



TOTAL AREA OF LAND		12076.870	SQM
1)	GROUND COVERAGE	5326.060	44.101
2)	BASEMENT AREA	2620.920	21.702
3)	TREE PLANTATION AREA	2522.740	20.889
4)	HARD PAVED ROAD AREA	622.690	5.156
5)	SERVICE AREA	321.400	2.656
6)	TOTAL AREA	863.960	7.146
9)	HARD PAVED ROAD AREA 10% OF SEMI PAVED AREA of parking	622.690	5.156
	10% OF SEMI PAVED AREA of parking	12.140	0.101
	TOTAL HARDSCAPE AREA	634.830	5.257
		Maximum 25% maintained	

AREA STATEMENT		PRINCIPLE USE GROUP: RESIDENTIAL	
1.	AREA OF LAND = 180.55 K.	12076.87	SQM.
1.	F.A.R. CONSUMED LAND AREA= 169.0 K.	11364.33	SQM.
2. (i) PERMISSIBLE GROUND COVERAGE =		50.0 %	= 5682.17 SQM.
(ii) PROPOSED GROUND COVERAGE		44.101 %	= 5326.06 SQM.
3. A) BUILDING HEIGHT = 87.60 M.		5. B) ROAD WIDTH = 29.135 M.	
4. A) PERMISSIBLE F.A.R. (AS PER ROAD WIDTH) =		3.0	
B) PROPOSED F.A.R =		4.930	

TOTAL PROPOSAL:									
AT FLOOR	COVERED AREA	DUCT	STAIR WELL	LIFT WELL	STAIR & STAIR LOBBY	EXEMPTED AREA	NET FLOOR AREA	NET FLOOR AREA	GROSS AREA
BASEMENT	7946.99	0.00	0.00	0.00	97.62	45.00	7804.37	7946.99	
GROUND	5326.06	43.42	2.28	75.84	234.89	48.00	4921.63	5204.52	
1ST	5326.06	419.31	1.69	75.84	164.89	48.00	4616.33	4829.22	
2ND	5321.48	796.76	1.69	71.40	164.89	45.00	4241.74	4451.63	
3RD	2116.49	5.90	1.69	71.40	164.89	45.00	1927.61	2037.50	
4TH	2588.24	12.45	1.69	71.40	164.89	45.00	2392.81	2502.70	
5TH	2588.24	12.45	1.69	71.40	164.89	45.00	2392.81	2502.70	
6TH	2588.24	12.45	1.69	71.40	164.89	45.00	2392.81	2502.70	
7TH	2588.24	12.45	1.69	71.40	164.89	45.00	2392.81	2502.70	
8TH	2588.24	12.45	1.69	71.40	164.89	45.00	2392.81	2502.70	
9TH	2588.24	12.45	1.69	71.40	164.89	45.00	2392.81	2502.70	
10TH	2588.24	12.45	1.69	71.40	164.89	45.00	2392.81	2502.70	
11TH	2588.24	12.45	1.69	71.40	164.89	45.00	2392.81	2502.70	
12TH	2588.24	12.45	1.69	71.40	164.89	45.00	2392.81	2502.70	
13TH	2588.24	12.45	1.69	71.40	164.89	45.00	2392.81	2502.70	
14TH	2588.24	12.45	1.69	71.40	164.89	45.00	2392.81	2502.70	
15TH	2588.24	12.45	1.69	71.40	164.89	45.00	2392.81	2502.70	
16TH	2588.24	12.45	1.69	71.40	164.89	45.00	2392.81	2502.70	
17TH	2588.24	12.45	1.69	71.40	164.89	45.00	2392.81	2502.70	
18TH	2588.24	12.45	1.69	71.40	164.89	45.00	2392.81	2502.70	
19TH	2588.24	12.45	1.69	71.40	164.89	45.00	2392.81	2502.70	
20TH	2588.24	12.45	1.69	71.40	164.89	45.00	2392.81	2502.70	
21ST	2588.24	12.45	1.69	71.40	164.89	45.00	2392.81	2502.70	
22ND	2588.24	12.45	1.69	71.40	164.89	45.00	2392.81	2502.70	
23RD	2588.24	12.45	1.69	71.40	164.89	45.00	2392.81	2502.70	
24TH	2588.24	12.45	1.69	71.40	164.89	45.00	2392.81	2502.70	
25TH	2588.24	12.45	1.69	71.40	164.89	45.00	2392.81	2502.70	
TOTAL	82978.36	1539.29	45.53	1865.28	4454.76	1221.00	73853.50	78529.28	

**GROUND FLOOR PLAN
(LEVEL ±00)**

<p>Certificate of Structural Reviewer</p> <p>I/we Herby Certify That The Building Site Proposed For Construction at PREMISES NO-145, JESSORE ROAD, HOLDING NO-70, CAL. JESSORE ROAD, WARD NO-30, KOL-89, J.L.NO-24, P.S.- LAKE TOWN, MOUZA- PATIPUKUR, UNDER SOUTH DUM DUM MUNICIPALITY, DIST-24 PGS (N), Has Been Visited By Me/us And All The Designs, Drawings/Specs of The Drawing Number Serial/and Test Report And Load Test Results For Foundation And Superstructure Have Been Duly Reviewed Conforming To Specifications of All Latest Relevant Code of Practice And National Building Code And It is Found That Everything is Completely in Order And The Proposed Foundation And Super Structure are Safe in All Respect.</p> <p>Signature Of Structural Reviewer:</p>	<p>Certificate of Owner</p> <p>Certified That I Shall Not On A Later Date Make Any Addition Or Alteration To This Plan So As To Convert It For My Use Or Allow It To Be Used For Separate Flats/Floor/story.</p> <p>Certified That I Have Gone Through The Building Rules For S.d.d.m. & Also Undertake To Abide By Those Rules During & After Construction Of Building. Certification That I Also Undertake To Report Of Commencement Before Seven Days And Completion Would Be Reported Within 30 Days. I Also Undertake To Report That There is No Court Case Or Any Complaint From Any Corner In Respect of My Property As Per Plan, S.d.d.m. We'll Not Be Liable For Any Type of Dispute If Arises in Future Further There is No Tenant In The Aforsaid Premises.</p> <p>Signature Of Owner:</p>	<p>Certificate of Structural Stability</p> <p>I/we Herby Certify That The Foundation And Superstructure Of The Building Proposed For Construction of PREMISES NO-145, JESSORE ROAD, HOLDING NO-70, CAL. JESSORE ROAD, WARD NO-30, KOL-89, J.L.NO-24, P.S.- LAKE TOWN, MOUZA- PATIPUKUR, UNDER SOUTH DUM DUM MUNICIPALITY, DIST-24 PGS (N), Have Been Personally Inspected And So Designed By Me/us. We Will Make Such Foundation And Super Structure Safe In All Respect Including The Consideration of Bearing Capacity And Settlement Of Soil And Other Conditions Any Conforming To All Specifications Of All Relevant is Code-Of Practice And National Building Code.</p> <p>Signature Of Geotechnical Engineer:</p>	<p>Certificate of Building Plan</p> <p>I/we Do Herby Certify That Plans, Elevation and Sections And Other Structural Details of The Proposed Building at PREMISES NO-145, JESSORE ROAD, HOLDING NO-70, CAL. JESSORE ROAD, WARD NO-30, KOL-89, J.L.NO-24, P.S.- LAKE TOWN, MOUZA- PATIPUKUR, UNDER SOUTH DUM DUM MUNICIPALITY, DIST-24 PGS (N), Have Been Prepared in Conformity With All Relevant Provision Under The West Bengal Municipality (Building) Rules, 2007. This Also To Certify That All Relevant 'No Objection' Certificates from The Respective Authorities Such as Fire And Emergency Services Department, Transport Authority, Telecommunication Department Etc. As Applicable In This Report, Are Also Enclosed With The Application For Seeking Approval of The Plan To Construct/Alteration of the Building on the Said Plot.</p> <p>Signature of Architect:</p>
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The Plan is presently approved for **2nd FLOOR PARKING**.
Recommendation of **T.E.C.**

BASEMENT PARKING	= 7446.76 SQM.
GROUND FLOOR PARKING AREA	= 9483.18 SQM.
FIRST FLOOR PARKING AREA	= 9656.53 SQM.
SECOND FLOOR PARKING AREA	= 3268.69 SQM.
TOTAL PARKING AREA	= 17825.07 SQM.
6. PROPOSED F.A.R = (73853.50-17825.07)/11364.33 SQM. = (56028.43 / 11364.33) SQM. = 4.930	
7. PARKING CALCULATION:	
PARKING REQUIRED = (73853.50-17825.07)/11364.33	=560.64 NOS. = SAY 551 NOS.
PARKING REQUIRED FOR MERCANTILE RETAIL = (11364.33/100) SQ.M.	= 113.64 NOS. = SAY 11 NOS.
TOTAL PARKING REQUIRED	= 562 NOS.
PARKING PROVIDED:	
BASEMENT PARKING	= 2522.74 SQ.M. (20.889%)
GROUND FLOOR PARKING	= 75 NOS.
FIRST FLOOR PARKING	= 280 NOS.
SECOND FLOOR PARKING	= 128 NOS.
TOTAL PARKING PROVIDED	= 10 NOS.
TOTAL PARKING PROVIDED	= 119 NOS.
PERMISSIBLE GREEN AREA- (20% OF LAND AREA OF 180.55 K. I.e. 36078.17 SQ.M.)	= 2415.37 SQ.M. (20%)
PROPOSED GREEN AREA-	= 2522.74 SQ.M. (20.889%)

CHECKED
T.E.C.

PROJECT:	PROPOSED B+G+25 STORED RESIDENTIAL BUILDING AT PREMISES NO-145, JESSORE ROAD, HOLDING NO-70, CAL. JESSORE ROAD, WARD NO-30, KOLKATA-89, J.L.NO-24, P.S.- LAKE TOWN, MOUZA- PATIPUKUR, UNDER SOUTH DUM DUM MUNICIPALITY, WARD NO-30, DIST-24 PGS (N).
DATE:	
TITLE:	GROUND FLOOR PLAN
SCALE:	1:200
DEALT BY:	
CHECKED:	
DATE:	