



OVERALL SITE PLAN SHOWING GROUND FLOOR PLAN
SCALE-1:100

SITE PLAN
SCALE-1:600

LAND AREA	1,578.42 SQ.M.
	16,966.20 SQ.FT.
	0.388 Acre
WIDTH OF ABUTTING ROAD (ACTUAL MEANS OF ACCESS)	14.00 Mtrs.
PERMISSIBLE GROUND COVERAGE	785.31 SQ.M. 50%
PERMISSIBLE F.A.R.	2.75

BLOCK MKD.	TOTAL FL. AREA WITH DUCT (Sq.m.)	DUCT/CUTOUT (TERRACE AREA) (Sq.m.)	TOTAL FL. AREA WITHOUT DUCT (Sq.m.)	LIFT WELL (Sq.m.)	FL. AREA WITHOUT LIFT WELL (Sq.m.)	STAIR WELL (Sq.m.)	FL. AREA WITHOUT STAIR WELL (Sq.m.)	NO. OF FLOOR	TOTAL NET FLOOR AREA (SQ.MT.)	DEDUCTION AREA FOR F.A.R.					FLOOR AREA FOR F.A.R. (Sq.m.)
										LIFT LOBBY (Sq.m.)	STAIR (Sq.m.)	FIRE REFUSE AREA (Sq.m.)	BONUS AREA FOR MANDATORY CAR PARKING	TOTAL EXEMPTION AREA	
BLOCK - 1 GR FLOOR (G+0)	796.77	49.53	747.24	0.00	747.24	0.00	747.24	1	747.24	6.00	44.26			60.26	
BLOCK - 1 1ST FLOOR (G+1)	811.05	69.74	741.31	7.22	734.09	2.10	731.99	1	731.99	6.00	27.67			93.67	
BLOCK - 1 2ND TO 5TH FLOOR (G+2)	811.05	52.56	758.49	7.22	751.27	2.10	749.18	4	2996.70	24.00	110.68			134.68	
TOTAL BUILTUP AREA OF BLOCK 1									4475.94	36.00	182.61	389.58	608.19	3867.75	

GROUND FLOOR AREA OF BLOCK-1	SQ.MT.	SQ.FT.
1ST FLOOR AREA OF BLOCK-1	747.244	8043
2ND TO 5TH FLOOR AREA OF BLOCK-1	731.993	7879
2ND TO 5TH FLOOR AREA OF BLOCK-1	2996.70	32257
TOTAL BUILTUP AREA OF THE PROJECT	4475.94	48179

SL.NO	FLAT MKD.	NO. OF FLATS	CARPET AREA OF FLAT (SQ.FT.)	TOTAL BUILTUP AREA AFTER ADDING LOADING (SQ.FT.)	ALCOVE AREA (SQ.FT.)
1	A (1ST TO 5TH FLOOR)	9	925	625	0
2	B (1ST TO 5TH FLOOR)	9	926	648	0
3	C (1ST TO 3RD & 5TH FLOOR)	4	865	1010	12
4	C1 (4TH FLOOR)	1	630	722	12
5	C2 (4TH FLOOR)	1	434	513	8
6	D (2ND, 3RD & 5TH FLOOR)	3	787	923	27
7	D (4TH FLOOR)	1	599	716	18
8	E (1ST TO 5TH FLOOR)	5	601	716	10
9	F (1ST TO 5TH FLOOR)	5	677	783	8
10	G (1ST TO 5TH FLOOR)	6	815	950	0
11	H (1ST TO 5TH FLOOR)	5	822	995	0
12	I (1ST TO 5TH FLOOR)	5	910	937	12
TOTAL NO OF FLATS		48			

CAR PARKING CALCULATION		
TENEMENT AREA	NO OF FLATS	NO OF PARKING
TENEMENT AREA LESS THAN 50 SQ.MT.	0	0
TENEMENT AREA MORE THAN 50 SQ.MT. LESS THAN 75 SQ.MT.	21	5.25
TENEMENT AREA MORE THAN 75 SQ.MT. LESS THAN 100 SQ.MT.	15	0
TENEMENT AREA MORE THAN 100 SQ.MT. LESS THAN 150 SQ.MT.	9	9
TENEMENT AREA MORE THAN 150 SQ.MT. LESS THAN 200 SQ.MT.	45	22
TOTAL REQUIRED OF PARKING	22 nos.	X 25 SQ.MT. = 543.75 SQ.MT
NET CAR PARKING AREA	389.58 SQ.MT	
PROPOSED GROUND COVERAGE OF THE PROJECT	48.74 %	
PROPOSED FAR OF THE PROJECT	2.46 - 2.75	

COMPARATIVE AREA CHART		
	SANCTIONED AREA (SQ.MT.)	PROPOSED AREA (SQ.MT.)
GROUND FLOOR AREA	779.18	747.24
1ST FLOOR AREA	779.18	731.99
2ND FLOOR AREA	779.18	749.18
3RD FLOOR AREA	779.18	749.18
4TH FLOOR AREA	779.18	749.18
5TH FLOOR AREA	779.18	749.18
GROUND COVERAGE	779.18	765.46
	49.88%	48.74%
F.A.R.	2.49	2.46



LOCATION PLAN
SCALE-1:4000

Building permission / noc. issued vide *[Signature]* memo No. - 60/3774, dt: 01/05/2023.

[Signature] 9/9/2023
District Engineer
Purba Bardhaman Zila Parishad

Proddhan 20/07/2023
Rayan-I Gram Panchayat
P.O.-Rayan, Purba Bardhaman

[Signature]
Nirmal Baraik
Rayan-I G.P.
Bwn-I Dev. Block, Burdwan

CONSTRUCTION OF G+V STORIED RESIDENTIAL (APARTMENT) CUM COMMERCIAL BUILDING AT MOUZA-RAYAN , JL NO-68 , LR KHATIAN NO - 5406,LR. DAG NO -362, 362/9061, 362/1036, HOLDING NO-746, PS- BURDWAN, UNDER RAYAN 1 NO. GRAM PANCHAYAT , DIST.-PURBA BURDWAN,PIN-713101

I HERE BY CERTIFY THAT PLANS,ELEVATIONS AND SECTIONS AND OTHER STRUCTURAL DETAILS OF CONSTRUCTION OF G+V STORIED RESIDENTIAL (APARTMENT) CUM COMMERCIAL BUILDING AT MOUZA-RAYAN , JL NO-68 , LR KHATIAN NO - 5406,LR. DAG NO -362, 362/9061, 362/1036, HOLDING NO-746, PS- BURDWAN, UNDER RAYAN 1 NO. GRAM PANCHAYAT , DIST.-PURBA BURDWAN PIN-713101 HAVE BEEN CHECKED IN CONFIRMING WITH ALL RELEVANT PROVISIONS UNDER THE WEST BENGAL MUNICIPAL (BUILDING) RULES 2007 THIS ALSO TO CERTIFY THAT RELEVANT 'NO OBJECTION' CERTIFICATES FROM THE RESPECTIVE AUTHORITIES SUCH AS FIRE AND EMERGENCY SERVICE DEPARTMENT AIRPORT AUTHORITY,POLLUTION CONTROL BOARD,TELI COMMUNICATION DEPARTMENT ETC. AS APPLICABLE IN THIS REGARD. ARE ALSO ENCLOSED WITH THE APPLICATION FOR SEEKING APPROVAL OF THE PLAN TO CONSTRUCT/ RECONSTRUCT/ ADDITION TO ALTERATION OF THE BUILDING ON THE SAID HOLDING.

[Signature]
AMITAV BISWAS
Chartered Architect
CA/2010/47702

SIGNATURE OF THE ARCHITECT

PRAKALPA®
145, NANI GOPAL ROY CHOWDHURY AVENUE,
Mazumbar & 2nd floor, KOLKATA - 700 014
TEL: 033 64507757
WEB SITE: www.pralakpa.in
E-MAIL: pralaka.arch@gmail.com

I HERE BY CERTIFY THAT THE FOUNDATION AND SUPER STRUCTURE OF THE BUILDING SITUATED AT MOUZA-RAYAN , JL NO-68 , LR. KHATIAN NO - 5406,LR. DAG NO -362, 362/9061,362/1036, HOLDING NO-746, PS- BURDWAN UNDER RAYAN1 NO. GRAM PANCHAYAT , DIST.-PURBA BURDWAN,PIN-713101 HAVE BEEN PERSONALLY INSPECTED AND SO DESIGNED BY ME AND THE FOUNDATION AND SUPER STRUCTURE ARE SAFE IN ALL RESPECT INCLUDING THE CONSIDERATION OF BEARING CAPACITY AND SETTLEMENT OF SOIL AND OTHER CONDITIONS IF ANY CONFORMING TO ALL STIPULATIONS OF ALL RELEVANT IS CODE OF PRACTICE AND NATIONAL BUILDING CODE.

[Signature]
MS. MITA SAHA
M.L.B., M.E. (Struct. C.E.)
ESB-92 (I)
AQ-89, Sec-II, Salt Lake

SIGNATURE OF THE STRUCTURAL ENGINEER

CERTIFIED THAT I SHALL NOT ON A LATER DATE MAKE ANY ADDITION OR ALTERATION TO THIS PLAN. CERTIFIED THAT I HAVE GONE THROUGH THE BUILDING RULES FOR WEST BENGAL MUNICIPALITY AND ALSO ABIDE BY THOSE RULES DURING AND AFTER CONSTRUCTION OF THE BUILDING.

Acube Infrastructures
[Signature]
Partner

Acube Infrastructures
[Signature]
Partner

SIGNATURE OF THE OWNER (S)

NOTES :
1. ALL DIMENSIONS ARE IN MM
2. FOLLOW THE LAYOUT ONLY AND FOR ORIENTATION REFER THE SITE PLAN
3. FOR COLUMN SIZE AND OTHER STYRUCTURAL DETAILS FOLLOW THE STRUCTURAL DRAWINGS.

TITLE :
OVERALL SITE PLAN SHOWING GROUND FLOOR PLAN , SITE PLAN, LOCATION PLAN, AREA CHART

PROJECT ARCHITECT:
PRAKALPA®
145, NANI GOPAL ROY CHOWDHURY AVENUE,
Mazumbar & 2nd floor, KOLKATA - 700 014
TEL: 033 64507757
WEB SITE: www.pralakpa.in
E-MAIL: pralaka.arch@gmail.com

DRAWN BY :
CHECKED BY :
APPROVED BY :
SCALE = 1:125 DATE : 16.05.22
SUBMISSION DRAWING
DRAWING NO. - BURDWAN-SANC / 01