

TYPE	NUMBERS
ROW HOUSES "A" (3 BHK)	65
ROW HOUSES "B" (3 BHK)	07
ROW HOUSES "C" (3 BHK)	27
NUMBER OF ROWHOUSES	99

PUBLIC OPEN SPACE
 REQUIRED - 8% OF LAND AREA (29906.04 SQM.) : 2392.48 SQM.
 PROVIDED - 8.05% OF LAND AREA (29906.04 SQM.) : 2406.5 SQM.

FACILITIES
 REQUIRED - 7% OF LAND AREA (29906.04 SQM.) : 2093.42 SQM.
 PROVIDED - 7.015% OF LAND AREA (29906.04 SQM.) : 2098.12 SQM.

PRIVATE LAWN

BLOCK	FLOOR AREA (SQM)	
	FLOOR	FLOOR AREA (SQM)
BLOCK A1	GROUND FLOOR	82.34
	FIRST FLOOR	81.55
	TOTAL FLOOR AREA	163.89
NO. OF A1 BLOCKS = 55		
BLOCK A2	GROUND FLOOR	82.34
	FIRST FLOOR	81.55
	TOTAL FLOOR AREA	163.89
NO. OF A2 BLOCKS = 10		
BLOCK B1	GROUND FLOOR	91.42
	FIRST FLOOR	71.96
	TOTAL FLOOR AREA	163.38
NO. OF B1 BLOCKS = 7		
BLOCK C1	GROUND FLOOR	97.57
	FIRST FLOOR	78.32
	TOTAL FLOOR AREA	175.89
NO. OF C1 BLOCKS = 12		
BLOCK C2	GROUND FLOOR	97.57
	FIRST FLOOR	78.32
	TOTAL FLOOR AREA	175.89
NO. OF C2 BLOCKS = 8		
BLOCK C3	GROUND FLOOR	97.57
	FIRST FLOOR	78.32
	TOTAL FLOOR AREA	175.89
NO. OF C3 BLOCKS = 7		
TOTAL NO. OF BLOCKS = 99		
TOTAL NO. OF BLOCKS = 99		
TOTAL BUILTUP AREA = 16489.77		

AREA STATEMENT

LAND AREA AS PER DEED 29906.04 SQM.
 LAND AREA AS PER MUNICIPAL RECORD 29906.04 SQM.
 LAND AREA AS PER SITE (MUNICIPAL RECORD) 29906.04 SQM.
 ROAD WIDTH 15 M
 PERMISSIBLE HEIGHT 6.5 M
 PERMISSIBLE GROUND COVERAGE 50%
 PROPOSED GROUND COVERAGE 28.85%
 PROVIDED PUBLIC OPEN SPACE (8.05%) 2406.5 SQM.
 PROVIDED LAND FOR FACILITY (7.015%) 2098.12 SQM.
 PERMISSIBLE A.B. 2.5
 PERMISSIBLE B.U.P. AREA 7476.51 SQM.
 PROVIDED A.B. 14.4

A TYPE BLOCKS (A1 & A2)

GROUND FLOOR 82.34 SQM.
 FIRST FLOOR 81.55 SQM.
 TOTAL BUILTUP AREA PER BLOCK 163.89 SQM.
 STAIR AREA 12.63 SQM.
 PARKING AREA 12.5 SQM.
 REQUIRED PARKING PER BLOCK 1 NO.

B TYPE BLOCK (B1)

GROUND FLOOR 91.42 SQM.
 FIRST FLOOR 71.96 SQM.
 TOTAL BUILTUP AREA PER BLOCK 163.38 SQM.
 STAIR AREA 10.36 SQM.
 PARKING AREA 12.5 SQM.
 REQUIRED PARKING PER BLOCK 1 NO.

C TYPE BLOCKS (C1 & C2)

GROUND FLOOR 97.57 SQM.
 FIRST FLOOR 78.32 SQM.
 TOTAL BUILTUP AREA PER BLOCK 175.89 SQM.
 STAIR AREA 12.5 SQM.
 PARKING AREA 12.5 SQM.
 REQUIRED PARKING PER BLOCK 1 NO.

C TYPE BLOCKS (C3)

GROUND FLOOR 97.57 SQM.
 FIRST FLOOR 78.32 SQM.
 SECOND FLOOR 25.89 SQM.
 TOTAL CONSTRUCTION AREA 201.57 SQM.
 STAIR AREA 12.5 SQM.
 PARKING AREA 12.5 SQM.
 REQUIRED PARKING PER BLOCK 1 NO.

NO. OF C3 BLOCKS

7 NO.
 TOTAL BUILTUP AREA OF 'C3' TYPE BLOCKS 1480.95 SQM.
 TOTAL STAIR AREA 141.22 SQM.
 TOTAL PARKING AREA 87.5 SQM.
 FLOOR AREA EXCLUDING STAIR AND PARKING 1178.17 SQM.
 TOTAL REQUIRED PARKING FOR 'C3' TYPE BLOCKS 7 NO.

TOTAL BUILTUP AREA OF ALL BLOCKS

16489.77 SQM.
 TOTAL STAIR AREA 1389.68 SQM.
 FLOOR AREA EXCLUDING STAIR AND PARKING 14094.41 SQM.
 PROPOSED PARKING 2098.12 SQM.
 PROPOSED GROUND COVERAGE 86.26% (28.85%)

TOTAL NO. OF BLOCKS

99 NO.
 REQUIRED PARKING 99 NO.
 PARKING PROVIDED 99 NO.



PROJECT TITLE: PROPOSED TRIPLE & DOUBLE STORED RESIDENTIAL ROW HOUSING COMPLEX AT - 338, DR. B.C. ROY ROAD, L.R. DAG NO - 955, 1658, 1660, 1661, 1669, 1671 TO 1676, 1680 TO 1686, 1688, 1689, 2204, R.S. DAG NO - 896, 1638, 1639, 1646, 1647, 1649 TO 1654, 1658 TO 1664, 1666, 1667, 1672, MOUZA - ELACHI & JAGADDAL, J.L. NO - 70 & 71, P.S. SONARPUR, UNDER RAJPUR, SONARPUR MUNICIPALITY, WARD NO - 25, DIST - SOUTH 24 PARGANAS UNDER THE JURISDICTION OF RAJPUR, SONARPUR MUNICIPALITY, HAVE BEEN PERSONALLY INSPECTED AND SO DESIGNED BY US 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.	ARCHITECT: M/s. Subir Kumar Basu Consulting Architects & Engineers 4, Broad Street, Kolkata - 700 019 website : www.subirkumarbasu.com
SHEET TITLE: PHASE - I MASTER PLAN	APPROVED BY: SKB DATE: 10.03.2021 SCALE: 1:300
	DRAWING NO.: SKB/JAGADDAL/PHASE I MASTER PLAN/01 SHEET NO.: 01

MASTER PLAN SHOWING GROUND FLOOR PLAN
 SCALE - 1:400

WE DO HEREBY CERTIFY THAT FOUNDATION AND SUPERSTRUCTURE OF THE BUILDINGS PROPOSED FOR CONSTRUCTION AT 338, DR. B.C. ROY ROAD, L.R. DAG NO - 955, 1658, 1660, 1661, 1669, 1671 TO 1676, 1680 TO 1686, 1688, 1689, 2204, R.S. DAG NO - 896, 1638, 1639, 1646, 1647, 1649 TO 1654, 1658 TO 1664, 1666, 1667, 1672, MOUZA - ELACHI & JAGADDAL, J.L. NO - 70 & 71, P.S. SONARPUR, UNDER RAJPUR, SONARPUR MUNICIPALITY, WARD NO - 25, DIST - SOUTH 24 PARGANAS UNDER THE JURISDICTION OF RAJPUR, SONARPUR MUNICIPALITY, HAVE BEEN PERSONALLY INSPECTED AND SO DESIGNED BY US 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.

SIGN. OF GEO - TECHNICAL ENGINEER

SIGN. OF STRUCTURAL ENGINEER

I DO HEREBY CERTIFY THAT PLANS, ELEVATIONS AND SECTIONS AND OTHER STRUCTURAL DETAILS OF THE PROPOSED BUILDINGS AT 338, DR. B.C. ROY ROAD, L.R. DAG NO - 955, 1658, 1660, 1661, 1668, 1669, 1671 TO 1676, 1680 TO 1686, 1688, 1689, 2204, R.S. DAG NO - 896, 1638, 1639, 1646, 1647, 1649 TO 1654, 1658 TO 1664, 1666, 1667, 1672, MOUZA - ELACHI & JAGADDAL, J.L. NO - 70 & 71, P.S. SONARPUR, UNDER RAJPUR, SONARPUR MUNICIPALITY, WARD NO - 25, DIST - SOUTH 24 PARGANAS UNDER THE JURISDICTION OF RAJPUR, SONARPUR MUNICIPALITY, HAVE BEEN PREPARED IN CONFORMING WITH ALL RELEVANT PROVISIONS UNDER THE WEST BENGAL MUNICIPAL BUILDING RULES, 2007. THIS IS ALSO TO CERTIFY THAT RELEVANT 'NO OBJECTION' CERTIFICATES FROM THE RESPECTIVE AUTHORITIES SUCH AS, FIRE AND EMERGENCY SERVICE DEPARTMENT, AIRPORT AUTHORITY, POLLUTION CONTROL BOARD, TELECOMMUNICATION DEPARTMENT ETC AS APPLICABLE IN THIS REGARD, ARE ALSO ENCLOSED WITH THE APPLICATION FOR SEEKING APPROVAL OF THE PLAN TO CONSTRUCT THE BUILDINGS ON THE SAID HOLDING.

SIGN. OF ARCHITECT.

OFFICE USE:

Checked by: *[Signature]*
 Checked by: *[Signature]*

APPROVED
 Plan No. 233/2021/24/16 Date: 27/03/2021
 Valid Upto: 27/03/2026

SIGN. OF OWNER:

FOR MANYA DEALTRADE PVT. LTD. & ORS
[Signature]
 AUTHORIZED SIGNATORY

SIGN. OF MUNICIPALITY:
 RAJPUR, SONARPUR MUNICIPALITY