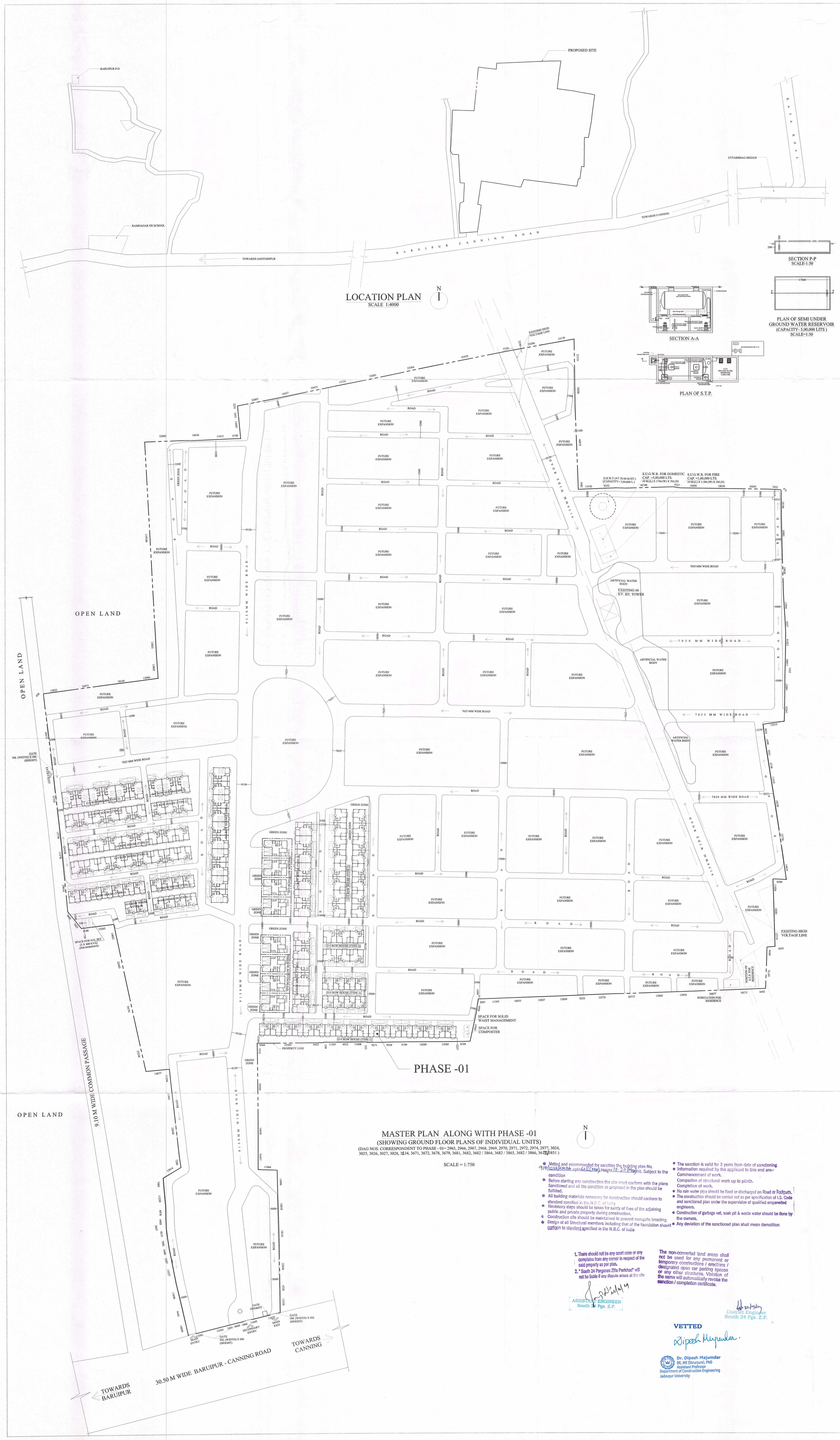

MASTER PLAN ALONG WITH PHASE -01

(SHOWING GROUND FLOOR PLANS OF INDIVIDUAL UNITS)

(DAG NOS. CORRESPONDENT TO PHASE - 01= 2965, 2966, 2967, 2968, 2969, 2970, 2971, 2972, 2974, 2977, 3024, 3025, 3026, 3027, 3028, 3134, 3671, 3672, 3678, 3679, 3681, 3682, 3682 / 3864, 3682 / 3865, 3682 / 3866, 3672/3851)

SCALE = 1:750

- Vetted and recommended for sanction the building plan No. 908/(1038)/MMA uploaded on ... Height is 21.0 (Max) ... Subject to the condition
- Before starting any construction the site must conform with the plans Sanctioned and all the condition as proposed in the plan should be fulfilled.
- All building materials necessary for construction should conform to standard specified in the N.B.C. of India
- Necessary steps should be taken for safety of lives of the adjoining public and private property during construction.
- Construction site should be maintained to prevent mosquito breeding.
- Design of all Structural members including that of the foundation should conform to standard specified in the N.B.C. of India
- The sanction is valid for 3 years from date of sanctioning
- Information required by the applicant to this end are:- Commencement of work. Completion of structural work up to plinth. Completion of work.
- No rain water pipe should be fixed or discharged on Road or Footpath.
- The construction should be carried out as per specification of I.S. Code and sanctioned plan under the supervision of qualified empanelled engineers.
- Construction of garbage vat, soak pit & waste water should be done by the owners.
- Any deviation of the sanctioned plan shall mean demolition

1. There should not be any court case or any complaints from any corner in respect of the said property as per plan.
2. " South 24 Parganas Zilla Parishad" will not be liable if any dispute arises at the site

ASSISTANT ENGINEER
South 24 Pgs. Z.P.

The non-converted land areas shall not be used for any permanent or temporary constructions / erections / designated open car parking spaces or any other structures. Violation of the same will automatically revoke the sanction / completion certificate.

District Engineer
South 24 Pgs. Z.P.

VETTED

Dr. Dipesh Majumdar
BE, ME (Structure), PhD
Assistant Professor
Department of Construction Engineering
Jadavpur University

AREA STATEMENT :

1. TOTAL LAND AREA :-

(A) AS PER DEED =1,70,478.4131 SQ.MT.
= 127 B. -08 KH. -10 CH.- 19.64 SQ.FT.= 42.13 ACRE

(B) AS PER SURVEY= 1,66,854.0985 SQ.MT.
= 124 B. -14 KH. -07 CH.- 23 SQ.FT.= 41.23 ACRE

2. GROUND COVERAGE :

(A) PERMISSIBLE = 83427.0492 SQ.M. (50%)

(B) PROPOSED = 9804.19 SQ.M. (5.876%) (IN PHASE-01)

AREA BREAK UP :

3. (A).

ROW HOUSING TYPE-1						
FLOOR MKD.	COVERED AREA	VOID/ STAIR WELL	GROSS FLOOR AREA	EXEMPTED AREA		NET FLOOR AREA
				STAIR+ STAIR LOBBY	LIFT LOBBY	
	(SQ.M.)	(SQ.M.)	(SQ.M.)	(SQ.M.)	(SQ.M.)	(SQ.M.)
GROUND	52.47	0.44	52.03	8.00	----	44.03
FIRST	52.47	3.80	48.67	8.00	----	40.67
TOTAL	104.94	4.24	100.70	16.00	----	84.70

(B). HEIGHT OF THE BUILDING = 7.0 M.
(C). TOTAL NUMBER OF ROW HOUSE TYPE -1 = 43 NOS.
(D). TOTAL BUILT UP AREA OF ROW HOUSE TYPE -1 = (100.70 X 43) NOS. = 4,330.10 SQ.M.

(B)

ROW HOUSING TYPE-2						
FLOOR MKD.	COVERED AREA	VOID/ STAIR WELL	GROSS FLOOR AREA	EXEMPTED AREA		NET FLOOR AREA
				STAIR+ STAIR LOBBY	LIFT LOBBY	
	(SQ.M.)	(SQ.M.)	(SQ.M.)	(SQ.M.)	(SQ.M.)	(SQ.M.)
GROUND	70.46	0.10	70.36	8.10	----	62.26
FIRST	68.09	0.10	67.99	8.10	----	59.89
TOTAL	138.55	0.20	138.35	16.20	----	122.15

(B). HEIGHT OF THE BUILDING = 7.0 M.
(C). TOTAL NUMBER OF ROW HOUSE TYPE -2 = 49 NOS.
(D). TOTAL BUILT UP AREA OF ROW HOUSE TYPE -2 = (138.35 X 49) NOS. = 6,779.15 SQ.M.

(C)

ROW HOUSING TYPE-3						
FLOOR MKD.	COVERED AREA	VOID/ STAIR WELL	GROSS FLOOR AREA	EXEMPTED AREA		NET FLOOR AREA
				STAIR+ STAIR LOBBY	LIFT LOBBY	
	(SQ.M.)	(SQ.M.)	(SQ.M.)	(SQ.M.)	(SQ.M.)	(SQ.M.)
GROUND	93.33	0.10	93.23	8.10	3.00	82.13
FIRST	91.31	10.76	80.55	8.10	3.00	69.45
TOTAL	184.64	10.86	173.78	16.20	6.00	151.58

(B). HEIGHT OF THE BUILDING = 7.0 M.
(C). TOTAL NUMBER OF ROW HOUSE TYPE -3 = 32 NOS.
(D). TOTAL BUILT UP AREA OF ROW HOUSE TYPE -3 = (173.78 X 32) NOS. = 5,560.96 SQ.M.

4. CAR PARKING CALCULATION FOR ROW HOUSE 1,2 & 3

TOTAL CAR PARKING :
(A) REQUIRED = 152 NOS.
(B) PROVIDED = (42+39+33) NOS.=114 NOS. (OPEN)

FOR RESIDENTIAL PURPOSE:

ONE CAR PARKING SPACE TO BE PROVIDED FOR EVERY 110 SQ.M. OF FLOOR AREA ABOVE A TOTAL FLOOR AREA ABOVE A TOTAL FLOOR AREA OF 5000 SQ.M.
= (PROPOSED BUILT UP AREA - COVERED CAR PARKING AREA) / 110
= (4,330.10+6,779.15+5,560.96) / 110
= 151.547
~ 152 NOS. CAR PARKING REQUIRED.

5. (A).

BUNGALOW						
FLOOR MKD.	COVERED AREA	VOID/ STAIR WELL	GROSS FLOOR AREA	EXEMPTED AREA		NET FLOOR AREA
				STAIR+ STAIR LOBBY	LIFT LOBBY	
	(SQ.M.)	(SQ.M.)	(SQ.M.)	(SQ.M.)	(SQ.M.)	(SQ.M.)
GROUND	138.61	0.50	138.11	9.46	3.00	125.65
FIRST	125.72	20.53	105.19	9.46	3.00	92.73
SECOND	121.90	2.90	119.00	9.46	3.00	106.54
TOTAL	386.23	23.93	362.30	28.38	9.00	324.92

(B). HEIGHT OF THE BUILDING = 10.20 M.
(C). TOTAL NUMBER OF BUNGALOW = 08 NOS.
(D). TOTAL BUILT UP AREA OF BUNGALOW = (362.30 X 8) NOS. = 2,898.40 SQ.M.

6. TOTAL COVERED CAR PARKING :
(A) REQUIRED = 20 NOS.
(B) PROVIDED = 16 NOS. (COVERED)
(C) AREA OF PARKING = (27.14X8) SQ.M. = 217.12 SQ.M.
(D) EXEMPTED AREA FOR PARKING = (16 NOS. X 25 SQ.M.) = 400 SQ.M.
(E) PROPOSED TOTAL AREA IN F.A.R. = (2599.36 - 400) SQ.M. = 2199.36 SQ.M.

FOR RESIDENTIAL PURPOSE:

ONE CAR PARKING SPACE TO BE PROVIDED FOR EVERY 120 SQ.M. OF FLOOR AREA ABOVE A TOTAL FLOOR AREA OF 600 SQ.M. UP TO 5000 SQ.M.
= (PROPOSED BUILT UP AREA - COVERED CAR PARKING AREA) / 120
= (2,898.40 - 400) / 120
= 20.82
~ 20 NOS. CAR PARKING REQUIRED.

7. F.A.R. :
(A) PERMISSIBLE = 2.5
(B) PROPOSED = {(3642.10+5985.35+4850.56+2599.36) - 400) / 166854.0985)} = 0.09995

AREA CALCULATION FOR PHASE- 1

BUILT-UP AREA OF G+1 ROW HOUSE TYPE-1 = 100.70 SQ.M.
BUILT-UP AREA OF G+1 ROW HOUSE TYPE-2 = 138.35 SQ.M.
BUILT-UP AREA OF G+1 ROW HOUSE TYPE-3 = 173.78 SQ.M.
BUILT-UP AREA OF G+2 BUNGALOW BUILDING = 362.30 SQ.M.

TOTAL G+1 ROW HOUSE TYPE-1 = 43 NOS.
TOTAL G+1 ROW HOUSE TYPE-2 = 49 NOS.
TOTAL G+1 ROW HOUSE TYPE-3 = 32 NOS.
TOTAL G+2 BUNGALOW BUILDING = 8 NOS.

TOTAL BUILT-UP AREA OF G+1 ROW HOUSE TYPE-1 = 100.70 SQ.M. X 43 = 4,330.10 SQ.M.
TOTAL BUILT-UP AREA OF G+1 ROW HOUSE TYPE-2 = 138.35 SQ.M. X 49 = 6,779.15 SQ.M.
TOTAL BUILT-UP AREA OF G+1 ROW HOUSE TYPE-3 = 173.78 SQ.M. X 32 = 5,560.96 SQ.M.
TOTAL BUILT-UP AREA OF G+2 BUNGALOW BUILDING = 362.30 SQ.M. X 8 = 2,898.40 SQ.M.

TOTAL BUILT-UP AREA OF ALL BLOCKS = 19,568.61 SQ.M.

NOTES AND SPECIFICATIONS
1. ALL DIMENSIONS ARE IN MM. UNLESS OTHERWISE NOTED.
2. PROJECTION OF CHAJJA & CORNICE IS 500 MM.
3. ALL OTHER SPECIFICATION AS PER I.S CODE OR N.B.C.
4. 19MM THK. PLASTER TO OUTER WALLS AND 12MM THK. PLASTER TO INNER WALLS AND 6MM THK. PLASTER TO CEILING.
5. EXTERNAL WALLS ARE 200 MM THK. AND ALL INTERNAL WALLS ARE 125 MM THK. UNLESS OTHERWISE MENTIONED IN THE DRAWING.

LEGEND:
W.T.S - WATER TIGHT SLAB
T - TREAD
R - RISER
R.W.P- RAIN WATER PIPE
S.U.G.W.R.- SEMI UNDER GROUND WATER RESERVOIR

(1) DECLARATION OF ARCHITECT'S:

I do hereby certify with full responsibility that the building plan has been drawn up as per provision of West Bengal Municipal (Building) Rules 2007, as amended from time to time. The site condition including the width of the abutting road confirms with the site & it is a buildable site & not a tank or land filled tank.

ADITYA GOSWAMI, M, Arch.
Regd. No. CA/2004/33103
Registered with the Council of Architecture, India

ADITYA GOSWAMI M.Arch.
Regd.no.CA/2004/33103
Registered with the Council of Architecture, India.
SIGNATURE OF ARCHITECT

(2) DECLARATION OF E.S.E. :

The structural design and drawing of both foundation and super structure of the building has been made by me considering all possible load including seismic load as per National Code of India and certified that it is safe and stable all respect.

Soma Kazi
E.S.E. - I - 221
Kolkata Municipal Corporation
SIGNATURE OF STRUCTURAL ENGINEER

(3) DECLARATION OF URBAN DESIGNER :

I do hereby certify with full responsibility that the building plan has been drawn up as per provision of West Bengal Municipal (Building) Rules 2007, as amended from time to time. The site condition including the width of the abutting road confirms with the site & it is a buildable site & not a tank or land filled tank.

RUNA DASGUPTA, M. Arch
Regd. No.- CA/2004/33104
Registered with the Council of Architecture, India

SIGNATURE OF URBAN DESIGNER

(1) DECLARATION OF GEO-TECHNICAL ENGINEER :

it is certified that the comprehensive geo-technical report on soil investigation has been prepared by me for design & calculation of the foundation by analyzing the soil sample for estimating the bearing capacity of the soil on which foundation of the structure will be constructed .
I shall also check the nature of the soil after excavating the site so that foundation is extended up to appropriate depth that has been proposed in the geo-technical report.

DR. SUJIT KUMAR BOSE
PhD, M.C.E(Soil), B.C.E(Hons.)
MIGS, MIRC
Empanneled Geotechnical Engineer Under KMC
License No.-G.T./1/12

SIGNATURE OF GEO-TECHNICAL ENGINEER

(4) DECLARATION OF APPLICANT/S :

I/We do hereby declare with full responsibility that: I/We shall engage Architect & E.S.E. during construction. I/We shall follow the instructions of the Architect, E.S.E. during construction, as per the sanction plan. the construction will be undertaken as per the sanctioned plan only and no deviation from the building rules, under the West Bengal Municipal Act 1993 (West Bengal Municipal Building Rules 2007) will be done. Any deviation done against the said rules is liable to be demolished.

RDB MEBA BUILDERS LLP
Designated Partner
SIGNATURE OF APPLICANT

TITLE :- ZILLA PARISHAD DRAWING (ARCHITECTURAL) OF MASTER PLAN (SHOWING GROUND FLOOR LAYOUT OF UNITS), LOCATION PLAN, S.U.G.W.R. & S.T.P. DETAIL

PROJECT :- PROPOSED RESIDENTIAL HOUSING AT MOUZA - UTTARBHAG, J.L. NO. 113, L.R. DAG NO. 2916, 2917, 2965-2977, 3023-3028, 3027/3134, 3641-3654, 3660-3673, 3675-3679, 3681, 3682, 3672/3851, 3645/3852, 3682/3864, 3682/3865, 3682/3866, L.R. KHATIAN NO. 4330, 4342, 4329, 3256, 4953, 4983, 4439, 4810, 4891, 4368, 4820, 4884, 4976, 4981, 1308, 4811, 663, 4278, 4819, 1196, 2226, 2314, 2324/1, 2477, 4786, 4343, 4883, 4438, P.S. BARUIPUR, P.O. - RAMNAGAR, SOUTH 24 PARGANAS, UNDER RAMNAGAR PANCHAYET, WEST BENGAL.

DRG.NO	ATS / 366 / MUN - 01
DATE	27.10.2023
SCALE	1:100
DRAWN BY	M.D.
APPROVED BY	R.G.

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