BLOCK MATRIX

NAME/TYPE	FLOORS	NO. OF BLOCKS	ROOMS	FACILITIES/REMARKS
RESORT				
MAIN BLOCK		1		RECEPTION, PANTRY, BRA/CAFE, BALL ROOM, MEETING ROOMS, PRE FUNCTION, ALL DAY DINING
SPA		1		6 TREATMENT ROOMS, OTHER TREATMENTS, 2 CHANGE ROOMS WITH STEAM & SAUNA, GYM, RECEPTION, RELAXATION ROOM
SARAI	GROUND FLOOR	2	32	16 ROOMS
	1ST FLOOR		36	18 ROOMS
FAMILY BLOCK	GROUND FLOOR	1	14	12 ROOMS+2 FAMILY ROOMS
	1ST FLOOR		16	14 ROOMS+2 FAMILY ROOMS
EAST END SUITE	GROUND FLOOR	1	16	16 ROOMS+2 FAMILY ROOMS
	1ST FLOOR		20	18 ROOMS+2 FAMILY ROOMS
1BR		10	10	1 GUEST ROOM EACH
2BR		4	4	2 GUEST ROOMS EACH
TOTAL GUESTROOMS			150	
CLUB	GROUND FLOOR	1		RECEPTION, PANTRY, KIDS PLAY
	1ST FLOOR			GAMING ZONE
POOL PAVILION		1		
SPECIALITY RESTAURANT		1		45 PERSON SEATER DINING
STAFF BLOCK	GROUND FLOOR	1	5	5 MANAGER'S ROOM, GYM, LAUNDRETTE, RECEPTION, DINING, KITCHEN, TRAINING ROOM & LIBRARY
	1ST FLOOR		18	8 MANAGER'S ROOM, 10 ASSOCIATES ROOM
	2ND FLOOR		18	8 MANAGER'S ROOM, 10 ASSOCIATES ROOM
	3RD FLOOR		16	8 MANAGER'S ROOM, 8 ASSOCIATES ROOM
TOTAL ROOMS			57	

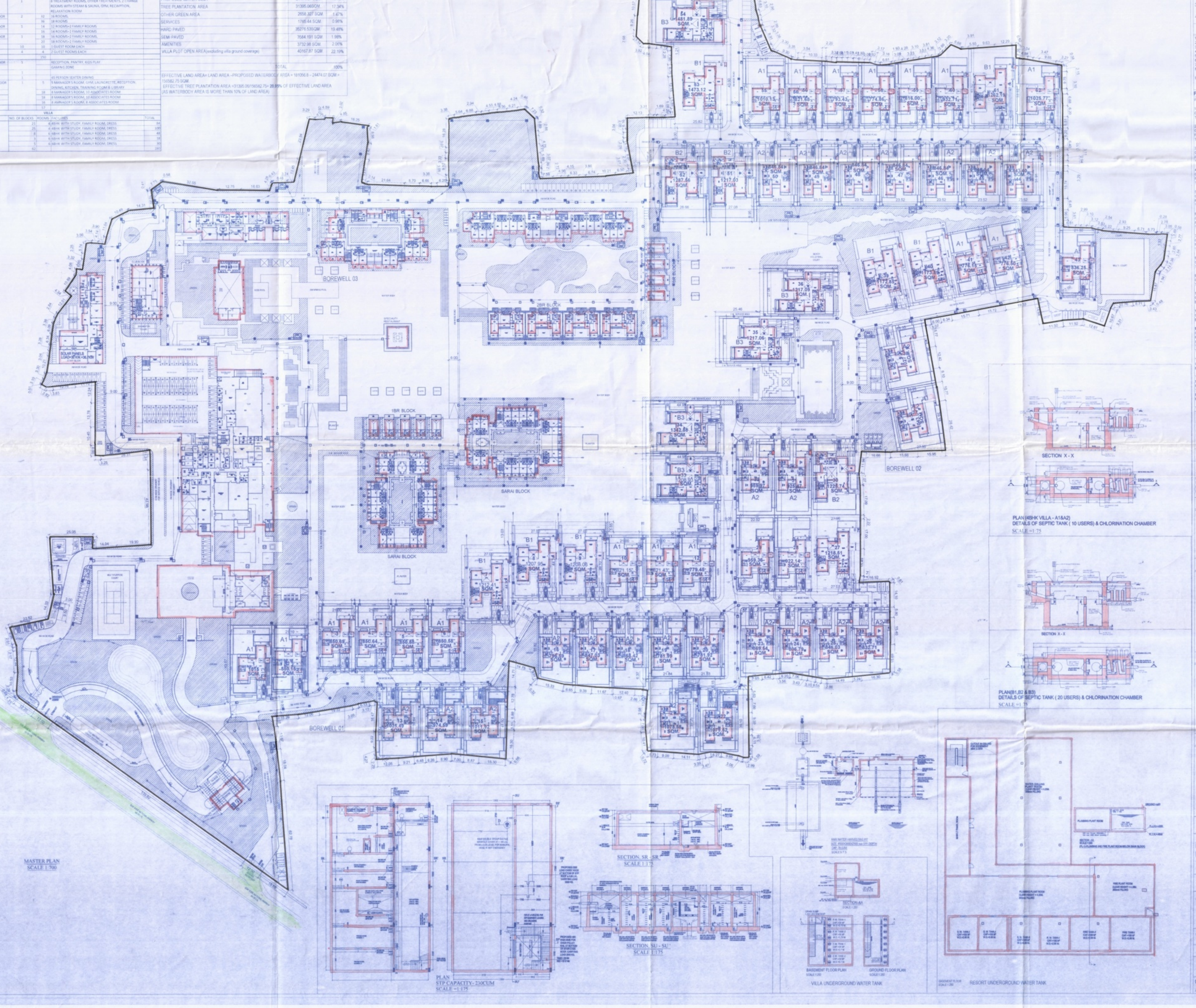
VILLA

NAME/TYPE	NO. OF BLOCKS	ROOMS	FACILITIES	TOTAL
VILLA A1	21	4	4BHK WITH STUDY, FAMILY ROOM, DRESS	84
VILLA A2	25	4	4BHK WITH STUDY, FAMILY ROOM, DRESS	100
VILLA B1	8	6	6BHK WITH STUDY, FAMILY ROOM, DRESS	48
VILLA B2	3	6	6BHK WITH STUDY, FAMILY ROOM, DRESS	18
VILLA B3	5	6	6BHK WITH STUDY, FAMILY ROOM, DRESS	30
	62			280

LAND USE AREA STATEMENT

LAND AREA	181056.82 SQM	
GROUND COVERAGE (RESORT BLOCK +VILLA PLOT AREA)	38002.35 SQM	20.99%
PROPOSED WATER BODY	24474.07 SQM	13.52%
TREE PLANTATION AREA	31395.06SQM	17.34%
OTHER GREEN AREA	2658.327 SQM	1.47%
SERVICES	1785.44 SQM	0.98%
HARD PAVED	35276.535SQM	19.48%
SEMI PAVED	3584.191 SQM	1.98%
AMENITIES	3732.98 SQM	2.06%
VILLA PLOT OPEN AREA(excluding villa ground coverage)	40167.87 SQM	22.19%
TOTAL		100%

EFFECTIVE LAND AREA= LAND AREA -PROPOSED WATERBODY AREA = 181056.8 - 24474.07 SQM = 156582.75 SQM.
EFFECTIVE TREE PLANTATION AREA =31395.06/156582.75= 20.05% OF EFFECTIVE LAND AREA (AS WATERBODY AREA IS MORE THAN 10% OF LAND AREA)


MASTER PLAN
SCALE 1:700

A. GENERAL NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE SPECIFIED
2. ALL EXTERNAL PLASTER ARE 18 MM THK AND INTERNAL PLASTERS ARE 12 MM THK RESPECTIVELY.
3. ALL EXTERNAL WALLS ARE 200 THK & INTERNAL PARTITION WALLS ARE 100 THK. UNLESS OTHERWISE MENTIONED.
4. ALL ELECTRICAL AND PLUMBING WORKS ARE CONSIDERED AS PER I.S.CODE

B. AREA STATEMENT :

1. AREA OF LAND (DEED) = 181704.01 SQM
2. AREA OF LAND (SURVEY) = 181056.82 SQM
3. AREA OF PROPOSED WATER BODY= 24474.07 SQM
4. PLOT AREA FOR RESORT = 81129.8 SQM
5. PLOTTED AREA OF VILLAS = 99927.02SQM (INCLUDING PROPOSED WATER BODY)
6. COMMON GREEN AREA = 31720.02 SQM. (20.09% OF EFFECTIVE LAND AREA)
7. PERMISSIBLE HEIGHT = ABOVE 50M
8. PERMISSIBLE GROUND COVERAGE= 40% = 72422.72 SQM
9. NO OF PARKING REQUIRED : 1 FOR 100 SQM FLOOR AREA AND PART THEREOF FOR ADDITIONAL 100SQM FLOOR AREA

PREVIOUS SANCTIONED AREA RESORT

PLOT AREA FOR RESORT -81129.8SQM

1.SPA BLOCK
GROUND FLOOR AREA (SPA) =782.22 sqm
TOTAL BUILT UP FLOOR AREA (SPA) =782.22 SQM

2. CLUB BLOCK
GROUND FLOOR OF CLUB BLOCK = 567.38 SQM
FIRST FLOOR OF CLUB BLOCK = 390.06SQM
TOTAL BUILT UP AREA OF CLUB BLOCK = 957.44 SQM

3.SARAI 1
GROUND FLOOR OF SARAI 1 = 1227.965SQM
FIRST FLOOR OF SARAI 1 = 1149.47SQM
TOTAL BUILT UP AREA OF SARAI 1 = 2,377.43 SQM

4.SARAI 2
GROUND FLOOR OF SARAI 2= 1227.965SQM
FIRST FLOOR OF SARAI 2= 1149.47SQM
TOTAL BUILT UP AREA OF SARAI 2 = 2,377.43 SQM

5.EAST END SUITE
GROUND FLOOR OF EAST END SUITE= 1313.5SQM
FIRST FLOOR OF EAST END SUITE = 1245.76 SQM
TOTAL BUA OF EAST END SUITE = 2,559.26 SQM

6.FAMILY BLOCK
GROUND FLOOR OF FAMILY BLOCK = 1212.665SQM
FIRST FLOOR OF FAMILY BLOCK = 1118.539SQM
TOTAL BUA OF FAMILY BLOCK = 2331.204SQM

7.MAIN BLOCK
GROUND FLOOR OF MAIN BLOCK = 4199.36SQM
FIRST FLOOR OF MAIN BLOCK = 2847.1SQM
TOTAL BUA OF MAIN BLOCK = 7046.46 SQM

8.1BR UNIT(10UNITS)
GROUND FLOOR OF FAMILY BLOCK=56.84SQM
TOTAL BUA OF 10 1BR UNITS = 568.4 SQM

9. 2BR UNIT(4UNITS)
GROUND FLOOR OF FAMILY BLOCK= 168.58 SQM
TOTAL BUA OF 4 2BR UNITS = 674.32 SQM

10.SWIMMING POOL PAVILION BLOCK
GROUND FLOOR OF FAMILY BLOCK = 567SQM
BUA GROUND FLOOR OF FAMILY BLOCK = 535.94 SQM

11.SPECIALITY RESTAURANT
GROUND FLOOR OF FAMILY BLOCK = 144SQM
BUA GROUND FLOOR OF FAMILY BLOCK = 144 SQM

12.STAFF BLOCK
GROUND FLOOR OF STAFF BLOCK = 864.78SQM
FIRST FLOOR OF STAFF BLOCK = 842.56SQM
SECOND FLOOR OF STAFF BLOCK =842.56SQM
THIRD FLOOR OF STAFF BLOCK =710.88SQM
TOTAL BUA OF STAFF BLOCK = 3,260.79 SQM

TOTAL BUP OF RESORT BLOCKS: 23698.925QM
GROUND COVERAGE OF RESORT BLOCKS 16695.755QM
MAXIMUM HEIGHT OF THE BUILDINGS 13.8m

TOTAL NO. OF ROOMS = 150
NO. OF PARKING PROVIDED FOR EAST END SUITE, FAMILY BLOCK, 1BR, 2BR, SARAI 1&2 = 150/5 = 30
TOTAL NO OF PARKING REQUIRED FOR SPA,CLUB,MAIN BLOCK, POOL PAVILION, STAFF BLOCK, SPECILAITY RESTAURANT = 12726.85/100 = 127.26SQM
TOTAL NO. OF PARKING REQUIRED FOR RESORT =157

PROPOSED GROUND COVERAGE OF EXPERIENCE CENTER = 512.27sqm
PROPOSED BUP AREA OF EXPERIENCE CENTER = 198.04 sqm
PROPOSED BUP AREA FOR SERVICES -284.48SQM (exempted)
PROPOSED BUP AREA FOR KIOSK -64.58SQM(exempted)
BASEMENT FOR SERVICES = 1464.63 sqm(exempted)

VILLA

PLOT AREA FOR VILLA -99,927.02SQM (INCLUDING WATERBODY)

1.VILLA A1(21NOS)
PROPOSED GROUND COVERAGE 282.81SQM
BREAK UP OF COVERED AREA
- GROUND FLOOR AREA 217.71 SQM
- FIRST FLOOR AREA 224.96 SQM
- TOTAL 442.67SQ.M

NO. OF A1 VILLAS: 21
TOTAL GROUND COVERAGE 282.81X21 = 5939.01 SQM
TOTAL BUP: 442.67x21=9296.07 SQM
NO. OF PARKING PROVIDED: 4

2.VILLA A2(25NOS)
PROPOSED GROUND COVERAGE 301.61SQM
BREAK UP OF COVERED AREA
- GROUND FLOOR AREA 222.89 SQM
- FIRST FLOOR AREA 228.12 SQM
- TOTAL 451.01 SQ.M

TOTAL GROUND COVERAGE 301.61X25 = 7,540.25SQM
TOTAL BUP: 451.01X25=11275.25 SQM
NO. OF PARKING PROVIDED: 4

3.VILLA B1(8NOS)
PROPOSED GROUND COVERAGE 439.06 SQM
BREAK UP OF COVERED AREA
- GROUND FLOOR AREA 348.44 SQM
- FIRST FLOOR AREA 356.56 SQM
- TOTAL 705.00 SQ.M

TOTAL GROUND COVERAGE 439.06X8 = 3,512.48 SQM
TOTAL BUP: 705.00X8=5640.00 SQM
NO. OF PARKING PROVIDED: 7

4.VILLA B2(3NOS)
PROPOSED GROUND COVERAGE 475.54 SQM
BREAK UP OF COVERED AREA
- GROUND FLOOR AREA 350.72 SQM
- FIRST FLOOR AREA 356.25 SQM
- TOTAL 706.97 SQ.M

TOTAL GROUND COVERAGE 475.54X3 = 1,426.62 SQM
TOTAL BUP 706.97X3= 2120.91 SQM
NO. OF PARKING PROVIDED: 7

5.VILLA B3(5NOS)
PROPOSED GROUND COVERAGE 475.54 SQM
BREAK UP OF COVERED AREA
- GROUND FLOOR AREA 350.72 SQM
- FIRST FLOOR AREA 356.25 SQM
- TOTAL 706.97 SQ.M

TOTAL GROUND COVERAGE 475.54X5 = 2,377.75SQM
TOTAL BUP 706.97X5= 3534.85 SQM
NO. OF PARKING PROVIDED: 7

TOTAL GROUND COVERAGE OF VILLAS: 20771.57 SQM
TOTAL BUP OF VILLAS: 31867.08 SQM

TOTAL NO. OF PARKING PROVIDED FOR VILLAS: 296

PROPOSED BUP AREA FOR SERVICES -315.2SQM(exempted)

TOTAL GROUND COVERAGE =(16695.755QM+20794.38+512.27) SQM = 38002.35 SQM = 20.99%
TOTAL BUILT UP AREA(including sanctioned and exempted area) =(23698.92+31867.08+284.48+64.58+315.2+1464.63+198.04) SQM = 57792.93 SQM
TOTAL EXEMPTED AREA = (284.48+64.58+315.2+1464.63) SQM = 2128.89 SQM
PROPOSED BUILT UP AREA =(57792.93-2128.89) SQM =55664.04 SQM
FAR ACHIEVED =(55466/181056.82) = 0.307
MAXIMUM HEIGHT OF THE BUILDINGS =13.8m
NO. OF PARKING PROVIDED FOR RESORT AND VILLAS =157+296 = 453

C. SIGNATURE OF OWNER :

PURTI HOTELS AND RESORTS PVT. LTD.
Director

ABHIYAN COMMERCIAL PVT. LTD.
Director.

GODBALAJI TRADELINK (P) LTD.
[illegible]

SIGNATURE OF OWNER

D. CERTIFICATE OF STRUCTURAL ENGINEER :

CERTIFIED THAT 'THE STRUCTURAL DESIGN & DRAWINGS OF BOTH FOUNDATION & SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECTS.'

SANJIV J. PAREKH
M.E.(STRUCT.), M.E.(CONST. ENG.),
B.C.E., FIE-(F-018202-0)
E. S. E. No. 104 (I) K. M. C.

SIGNATURE OF STRUCTURAL ENGINEER
SANJIV PAREKH

E. CERTIFICATE OF ARCHITECT:

I CERTIFY THE PLAN ITSELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER BUILDING BYLAWS, THE BUILD UP SITE IS NOT A TANK OR FILLED UP TANK AND ALSO CONFIRMED THE SAID BUILDING IS SAFE AND STABLE IN ALL RESPECT.

VIVEK SINGH RATHORE
Registered Architect
Reg. No. CA/2001/28162

SIGNATURE OF ARCHITECT
VIVEK SINGH RATHORE

F. PROJECT:

PROPOSED RESIDENTIAL COMPLEX & RESORT COMPLEX (G+1) MAIN BLOCK,SARAI 1 & 2,EAST END SUITE,FAMILY BLOCK ,CLUB BLOCK, (G)1BR VILLA SUITE,2BR SUITE, SPA BLOCK,SWIMMING POOL PAVILION,(G+3) STAFF BLOCK AND RESIDENTIAL COMPLEX AT DAG NO.
155,161,162,163,164,210,399,400,401,403,404,405,406,407,408,409,410,411,412,413, 414,418,419,420,422,423,424,425,426,427,428,429,430,431,432,433,434,435,436,437, 438,439,440,441,442,454,455,458,459,460,462,463,464,465,466,467,468,469,470,471, 472,473,474,475,476,477,478,479,480,481,482,483,484,485,486,487,488,489,490,491, 492,493,494,495,496,497,498,499,500,501,502,503,504,505,513,578,579,580,583,584, 585,586,588,589,590,591,592,593,594,595,596,597,604,605, MOUZA - SOMSARA & SRIRAMPUR, P.S -DADPUR, P.O- HANRAL, DIST - HOOGLY WEST BENGAL

G. CLIENT:

Purti Hotels & Resorts Pvt. Ltd.	Abhiyan Commercial Pvt. Ltd	God Balaji Tradelink Pvt. Ltd.
14 N.S Road, Kolkata-700001	49A, T. C Road, Kolkata-700053	14 N. S Road, Kolkata- 700001

H. ARCHITECTS:

Ecostation, BP - 7, 9th Floor, Sector V, Salt Lake, Kolkata - 700091, India
email:projects@salientdesignstudio.com
Tel: 033-23670979, 23679080/81
www.salientdesignstudio.com

May be Technically vetted
Assistant Engineer
Hooghly Zilla Parishad

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SANCTION DRAWING

Technically vetted
District Engineer
Hooghly Zilla Parishad

TITLE : MASTER PLAN LAYOUT			
DWG. NO: AR/MERAKI/SANC/MP1	NOTE Scale 1:700,250 175,75	DATE 07.06.23	SHEET NO - MP1