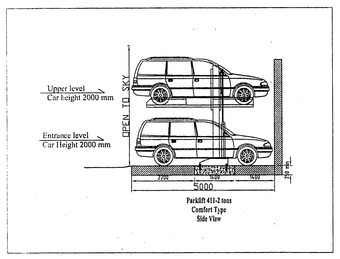
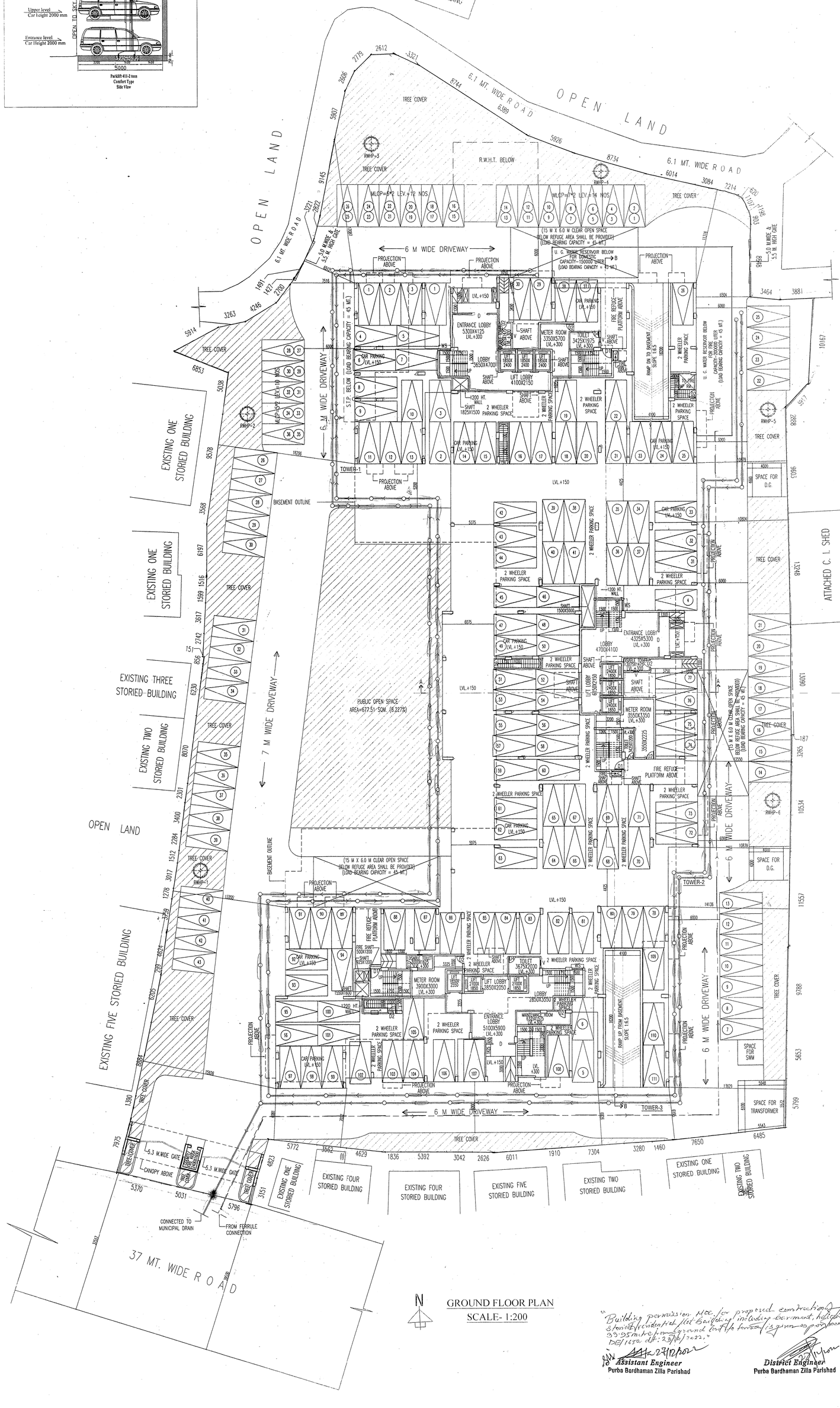
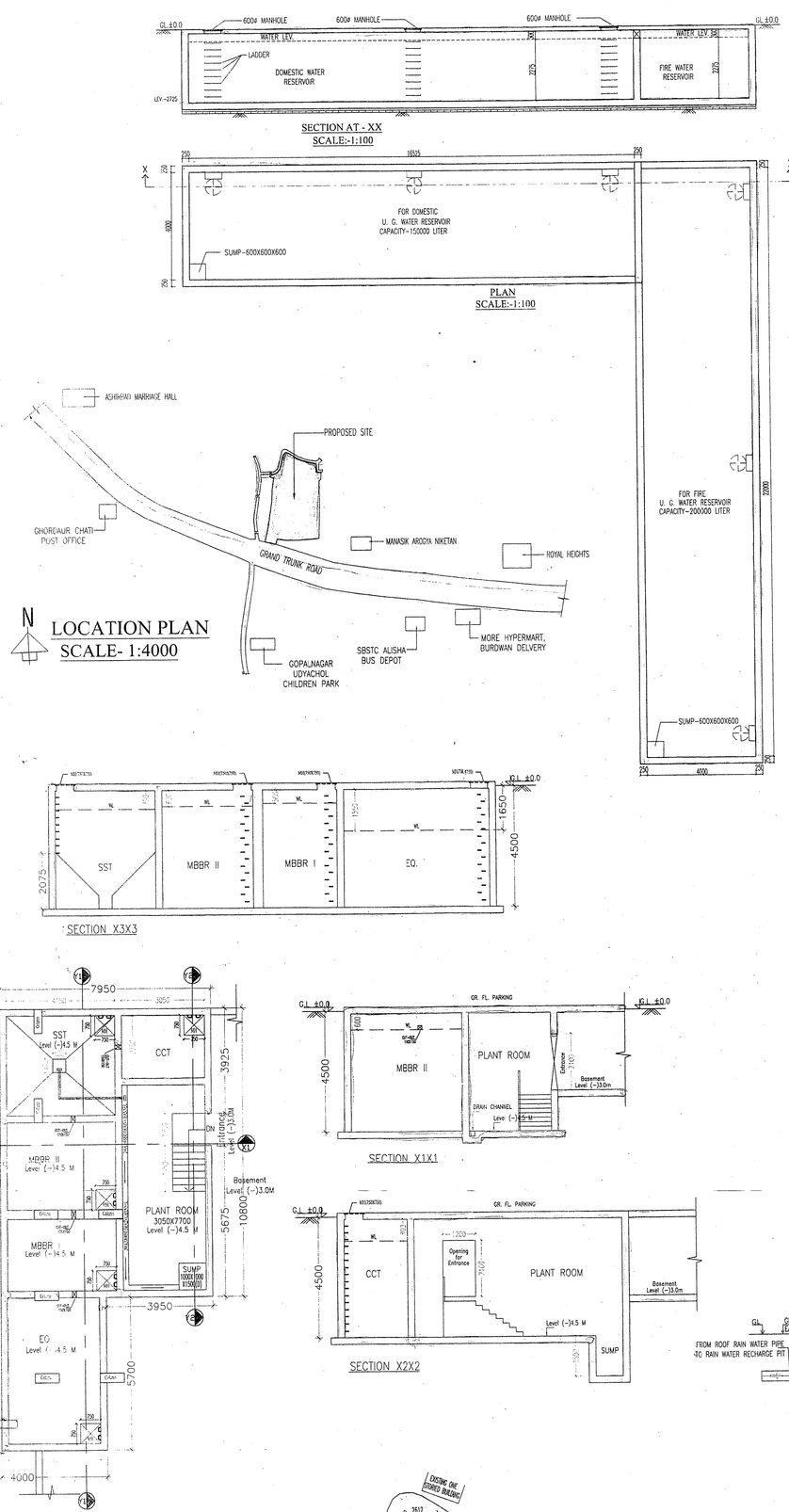




GROUND FLOOR PLAN
SCALE- 1:200

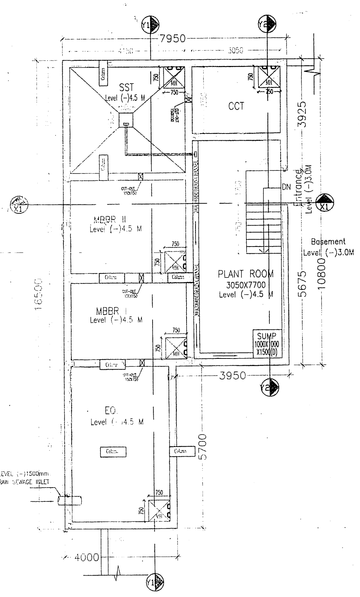


SECTION AT - XX
SCALE-1:100

PLAN
SCALE-1:100

LOCATION PLAN
SCALE- 1:4000

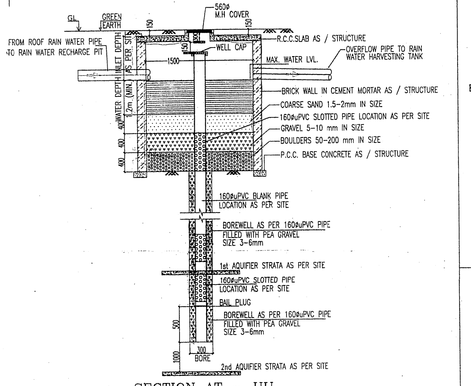
SECTION X3X3



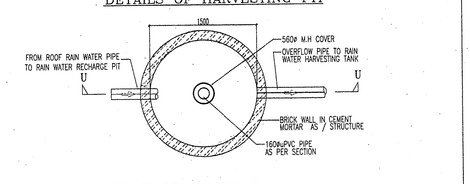
S.T.P LAYOUT
CAPACITY=200 KLD
SCALE- 1:100

SECTION X1X1

SECTION X2X2



SECTION AT – UU
DETAILS OF HARVESTING PIT



PLAN OF CIRCULAR
HARVESTING PIT @5000SQM
SCALE = NTS

SITE PLAN
SCALE- 1:600

AREA CALCULATION

TYPE OF BUILDING	=	RESIDENTIAL
AREA OF PLOT (AS/RECORD)(2.08 ACRE=90605 SFT.)	=	8417.488 SQM.
AREA OF PLOT (AS/SITE)	=	8234.86 SQM.
AVAILABLE ROAD WIDTH	=	37 MT.
PROPOSED HT. OF THE BUILDING (B+G+XII)	=	39.95 MT.
PERMISSIBLE F.A.R. (3.0+0.3(GREEN BLDG))	=	3.3
PERMISSIBLE BUILT UP AREA (8234.86*3.3)	=	27175.038 SQM.
PERMISSIBLE GROUND COVERAGE (45%)	=	3705.687 SQM.
PROPOSED GROUND COVERAGE (38.49%)	=	3169.47 SQM.
PROPOSED BASEMENT AREA	=	2995.33 SQM.
PROPOSED GROUND FLOOR AREA	=	2886.89 SQM.
PROPOSED 1ST. FLOOR AREA (862.59+752.63+748.11)	=	2363.33 SQM.
PROPOSED 2ND. FLOOR AREA (661.03+752.63+748.11)	=	2161.77 SQM.
PROPOSED TYPICAL (3RD–12TH) FLOOR BUILT-UP AREA (839.67+752.63+748.11)	=	2340.41 SQM.
PROPOSED TOTAL MARGROBE AREA (29.9+41.8+45.6*10 FLS.)	=	527.7 SQM.
PROPOSED BUILT–UP AREA (2995.33+2886.89+2363.33+2161.776+2340.41*10 FLS.+527.7)	=	34339.126 SQM.

EXEMPTION

STAIR AREA (14.06+16.25+14.25*2*3*13 FLS.)	=1141.81 SQM.
LIFT LOBBY AREA (3.0*3*3*13 FLS.)	=351.0 SQM.
WARDROBE AREA	=527.7 SQM.
TOTAL EXEMPTED AREA (1141.81+351.0+527.7)	=2020.51 SQM.

GR. FLOOR CAR PARKING AREA
=2370.68 SQM.

BASEMENT CAR PARKING AREA
=2849.5 SQM.

TOTAL PARKING AREA (2370.68+2849.5)	=5220.18 SQM.
TOTAL BUILT UP AREA FOR FAR (34339.126–(2020.51+5220.18)	=27098.436 SQM.
PROPOSED F. A. R. (27098.436/8234.86)	=3.291

CAR PARKING CALCULATION

RESIDENTIAL

NO OF FLAT ABOVE 75 TO 100 SQM.	= 173 NOS.
NO OF CAR PARKING REQD.	= 87 NOS.
NO OF FLAT ABOVE 50 TO 75 SQM.	= 104 NOS.
NO OF CAR PARKING REQD.	= 26 NOS.
TOTAL NO OF CAR PARKING REQD. (87+26)	= 113 NOS.
NO OF CAR PARKING PROVIDED	= 273 NOS.

BASEMENT=83 NOS., GR. COVERED=111, OPEN SINGLE=43,
GR. OPEN MLCP (18*2)=36 NOS.

REQD. PUBLIC OPEN SPACE AS PER SANCTION (8%)	=658.7888 sq.m
PROVIDED PUBLIC OPEN SPACE (8.227%)	=677.51 sq.m
REQD. GREEN AREA AS PER PCB (20%)	=1646.972 sq.m
GREEN AREA PROVIDED (20.008%)	=1647.48 sq.m

PARKING CALCULATION

TOWER–1

TYPE	AREA	NO
FLAT–A	96.67	12
FLAT–B	96.67	12
FLAT–C	69.18	12
FLAT–D	69.18	12
FLAT–E	96.67	12
FLAT–F	97.13	12
FLAT–G	69.18	11
FLAT–H	69.18	12

TOWER–2

TYPE	AREA	NO
FLAT–A	96.48	11
FLAT–B	70.19	11
FLAT–C	70.19	11
FLAT–D	96.48	11
FLAT–E	96.48	12
FLAT–F	70.19	12
FLAT–G	70.19	12
FLAT–H	96.48	12

TOWER–3

TYPE	AREA	NO
FLAT–A	98.09	10
FLAT–B	96.79	12
FLAT–C	95.14	12
FLAT–D	70.99	11
FLAT–E	97.91	12
FLAT–F	97.91	12
FLAT–G	93.1	11
FLAT–H	93.1	10

"Development Permission is approved u/s 46 of West Bengal Town and Country (Planning and Development) Act, 1979 by BDA vide Memo No. 414 dated 01/9/22 subject to the provisions contained in sub-section (1) of section 45 of the West Bengal Town and Country (Planning and Development) Act, 1979 and the rules and regulations made thereunder and subject to the condition that the sanction is liable to be revoked or modified by the Authority if the construction or development is not in conformity with the sanctioned plan or in contravention of any of the provisions of the said Act or the rules and regulations made thereunder or the West Bengal Town & Country (Planning & Development) Rules, 2019 or any other law for the time being in force. Provided that the Authority may allow variation of any of the provisions of the sanctioned plan in accordance with the provisions of the West Bengal Town & Country (Planning & Development) Act, 1979 or the rules and regulations made thereunder. Revocation and modification of this Development Permission is subject to the provisions contained in sub-section (2) of section 45 of the said Act and in accordance with S1 of WB T&C (P&D) Act, 1979. Other terms and conditions are as per Corrigendum vide Memo No. 414 dated 01/9/22."

M.K.Ram 07/09/2022
Jr. Assistant Town Planner
Burdwan Development Authority
Purba Bardhaman

Sufi 02.09.2022
Assistant Engineer
Burdwan Development Authority
Purba Bardhaman

Shipra 03/09/2022
Executive Engineer
Burdwan Development Authority
Purba Bardhaman

SPACE FOR BDA

"Building permission NOC for proposed construction of ground+ residential flat Building including basement, habitable upto 39.95m with ground floor + 12 floors (part) + gym + community hall + pool (area of 2378.0 sqm.)" vide Memo No. 414 dated 27/8/2022.

Assistant Engineer
Purba Bardhaman Zilla Parishad

District Engineer
Purba Bardhaman Zilla Parishad

SCHEDULE OF DOORS & WINDOWS

TYPE	SILL	LINTEL	SIZE	TYPE	SILL	LINTEL	SIZE
D	–	2100	1800X2100	W1	300	2100	1500X1800
D1	–	2100	1100X2100	W2	900	2100	1500X1200
D2	–	2100	900X2100	W3	300	2100	700X1800
D3	–	2100	825X2100	WK	1050	2100	900X1050
D4	–	2100	750X2100	WS	900	2100	1250X1200
DW	–	2100	1600X2100	V	1200	2100	600X900
DW1	–	2100	1800X2100				
FCD	–	2100	1100X2100				

GENERAL NOTES

1. ALL DIMENSIONS ARE IN MM.
2. 1ST CLASS CEMENT BRICK WORK IN SUPER STRUCTURE.
3. 125X75 MM. THK. 1ST CLASS BRICK WORK 1:4 WITH H.B. WIRE WIRE NETTING.
4. LEAN CONC. 1:3.5:3 WITH 19 MM. DOWN GRADED STONCHIPS.
5. R.C.C. WORK FOR ROOF, SLAB, LINTEL, BEAM, COLUMN(M–20).
6. CEMENT SAND PLASTER 20 MM. THK. ON OUTSIDE & INSIDE WALLS ON 15 MM. & 10 MM. THK. IN CEILING & R.C.C. CHAJA.
7. 20 MM. THK. I.P.S. FLOORING WITH NEAT CEMENT AT TOP INCL. SKIRTING.
8. A BRICK FLAT SOLING IN FLOORING & FOUNDATION.
9. TOR STEEL T_{60} BARS FOR COLUMNS, BEAMS, LINTELS & SLABS INCLUDING DISTRIBUTORS & BINDERS.
10. HIRE & LABOUR FOR SHUTTERING OF R.C.C. WORKS INCLUDING STOUT PROP. TO BE PLACED AS PER DIRECTION.
11. SANITARY & PLUMBING, FITTING & FIXING COMPLETE AS PER DIRECTION.
12. ALL OUTSIDE WALLS 200 MM. THK. & INSIDE WALL 125 MM. THK. AS STATED WITH H.B. WIRE NETTING IN EVERY 3RD LAYER.
13. ALL WARDROBES ARE 500 MM. WIDE.

Sanjiv Kumar Sinha
M.E.(STRU.)(T.M.E.(CONST. ENG.)
B.C.E., FIE (I-018202-4)
ENLISTED STRUCTURAL
REVIEWER-104113 K.M.C.

CERTIFICATE OF LBS/ARCHITECT

I DO HEREBY CERTIFY THAT PLANS, ELEVATIONS AND SECTIONS AND L.S. FOR STRUCTURAL WORK OF THE PROPOSED BUILDING ON MOUZA – KANAINATSAL, J.L. NO. –76, R.S. AND L.R. PLOT NO. – 376, 372, 380 & 381/596, L.R. KH. NO. – 3067, BAIKUNTHAPUR-II GRAM PANCHAYAT, P.S.– BARDHAMAN SADAR, DIST – PURBA BARDHAMAN UNDER THE JURISDICTION OF BURDWAN DEVELOPMENT AUTHORITY HAVE BEEN PREPARED IN CONFORMITY WITH ALL RELEVANT PROVISIONS UNDER THE WEST BENGAL MUNICIPAL BUILDING RULES, 2007. THIS ALSO TO CERTIFY THAT ALL RELEVANT NO OBJECTION CERTIFICATES FROM THE RESPECTIVE AUTHORITY SUCH AS, FIRE AND EMERGENCY SERVICES DEPARTMENT, AIRPORT AUTHORITY, POLLUTION CONTROL BOARD, TELECOMMUNICATION DEPARTMENT ETC. AS APPLICABLE IN THIS REGARD, ARE ALSO ENCLOSED WITH THE APPLICANT HAS BEEN SEEKING APPROVAL OF THE PLAN TO CONSTRUCT OF THE BUILDING ON THE SAID PLOT.

Rajkumar Agarwal
Architect
Member of Council of
Architecture CA / 91 / 17940

SIGNATURE OF ARCHITECT / L.B.S.

CERTIFICATE OF STRUCTURAL ENGINEER

I/WE DO HEREBY CERTIFY THAT THE BUILDING SITE PROPOSED FOR CONSTRUCTION ON MOUZA – KANAINATSAL, J.L. NO. –76, R.S. AND L.R. PLOT NO. – 376, 372, 380 & 381/596, L.R. KH. NO. – 3067, BAIKUNTHAPUR-II GRAM PANCHAYAT, P.S.– BARDHAMAN SADAR, DIST – PURBA BARDHAMAN UNDER THE JURISDICTION OF BURDWAN DEVELOPMENT AUTHORITY HAS BEEN VISITED BY MS/I/S AND ALL THE DESIGNS, DRAWING, SOIL TEST REPORT AND LOAD TEST RESULTS FOR FOUNDATION AND SUPER STRUCTURE HAVE BEEN DULY REVIEWED CONFORMING TO STIPULATIONS OF ALL RELEVANT IS CODE OF PRACTICE AND NATIONAL BUILDING CODE, AND IT IS FOUND THAT EVERYTHING IS COMPLETELY IN ORDER AND THE PROPOSED FOUNDATION AND SUPERSTRUCTURE ARE SAFE IN ALL RESPECT.

SIGNATURE OF STRUCTURAL ENGINEER

CERTIFICATE OF GEO-TECHNICAL ENGINEER

I/WE DO HEREBY CERTIFY THAT THE BUILDING SITE PROPOSED FOR CONSTRUCTION ON MOUZA – KANAINATSAL, J.L. NO. –76, R.S. AND L.R. PLOT NO. – 376, 372, 380 & 381/596, L.R. KH. NO. – 3067, BAIKUNTHAPUR-II GRAM PANCHAYAT, P.S.– BARDHAMAN SADAR, DIST – PURBA BARDHAMAN UNDER THE JURISDICTION OF BURDWAN DEVELOPMENT AUTHORITY HAS BEEN VISITED BY MS/I/S AND ALL THE DESIGNS, DRAWING, SOIL TEST REPORT AND LOAD TEST RESULTS FOR FOUNDATION AND SUPER STRUCTURE HAVE BEEN DULY REVIEWED CONFORMING TO STIPULATIONS OF ALL RELEVANT IS CODE OF PRACTICE AND NATIONAL BUILDING CODE, AND IT IS FOUND THAT EVERYTHING IS COMPLETELY IN ORDER AND THE PROPOSED FOUNDATION AND SUPERSTRUCTURE ARE SAFE IN ALL RESPECT.

DR. SUJIT KUMAR BOSE
PhD, M.C.E(Soil), B.C.E(Hons.)
MIGS, MIRC
Empanelled Geotechnical
Engineer Under KMC
License No.:G.T /1/12

SIGNATURE OF GEO TECHNICAL ENGINEER

CERTIFICATE OF STRUCTURAL REVIEWER

I/WE DO HEREBY CERTIFY THAT THE BUILDING SITE PROPOSED FOR CONSTRUCTION ON MOUZA – KANAINATSAL, J.L. NO. –76, R.S. AND L.R. PLOT NO. – 376, 372, 380 & 381/596, L.R. KH. NO. – 3067, BAIKUNTHAPUR-II GRAM PANCHAYAT, P.S.– BARDHAMAN SADAR, DIST – PURBA BARDHAMAN UNDER THE JURISDICTION OF BURDWAN DEVELOPMENT AUTHORITY HAS BEEN VISITED BY MS/I/S AND ALL THE DESIGNS, DRAWING, SOIL TEST REPORT AND LOAD TEST RESULTS FOR FOUNDATION AND SUPER STRUCTURE HAVE BEEN DULY REVIEWED CONFORMING TO STIPULATIONS OF ALL RELEVANT IS CODE OF PRACTICE AND NATIONAL BUILDING CODE, AND IT IS FOUND THAT EVERYTHING IS COMPLETELY IN ORDER AND THE PROPOSED FOUNDATION AND SUPERSTRUCTURE ARE SAFE IN ALL RESPECT.

SIGNATURE OF STRUCTURAL REVIEWER

ULLAHAS NANDINI UDYOG PRIVATE LIMITED
Director

SIGNATURE OF OWNER

02/12/2022
NIRMAN SAHAYAK
BAIKUNTHAPUR-II GRAM PANCHAYAT

Prodhan 20-12-22
Baikunthapur-II Gram Panchayat

APPROVED BY

TITLE
GROUND FLOOR PLAN, SITE PLAN, LOCATION PLAN, HARVESTING PIT, UGWR DETAIL, STP DETAIL

PROJECT
PROPOSED B+G+XII STORIED (39.95 MT. HT.) RESIDENTIAL BUILDING "SOUTHWIND EXOTICA" AT MOUZA –KANAINATSHAL, J.L. NO.–76, R.S. & L.R. PLOT NO – 376, 372, 380 & 381/596, L.R. KH NO. 3067 UNDER BAIKUNTHAPUR–II GRAM PANCHAYAT, P.S.–BARDHAMAN SADAR & DIST. –PURBA BARDHAMAN.
NAME OF OWNER–
ULLAHAS NANDINI UDYOG PVT LTD.
NAME OF DEVELOPER–
SOUTHWINDS DEVELOPERS LLP

DATE	JOB NO.	DEALT	CHEDKED	SHEET NO.
14.05.22	ARCH/2021/717	RIYA	NIRMAL	1 OF 10

SCALE :- 1:200,100, 600,4000

ARCHITECT

RAJ AGRAWAL & ASSOCIATES
8B, ROYD STREET,KOLKATA – 16