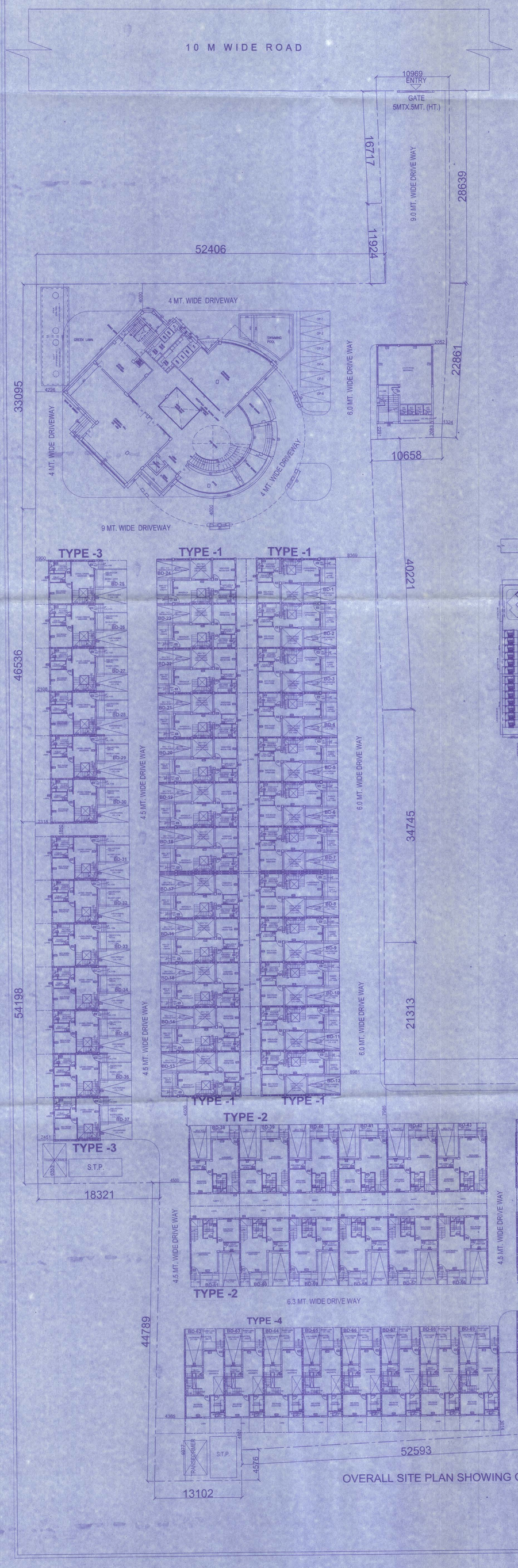

SANCTIONED AREA VIDE MEMO NO : 1177/ZP/Engg/BP/19 DATED : 23/10/19

LAND AREA	=	2.4 ACRES	
	=	10,334.40 SQ.M.	
	=	1,20,000.48 SQ.FT.	
WIDTH OF ABUTTING ROAD (ACTUAL MEANS OF ACCESS)		10.06 Mtrs.	
PERMISSIBLE GROUND COVERAGE		45%	

SANCTIONED :-

BLOCK WKD.	SANCTIONED TOTAL FL. AREA WITH DUCT (Sqm.)			SANCTIONED DUCT/CUTOUT /TERRACE AREA (Sqm.)	SANCTIONED TOTAL FL. AREA WITHOUT DUCT (Sqm.)	SANCTIONED LIFT WELL (Sqm.)	SANCTIONED FL. AREA WITHOUT LIFT WELL (Sqm.)	SANCTIONED STAIR WELL (Sqm.)	SANCTIONED FL. AREA WITHOUT STAIR WELL (Sqm.)	DEDUCTION TABLE FROM F.A.R.				AFTER DEDUCTION SANCTIONED FLOOR AREA (Sqm.)
Building -1 GR. FLOOR (WITH LIFT WELL)	973.63			58.89	914.74	0	914.74	0	914.74	5.4	25.42			
	SANCTIONED FLOOR AREA	NOS OF FLOOR	SANCTIONED TOTAL AREA											
Building -1 (G+4) (1ST TO 4TH FL.)	885.47	4	3541.88	256.56	3706.32	24.8	3681.52	3.30	3678.32	21.6	101.68			
Building -3 GR. FLOOR (WITH LIFT WELL)	980.12			58.89	921.23	0	921.23	0	921.23	5.4	25.42			
	SANCTIONED FLOOR AREA	NOS OF FLOOR	SANCTIONED TOTAL AREA											
Building -3 (G+4) (1ST TO 4TH FL.)	885.47	4	3541.88	256.56	3706.32	24.8	3681.52	3.30	3678.32	21.6	101.68			
Building -2 GR. FLOOR (WITH LIFT WELL)	973.63			58.89	914.74	0	914.74	0	914.74	5.4	25.42			
	SANCTIONED FLOOR AREA	NOS OF FLOOR	SANCTIONED TOTAL AREA											
Building -2 (G+4) (1ST TO 4TH FL.)	885.47	4	3541.88	235.56	3706.32	24.8	3681.52	3.30	3678.32	21.6	101.68			
Building -4 GR. FLOOR (WITH LIFT WELL)	996.70			58.6	941.10	0	941.10	0	941.10	5.4	25.42			
	SANCTIONED FLOOR AREA	NOS OF FLOOR	SANCTIONED TOTAL AREA											
Building -4 (G+4) (1ST TO 4TH FL.)	911.13	4	3644.52	272.78	3407.24	24.8	3382.44	3.30	3379.24	21.6	101.68			
Building -5 GR. FLOOR (WITH LIFT WELL)	496.74			17.42	439.32	0	439.32	0	439.32	5	25.37			
	SANCTIONED FLOOR AREA	NOS OF FLOOR	SANCTIONED TOTAL AREA											
Building -5 (G+4) (1ST TO 4TH FL.)	464.12	4	1856.48	71.36	1785.12	27.32	1757.80	0.00	1757.80	20	101.48			
Building -6 GR. FLOOR (WITH LIFT WELL)	973.63			58.89	914.74	0	914.74	0	914.74	5.4	25.42			
	SANCTIONED FLOOR AREA	NOS OF FLOOR	SANCTIONED TOTAL AREA											
Building -6 (G+4) (1ST TO 4TH FL.)	885.47	4	3541.88	235.56	3706.32	24.8	3681.52	3.20	3678.32	21.6	101.68			
Services Block	86.9	1	86.9	0	86.30	0	86.30	0.00	86.30					
TOTAL				24953.31			24886.49		24882.49	169	762.35			23,950.14

TOTAL SANCTIONED BUILTUP AREA OF THE PROJECT	24882.49	SQM.
	267835.12	Sq.Ft.

TOTAL SANCTIONED NO. OF FLAT

BLOCK WKD.	FLOOR NO.	NO. OF FLAT
BLOCK-1	G+ 4	160
BLOCK-3	G+ 4	60
BLOCK-2	G+ 4	56
BLOCK-4	G+ 4	61
BLOCK-5	G+ 4	32
BLOCK-6	G+ 4	60
TOTAL SANCTIONED NOS OF FLAT		329

SANCTIONED CAR PARKING CALCULATION :-

BLOCK WKD.	FLOOR NO.	SANCTIONED TOTAL SERVICES AND FLAT AREA AT GROUND FLOOR (SQ.M)	SANCTIONED TOTAL COVERED AREA OF FLAT IN EACH BLOCK
BLOCK -1	(G+4)	337.71	3555.04
BLOCK -3	(G+4)	336.76	3555.04
BLOCK -2	(G+4)	337.71	3555.04
BLOCK -4	(G+4)	406.91	3255.96
BLOCK -5	(G+4)	77.20	408.95
BLOCK -6	(G+4)	337.71	3555.04
		1833.69	17685.67
SANCTIONED TOTAL COVERED AREA OF FLAT IN ALL BLOCKS		19519.76	

Sanctioned Required nos. of car parking		
UPTO 600 SQ.M	-	5
UPTO 5000 SQ.M	-	37
UPTO [19718.75 - 5000] SQ.M	-	534
TOTAL NUMBER OF PARKING		575

SANCTIONED TOTAL CAR PARKING PROVIDED FOR THE PROJECT	NOS
a) COVERED PARKING	149
b) OPEN PARKING	74
TOTAL	223

TOTAL SANCTIONED GROUND COVERED AREA FOR THE PROJECT	
1) For Building 1	927.39 Sq.M.
2) For Building 2	927.39 Sq.M.
3) For Building 3	927.39 Sq.M.
4) For Building 4	852.68 Sq.M.
5) For Building 5	446.73 Sq.M.
6) For Building 6	927.39 Sq.M.
7) Services Block	86.30 Sq.M.
TOTAL :	5,094.88 Sq.M.
SANCTIONED GROUND COVERAGE FOR THE PROJECT	44.95 < 45%

REVISED AREA:

REVISED AREA

LAND AREA	=	2.80 ACRES
	=	11,334.40 SQ.M.
	=	1,22,003 SQ.FT
WIDTH OF ABUTTING ROAD (ACTUAL MEANS OF ACCESS)	=	10.06 Mtrs.
PERMISSIBLE GROUND COVERAGE	=	45%

REVISED :-

TYPE 1 BUILDING

BLOCK WKD.	TOTAL FL. AREA WITH DUCT (Sqm.)	DUCT/CUTOUT /TERRACE AREA (Sqm.)	FL. AREA WITHOUT DUCT (Sqm.)	STAIR WELL (Sqm.)	TOTAL FL. AREA WITHOUT STAIR WELL (Sqm.)	LIFT WELL (Sqm.)	FL. AREA WITHOUT LIFT WELL (Sqm.)	NO OF FLOORS	TOTAL NET FLOOR AREA (Sqm.)	DEDUCTION TABLE FOR F.A.R. LIFT LOBBY (Sqm.)	STAIR (Sqm.)	MANTADORY CAR PARKING FOR BONUS (Sqm.)	AFTER DEDUCTION FLOOR AREA (Sqm.)
TYPE 1 (G+1) GR.FLOOR AREA	46.675	0	46.675	0	46.675	0	46.675	1	46.675	0	7.74		
TYPE 1 (G+1) 1ST FLOOR AREA	57.358	0	57.358	1.58	55.796	0	55.796	1	55.796	0	7.74		
TOTAL	104.033	0	104.033	1.58	102.471	0	102.471	2	102.471	0	15.48		86.99
NO. OF TYPE 1 BUILDING	24 NOS.												
TOTAL AREA FOR TYPE 1 BUILDING	104.03 SQ.MT. 2466.79 SQ.MT. 26875 SQ.FT.			X24 NOS.									

TYPE 2 BUILDING

BLOCK WKD.	TOTAL FL. AREA WITH DUCT (Sqm.)	DUCT/CUTOUT /TERRACE AREA (Sqm.)	FL. AREA WITHOUT DUCT (Sqm.)	STAIR WELL (Sqm.)	TOTAL FL. AREA WITHOUT STAIR WELL (Sqm.)	LIFT WELL (Sqm.)	FL. AREA WITHOUT LIFT WELL (Sqm.)	NO OF FLOORS	TOTAL NET FLOOR AREA	DEDUCTION TABLE FOR F.A.R. LIFT LOBBY (Sqm.)	STAIR (Sqm.)	MANTADORY CAR PARKING FOR BONUS (Sqm.)	AFTER DEDUCTION FLOOR AREA (Sqm.)
TYPE 2 (G+1) GR.FLOOR AREA	51.597	0	51.597	0	51.597	0	51.597	1	51.597	0	8.225		
TYPE 2 (G+1) 1ST FLOOR AREA	64.554	0	64.55	1.125	63.429	0	63.429	1	63.429	0	8.225		
TOTAL	116.151	0	116.151	1.13	115.026	0	115.026	2	115.026	0	16.450		98.58
NO. OF TYPE 2 BUILDING	24 NOS.												
TOTAL AREA FOR TYPE 2 BUILDING	116.15 SQ.MT. 2757.42 SQ.MT. 29006 SQ.FT.			X24 NOS.									

TYPE 3 BUILDING

BLOCK WKD.	TOTAL FL. AREA WITH DUCT (Sqm.)	DUCT/CUTOUT /TERRACE AREA (Sqm.)	FL. AREA WITHOUT DUCT (Sqm.)	STAIR WELL (Sqm.)	TOTAL FL. AREA WITHOUT STAIR WELL (Sqm.)	LIFT WELL (Sqm.)	FL. AREA WITHOUT LIFT WELL (Sqm.)	NO OF FLOORS	TOTAL NET FLOOR AREA	DEDUCTION TABLE FROM F.A.R. LIFT LOBBY (Sqm.)	STAIR (Sqm.)	MANTADORY CAR PARKING FOR BONUS (Sqm.)	AFTER DEDUCTION FLOOR AREA (Sqm.)
TYPE 3 (G+1) GR.FLOOR AREA	45.825	0	45.825	0	45.825	0	45.825	1	45.825	0	8.875		
TYPE 3 (G+1) 1ST FLOOR AREA	50.925	0	50.925	1.56	49.363	0	49.363	1	49.363	0	8.875		
TOTAL	96.750	0	96.750	2	95.188	0	95.188	2	95.188	0	17.750		77.44
NO. OF TYPE 3 BUILDING	13 NOS.												
TOTAL AREA FOR TYPE 3 BUILDING	96.75 SQ.MT. 1257.75 SQ.MT. 13538 SQ.FT.			X12 NOS.									

TYPE 4 BUILDING

BLOCK WKD.	TOTAL FL. AREA WITH DUCT (Sqm.)	DUCT/CUTOUT /TERRACE AREA (Sqm.)	FL. AREA WITHOUT DUCT (Sqm.)	STAIR WELL (Sqm.)	TOTAL FL. AREA WITHOUT STAIR WELL (Sqm.)	LIFT WELL (Sqm.)	FL. AREA WITHOUT LIFT WELL (Sqm.)	NO OF FLOORS	TOTAL NET FLOOR AREA	DEDUCTION TABLE FROM F.A.R. LIFT LOBBY (Sqm.)	STAIR (Sqm.)	MANTADORY CAR PARKING FOR BONUS (Sqm.)	AFTER DEDUCTION FLOOR AREA (Sqm.)
TYPE 4 (G+2) GR.FLOOR AREA	54.430	0	54.43	0	54.43	0	54.43	1	54.43	0	9.624		
TYPE 4 (G+2) 1ST FLOOR AREA	64.455	4.125	60.31	1.00	59.31	0	59.31	1	59.31	0	9.624		
TYPE 4 (G+2) 2ND FLOOR AREA	37.275	0	37.28	1.00	36.28	0	36.28	1	36.28	0	9.624		
TOTAL	156.160	4.125	152.02	2	150.02	0	150.02	3	150.02	0	29.87		120.14
NO. OF TYPE 4 BUILDING	16 NOS.												
TOTAL AREA FOR TYPE 4 BUILDING	156.14 SQ.MT. 2499.24 SQ.MT. 26891 SQ.FT.			X16 NOS.									

AMENITIES & FACILITIES BLOCK

BLOCK WKD.	TOTAL FL. AREA WITH DUCT (Sqm.)	DUCT/CUTOUT /TERRACE AREA (Sqm.)	FL. AREA WITHOUT DUCT (Sqm.)	STAIR WELL (Sqm.)	TOTAL FL. AREA WITHOUT STAIR WELL (Sqm.)	LIFT WELL (Sqm.)	FL. AREA WITHOUT LIFT WELL (Sqm.)	NO OF FLOORS	TOTAL NET FLOOR AREA	DEDUCTION TABLE FROM F.A.R. LIFT LOBBY (Sqm.)	STAIR (Sqm.)	MANTADORY CAR PARKING FOR BONUS (Sqm.)	AFTER DEDUCTION FLOOR AREA (Sqm.)
AMENITIES & FACILITIES BLOCK (G+2)GR.FLOOR AREA	545.241	0	545.24	0	545.24	0	545.24	1	545.24	3	36.232		
AMENITIES & FACILITIES BLOCK (G+2)1ST FLOOR AREA	555.972	0	555.97	2.50	553.47	3.61	549.86	1	549.86	3	36.232		
AMENITIES & FACILITIES BLOCK (G+2)2ND FLOOR AREA	311.044	0	311.04	2.50	308.54	3.61	304.93	1	304.93	3	36.232		
TOTAL	1412.257	0	1412.28	5.00	1407.26	7.22	1400.04	3	1400.04	9.00	108.696	-	1282.34
NO. OF AMENITIES & FACILITIES BLOCK	1.00												
BUILTUP AREA FOR AMENITIES & FACILITIES BLOCK	1310.16 SQ.MT. 1412.28 SQ.MT. 15201.53 SQ.FT.			X1 NOS.									

UTILITY BLOCK

BLOCK WKD.	TOTAL FL. AREA WITH DUCT (Sqm.)	DUCT/CUTOUT /TERRACE AREA (Sqm.)	FL. AREA WITHOUT DUCT (Sqm.)	STAIR WELL (Sqm.)	TOTAL FL. AREA WITHOUT STAIR WELL (Sqm.)	LIFT WELL (Sqm.)	FL. AREA WITHOUT LIFT WELL (Sqm.)	NO OF FLOORS	TOTAL NET FLOOR AREA	DEDUCTION TABLE FROM F.A.R. LIFT LOBBY (Sqm.)	STAIR (Sqm.)	MANTADORY CAR PARKING FOR BONUS (Sqm.)	AFTER DEDUCTION FLOOR AREA (Sqm.)
UTILITY BLOCK (G+1) GR. FLOOR AREA	99.875	0	99.88	0	99.88	0	99.88	1	99.69	0	16.2		
UTILITY BLOCK (G+1) 1ST FLOOR AREA	99.875	0	99.88	0.00	99.88	0	99.88	1	99.69	0	16.2		
TOTAL	199.750	0	199.75	0	199.75	0	199.75	2	199.75	0	32.40		167.35
NO. OF UTILITY BLOCK	1 NOS.												
TOTAL AREA FOR UTILITY BLOCK	199.75 SQ.MT. 199.75 SQ.MT. 2150 SQ.FT.			X1 NOS.									

TOTAL REVISED BUILTUP AREA OF THE PROJECT	10652.413 SQ.MT 114683 SQ.FT
TOTAL REVISED NET BUILTUP AREA OF THE PROJECT	10457.40 SQ.MT 112563 SQ.FT

REVISED TOTAL CAR PARKING PROVIDED FOR THE PROJECT

FOR TYPE 1,2,3 & 4 BUILDING		
CAR PARKING FOR TYPE 1 BUILDING	2401 NOS.	24 NOS.
CAR PARKING FOR TYPE 2 BUILDING	1651 NOS.	24 NOS.
CAR PARKING FOR TYPE 3 BUILDING	1551 NOS.	12 NOS.
CAR PARKING FOR TYPE 4 BUILDING	1551 NOS.	11 NOS.
PARKING FOR TYPE 1,2,3 & 4 BUILDING		71 NOS.
PARKING FOR AMENITIES & FACILITIES BLOCK		8 NOS.
PROPOSED TOTAL PARKING		79 NOS.

REVISED TOTAL GROUND COVERED AREA FOR THE PROJECT	
GROUND COVERAGE FOR TYPE 1	1120.2
GROUND COVERAGE FOR TYPE 2	1239.375
GROUND COVERAGE FOR TYPE 3	595.725
GROUND COVERAGE FOR TYPE 4	870.88
GROUND COVERAGE FOR AMENITIES & FACILITIES BLOCK	545.241
GROUND COVERAGE FOR UTILITY BLOCK	99.875
REVISED GROUND COVERAGE FOR THE PROJECT	4470.249 39.44 < 45%

NOTE:

BD= BUILDING

REVISED SANCTIONED PLAN
File No. 574/ZP/Engg/BP/19

ASSISTANT ENGINEER
South 24 Pgs. Z.P.

District Engineer
South 24 Pgs. Z.P.

FOR APPROVAL

REVISED PLAN COMPRISING 77 NOS. OF BUNGALOWS ALONG WITH AMENITIES & FACILITIES AT MOUZA- HOGALKURIA, J.L. 67 ,L.R. KHATIAN NO- 1277, L.R.DAG NO- 532(P), 533, 534(P), 535(P),538, 540(P) P.S.- SONARPUR, UNDER BONHOOGLY (I) GRAM PANCHAYAT, DIST.- SOUTH 24 PARGANA , WEST BENGAL, SANCTIONED VIDE MEMO NO. 1177/ZP/ENGG/BP/19 DATED 23/10/19.

I CERTIFY THAT ALL THE ARCHITECTURAL DRAWINGS OF **REVISED PLAN COMPRISING 77 NOS. OF BUNGALOWS ALONG WITH AMENITIES & FACILITIES AT MOUZA- HOGALKURIA, J.L. 67 ,L.R. KHATIAN NO- 1277, L.R.DAG NO- 532(P), 533, 534(P), 535(P),538, 540(P) P.S.- SONARPUR, UNDER BONHOOGLY (I) GRAM PANCHAYAT, DIST.- SOUTH 24 PARGANA , WEST BENGAL, SANCTIONED VIDE MEMO NO. 1177/ZP/ENGG/BP/19 DATED 23/10/19** HAVE BEEN PREPARED BY ME COMPLYING WITH THE PROVISIONS OF THE WEST BENGAL MUNICIPAL BUILDING RULES 2007 . NO SUCH WRONG AND INCORRECT INFORMATION HAS BEEN FURNISHED BY ME INCLUDING AREA CALCULATION CHARTS IN THIS DRAWINGS AND NO VIOLATION OF THE PROVISIONS OF THESE RULES WILL BE FOUND IN ANY OF THE DRAWINGS AND DOCUMENTS, SUBMITTED TO THE SANCTIONING AUTHORITY FOR OBTAINING SANCTIONS.

ATANU CHAKRABORTY
Chartered Architect
CA/99/24684

Signature of Architect

PRAKALPA®
145, NANI GOPAL ROY CHOWDHURY AVENUE,
Mezzanine & 2nd floor, KOLKATA - 700 014
TEL : 033 64507787
WEB SITE : www.prakalpa.in
E-MAIL : prakalpa.arch@gmail.com

CERTIFY THAT THE STRUCTURAL DRAWING AND DESIGN OF BOTH THE FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING/ BUILDINGS HAS BEEN MADE CONSIDERING THE SOIL TEST REPORT (AS PER THESE RULE AND REGULATIONS MADE UNDER THE ACT) AND ALSO CONSIDERING ALL POSSIBLE LOADS, SEISMIC LOAD AND THE MOMENTS GENERATED BY THE PROPOSED STRUCTURE AS PER CURRENT CODES, THE BUREAU OF INDIAN STANDARD AND NATIONAL BUILDING CODE OF INDIA AND CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT UP TO **(G+III)** STORIES AND THESE PROVISIONS SHALL BE ADHERED TO DURING THE CONSTRUCTION.

M/S. MITA SAHA
M.I.E., M.E. (Struct) C.E.
ESE-92 (I)
AG-89, Sec-II, Salt Lake

SIGNATURE OF THE STRUCTURAL ENGINEER

IT IS CERTIFIED THAT THE COMPREHENSIVE GEO-TECHNICAL REPORT ON SOIL INVESTIGATION HAS BEEN PREPARED BY ME FOR DESIGN AND CALCULATION OF THE FOUNDATION BY ANALYZING THE SOIL SAMPLES FOR ESTIMATING THE BEARING CAPACITY OF THE SOIL ON WHICH FOUNDATION OF THE STRUCTURE WILL BE CONSTRUCTED.

RUPAKKUMAR BANERJEE
B.C.E., M.E., MIGS
M.I.E., CHARTERED ENGINEER
ENLISTED GEO TECHNICAL ENGINEER (K.M.C.)
G.T./M/3 (K.M.C.) LM-4279, M.-153678-5

Signature of the Geo-Technical Engineer

Director
MEGACITY SERVICES PVT. LTD.

AUTHORIZED SIGNATORY

TITLE :
OVERALL SITE PLAN SHOWING GROUND FLOOR PLAN ,SITE PLAN

PROJECT ARCHITECT
PRAKALPA®
145, NANI GOPAL ROY CHOWDHURY AVENUE,
Mezzanine & 2nd floor, KOLKATA - 700 014
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WEB SITE : www.prakalpa.in
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DRAWN BY :	PAYEL/SUMANA
CHECKED BY :	ATANU C
APPROVED BY :	
SCALE : 1 : 100	DATE :

SUBMISSION DRAWING

DRAWING NO.	REVISION NO.
HOGOLKURIA/SANC/AR/SITE/01	0