

PROPOSED G+IV STORED RESIDENTIAL BUILDING PLAN AT MOUZA - RACHUNATHPUR, J.L. NO. - 8, R.S. NO. - 134, MOUZI NO.-3027, R.S. / L.R. DAG NO.- 222, 225, 226, 227, 228 - L.R. KHATHAN NO. - 3409, 3410, 119, 118, 279/1, 3824, 3825, 3826, 3827, 3828, 3829, 3894, 3895, 633/1, 3020, 3021, 3022, 3930, 3931, 3946, 3945, 3947, 2492, 3591, 3623, 3939, WARD NO.- 09, P.S. - BAGUATI, UNDER BIDHAN NAGAR MUNICIPAL CORPORATION, DIST- NORTH 24 PGS.

- NAME OF OWNERS -

1. NANDA RANI MONDAL	19. SRI BISWAJIT NASKAR
2. SHYAMAL MONDAL	20. SRI PRANBALLAV SARKAR
3. SMT. PANJU NASKAR	21. SRI BISWANATH DAS
4. SRI BIDESH NASKAR	22. SRI BISHAKHA MANDAL
5. SHRI BISHAKHA MANDAL	23. SRI SOVEN KUMAR NASKAR
6. ASHOK KUMAR NASKAR	24. SRI BISWAJIT NASKAR
7. KRISHNA CHANDRA NASKAR	25. SUTAPA MONDAL
8. SUSANTA KUMAR NASKAR	
9. SMT. MANORAMA NASKAR	
10. SRI BISWAJIT NASKAR	19. SILVER LINE CONSTRUCTION
11. SRI PRANBALLAV SARKAR	20. SRI BISWANATH DAS
12. SMT. BISHAKHA MANDAL	21. SRI SOVEN KUMAR NASKAR
13. SMT. PANJU NASKAR	22. SRI BISWAJIT NASKAR
14. SMT. BULIA NASKAR	23. SRI BISWAJIT NASKAR
15. SMT. SUSHMA DAS	24. SRI SATYAJIT NASKAR
16. SMT. LAXMI PARI CHANDA	25. SUTAPA MONDAL
17. SRI RAJU CHANDA	
18. SHRI NITYARANJAN CHAKRABORTY	

- AREA STATEMENT -

TOTAL AREA OF LAND = 2346.80 SQ.M.	PERMISSIBLE GROUND COVERAGE (80%) = 1110.62 SQ.M.
TOTAL AREA OF LAND = 2346.80 SQ.M.	AREA OF PROPOSED GROUND FLOOR = 1108.52 SQ.M.(49.91%)
TOTAL AREA OF LAND = 2346.80 SQ.M.	AREA OF VACANT LAND = 1112.72 SQ.M.

BLOCK-1
 AREA OF GROUND FLOOR = 340.54 SQ.M.
 SHOP 1 = 28.59 SQ.M.
 SHOP 2 = 20.33 SQ.M.
 SHOP 3 = 14.81 SQ.M.
 SHOP 4 = 7.41 SQ.M.
 SHOP 5 = 16.89 SQ.M.
 SHOP 6 = 10.91 SQ.M.
 SHOP 7 = 12.05 SQ.M.
 SHOP 8 = 9.76 SQ.M.
 SHOP 9 = 9.52 SQ.M.
 SHOP 10 = 8.20 SQ.M.
 SHOP 11 = 8.15 SQ.M.
 SHOP 12 = 9.72 SQ.M.
 SHOP 13 = 10.28 SQ.M.
 SHOP 14 = 6.35 SQ.M.
 SHOP 15 = 6.27 SQ.M.
 SHOP 16 = 8.49 SQ.M.
 SHOP 17 = 8.79 SQ.M.
 SHOP 18 = 6.02 SQ.M.

COMMERCIAL STAIR + PASSAGE = 89.47
 METER = 10.04 SQ.M.
 STAIR(14.85)+LIFT(2.16)+LIFT
 LOBBY(2.60)+PASSAGE(6.65) = 26.26 SQ.M.
 TOILET = 12.23 SQ.M.

BLOCK-2
 AREA OF GROUND FLOOR = 621.95 SQ.M.
 STAIR 1(14.09)+LIFT(2.16)+LIFT
 LOBBY(2.31)+PASSAGE(9.84) = 28.35 SQ.M.
 STAIR 2(14.09)+LIFT(2.16)+LIFT
 LOBBY(2.31)+PASSAGE(9.84) = 28.35 SQ.M.
 COMMUNITY HALL+TOILET=40.65 SQ.M.
 TOILET = 12.23 SQ.M.
 METER AREA = 6.12+8.71 = 14.83 SQ.M.
 AREA OF CARPARKING = 497.90 SQ.M.

BLOCK-3
 AREA OF GROUND FLOOR = 146.03 SQ.M.
 STAIR(15.35)+LIFT(2.72)+LIFT
 LOBBY(2.72)+PASSAGE(3.59) = 24.29 SQ.M.
 PUMP-METER AREA = 10.49 SQ.M.
 AREA OF CARPARKING = 111.25 SQ.M.

TOTAL COMMERCIAL AREA -
 202.54+89.27+188.10 = 479.91 SQ.M.
 % OF COMMERCIAL AREA -
 479.91/1108.52X100 = 8.66 %

BLOCK-2
 AREA OF 1ST, 2ND & 3RD FLOOR EACH = 621.95 SQ.M.
 AREA OF FLAT - A = 75.55 SQ.M.
 AREA OF FLAT - B = 63.73 SQ.M.
 AREA OF FLAT - C = 74.21 SQ.M.
 AREA OF FLAT - D = 76.04 SQ.M.
 AREA OF STAIR(14.09)+LIFT(2.16)+LIFT
 LOBBY(2.31)+PASSAGE(9.84) = 28.35 SQ.M.
 AREA OF FLAT - E = 77.58 SQ.M.
 AREA OF FLAT - F = 72.56 SQ.M.
 AREA OF FLAT - G = 62.30 SQ.M.
 AREA OF FLAT - H = 63.64 SQ.M.
 AREA OF STAIR(14.09)+LIFT(2.16)+LIFT
 LOBBY(2.31)+PASSAGE(9.84) = 28.35 SQ.M.

BLOCK-3
 AREA OF 1ST, 2ND, FLOOR EACH = 146.03 SQ.M.
 AREA OF FLAT - A = 35.32 SQ.M.
 AREA OF FLAT - B = 66.42 SQ.M.
 AREA OF STAIR(15.35)+LIFT(2.72)+LIFT
 LOBBY(2.72)+PASSAGE(3.59) = 24.29 SQ.M.
 AREA OF FLAT - C = 121.74 SQ.M.
 AREA OF FLAT - D = 121.74 SQ.M.
 AREA OF STAIR(15.35)+LIFT(2.72)+LIFT
 LOBBY(2.72)+PASSAGE(3.59) = 24.29 SQ.M.

ROAD WIDTH = 7.10 METER
 PERMISSIBLE HEIGHT OF BUILDING = 15.5 MTR.
 PROPOSED HEIGHT OF BUILDING = 15.490 MTR.
 PROVIDED NO. OF CAR PARKING = 37 NO.S
 REQUIRED NO. OF CAR PARKING = 41
 [(340.54+19.61)X3]-12.23+10.04+[(621.95-18.51-18.48)X4]
 = 1146.03-20.79X4/120 = 36.86 NO.S = 37 NO.S
 PERMISSIBLE F.A.R. = 2.0
 PROPOSED F.A.R. = 2.0
 [(340.54+19.61)X3]-12.23+10.04+[(621.95-18.51-18.48)X4]
 = 1146.03-20.79X4/2221.24 = 1.99 < 2. HENCE OK

- CERTIFICATE OF OWNER -

I HEREBY CERTIFY THAT THE ABOVE MENTIONED INFORMATION IS TRUE AND CORRECT AS PER THE RECORDS OF THE MUNICIPAL CORPORATION AND I HAVE NOT MADE ANY ADDITION OR ALTERATION TO THIS PLAN.

Signature of Owner
 Suptacon
 Promotor

- CERTIFICATE OF ARCHITECT & ENGINEER -

I HEREBY CERTIFY THAT THE PLANS AND SPECIFICATIONS OF THE BUILDING AS SHOWN ON THESE DRAWINGS HAVE BEEN PREPARED BY ME OR UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL THE REQUIREMENTS OF THE BUILDING REGULATIONS AND I HAVE TAKEN ALL NECESSARY PRECAUTIONS TO ENSURE THAT THE PLANS AND SPECIFICATIONS ARE IN ACCORDANCE WITH THE BUILDING REGULATIONS OF BIDHANAGAR MUNICIPAL CORPORATION.

Signature of Architect & Engineer
 Suptacon
 Architect & Engineer

SIGNATURE OF ARCHITECT (I.E.S.)

SIGNATURE OF ARCHITECTURAL ENGINEER

SIGNATURE OF GEO TECHNICAL ENGINEER

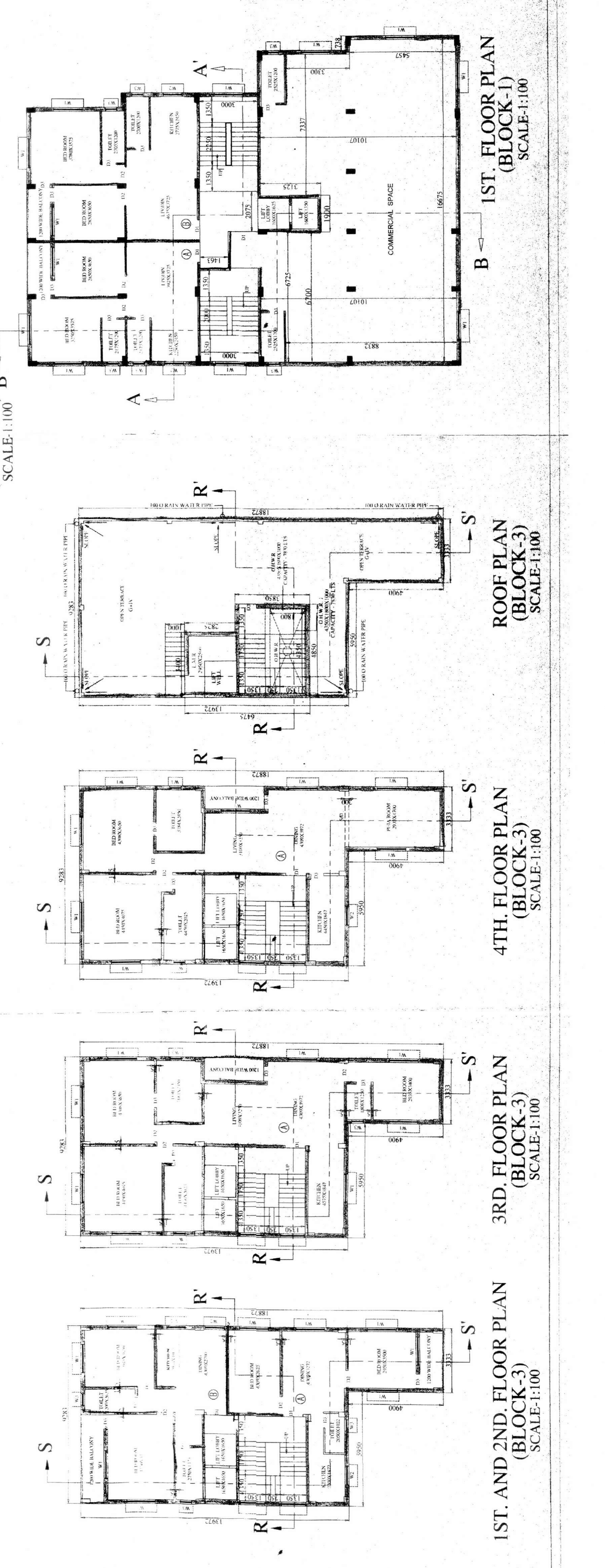
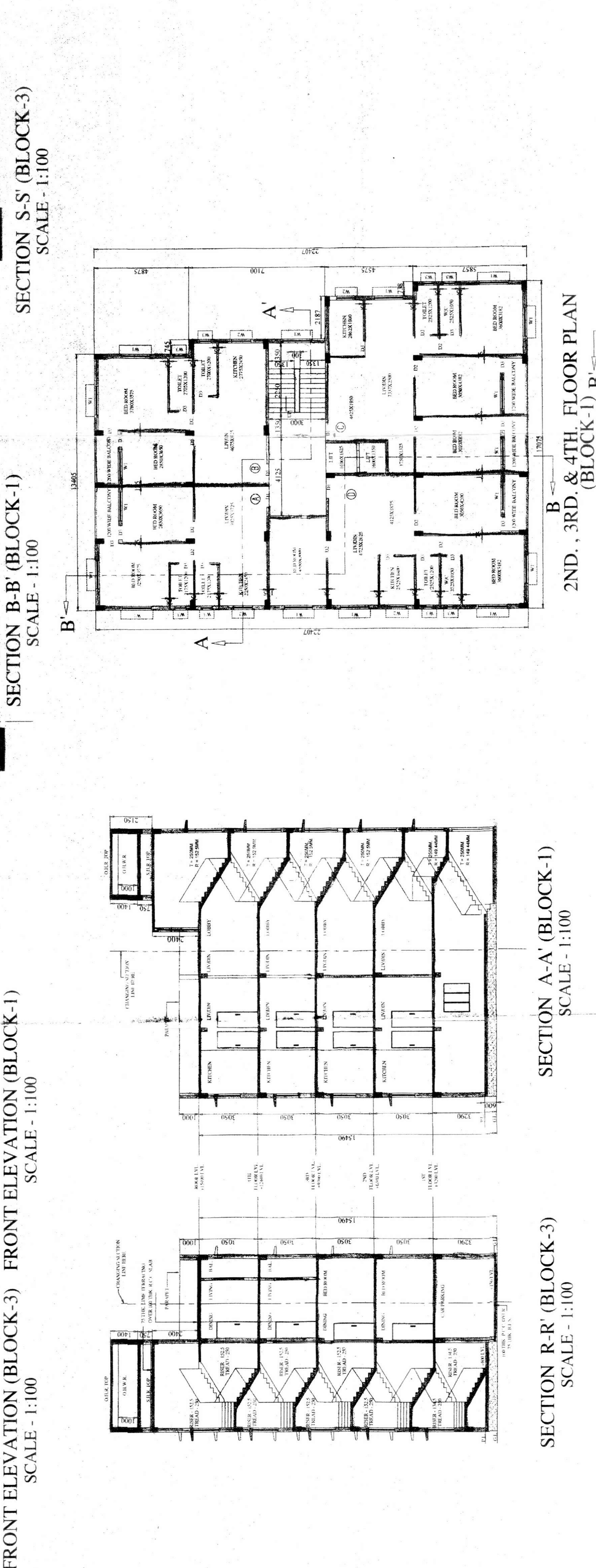
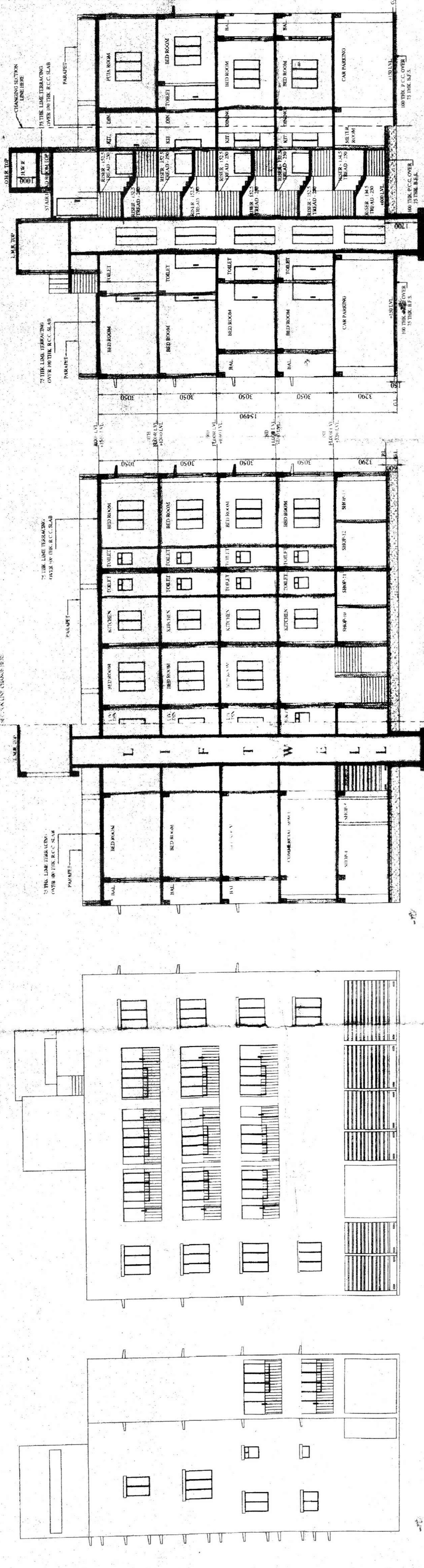
SIGNATURE OF OWNER

SIGNATURE OF ARCHITECT & ENGINEER

OFFICE ADD:
 AB 421, KRISHNAPUR, SAMARPALLY,
 KOLKATA 700 102.
 CONTACT - 9851862696

SHEET - 3 OF 3

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PARTY'S COPY

ANY DEVIATION SHALL
MEAN PENALIZATION

Valid Upto 27.10.2025

11.7.23
Executive Engineer
(Building Plan)
Bichalnagar Municipal Corporation

APPROVED
Bichalnagar Municipal Corporation
Paura Bhawan, FD-415A, Sector-III
Kolkata-700086, 885162 A 120-21 (S/3)
No. BNC/BA/885/162A/20-21 (S/3)
Date: 28/10/2023

- Approved Subject to:
- 1) Building rules for Bichalnagar Municipal Corporation shall have to be observed.
 - 2) No wastage of water shall be made, check valve must be provided in ground/under ground & overhead reservoir.
 - 3) In no case water from any pipe and the house sewer directly or through any yard gully.
 - 4) Plan showing internal sewer system and water supply lines have got to be separately sanctioned.
 - 5) Any existing or construction it should be sanctioned with that of plans sanctioned and all the conditions as proposed in the plan shall be fulfilled.
 - 6) Road and footpath shall not be encroached by dumping of building materials, making of roads, etc. Prior to commencement of construction.
 - 7) Appendix-B shall have to be submitted.

CHECKED
11.7.23
Executive Engineer
Bichalnagar Municipal Corporation

During construction following measures are to be adopted to avoid the effects of dust pollution from building construction sites

- Properly covering all building materials stacked at site like cement bags, sand, lime & stone chips.
- Using water sprays or sponges to keep the dust down during activities such as concreting, plastering, working concrete, etc.
- Washing the wheels of vehicle-leaving the site, if they are carrying mud or waste.
- Putting up solid barriers around the site.
- Properly covering trucks & vehicles that enter and leave the site carrying building materials and building materials.
- Cleaning and watering the road and footpath adjacent to the site at frequent intervals.
- Using dust bags, spraying water when using stone cutters and making the working area wet before using the machinery.
- Not burning waste materials at site which release smoke containing carbon monoxide and a range of poisonous substances.

11.7.23
Executive Engineer
(Building Plan)
Bichalnagar Municipal Corporation

2023/10/28 10:00 AM
BNC/BA/885/162A/20-21 (S/3)