



SCALE	PROPOSED DEVELOPMENT	EXISTING DEVELOPMENT
1:1000	1:1000	1:1000

**PROPOSED 12 NOS. G+4 STORED RESIDENTIAL BUILDING & G+4 STORED CLUB BUILDING AT R.S. DAG. NO.1035(P).1037,1038,1159,1160,1161,1162,1163, 1164, 1165, 1167(P),1186(P), 1188(P),1189,1190(P),1191(P),1192,1193,1194,1194 / 1294,1194 / 1295,1221,1222,1228. J.L. NO.-118, P.S.-BISHNUPUR, MOUZA-RAGHUPUR UNDER PANAKUYA GRAM PANCHAYET, DIST.-24 PARGANAS (S).**

DESCRIPTION	AREA (SQ.M)
PLOT AREA AS PER DEED	7467.180
PLOT AREA AS PER DEED PHYSICAL MEASUREMENT	7467.180
EXCESS LAND AREA RELEASED TO ROAD	6.000
AREA OF LAND ON WHICH F.A.R. CALCULATED	7467.180
PERMISSIBLE GROUND COVER	30.00%
PROPOSED GROUND COVER	31.46%
WIDTH OF ROAD	15.000
PERMISSIBLE F.A.R. AREA	2240.054
PROPOSED F.A.R. AREA	2350.982
NO. OF FLOORS	5
PROPOSED HEIGHT OF BUILDING	15.000

  

FLOORS (A)	FLOOR AREA (B)	LIFT WELL (B)	DUCT (C)	ACTUAL AREA EX. DUCT & LIFT WELL (D)	REL. MANDATORY STAIR AREA (E)	LIFT LOBBY AREA (F)	CURPADA AREA (G)	CARPARKING AREAS (H)	FLOOR AREA FOR F.A.R. CALCULATION (I=H-D-E-G)	CORRIDOR AREA (J)	RESIDENTIAL AREA (K)
GROUND FLOOR (COMMONS)	1363.725	0.000	0.000	1363.725	13.302	3.000	757.42	589.541	1363.725	1363.725	1363.725
1ST FLOOR	614.873	3.420	0.000	614.873	13.302	3.000	556.151	45.77	614.873	614.873	614.873
2ND FLOOR	614.873	3.420	0.000	614.873	13.302	3.000	556.151	45.77	614.873	614.873	614.873
3RD FLOOR	614.873	3.420	0.000	614.873	13.302	3.000	556.151	45.77	614.873	614.873	614.873
TOTAL	3808.344	13.660	0.000	3808.344	53.208	12.000	2825.972	236.816	3808.344	3808.344	3808.344

  

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GROUND FLOOR	629.364	0.000	0.000	629.364	13.302	3.000	586.062	46.77	629.364	629.364	629.364
1ST FLOOR	614.873	3.420	0.000	614.873	13.302	3.000	556.151	45.77	614.873	614.873	614.873
2ND FLOOR	614.873	3.420	0.000	614.873	13.302	3.000	556.151	45.77	614.873	614.873	614.873
3RD FLOOR	614.873	3.420	0.000	614.873	13.302	3.000	556.151	45.77	614.873	614.873	614.873
TOTAL	2464.883	13.660	0.000	2464.883	53.208	12.000	2254.472	183.08	2464.883	2464.883	2464.883

FLOORS (A)	FLOOR AREA (B)	LIFT WELL (B)	DUCT (C)	FLOOR AREA EX. LIFT WELL - OTHER DUCT (D=H-B-C)	STAIR CASE (F)	LIFT LOBBY AREA (G)	CURPADA AREA (H)	CARPARKING PROVIDED (I)	FLOOR AREA FOR F.A.R. CALCULATION (J=H-D-E-G)	CORRIDOR AREA (K)	RESIDENTIAL AREA (L)
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**DECLARATION OF ARCHITECT**  
 I DO HEREBY CERTIFY THAT THE BUILDING PLAN, SECTION AND ELEVATIONS ARE PREPARED AS PER THE PROVISIONS OF THE BEST BUILDING PRACTICE ACT, 1956 AND THE BUILDING REGULATIONS, 1956 AND I AM A REGISTERED ARCHITECT UNDER THE ARCHITECTS ACT, 1947. I HAVE NOT RECEIVED ANY OBJECTION CERTIFICATE FROM RESPECTIVE MUNICIPALITY, LOCAL GOVERNMENT OR SERVICE DEPARTMENT APPROVED AUTHORITY, POLICE OR OTHER AGENCIES. TELECOMMUNICATIONS DEPARTMENT ETC. AS APPLICABLE IN THIS REGARD. ALSO ARE PROVIDED.

**DECLARATION OF STRUCTURAL ENGINEER**  
 THE FOUNDATION DESIGN AND DRAWINGS OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN REVIEWED BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC AND WIND LOAD AS PER NATIONAL BUILDING CODE OF PRACTICE AND I CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECTS.

**DECLARATION OF MECHANICAL ENGINEER**  
 THE STRUCTURAL DESIGN AND DRAWINGS OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN REVIEWED BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC AND WIND LOAD AS PER NATIONAL BUILDING CODE OF PRACTICE AND I CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECTS.

**DECLARATION OF CIVIL ENGINEER**  
 THE STRUCTURAL DESIGN AND DRAWINGS OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN REVIEWED BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC AND WIND LOAD AS PER NATIONAL BUILDING CODE OF PRACTICE AND I CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECTS.

**DECLARATION OF ELECTRICAL ENGINEER**  
 THE ELECTRICAL DESIGN AND DRAWINGS OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN REVIEWED BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC AND WIND LOAD AS PER NATIONAL BUILDING CODE OF PRACTICE AND I CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECTS.

**DECLARATION OF CIVIL ENGINEER**  
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**DECLARATION OF MECHANICAL ENGINEER**  
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**Vetted**  
 M. K. Kumar Sahas  
 B.E., M.S., M.E., M.C.E., Chartered Engineer  
 Principal Partner  
 Department of Consulting Engineering  
 Annapurna University

**TITLE: MASTER PLAN**  
 DRG NO.: 1188/23821  
 DATE: 18/08/2021  
 SCALE: 1:1000  
 DRAWN BY: M.K.S.  
 CHECKED BY: M.K.S.  
 APPROVED BY: M.K.S.  
 ISSUE STATUS: CORRECTION  
 ARCHITECT: M.K.S.

**FOR MAYFAIR VILLA PVT. LTD.**  
 1188/23821

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