

PLAN FOR PROPOSED G-III STORED RESIDENTIAL BUILDING AT MOLUZA-GOPALPUR, J.L. NO-02, L.R. KHATAN NO-22434 & 26693, R.S. & L.R. DAG NO-2905, 2909 & 2911, R.S. NO-140, P.S. AIRPORT, WARD NO-04, DIST-24 PARGANAS(N), WITHIN BIDHANNAGAR MUNICIPAL CORPORATION

NAME OF OWNER:- J.P.K ENCLAVE PVT. LTD.

CERTIFICATE OF OWNERS
CERTIFIED THAT WE HAVE GONE THROUGH THE BUILDING RULES FOR THE BIDHANNAGAR MUNICIPAL CORPORATION IN VOGUE & ALSO UNDERTAKE TO ABIDE BY THOSE RULES DURING & AFTER CONSTRUCTION OF THE BUILDING.

JPK ENCLAVE PVT.LTD.
Signature of Owner

SIGNATURE OF ENGINEER
CERTIFICATE OF ENGINEER

CERTIFIED THAT THE FOUNDATION AND THE SUPER STRUCTURE OF THE BUILDING HAVE BEEN SO DESIGN BY ME/US TO BE SAFE IN ALL RESPECT INCLUDING THE STABILIZATION OF THE BUILDING ON THE EXISTING GROUND CAPACITY & SETTLEMENT OF SOIL ETC. AS PER I.S.I STANDARDS FOR A GIVEN SOIL TYPE & FOUNDATION TYPE.

CERTIFIED THAT THE PLAN HAS BEEN DESIGN & DRAWN UP STRICTLY ACCORDING TO THE BUILDING RULES FOR "BIDHANNAGAR MUNICIPAL CORPORATION".
CERTIFIED THAT WE HAVE PERSONALLY VERIFIED THE SITE & FOUND IT IS BUILDABLE & NOT A TANK OR FILLED UP POND.

SIGNATURE OF ENGINEER
AREA STATEMENT

AREA STATEMENT

TOTAL AREA OF LAND(IN DEED)=01 BH-3 K-15 CH-22.33 SFT=1603.260 SQ.M
TOTAL AREA OF LAND(IN PHY)=1BH-01K-13 CH-02 SFT.=1459.215 SQ.M
WIDTH OF ROAD = 5.03 M
PERMISSIBLE FAR 1.75(1459.215X1.75) =2533.62 SQ.M
PERMISSIBLE GROUND COVER AGE (50.0%) =729.60 SQ.M
PERMISSIBLE GROUND COVER AGE (48.0%) =700.48 SQ.M
PROPOSED HEIGHT = 12.50 M.
PROPOSED HEIGHT = 12.35 M.

BLOCK - A

GROUND FLOOR COVERED AREA = 270.38 SQ.M
1ST. FLOOR COVERED AREA = 271.22 SQ.M
2ND. FLOOR COVERED AREA = 271.22 SQ.M
3RD. FLOOR COVERED AREA = 271.22 SQ.M
TOTAL FLOOR COVERED AREA = 1084.04 SQ.M

BLOCK - B

GROUND FLOOR COVERED AREA = 429.26 SQ.M
1ST. FLOOR COVERED AREA = 429.26 SQ.M
2ND. FLOOR COVERED AREA = 429.26 SQ.M
3RD. FLOOR COVERED AREA = 429.26 SQ.M
TOTAL FLOOR COVERED AREA = 1717.04 SQ.M

BLOCK - A+B

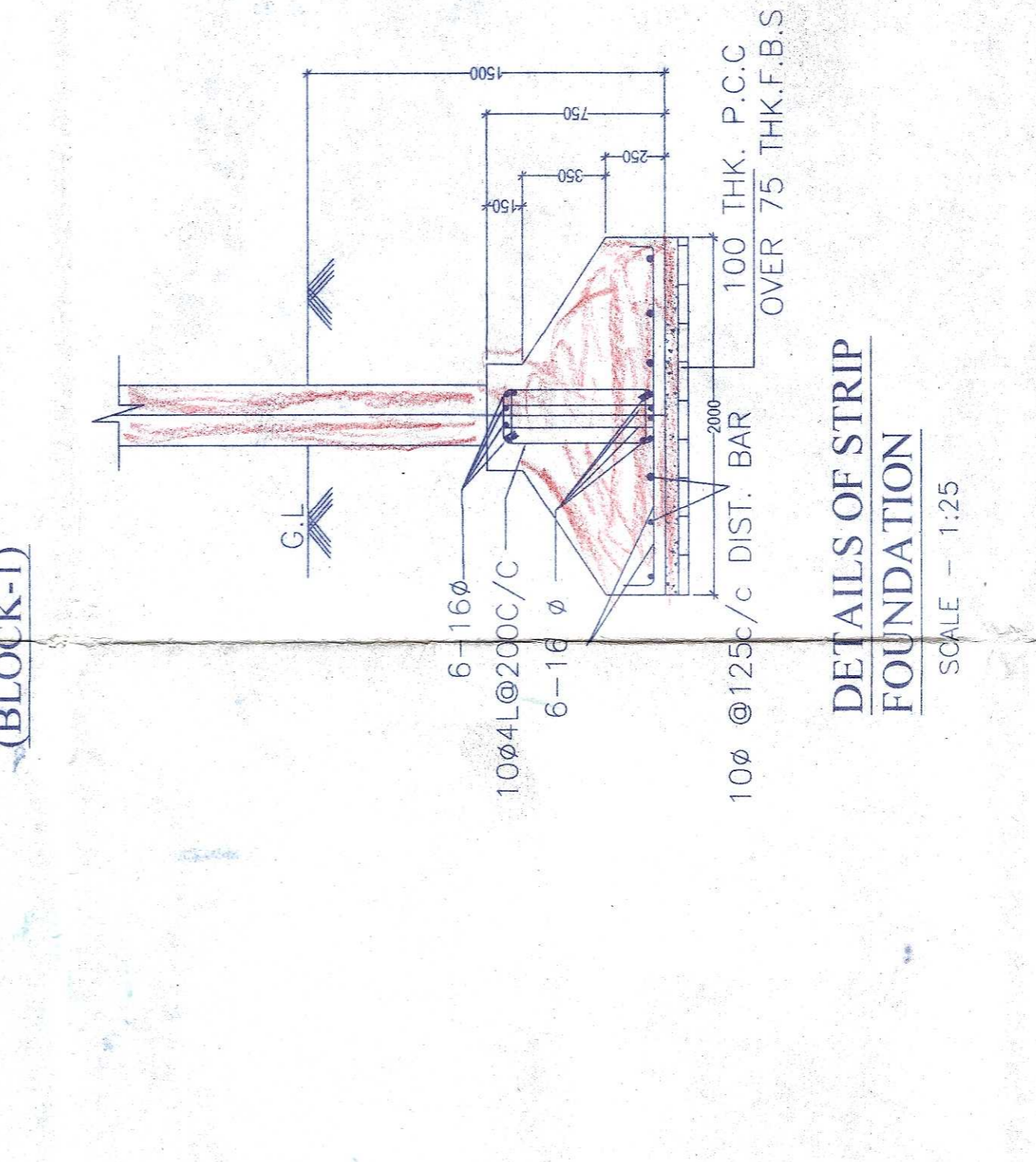
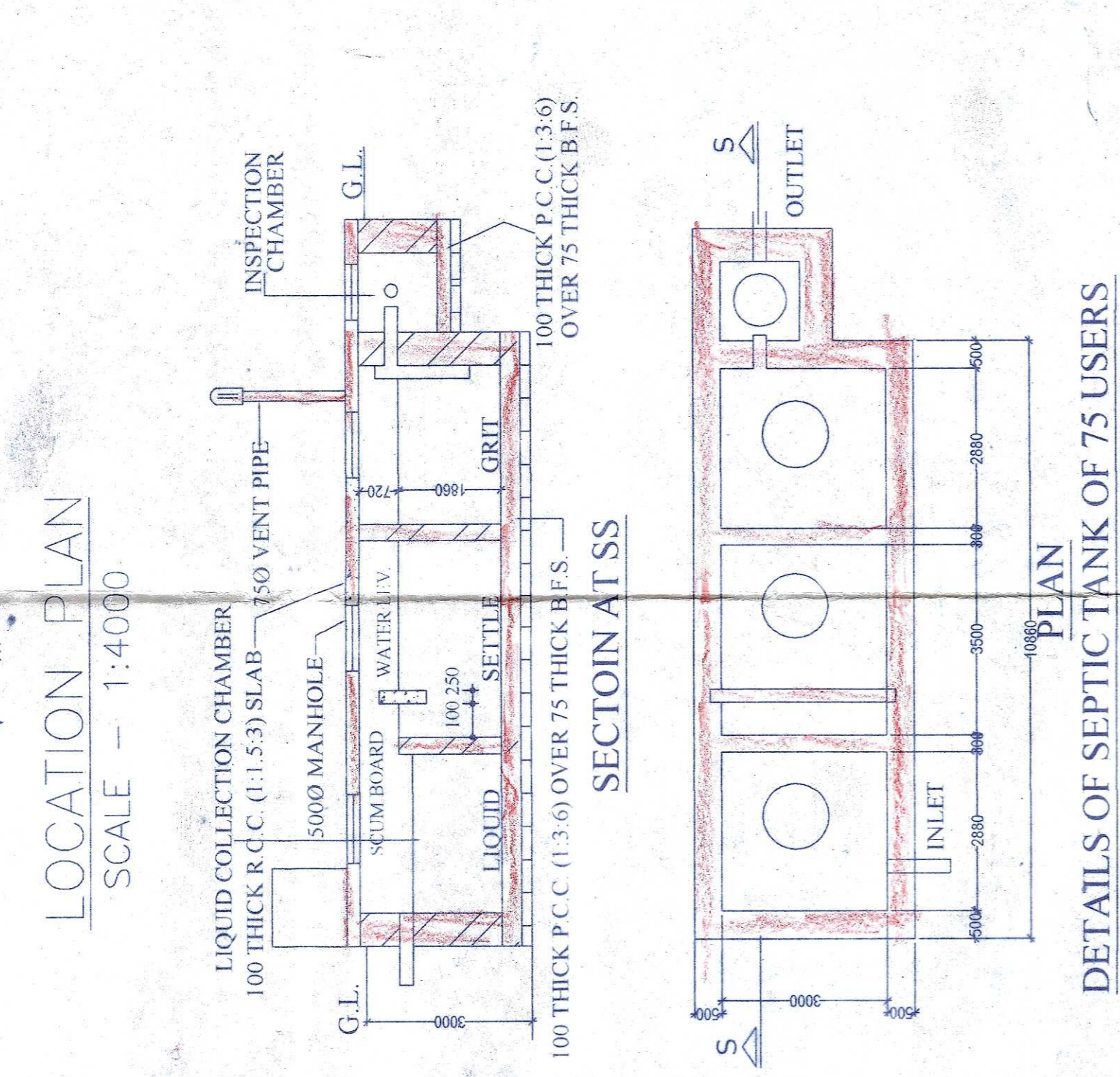
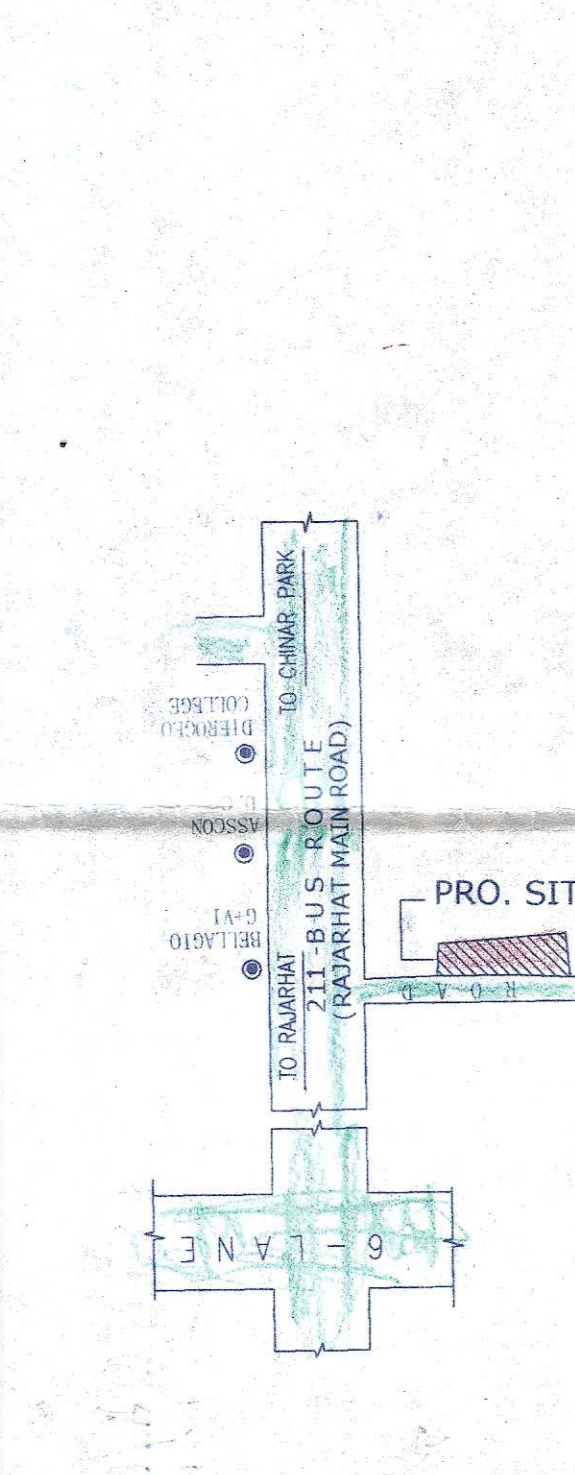
GROUND FLOOR COVERED AREA = 699.64 SQ.M
1ST. FLOOR COVERED AREA = 700.48 SQ.M
2ND. FLOOR COVERED AREA = 700.48 SQ.M
3RD. FLOOR COVERED AREA = 700.48 SQ.M
TOTAL FLOOR COVERED AREA = 2801.08 SQ.M

F.A.R. CALCULATION
STAIR, LIFT & LOBBY AREA OF BLOCK - A (17.50X 3) = 52.50 SQ.M
STAIR, LIFT & LOBBY AREA OF BLOCK - B (18.57X 3) = 55.71 SQ.M
CAR PARKING AREA OF BLOCK A= 1084.04 - (52.50+75) = 956.54 SQ.M
= 956.54-600=356.54/2.8=127.33(127.33+1.61)=128.94 NOS SAT 8 nos (8X12.5) = 100 SQ.M

CAR PARKING AREA OF BLOCK B= 1717.04 - (55.71 +125) = 1536.33-600=936.33/2.8=7(7.80+1.61)=12.41 NOS SAT 12 NOS (12.5X12) =150.00 SQ.M
TOTAL EXEMPTED AREA =338.21 SQ.M

PROPOSED F.A.R. (2392.53/1459.215) =1.639
REQUIRED CAR PARKING =944.04 SQ.M
NET AREA FOR FAR OF BLOCK A=1084.04 - (52.50+87.5) =944.04 SQ.M
REQUIRED CAR PARKING 600/30 =4.01 NOS
(944.04 -600) =344.04/20 =17.20 NOS

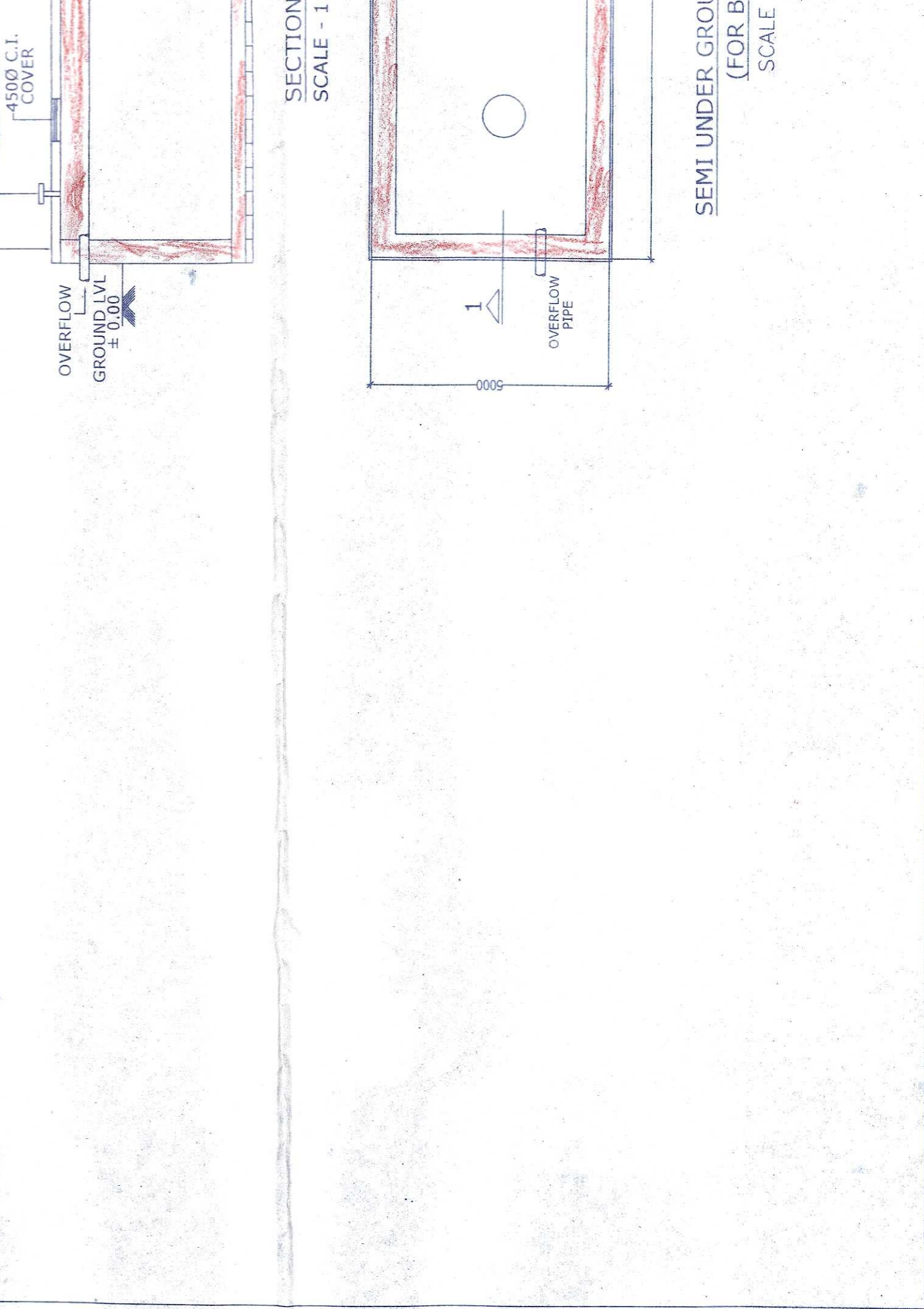
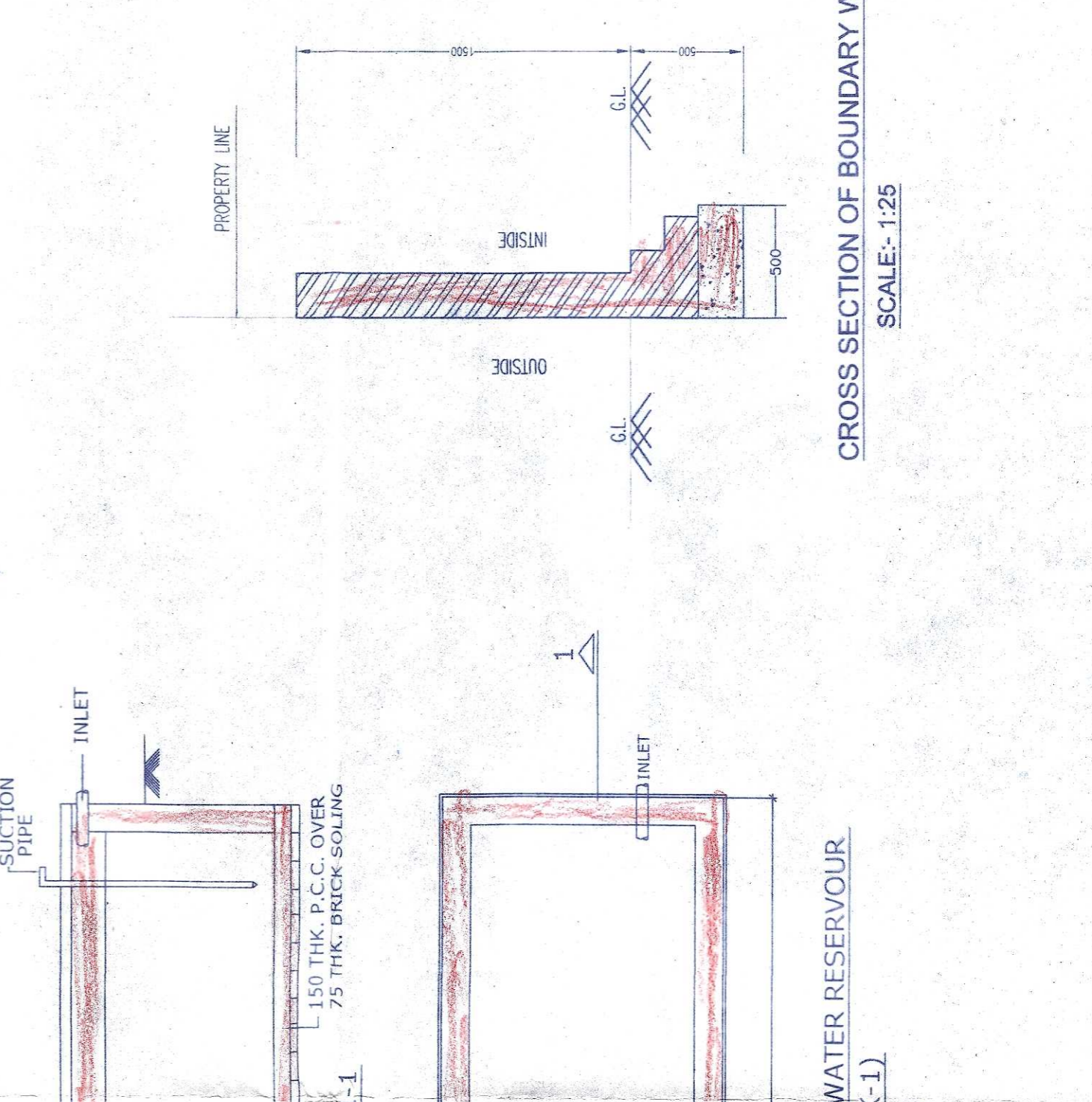
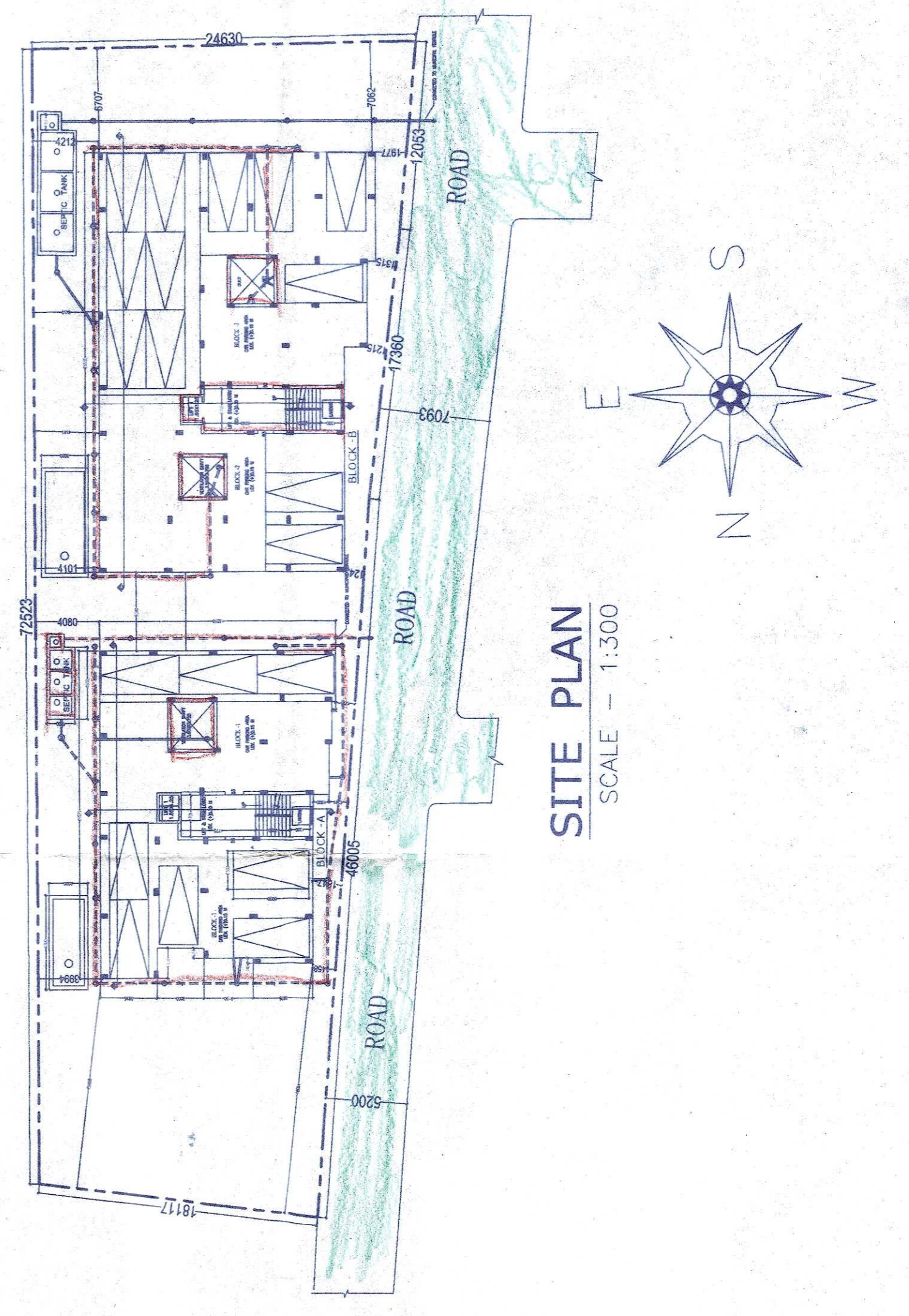
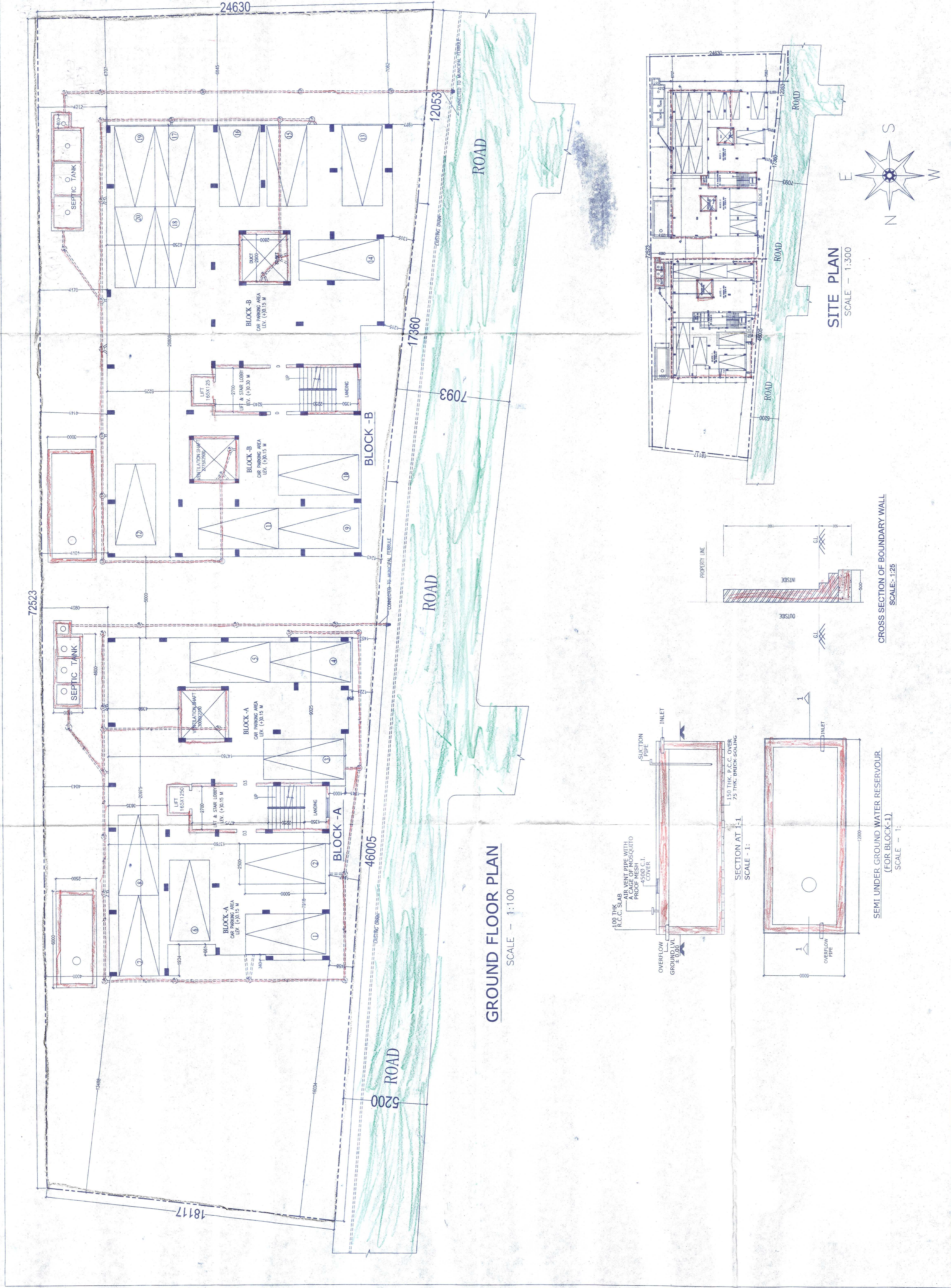
NET AREA FOR FAR OF BLOCK B =1707.04 - (55.71+150.00)=1501.33 SQ.M
REQUIRED CAR PARKING 600/30 =4.01 NOS
(1501.33-600) =901.33/20 =45.07 NOS
REQUIRED CAR PARKING (08+12) =20 NOS
PROVIDED CAR PARKING =20 NOS



DOOR/WINDOW SCHEDULE

NO	MASONRY OPENING	LIT. HT.	REMARKS
D	0.950 X 2.100	2.100	WOOD-FINISHED
D1	0.900 X 2.100	2.100	WOOD-FINISHED
D2	750 X 2100	2100	P.V.C.
D3	0.100 X 2.100	2.100	COLLAUSIBLE
W1	1.0 X 1.35	2.100	ALUMINIUM SLIDING
W2	1.2 X 1.35	2.100	ALUMINIUM SLIDING
W3	0.900 X 0.900	2100	ALUMINIUM CASEMENT
W4	0.750 X 0.900	2100	ALUMINIUM CASEMENT

NOTE: External walls are 0.200m thick & internal walls 0.125m & 0.075m unless noted otherwise. All heights are in meters.



PARTY'S COPY

ANY DEVIATION SHALL MEAN DEMOLITION

Valid Upto 01/01/2025
01/01/2025
Executive Engineer
(Building Plan)
Bilhanagar Municipal Corporation

APPROVED
Bilhanagar Municipal Corporation
Pura Bilhanagar, F-1, S.A. Sector
No. BNC/BNR/8581+6/2A-02 (U.P.)
Date: 05/01/2025

- Approved Subject to:
- 1) Building rules for Bilhanagar Municipal Corporation shall have to be observed carefully.
 - 2) No waste of water shall be made, check the water supply system, ground level, ground & overhead reservoir.
 - 3) In no case water from rain water pipe and the house drainage should be connected to the house sewer directly through any yard gully.
 - 4) Plan showing internal sewer system and drainage system has to be separately sanctioned.
 - 5) Before starting any construction it should be checked that the plan conforms with the conditions as processed in the plan shall be.
 - 6) Road and footpath shall not be encroached by dumping of building materials, muck of masonry, etc. without prior permission.
 - 7) Appendix B shall have to be submitted.

CHECKED
Executive Engineer
Assistant Engineer
Bilhanagar Municipal Corporation

- During construction following measures shall be strictly taken to reduce the effects of dust & pollution 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 traps, spraying water when using stone cutters and making the working area wet before using the machines.
 - Not burning waste materials at site which causes smoke containing carbon monoxide and a range of poisonous substances.

05/01/2025
Executive Engineer
(Building Plan)
Bilhanagar Municipal Corporation