

PROPOSED PLAN OF G+V STORED RESIDENTIAL BUILDING IN A LAND AT MOUZA :-GOPALPUR, J.L. NO. 2, TOUZI NO.-2998, R.S. & L.R. DAG NO.- 2148, R.S. NO.- 140, R.S. KHATIAN NO.- 266, L.R. KHATIAN NO.- 8247, WARD NO.- 04, P.S.- AIRPORT, UNDER BIDHAN NAGAR MUNICIPAL CORPORATION, DIST- NORTH 24 PGS.

-:NAME OF OWNER:-

**STUDIO PRINT ART PROPRIETOR B.CHAUDHURY  
PRINT & ART SERVICES PRIVATE LIMITED**

-:STATEMENT OF AREA:-

TOTAL AREA OF LAND = 2675.58 SQ.M.  
= 40 K.- 00 CH.- 00 SFT. (AS PER DEED)  
TOTAL AREA OF LAND = 2675.58 SQ.M.  
= 40 K.- 00 CH.- 00 SFT. (AS PER PHYSICAL)  
BLOCK- A, B & C  
PERMISSIBLE GROUND COVERAGE = 1337.79 SQ.M.(50%)  
PROPOSED GROUND COVERAGE = 1335.12 SQ.M.(49.9%)  
AREA OF GROUND FLOOR = (357.01+447.88+490.56)SQ.M.  
= 1295.45 Q.M.  
AREA OF SHOP = 69.84 SQ.M.  
AREA OF STAIR + LIFT + PASSAGE =  
(38.76+73.89+77.94) SQ.M.=190.59 SQ.M.  
AREA OF TYPICAL FLOOR BLOCK - A = 377.38 SQ.M.  
AREA OF FLAT - A = 76.18 SQ.M.  
AREA OF FLAT - B = 60.40 SQ.M.  
AREA OF FLAT - C = 57.80 SQ.M.  
AREA OF FLAT - D = 78.34 SQ.M.  
AREA OF FLAT - E = 52.07 SQ.M.  
AREA OF STAIR + LIFT + PASSAGE = 58.59 SQ.M.  
AREA OF TYPICAL FLOOR BLOCK - B = 459.81 SQ.M.  
AREA OF FLAT - A = 76.76 SQ.M.  
AREA OF FLAT - B = 76.16 SQ.M.  
AREA OF FLAT - C = 59.48 SQ.M.  
AREA OF FLAT - D = 61.14 SQ.M.  
AREA OF FLAT - E = 60.26 SQ.M.  
AREA OF FLAT - F = 63.37 SQ.M.  
AREA OF STAIR + LIFT + PASSAGE = 62.64 SQ.M.  
AREA OF TYPICAL FLOOR BLOCK - C = 497.93 SQ.M.  
AREA OF FLAT - A = 60.25 SQ.M.  
AREA OF FLAT - B = 58.05 SQ.M.  
AREA OF FLAT - C = 74.76 SQ.M.  
AREA OF FLAT - D = 58.00 SQ.M.  
AREA OF FLAT - E = 61.58 SQ.M.  
AREA OF FLAT - F = 60.30 SQ.M.  
AREA OF FLAT - G = 58.84 SQ.M.  
AREA OF STAIR + LIFT + PASSAGE = 66.15 SQ.M.  
PERMISSIBLE HEIGHT OF THE BUILDING = 36.63 METER  
PROPOSED HEIGHT OF THE BUILDING = 18.450 METER  
HEIGHT OF THE FLOOR = 3.050 METER  
ROAD WIDTH = 11 METER  
REQUIRED NO. OF CAR PARKING =  
(((377.38-52.59)+(459.81-62.64)+(497.93-66.15)X5+69.84)/110)  
= 53.07 NO.S  
PROVIDED NO. OF CAR PARKING = 54 NO.S  
PERMISSIBLE F.A.R. = 2.25  
PROPOSED F.A.R. =  
(((377.38-52.59)+(459.81-62.64)+(497.93-66.15)X5+69.84)/2675.58)  
= 2.18

-:SIGNATURE OF OWNER:-

For STUDIO PRINT ART  
Prop. B. CHAUDHURY  
*B. CHAUDHURY*  
DIRECTOR

SIGNATURE OF OWNER

-:SIGNATURE OF ENGINEER/ARCHITECT:-

*Rupak Kumar Banerjee*  
RUPAK KUMAR BANERJEE  
B.C.E., M.E.,  
D.T.13 (K.M.C.), B.M.002-TECH-1003  
1982-83, 1984-85, 1986-87

SIGNATURE OF GEO TECHNICAL ENGINEER

*[Signature]*  
Chartered Engineer  
1982-83, 1984-85, 1986-87

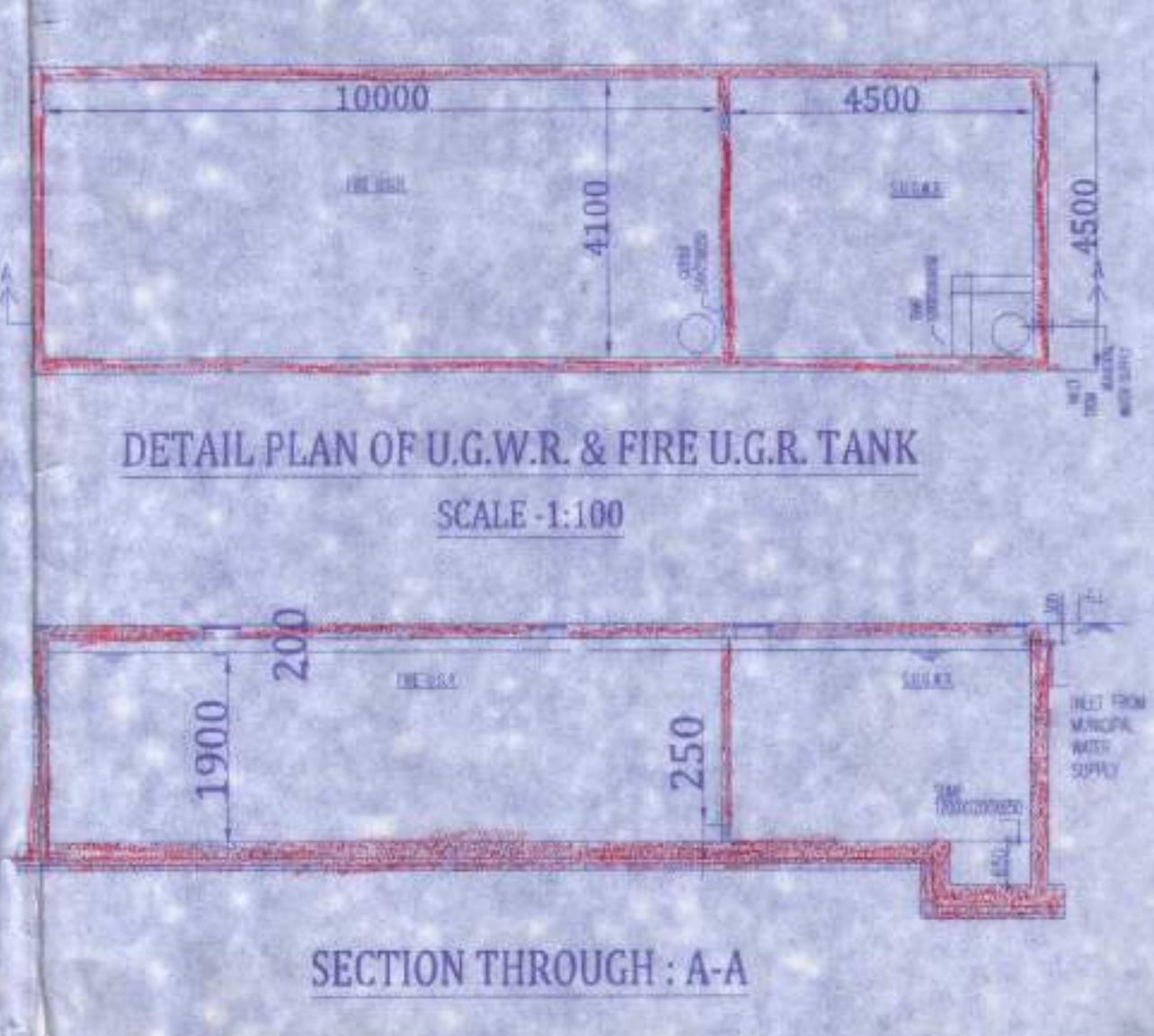
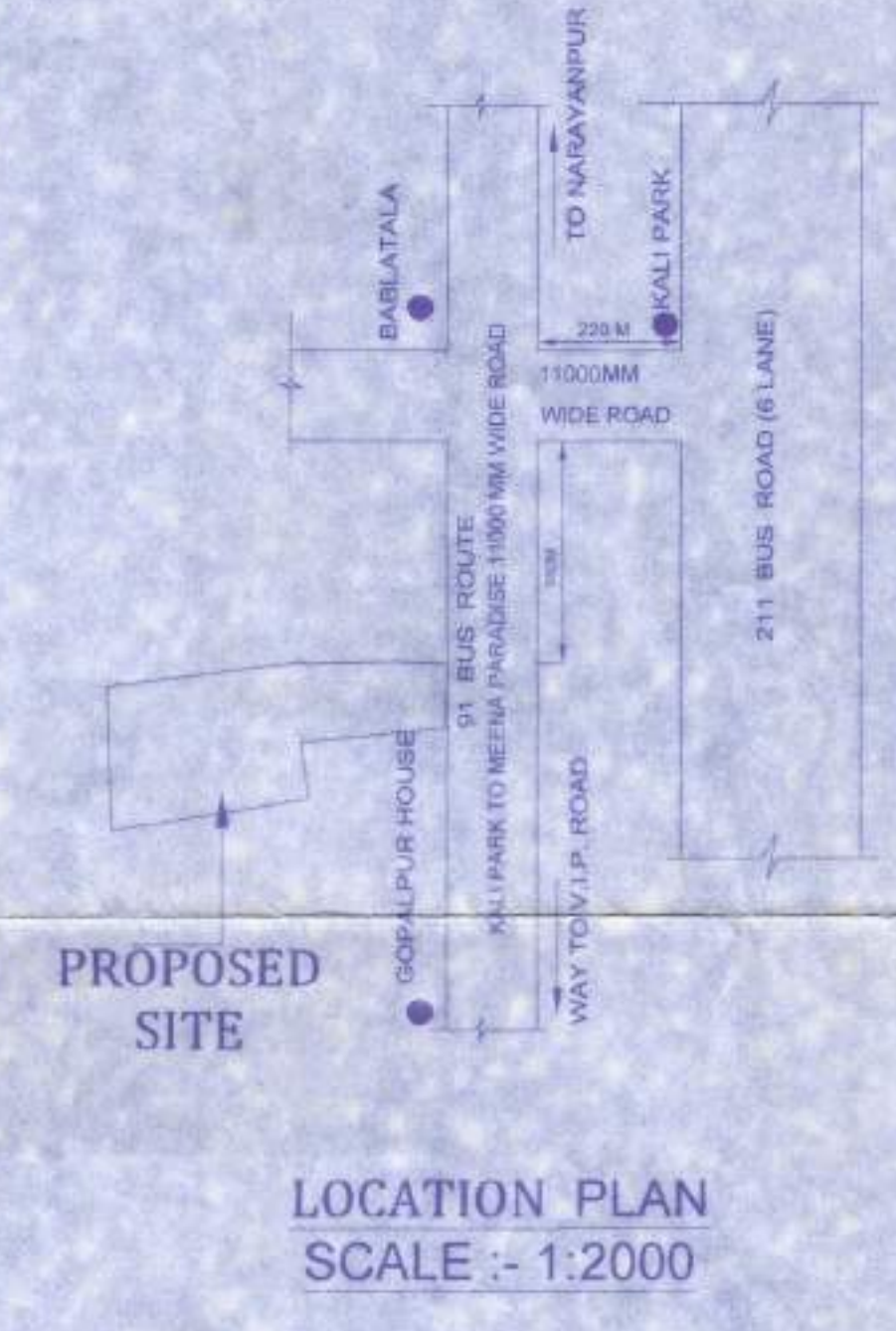
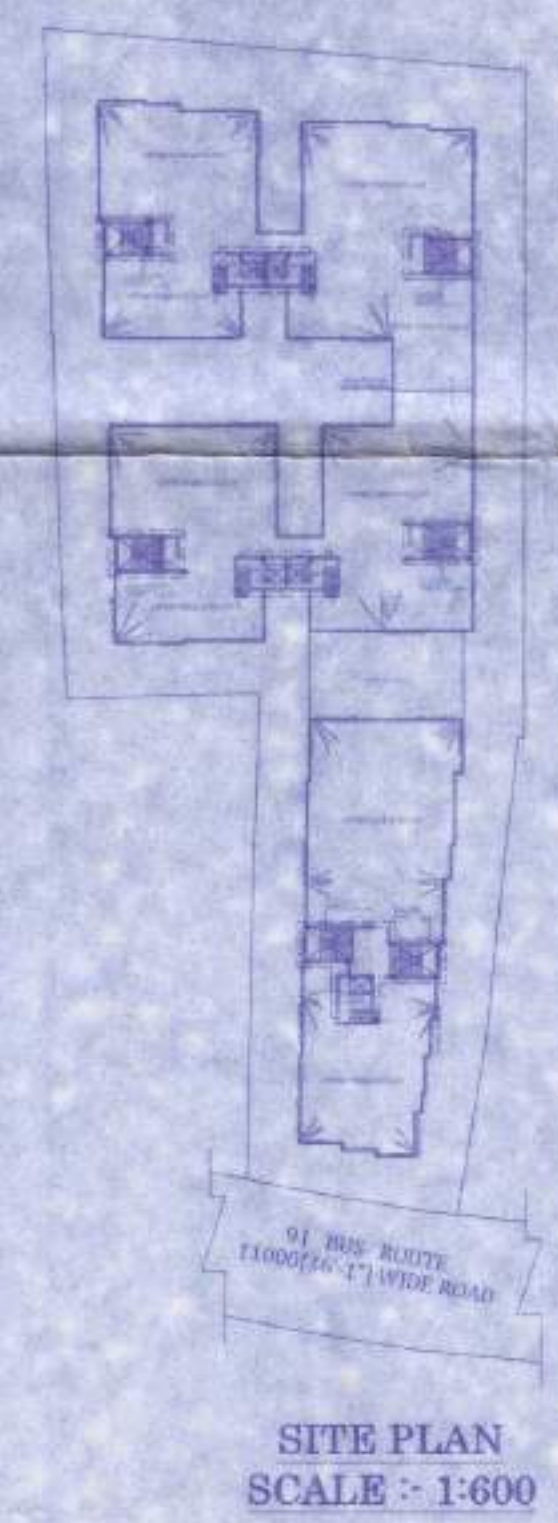
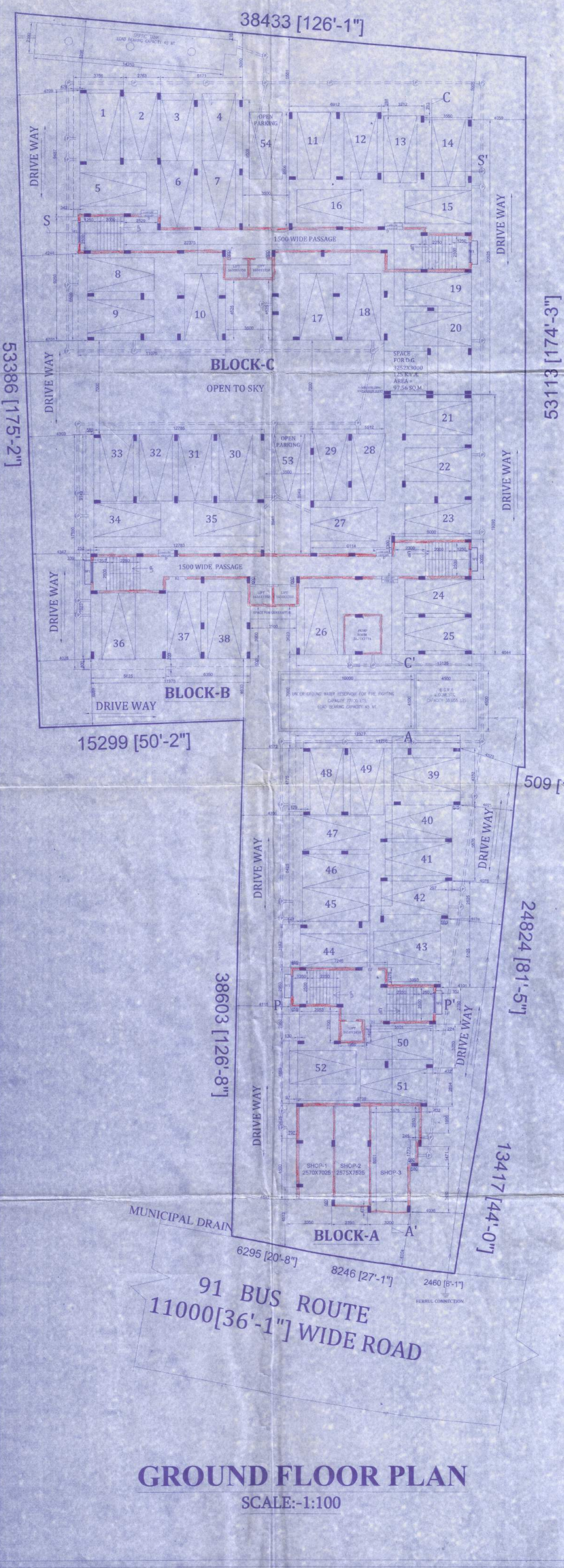
*[Signature]*  
Chartered Engineer  
1982-83, 1984-85, 1986-87

SIGNATURE OF ARCHITECT

SIGNATURE OF ENGINEER

**Construction**  
OFFICE ADD:  
AB 421, KRISHNAPUR, SAMARPALLY,  
KOLKATA-700102

SCALE:-  
1:100, 1:600, 1:2000  
SHEET:- 2 OF 5



6R 5  
PARTY'S COPY

Valid Upto 01/01/2026.

ANY DEVIATION SHALL MEAN DEMOLITION

15.7.23  
Executive Engineer  
(Building Plan)  
Bichannagar Municipal Corporation

APPROVED  
Bichannagar Municipal Corporation  
Phase II, Sector 10, I.A. Sikkari  
Kolkata-700017  
No. BMC/BNK/RG/886/AS/10-20 (A/A)  
Date: 02/01/2023.

CHECKED BY  
15-01-2023  
Bichannagar Municipal Corporation

- Approved Subject to:
- 1) Building rules for Bichannagar Municipal Corporation shall have to be observed, carefully.
  - 2) No wastage of water shall be made, check valve must be provided in ground/under ground & overhead reservoir.
  - 3) In no case water from rain water pipe and the surface drainage should be connected to household sewer directly or through any yard pipe.
  - 4) Piping showing internal sewer system and water supply lines have got to be separately sanctioned.
  - 5) Before starting any construction it should be satisfied that the size dimension conforms with that of plans sanctioned and all the conditions as mentioned in the plan shall be fulfilled.
  - 6) Road and footpath shall not be encroached by dumping of building materials, mixing of mortar etc. without prior permission.
  - 7) Prior to commencement of construction Appendix-B shall have to be submitted.

During construction following measures are to be strictly taken to reduce the effects of dust polluting from building construction sites

- Properly covering all building materials stacked at site like cement bags, sand, lime & stone chips.
- Using water sprays or sprinklers to keep the dust down during activities such as concreting, plastering, breaking concrete and piling activities.
- Washing the wheels of vehicles leaving the site, if they are carrying mud or waste.
- Putting up solid barriers around the site.
- Properly covering trucks & vehicles that enter and leave the site-carrying building materials and building debris.
- Cleaning and watering the road and footpath adjacent to the site at frequent intervals.
- Using dust bags, spraying water when using stone cutters and mowing the working area wet before using the machines.

Not burning waste materials at site which causes smoke containing carbon monoxide and a range of pollutants.

15.7.23  
Executive Engineer  
(Building Plan)  
Bichannagar Municipal Corporation

ROPAK KUMAR DAVAR  
15-01-2023