



BLOCK NO.	FLOOR NO.	FLOOR TYPE	BUILT-UP AREA (SQ. M.)	TOTAL AREA (SQ. M.)
13	A	3 BHK	80.58 (7 NOS.)	564.06
	B	3 BHK	80.58 (7 NOS.)	564.06
	C	3 BHK	80.58 (7 NOS.)	564.06
	D	3 BHK	80.58 (7 NOS.)	564.06
	E	3 BHK	80.58 (7 NOS.)	564.06
	F	3 BHK	80.58 (7 NOS.)	564.06
	G	3 BHK	80.58 (7 NOS.)	564.06
14	A	3 BHK	76.59 (7 NOS.)	536.13
	B	3 BHK	76.59 (7 NOS.)	536.13
	C	3 BHK	76.59 (7 NOS.)	536.13
	D	3 BHK	76.59 (7 NOS.)	536.13
	E	3 BHK	76.59 (7 NOS.)	536.13
	F	3 BHK	76.59 (7 NOS.)	536.13
	G	3 BHK	76.59 (7 NOS.)	536.13
15	A	3 BHK	75.49 (7 NOS.)	528.43
	B	3 BHK	75.49 (7 NOS.)	528.43
	C	3 BHK	75.49 (7 NOS.)	528.43
	D	3 BHK	75.49 (7 NOS.)	528.43
	E	3 BHK	75.49 (7 NOS.)	528.43
	F	3 BHK	75.49 (7 NOS.)	528.43
	G	3 BHK	75.49 (7 NOS.)	528.43
16	A	3 BHK	76.49 (5 NOS.)	382.45
	B	3 BHK	76.49 (5 NOS.)	382.45
	C	3 BHK	76.49 (5 NOS.)	382.45
	D	2 BHK	77.64 (7 NOS.)	543.48
TOTAL			576 NOS.	3930.51

TYPE	SKILL	UNIT	SIZE	TYPE	UNIT	SIZE	
D	1	2100	1800x2100	WT	900	2100	1500x1800
DA	1	2100	2400x2100	WT	800	2100	1500x1800
DI	1	2100	1100x2100	WT	800	2100	1500x1800
DI	1	2100	1800x2100	WT	800	2100	1500x1800
DII	1	2100	825x2100	WT	1000	2100	1500x1800
DIII	1	2100	750x2100	WT	1000	2100	1500x1800
DIV	1	2100	1800x2100	WT	800	2100	1500x1800
DV	1	2100	1500x2100	WT	900	2100	1500x1800
DVI	1	2100	1800x2100	WT	1200	2100	1500x1800
DVII	1	2100	1500x2100	WT	1200	2100	1500x1800

SPECIFICATION OF BUILDING

- ALL DIMENSIONS ARE IN MM.
- 1ST CLASS CEMENT BRICK WORK IN SUPER STRUCTURE.
- 25% MIN THK. 125 CLASS BRICK WORK 14 H.H.W. WIRE MESHING.
- LEAN CONC. 1:3:6 WITH 16 MM. DOWN GRADED STONECHIPS.
- R.C.C. WORK FOR ROOF, SLAB, LEVEL, BEAM, COLUMN (M-15).
- CEMENT SAND FASTER 1:3 MM. THK. ON BRICKS & ROUGH WALLS ON 12 MM. & 6 MM. THK. IN CEILING & R.C.C. CHAJJA.
- 20 MM. THK. 125 CLASS FLOORING WITH M.S. EDGES AT TOP INCL. SKIRTING.
- 4 BRICK FLAT SLAB ON FLOORING & FOUNDATION.
- MILD STEEL T BEAMS FOR COLUMNS, BEAMS, LINTELS & SLABS INCLUDING DISTRIBUTORS & BARRERS.
- WIRE & LATHING FOR SHUTTERING OF R.C.C. WORKS INCLUDING STOPS PROP. TO BE PLACED AS PER DETAIL.
- SANITARY & PLUMBING, FITTING & FIXING COMPLETE AS PER DETAIL.
- ALL OUTSIDE WALLS 230 MM. THK. & INSIDE WALLS 125 & 75 MM. THK. AS STATED WITH H.B. WIRE MESHING IN EVERY 3RD LAYER.

SIGNATURE OF OWNER

I/WE CONFIRM THAT THE ERECTING OF BUILDING TO BE UNDERTAKEN SHALL BE STRICTLY IN ACCORDANCE WITH THE WEST BENGAL MUNICIPALITY BUILDING RULES 2007 & AMENDMENT 2016.

(Signature)
DIRECTOR

SIGNATURE OF ARCHITECT

(Signature)
RAJKUMAR AGARWAL
Member of Council of Architecture CA / 94 / 17940

CERTIFICATE OF ARCHITECT

I CERTIFY THAT ALL THE ARCHITECTURAL DOCUMENTS OF THE PROJECT AT R.S. DAG NOS. - 1507, 1508, 1510, 1550, 1551, 1560, 1565, 1566, 1581, 1582, 1583, 1545, 1546, 1584, 1585, 1587, 1588, 1589, 1511, 1512, L.R. MANDON NOS. - 4612, 4613, MOZA - JAFARPUR, LLNO - 9, UNDER P.S. - TITAGARH, DIST - NORTH 24 PARGANAS, HAVE BEEN PREPARED BY ME & CERTIFY THAT THE PLANS AND DRAWINGS COMPLYING WITH ALL THE PROVISIONS REGARDING THE FIRE PROTECTION AS PER THE WEST BENGAL MUNICIPALITY BUILDING RULES 2007 & AMENDMENT 2016. I SHALL BE HELD RESPONSIBLE IF ANY INCORRECT INFORMATION IS FURNISHED BY ME OR ANY VIOLATION OF PROVISIONS OF THESE RULES OR THE PREVIOUS NATIONAL BUILDING CODE IS FOUND IN ANY OF THE DRAWINGS AND DOCUMENTS, SIGNED BY ME AND SUBMITTED TO THE SANCTIONING AUTHORITY FOR GRANTING SANCTION.

SIGNATURE OF ARCHITECT

(Signature)
RAJKUMAR AGARWAL
COUNCIL REGISTRATION NO. CA/94/17940

ADDRESS:
RAJ AGARWAL & ASSOCIATES
8B, ROYD STREET (2ND FLOOR), KOLKATA-16.

SIGNATURE OF GEO-TECHNICAL ENGINEER

(Signature)
RUPAK KUMAR BANERJEE
B.C.E., M.C.E. (STRUCT.)
G. 7.10 (K.M.L. BANGLO-TECH-1002)
DARP SANATION-4, 6TH FLOOR, 60/100/100/100
GEOWIS/20021900002

CERTIFICATE OF STRUCTURAL ENGINEER

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

TITLE

GROUND FLOOR PLAN, SITE PLAN, LOCATION PLAN, DETAIL OF SEPTIC TANK, DETAIL OF UNDER GROUND WATER RESERVOIR & FIRE PUMP ROOM.

PROJECT

PROPOSED ADDITION OF 3 NUMBERS BUILDING (BLOCK 13, 14 & 15) (BLOCK-1, 2, 3, 4, 5, 6, 7 & 8 ALREADY SANCTIONED) FOR G+VI STORED 25.50 MT. LITS. OF MANGOLIA SPORTS CITY, I.R. DAG NOS. - 1507, 1508, 1510, 1550, 1551, 1560, 1565, 1566, 1581, 1582, 1583, 1545, 1546, 1584, 1585, 1587, 1588, 1589, 1511, 1512, L.R. KHATTAN NOS. - 4612, 4613, MOZA - JAFARPUR, LLNO - 9, UNDER P.S. - TITAGARH, DIST - NORTH 24 PARGANAS.

DATE	JOB NO.	DEALT	CHECKED	SHEET NO.
16.08.21	ARCH/615/2016	MITHAN	NIRMAL	1 OF 5

SCALE: 1:100, 1:400, 1:600, 1:4000

ARCHITECT: RAJ AGARWAL & ASSOCIATES
60, ROYD STREET, KOLKATA-16

AREA STATEMENT

LAND AREA - 9.05 ACRES = 394218 SFT.	= 36623.746 SQM.
(AS PER DEED)	
AVAILABLE ROAD WIDTH	= 31.5 M.
FERMISSIBLE FAR	= 3.0
FERMISSIBLE BUILT UP AREA (36623.746*3.0)	= 109871.238 SQM.
FERMISSIBLE GROUND COVERAGE (45%)	= 16486.687 SQM.
PROPOSED BUILDING HEIGHT	= 25.00 MT.
SANCTIONED GROUND COVERAGE (12.85 %)	= 4709.83 SQM.
SANCTIONED FAR AREA (BLOCK 1 TO 8)	= 31782.748 SQM.
BLOCK - 13 (PROPOSED) (G+VI)	
PROPOSED GROUND COVERAGE	= 358.175 SQM.
PROPOSED GROUND FLOOR AREA	= 368.175 SQM.
PROPOSED TYPICAL FLOOR AREA (1ST-7TH)	= 355.435 SQM.
PROPOSED TOTAL FLOOR AREA (368.175+355.435*7 FLS.)	= 2856.22 SQM.
BLOCK - 14 (PROPOSED) (G+VI)	
PROPOSED GROUND COVERAGE	= 454.874 SQM.
PROPOSED GROUND FLOOR AREA	= 454.874 SQM.
PROPOSED TYPICAL FLOOR AREA (1ST-7TH)	= 448.329 SQM.
PROPOSED TOTAL FLOOR AREA (454.874+448.329*7 FLS.)	= 3593.177 SQM.
BLOCK - 15 (PROPOSED) (G+VI)	
PROPOSED GROUND COVERAGE	= 454.874 SQM.
PROPOSED GROUND FLOOR AREA	= 454.874 SQM.
PROPOSED TYPICAL FLOOR AREA (1ST-7TH)	= 448.329 SQM.
PROPOSED TOTAL FLOOR AREA (454.874+448.329*7 FLS.)	= 3593.177 SQM.
PROPOSED WAREHOUSE AREA (56*72+12*21)	= 200.2 SQM.
GROUND FLOOR CAR PARKING AREA (280.235+354.924*2)	= 990.083 SQM.
PROPOSED GROUND COVERAGE (3.49%)	= 1277.923 SQM.
PROPOSED TOTAL BUILT-UP AREA (2856.22+3593.177*2)	= 10042.574 SQM.
EXEMPTION	
STAIR AREA (10.625*2 NOS.)*3	= 510.00 SQM.
LIFT LOBBY AREA (3.22*8 FLS.)*3 BLK.	= 144.00 SQM.
CAR PARKING AREA 273.414	= 990.083 SQM.
TOTAL EXEMPTION AREA (510.00+144.00+990.083)	= 1644.083 SQM.
PROPOSED TOTAL BUILT-UP AREA FOR F.A.R. (10042.574-1644.083)	= 8398.491 SQM.
PROPOSED F.A.R. (8398.491/36623.746)	= 0.229
NO. OF FLAT CALCULATION	
BLOCK - 13, 14 & 15	
3 BED ROOM FLAT (5*7 FLS.)*2 BLK.+(4*7 FLS.)	= 98 NOS.
CAR PARKING CALCULATION (PROPOSED)	
RESIDENTIAL	
TOTAL FLAT AREA	= 7570.99 SQM.
NO. OF CAR PARKING REQUIRED	= 69 NOS.
(1 CAR FOR 0110 SQM.)	
NO. OF CAR PARKING PROVIDED (COVERED=57 NOS. (CAR NO. 161 TO 217), OPEN M.C.P.=12 NOS. (CAR NO. 137 TO 148))	= 69 NOS.
AREA STATEMENT (SANCTIONED + PROPOSED)	
TOTAL GROUND COVERAGE (12.85+3.49%)=16.34%	= 5987.553 SQM.
TOTAL BUILT UP AREA (36726.566+10042.574)	= 46769.14 SQM.
TOTAL WAREHOUSE AREA (693.04*200.2)	= 893.2 SQM.
TOTAL EXEMPTED (4954.318+1644.083)	= 6608.401 SQM.
TOTAL FAR AREA (31782.248+8398.491)	= 40180.739 SQM.
TOTAL FAR CONSUMED (0.667+0.229)	= 1.096
TOTAL NO. OF CAR PARKING SANCTIONED (COVERED=60 NOS. OPEN=136 NOS.)	= 296 NOS.
TOTAL NO. OF CAR PARKING (296+69)	= 365 NOS.
(COVERED=217 NOS. OPEN SINGLE=148 NOS.)	
TOTAL NO. OF FLAT CALCULATION	
BLOCK - 1 TO 8 & 13 TO 15	
3 BED ROOM FLAT	= 266 NOS.
(3*7 FLS.)*2 BLK.+(1*4*7 FLS.)	
2 BED ROOM FLAT (5*7 FLS.)*8	= 280 NOS.
TOTAL NOS. OF FLAT	= 546 NOS.
TOTAL NO. OF USERS	
266 NOS. FLAT X 6 PERSON	= 1596 NOS.
280 NOS. FLAT X 5 PERSON	= 1400 NOS.
TOTAL	= 2996 NOS.
PERMISSIBLE AREA AS PUBLIC OPEN SPACE & PUBLIC FACILITIES (8+7)% = 15%	= 5483.56 SQM.
PROVIDED AREA FOR SAME (818+7.23)=15.14%	= 5643.94 SQM.

NOTE

FIRE SAFETY RECOMMENDATION OF WEST BENGAL FIRE AND EMERGENCY SERVICES AS STATED IN MEMO NO. WBP/2016/1721, DATED 23/06/2016 HAVE BEEN COMPLIED WITH IN THE ARCHITECTURAL DRAWING NAMELY PROPOSED (G+7) STOREY BUILDING.

* MINIMUM WIDTH OF DRIVEWAY SHALL NOT BE LESS THAN 3 M. AND LOAD BEARING CAPACITY SHALL BE NOT LESS THAN 45 MT.

LOCATION PLAN
SCALE-1:4000

SITE PLAN
SCALE-1:600

GROUND FLOOR PLAN
SCALE-1:400