



AREA STATEMENT FOR PHASE I:-			
1	LAND AREA FOR PHASE I =	38325.110 SQM.	9.47 ACRE
2	USE OF BUILDING =		RESIDENCE
3	PERMISSIBLE F.A.R. =		1.75
4	PERMISSIBLE F.A.R. AREA =		67088.94 SQM.
5	PERMISSIBLE GROUND COVERAGE AREA FOR BUILDING =	50 % =	19162.56 SQM.
6	PROPOSED BUILT-UP AREA (FOR PHASE I) =		16485.20 SQM.
7	PROPOSED F.A.R. AREA (FOR PHASE I) =		15776.36 SQM.
8	PROPOSED F.A.R. (FOR PHASE I) =		0.412
9	PROPOSED GROUND COVERAGE AREA (FOR PHASE I) =	18.445 % =	7069.15 SQM.

AREA CALCULATION FOR EACH VILLA :-			
10	FLOOR NAME	COVERED AREA (SQM)	EXEMPTED AREA (SQM)
			STAIR WAY
	GROUND FLOOR	56.29	6.25
	1ST FLOOR	26.60	0.00
	TOTAL =	82.89	76.64
11	TOTAL BUA FOR EACH VILLA		82.89 SQM
12	TOTAL F.A.R. AREA FOR EACH VILLA		76.64 SQM
13	GROUND COVERAGE AREA OF EACH VILLA		59.98 SQM
14	HEIGHT OF EACH VILLA		7.65 M
15	TOTAL NO OF VILLA		60 NOS
16	TOTAL BUA OF ALL VILLAS		4973.10 SQM
17	TOTAL FAR AREA OF ALL VILLAS		4598.13 SQM
18	TOTAL GROUND COVERAGE AREA OF ALL VILLAS		3598.54 SQM

AREA CALCULATION FOR 1 BHK RESIDENCE :-			
19	FLOOR NAME	COVERED AREA (SQM)	EXEMPTED AREA (SQM)
			LIFT LOBBY
			STAIR WAY
	GROUND FLOOR	665.74	34.2
	1ST FLOOR	589.89	3
	2ND FLOOR	516.05	3
	3RD FLOOR	491.47	3
	STAIR MUMTY & LMR	43.82	43.82
	TOTAL =	2302.42	235.65
20	TOTAL BUA FOR EACH 1 BHK RESIDENCE		2302.42 SQM
21	TOTAL F.A.R. AREA FOR EACH 1 BHK RESIDENCE		2235.65 SQM
22	GROUND COVERAGE AREA OF EACH 1 BHK RESIDENCE		694.13 SQM
23	HEIGHT OF EACH 1 BHK RESIDENCE		12.80 M
24	TOTAL NO OF 1 BHK RESIDENCE		5 NOS
25	TOTAL BUA OF ALL 1 BHK RESIDENCE		11512.10 SQM
26	TOTAL F.A.R. AREA OF ALL 1 BHK RESIDENCE		11178.25 SQM
27	TOTAL GROUND COVERAGE AREA OF ALL 1 BHK RESIDENCE		3470.65 SQM
28	AREA FOR SERVICES		296.59 SQM
29	AREA FOR PLANTATION (FOR PHASE I) (38.29 %)		14676.54 SQM

CAR PARKING CALCULATION FOR PHASE - I :-	
30	AREA FOR PARKING CALCULATION OF 1 BHK RESIDENCE
31	TOTAL AREA FOR PARKING CALCULATION OF 1 BHK RESIDENCE
32	TOTAL AREA FOR PARKING CALCULATION OF VILLA
33	TOTAL AREA FOR PARKING CALCULATION
34	REQUIRED CAR PARKING
35	UPTO 600 SQM @ 1 CAR PER 130 SQM
36	ABOVE 600 SQM UPTO 5000 @ 1 CAR PER 120 SQM
37	ABOVE 5000 SQM @ 1 CAR PER 110 SQM
38	TOTAL REQUIRED NO OF CAR PARKING
39	TOTAL PROPOSED NO OF OPEN CAR PARKING

MASTER PLAN
(SCALE - 1:750)

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETERS.
2. ONLY WRITTEN DIMENSIONS ARE TO BE FOLLOWED.
3. ALL EXTERNAL WALLS ARE 200 MM THICK AND INTERNAL WALLS ARE 125 MM THICK BRICK UNLESS OTHERWISE NOTED.
4. W - WIDTH
T - TREAD
R - RISER

OWNER DECLARATION:

I/WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT,

1. I SHALL ENGAGE ARCHITECT & ESE DURING CONSTRUCTION.
2. I SHALL FOLLOW THE INSTRUCTION OF ARCHITECT & ESE DURING CONSTRUCTION OF THE BUILDING (AS PER PLAN).
3. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE.
4. IF ANY SUBMITTED DOCUMENT ARE FAKE, THE AUTHORITY MAY REVOKE THE SANCTION PLAN.

SIGNATURE OF OWNER
EPOCH GREENFIELDS PARKS DEVELOPMENT LIMITED

CERTIFICATE OF STRUCTURAL STABILITY:

I/WE HEREBY CERTIFY THAT THE FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING PROPOSED FOR CONSTRUCTION AT LATAGURI GRAM PANCHAYAT, MOUZA-JHAR MATIALI, J.L.No.- 81 & 92, KHATAN NO.- 370, P.S.- MALBAZAR, DIST- JALPAIGURI, HAS BEEN DESIGNED BY US CONSIDERING BEARING CAPACITY, SETTLEMENT OF THE SOIL AND OTHER CONDITIONS INCLUDING SEISMIC DETAILING AND DESIGN, AS PER RELEVANT IS CODE OF PRACTICE AND NATIONAL BUILDING CODE.

SIGNATURE OF STRUCTURAL ENGG.
NAME: ANKIT AGARWALA
REGD. NO.: ESE/172 (MMC)

CERTIFICATE OF BUILDING PLAN:

I/WE DO HEREBY CERTIFY THAT PLANS, ELEVATIONS AND SECTIONS AND OTHER STRUCTURAL DETAILS OF THE PROPOSED BUILDING AT LATAGURI GRAM PANCHAYAT, MOUZA-JHAR MATIALI, J.L.No.- 81 & 92, KHATAN NO.- 370, P.S.- MALBAZAR, DIST- JALPAIGURI, HAVE BEEN PREPARED IN CONFORMITY WITH ALL RELEVANT PROVISIONS UNDER THE WEST BENGAL MUNICIPAL BUILDING RULES, 2007, WITH ITS AMENDMENTS AND THAT THE SITE CONFIRMS WITH THE PLAN AND IT IS NOT TANK OR A FILLED UP TANK.

SIGNATURE OF ARCHITECT
NAME: PUSPAL PAL
REGD. NO.: CA/99/25432

CLIENT:
EPOCH GREENFIELDS PARKS DEVELOPMENT LIMITED

REFERENCE:-
Building Sanction vide Memo No.: 102/LTG Dt:- 17.06.2022.
Fire Approval (FSR) vide Memo No.: FSR/0125186227900093 Dt:- 07.04.2022.

PROJECT:
REVISED PLAN FOR ALTERATION OF SANCTIONED HOUSING PROJECT AT LATAGURI GRAM PANCHAYAT, MOUZA-JHAR MATIALI, BLOCK- KRANTI, J.L.No.- 92, KHATAN NO.- 370, P.S.- MALBAZAR, DIST- JALPAIGURI.

TITLE:
MASTER PLAN

DATE: 17.06.2022
REV. DATE: -
SCALE: AS SHOWN
CHKD. BY: C.P.

REV. NO.: -
DRAWING NO.: LEH/SITE/A01

NORTH: N