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PLAN CASE NO. - SWS-OBPAS/1420/2023/0373

**STATEMENT OF THE PLAN PROPOSAL**

PRINCIPLE USE GROUP : MIXED-USE

PART-A:

1. AREA OF LAND - (AS PER DEED PLAN) - (1 B, 15K, 15CH, 29S2 FT.)	SQM
2. AREA OF LAND - (AS PER BOUNDARY DECLARATION)	SQM
3. A) SPRAWL - 5.00   1.50M   B) STRIP OF LAND - 0.000	SQM
3. C) NET AREA OF LAND AFTER SPRAWL & STRIP OF LAND - 0.000	SQM
4. (i) PERMISSIBLE GROUND COVERAGE	% -
(ii) PROPOSED GROUND COVERAGE	% -
5. A) HEIGHT -	M
5. B) ROAD WIDTH (avg)	M

**6. PROPOSED AREA CALCULATION:**

A. FOR RESIDENTIAL:

AT FLOOR	COVERED AREA	CUTOUT	STAIR & RAMP	LIFT LOBBY	NET FLOOR AREA
BASEMENT					
GROUND					
1ST					
2ND					
3RD					
TYP (4-7)					
TOTAL =	7390.77	63.91	315.61	348.11	63.00
4. (i) PERMISSIBLE F.A.R					SQM
(ii) EXT. - PROPOSED F.A.R					SQM
TOTAL BUILT-UP AREA =	7007.66				

**7. CAR PARKING CALCULATION:**

REQUIRED CAR PARKING - 48 NOS.

8A. TOTAL REQUIRED CAR PARKING - 48 NOS.

8B. TOTAL PROVIDED CAR PARKING - 58 NOS.

OPEN (1 LAYER)	COVERED (1 LAYER)	COVERED (2 LAYER)	COVERED (BASE) (1 LAYER)	COVERED (BASE) (2 LAYER)
0	10	0	0	6
0	10	0	0	6

**D. SCHEDULE OF DOORS & WINDOWS**

NO	SILL	LINTEL	SIZE
END	2400	1800 X 2400	
GD1	2400	2000 X 2400	
GD2	2400	1500 X 2400	
EKD	2100	1350 X 2100	
FCD	2100	1200 X 2100	
WTA	300	2150	1800 X 1800
WBA	300	2100	1500 X 1800

NOTE:

- ALL EXTERNAL WALLS ARE 250 MM AND INTERNAL WALLS ARE 125 MM THK. (UNLESS OTHERWISE STATED)
- T. = TREAD
- R. = RISER
- F.B. = FLOWER BED
- C.B. = CUP BOARD
- W.T.F. = WATER TIGHT FLOOR

**PART-B:**

1. (i) MUNICIPALITY HOLDING NO. \_\_\_\_\_

(ii) WARD NO. \_\_\_\_\_

2. WBRLD LAND STATEMENT

2. (i) DEED NO. \_\_\_\_\_

(ii) KHATAN NO. (R.S.L.R) \_\_\_\_\_ (iv) Mouza \_\_\_\_\_

(iii) PLOT NO. (R.S.L.R) \_\_\_\_\_ (v) J.L. NO. \_\_\_\_\_

**OWNER'S DECLARATION**

I / WE DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT I / WE SHALL ENGAGE L.B.A & E.S.E. DURING CONSTRUCTION.

I / WE SHALL FOLLOW THE INSTRUCTIONS OF L.B.A. AND E.S.E. DURING CONSTRUCTION OF THE BUILDING. (AS PER B.S. PLAN)

I / WE AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURES.

IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE PURULIA MUNICIPALITY AUTHORITY WILL REVOKE THE SANCTION PLAN.

THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF E.S.E./L.B.A. BEFORE STARTING OF BUILDING FOUNDATION WORK.

MS PRAGATI INFRA TECH INDIA PVT. LTD  
SIGNATURE OF OWNER.

**DEVELOPER:-**  
MS PRAGATI INFRA TECH INDIA PVT. LTD  
Development House, 3rd Floor, 24, Park Street, Kolkata-700016, West Bengal

**LAND OWNER NAME:-**

- ANSUL RATHI
- BHAGWATI PD. RATHI
- PUJA RATHI
- VINITA RATHI

**E.S.E. DECLARATION**

THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.

Mr. Rupak k. Banerjee  
E.S.E. REG. NO. : E.S.E/1144  
SIGNATURE OF E.S.E.

**L.B.A. DECLARATION**

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF W.B BUILDING RULES 2007 AS AMENDED FROM TIME TO TIME & THAT THE SITE LOCATION INCLUDING THE ABUTTING ROAD CONFORMS WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK.

A. TUHIN MAHATO  
C.A. REG. NO. : CA.2918/99/186  
SIGNATURE OF L.B.A.

**TITLE**  
GROUND FLOOR PLAN, FIRST FLOOR PLAN, SECOND FLOOR PLAN, THIRD FLOOR PLAN, TYPICAL (4-7) FLOOR PLAN, SECTIONS, ELEVATIONS, SITE PLAN, LOCATION PLAN, PUMP ROOM PLAN & SECTION, SEPTIC TANK DETAILS

**PROJECT**  
PLAN OF PROPOSED (B-G-7) EIGHT STORIED COMMERCIAL CLM RESIDENTIAL (MIXED-USE) BUILDING OF MS PRAGATI INFRA TECH INDIA PVT. LTD. SITUATED AT DESHBANDHU ROAD, UNDER PURULIA MUNICIPALITY HOLDING NO. - F, 35.36 WARD NO- 21, MOUZA- RAGHABPUR, J.L. NO- 66 L.B. KHATAN NO. 4100/1101, 4102, 4103, PLOT NO- 3871, 3859, 3870, P.S.- PURULIA(T), P.O. - DIST. - PURULIA, PIN-723101(WB).

**ARCHITECTS**  
CUBIX DESIGN  
ARCHITECTS, INTERIORS, INTERIOR  
NORTH LANE ROAD, PURULIA,  
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Website: www.cubixdesign.com

**SCALE** DWG. NO. DATE DEALT  
1:100 @ A0 + 23/08/2023 27.11.23 A.M

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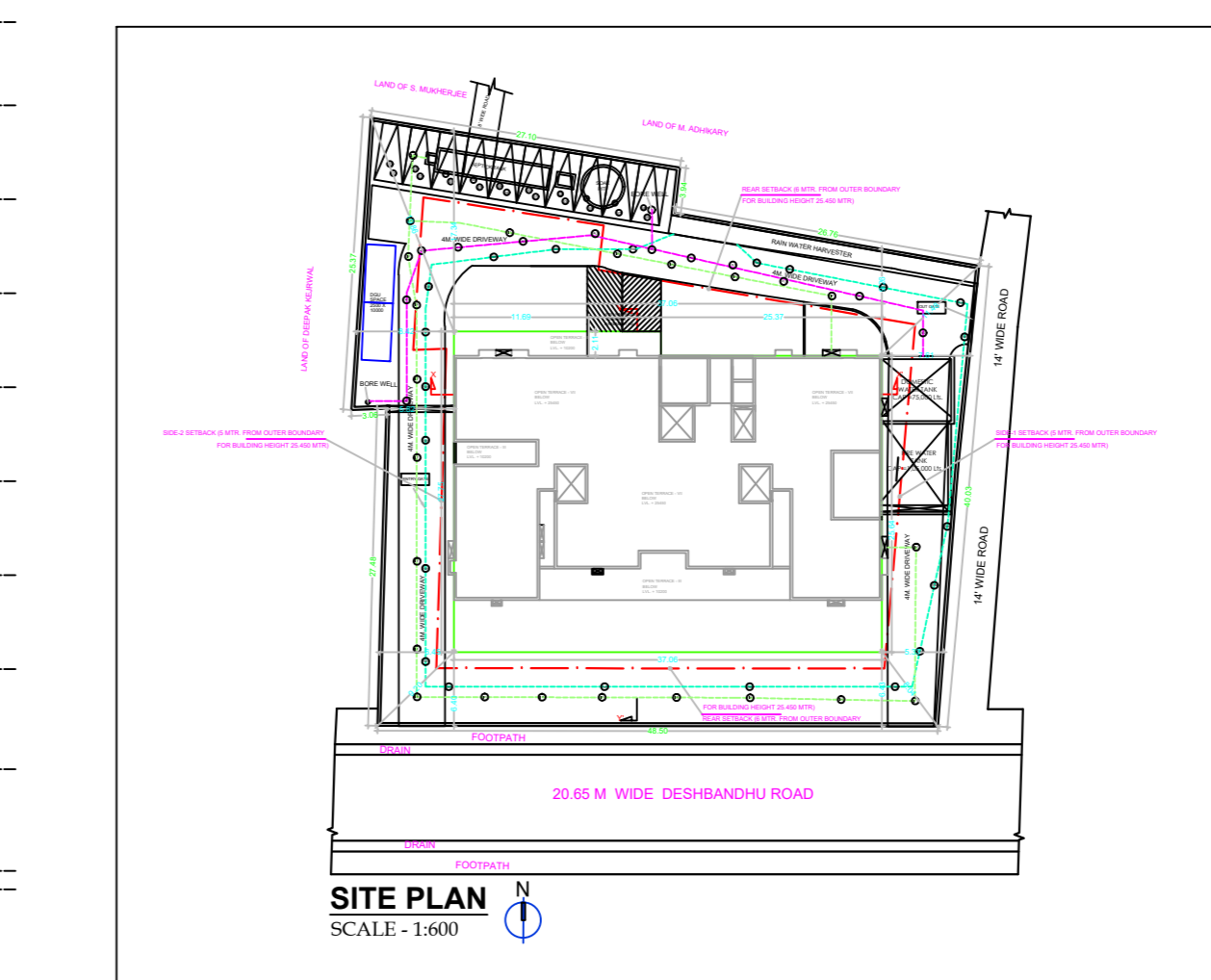
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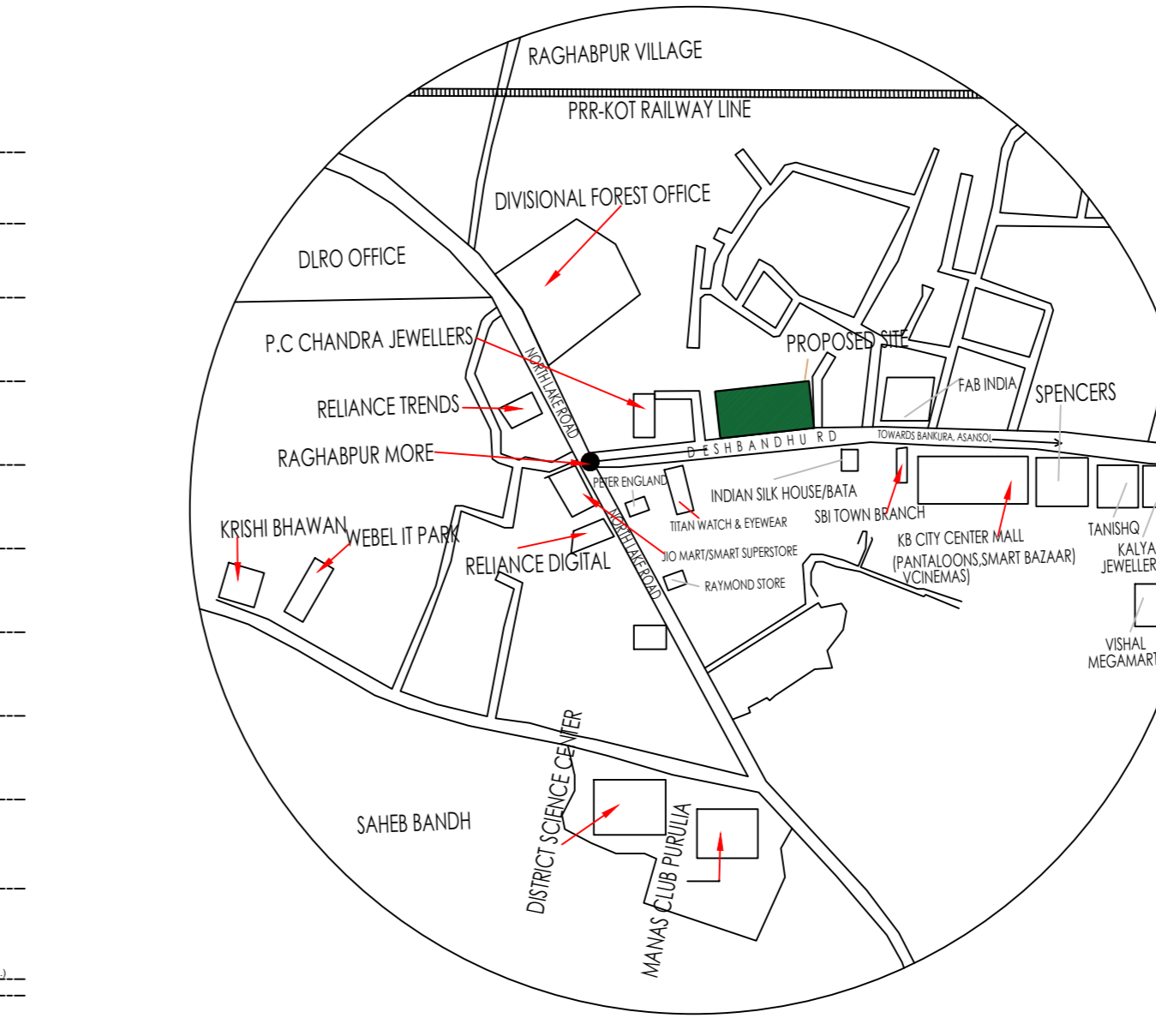
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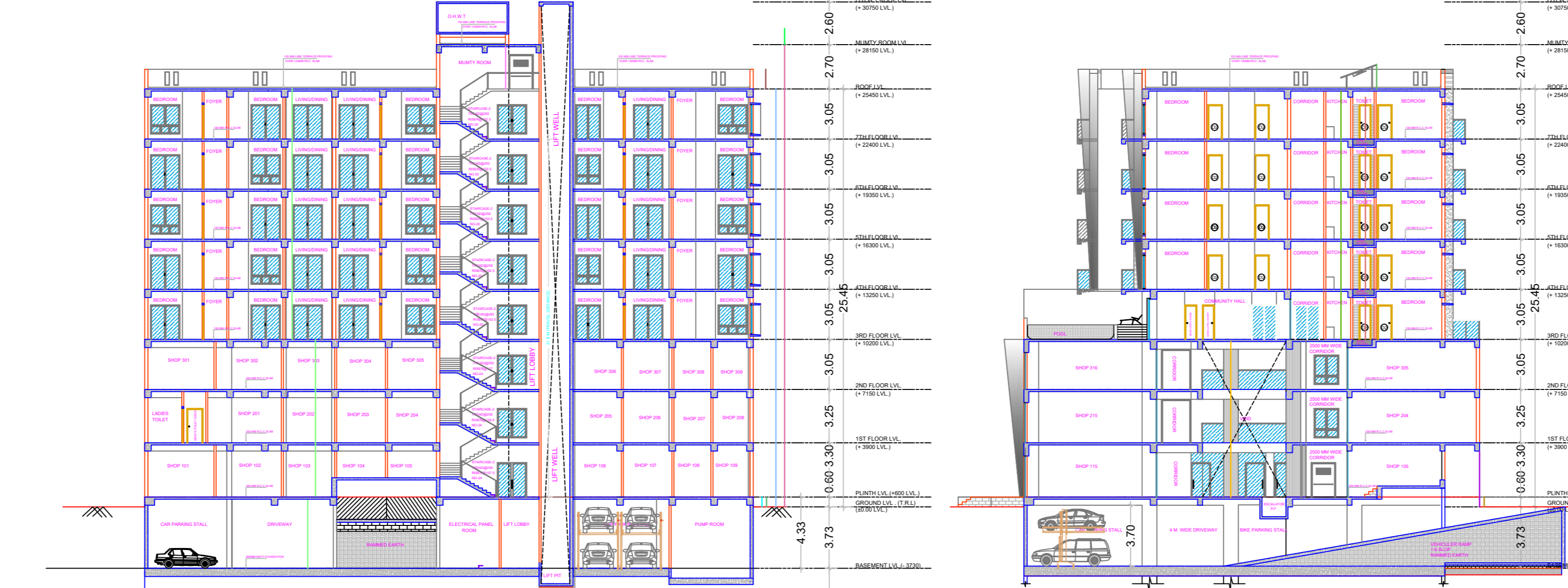
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1:100 @ A0 + 23/08/2023 27.11.23 A.M



**SITE PLAN**  
SCALE: 1:1000



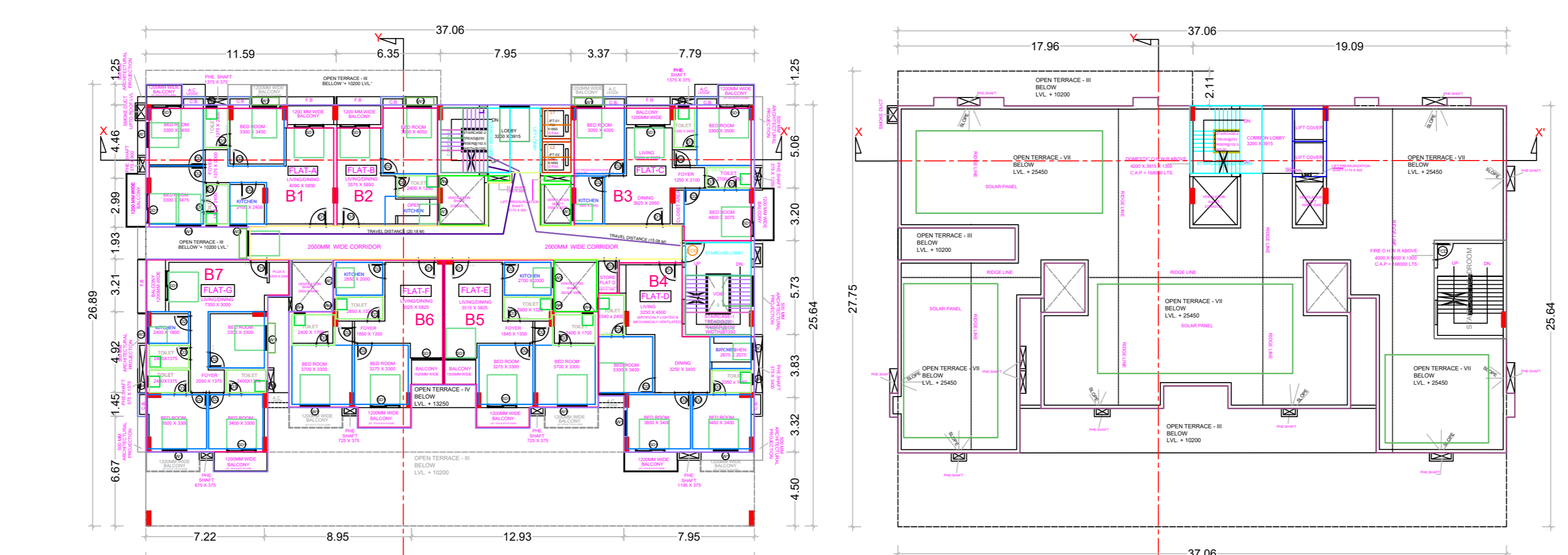
**LOCATION PLAN**  
SCALE: 1:1000  
LATITUDE: 23.343614  
LONGITUDE: 86.361546



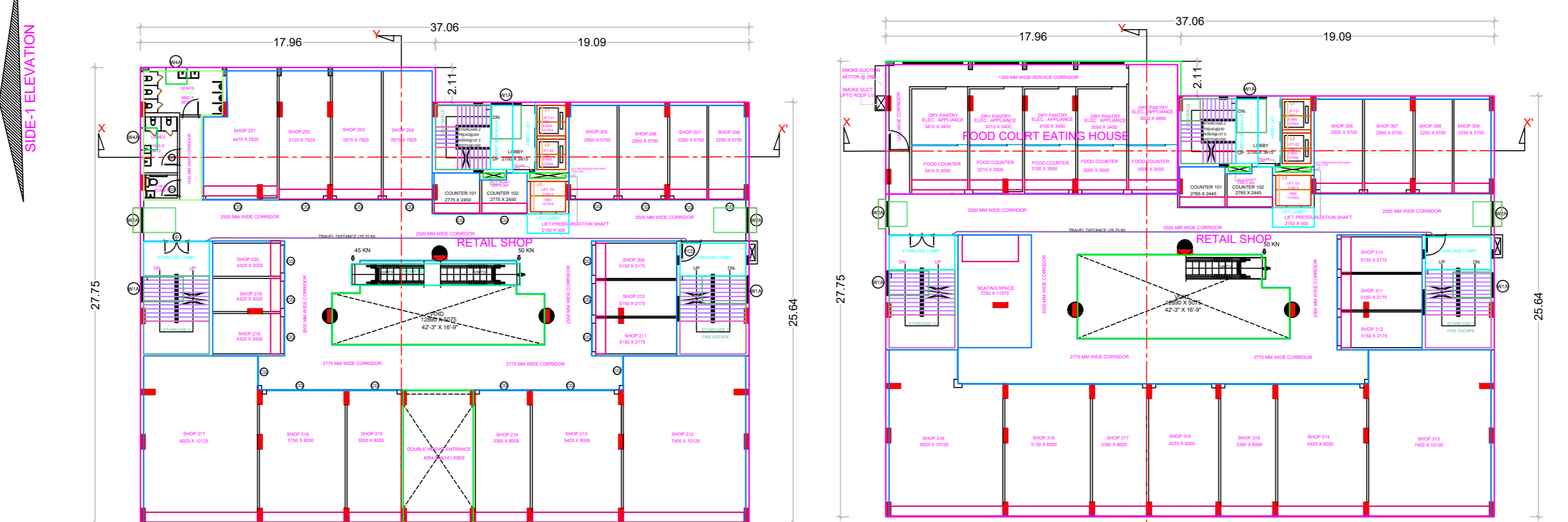
**SECTION OF XX'** SCALE: 1:100  
**SECTION OF YY'** SCALE: 1:100



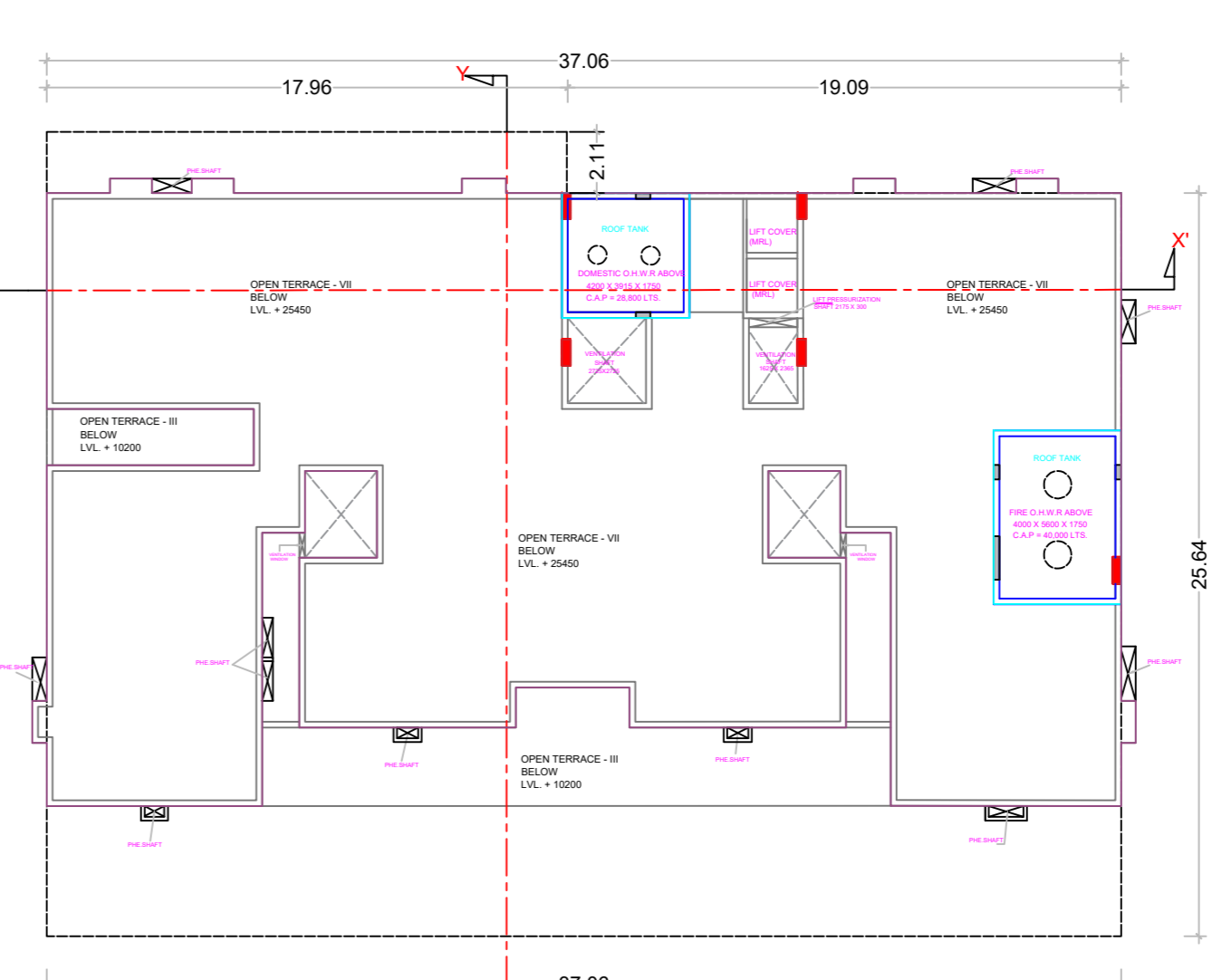
**FRONT ELEVATION** SCALE: 1:100  
**SIDE-1 ELEVATION** SCALE: 1:100



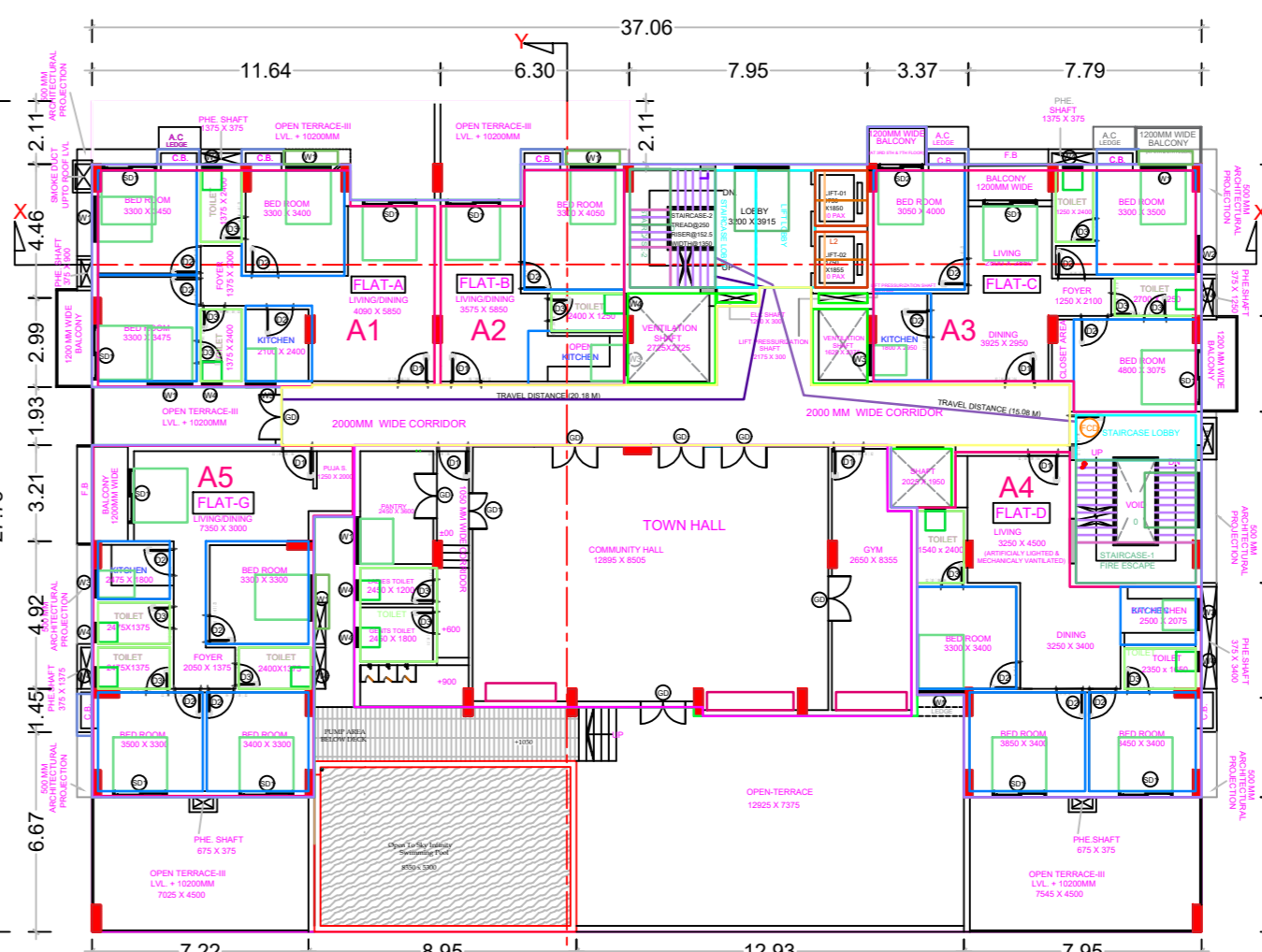
**TYPICAL FLOOR PLAN**  
SCALE: 1:100  
FLOOR04, FLOOR05, FLOOR06, FLOOR07-TYPICAL



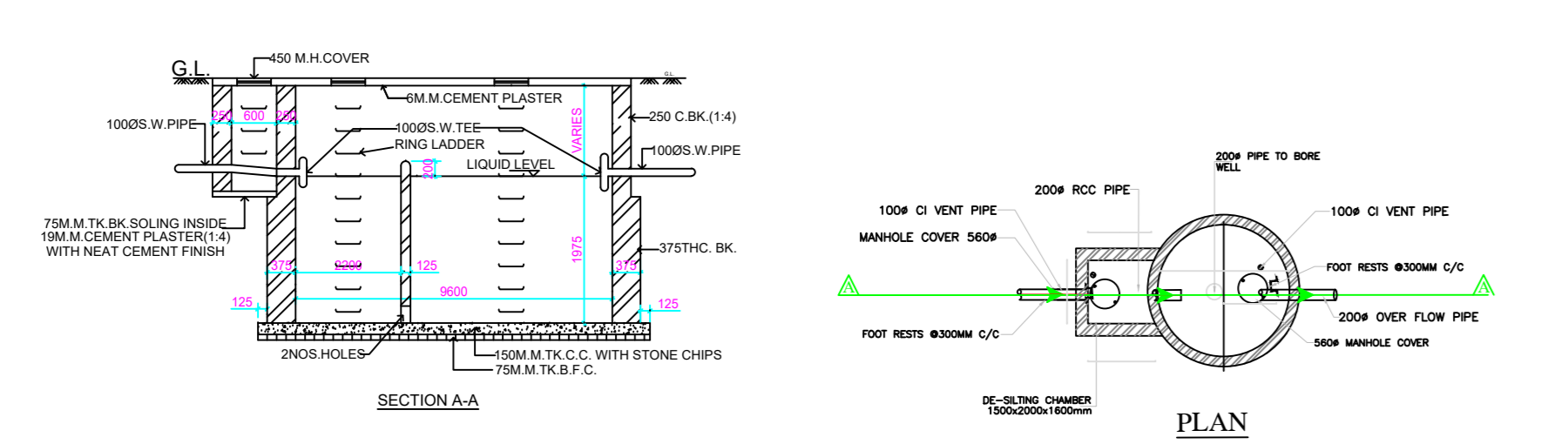
**FIRST FLOOR PLAN** SCALE: 1:100 FLOOR01  
**SECOND FLOOR PLAN** SCALE: 1:100 FLOOR02



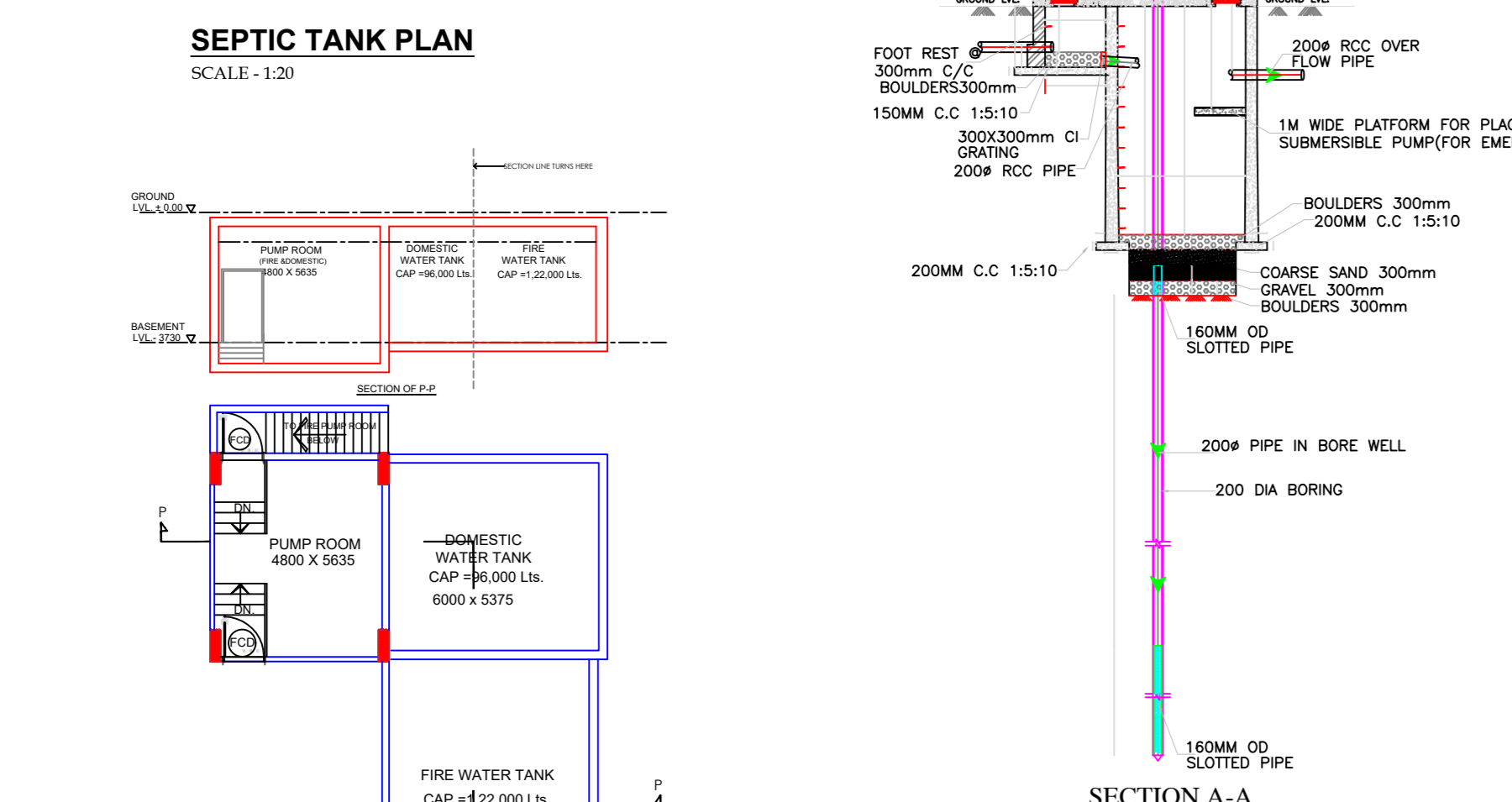
**ABOVE ROOF PLAN** SCALE: 1:100 FLOOR-TERRACE  
**ROOF PLAN** SCALE: 1:100 FLOOR-TERRACE



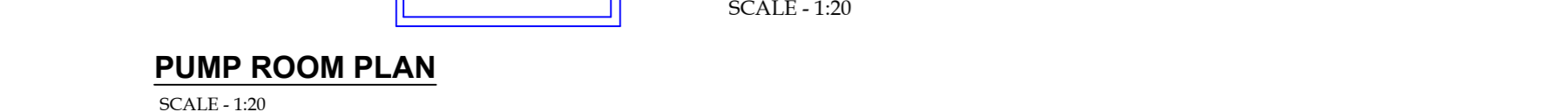
**THIRD FLOOR PLAN** SCALE: 1:100 FLOOR03



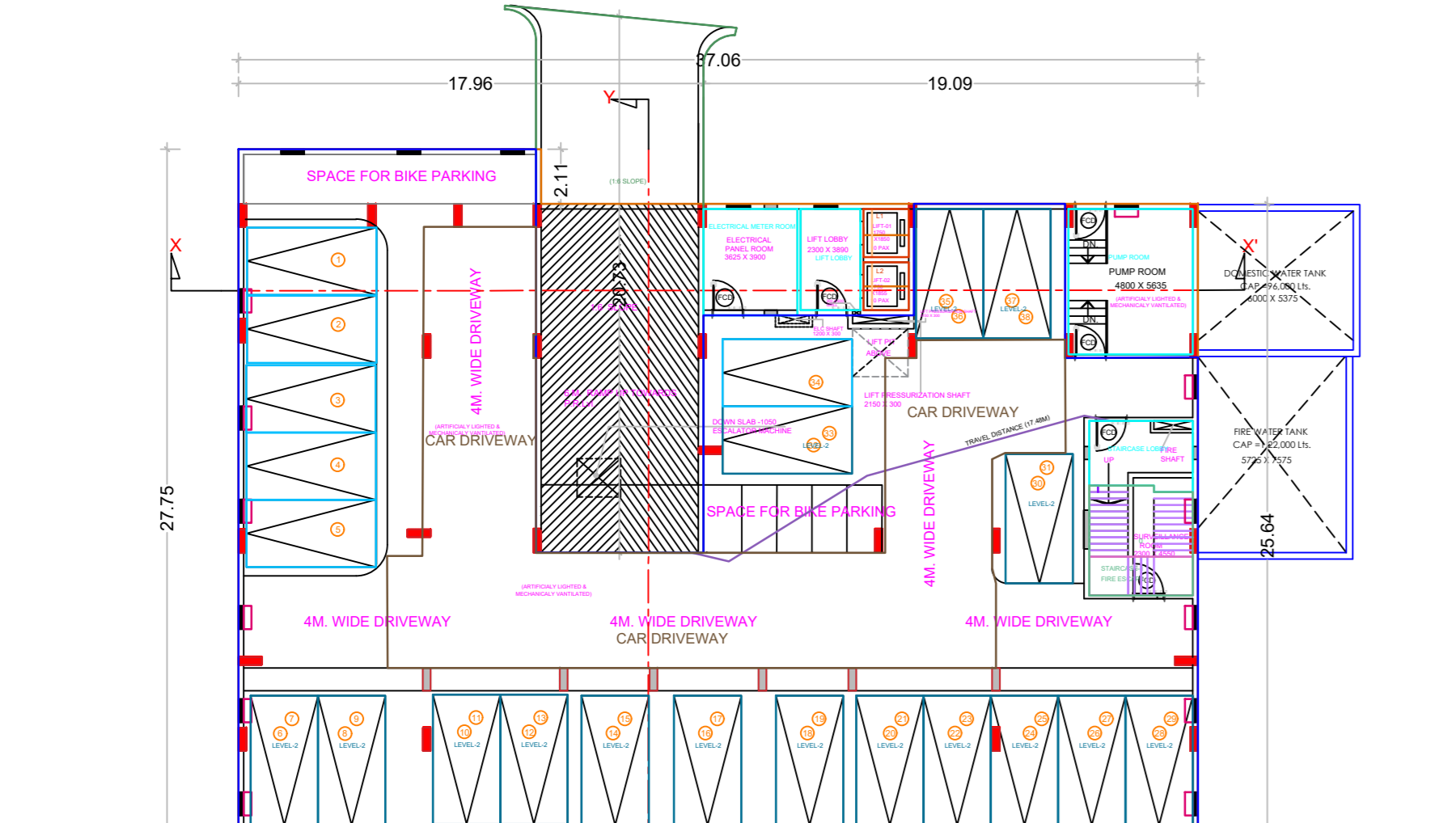
**SECTION AA'**  
**PLAN**



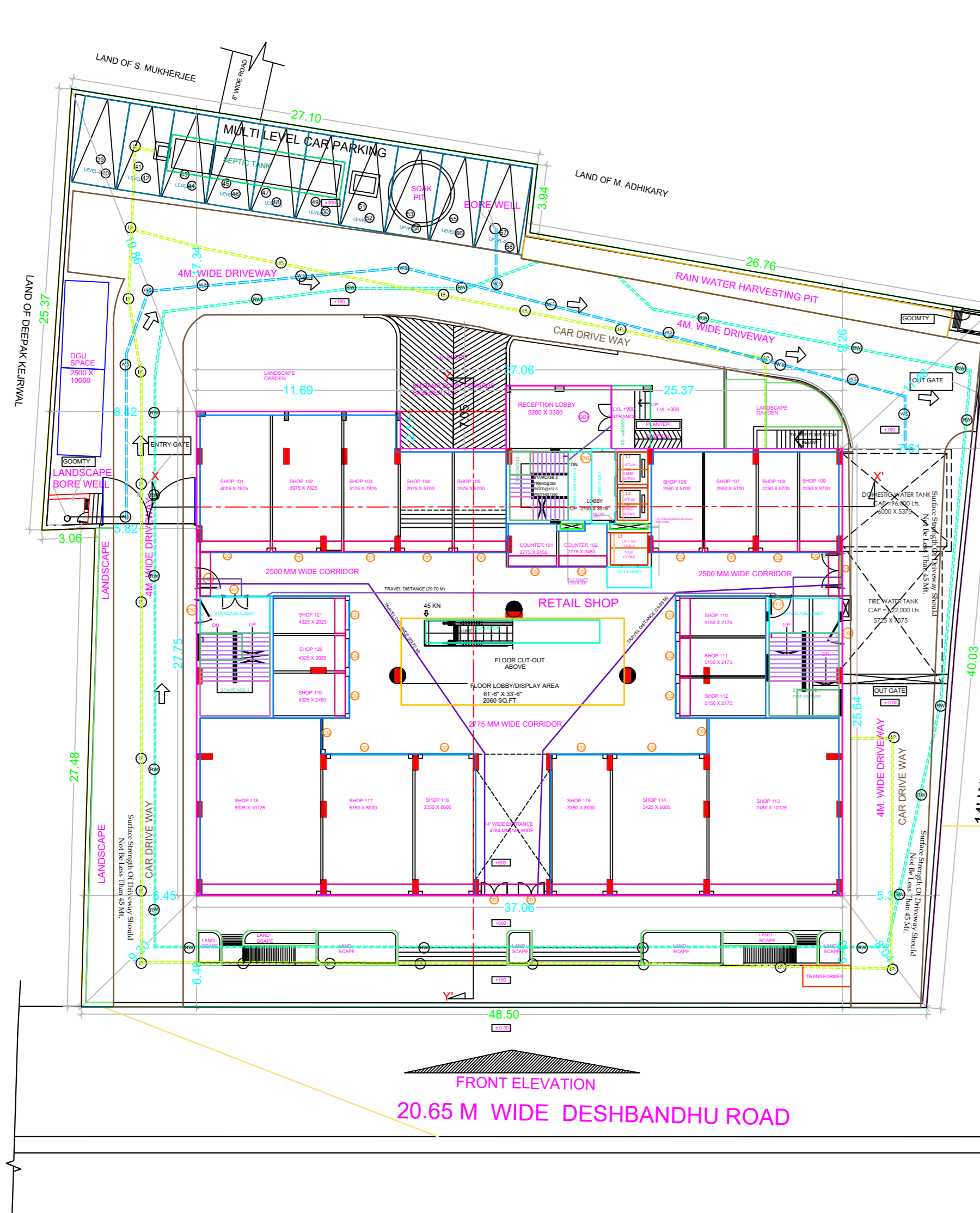
**SEPTIC TANK PLAN** SCALE: 1:20  
**DETAIL OF RAIN WATER HARVESTING WELL WITH DE-SILTING CHAMBER** SCALE: 1:20



**PUMP ROOM PLAN** SCALE: 1:20



**BASEMENT PLAN** SCALE: 1:100 FLOOR-B1  
**FLOOR-GROUND**



**GROUND FLOOR PLAN WITH SITE** SCALE: 1:100 FLOOR-GROUND