

PROJECT  
**PARTIAL COMPLETION PLAN OF THE RESIDENTIAL BUILDING COMPLEX FOR DTC SOUTHERN HEIGHTS AT JOKA**  
 DIAMOND HARBOUR ROAD P.O. - JOKA P.S.-BISHNUPUR MOUZA - DOULATPUR BLOCK- BISHNUPUR-I.I.L. NO. - 79  
 DAG NO. - 11,12,13,16,17,18,19,21,24,25,26,51,52,53,54,55,56,57,58,67,87,88,89,96,98,99 MOUZA DAULATPUR, UNDER KULERDARI GRAM PANCHAYET DIST.-24 PARGANAS(S)

SPECIFICATION  
 1. ALL DIMENSIONS ARE IN MM UNLESS IT IS MENTIONED  
 2. ALL EXTERNAL R.C.C WALLS ARE 150 MM THICK AND INTERNAL R.C.C WALLS 100 MM THICK UNLESS IT IS MENTIONED  
 3. ALL R.C.C WORK PLASTERING INSIDE OR OUTSIDE ARE IN THE

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FLOOR	TOTAL AREA (EXCLUDING DUCT) Sqm.	AREA DEDUCT FOR LIFT WELLS Sqm.	BUILT-UP AREA Sqm.	AREA DEDUCTION FOR FAR Sqm.	NET BUILT-UP AREA FOR FAR PER FLOOR Sqm.
BASEMENT FLOOR			6288.46		6288.46
GR. FLOOR	14574.19		14574.19	638.97	13935.22
1ST. FLOOR	9886.66	139.81	9746.85	638.97	8969.88
2ND. FLOOR	9886.66	139.81	9746.85	638.97	8969.88
3RD. FLOOR	9886.66	139.81	9746.85	638.97	8969.88
4TH. FLOOR	9886.66	139.81	9746.85	638.97	8969.88
5TH. FLOOR	9886.66	139.81	9746.85	638.97	8969.88
6TH. FLOOR	9886.66	139.81	9746.85	638.97	8969.88
7TH. FLOOR	9886.66	139.81	9746.85	638.97	8969.88
8TH. FLOOR	9886.66	139.81	9746.85	638.97	8969.88
9TH. FLOOR	9886.66	139.81	9746.85	638.97	8969.88
10TH. FLOOR	9886.66	139.81	9746.85	638.97	8969.88
11TH. FLOOR	9886.66	139.81	9746.85	638.97	8969.88
12TH. FLOOR	9886.66	139.81	9746.85	638.97	8969.88
13TH. FLOOR	6254.31	91.84	6162.47	408.12	5670.35
14TH. FLOOR	6254.31	91.84	6162.47	408.12	5670.35
CLUB GR. FLOOR	950.98		950.98	45.91	899.07
CLUB 1ST FLOOR	807.55		807.55	45.91	761.64
CLUB 2ND FLOOR	785.28		785.28	45.91	739.37
TOTAL BUILT-UP AREA = A			132680.8		123775.74

EXISTING SANCTION NO 326/456/KMDA (Dat: 16.9.2015)  
 AND 389/489/KMDA (Date: 10.2.2015) BL-1A,1.2,3,5,6,7,8 (G+9) = Y  
 PROPOSAL FOR INTERNAL CHANGE IN BLOCK-4,9,10,11,12,14,15,16 (G+9) = Y  
 ADDITIONAL AREA FOR NEW BASEMENT, CLUB, ADDITIONAL HEIGHT AND RELOCATION OF BLOCK-17,18,19,20,21,22,23 = Z

PERMISSIBLE GROUND COVERAGE	40.00%	30718.2 SQM.
TOTAL GROUND COVERAGE	17.88%	13864.27 SQM.
PARKING AREA PROVIDED		
BASEMENT PARKING AREA =	6288.46 SQM.	
GROUND FLOOR PARKING AREA =	11365.02 SQM.	
TOTAL PARKING AREA =	17653.48 SQM.	
PARKING PROVIDED =		
BASEMENT PARKING =	181	No%
GROUND FLOOR COVER PARKING =	474	No%
ZLAYER OPEN PARKING (15X2) =	302	No%
OPEN PARKING =	277	No%
TOTAL =	1234	No%
SCOOTER PARKING (GROUND) =	52	No%
SCOOTER PARKING (BASEMENT) =	30	No%
PROPOSED TOTAL NO OF FLATS	1351	TOTAL RESIDENTIAL AREA
3BHK (101.82 SQM) =	443	45106.26 SQM.
3BHK (93.64 SQM) =	108	10113.66 SQM.
3BHK (85.96 SQM) =	264	22170.72 SQM.
2BHK (69.96 SQM) =	320	22355.20 SQM.
2BHK (66.14 SQM) =	160	10582.40 SQM.
2BHK (67.92 SQM) =	56	3793.84 SQM.
TOTAL =	1351	114032.08 SQM.
TOTAL NO OF FLATS =	1351	
PARKING REQUIREMENT (@1Car/100 Sqm.) =	1140.3208	No%

**RTC PROJECTS PVT. LTD.**  
*K. K. K.*  
 Authorized Signatory  
 SIGNATURE OF OWNER & SEAL

WE DO HEREBY CERTIFY THAT THE FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING PROPOSED FOR CONSTRUCTION ON THE PREMISES HAVE BEEN SO DESIGNED BY ME/US WILL MAKE SUCH FOUNDATION AND SUPERSTRUCTURE SAFE IN ALL RESPECT INCLUDING THE CONSIDERATION OF BEARING CAPACITY AND SETTLEMENT OF SOIL ETC.

STRUCTURAL ENGINEER  
 THE STRUCTURAL DESIGN AND PROVISION OF SOIL PROVISION A SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL FACTORS SUCH AS THE PROVISION OF SOIL PROVISION, BEARING CAPACITY OF SOIL AND COVERED THAT IT IS SAFE AND STABLE IN ALL RESPECTS.

*Utpal Saha*  
 UTPAL SAHA  
 B.C.E., M.A.E. (STRUCT.)  
 R.E. #1222801  
 IITC (Engineer) Structural Engineer  
 Class I, E.E. No. 1/58

SIGNATURE OF STRUCTURAL ENGINEER & SEAL  
 ADDRESS:  
 THE PLAN HAS BEEN PREPARED BY ME AND ON THAT DATE I DO CERTIFY WITH FULL RESPONSIBILITY THAT THE PROPOSED BUILDING PLAN HAS BEEN CHECKED BY THE PROVISION OF SOIL PROVISION, BEARING CAPACITY OF SOIL AND COVERED THAT IT IS SAFE AND STABLE IN ALL RESPECTS.

*Debatosh Saha*  
 DEBATOSH SAHU  
 Architect - Urban Designer  
 M.A.R.C.H., F.I.A., F.I.C.I., A.I.D.  
 Regn. No. CA/89/12368

SIGNATURE OF ARCHITECT & SEAL  
 DEBATOSH SAHU  
 ADDRESS: 3/A IN KANAK BANERJEE ROAD, HOUSTON-700089

DRAWN: ANSHENDU SCALE: 1/800  
 CHECKED: DEEP DATE: 12.08.2021  
 SITE PLAN AND LOCATION PLAN  
 DWG NO. - ESP /DTG /MLN / ARCH - 01

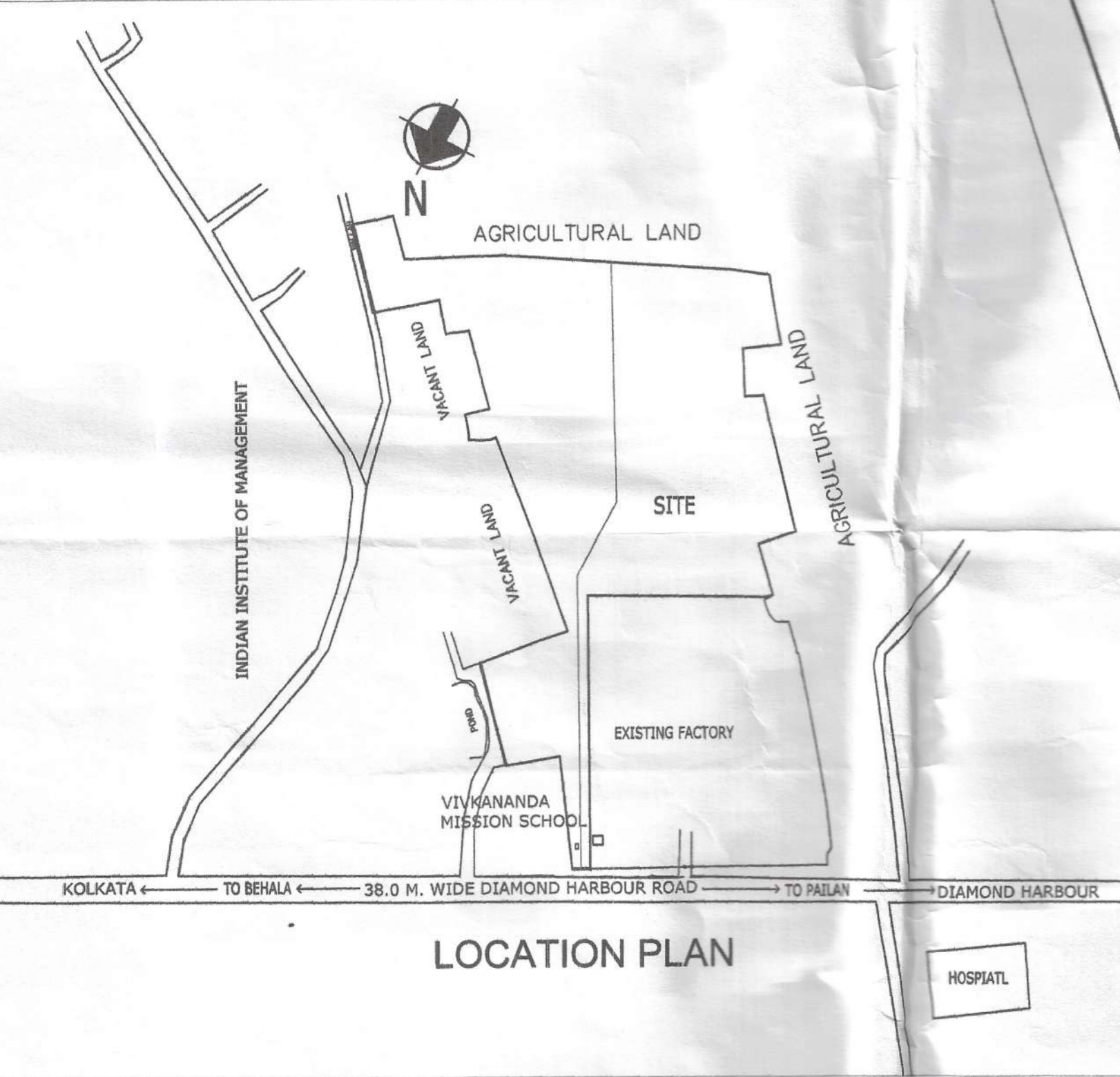
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BLOCK NO	EXISTING SANCTION AREA			REVISED PROPOSAL				
	GROUND FLOOR (Sq.m.)	1ST. TO 12TH/14TH FLOOR (Sq.m.)	TOTAL (Sq.m.)	GROUND FLOOR (Sq.m.)	1ST. TO 14TH. FLOOR (Sq.m.)	TOTAL (Sq.m.)		
BLOCK-1A	500.46	437.59 X 12 =	5251.08	5751.54	500.46	425.55 X 12 =	5106.6	5607.06
BLOCK-1	500.46	437.59 X 12 =	5251.08	5751.54	500.46	425.55 X 12 =	5106.6	5607.06
BLOCK-2	500.46	437.59 X 12 =	5251.08	5751.54	500.46	425.55 X 12 =	5106.6	5607.06
BLOCK-3	500.46	437.59 X 12 =	5251.08	5751.54	500.46	425.55 X 12 =	5106.6	5607.06
BLOCK-4	274.53	243.1 X 12 =	2917.2	3191.73	274.53	234.26 X 12 =	2811.12	3085.65
BLOCK-5	489.07	425.24 X 12 =	5102.88	5591.95	489.07	412.25 X 12 =	4947	5436.07
BLOCK-6	489.07	425.24 X 12 =	5102.88	5591.95	489.07	412.25 X 12 =	4947	5436.07
BLOCK-7	489.07	425.24 X 12 =	5102.88	5591.95	489.07	412.25 X 12 =	4947	5436.07
BLOCK-8	489.07	425.24 X 12 =	5102.88	5591.95	489.07	412.25 X 12 =	4947	5436.07
BLOCK-9	529.76	440.67 X 14 =	6169.38	6699.14	529.76	430.30 X 14 =	6024.2	6553.96
BLOCK-10	529.76	440.67 X 14 =	6169.38	6699.14	529.76	430.30 X 14 =	6024.2	6553.96
BLOCK-11	529.76	440.67 X 14 =	6169.38	6699.14	529.76	430.30 X 14 =	6024.2	6553.96
BLOCK-12	529.76	440.67 X 14 =	6169.38	6699.14	529.76	430.30 X 14 =	6024.2	6553.96
BLOCK-13	570.53	473.78 X 14 =	6632.92	7203.45	570.53	460.49 X 14 =	6446.86	7017.39
BLOCK-14	570.53	473.78 X 14 =	6632.92	7203.45	570.53	460.49 X 14 =	6446.86	7017.39
BLOCK-15	570.53	473.78 X 14 =	6632.92	7203.45	570.53	460.49 X 14 =	6446.86	7017.39
BLOCK-16	570.53	473.78 X 14 =	6632.92	7203.45	570.53	460.49 X 14 =	6446.86	7017.39
BLOCK-17	473.78 X 14 =	6632.92	6632.92	460.49 X 14 =	6446.86	6446.86	6446.86	
BLOCK-18	473.78 X 14 =	6632.92	6632.92	460.49 X 14 =	6446.86	6446.86	6446.86	
BLOCK-19	473.78 X 14 =	6632.92	6632.92	460.49 X 14 =	6446.86	6446.86	6446.86	
BLOCK-20	440.67X14=	6169.38	6169.38	422.23 X 14 =	5911.22	5911.22	5911.22	
BLOCK-21	440.67X14=	6169.38	6169.38	422.23 X 14 =	5911.22	5911.22	5911.22	
BLOCK-22	440.67X14=	6169.38	6169.38	422.23 X 14 =	5911.22	5911.22	5911.22	
BLOCK-23	440.67X14=	6169.38	6169.38	422.23 X 14 =	5911.22	5911.22	5911.22	
GROUND FLOOR (b-17,18,19,20,21,22,23)				6371.97			6318.23	
BASEMENT FLOOR (b-17,18,19,20,21,22,23)				6696.11			6288.46	
CLUB GR. FLOOR				950.98			950.98	
CLUB 1ST FLOOR				807.55			807.55	
CLUB 2ND FLOOR				785.28			785.28	
TOTAL EXISTING SANCTION AREA =			157160.77	TOTAL REVISED PROPOSAL AREA =			152662.14	

PARTIAL COMPLETION PLAN  
 457/38/1 C.C.I. - I - KMDA  
 1. There should not be any court cases or any complaints from any corner in respect of the said property as per plan.  
 2. South 24 Parganas Zilla Parishad will not be liable if any dispute arises between the

*R. K. Saha*  
 ASSISTANT ENGINEER  
 South 24 Pgs. Z.P.

*D. K. Saha*  
 District Engineer  
 South 24 Pgs. Z.P.



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BLOCK NO	APPLY FOR COMPLETION CERTIFICATE			
	GROUND FLOOR (Sq.m.)	1ST. TO 14TH FLOOR (Sq.m.)	TOTAL (Sq.m.)	
BLOCK-9	529.76	430.30 X 14 =	6024.2	6553.96
BLOCK-10	529.76	430.30 X 14 =	6024.2	6553.96
BLOCK-11	529.76	430.30 X 14 =	6024.2	6553.96
BLOCK-12	529.76	430.30 X 14 =	6024.2	6553.96
BLOCK-14	570.53	460.49 X 14 =	6446.86	7017.39
BLOCK-15	570.53	460.49 X 14 =	6446.86	7017.39
BLOCK-16	570.53	460.49 X 14 =	6446.86	7017.39
CLUB GR. FLOOR			950.98	
CLUB 1ST FLOOR			807.55	
CLUB 2ND FLOOR			785.28	
TOTAL SANCTION AREA =			49811.82	

KOLKATA ← 38.0 M. WIDE D. H. ROAD → DIAMOND HARBOUR