



AREA STATEMENT

CALCULATION FOR F.A.R.

PLOT AREA (AS PER DEED)	=	13147.889 Sqm	=	324.89 Dec.
PLOT AREA (AS PER PHYSICAL MEASUREMENT)	=	13147.889 Sqm	=	324.89 Dec.
PERMISSIBLE GROUND COVERAGE	=	5916.465 Sqm	(45%)	
PROPOSED GROUND COVERAGE	=	3766.360 Sqm	(28.65%)	
WIDTH OF THE ACCESS ROAD	=	6.0 M.		
PERMISSIBLE HEIGHT OF THE BUILDING	=	12.5 M.		
PROPOSED HEIGHT OF THE BUILDING	=	9.750	G+11	
PROPOSED FLOOR TO FLOOR HEIGHT	=	3.050		
PERMISSIBLE FLOOR AREA RATIO (F.A.R.)	=	1.75		
PROPOSED FLOOR AREA RATIO (F.A.R.)	=	0.8298		
TOTAL PERMISSIBLE BUILT UP AREA	=	23008.473 Sqm	(1.75 X 13147.889)	

PROPOSED FLOOR AREA

GROUND FLOOR AREA

BLOCK 1	=	580.660 Sqm
BLOCK 2	=	638.350 Sqm
BLOCK 3	=	580.660 Sqm
BLOCK 4	=	691.500 Sqm
BLOCK 5	=	794.530 Sqm
BLOCK 6	=	580.660 Sqm
TOTAL	=	3766.360 Sqm

FIRST FLOOR AREA

BLOCK 1	=	576.360 Sqm
BLOCK 2	=	634.050 Sqm
BLOCK 3	=	576.360 Sqm
BLOCK 4	=	576.360 Sqm
BLOCK 5	=	779.390 Sqm
BLOCK 6	=	576.360 Sqm
TOTAL	=	3718.880 Sqm

SECOND FLOOR AREA

BLOCK 1	=	576.360 Sqm
BLOCK 2	=	634.050 Sqm
BLOCK 3	=	576.360 Sqm
BLOCK 4	=	576.360 Sqm
BLOCK 5	=	779.390 Sqm
BLOCK 6	=	576.360 Sqm
TOTAL	=	3718.880 Sqm

TOTAL PROPOSED AREA = 11204.120 Sqm

EXEMPTION OF AREA IN F.A.R. :

STAIR CASE + LIFT LOBBY EXEMPTION

BLOCK 1 (13.37-3)	=	16.370 Sqm
BLOCK 2 (13.37-3)	=	16.370 Sqm
BLOCK 3 (13.37-3)	=	16.370 Sqm
BLOCK 4 (13.37-3)	=	16.370 Sqm
BLOCK 5 (13.37-3)	=	16.370 Sqm
BLOCK 6 (13.37-3)	=	16.370 Sqm
TOTAL	=	98.220 Sqm

FIRST FLOOR

BLOCK 1 (13.37-3)	=	16.370 Sqm
BLOCK 2 (13.37-3)	=	16.370 Sqm
BLOCK 3 (13.37-3)	=	16.370 Sqm
BLOCK 4 (13.37-3)	=	16.370 Sqm
BLOCK 5 (13.37-3)	=	16.370 Sqm
BLOCK 6 (13.37-3)	=	16.370 Sqm
TOTAL	=	98.220 Sqm

SECOND FLOOR

BLOCK 1 (13.37-3)	=	16.370 Sqm
BLOCK 2 (13.37-3)	=	16.370 Sqm
BLOCK 3 (13.37-3)	=	16.370 Sqm
BLOCK 4 (13.37-3)	=	16.370 Sqm
BLOCK 5 (13.37-3)	=	16.370 Sqm
BLOCK 6 (13.37-3)	=	16.370 Sqm
TOTAL	=	98.220 Sqm

TOTAL STAIRCASE + LIFT LOBBY EXEMPTION = 294.660 Sqm

FLOOR AREA RATIO (F.A.R.) CONSUMED = 0.8298 (10909.46 / 13147.889)

PUBLIC OPEN SPACE 1	=	1074.06 Sqm
PUBLIC OPEN SPACE 2	=	1207.48 Sqm
TOTAL PUBLIC OPEN SPACE	=	2281.520 Sqm
TOTAL GREEN AREA PROVIDED	=	4123.000 Sqm
PERCENTAGE	=	17%

TOTAL REQUIRED CAR PARKING	=	11205.46/110 = 102 NOS
TOTAL PROPOSED CAR PARKING	=	117 NOS

SPACE FOR SEAL

- NOTES:**
1. ALL DIMENSIONS ARE IN MM. UNLESS OTHERWISE MENTIONED.
 2. ALL EXTERNAL WALLS ARE 200MM THK & INTERNAL WALLS ARE 100MM THK. IF NOT STATED IN 1/4 CEMENT SAND MORTAR.
 3. ALL CHAJJAS ARE 150 THK & 500 MM PROJECTED. ELEVATIONAL PROJECTION 500 MM.
 4. DEPTH OF UNDERGROUND WATER IN THE RESERVOR SHOULD NOT EXCEED DEPTH OF FOUNDATION.
 5. GRADE OF CONCRETE & GRADE OF STEEL USED ARE M20 & F400 RESPECTIVELY.
 6. R.C.C. FRAMED STRUCTURE.
 7. ANY DISCREPANCY IN SCALE, THE WRITTEN DIMENSION SHALL GOVERN.
 8. FOR SPECIFICATION OF MATERIALS WORKMANSHIP N.B.C. 1984 TO BE FOLLOWED.
 9. OPEN TERRACE WITH THE TERRACING RATIO 2:2:7.
 10. DAMP PROOF COURSE TO BE PROVIDED WITH P.C.C. (1:2:4).

WINDOW SCHEDULE

WINDOW TYPE	SIZE	LINTEL	SILL	DOOR TYPE	SIZE	LINTEL
W1	1500 X 1950	2250	330	D1	1100 X 2250	2250
W2	1000 X 1250	2250	1000	D2	900 X 2250	2250
W3	600 X 1050	2250	1200	D3	750 X 2250	2250
SW	1500 X 1850	2250	400	D4	1500 X 2400	2400
				D5	1100 X 2400	2400
				D6	900 X 2400	2400

FIXED GLASS

FG	FIXED GLASS	D6	900 X 2400	2400
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CERTIFICATE OF THE ARCHITECT

I CERTIFY THAT ALL THE ARCHITECTURAL DRAWINGS OF THE PROJECT AT DAG NO. 10340, 10341, 10342, 10343, 10355, 10356, 10357, 10357, 10358, 10365, 10366, 10367, 10368, 10369, 10370, 10371, 10372, 10373 IN MOJUA-BARUIPUR, J.L. NO-31, GRAM PANCHAYET-MADRAT GRAM PANCHAYET, BARUIPUR, DISTRICT - SOUTH 24 PARGANAS, WEST BENGAL HAVE BEEN PREPARED BY ME COMPLYING WITH THE WEST BENGAL MUNICIPAL BUILDING RULES, 2007. I ALSO CERTIFY THAT THE PLANS AND DRAWINGS PREPARED BY ME COMPLY WITH ALL PROVISIONS REGARDING THE FIRE PROTECTION AS PER THE PREVAILING NATIONAL BUILDING CODE OF INDIA. I SHALL BE HELD RESPONSIBLE IF ANY INCORRECT INFORMATION IS FURNISHED BY ME OR ANY VIOLATION OR PROVISIONS OF THESE RULES OR THE PREVAILING NATIONAL BUILDING CODE IS FOUND IN ANY OF THE DRAWINGS AND DOCUMENTS, SIGNED BY ME AND SUBMITTED TO THE SANCTIONING AUTHORITY FOR OBTAINING SANCTION.

Kamal Kumar Periwai
KAMAL KUMAR PERIWAI
CA-95-186719

SIGNATURE OF ARCHITECT

CERTIFICATE OF STRUCTURAL ENGINEER

I CERTIFY THAT THE STRUCTURAL DRAWINGS AND DESIGN OF BOTH THE FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING/BUILDINGS HAS BEEN MADE CONSIDERING THE SOIL TEST REPORT AS PER THESE RULES AND REGULATIONS MADE UNDER THE ACT AND ALSO CONSIDERING ALL POSSIBLE LOADS, SEISMIC LOADS AND THE MOMENTS GENERATED BY THE PROPOSED STRUCTURE AS PER THE BUREAU OF INDIAN STANDARD AND NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT AND THESE PROVISIONS SHALL BE ADHERED TO DURING THE CONSTRUCTION.

Mataak Majumdar
B.C.E., M.C.E. (Struct)
ESE-152/1 of KMC
ESE-413, 152/4
074/RJP/SO/ES/E/11-12

SIGNATURE OF STRUCTURAL ENGINEER

CERTIFICATE OF GEO-TECHNICAL ENGINEER

IT IS HEREBY CERTIFIED THAT THE STRUCTURAL DRAWINGS ARE PREPARED FOR EARTHQUAKE RESISTANCE IN ACCORDANCE WITH BIS AND NBC 2005.

SIGNATURE OF GEO-TECHNICAL ENGINEER

CERTIFICATE OF OWNER

CERTIFIED THAT I HAVE GONE THROUGH THE WEST BENGAL MUNICIPAL (BUILDING) RULES 2007 AND ALSO UNDERTAKE TO ABIDE BY THESE RULES DURING AND AFTER CONSTRUCTION OF BUILDING

Vivek Podar
MAGNOLIA INFRASTRUCTURE DEVELOPMENT LTD.
Director

SIGNATURE OF DEVELOPER

SIGNATURE OF OWNER

DEVELOPER: MAGNOLIA INFRASTRUCTURE DEVELOPMENT LTD

PROJECT:
PROPOSED PLAN OF G+11 STORED RESIDENTIAL HOUSING COMPLEX FOR MAGNOLIA INFRASTRUCTURE DEVELOPMENT LTD. AT DAG NO. 10340, 10341, 10342, 10343, 10355, 10356, 10357, 10358, 10365, 10366, 10367, 10368, 10369, 10370, 10371, 10372, 10373 IN MOJUA-BARUIPUR, J.L. NO-31, GRAM PANCHAYET-MADRAT GRAM PANCHAYET, P.S. - BARUIPUR, DISTRICT - SOUTH 24 PARGANAS, WEST BENGAL.

ARCHITECT: MAHESHWARI & ASSOCIATES
37A BAKER ROAD, 2ND FLOOR, ALPORA, KOLKATA - 700027.

TITLE: SITE PLAN, LOCATION PLAN, GROUND FLOOR PLAN, SEPTIC TANK DETAILS, AREA STATEMENT

SUBMISSION DRAWING

NORTH	DRG. NO.	REV. NO.	DEALT	0
	MA/ARCH/BARUIPUR/SD-01			
SCALE		REV. NO.	DEALT	0
DATE	20.07.2023	CHECKED		

1. There should be no court cases or any complaint from any corner in respect of the said property as per plan.
2. South 24 Parganas Zilla Parishad will not be liable in any dispute arising at the site.
- All building elevations, projections, etc. as proposed in the plan should be maintained.
 - Necessary steps should be taken for safety of those of the adjoining public and private property during construction.
 - Construction of the building should be completed within the stipulated period.
 - Design of all structural members including that of the foundation should conform to standards specified in the I.B.C. of India.
 - The structure should be completed within 3 years from date of sanctioning.
 - Information required by the applicant to be submitted to the sanctioning authority.
 - Completion of work.
 - No false water proof should be used or changed on floor or roof.
 - The construction should be carried out as per specification of I.S. Code and standards and under the supervision of qualified competent engineer.
 - Construction of garbage pit, soak pit & waste water should be done by the owner.
 - Any deviation of the sanctioned plan shall mean demolition.
- The non-compliance of the above conditions shall be treated as a ground for cancellation of the sanctioned plan and the owner shall be liable for the cost of the temporary construction of a structure / class / shop / any other building / or any other structure. Violation of the same will automatically revoke the sanction / completion certificate.

Sanjay Kumar
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Assistant Engineer
South 24 Pgs. ZP

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