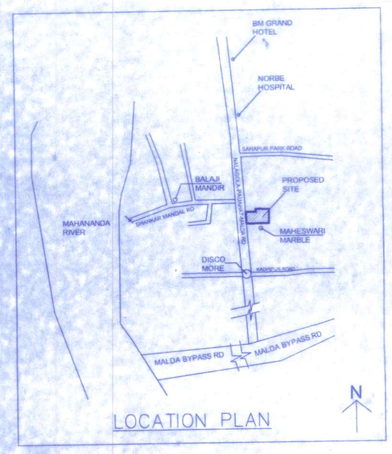
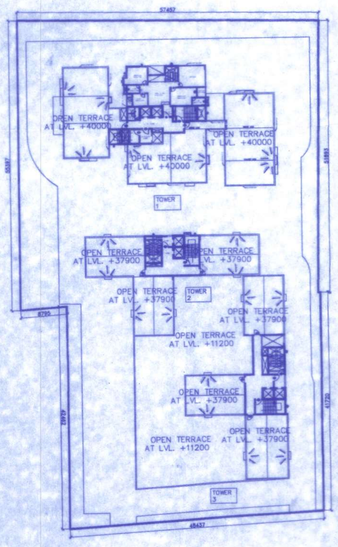


LOCATION PLAN



SITE PLAN
SCALE 1:500

AREA=5092.66 sq.m (54816.93 sq.ft)

57457

55397

42462

48437

51893

41720

8798

GREEN AREA

5M WIDE DRIVEWAY
45MT CARRYING CAPCITY

SPACE FOR TRANSFORMER
82 SQM.

MECHANICAL TWO LAYER PARKING

RESIDENTIAL ENTRY LOBBY
+450 LVL.

DRIVERS' BLOCK

METER ROOM

FIRE REFUGE PLATFORM ABOVE

SOCIETY OFFICE
412.5X2050

STP
12 X 6 M
85 KLD

MECHANICAL VENTILATION

LIFT LOBBY (PRESSURISED)

PRESSURISATION DUCT

LOBBY
2170 X 2700

PUMP ROOM

UGWR (DOMESTIC) CAPACITY 475 KLD

UGWR (FIRE) CAPACITY = 75 KLD

SPACE FOR D.G.
50 SQM.

TRIPLE HEIGHT CLUB ENTRY LOBBY
+450 LVL.

TRIPLE HEIGHT RESIDENTIAL ENTRY LOBBY
+450 LVL.

LIFT LOBBY (PRESSURISED)

10115
METER ROOM

10514
RAMP SLOPE 1:6

11960
RAMP SLOPE 1:6

SERVICE ENTRY LOBBY
+450 LVL.

ENTRANCE GATE FOR RESIDENTIAL COMPLEX

RESIDENTIAL ENTRY LOBBY
+450 LVL.

RETAIL SPACE

ENTRANCE FOYER
+450 LVL.

COMMERCIAL ENTRY LOBBY
+450 LVL.

EXIT GATE FOR RESIDENTIAL COMPLEX

LIFT OUT ABOVE 1550X6960

15.8 M WIDE ROAD

5M WIDE ENTRY EXIT

GREEN AREA

BASEMENT LINE

BUILDING LINE

STATEMENT OF THE PLAN PROPOSAL

1. AREA OF LAND :-
   AS PER DEED = 5093 SQM. (125.87 DEC.)
   AS PER SITE = 5092.66 SQM
2. (i) PERMISSIBLE BUILDING GROUND COVERAGE (45.00%) = 2291.85 SQM.
   (ii) PROPOSED BUILDING GROUND COVERAGE + COVERED PARKING COVERAGE = 2148 SQM. (42.18%)
3. PERMISSIBLE HEIGHT = 40 M.
4. PROPOSED HEIGHT = 40 M.
5. AVERAGE ROAD WIDTH = 15.8 M.
6. PERMISSIBLE F.A.R. = 3
7. PERMISSIBLE FAR BUILT UP AREA = 3 X 5093 SQM. = 15279 SQM.

8. PROPOSED AREA :-

FLOOR	TOTAL COVERED AREA (A)	LIFT LOBBY (B)	CUT-OUT (C)	STAIR WAY (D)	LIFT WELL (E)	STAIR WELL (F)	NET FLOOR AREA {A-(B+C+D+E+F)}
BASEMENT	2416 SQM.	-	-	-	-	-	2416 SQM.
GROUND FLOOR	2163 SQM.	30 SQM.	194 SQM.	159SQM.	36 SQM.	3.82 SQM.	1740.18 SQM.
1ST. FLOOR	2156 SQM.	30 SQM.	78.84 SQM.	161.73 SQM.	36.09 SQM.	3.82 SQM.	1845.52 SQM.
2ND. FLOOR	2156 SQM.	30 SQM.	188.41 SQM.	161.73 SQM.	36.09 SQM.	3.82 SQM.	1735.95 SQM.
3RD. FLOOR	1466 SQM.	24 SQM.	12.58 SQM.	102.74 SQM.	28.87 SQM.	1.12 SQM.	1296.69 SQM.
TYPICAL FLOOR X 7	1453 X 7 SQM.	147 SQM.	147.63 SQM.	619.92 SQM.	176.89 SQM.	7.84 SQM.	9071.72 SQM.
TERRACE FLOOR	73.79 SQM.						73.79 SQM.
TOTAL AREA	20601.79 SQM.	261 SQM.	621.46 SQM.	1205.12 SQM.	313.94 SQM.	20.42 SQM.	18179.85 SQM.
TOTAL CAR PARKING AREA							2416+496 SQM.

9. REQUIRED CAR PARKING (RESIDENTIAL) :- (18179.85-2840.38-496-2416) SQM./110 = 113 NOS.
   REQUIRED CAR PARKING (COMMERCIAL) :- 2840.38 SQM./100 = 28 NOS.
   TOTAL CAR PARKING REQUIRED = 141 NO.S
10. TOTAL PROVIDED CAR PARKING :- 156 NOS.
    GROUND FLOOR COVERED PARKING : 43
    GROUND FLOOR OPEN PARKING : 42
    BASEMENT COVERED PARKING : 71
11. PERMISSIBLE F.A.R. = 3
12. PROPOSED F.A.R. = (18179.85 - 2416 - 496) / 5093 = 15269.85 / 5093 = 2.997
13. STAIR HEAD ROOM AREA INCLUDING MRL ROOF SLAB :- 247 SQ.M.
14. OVER HEAD TANK AREA :- 49 SQ.M.
15. ROOF AREA :- 1032 SQM.
16. DEPTH OF THE BUILDING :- 85.8 M.
17. PROPOSED GREEN AREA :- 764 SQM. = 15%

PROJECT :	CONTENTS :	SUBMISSION DRAWING			
PROPOSED B+G+X STORIED RESIDENTIAL CUM COMMERCIAL BUILDING AT R.S./L.R. PLOT NO. 1032/1207,1030,1031 RECORDED IN L.R. KHAITAN NO. 4069, 1674, 3745 SITUATED IN MOUZA- SAHAPUR, J.L NO. 110, P.S: MALDA WITHIN DISTRICT OF MALDA	GROUND FLOOR	NORTH	DRG.NO.	MA/ MALDA / SUB / ARCH/ S-01	
			REV. DATE		REV. NO.
			SCALE		DEALT YASHU
			DATE	10.11.2022	CHECKED

ARCHITECT :
MAHESHWARI & ASSOCIATES
'RAJ BABA'
37A, BAKER ROAD, 2ND FLOOR, ALIPORE, KOLKATA-27
TEL. : 65228584, www. architectmaheswari.com

CERTIFICATE OF OWNER/DEVELOPER :
CERTIFIED THAT I HAVE GONE THROUGH THE BUILDING RULES OF WEST BENGAL MUNICIPAL(BUILDING) RULES 2007AND ITS AMENDMENT & ALSO UNDERTAKE TO ABIDE BY THOSE RULES DURING & AFTER THE CONSTRUCTION OF THE BUILDING.

SIGNATURE OF OWNER / DEVELOPER

Certificate of Structural Engineer
I/WE HEREBY CERTIFY, THAT THE FOUNDATION AND SUPERSTRUCTURE OF PROPOSED B+G+X STORIED RESIDENTIAL CUM COMMERCIAL BUILDING AT MALDA, HAVE BEEN PERSONALLY INSPECTED AND DO DESIGNED BY ME / WE. I WILL MAKE SUCH FOUNDATION AND SUPER STRUCTURE SAFE IN ALL RESPECT INCLUDING THE CONSIDERATION OF BEARING CAPACITY AND SETTLEMENT OF SOIL AND OTHER CONDITIONS. IF ANY, CONFORMING TO ALL STIPULATIONS OF ALL RELEVANT IS CODE OF PRACTICE AND NATIONAL BUILDING CODE.

Signature of Geo-Technical Engineer — Signature of Structural Engineer

JISHNU PAL
B.Tech (Civil), M.E (Geo-tech)
KMC Reg. No: G.T/1/32
GTER/NKDA/10/0043
22/RJSON/G-T-1/2016-17
HMC Reg. No: EOTE/CLASS-1/15

SANJIV J. PAREKH
M.E.(STRUCT.), M.E.(CONST. ENG.),
B.C.E., FIE-(F-018202-4)
E. S. E. No. 104 (I), K. M. C.

CERTIFICATE OF ARCHITECT
I/WE DO HEREBY CERTIFY THAT PLANS, ELEVATIONS AND SECTIONS AND OTHER STRUCTURAL DETAILS OF PROPOSED RESIDENTIAL COMPLEX HAVE BEEN PREPARED IN CONFORMITY WITH ALL RELEVANT PROVISIONS UNDER WEST BENGAL MUNICIPAL (BUILDING) RULES 2007 & AMENDMENTS. THIS ALSO TO CERTIFY THAT RELEVANT 'NO OBJECTION' CERTIFICATES FROM THE RESPECTIVE AUTHORITIES SUCH AS FIRE AND EMERGENCY SERVICES DEPARTMENT, AIRPORT AUTHORITY, POLLUTION CONTROL BOARD, TELECOMMUNICATION DEPARTMENT ETC. AS APPLICABLE IN THIS REGARD ARE ALSO ENCLOSED WITH THE APPLICATION FOR GRANTING APPROVAL OF THE PLAN TO CONSTRUCTION /RECONSTRUCT/ ADDITION TO / ALTERATION OF THE BUILDING ON THE SAID PLOT.

Signature of Architect

KAMAL KUMAR PERIWAL
CA-95-18673

NOTES :
1. ALL DIMENSIONS ARE IN MM UNLESS OTHERWISE MENTIONED.
2. ALL EXTERNAL WALLS ARE 200 THK & INTERNAL WALLS ARE 125 THK. IF NOT STATED IN 1:4 CEMENT SAND MORTAR.
3. ALL ELEVATION PROJECTIONS ARE 500 MM. PROJECTED.
4. DEPTH OF UNDERGROUND WATER RESERVOIR SHOULD NOT EXCEED THE DEPTH OF FOUNDATION.
5. GRADE OF CONCRETE & GRADE OF STEEL USED ARE M20 & Fe500 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. 2016 TO BE FOLLOWED.
9. OPEN TERRACE WITH LIME TERRACING OF RATIO 2:2:7
10. DAMP PROOF COURSE TO BE PROVIDED WITH P.C.C. (1:2:4)

SCHEDULE OF DOORS & WINDOWS

DOORS				WINDOWS			
MKD	WIDTH	HEIGHT		MKD	WIDTH	HEIGHT	SILL
D1	1200	2250		W1	1500	1950	300
D2	900	2250		W2	1200	1950	300
D3	750	2250		W3	1000	1950	300
D4	1500	2250		W4	900	1950	300
SD1	3000	2250		W5	1000	1250	1000
SD2	2350	2250		SW	1500	1950	300
SD3	1650	2250		SW1	1200	1950	300
FCD	1200	2250		F.G.	FIXED GLASS AS PER STRUCTURE		

Memo No. 621/MSP-23
Plan Sanction No. 621
Plan Sanction Upto (B+G+X) floor
Building Only
This plan is valid upto
Date 10/04/2028 (Five years)
Signature

RECOMMENDED
11/04/23
Assistant Engineer
Deptt. of P & RD
Malda Zilla Parishad, Malda

11/04/23
District Engineer
Malda Zilla Parishad, Malda