



**AREA STATEMENT**

**CALCULATION FOR F.A.R.**

PLOT AREA (AS PER DEED)	=	13586.110 Sqm	=	335.72 Dec.
PLOT AREA (AS PER PHYSICAL MEASUREMENT)	=	13147.699 Sqm	=	324.89 Dec.
PERMISSIBLE GROUND COVERAGE	=	5918.465 Sqm	( 45% )	
PROPOSED GROUND COVERAGE	=	3767.700 Sqm	( 28.66% )	
WIDTH OF THE ACCESS ROAD	=	6.0 M.		
PERMISSIBLE HEIGHT OF THE BUILDING	=	12.5 M.		
PROPOSED FLOOR TO FLOOR HEIGHT	=	3.050	G+1	
PERMISSIBLE FLOOR AREA RATIO (F.A.R.)	=	1.75		
PROPOSED FLOOR AREA RATIO (F.A.R.)	=	0.8299		
TOTAL PERMISSIBLE BUILT UP AREA	=	23008.473 Sqm	( 1.75 X 13147.699 )	

**PROPOSED FLOOR AREA**

**GROUND FLOOR AREA**

BLOCK 1	=	580.860 Sqm
BLOCK 2	=	638.350 Sqm
BLOCK 3	=	580.860 Sqm
BLOCK 4	=	592.840 Sqm
BLOCK 5	=	794.500 Sqm
BLOCK 6	=	580.860 Sqm
TOTAL	=	3767.700 Sqm

**FIRST FLOOR AREA**

BLOCK 1	=	578.360 Sqm
BLOCK 2	=	634.000 Sqm
BLOCK 3	=	578.360 Sqm
BLOCK 4	=	578.360 Sqm
BLOCK 5	=	779.360 Sqm
BLOCK 6	=	578.360 Sqm
TOTAL	=	3718.880 Sqm

**SECOND FLOOR AREA**

BLOCK 1	=	578.360 Sqm
BLOCK 2	=	634.000 Sqm
BLOCK 3	=	578.360 Sqm
BLOCK 4	=	578.360 Sqm
BLOCK 5	=	779.360 Sqm
BLOCK 6	=	578.360 Sqm
TOTAL	=	3718.880 Sqm

**TOTAL PROPOSED AREA** = 11206.660 Sqm

**NOTES:**

- ALL DIMENSIONS ARE IN MM UNLESS OTHERWISE MENTIONED.
- ALL EXTERNAL WALLS ARE 200MM & INTERNAL WALLS ARE 100MM IF NOT STATED IN 1:4 GEMENT SAND MORTAR.
- ALL CHANGING ARE 150 TH. 1500 MM PROJECTED. ELEVATIONAL PROJECTION 500 MM.
- DEPTH OF UNDERGROUND WATER THE RESERVOIR SHOULD NOT EXCEED DEPTH OF FOUNDATION.
- GRADE OF CONCRETE & GRADE OF STEEL USED ARE M20 & F400 RESPECTIVELY.
- R.C.C. FRAMED STRUCTURE.
- ANY DIMENSION IN SCALE, THE WRITTEN DIMENSION SHALL GOVERN.
- FOR SPECIFICATION OF MATERIALS & WORKMANSHIP N.B.C. IS TO BE FOLLOWED.
- OPEN TERRACE WITH LAINE TERRACING OF RATIO 2:2.7.
- 100 DNAP PROOF COURSE TO BE PROVIDED WITH P.C.C. (1:3).

**WINDOW SCHEDULE**

WINDOW TYPE	SIZE	INTEL.	SILL	DOOR TYPE	SIZE	INTEL.
W1	1500 X 1950	2250	300	D1	1100 X 2250	2250
W2	1000 X 1250	2250	1000	D2	900 X 2250	2250
W3	800 X 1050	2250	1200	D3	750 X 2250	2250
SW	1500 X 1850	2250	400	D4	1500 X 2400	2400
				D5	1100 X 2400	2400
FG	FIXED GLASS			D6	900 X 2400	2400

**EXEMPTION OF AREA IN F.A.R.:**

**STAR CASE - LIFT LOBBY EXEMPTION**

BLOCK 1 (1:3:37.5)	=	16.370 Sqm
BLOCK 2 (1:3:37.5)	=	16.370 Sqm
BLOCK 3 (1:3:37.5)	=	16.370 Sqm
BLOCK 4 (1:3:37.5)	=	16.370 Sqm
BLOCK 5 (1:3:37.5)	=	16.370 Sqm
BLOCK 6 (1:3:37.5)	=	16.370 Sqm
TOTAL	=	98.220 Sqm

**FIRST FLOOR**

BLOCK 1 (1:3:37.5)	=	16.370 Sqm
BLOCK 2 (1:3:37.5)	=	16.370 Sqm
BLOCK 3 (1:3:37.5)	=	16.370 Sqm
BLOCK 4 (1:3:37.5)	=	16.370 Sqm
BLOCK 5 (1:3:37.5)	=	16.370 Sqm
BLOCK 6 (1:3:37.5)	=	16.370 Sqm
TOTAL	=	98.220 Sqm

**SECOND FLOOR**

BLOCK 1 (1:3:37.5)	=	16.370 Sqm
BLOCK 2 (1:3:37.5)	=	16.370 Sqm
BLOCK 3 (1:3:37.5)	=	16.370 Sqm
BLOCK 4 (1:3:37.5)	=	16.370 Sqm
BLOCK 5 (1:3:37.5)	=	16.370 Sqm
BLOCK 6 (1:3:37.5)	=	16.370 Sqm
TOTAL	=	98.220 Sqm

**TOTAL STAIRCASE + LIFT LOBBY EXEMPTION** = 294.660 Sqm

**FLOOR AREA RATIO (F.A.R.) CONSUMED**

PUBLIC OPEN SPACE 1	=	1074.06 Sqm	
PUBLIC OPEN SPACE 2	=	1207.46 Sqm	
TOTAL PUBLIC OPEN SPACE	=	2281.520 Sqm	17%
TOTAL GREEN AREA PROVIDED	=	4121.960 Sqm	31%
TOTAL REQUIRED CAR PARKING	=	11206.66(110) sqm	100 NOS.
TOTAL PROVIDED CAR PARKING	=	1117 NOS.	

**CERTIFICATE OF THE ARCHITECT**

I CERTIFY THAT ALL THE ARCHITECTURAL DRAWINGS OF THE PROJECT AT DAG NO. 10340, 10341, 10342, 10343, 10355, 10356, 10357, 10357, 10357, 10358, 10365, 10366, 10367, 10368, 10369, 10370, 10371, 10372, 10373 IN MOLLAJ-BARUIPUR, J.L. NO-31, GRAM PANCHAYET-MADARAT GRAM PANCHAYET, BARUIPUR, DISTRICT - SOUTH 24 PARGANAS, WEST BENGAL HAVE BEEN PREPARED BY ME COMPLYING WITH THE WEST BENGAL MUNICIPAL BUILDING RULES, 2007. I ALSO CERTIFY THAT THE PLANS AND DRAWINGS PREPARED BY ME COMPLYING WITH ALL PROVISIONS REGARDING THE FIRE PROTECTION AS PER THE PREVAILING NATIONAL BUILDING CODE OF INDIA. I SHALL BE HELD RESPONSIBLE IF ANY INCORRECT INFORMATION IS FURNISHED BY ME OR ANY VIOLATION OR PROVISIONS OF THESE RULES OR THE PREVAILING NATIONAL BUILDING CODE IS FOUND IN ANY OF THE DRAWINGS AND DOCUMENTS, SIGNED BY ME AND SUBMITTED TO THE SANCTIONING AUTHORITY FOR OBTAINING SANCTION.

*Kamal Kumar Periwal*  
KAMAL KUMAR PERIWAL  
CA-95-16879

**CERTIFICATE OF STRUCTURAL ENGINEER**

I HAVE CERTIFIED THAT THE STRUCTURAL DRAWINGS AND DESIGN OF BOTH THE FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING/BUILDINGS HAS BEEN MADE CONSIDERING THE SOIL TEST REPORT AS PER THE RULES AND REGULATIONS MADE UNDER THE ACT AND ALSO CONSIDERING ALL POSSIBLE LOADS, SEISMIC LOADS AND THE MOMENTS GENERATED BY THE PROPOSED STRUCTURE AS PER THE BUREAU OF INDIAN STANDARD AND NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT AND THESE PROVISIONS SHALL BE ADHERED TO DURING THE CONSTRUCTION.

*Mainak Majumdar*  
Mainak Majumdar  
B.E., M.C.E. (Struct)  
ISE-1521 of KMC  
ESR - (L) 1521  
074/RUPSON/ESR/11-12

**CERTIFICATE OF GEO-TECHNICAL ENGINEER**

IT IS HEREBY CERTIFIED THAT THE STRUCTURAL DRAWINGS ARE PREPARED FOR EARTHQUAKE RESISTANCE IN ACCORDANCE WITH BIS AND NBC 2005.

*Jishu Pal*  
JISHU PAL  
B.Tech (Civil), M.E (Geo-tech)  
KMC Reg. No. G/17/12  
GTET/NERA/10/0043  
22/10/2010 G-17/2018-17  
HMC Reg. No. EG78/CLASS-1/15

**CERTIFICATE OF OWNER**

CERTIFIED THAT I HAVE GONE THROUGH THE WEST BENGAL MUNICIPAL BUILDING RULES 2007 AND ALSO UNDERTAKE TO ABIDE BY THESE RULES DURING AND AFTER CONSTRUCTION OF BUILDING

*Vivek Poddar*  
VIVEK PODDAR  
(CONSULTED ATTORNEY)  
DIRECTOR  
SIGNATURE OF DEVELOPER  
SIGNATURE OF OWNER

- Noted and recommended for sanction the building plan No. 10340, 10341, 10342, 10343, 10355, 10356, 10357, 10357, 10358, 10365, 10366, 10367, 10368, 10369, 10370, 10371, 10372, 10373 in Mol্লাজ-баруйпур, J.L. No-31, Gram Panchayat-Madarat Gram Panchayat, Barui Pur, District - South 24 Parganas, West Bengal.
- Before starting any construction, the site must conform with the sanctioned and all the conditions as proposed in the plan should be fulfilled.
- All building materials necessary for construction should conform to standards specified in the B.S.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 nuisance breeding.
- Design of all structural members including that of the foundation should conform to standards specified in the B.S.C. of India.
- The sanction is valid for 3 years from date of sanctioning.
- Information required by the applicant to this and any commencement of work.
- 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 structural plan under the supervision of qualified engineering engineers.
- Construction of garbage pit, soak pit & waste water should be done by the owners.
- Any violation of the sanctioned plan shall mean demolition.

**MAGNOLIA INFRASTRUCTURE DEVELOPMENT LTD.**

**PROJECT:**  
PROPOSED PLAN OF G+1 STORED RESIDENTIAL HOUSING COMPLEX FOR MAGNOLIA INFRASTRUCTURE DEVELOPMENT LTD. AT DAG NO. 10340, 10341, 10342, 10343, 10355, 10356, 10357, 10357, 10358, 10365, 10366, 10367, 10368, 10369, 10370, 10371, 10372, 10373 IN MOLLAJ-BARUIPUR, J.L. NO-31, GRAM PANCHAYET-MADARAT GRAM PANCHAYET, P.S. - BARUIPUR, DISTRICT - SOUTH 24 PARGANAS, WEST BENGAL.

**ARCHITECT:** MAHESHWARI & ASSOCIATES  
37A BAKER ROAD, 2ND FLOOR, ALPORE, KOLKATA-700027

**TITLE:**

**SUBMISSION DRAWING:**

NORTH	DRG. NO.	REV. NO.	0
SCALE	UNLESS OTHERWISE MENTIONED	DEALT	CHECKED
DATE	20.07.2023	CHECKED	