOVT. OF INDIA.

2) SOLAR ENERGY SHALL BE INSTALLED TO MEET ELECTRICITY GENERATION REQUIREMENT TO AT LEAST 1% OF THE CONNECTED LOAD.

3) THE MINIMUM HEIGHT OF THE BUILDING SHALL BE AS PER THE REQUIREMENT, IF AVAILABLE, IF NOT AVAILABLE, THEN THE MINIMUM HEIGHT SHALL BE 10 METRE.

SIGN. OF CHO – TECHNICAL ENGINEER

UPPAL SANKAR

MOTILITA, PIERA, KOLAKOVA, 2008B; WARD, N. VZ. BROUČENÍ OJM.P.S.: BEHÁV. IT HAS BEEN CHECKED BY THE READER THERE IS SOME INTERNAL CHANGES FOR THE MANUSCRIPT DATED - 07-07-2022.

[E]VERY THING THIS CHANGES WILL NOT AFFECT THE STRUCTURAL STABILITY OF THE WORK, THE WORK HAS BEEN CONSTRUCTED TO MY BEST SATISFACTION, THE MATERIALS TYPE AND GRAPHIC USED AS WELL AS THE WORKMANSHIP EMPLOYED IN ALL SPEECH OR OF SOUND, AND THAT THEY ARE GIVEN AND USED IN ALL RESPECT AND CAN WITHSTAND THE LOADS DESIGNER RATHER THAN STRUCTURAL STRAIN HEADROOM STOCK, AND OTHER MATERIALS SPECIFICATIONS, BUT THE DESIGNER'S INTENTIONS HAVE BEEN MAINTAINED.

THAT THERE ARE SOME ADDITIONAL CHANGES IN THE INTERNAL & EXTERNAL WALLS WHICH COMPLETES I.E. 26, I.E. 29) K.A.C. BRK 2009.

ANKIT AGARWALA
B.E. (CIVIL) M.T.E. (ENV)
G. (IND. MASTRAC) E. (LOGISTICS)
MRC EMPLOYED STRUCTURAL ENGINEER
100000 INR PER YEAR

MERLIN PROJECTS LTD.
Handwritten Signature
Authorized Signatory

Suhir Kumar Basu

SUBIR KUMAR BASU
DIRECTOR GENERAL
RESIN NO. C/604/879
SIGN. OF ARCHITECT
SUBIR KUMAR BASU(C A/78/4376)

PROPOSED INDUSTRIAL FLOORS OVER AN ABOVE EXISTING RESIDENTIAL BUILDINGS G-20 STORIED (BLOCK - B, BUILDING AND REPLACEMENT G-4+1+6 STORIED (BLOCK - F) BUILDING WITH M/Cp 5% 994 OF KMC, ACT: 1980 AND TO BE READ WITH M/Cp 26 (2a) and (2b) FOR 3 G-23 STORIED (HEIGHT- 75.150 M) (BLOCK-B, C & D), 1 NO. G-20 STORIED (HEIGHT- 66.000 M) (BLOCK-A, 1 NO. G-18 STORIED (HEIGHT- 59.900 M) (BLOCK-E), 1 NO. G-13 STORIED (HEIGHT- 17.600 M) (CLTB) & NO. G-17 STORIED (HEIGHT- 24.000 M) (BLOCK-F) AT PRESENT, 1269, MOTILAL GUPTA ROAD, KOLKATA - 700008, WARD NO.- 122.

PROJ. NO. - 2022150693, DATED - 07-07-2022.

THIS IS TO BE READ WITH U/R 69A1. (a) KMC. BUILDING RULE
2009

SHEET TITLE - MASTER PLAN

ARCHITECT
Subir Kumar Basu
CONSULTING ARCHITECTS & ENGINEERS
4, BROAD STREET
KOLKATA-700019

DEALT BY: S.DASGUPTA	SCALE: 1:400	DRAWING NO.	SHEET NO. 01	REV. 0
CHECKED BY: T.K.SAHA	SHEET SIZE A0	SK8/ML/KAC/AR/01	DATE: 02.07.2024	

PARTY'S COPY

DEVIATION WOULD MEAN DEMOLITION

RESIDENTIAL BUILDING

*CONSTRUCTION SITE SHALL BE MAINTAINED TO PREVENT MOSQUITO BREEDING AS REQUIRED U/S 496(1) & (2) OF CMC ACT 1980, IN SUCH MANNER SO THAT ALL WATER COLLECTIONS PARTICULARLY LIFE WELLS, VATS, BASEMENT SURGING SITES OPEN RECEIPTABLES ETC. AS EMPLOYED COMPLETELY TWICE & WEAR

No rain water pipe should be fixed or discharged on Road or Footpath. Drainage plan should be submitted at the Borough Executive Engineer's Office and the sanction obtained before proceeding with the drainage work

CONSTRUCTION SITE SHALL BE MAINTAINED FREE FROM AIR POLLUTION ACCORDING TO MUSECA-13 SUBMITTED AS PER AMENDMENT DT. 31.01.2019 VIDE NO. 85/MAC/04-1/2017 OF SCHEDULE IV OF MCG BUILDING RULE 2009

Non Commencement of Erection/ Re-Erection within Five year will Require Fresh Application for Sanction

Before starting any Construction the site must conform with plans sanctioned and all the conditions as proposed in the plan should be fulfilled. The validity of the written permission to execute the work is subject to the above conditions

All Building Materials to necessary & construction should conform to standards specified in the National Building Code of India.

A suitable pump has to be provided i.e. pumping unfiltered water for the distribution to the flushing cisterns and urinals in the building in case unfiltered water from street main is not available

Design of all Structural Members including that of the foundation should conform to Standards specified in the National Building Code of India.

Plan for Water Supply arrangement including S.E.M.I. G. & O. W. reservoirs should be submitted at the Office of the Ex-Engineer Water Supply and the sanction obtained before proceeding with the work of Water Supply any deviation may lead to disconnection/demolition.

Necessary steps should be taken for the safety of the lives of the adjoining public and private properties during construction

CHECKED AND VERIFIED
A.E.(C)/S.A.E.(C)



20/C/R-26(2a) & (2b)/BR-SW/24-25, dt-19/2/25

This Plan is To Be Treated As Part And Parcel And Continguous To S. Plan No. 20/C/R-26(2a) & (2b) Dated 19/2/25
Ex. Engineer (C-8)
Br. No.: 811

Approved by M.B.C.
dt. 19/2/25

Wide Defm NO - 141/24-25

KOLKATA MUNICIPAL CORPORATION
BUILDING DEPT.
PLANS APPROVED U/R 28 (2a) & (2b) of C.M.C. BUILDING RULES 2009
B.P. No. 20/C/R-26(2a) & (2b) D. 19/2/25
In Presence of Assistant Engineer Ex Engr. (C/M)
Br. No.: 811 Br. No.: 811