1 SITE PLAN - ROOF PLAN
1:750

2 LOCATION PLAN
1:500

DTC Southern Heights, Kolkata_Phase 02: Area Statement

Floor	Total Area (Excluding Duct) A	Area Deductions for Lift Well B	BUA C=A-B	FAR Area Deduction: Staircase D	Lift Lobby E	Wardrobes F	Refuge Terrace G	FAR Area H=C-(D+E+F+G)	No. of Units	Ground Coverage
	(Sq. M)	(Sq. M)	(Sq. M)	(Sq. M)	(Sq. M)	(Sq. M)	(Sq. M)	(Sq. M)	(Nos.)	
Basement	631.941	82.992	548.949	146.38	0	0	0	402.569		
Ground Level	1252.4	0	1252.4	534.891	99	0	0	618.509		
Podium 01	3969.366	152.152	3817.214	534.891	99	66.233	0	3117.09	32	
Podium 02	3832.345	152.152	3680.193	534.891	99	66.234	0	2980.068	32	
3	5660.778	152.152	5508.626	482.067	99	116.4	0	4811.159	56	
4	5660.778	152.152	5508.626	482.067	99	116.4	0	4811.159	56	
5	5660.778	152.152	5508.626	482.067	99	116.4	0	4811.159	56	
6	5660.778	152.152	5508.626	482.067	99	116.4	0	4811.159	56	
7	5660.778	152.152	5508.626	482.067	99	116.4	0	4811.159	56	
8	5852.292	152.152	5700.14	482.067	99	116.4	191.534	4811.139	56	
9	5660.778	152.152	5508.626	482.067	99	116.4	0	4811.159	56	
10	5660.778	152.152	5508.626	482.067	99	116.4	0	4811.159	56	5739.206
11	5660.778	152.152	5508.626	482.067	99	116.4	0	4811.159	56	
12	5660.778	152.152	5508.626	482.067	99	116.4	0	4811.159	56	
13	5852.292	152.152	5700.14	482.067	99	116.4	191.534	4811.139	56	
14	5660.778	152.152	5508.626	482.067	99	116.4	0	4811.159	56	
15	5660.778	152.152	5508.626	482.067	99	116.4	0	4811.159	56	
16	5660.778	152.152	5508.626	482.067	99	116.4	0	4811.159	56	
17	5660.778	152.152	5508.626	482.067	99	116.4	0	4811.159	56	
18	5852.292	152.152	5700.14	482.067	99	116.4	191.534	4811.139	56	
19	5660.778	152.152	5508.626	482.067	99	116.4	0	4811.159	56	
Terrace	1132.672	152.152	980.52	482.067	0	0	0	0	0	
LMR + OHWT	1132.672	0	1132.672	0	0	0	0	0	0	
SUB - TOTAL 01			105633.132					88907.879	1016	5739.206
Ground Level			10,780.37					1,954.08	1.00	7,985.30
Podium 01			9,729.72					0.00	1.00	
Podium 02			8,809.26					0.00	1.00	
Basement			5,809.65					0.00	1.00	
SUB - TOTAL 02	Parking Floors		35,129.00	(including Amenities)				1,954.08		7,985.30
SUB - TOTAL 03	AMENITIES (Phase 02)							1,922.14		
TOTAL			1,40,762.13					92,784.10		13,724.51

DTC Southern Heights_Kolkata: Parking

Phase 01 - Existing	
Space	Car parking Nos.
Basement	181
Ground Floor Covered Parking	474
2 Layer Open Parking (S1 + 2)	302
Open Parking	277
Total	1234
Scooter Parking (Ground)	52
Scooter Parking (Basement)	30
Phase 02 - Proposed	
Basement	177
Ground Floor	328
Podium 01	303
Podium 02	235
Total	1043

Block	Basement	Ground Floor	Podium 01	Podium 02	Typical Floor	No. of Typical Floors	Total Typical Floor	Refuge Floor	No. of Refuge Floors	Total Refuge Floor	Total FAR
Tower A1	0	55.582	429.191	404.186	407.032	14	5698.448	407.033	3	1221.099	7808.506
Tower A2	67.111	55.582	223.118	222.987	407.032	14	5698.448	407.033	3	1221.099	7488.345
Tower A3	66.796	55.582	223.118	222.988	407.032	14	5698.448	407.033	3	1221.099	7488.031
Tower A4	66.808	55.582	223.118	222.988	407.032	14	5698.448	407.033	3	1221.099	7488.043
Tower B1	0	55.582	199.549	199.549	360.616	14	5048.624	360.61	3	1081.83	6585.134
Tower B2	0	55.582	199.549	199.549	360.616	14	5048.624	360.61	3	1081.83	6585.134
Tower B3	66.838	55.582	199.549	199.549	360.616	14	5048.624	360.61	3	1081.83	6651.972
Tower B4	67.028	55.582	199.549	199.549	360.616	14	5048.624	360.61	3	1081.83	6652.162
Tower C1	0	57.951	491.405	454.195	580.189	14	8122.646	580.189	3	1740.567	10866.764
Tower C2	0	57.951	364.472	327.264	580.189	14	8122.646	580.189	3	1740.567	10612.9
Tower C3	67.988	57.951	364.472	327.264	580.189	14	8122.646	580.189	3	1740.567	10680.888
Amenities											1922.138
Podium 01 (Ground Floor)											1954.082
Podium 02											0
Podium 03											0
Total Sanction Area											92784.099

DTC Southern Heights, Kolkata: Land Use Break-Up

	Sq. M	Sq. Ft	Acres
Plot Area	79,500.00	8,55,738	19.64

S. No.	Land-Use Break-up	Existing Phase 1 (in Sq. M)	Proposed Phase 02 (in Sq. M)	Proposed Phase 03 (in Sq. M)	Total (Sq. M)	%
1	Ground Coverage	13,804	13,725	3,030	30,559	38.44%
2	Exclusive Green Area	5,454	7,970	2,676	16,100	20.25%
4	Paved Area	5,260	693	2,500	8,453	10.63%
5	Road Area	12,821	4,744	2,000	19,565	24.61%
6	Waterbody Area (Proposed)		18		18	0.02%
7	Open Parking Area	2,072	0	125	2,197	2.76%
8	Services & Utilities (UGT+STP+Sub-Stations+Guard Rooms)	1,330	410	180	1,920	2.42%
9	Waterbody / Pond		688		688	0.87%
					79,500	100.00%

DTC Southern Heights_Kolkata: Detail of Flats

	Nos.	BUA	Total Residential Area
3BHK (100.43 Sq.M)	146	100.43	14662.39
3BHK (86.21 Sq.M)	290	86.21	25001.86
3BHK (77.95 Sq.M)	144	77.95	11224.08
2BHK (66.89 Sq.M)	218	66.89	14581.94
2BHK (61.13 Sq.M)	218	61.13	13326.27
TOTAL	1016		78796.54
Total No. of Car Parks Required @ 1/100 Sq. M			788

DTC Southern Heights_Kolkata: Summary Sheet

S. No.	Description	Area (in sqm)	Area (in sqft)	Acres
A	Total Land Parcel (i+ii+iii - iv)	79,500	8,55,738	19.64
B=A*3.0	Permissible Residential FAR @ 3.0	2,38,500	25,67,214	
C	FAR Consumed in Phase 01	1,23,776	13,32,322	
D	FAR Proposed for Phase 02	92,784	9,98,728	
E=C+D	Total Proposed FAR	2,16,560	23,31,050	
		2.72		
P	BUA Consumed in Phase 01	1,52,680	16,43,448	
Q	BUA Proposed for Phase 02	1,40,762	15,15,162	
R=P+Q	Total Proposed BUA	2,93,442	31,58,610	
F=A*0.2	Required Green Area @ 20%	15,900	1,71,148	
G	Green Area Provided in Phase 01	5,454	58,707	
H	Green Area Proposed for Phase 02	7,970	85,789	
I	Green Area Proposed for Phase 03	2,676	28,806	
J=G+H+I	Total Green Area Proposed	16,100	1,73,302	
K=A*0.4	Permissible GC @ 40%	31,800	3,42,295	
L	GC Consumed in Phase 1	13,804	1,48,589	
M	GC Consumed in Proposed Phase 02	13,725	1,47,731	
N	GC Consumed in Proposed Phase 03	3,030		
P=L+M+N	Total GC Consumed	30,559	3,28,935	
		38.44%		

NOTES:

- ALL DIMENSIONS ARE IN MM UNLESS IT IS MENTIONED.
- FIRE-FIGHTING / SAFETY PROVISIONS WILL BE AS PER RELEVANT NBC PROVISIONS.
- COVERING SLAB OF RESERVOIRS, FIRE TENDER PATH SHALL BE STRUCTURLLY SAFE FOR TAKING LOAD OF HEAVY VEHICLES LIKE FIRE TENDER.
- ALL BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVANT I.S. CODES FOR EARTHQUAKE RESISTANCE.
- PLEASE NOTE THAT THE DIMENSIONS IN THE DRAWINGS ARE TO BE READ, NOT MEASURED.

MASTER PLAN

DTC PROJECTS PVT LTD

SIGNATURE OF OWNER & SEAL
DTC PROJECTS PVT. LTD.
ADDRESS : 1 N.S ROAD, KOLKATA-700001

WE DO HEREBY CERTIFY THAT THE FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING PROPOSED FOR CONSTRUCTION ON THIS PREMISES HAVE BEEN SO DESIGNED BY ME/US WILL MAKE SUCH FOUNDATION AND SUPERSTRUCTURE SAFE IN ALL RESPECT INCLUDING THE CONSIDERATION OF BEARING CAPACITY AND SETTLEMENT OF SOIL ETC.

GEO TECHNICAL ENGINEER

ADDRESS :

THE STRUCTURAL DESIGN AND DRAWINGS OF BOTH FOUNDATION & SUPERSTRUCTURE 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.

ANKIT AGARWALA
B.E. (CIVIL), M.E. (STR.)
G. ENTS, M.I.STRUCT. E., (U.K.)
Membership No. 410466 (M)
KMC EMPANELLED STRUCTURAL ENGINEER, CLASS-I, E.B.E. 1 / 172

SIGNATURE OF STRUCTURAL ENGINEER & SEAL
CIVIL AND STRUCTURAL CONSULTANT
M.N.Consultants (Pvt.) Ltd.
ISO 9001:2008 CERTIFIED
" M.N.C. HOUSE "
1516,Rajdanga Main Road.
Kolkata-700 107.
Ph.no.-(033)4016-5700
FAX NO. 2441-8083
E-MAIL:mnconpl2008@gmail.com

THE PLOT HAS BEEN INSPECTED BY ME AND ON THAT BASIS I DO CERTIFY WITH FULL RESPONSIBILITY THAT THE PROPOSED BUILDING PLAN HAS BEEN DRAWN AS PER PROVISION OF BENGAL MUNICIPAL BUILDING RULE AS AMENDED FROM TIME TO TIME.

KETAN HINGANIKAR
CA/2006/37536

SIGNATURE OF ARCHITECT & SEAL
Ar. KETAN SUNIL HINGANIKAR | CA/2006/37536
ADDRESS : N 85B, Panchsheel Park, New Delhi 110017, India

PROJECT NAME: SOUTHERN HEIGHTS

DTC
COMMIT DELIVER GROW

REVISED PLAN OF PROPOSED B+G+2P+17 RESIDENTIAL COMPLEX ,DTC SOUTHERN HEIGHTS AT JOKA
DIAMOND HARBOUR ROAD P.O. - JOKA P.S.-BISHNUPUR
MOUZA - DOULATPUR BLOCK- BISHNUPUR-I J.L. NO. - 79
DAG NO - 11, 12, 13, 16, 17, 18, 19, 21, 24, 25, 26, 51, 52, 53, 54, 55, 56, 57, 58, 67, 87, 88, 89, 96, 97, 98, 99
MOUZA DAULATPUR , JI No-79 UNDER KULERDARI GRAM PANCHAYET DIST.-24 PARGANAS(S)

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SCALE: 1:750, 1:5000
DATE: JUNE 2022
TITLE: SITE ROOF LEVEL PLAN
ORIENTATION: N
DWG NO.
BUILDING HEIGHT: