



K.M.C.PASSAGE

LOW LAND

GREEN AREA

RAIN WATER TANK-1
CAP-80 KLD
W.D. 2.50M +0.30 F.B.)

RAIN WATER TANK-2
CAP-80 KLD
W.D. 2.50M +0.30 F.B.)

9 M WIDE DRIVEWAY

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17.03 M (55'-10") WIDE KMDA ROAD.

MASTER PLAN SHOWING GROUND FLOOR
SCALE - 1:200

PARKING-112 NOS

KEY PLAN
SCALE - 1:15000

AREA STATEMENT

LAND AREA = 13379.966 Sq.m. (AS PER DEED)
LAND AREA = 13076.286 Sq.m. (AS PER BOUNDARY DECLARATION)
AREA OF LAND FOR COMPACTOR = 115.26 Sq.m.
ROAD WIDTH = 17.03 M.
PERMISSIBLE GROUND COVERAGE = 5884.33 Sq.m. (45%)
PROPOSED GROUND COVERAGE = 4616.19 Sq.m. (35.3%)
PERMISSIBLE FAR = 2.5 + 0.5 (Taking additional 20% of FAR for metro corridor) + 0.25 (Taking additional 10% of FAR for Green Building) = 3.25
PERMISSIBLE BUILT-UP AREA = 42497.930 Sq.m.
PROPOSED HEIGHT (G+3P+29) = 114.550 M.

BUILT-UP AREA OF GROUND FLOOR = 4532.91 Sq.m.
BUILT-UP AREA OF 1ST FLOOR = 3008.057 Sq.m.
BUILT-UP AREA OF 2ND FLOOR = 3578.488 Sq.m.
BUILT-UP AREA OF 3RD FLOOR = 4459.548 Sq.m.
BUILT-UP AREA OF 4TH FLOOR = 1395.318 Sq.m.
BUILT-UP AREA OF TYPICAL FLOOR = (1414.82 X 28) Sq.m.
BUILT-UP AREA AT ROOF = 59.600 Sq.m.

TOTAL BUILT-UP AREA = 56648.881 Sq.m.

TOTAL STAIR EXEMPTION AREA = 2520.82 Sq.m.
TOTAL LIFT LOBBY EXEMPTION AREA = 832.00 Sq.m.
TOTAL PARKING AREA = 10895.52 Sq.m.

TOTAL EFFECTIVE AREA = (56648.881 - 14248.340) = 42400.541 Sq.m.

FAR = 3.243

REQUIRED NOS. OF PARKING = 404 NOS.

NOS. OF COVERED CAR PARKING PROVIDED :
GROUND FLOOR = 112 NOS.
FIRST FLOOR = 92 NOS.
SECOND FLOOR = 92 NOS.
THIRD FLOOR = 90 NOS.
NOS. OF OPEN CAR PARKING PROVIDED = 18 NOS.
TOTAL = 404 NOS.

TOTAL DOUBLE HEIGHT TERRACE AREA = 1,686.97 Sq.m.
AREA OF CLUB+BANQUET HALL = 1503.938+477.570 = 1981.908 Sq.m.
TOTAL CONSTRUCTION AREA = 58335.851 Sq.m.

DISCLAIMER

The dimensions which are shown in the brochure as well as in the sanction plan approved by the authorities are bare architectural dimensions. Physical dimension post finishing will reduce due to finishes such as plaster, POP, flooring etc, resulting some reduction in carpet area.

NOTE:

1. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE STATED.
2. ALL EXTERNAL WALLS ARE 200 MM & ALL INTERNAL WALLS ARE 100 MM.
3. THE DEPTH OF S.U.G.W.R. & SEPTIC TANK SHALL NEVER EXCEED THE DEPTH OF FOUNDATION.
4. BRICK WORK 200 MM MORTAR 1:6 & BRICK WORK 100 MM MORTAR 1:4
5. ALL R.C.C. GRADE AS SPECIFIED BY STRUCTURAL ENGINEER.
6. GRADE OF STEEL FE 415 IS CODE 1786-1979.
7. ALL SORTS OF PRECAUTIONARY MEASURE WILL BE TAKEN AT THE TIME OF CONSTRUCTION.
8. OTHER ITEMS ARE AS PER I.S. SPECIFICATION.
9. FLY ASH AND FLY ASH BASED MATERIALS ARE TO BE USED FOR CONSTRUCTION AS PER NOTIFICATION NO. S.O. 7603(D) DATED 14/01/1999 AMENDED BY NOTIFICATION NO. S.O. 979(E) DATED 27/08/2003, S.O. 284(E) DATED 03/11/2009 AND S.O. 254(E) DATED 25/01/2016 OF THE MINISTRY OF ENVIRONMENT & FORESTS, GOVT. OF INDIA.
10. 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.
11. MUNICIPAL SOLID WASTE MANAGEMENT AREA - 25 SQM (TOTAL SOLID WASTE GENERATION IS -60 KG/DAY), DESIGN OWC CAPACITY - 275 KG/DAY.

THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION & SUPERSTRUCTURE OF THE BUILDING AT PREMISES NO - 880, ANANDAPUR, KOLKATA, 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 RESPECTS. SOIL TESTING REPORT HAS BEEN DONE BY SUJITH NATH OF M/S GEOTECH ENGINEERS PVT. LTD. THE RECOMMENDATION OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATION.

NAME OF STRUCTURAL ENGINEER:
ANKIT AGARWALA (ESE-1/172 CLASS I)

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.

CHECKED BY
T. B. C.
13 MAR 2024

NAME OF STRUCTURAL REVIEWER:
UTPAL SANTRA (ESR-0158/10)

UNDERGOING 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.

The Plan is presently approved subject to the completion of the issued Fire Safety Recommendation and as per the suggested Fire Prevention Wing WEST BENGAL FIRE & RESCUE SERVICES GOVT. OF WEST BENGAL.

NAME OF GEO-TECHNICAL ENGINEER:
SUJITH NATH G.T-1 (29)

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 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 CHARACTER OF LAND IS BASTU.
THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK 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 AUTHORISED SIGNATORY
(SOURAV MAJUMDAR)

FEDERICK MERCHANTS PVT. LTD., SRP CONSTRUCTION PVT. LTD., PAULMECH INFRASTRUCTURE PVT. LTD., ESMOND MERCHANTS PVT. LTD., D C PAUL GROUP CONSTRUCTION PVT. LTD., ADHIRA COMMERCIAL PVT. LTD., GARGOL MARKETING PVT. LTD., ARGARICA COMMERCIAL PVT. LTD., CHAMPAK COMMODITIES PVT. LTD., CHATRA COMMODITIES PVT. LTD., ERANTA MERCHANTS PVT. LTD., CLARA COMMODITIES PVT. LTD., GANGULA COMMODITIES PVT. LTD., GANDHARI MERCHANTS PVT. LTD., CAROLINE COMMODITIES PVT. LTD., CHANDIKA COMMODITIES PVT. LTD., DESMOND COMMERCIAL PVT. LTD., ARPYTA COMMODITIES PVT. LTD., ATREY COMMODITIES PVT. LTD., CHARMING COMMODITIES PVT. LTD., BINODINI COMMODITIES PVT. LTD., ANNABELLA COMMODITIES PVT. LTD., DRISTI COMMERCIAL PVT. LTD., JOSE COMMODITIES PVT. LTD., JASWANT MERCHANTS PVT. LTD., ISHITA MERCHANTS PVT. LTD., ICHHA MERCHANTS PVT. LTD., JAGRITI COMMERCIAL PVT. LTD., GODWIN COMMERCIAL PVT. LTD., GIRIRAJ COMMODITIES PVT. LTD., GIRIK MERCHANTS PVT. LTD., REBERA COMMERCIAL PVT. LTD., RTURAJ TRADING PVT. LTD., ISHWAR MERCHANTS PVT. LTD., JALPESH MERCHANTS PVT. LTD., SAGUNA AGENCY PVT. LTD., JASIKH MERCHANTS PVT. LTD., SAMUDEHA MERCHANTS PVT. LTD., JAWANTY MARKETING PVT. LTD., JILMI MERCHANTS PVT. LTD., AGIRIM COMMODITIES PRIVATE LIMITED

Developed by
MERLIN PROJECTS LTD.
(Constituted Attorney)

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 ADJOINING ROAD (17.03 M.) CONFORMS WITH THE PLAN, WHICH HAS BEEN MEASURED & VERIFIED BY ME. IT IS A BUILD-ABLE SITE NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARCATED BOUNDARY WALL. THE CONSTRUCTION OF U.G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK. THE PLOT IS WITHIN 500M. FROM NEAREST METRO CORRIDOR.

SUBIR KUMAR BASU
Registered Architect
REGN. NO. - CA/784375

NAME OF ARCHITECT:
SUBIR KUMAR BASU (C.A/784375)

B.P. NO.:

DATE:

VALID UP TO:

SIGNATURE OF A.E. (C)

SIGNATURE OF E.E. (C)

PROJECT TITLE :
REVISED PLAN (R.F.S.R.) OF ONE NUMBER (WING- A&B) G+3P+29 (114.550 MTR.) STORIED RESIDENTIAL BUILDING UNDER KMC PREMISES NO- 880 ANANDAPUR, WARD NO - 108, BOROUGH VI., UNDER MOUZA-MADURDAH, J.L. NO-12 R.S./L.R. DAG NO - 174 (P), R.S. KHATIAN NO 223/1, LR KHATIAN NO 509 to 543 & 546 to 551, P.S. - ANANDAPUR, DIST-SOUTH 24 PARGANAS, KOLKATA 700107.

SHEET TITLE : MASTER PLAN SHOWING GROUND FLOOR

ARCHITECT :

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

DRAWN BY :

DEALT BY :

CHECKED BY :

APPROVED BY :

SCALE - 1:200

DRAWING NO. - SKB/RUB/ARC/FIRE/01

DATE - 13.02.2024

DOORS	WINDOW	SCHEDULE	DOORS	WINDOW	SCHEDULE
DR-01	W-01	1200 X 2100	DR-02	W-02	1200 X 2100
DR-03	W-03	1200 X 2100	DR-04	W-04	1200 X 2100
DR-05	W-05	1200 X 2100	DR-06	W-06	1200 X 2100
DR-07	W-07	1200 X 2100	DR-08	W-08	1200 X 2100
DR-09	W-09	1200 X 2100	DR-10	W-10	1200 X 2100
DR-11	W-11	1200 X 2100	DR-12	W-12	1200 X 2100
DR-13	W-13	1200 X 2100	DR-14	W-14	1200 X 2100
DR-15	W-15	1200 X 2100	DR-16	W-16	1200 X 2100
DR-17	W-17	1200 X 2100	DR-18	W-18	1200 X 2100
DR-19	W-19	1200 X 2100	DR-20	W-20	1200 X 2100
DR-21	W-21	1200 X 2100	DR-22	W-22	1200 X 2100
DR-23	W-23	1200 X 2100	DR-24	W-24	1200 X 2100
DR-25	W-25	1200 X 2100	DR-26	W-26	1200 X 2100
DR-27	W-27	1200 X 2100	DR-28	W-28	1200 X 2100
DR-29	W-29	1200 X 2100	DR-30	W-30	1200 X 2100
DR-31	W-31	1200 X 2100	DR-32	W-32	1200 X 2100
DR-33	W-33	1200 X 2100	DR-34	W-34	1200 X 2100
DR-35	W-35	1200 X 2100	DR-36	W-36	1200 X 2100
DR-37	W-37	1200 X 2100	DR-38	W-38	1200 X 2100
DR-39	W-39	1200 X 2100	DR-40	W-40	1200 X 2100
DR-41	W-41	1200 X 2100	DR-42	W-42	1200 X 2100
DR-43	W-43	1200 X 2100	DR-44	W-44	1200 X 2100
DR-45	W-45	1200 X 2100	DR-46	W-46	1200 X 2100
DR-47	W-47	1200 X 2100	DR-48	W-48	1200 X 2100
DR-49	W-49	1200 X 2100	DR-50	W-50	1200 X 2100
DR-51	W-51	1200 X 2100	DR-52	W-52	1200 X 2100
DR-53	W-53	1200 X 2100	DR-54	W-54	1200 X 2100
DR-55	W-55	1200 X 2100	DR-56	W-56	1200 X 2100
DR-57	W-57	1200 X 2100	DR-58	W-58	1200 X 2100
DR-59	W-59	1200 X 2100	DR-60	W-60	1200 X 2100
DR-61	W-61	1200 X 2100	DR-62	W-62	1200 X 2100
DR-63	W-63	1200 X 2100	DR-64	W-64	1200 X 2100
DR-65	W-65	1200 X 2100	DR-66	W-66	1200 X 2100
DR-67	W-67	1200 X 2100	DR-68	W-68	1200 X 2100
DR-69	W-69	1200 X 2100	DR-70	W-70	1200 X 2100
DR-71	W-71	1200 X 2100	DR-72	W-72	1200 X 2100
DR-73	W-73	1200 X 2100	DR-74	W-74	1200 X 2100
DR-75	W-75	1200 X 2100	DR-76	W-76	1200 X 2100
DR-77	W-77	1200 X 2100	DR-78	W-78	1200 X 2100
DR-79	W-79	1200 X 2100	DR-80	W-80	1200 X 2100
DR-81	W-81	1200 X 2100	DR-82	W-82	1200 X 2100
DR-83	W-83	1200 X 2100	DR-84	W-84	1200 X 2100
DR-85	W-85	1200 X 2100	DR-86	W-86	1200 X 2100
DR-87	W-87	1200 X 2100	DR-88	W-88	1200 X 2100
DR-89	W-89	1200 X 2100	DR-90	W-90	1200 X 2100
DR-91	W-91	1200 X 2100	DR-92	W-92	1200 X 2100
DR-93	W-93	1200 X 2100	DR-94	W-94	1200 X 2100
DR-95	W-95	1200 X 2100	DR-96	W-96	1200 X 2100
DR-97	W-97	1200 X 2100	DR-98	W-98	1200 X 2100
DR-99	W-99	1200 X 2100	DR-100	W-100	1200 X 2100