

AREA STATEMENT

AREA OF LAND (AS PER DEED)	= 0.86 ACRE	=	3480.30 SQM.
AREA OF GIFTED STRIP OF LAND		=	146.36 SQM.
PERMISSIBLE GROUND COVERAGE		=	1740.15 SQM. (50%)
PROPOSED GROUND COVERAGE		=	1603.62 SQM. (46.08%)
CUTTING ROAD WIDTH		=	5.475 M.
PERMISSIBLE F.A.R.		=	2
F.A.R. (6809.38/3480.30)		=	1.96
PERMISSIBLE HEIGHT OF BUILDING WITH 2.5M. STRIP GIFTING)		=	15.5 M.
PROPOSED HEIGHT OF BUILDING		=	14.475 M.

BUILT-UP AREA

1ST FLOOR BUILT-UP AREA	=	1582.36 SQM.
2ND FLOOR BUILT-UP AREA	=	1582.36 SQM.
3RD FLOOR BUILT-UP AREA	=	1582.36 SQM.
4TH FLOOR BUILT-UP AREA	=	1582.36 SQM.
TOTAL BUILT-UP AREA	=	7890.11 SQM.
LESS: VENTILATION SHAFT (59.78 SQM. X 5 FL.)	=	(-) 298.80 SQM.
NET BUILT-UP AREA	=	7591.21 SQM.

FLAT EXEMPTED AREA

STAIR A (12.69 SQM. X 5 NOS. FLOOR)	=	63.45 SQM.
STAIR B (12.69 SQM. X 5 NOS. FLOOR)	=	63.45 SQM.
STAIR C (12.69 SQM. X 5 NOS. FLOOR)	=	63.45 SQM.
STAIR D (12.69 SQM. X 5 NOS. FLOOR)	=	63.45 SQM.
LIFT LOBBY (3.0X4 LIFT) X 5 NOS. FLOOR	=	60.00 SQM.
PARKING EXEMPTED AREA	=	488.03 SQM.
TOTAL EXEMPTED AREA	=	781.83 SQM.

F.A.R. AREA (7591.21 - 781.83)	=	6809.38 SQM.
F.A.R. (6809.38/3480.30)	=	1.96

TENEMENT CALCULATION

TENEMENT WITHOUT COMMON AREA (PER FLOOR)

		NO. OF FLAT
FLAT - A1	= 54.21 SQM.	5 NOS.
FLAT - A2	= 66.05 SQM.	4 NOS.
FLAT - A3	= 57.58 SQM.	4 NOS.
FLAT - A4	= 57.84 SQM.	4 NOS.
FLAT - A5	= 34.93 SQM.	4 NOS.
FLAT - A6	= 74.98 SQM.	4 NOS.
FLAT - A7	= 74.84 SQM.	4 NOS.
FLAT - A8	= 54.21 SQM.	5 NOS.
FLAT - B1	= 50.26 SQM.	4 NOS.
FLAT - B2	= 56.98 SQM.	4 NOS.
FLAT - B3	= 56.98 SQM.	4 NOS.
FLAT - B4	= 50.26 SQM.	4 NOS.
FLAT - C1	= 54.21 SQM.	5 NOS.
FLAT - C2	= 66.05 SQM.	4 NOS.
FLAT - C3	= 54.26 SQM.	4 NOS.
FLAT - C4	= 54.31 SQM.	4 NOS.
FLAT - C5	= 34.93 SQM.	4 NOS.
FLAT - C6	= 74.98 SQM.	4 NOS.
FLAT - C7	= 74.84 SQM.	4 NOS.
FLAT - C8	= 54.21 SQM.	5 NOS.
FLAT - D1	= 50.26 SQM.	4 NOS.
FLAT - D2	= 56.98 SQM.	4 NOS.
FLAT - D3	= 56.98 SQM.	4 NOS.
FLAT - D4	= 50.26 SQM.	4 NOS.

CAR PARKING CALCULATION

TENEMENT SIZE

< 50 SQM.	= 8 NOS.	= 1 CAR PARKING
> 50 < 75 SQM.	= 92 NOS.	= 23 CAR PARKING
COMMERCIAL AREA	= 193.45 SQM.	= 2 CAR PARKING
TOTAL REQUIRE PARKING		= 26 CAR PARKING

PROPOSED CAR PARKING = 30 NOS

17425 [57-2"]

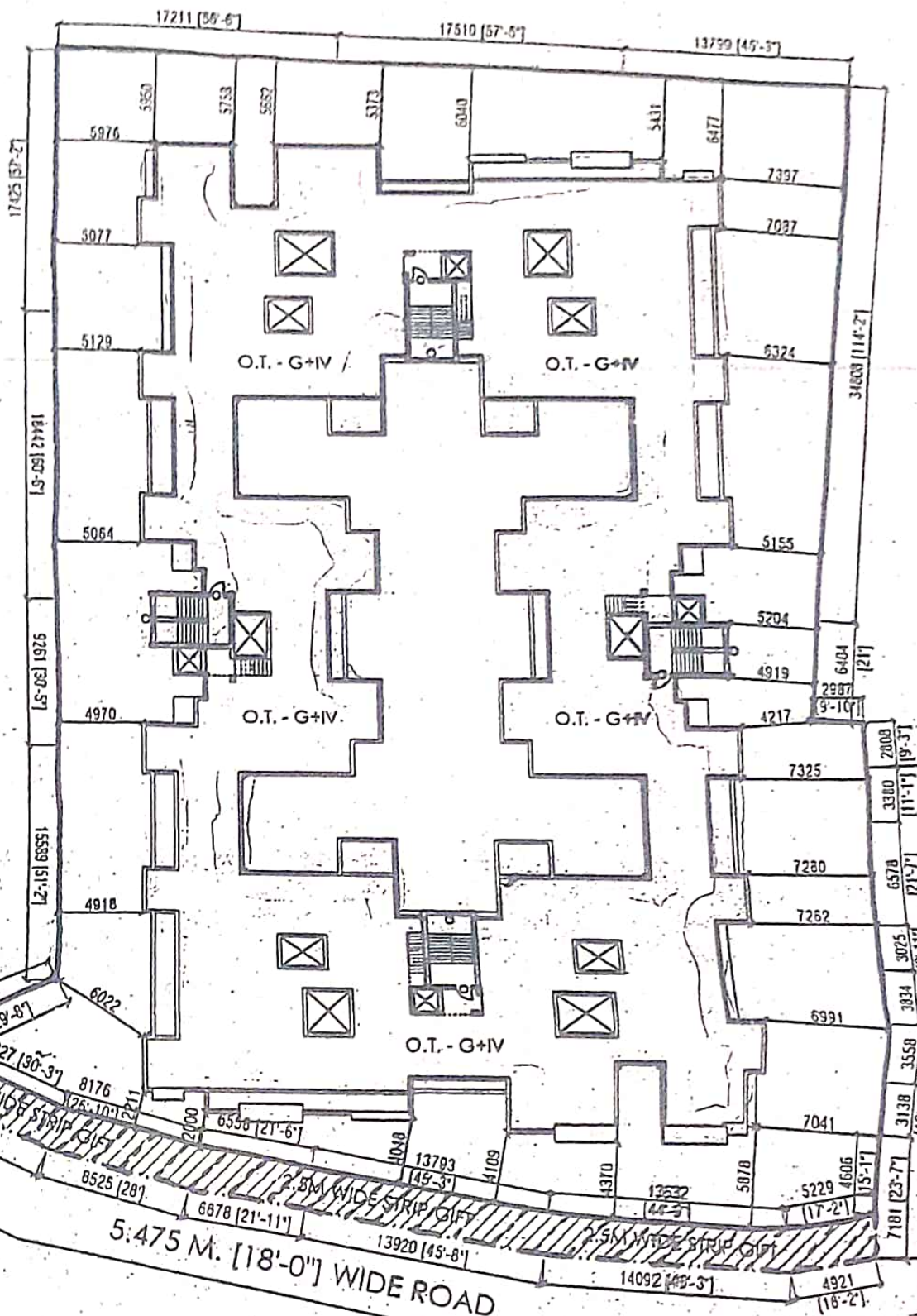
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VACANT LAND

VACANT LAND

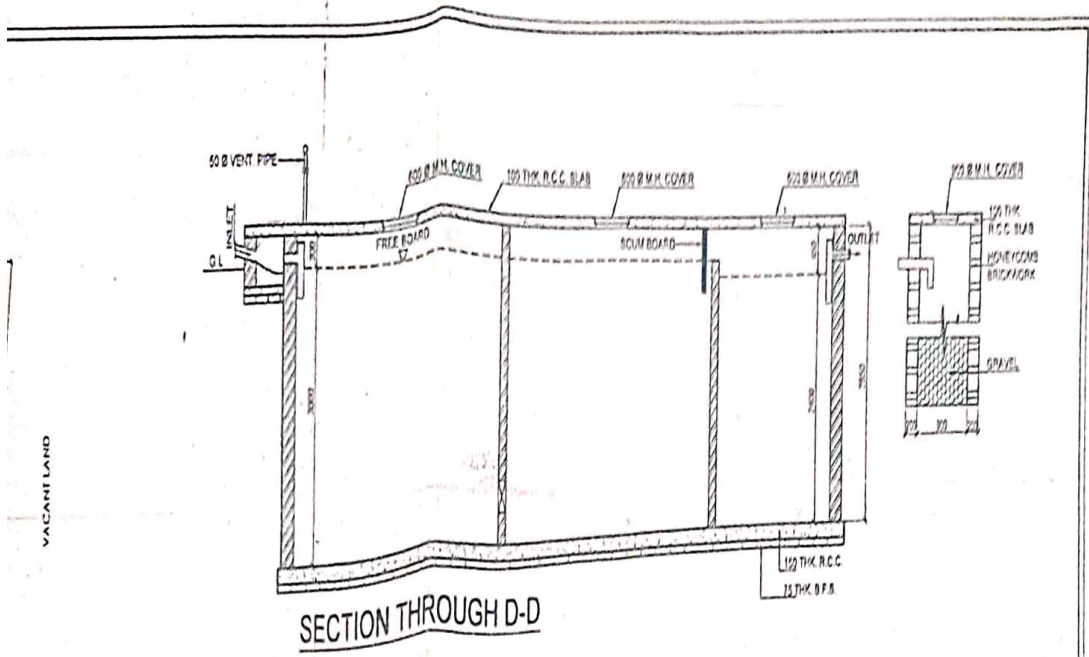
VACANT LAND

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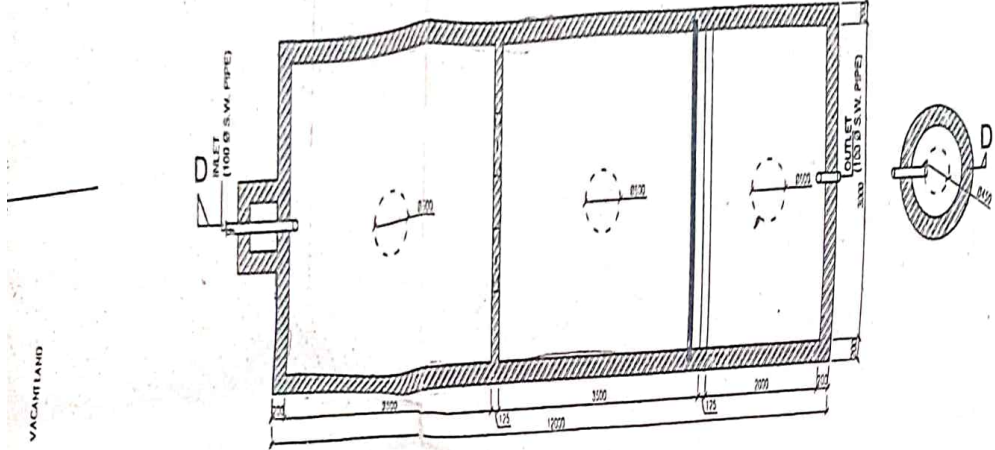


SITE PLAN

SCALE 1:400

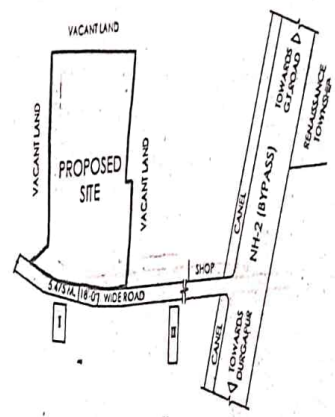
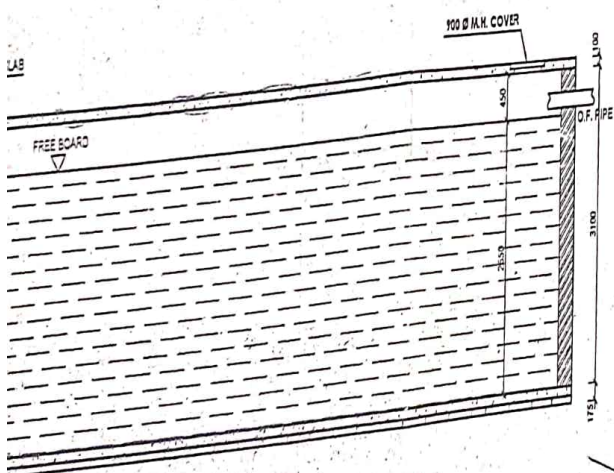


SECTION THROUGH D-D

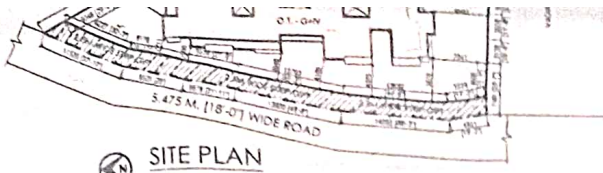


PLAN
DETAILS OF SEPTIC TANK & SOAK PIT
(FOR 450 USERS)

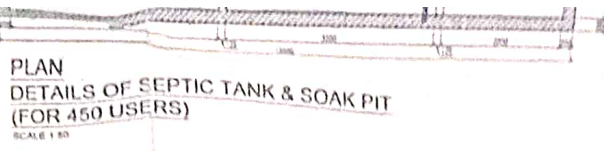
SCALE 1:50



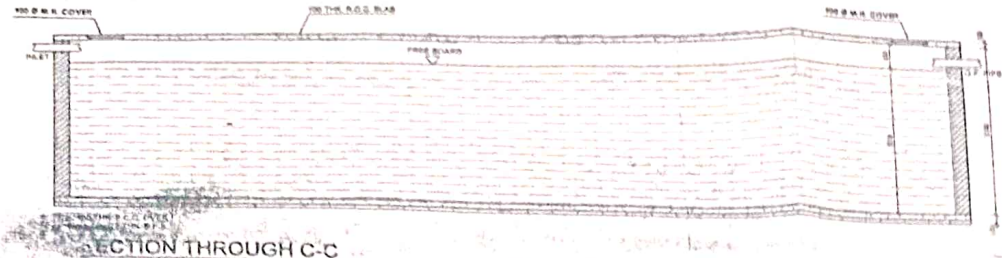
LOCATION PLAN
SCALE 1:4000



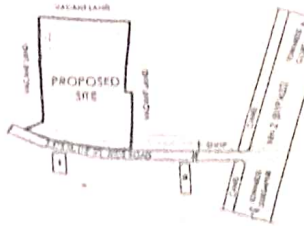
SITE PLAN
SCALE 1:400



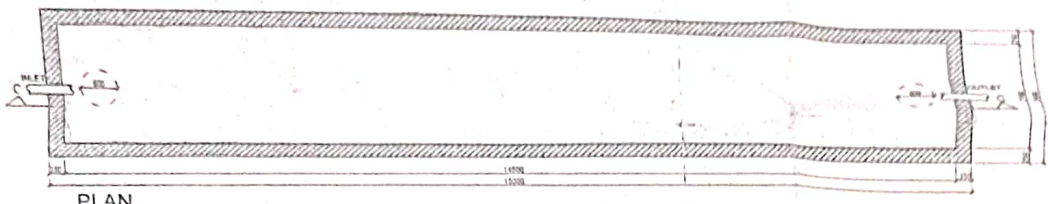
PLAN
DETAILS OF SEPTIC TANK & SOAK PIT
(FOR 450 USERS)
SCALE 1:50



SECTION THROUGH C-C

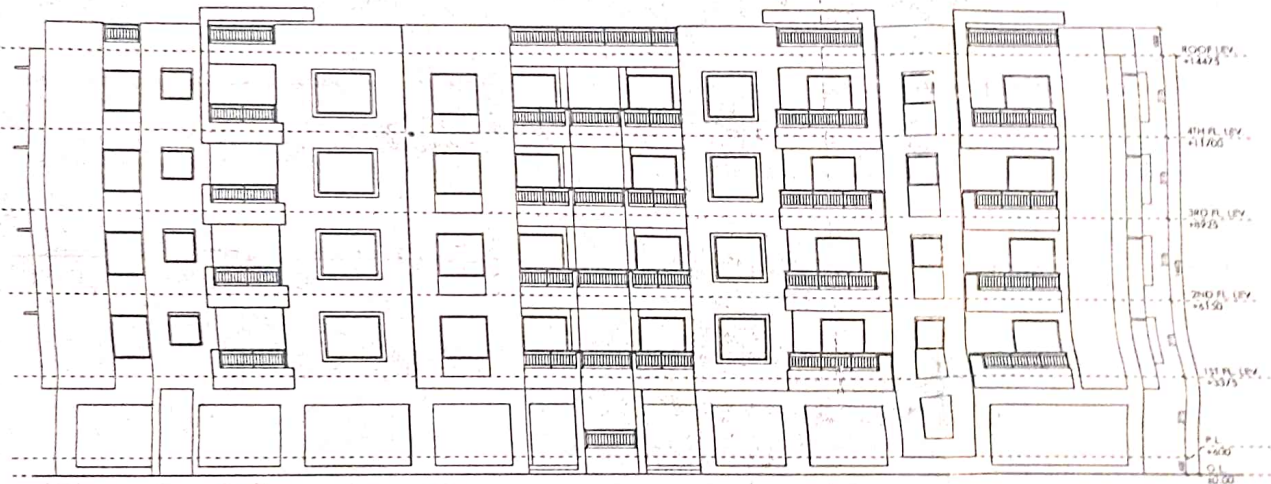


LOCATION PLAN
SCALE 1:400



PLAN
DETAILS OF SEMI-UNDER GROUND
WATER RESERVOIR
(CAPACITY - 80 KLD)
SCALE 1:50

Construction of Foundation is suggested as per IS 456 and IS 8000. The foundation shall be designed as per IS 456 and IS 8000. The foundation shall be designed as per IS 456 and IS 8000. The foundation shall be designed as per IS 456 and IS 8000.



FRONT ELEVATION
SCALE 1:100

SCHEDULE OF DOORS		
NO.	WIDTH	HEIGHT
D1	1500	2100
D2	1000	2100
D3	900	2100
D4	700	2100
D5	1500	2100
D6	1500	2100
D7	1500	2100
D8	1500	2100
D9	1500	2100
D10	1500	2100

SCHEDULE OF WINDOWS		
NO.	WIDTH	HEIGHT
W1	1500	1500
W2	1500	1500
W3	1200	1500
W4	1000	1500
W5	700	1500
W6	600	800

PROPOSED G+IV STORED UP COMMERCIAL BUILDING OF PATEL, (2) SRI HARESH PANGITA PATEL & (4) DIPAK MOUZA-YUSUFABAD, J.L. 290, KHATAN NO. 757, P.S. BURDWAN, DIST. PURBANCHALIA, PANCHAYAT, DIST. PURBANCHALIA.

- NOTES**
- ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
 - DO NOT SCALE DIMENSIONS FROM DRAWING.
 - USE THE EXTERNAL FOR THE EXTERIOR AND INTERNAL FOR THE INTERIOR.
 - STAIRS & SERVICE AREAS ARE TO BE FINISHED WITH POLISHED FLOORING.
 - APPROVED FILE REFERENCES.
 - 1:10 & 1:20 DIMENSIONS ARE TO BE APPROVED BY THE ARCHITECT.
 - DO NOT SCALE DIMENSIONS FROM DRAWING.

Building permission NOC for proposed construction of proposed residential flat cum commercial building, height upto 16.25 mtrs. for ground level. The height is given as per clause 16.25 of ECZ, dt: 15/04/2022.

15/04/2022
District Engineer
Purbanchal Panchayat Purbanchal District Purbanchal

WE DO HEREBY CERTIFY THAT PLANS, ELEVATION AND SECTIONS AND OTHER STRUCTURAL DETAILS OF THE PROPOSED BUILDING ON MOUZA-YUSUFABAD, J.L. NO. 17, PLOT NO. 290, KHATAN NO. 757, P.S. KHATAN NO. 290, L.R. KHATAN NO. 209, 209, 207, 208, P.S. BURDWAN, DIST. PURBANCHALIA, PANCHAYAT, DIST. PURBANCHALIA, HAVE BEEN PREPARED IN COMPLIANCE WITH ALL THE RELEVANT PROVISIONS UNDER THE WEST BENGAL MUNICIPAL BUILDING RULES 2017 AND ALSO TO CERTIFY ALL THE NECESSARY CERTIFICATES FROM THE RESPECTIVE AUTHORITIES SUCH AS FIRE AND EMERGENCY SERVICES DEPARTMENT, AIRPORT AUTHORITY REGULATORY BOARD, TELECOMMUNICATION DEPARTMENT, ETC. AS APPLICABLE IN THIS REGARD. WE ARE ALSO ENGAGED WITH THE APPLICATION FOR SEIZURE APPROVAL OF THE PLAN TO CONSTRUCT THE PROPOSED BUILDING ON ALTERATION OF THE BUILDING ON THE SAID PLOT.

WE DO HEREBY CERTIFY THAT THE FOUNDATION AND SUPER STRUCTURE OF THE BUILDING PROPOSED FOR CONSTRUCTION ON MOUZA-YUSUFABAD, J.L. NO. 17, PLOT NO. 290, KHATAN NO. 757, P.S. KHATAN NO. 290, L.R. KHATAN NO. 209, 209, 207, 208, P.S. BURDWAN, DIST. PURBANCHALIA, PANCHAYAT, DIST. PURBANCHALIA, HAVE BEEN PERSONALLY INSPECTED AND DESIGNED BY ME. I WILL MAKE SUCH FOUNDATION AND SUPERSTRUCTURE SAFE IN ALL RESPECTS INCLUDING THE CONSERVATION OF BEARING CAPACITY AND SETTLEMENT OF SOIL AND OTHER CONDITIONS, IN ACCORDANCE TO ALL REGULATIONS OF ALL RELEVANT BYE-LAWS AND BUILDING CODES.

SPACE FOR B.D.A.

As Assistant Town Planner
Purbanchal Development Authority
Purbanchal

Madhu Patel
Hanesh Patel
Sangita Patel
Dipak Patel.
SIGNATURE OF OTHERS

Somsuhira Chowdhury
SOMSUBHRA CHOWDHURY
ARCHITECT
COA REG. NO. CA2011/52255
SIGNATURE OF ARCHITECT

SOMEN MAHATO,
B.E. (STRUCTURE) MIE (INDIA)
Empowered Structural Engineer
EMC, License No. ES / 17 / 576
www.smeindia.com / 918711 3448
SIGNATURE OF STRUCTURAL ENGINEER

ALOK ROY
Empowered Geotechnical Engineer
Kolkata Municipal Corporation
Class. No. G-17111
SA. 1674 - 7004
KOL
SIGNATURE OF GEO-TEST ENGINEER

Signature of Assistant Engineer
Purbanchal Development Authority
Purbanchal

Signature of Assistant Engineer
Purbanchal Development Authority
Purbanchal

STHA ARCHITECTURE
C-28, GUSTO, PHARSA, N.C.

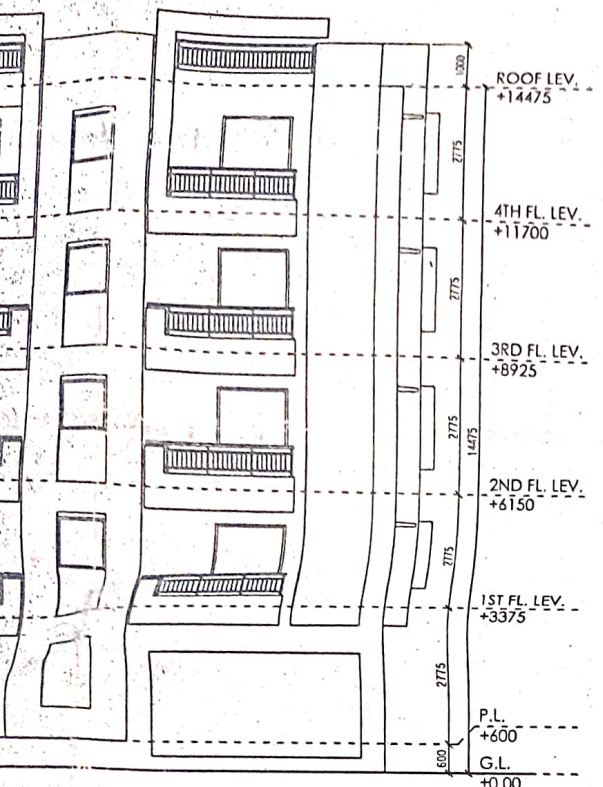
PROJECT: WESTERN HEIGHTS

DRAWING TITLE: PROPOSED FLOOR PLAN, FRONT ELEVATION, DETAILS, SITE PLAN & LOCATION PLAN

DATE: 01/04/2021
SCALE: AS SHOWN
DRAWN BY: DEEPA
PROJECT NO: STHA/2021
DRAWING NO: STR/2021/001

*Development Permission is approved vide 46 of West Bengal Town and Country Planning and Development Act, 1979 by BDA vide Memo No. 134/B08, dated 21/2/22 for a period as mentioned in section 134/B08. This building plan should be sanctioned & constructed in accordance with the provisions of the Urban Design and Planning Act, 1973. This building plan should be sanctioned by the competent authority of the Panchayat Committee as per the provisions of the West Bengal Panchayat Act, 1973 and Public Health Act, 1973. This building plan is in contravention with the UDCP of BDA of the West Bengal Town & Country Planning & Development Act, 1979 violation of any of the existing law of the Country, will be penalized with 22 months imprisonment with fine or both or a fine not exceeding Rs. 10000/- per day. Violation of any of the existing law of the Country, will be penalized with 22 months imprisonment with fine or both or a fine not exceeding Rs. 10000/- per day. Violation of any of the existing law of the Country, will be penalized with 22 months imprisonment with fine or both or a fine not exceeding Rs. 10000/- per day. Other terms and conditions as per the provisions of WB T&C (P&D) Act, 1979. Other terms and conditions as per the provisions of WB T&C (P&D) Act, 1979. Other terms and conditions as per the provisions of WB T&C (P&D) Act, 1979.

Case No. vide Memo No. 134/B08 dated 21/2/22



SCHEDULE OF DOORS			
MKD	WIDTH	HEIGHT	LINTEL
D1	1500	2150	2150
D2	1000	2150	2150
D3	900	2150	2150
D4	750	2150	2150
SD1	1800	2150	2150
SD2	1500	2150	2150
RS1	1700	2150	2150
RS2	2200	2150	2150
RS3	2500	2150	2150
RS4	3300	2150	2150
RS5	4400	2150	2150

SCHEDULE OF WINDOWS				
MKD	WIDTH	HEIGHT	SILL	LINTEL
W1	1800	1500	650	2150
W2	1500	1500	650	2150
W3	1200	1500	650	2150
W4	1000	1050	1100	2150
W5	750	1500	650	2150
W6	600	800	1350	2150

SONSUBHRA CHOWDHURY
 ARCHITECT
 COA REG. NO. -CA/2011/52285

PROPOSED G+IV STORIED RESIDENTIAL CUM COMMERCIAL BUILDING OF (1) MRS. MADHU PATEL, (2) SRI HARESH PATEL, (3) MRS. SANGITA PATEL & (4) DIPAK PATEL AT MOUZA-YUSUFABAD, J.L. NO.-17, PLOT NO. 290, KHATIAN NO. 757, R.S. KHATIAN NO. 950, L.R. KHATIAN NO. 2036, 2039, 2037, 2038, P.S. BURDWAN, UNDER BELKASH GRAM PANCHAYAT, DIST. PURBA BARDHAMAN.

NOTES :
 ALL DIMENSIONS ARE IN MM UNLESS OTHERWISE MENTIONED.
SPECIFICATION DETAILS
 O R.C.C. FRAME STRUCTURE WITH CONC. GRADE 1:1.5:3.
 O 200 THK. EXTERNAL 125 THK. INTERNAL WALLS WITH 1:4 CEMENT MORTAR JOINTS.
 O STEEL Z-SECTION WINDOWS.
 O VITRIFIED TILE FLOORING.
 O 1:6 & 1:4 CEMENT PLASTER ON INTERNAL WALLS AND CEILING RESPECTIVELY.
 O WATER PROOFING TREATMENT.
 O P.O.P. PUNNING ON INTERNAL WALLS & CEILING.

AND SUPER CONSTRUCTION ON NO. 757, R.S. P.S. BURDWAN, BARDHAMAN, HAVE BEING MADE. WE WILL MAKE SURE THAT ALL RESPECT TO THE CAPACITY AND CONFORMING TO THE NATIONAL

SPACE FOR B.D.A.

(Signature)
 02/02/22
 Jr. Assistant Town Planner
 Burdwan Development Authority
 Purba Bardhaman

(Signature)
 02/02/22
 Assistant Engineer
 Burdwan Development Authority
 Purba Bardhaman

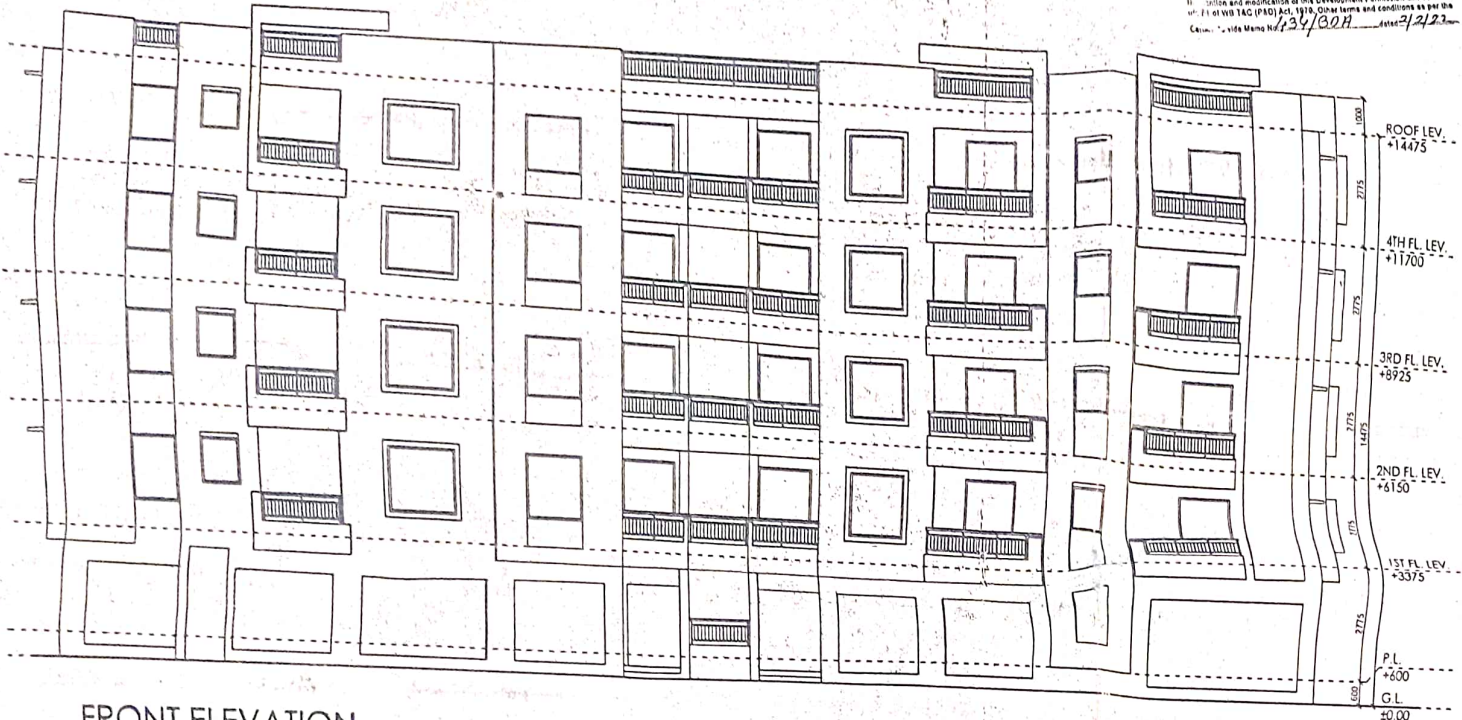
STHA
 ARCHITECTURE INTERIOR
 C-59, GOSHATALA, GARIA, KOL-84
 PHONE NO. 9748866795, 9830650141

PROJECT : WESTERN HEIGHTS

DRAWING TITLE :
 GROUND FLOOR PLAN, FRONT ELEVATION, U.G.R. DETAILS, SEPTIC TANK DETAILS, SITE PLAN & LOCATION PLAN

DATE : 01.09.2021	SCALE : AS MENTIONED	NORTH :
DRN. BY : BUDDHA	CHK. BY : SOM	
PROJECT NO. : STHA-0042	REVISION : R0	
DRG.NO.: STHA-0042-SAN-ARCH-01		

As per the provisions of the Building Regulation Act, 1956 and the Building Regulation Act, 1956 as amended with the EUGCP of BDA in the Urban area of the existing floor of the Country with a plot area of 11.425 m² in the Burdwan Town & Country (Planning & Development) Act, 1979 and modification of this Development Permission can be done under the provisions of the Building Regulation Act, 1956. Other terms and conditions as per the Condition No. 134/2022. Date: 21/12/22



FRONT ELEVATION
SCALE 1:100

Building permission NOC for proposed construction of five stories residential flat cum commercial building, height upto 14.25 metre from ground level for further is given as per memo of DE/167, dt: 15/06/2022.

[Signature]
Assistant Engineer
Purba Bardhaman, Zilla Parishad Purba Bardhaman

Madhu Patel
Hanesh Patel
Sangita Patal
Dipak Patel.

SIGNATURE OF OWNER(S)

I WE DO HEREBY CERTIFY THAT PLANS, ELEVATION AND SECTIONS AND OTHER STRUCTURAL DETAILS OF THE PROPOSED BUILDING ON MOUZA-YUSUFABAD, J.L. NO.-17, PLOT NO. 290, KHATIAN NO. 757, R.S. KHATIAN NO. 850, L.R. KHATIAN NO. 2036, 2037, 2038, P.S. BURDWAN, UNDER BELKASHI GRAM PANCHAYAT, DIST. PURBA BARDHAMAN, HAVE BEEN PREPARED IN CONFORMITY WITH ALL THE RELEVANT PROVISIONS UNDER THE WEST BENGAL MUNICIPAL (BUILDING) RULES, 2007. THIS ALSO TO CERTIFIED ALL THE "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 REGARDS, ARE ALSO ENCLOSED WITH THE APPLICATION FOR SEEKING APPROVAL OF THE PLAN TO CONSTRUCT / RE-CONSTRUCT / ADDITION / ALTERATION OF THE BUILDING ON THE SAID PLOT.

[Signature]
SOMSUBHRA CHOWDHURY
ARCHITECT
COA REG. NO. -CAJ2011/52285

SIGNATURE OF ARCHITECT

I WE DO HEREBY CERTIFY THAT THE FOUNDATION AND SUPER STRUCTURE OF THE BUILDING PROPOSED FOR CONSTRUCTION ON MOUZA-YUSUFABAD, J.L. NO.-17, PLOT NO. 290, KHATIAN NO. 757, R.S. KHATIAN NO. 850, L.R. KHATIAN NO. 2036, 2037, 2038, P.S. BURDWAN, UNDER BELKASHI GRAM PANCHAYAT, DIST. PURBA BARDHAMAN, HAVE BEEN PERSONALLY INSPECTED AND 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 AND OTHER CONDITIONS, IF ANY, CONFORMING TO ALL STIPULATIONS OF ALL RELEVANT IS CODE OF PRACTICE AND NATION BUILDING CODE.

[Signature]
SOMEN MAHATO
BE, ME (STRUCTURE) MIE (INDIA)
Empanelled Structural Engineer
KMC, License No- ESE / 11 / 576
smce07@gmail.com / +918037731481

SIGNATURE OF STRUCTURAL ENGINEER

[Signature]
ALOK ROY
Empanelled Geotechnical Engineer
Kolkata Municipal Corporation
Class-I, No. - G.T/111
6A, Midan, Park
Kali

SIGNATURE OF GEO-TECH ENGINEER

SPACE FOR B.D.A.

[Signature]
Jr. Assistant Town Planner
Burdwan Development Authority
Purba Bardhaman

[Signature]
Executive Engineer
Burdwan Development Authority
Purba Bardhaman

[Signature]
Assistant Engineer
Burdwan Development Authority
Purba Bardhaman