



MKD.	WIDTH	HEIGHT	MKD.	WIDTH	HEIGHT
D1	1000	2100	W2	1200	1200
D2	900	2100	W3	900	1200
D3	750	2100	W3a	900	900
W1	1500	1200	W4	600	900

(*) THE DEPTH OF SEPTIC TANK & S.U.W.R. SHOULD NOT EXCEED THE DEPTH OF NEAREST COL. FOUNDATION OF THE BUILDING.

PERMISSIBLE TOP ELEVATION IN REFERENCE TO CCZM ISSUED BY AAI : 33.0 MTS.
CO - ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL)

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO -- ORDINATE IN WGS 84		SITE ELEVATION (AMS)
	<u>LATITUDE</u>	<u>LONGITUDE</u>	
A	22 ° 30' 24.36" N	88 ° 18' 10.32" E	4.50 MTS.
B	22 ° 30' 24.31" N	88 ° 18' 10.28" E	4.50 MTS.

THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF AT ANY STAGE. IT IS FOUND OTHERWISE, THEN I SHALL BE FULLY LIABLE FOR WITCH K.M.C. AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME AS PAR LAW. NOT FALL IN RED ZONE.

SRI DILIP TAHLANI DIRECTOR OF FIRSTBLISS ENTERPRISES PRIVATE LIMITED	ANIMESH CHANDRA GURIA
NAME OF OWNER(S) / APPLICANT(S)	NAME OF L.B.S. NO.- 367(I)

B.P. NO. :- 2026140036 DATED:- 06.05.2026

VALID UPTO :- 05.05.2031

SUMAN GARAI Digitally signed by SUMAN GARAI
Date: 2026.05.06 19:21:47 +05'30'

DIGITAL SIGNATURE OF A. E.

MASTER SHEET

PROPOSED G+III STORED RESIDENTIAL BUILDING PLAN U/S 393A OF KMC ACT 1980
ALONG WITH KMC BUILDING RULES 2009 AS AMENDED IN 2025, FOR FIRSTBLISS
ENTERPRISES PRIVATE LIMITED AT PREMISES NO. - 110, PARNASREE PALLY ROAD NO.
IV, WARD NO. - 131, BOROUGH NO. - XIV, UNDER K.M.C. [S.S. UNIT], KOLKATA .

SCALE :- 1 : 100 (OTHERWISE MENTIONED)

1. ASSESSEE NO. - 41-131-16-0110-0
2. DETAILS OF DEED :
BOOK NO. - I
VOL. NO. - 1602-2025
BEEING NO. - 160216761
PAGES-847984 TO 848008
IN THE YEAR-08.12.2005
PLACE -D.S.R.-II SOUTH 24 PARGANAS
3. DETAILS OF BOUNDARY DEC:
BOOK NO. - I
VOL. NO. - 1602-2025
BEEING NO. - 160201664
PAGES- 89183 TO 89193
IN THE YEAR-06.02.2026
PLACE -D.S.R.-II SOUTH 24 PARGANAS
4. (a) AREA OF PLOT OF LAND
(AS PER DEED) 4AC-1CH-37SFT = 275.176 SQM.
PHYSICAL LAND AREA = 271.553 SQM.
(b) NO. OF STORIES = G+III
- (a) PERMISSIBLE HEIGHT OF BUILDING = 12.50 M
(b) PROPOSED HEIGHT OF BUILDING = 12.475 M
1. GROUND COVERAGE
PERMISSIBLE - 162.932 SQM. (60%)
PROPOSED - 157.192 SQM. (57.886%)
2. F.A.R.
PERMISSIBLE - 1.750
PROPOSED - (556.164-82.96)/271.553 = 1.743
(AS PER 69/2/g(3) OF KMC BLDG RULE 2009
DATED 14.08.2025)
9. CAR PARKING AREA = 82.960 SQM.
10. CAR PARKING REQUIRED = 1 NO.
11. CAR PARKING PROVIDED = 4 NOS.
12. STAIR HEAD ROOM AREA = 15.203 SQM.
13. LIFT MACHINE ROOM AREA = 10.400 SQM.
14. LIFT MACHINE ROOM STAIR AREA = 2.725 SQM.
15. O.H.W.TANK AREA = 6.300 SQM.
16. C.B. AREA = 18.375 SQM.
17. LOFT AREA = 11.745 SQM.
18. OFFICE AREA (CARPET) = 39.895 SQM.
19. OFFICE AREA (COVERED) = 45.228 SQM.
20. TREE COVER AREA (REQ.) = 4.179 SQM.(1.539%)
21. TREE COVER AREA (PRO.) = 5.000 SQM.(1.841%)
22. DECL. OF REG. EXTRA CAR PARKING :
BOOK NO. - I
VOL. NO. - 1602-2026
BEEING NO. - 160205357
PAGES-404528 TO 404537
IN THE YEAR-21.04.2026
PLACE -D.S.R.-II SOUTH 24 PARGANAS

A. PROPOSED AREA -								
	COVERED AREA (SQ.M)	LIFT WELL (SQ.M)	STAIR WELL (SQ.M)	GROSS AREA (SQ.M)	TOTAL EXEMPTED AREA (STAIR & STAIR LOBBY/LIFT LOBBY) (SQ.M)		NET FLOOR AREA (SQ.M)	COMMON AREA (SQ.M)
GROUND FLOOR	149.448	—	—	149.448	12.690	2.166	134.592	21.261
1ST. FLOOR	157.192	1.812	—	155.380	12.690	2.166	140.524	16.556
2ND. FLOOR	157.192	1.812	—	155.380	12.690	2.166	140.524	16.556
3RD. FLOOR	157.192	1.812	—	155.380	12.690	2.166	140.524	16.556
TOTAL	621.024	5.435	—	615.588	50.760	8.664	556.164	70.929

B) TENEMENTS & CAR PARKING CALCULATION :-

MARKED	TENEMENT AREA	AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQD. CAR PARKING
"A"	60.597 SQ.M.	10.320 SQ.M.	70.917 SQ.M.	3	1
"B"	78.227 SQ.M.	13.323 SQ.M.	91.550 SQ.M.	3	
			TOTAL TENEMENT = 06 NOS.	TOTAL REQUIRED CAR PARKING = 01(ONE)	

SPECIFICATION :-

- | | |
|-----|---|
| (1) | GRADE OF STEEL : Fe415 |
| (2) | GRADE OF CONCRETE : M20 |
| (3) | OTHER SPECIFICATIONS WILL BE FOLLOWED AS PER N.B.C. |

NOTES :-

- (a) ALL DIMENSIONS ARE IN MM.
(b) ALL EXTERNAL WALLS ARE 200 TH.
(c) ALL INTERNAL WALLS ARE 75TH. & 125 TH.

OWNERS DECLARATION

1/WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT
1/WE SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION
1/WE SHALL FOLLOW THE INSTRUCTIONS OF L.B.S. & 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 & ADJOINING STRUCTURES.
IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE,
THE K.M.C. AUTHORITY WILL REVOKE THE SAID PLAN.

SRI DILIP TAHLANI DIRECTOR OF
FIRSTBLISS ENTERPRISES PRIVATE LIMITED

NAME OF OWNER/APPLICANT

THE 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 THE GEO-TECHNICAL POINT OF VIEW.

BHASKAR ROY
G.T./2/II
NAME GEO-TECHNICAL ENGINEER

THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME ON THE BASIS OF SUBMITTED SUB-SOIL INVESTIGATION REPORT REPORT BY VASCON (BHASKAR ROY, LIC. NO.-GT/2/II), AT 67A, JADUNATHNATH MUKHERJEE ROAD, KOLKATA- 700 034), CONSIDERING ALL POSSIBLE LOAD INCLUDING SEISMIC AND WIND LOAD AS PER N.B.C. OF INDIA, CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.

DEBNARAYAN ROY
ESE -II /28
NAME OF STRUCTURAL ENGINEER

I CERTIFY ON THE PLAN ITSELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009. AS AMENDED FROM TIME TO TIME AND SITE CONDITION INCLUDING THE WIDTH OF ABUTTING ROAD CONFIRM WITH THE PLAN, & THAT IT IS A BUILDABLE SITE & NOT A TANK OR FILLED UP TANK. BOUNDED BY BRICK WALL & PILLAR.

ANIMESH CH. GURIA
LBS -I /367
NAME OF L.B.S.(CLASS-I)

-: CONSULTANT :-

ANIMESH CH. GURIA