



DTC Southern Heights, Kolkata Phase 02: Area Statement

Floor	Total Area (Excluding Duct)		Area Deductions for Lift Well		FAR Area Deduction						No. of Units (Nos.)	Ground Coverage
	(Sq. M)	(Sq. Ft)	(Sq. M)	(Sq. Ft)	Staircase	Lift Lobby	Wardrobes	Refuge Terrace	FAR Area H=C(D+E+F+G)			
Basement	631.941	6822.92	82.992	894.949	146.38	0	0	0	402.569			
Ground Level	1252.4	13548.91	0	1252.4	534.891	99	0	0	618.509			
Podium 01	3969.366	42615.22	152.152	1638.214	534.891	99	66.233	0	3117.09			
Podium 02	3832.245	41315.93	152.152	1638.214	534.891	99	66.233	0	2980.068			
3	5660.778	60626.26	152.152	1638.214	482.067	99	116.4	0	4811.159			
4	5660.778	60626.26	152.152	1638.214	482.067	99	116.4	0	4811.159			
5	5660.778	60626.26	152.152	1638.214	482.067	99	116.4	0	4811.159			
6	5660.778	60626.26	152.152	1638.214	482.067	99	116.4	0	4811.159			
7	5660.778	60626.26	152.152	1638.214	482.067	99	116.4	0	4811.159			
8	5852.292	62870.14	152.152	1638.214	482.067	99	116.4	191.534	4811.139			
9	5660.778	60626.26	152.152	1638.214	482.067	99	116.4	0	4811.159			
10	5660.778	60626.26	152.152	1638.214	482.067	99	116.4	0	4811.159			
11	5660.778	60626.26	152.152	1638.214	482.067	99	116.4	0	4811.159			
12	5660.778	60626.26	152.152	1638.214	482.067	99	116.4	0	4811.159			
13	5852.292	62870.14	152.152	1638.214	482.067	99	116.4	191.534	4811.139			
14	5660.778	60626.26	152.152	1638.214	482.067	99	116.4	0	4811.159			
15	5660.778	60626.26	152.152	1638.214	482.067	99	116.4	0	4811.159			
16	5660.778	60626.26	152.152	1638.214	482.067	99	116.4	0	4811.159			
17	5660.778	60626.26	152.152	1638.214	482.067	99	116.4	0	4811.159			
18	5852.292	62870.14	152.152	1638.214	482.067	99	116.4	191.534	4811.139			
19	5660.778	60626.26	152.152	1638.214	482.067	99	116.4	0	4811.159			
Terrace	1132.672	12145.22	152.152	1638.214	482.067	0	0	0	0			
LMR + QHWT	1132.672	12145.22	0	1132.672	0	0	0	0	0			
SUB - TOTAL 01				105633.132					88907.875		1016	5739.206
Ground Level				10,780.37					1,954.08		1.00	
Podium 01				9,729.72					0.00		1.00	7,985.30
Podium 02				8,809.26					0.00		1.00	
Basement				5,809.65					0.00		1.00	
SUB - TOTAL 02 Parking Floors				35,129.00					1,954.08			7,985.30
SUB - TOTAL 03 Amenities (Phase 02)									1,922.14			
TOTAL				1,40,762.13					92,784.10			13,724.51

DTC Southern Heights, Kolkata: Parking

Block	Basement	Ground Floor	Podium 01	Podium 02	Typical Floor	No. of Typical Floors	Total Typical Floors	Refuge Floor	No. of Refuge Floors	Total Refuge Floor	Total FAR
Tower A1	0	55.582	429.191	404.186	407.032	14	5698.448	407.033	3	1221.099	7888.506
Tower A2	67.111	55.582	223.118	222.987	407.032	14	5698.448	407.033	3	1221.099	7488.345
Tower A3	66.796	55.582	223.118	222.988	407.032	14	5698.448	407.033	3	1221.099	7488.031
Tower A4	66.808	55.582	223.118	222.988	407.032	14	5698.448	407.033	3	1221.099	7488.043
Tower B1	0	55.582	199.549	199.549	360.616	14	5048.624	360.616	3	1081.83	6585.134
Tower B2	0	55.582	199.549	199.549	360.616	14	5048.624	360.616	3	1081.83	6585.134
Tower B3	66.838	55.582	199.549	199.549	360.616	14	5048.624	360.616	3	1081.83	6652.162
Tower B4	67.028	55.582	199.549	199.549	360.616	14	5048.624	360.616	3	1081.83	6652.162
Tower C1	0	57.951	491.405	454.195	580.189	14	8122.646	580.189	3	1740.567	10866.764
Tower C2	0	57.951	364.472	327.264	580.189	14	8122.646	580.189	3	1740.567	10612.9
Tower C3	67.961	57.951	364.472	327.264	580.189	14	8122.646	580.189	3	1740.567	10666.888
Amenities											1922.138
Podium 01 (Ground Floor)											1954.082
Podium 02											0
Podium 03											0
Podium 04											0
Total											92784.099

DTC Southern Heights, Kolkata: Land Use Break-up

Plot Area	Sq. M	Sq. Ft	Acres
Plot Area	79,500.00	8,55,738	19.64

S. No.	Land-Use Break-up	Existing Phase 01 (in Sq. M)	Proposed Phase 02 (in Sq. M)	Proposed Phase 03 (in Sq. M)	Total (in Sq. M)	%
1	Ground Coverage	13,804	13,729	3,899	26,532	33.44%
2	Exclusive Green Area	8,494	7,979	16,100	23,253	29.25%
4	Paved Area	5,260	693	2,500	8,453	10.63%
5	Road Area	12,821	4,744	2,000	19,565	24.61%
6	Waterbody Area (Proposed)	18	18	18	54	0.07%
7	Open Parking Area	2,072	0	2,197	4,269	5.37%
8	Services & Utilities (UGT-STP-Sub-Stations-Guard Rooms)	1,330	410	180	1,920	2.42%
9	Waterbody / Pond	468	468	468	1,404	1.77%
	TOTAL				79,500	100.00%

DTC Southern Heights, Kolkata: Detail of Flats

	Nos.	BUA	Total Residential Area
3BHk (100.43 Sq.M)	146	100.43	14662.23
3BHk (86.21 Sq.M)	290	86.21	25001.86
3BHk (77.95 Sq.M)	144	77.95	11224.08
2BHk (66.89 Sq.M)	218	66.89	14581.94
2BHk (61.13 Sq.M)	218	61.13	13326.27
TOTAL	1016		78796.54

Total No. of Car Parks Required @ 1/100 Sq. M: 788

DTC Southern Heights, Kolkata: Summary Sheet

S. No.	Description	Area (in sqm)	Area (in sqft)	Acres
A	Total Land Parcel (J+H+I+L+N)	79,500	8,55,738	19.64
B=A*3.0	Permissible Residential FAR @ 3.0	2,38,500	25,67,214	
C	FAR Consumed in Phase 01	1,23,776	13,32,322	
D	FAR Proposed for Phase 02	92,784	9,98,728	
E=C+D	Total Proposed FAR	2,16,560	23,31,050	
F	BUA Consumed in Phase 01	1,52,680	16,43,448	
Q	BUA Proposed for Phase 02	1,40,762	15,15,162	
R=P+Q	Total Proposed BUA	2,93,442	31,58,610	

DTC Southern Heights, Kolkata: Green Area Summary

	Required Green Area @ 20%	Green Area Provided in Phase 01	Green Area Proposed for Phase 02	Green Area Proposed for Phase 03	Total Green Area Proposed
F=A*0.2	15,900	1,71,148			1,87,048
G		5,454	58,707		64,161
H		7,970	85,789		93,759
I		2,676	28,806		31,482
J+G+H+I		16,100	1,73,302		1,89,402

	Permissible GC @ 4%	GC Consumed in Phase 01	GC Consumed in Proposed Phase 02	GC Consumed in Proposed Phase 03	Total GC Consumed
K=A*0.4	31,800	34,295			66,095
L		13,804	1,48,589		1,62,393
M		13,725	1,47,731		1,61,456
N		3,030			3,030
P=L+M+N		30,559	3,28,935		3,59,494

NOTES:

- ALL DIMENSIONS ARE IN MM UNLESS IT IS MENTIONED.
- FIRE-FIGHTING / SAFETY PROVISIONS WILL BE AS PER RELEVANT NBC PROVISIONS.
- COVERING SLAB OF RESERVOIRS, FIRE TENDER PATH SHALL BE STRUCTURALLY SAFE FOR TAKING LOAD OF HEAVY VEHICLES LIKE FIRE TENDER.
- ALL BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVANT I.S. CODES FOR EARTHQUAKE RESISTANCE.
- PLEASE NOTE THAT THE DIMENSIONS IN THE DRAWINGS ARE TO BE READ, NOT MEASURED.



SIGNATURE OF OWNER & SEAL
 DTC PROJECTS PVT. LTD.
 ADDRESS: 1 N S ROAD, KOLKATA-700001

WE DO HEREBY CERTIFY THAT THE FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING PROPOSED FOR CONSTRUCTION ON THIS PREMISES HAVE BEEN 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 ETC.

GEO TECHNICAL ENGINEER
 ADDRESS:

THE STRUCTURAL DESIGN AND DRAWINGS OF BOTH FOUNDATION & SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECTS.

SIGNATURE OF STRUCTURAL ENGINEER & SEAL
 CIVIL AND STRUCTURAL CONSULTANT
 M.N. Consultants (Pvt.) Ltd.
 ISO 9001:2008 CERTIFIED
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SIGNATURE OF ARCHITECT & SEAL
 A/ KETAN SUNIL HINGANIKAR | CA/2006/37536
 ADDRESS: N-85B, Panchsheel Park, New Delhi 110017, India

PROJECT NAME: SOUTHERN HEIGHTS

DTC
 COMMITTEE DELIVER GROUP

REVISED PLAN OF PROPOSED B+G+P+17 RESIDENTIAL COMPLEX, DTC SOUTHERN HEIGHTS AT JOKA DIAMOND HARBOUR ROAD P.O. - JOKA P.S.-BISHNUPUR MOUZA - DOULATPUR BLOCK- BISHNUPUR J.L. NO. - 79 DAG NO. - 11, 12, 13, 16, 17, 18, 19, 21, 24, 25, 26, 31, 32, 33, 34, 35, 54, 55, 56, 57, 58, 67, 87, 88, 89, 96, 97, 98, 99 MOUZA DAULATPUR, J No-79 UNDER KULDERDI GRAM PANCHAYET, DIST.-24 PARGANAS(S)

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SCALE: 1:500, 1:5000
 DATE: JUNE 2022
 TITLE: SITE ROOF LEVEL PLAN
 ORIENTATION:
 D1
 N
 DWG NO.
 BUILDING HEIGHT: