



SITE PLAN

AREA STATEMENT:-

PROJECT:	COURTYARD THE RESIDENCY, DEVELOPMENT AT JESSORE ROAD	DATE:	31.07.17		
AREA STATEMENT					
PLOT AREA	524	DATE	31.07.17		
PERMISSIBLE FAR	3340	SPT	11919		
PERMISSIBLE S.C.M	300	REMARKS			
PERMISSIBLE NO. OF BUILDING	5817				
PERMISSIBLE FAR AREA	35427				
CAR PARKING REQUIREMENT					
PROPOSAL:					
PROPOSED GROUND COVERAGE	54%	41.96%			
PROPOSED BUILT UP AREA	25518.37				
PROPOSED FAR	2.33		12.60		
PROPOSED HEIGHT OF BUILDING					
CAR PARKING REQUIREMENT CALCULATION					
RESIDENTIAL	AS PER BYELAWS	BUA	NO. OF CARS		
	UP TO 600 SQ. M	150	CAR		
	600 TO 5000 SQ. M	140	CAR		
	ABOVE 5000 SQ. M	130	CAR		
PARKING REQUIREMENT					
SPT 600 SQ. M		800	4		
600-5000 SQ. M		4900	31		
5000-35555 SQ. M		14876.39	114		
			149		
COMMERCIAL					
RESTAURANT	1 CAR PARKING FOR EVERY 75 SQ. M	75	10		
	1 CAR AND BUS PARKING FOR EVERY 500 SQ. M				
CORNER	FOR ABOVE 50 SQ. M	150	15		
	1 CAR PARKING AND ADDITIONAL CAR PARKING FOR EVERY 100 SQ. M				
NETAL		150	15		
CLUB					
	BANQUET 50 SQ. M 1 CAR	200	4		
	CAMERAZONE 75 SQ. M 1 CAR	127.72	2		
TOTAL NO. OF CARS			6		
TOTAL CAR PARKING REQUIRED			170		
F.A.R. CALCULATION					
AREA BREAKUP (RESIDENTIAL BLOCK PORTION- G+V)	BUA	EXEMPTIONS	FAR AREA		
		STAIRCASE	IFT LOBBY	SERVICES/OTHERS	
BASMENT	470	12.5			457.5
GROUND FLOOR	6446.7	202.5	54.0		6390.2
FIRST FLOOR	3424.6	202.5	54.0		3681.1
2ND FLOOR	3351.7	202.5	54.0		3444.7
3RD FLOOR	3433.5	202.5	54.0		3387.5
4TH FLOOR	4156.7	202.5	54.0		3842.2
5TH FLOOR	4105.7	202.5	54.0		3842.2
6TH FLOOR	4105.7	202.5	54.0		3842.2
TOTAL BUILT UP AREA	28521.0	1429.9	378.0		26713.1
AREA BREAKUP (COMMERCIAL BLOCK PORTION- G+V)	BUA	EXEMPTIONS	FAR AREA		
GROUND FLOOR	471.7	51.84	6.0		413.9
FIRST FLOOR	437.8	51.84	6.0		403.0
SECOND FLOOR	419.3	51.84	6.0		351.5
THIRD FLOOR	137.81	51.84	6.0		180.0
TOTAL BUILT UP AREA	1586.6	207.4	24.0		1355.3
AREA OF GATE COMPLEX (G+V)				50.1	
EXEMPTION FOR PARKING					
EXEMPTIONS FOR COVERED PARKING	NO	@	SGM		2550.0
STILT - 115 @ 25 SQ/M/CAR	152	25	2580		
TOTAL FAR AREA					25518.37

FOR OFFICE USE

STATEMENT OF PLAN PROPOSAL

1. ASSESSEE NO. -
2. DETAILS OF REGISTERED DEED: BOOK NO. - 1
3. VOLUME NO. - 1502/2016, PAGE FROM 26655 TO 26671, BEING NO. - 1502/1088
FOR THE YEAR - 2016

SCHEDULE OF DOORS & WINDOWS:

WINDOWS				
MARK	WIDTH	HEIGHT	INTEL	SILL
W1	1800	1750	2350	600
W2	1500	1750	2350	600
W3	1200	1750	2350	600
W4	900	1200	2350	1150
W5	600	900	2350	1450
W6	1350	1750	2350	600
W7	1000	1750	2350	600
W8	1175	1750	2350	600

DOORS				
MARK	WIDTH	HEIGHT	INTEL	REMARKS
D1A	1200	2150	2150	
D1	1000	2150	2150	
D2	900	2150	2150	
D3	750	2150	2150	
DW	2400	2150	2150	
DW1	1800	2150	2150	
DW2	2700	2150	2150	
FCD1	1100	2150	2150	

DUCT			
MARK	WIDTH	HEIGHT	INTEL
DT1	1200	1800	2150
DT2	900	1800	2150

SPECIFICATION

01. ALL DIMENSIONS ARE IN MM. UNLESS OTHERWISE STATED.
02. ALL EXTERNAL WALLS ARE 200 TH. & ALL INTERNAL WALLS ARE 125 TH. UNLESS OTHERWISE STATED.
03. THE DEPTH OF S.U.G.W.R. & SEPTIC TANK SHALL NEVER EXCEED THE DEPTH OF FOUNDATION.
04. BRICK WORK 200 TH. WITH MORTAR 1:6 & BRICK WORK 125 TH. WITH MORTAR 1:4
05. ALL R.C.C. WORKS INCLUDING FOUNDATION M20
06. GRADE OF STEEL Fe-415 I.S. CODE 1786-1979
07. ALL SHORTS OF PRECAUTIONARY MEASURE WILL BE TAKEN AT THE TIME OF CONSTRUCTION.
08. OTHERS ITEM ARE AS PER I.S. SPECIFICATION.

COLOUR SPECIFICATION

PROPOSED AREA	RED
EXISTING AREA	YELLOW
SURFACE DRAIN	
ROAD	
WATER LINE	

CERTIFICATE OF BUILDING PLAN:-

I/WE DO HEREBY CERTIFY THAT PLANS, ELEVATION & SECTIONS AND OTHER STRUCTURAL DETAILS OF THE PROPOSED BUILDING UNDER THE JURISDICTION OF MADHYAMGRAM MUNICIPALITY HAVE BEEN PERSONALLY INSPECTED AND SO DESIGNED BY ME/US WILL MAKE SUCH FOUNDATION AND SUPER STRUCTURE SAFE IN ALL RESPECT INCLUDING THE CONSIDERATION OF BEARING CAPACITY & SETTLEMENT OF SOIL & OTHER CONDITIONS IF ANY, CONFORMING TO ALL STIPULATIONS OF ALL RELEVANT IS CODE OF PRACTICE AND NATIONAL BUILDING CODE.

VIVEK SINGH RATHORE
Registered Architect
Reg. No. CA/2011/29102

SIGNATURE OF LICENSED BUILDING SURVEYOR OR ARCHITECT
(NAME, ADDRESS & EMPANELMENT NO.)

SIGNATURE OF STRUCTURAL ENGINEER
(NAME, ADDRESS & EMPANELMENT NO.)

SIGNATURE OF OWNER:-
CERTIFIED THAT I SHALL NOT ON A LATER DATE MAKE ANY ADDITION OR ALTERATION TO THIS PLAN, CERTIFIED THAT I HAVE GONE THROUGH THE RULES FOR MADHYAMGRAM MUNICIPALITY AND ALSO UNDER TAKE TO ABIDE BY THOSE RULES DURING & AFTER THE CONSTRUCTION OF THE BUILDING.

REVALIDATED
On: 31/07/2017
P/A No. 1502/2016/1502/2016/1502/2016
VALID UPTO: 31/07/2022

BOARD MEETING DATE - 03.02.2017

SANCTIONED
On: 31/07/2017
P/A No. 1502/2016/1502/2016/1502/2016
VALID UPTO: 31/07/2022

REVALIDATED
On: 31/07/2017
P/A No. 1502/2016/1502/2016/1502/2016
VALID UPTO: 31/07/2022

CHAIRMAN
BOARD OF ADMINISTRATORS
MADHYAMGRAM MUNICIPALITY

SIGNATURE OF OWNER

PROJECT:
PROPOSED G+M STORIED RESIDENTIAL COMPLEX
WITH FACILITY BLOCK AT JESSORE ROAD
OVER HOLDING NO. 81/3, JESSORE ROAD, WARD NO. 26,
MOURZA SAHARA, P.S. DAG 306, 345, 417, 410, 419, 462, P.S. NO. 9,
J.L. NO. - 16, T.D. NO 146, PARIANNA ANOWARD, P.S. AIRPORT, NORTH-24 PARGANAS

CLIENT:
ASTORIA HOTEL PVT. LTD.

DRAWING TITLE: SERVICES LAYOUT PLAN
DRAWING NO: BR/ARCH/02