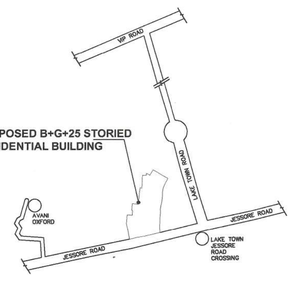
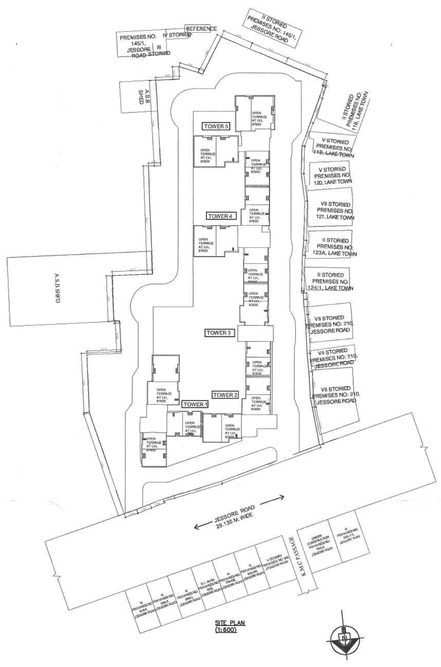
F. P. WING, W.B.F.&E.S.
REVISED / RECTIFIED PLAN DRAWING
Received On..... 15.02.23

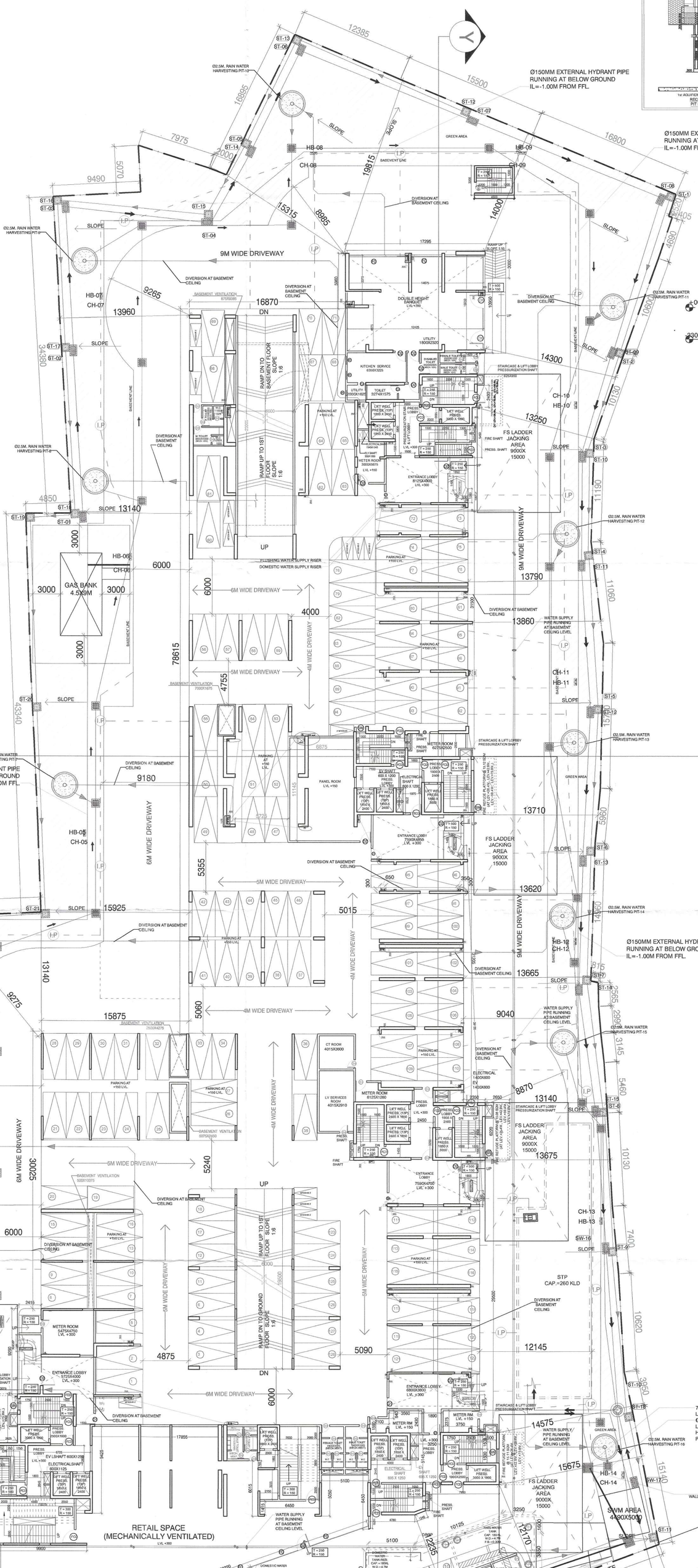
PROPOSED B+G+25 STORIED RESIDENTIAL BUILDING

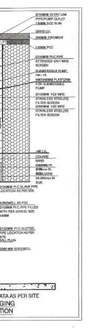


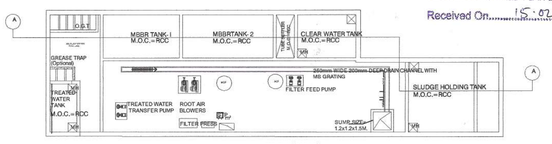
LOCATION PLAN(1:4000)



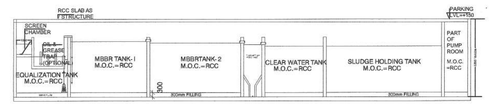
SITE PLAN (1:500)



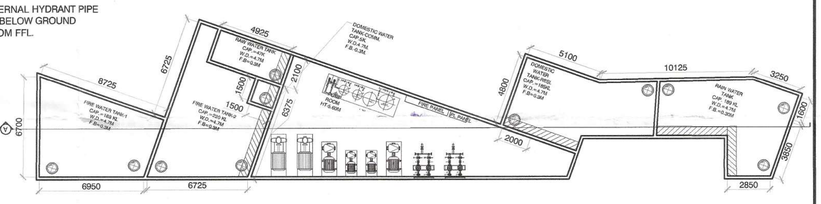




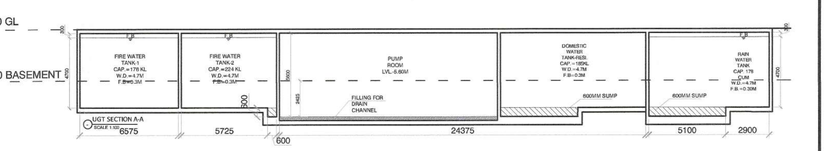
STP PLAN(260KLD) 1:200



STP SECTION AT AA(260KLD) 1:200



UGR PLAN(1:200)



UGR SECTION (1:200)

TOTAL AREA OF LAND		12076.870	SQM	
	Description	GROUND COVERAGE (Sqm)	Land Use (%)	Comments
1)	GROUND COVERAGE	5326.060	44.101	Ground Coverage as per MUNICIPAL approval
2)	BASEMENT AREA	2620.920	21.702	
3)	TREE PLANTATION AREA	2522.740	20.889	Minimum 20% maintained
4)	HARD PAVED ROAD AREA	622.690	5.156	
5)	PARKING AREA (SEMI PAVED)	121.400	1.005	
6)	SERVICE AREA	863.060	7.146	
	TOTAL AREA	12076.870	100.000	
9)	HARD PAVED ROAD AREA	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

FLAT MATRIX :

TYPE OF FLATS	TOWERS TOWER 1	TOWER 2	TOWER 3	TOWER 4	TOWER 5	TOTAL NO.OF FLATS TYPE	TOTAL NO.OF FLATS TYPE IN BUILDING	
TYPICAL FLOOR								
5BHK(+ST	0	0	0	0	1	1	22	
5BHK+4T	1	0	0	0	0	1	22	
5BHK+3T	2	0	1	1	1	5	110	
4BHK+4T	0	2	1	2	1	6	132	
TOTAL	3	2	2	3	3	13		
NO. OF FLOORS						22		
NO. OF FLATS IN TOWER	66	44	44	66	66	286	286	

TOTAL CONSTRUCTION/BUILT UP AREA = 79529.26 SQ.M.

SCHEDULE OF DOOR & WINDOWS:

NO	WIDTH	SILL HEIGHT	LINTEL HEIGHT	REMARKS
SW	2750	450	2700	UPTO BEAM BOTTOM
SW1	1800	450	2700	UPTO BEAM BOTTOM
W1	1800	450	2700	UPTO BEAM BOTTOM
W2	1250	450	2700	UPTO BEAM BOTTOM
W3	900	450	2700	UPTO BEAM BOTTOM
W4	600	1500	2400	
W5	750	450	2400	
W6	1800	450	2400	
W7	1650	450	2400	
D1	1200	00	2400	
D2	1000	00	2400	
D3	900	00	2400	
D4	800	00	2400	
D5	750	00	2400	
SD1	6500	00	2400	
SD2	5450	00	2400	
SD3	3690	00	2400	
SD4	2750	00	2400	
SD5	2400	00	2400	

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	

PROPOSED AREA CALCULATION :-
TOTAL PROPOSAL :

AT FLOOR	COVERED AREA	DUCT	STAIR WELL	LIFT WELL	EXEMPTED AREA STAIR & STAIR LOBBY	EXEMPTED AREA PRESS. LOBBY	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	1827.61	2037.50
4TH	2588.24	12.45	1.69	71.40	164.89	45.00	2292.81	2502.70
5TH	2588.24	12.45	1.69	71.40	164.89	45.00	2292.81	2502.70
6TH	2588.24	12.45	1.69	71.40	164.89	45.00	2292.81	2502.70
7TH	2588.24	12.45	1.69	71.40	164.89	45.00	2292.81	2502.70
8TH	2588.24	12.45	1.69	71.40	164.89	45.00	2292.81	2502.70
9TH	2588.24	12.45	1.69	71.40	164.89	45.00	2292.81	2502.70
10TH	2588.24	12.45	1.69	71.40	164.89	45.00	2292.81	2502.70
11TH	2588.24	12.45	1.69	71.40	164.89	45.00	2292.81	2502.70
12TH	2588.24	12.45	1.69	71.40	164.89	45.00	2292.81	2502.70
13TH	2588.24	12.45	1.69	71.40	164.89	45.00	2292.81	2502.70
14TH	2588.24	12.45	1.69	71.40	164.89	45.00	2292.81	2502.70
15TH	2588.24	12.45	1.69	71.40	164.89	45.00	2292.81	2502.70
16TH	2588.24	12.45	1.69	71.40	164.89	45.00	2292.81	2502.70
17TH	2588.24	12.45	1.69	71.40	164.89	45.00	2292.81	2502.70
18TH	2588.24	12.45	1.69	71.40	164.89	45.00	2292.81	2502.70
19TH	2588.24	12.45	1.69	71.40	164.89	45.00	2292.81	2502.70
20TH	2588.24	12.45	1.69	71.40	164.89	45.00	2292.81	2502.70
21ST	2588.24	12.45	1.69	71.40	164.89	45.00	2292.81	2502.70
22ND	2588.24	12.45	1.69	71.40	164.89	45.00	2292.81	2502.70
23RD	2588.24	12.45	1.69	71.40	164.89	45.00	2292.81	2502.70
24TH	2588.24	12.45	1.69	71.40	164.89	45.00	2292.81	2502.70
25TH	2588.24	12.45	1.69	71.40	164.89	45.00	2292.81	2502.70
TOTAL =	82978.36	1539.29	44.53	1865.28	4454.76	1221.00	73853.50	79529.26

5. EXEMPTION FOR PARKING:	
BASEMENT PARKING AREA	= 7446.76 SQM.
GROUND FLOOR PARKING AREA	= 3483.18 SQM.
FIRST FLOOR PARKING AREA	= 3626.53 SQM.
SECOND FLOOR PARKING AREA	= 3268.60 SQM.
TOTAL PARKING AREA	= 17825.07 SQM.
6. PROPOSED F.A.R = (73853.50-17825.07) SQM. / 11364.33 SQM.=(56028.43 / 11364.33) SQM.= 4.930	
7. PARKING CALCULATION:	
PARKING REQUIRED = (79529.26-17825.07-1133.94)/110	=550.64 NOS. = SAY 551 NOS.
PARKING REQUIRED FOR MERCANTILE RETAIL= (1133.94/100) SQ.M.	= 11.33 NOS. = SAY 11 NOS.
TOTAL PARKING REQUIRED	= 562 NOS.
PARKING PROVIDED:-	
BASEMENT PARKING	
SINGLE PARKING	= 75 NOS.
STACK PARKING	= 280 NOS.
GROUND FLOOR PARKING	
COVERED	= 128 NOS.
OPEN	= 10 NOS.
FIRST FLOOR PARKING	= 119 NOS.
SECOND FLOOR PARKING	= 118 NOS.
TOTAL PARKING PROVIDED	= 730 NOS.
2 WHEELER PARKING	
BASEMENT 2 WHEELER PARKING	= 43 NOS.
GROUND FLOOR 2 WHEELER PARKING	= 12 NOS.
1ST FLOOR 2 WHEELER PARKING	= 29 NOS.
2ND FLOOR 2 WHEELER PARKING	= 29 NOS.
TOTAL 2 WHEELER PARKING PROVIDED	= 113 NOS.
7. PERMISSIBLE GREEN AREA:- (20% OF LAND AREA OF 180.55 K. i.e. 12076.87 SQ.M.)	= 2415.37 SQ.M. (20%)
8. PROPOSED GREEN AREA:-	= 2522.74 SQ.M.(20.889%)

CHECKED BY T. E. C.

The Plan is presently approved subject to compliance of the revised Fire & ... Recommendation ... dangerous goods ...
DIRECTOR
FIRE PREVENTION WING
WEST BENGAL FIRE & EMERGENCY SERVICES
GOVT. OF WEST BENGAL
15/2/23

Certificate Of Structural Reviewer

I/we Hereby 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, Drawin(specify The Drawing Number Serially),soil Test Report And Load Test Results For Foundation And Superstructure Have Been Duly Reviewed Conforming To Stipulations Of All Latest Relevant Is Code Of Practise 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.

Signature Of Structural Reviewer:

Certificate Of Owner

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/storey.
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.
Certified 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 Complains From Any Corner In Respect Of My Property As Per Plan. S.d.d.m. Will Not Be Liable For Any Type Of Dispute If Arises In Future Further There Is No Tenant In The Aforsaid Premises.

NEW AGE ENCLAVE PVT. LTD.
Director

Signature Of Owner:

Certificate Of Structural Stability

I/we Hereby Certify That The Foundation And Superstructure Of The Building 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), Have Been Personally Inspected And So Designed By Me/us Will Make Such Foundation And Super Structure Safe In All Respect Including The Consideration Of Bearing Capacity And Settlement Of Soil And Other Conditions,If Any Conforming To All Stipulations Of All Relevant Is Code Of Practice And National Building Code.

ANKIT AGARWALA
B.E. (CIVIL), M.E (STR)
G. ENG. M.I.STRUCT.E. (LONDON)
Membership No.- 0760
KMC EMPANELLED STRUCTURAL ENGINEER,
CLASS-1, E.S.E. 1/ 172

Signature Of Structural Engineer: **Signature Of Geotechnical Engineer:**

Certificate Of Building Plan

I/we Do Hereby Certify That Plans,elevations 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 Provition Under The West Bengal Municipalty(building) Rules,2007.this Also To Certify That All Relevant 'no Objection' Certificates From The Respective Authorities Such As Fire And Emergency Services Department,airport Authority, Telecommunication Department Etc. As Applicable In This Regard, Are Also Enclosed With The Application For Seeking Approval Of The Plan To Construct/addition To/alteration Of The Bluding On The Said Plot.

KAMAL KUMAR PERIWAL
CA-95-18679

Signature of Architect:

PROJECT: PROPOSED B+G+25 STORIED RESIDENTIAL BUILDING AT PREMISES NO.-145, JESSORE ROAD, HOLDING NO.-70, CAL JESSORE ROAD, WARD NO.-30, KOLKATA-89, J.L.NO.-24, MOUZA - PATIPUKUR, L.R. DAG.NO : 326, 327, 328, 329, 502,503,504,505(P),506,520,521, L.R. KHATIAN NO: 2102, P.S: LAKE TOWN, UNDER SOUTH DUM DUM MUNICIPALITY, WARD NO.-30, DIST.- 24 PGS (N).

DRG. NO :	TITLE : GROUND FLOOR PLAN			
MA/VR/SUB/ARCH/01				
REVISION NO :	SCALE : 1 : 200	DEALT BY : ABHISHEK	CHECKED: MOUSUMI	DATE :