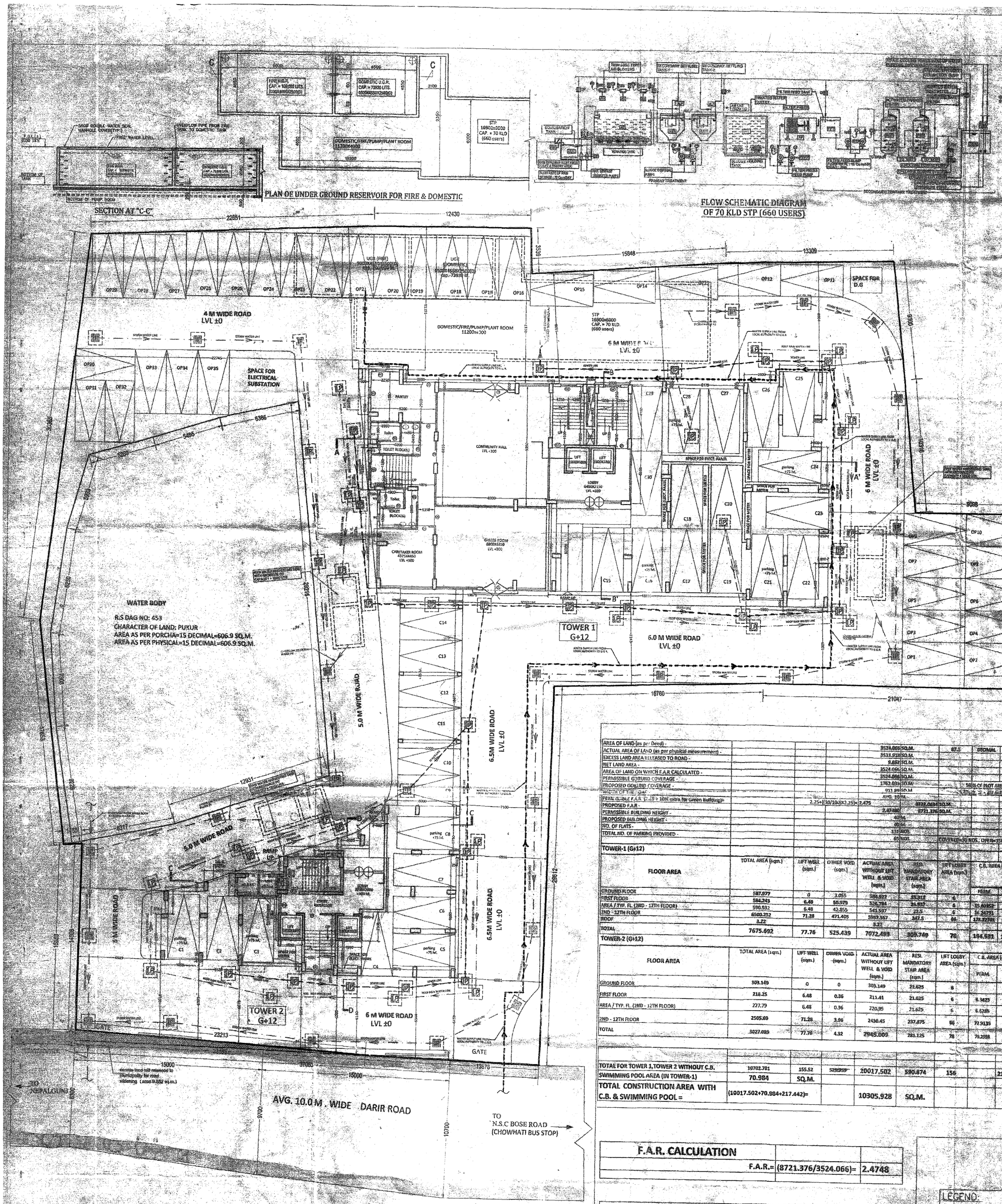

AREA OF LAND (as per Deed) -				3524.066 SQ.M.	87.1	DECIMAL					
ACTUAL AREA OF LAND (as per physical measurement) -				3533.918 SQ.M.							
EXCESS LAND AREA RELEASED TO ROAD -				9.852 SQ.M.							
NET LAND AREA -				3524.066 SQ.M.							
AREA OF LAND ON WHICH F.A.R CALCULATED -				3524.066 SQ.M.							
PERMISSIBLE GROUND COVERAGE -				1762.033 SQ.M.		50% OF PLOT AREA					
PROPOSED GROUND COVERAGE -				911.89 SQ.M.		25.86% OF PLOT AREA					
WIDTH OF THE ROAD -				AVG. 10 M.							
PERMISSIBLE F.A.R (2.25 + 10% extra for Green Building)=			2.25+((30/10))X2.25)=	2.475							
PROPOSED F.A.R -				2.4748		8721.376 SQ.M.					
PERMISSIBLE BUILDING HEIGHT -				40 M.							
PROPOSED BUILDING HEIGHT -				40 M.							
NO. OF FLATS -				131 NOS.							
TOTAL NO. OF PARKING PROVIDED -				65 NOS.		COVERED=30 NOS., OPEN=35 NOS.					
TOWER-1 (G+12)											
FLOOR AREA	TOTAL AREA (sqm.)	LIFT WELL (sqm.)	OTHER VOID (sqm.)	ACTUAL AREA WITHOUT LIFT WELL & VOID (sqm.)	RESI. MANDATORY STAIR AREA (sqm.)	LIFT LOBBY AREA (sqm.)	C.B. AREA (sqm.)		CAR PARKING AREA (sqm.)		F.A.R. AREA
							PERM.	PROV.	PERM.	PROV.	
GROUND FLOOR	587.977	0	3.055	584.922	85.312	6		0	260.425	302.268	266.712
FIRST FLOOR	584.243	6.48	50.979	526.784	84.937	6	15.8952	18.241	0	0	493.647
AREA / TYP. FL. (2ND - 12TH FLOOR)	590.932	6.48	42.855	541.597	77.5	6	16.24791	17.591	0	0	512.977
2ND - 12TH FLOOR	6500.252	71.28	471.405	5957.567	347.5	66	178.72701	196.301	0	0	5644.967
ROOF	3.22			3.22							3.22
TOTAL	7675.692	77.76	525.439	7072.693	309.749	78	194.521	148.64		562.693	6378.476
TOWER-2 (G+12)									FREE FROM F.A.R. =9 SQ.M.	16 NOS.	

FLOOR AREA	TOTAL AREA (sqm.)	LIFT WELL (sqm.)	OTHER VOID (sqm.)	ACTUAL AREA WITHOUT LIFT WELL & VOID (sqm.)	RESI. MANDATORY STAIR AREA (sqm.)	LIFT LOBBY AREA (sqm.)	C.B. AREA (sqm.)		CAR PARKING AREA		F.A.R. AREA
							PERM.	PROV.	PERM.	PROV.	
GROUND FLOOR	303.149	0	0	303.149	21.625	6		0	19.6284950	282.984	92.549
FIRST FLOOR	218.25	6.48	0.36	211.41	21.625	6	6.3423	6.89		0	183.785
AREA / TYP. FL. (2ND - 12TH FLOOR)	227.79	6.48	0.96	220.95	21.625	6	6.6285	5.81		0	193.325
2ND - 12TH FLOOR	2505.69	71.28	3.96	2430.45	237.875	66	72.9135	68.91	0	0	2126.575
TOTAL	3027.089	77.76	4.32	2945.009	281.125	78	79.2288	68.8		14 NOS.	2942.9
TOTAL FOR TOWER 1,TOWER 2 WITHOUT C.B.	10702.781	155.52	529.959	20017.502	590.874	156		217.442		546.252	9321.376
SWIMMING POOL AREA (IN TOWER-1)	70.984	SQ.M.									
TOTAL CONSTRUCTION AREA WITH C.B. & SWIMMING POOL =	(10017.502+70.984+217.442)=			10305.928	SQ.M.						

F.A.R. CALCULATION		
F.A.R.=	(8721.376/3524.066)=	2.4748

CAR PARKING CALCULATION			
TOWER-1 (G+12)			
AREA OF FLATS AT 1ST FLOOR	392.576	SQ.M.	
AREA OF FLATS AT TYPICAL FLOOR (1 FLOOR)	459.033	SQ.M.	
TOTAL AREA OF FLATS (11 NOS. OF FLOORS)	5049.363	SQ.M.	
TOTAL	5441.889	SQ.M.	
TOWER-2 (G+12)			
AREA OF FLATS AT 1ST FLOOR	174.950	SQ.M.	
AREA OF FLATS AT TYPICAL FLOOR (1 FLOOR)	184.508	SQ.M.	
TOTAL AREA OF FLATS (11 NOS. OF FLOORS)	2029.533	SQ.M.	
TOTAL	2204.483	SQ.M.	
TOTAL AREA OF FLATS OF TOWER-1 & 2	7646.372	SQ.M.	
PARKING REQUIRED			
UPTO 600 SQM 1P/130 SQM =	600/130=	4.62	NOS.
FROM 600 TO 5000 SQM 1P/120 SQM =	(5980-600)/120 =	36.7	NOS.
ABOVE 5000SQM 1P/110SQM=	(7646.372-5000)/110	24	NOS.
		65.32	NOS.
TOTAL REQUIRED PARKING		65	NOS.
PROVIDED PARKING			
COVERED PARKING		30	NOS.
OPEN PARKING		35	NOS.
TOTAL PROVIDED PARKING		65	NOS.

DOOR SCHEDULE			WINDOW SCHEDULE		
MARK	OPENING SIZE		MARK	OPENING SIZE	
	WIDTH	HEIGHT		WIDTH	HEIGHT
D	750	2250	W1	900	750
D2	800	2250	W2	900	1200
D3	900	2250	W3	1350	1500
D4	1100	2250	W4	750	1800
D5	1500	2250	W5	1650	1800
FDD	1100	2250	SW	SEMI WINDOW	
DWH	2250	2250			

LEGEND:
1. I.P. INSPECTION PIT
2. M.P. MASTER PIT
3. S.T.P. SEWER TREATMENT PLANT
4. U.G.R. UNDER GROUND RESERVOIR
- VALVE
- NON-RETURN VALVE
- UNION JOINT
- SEWER LINE
- STORM WATER LINE

PROJECT
PROPOSED G+12 STORIED RESIDENTIAL COMPLEX OF R.S. DAG NO.-452(P), 453,454, 456, 457,458,462 M. D.L.R. DAG NO.- 471(P), 474, 476, 477, 478, 479, 485, L.R. KHATIAN NO.27,65,119,237, &L. NO.-78, MOUZA- DHAMNTALA, HOLDING NO.1383, DARIR ROAD ,WARD NO.26, POLICE STATION- SONARPUR, DISTRICT- 24 PARGANAS (SOUTH), UNDER RAJPUR SONARPUR MUNICIPALITY

Khaitan Construction LLP
Rohit Khaitan
Ayush Khaitan
Anshul Khaitan
Anita Khaitan
Radha Khaitan
Priti Khaitan
Sandhya Khaitan
Compass Tradelink Pvt. Ltd.
Micrograph Vinimay Pvt. Ltd.
Nightangle Traders Pvt. Ltd.
Pioneer Nivas Pvt. Ltd.
Bangabhumi Constructions Pvt. Ltd.
Bangabhumi Real Estate Pvt. Ltd.
Greentown Retails Pvt. Ltd.
Bolero Commercial Pvt. Ltd.
Constituted Attorney
SIGNATURE OF OWNER

Declaration of Architect
I do hereby certify that the building plans, elevations, sections and other connected drawings of the proposed building under the jurisdiction of Rajpur-Sonarpur Municipality have been prepared by undersigned in accordance with the provisions laid down under the West Bengal Municipal (Building) Rules, 2007 and other relevant rules in force. I also certify that I have taken due care in respect of the safety measures during construction and emergency services Department, Fire Brigade Authority, Pollution Control Board, Environment Department, Disaster Management Cell etc. as applicable in connection with the application for the sanction of the plans or in the event of any alteration / addition in relation to the plans.
SANJAY MANDAL
102, MAHENDRA MATH ROAD
KOLKATA- 26
EBA - CLASS(II)
RAJPUR SONARPUR MUNICIPALITY
ENLISMENT NO.-707
SIGNATURE OF THE ARCHITECT
SANJAY MANDAL

Declaration of Structural Engineer
I do hereby certify that the foundation and the structural design of the building proposed for construction under the jurisdiction of Rajpur-Sonarpur Municipality have been personally inspected and designed by me well and/or such foundation and superstructure are to be in respect including the considerations of bearing capacity and settlement of soil and other conditions, if any, conforming to all stipulations of all relevant IS Code of Practices and National Building Code.
SUVRA NARAYAN SIL
ME, CHARTERED ENGINEER
58, RUSSEL STREET, KOL-71
98 (U)/MEN/ESE/18018-16
ALOK ROY
Enlisted Geotechnical Engineer
Rajpur-Sonarpur Municipality
No.- 008 / GT. Eng.- Class-I
SIGNATURE OF THE STRUCTURAL ENGINEER
SIGNATURE OF GEO TECHNICAL ENGINEER

Declaration of Structural Reviewer
I do hereby certify that the building the proposed for construction under the jurisdiction of Rajpur-Sonarpur Municipality have been visited by and all the designs, drawings, Soil Test Report and Load Test Results for foundation considerations have been duly reviewed conforming to stipulations of all latest relevant IS Code of Practices and National Building Code and it is found that everything is consistently in order and the proposed foundation and superstructure are safe in all respect.
SANJIB GUHA
STRUCTURAL CONSULTANT
EBA - CLASS(II)
Structural Engineer (K.K.C)
Enlisted No.- ESE/SG/18018
Structural Reviewer (KMDA)
Enlisted No.- ESE/SG/KMDA/2023
SIGNATURE OF THE STRUCTURAL REVIEWER

TITLE
MASTER PLAN
DRG. NO. RP/1259/01
SCALE 1:100 DRAWN BY S.M.
DATE 03.01.2020 CHKD BY S.M.
JOB NO. RP/1259 APPD BY S.M.
ISSUED BY WINTER
ISSUE STATUS SANCTION

ARCHITECT
26/2 Ballygunge Circular Road
Udayan Park Plot No.-7, 3rd Floor,
Kolkata-700019
FAX : (033) 2287-4026,
www.winterindia.com
TEL : (033) 4004-2422-26

APPROVAL OF S.I.E.
Checked by
Local Chief Engineer-in-charge
RAJPUR-SONARPUR MUNICIPALITY
OFFICE USE :
APPROVED
Plan No. 300/RSP/25/03 Dated 26/02/2020
Valid Upto 26/02/2025
Malay Kumar Pal
Assistant Engineer Incharge P.W.D
Dr. Pallab Das
Chairman
RAJPUR-SONARPUR MUNICIPALITY