



MASTER PLAN SHOWING GROUND FLOOR SCALE 1:200

UNDERGROUND RESERVOIR DETAIL SCALE 1:100

AREA STATEMENT G+XI STORED RESIDENTIAL PROJECT AT 2, OLD JESSORE ROAD, KOLKATA	
AREA OF PLOT	6068.00 SQ.M.
ADJUTING ROAD WIDTH	27.95M
PERMISSIBLE F.A.R.	3.00
ADDITIONAL 10% FOR GREEN BUILDING	3.30
PERMISSIBLE GROUND COVERAGE	60.0%
PROPOSED GROUND COVERAGE	3152.202 SQ.M.
PERMISSIBLE FLOOR AREA	20024.489 SQ.M.
PROPOSED FLOOR AREA FOR F.A.R.	20024.381 SQ.M.
PROPOSED F.A.R.	No Restriction
PERMISSIBLE BUILDING HEIGHT	8.300 SQ.M.
PROPOSED BUILDING HEIGHT	No Restriction
PROPOSED GREEN AREA	36.66 SQ.M.
TOTAL BUILT-UP AREA (including parking area)	1229.327 SQ.M.
TOTAL BUILT-UP AREA (excluding parking area)	2851.279 SQ.M.
TOTAL PARKING AREA	2389.798 SQ.M.
TOTAL CLUB AREA	2651.532 SQ.M.
TOTAL COMMON AREA	501.360 SQ.M.
TOTAL BUILT-UP AREA FOR F.A.R.	20024.381 SQ.M.
PROPOSED F.A.R.	3.3000

CAR PARKING CALCULATION FOR G+XI STORED RESIDENTIAL PROJECT AT 2, OLD JESSORE ROAD, KOLKATA					
Flat No.	Type	Flat Built up Area (Sq.m.)	Flats per Floor	No. of Typical Floor	Total Flat Area (Sq.m.)
Flat - A01 & C01	3BHK+2T	95.075	2	20	1901.500
Flat - A02 & C02	2.5BHK+2T	76.718	2	11	1687.299
Flat - A03 & C03	3BHK+2T	91.731	2	11	2027.634
Flat - A04 & C04	4BHK+2T	118.478	2	11	2906.508
Flat - A05 & C05	3BHK+2T	94.615	2	11	2081.530
Flat - A06 & C06	3BHK+2T	90.600	2	11	1973.200
Flat - A07 & C07	3BHK+2T	69.387	2	11	1567.518
Flat - B05 & B06	3BHK+2T	84.611	2	8	1353.780
Flat - B03 & B04	3BHK+2T	64.881	2	8	1043.100
Flat - A07 & C07	2.5BHK+2T	65.386	2	8	1046.176
Flat - A07 & C07	2.5BHK+2T	77.373	2	10	1547.460
TOTAL			200		17570.042

TITLE
PROPOSED G+XI STORED RESIDENTIAL BUILDING AT MOUZA- DOHARIA, JL NO: 45, TOUZI NO - 146, RS DAG NOS. 1300, 1301 & 1302, RS KHATAN NOS. 905, 197 AND 116, LR DAG NOS. 1300, 1301 & 1302, LR KHATAN NO. 3347, 3348, 3349, 3350, 3351, 3352, 3353, 3354, 3355, 3356, 3357, 3358 & 3359, PS- MADHYAGRAM (BARASAT) DISTRICT - 24 PARGANAS NORTH, WARD NO. - 25, HOLDING NO - 2, OLD JESSORE ROAD UNDER MADHYAGRAM MUNICIPALITY.

SPECIFICATIONS
1. ALL DIMENSIONS ARE IN MM.
2. ALL EXTERNAL WALLS ARE 200 THK. AAC BLOCKED WITH 20mm PLASTER UNLESS OTHERWISE MENTIONED.
3. ALL INTERNAL WALLS ARE 100 THK AAC BLOCK WITH 15mm PLASTER UNLESS OTHERWISE MENTIONED.
4. CEILING PLASTER IS 10mm.
5. ALL P.C.C. WORK IN 1:3:6.
6. ALL R.C.C. WORK IN 1:2:4.
7. ALL OTHER SPECIFICATIONS CONFORMING RELEVANT I.S. CODE.

DECLARATION BY ARCHITECT
I CERTIFY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF WEST BENGAL MUNICIPALITY ACT 2007 AS AMENDED FROM TIME TO TIME AND AS PER THE SITE CONDITION WHEREIN 25'0" ROAD ON WEST AND THE PLOT IS TOTALLY VACANT THE PLOT IS BOUNDED BY BOUNDARY WALL/FILLARS AND WITH THE PLAN IS A BUILTABLE ERY AND NOT A TANK.

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

SIGNATURE OF THE OWNER
SHITIJ REAL ESTATES LLP
Partner / Designated Partner / Authorized Signatory

BOARD MEETING DATE: 11-01-2023

SANCTIONED
On 22.11.2023
PIA No. 2023/11/2023
VALID UPTO: 22.11.2025

CHAIRMAN
Madhyagram Municipal
135-1, North-24 Parganas

DRG NO.: IN/1288/CORP/ARCH/01

JOB No.: IN/1288 DRAWN BY: DRC

SCALE: 1:200 CHECKED BY: A. B.

DATE: 02.11.22 APPVD. BY: A. B.

ISSUED FOR: SANCTION

ARCHITECT
INNOTE
26/2, BALLYGUNGE CIRCULAR ROAD,
UDAYAN PARK, 3RD FLOOR
TEL: (033) 4000-8424, 6425, 6426
KOLKATA - 700 019
www.innoteindia.com

THIS DRAWING IS A PRIVATE AND CONFIDENTIAL DOCUMENT AND MUST NOT BE COPIED OR LENT WITHOUT THE CONSENT OF OUR FIRM.