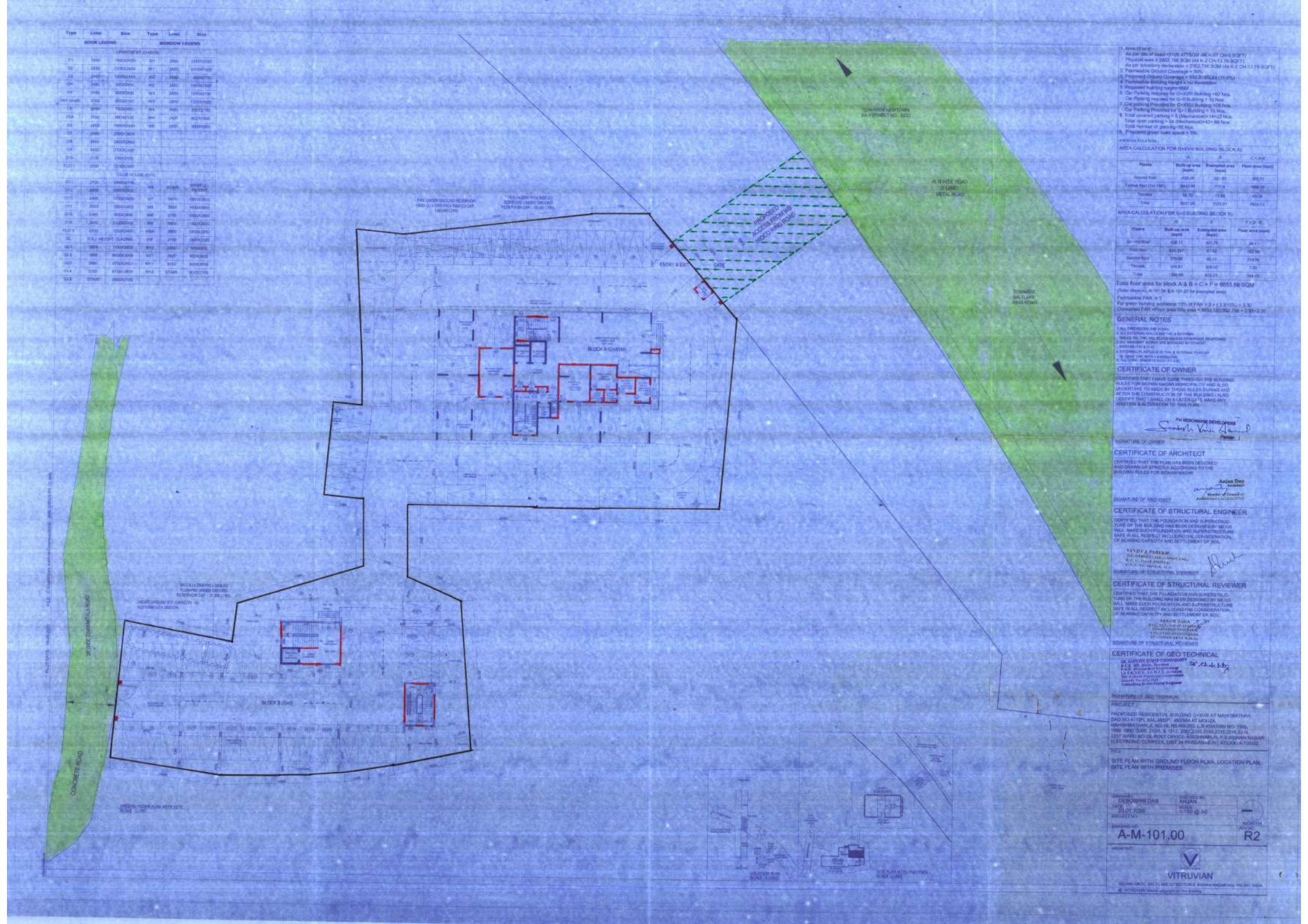

1. Area of land :
As per title of deed =3105.477SQM (66 K-07 CH-5.9SFT)
Physical area = 2952.796 SQM (64 K-2 CH-13.79 SQFT)
As per boundary declaration = 2952.796 SQM (64 K-2 CH-13.79 SQFT)
2. Permissible Ground Coverage = 50%
3. Proposed Ground Coverage = 932.816SQM (31.6%)
4. Permissible Building Height = No Restriction
5. Proposed building height=86M
6. Car Parking required for G+4/VII Building =60 Nos.
Car Parking required for G+II Building = 10 Nos.
7. Car parking Provided for G+4/VII Building =58 Nos.
Car Parking Provided for G+I Building = 10 Nos.
8. Total covered parking = 8 (Mechanical)+16+22 Nos.
Total open parking = 24 (Mechanical)+42= 66 Nos.
Total Number of parking= 82 Nos.
9. Proposed green open space = 15%

AREA CALCULATION :-

AREA CALCULATION FOR (G+4/VII BUILDING BLOCK A)

	A	B	C = A+B
Floors	Built up area (sqm)	Exempted area (sqm)	Floor area (sqm)
Ground floor	458.28	58.89	517.71
Typical floor (1st-15th)	3442.98	777.6	4220.58
Terrace	58.16	13.68	71.84
Total	5017.26	1133.61	6150.13

AREA CALCULATION FOR (G+II BUILDING (BLOCK B))

	D	E	F = D - E
Floors	Built up area (sqm)	Exempted area (sqm)	Floor area (sqm)
Ground floor	438.17	401.76	36.41
First floor	434.257	311.42	122.84
Second floor	379.88	66.73	313.15
Terrace	370.61	308.05	7.03
Total	1586.95	852.21	734.43

Total floor area for block A & B = C + F = 6853.56 SQM
(Note: sheet no. A-101.06 &A-101.07 for exempted area)

Permissible FAR = 3
For green building additional 10% of FAR = 3 + (3 X10%) = 3.30
Consented FAR without area/lifts area = 3853.56/952.796 = 2.93<3.30

GENERAL NOTES

1. ALL DIMENSIONS ARE IN MM.
2. ALL EXTERNAL WALLS ARE 11" THK & PARTITION WALLS ARE 5"THK AND BLOCK WORK UNLESS OTHERWISE MENTIONED.
3. ALL MANDATORY WORKS ARE BONDED BY CEMENT MORTAR (1:4 & 1:6).
4. ALL INTERNAL PLASTER IS OF THK. & ALL EXTERNAL PLASTER IS OF THK. (WITH 1 KRISHNA WA...
5. ALL CONC. GRADE IS M20 (1:1.5:3).

CERTIFICATE OF OWNER

CERTIFIED THAT I HAVE GONE THROUGH THE BUILDING RULES FOR BIDHAN NAGAR MUNICIPALITY AND ALSO UNDERTAKE TO ABIDE BY THOSE RULES DURING AND AFTER THE CONSTRUCTION OF THE BUILDING I ALSO CERTIFY THAT I SHALL ON A LATER DATE MAKE ANY ADDITION & ALTERATION TO THIS PLAN.

For BENCHMARK DEVELOPERS

Partner

SIGNATURE OF OWNER

CERTIFICATE OF ARCHITECT

CERTIFIED THAT THE PLAN HAS BEEN DESIGNED AND DRAWN UP STRICTLY ACCORDING TO THE BUILDING RULES FOR BIDHAN NAGAR.

Arjan Dey
Architect
Member of Council of Architecture CA/2010/71113

SIGNATURE OF ARCHITECT

CERTIFICATE OF STRUCTURAL ENGINEER

CERTIFIED THAT THE FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN DESIGNED BY ME/US WILL MAKE SUCH FOUNDATION AND SUPERSTRUCTURE SAFE IN ALL RESPECT INCLUDING THE CONSIDERATION OF BEARING CAPACITY AND SETTLEMENT OF SOIL.

SANJIV J. PAREKH
REGISTERED CIVIL & STRUCTURAL ENGINEER
F.I.E., F.I.V.E., M.I.A.S.C.
F.I.C.C., M.I.P.M.A., LL.B.

SIGNATURE OF STRUCTURAL ENGINEER

CERTIFICATE OF STRUCTURAL REVIEWER

CERTIFIED THAT THE FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN DESIGNED BY ME/US WILL MAKE SUCH FOUNDATION AND SUPERSTRUCTURE SAFE IN ALL RESPECT INCLUDING THE CONSIDERATION OF BEARING CAPACITY AND SETTLEMENT OF SOIL.

SANJIB DUTTA
M.TECH., (Hydraulic Engineering)
CHARTERED ENGINEER
STRUCTURAL CONSULTANT
37, HEMANTA SARANI, KOLKATA-700 087

SIGNATURE OF STRUCTURAL REVIEWER

CERTIFICATE OF GEO TECHNICAL

DR. SANJIB KUMAR CHAKRABORTY
B.E.E. MI, Ph.D. (Engineering)
F.I.E.E. (Geotechnical Engineering)
Ex-Professor, Civil Engineering Department
Jadavpur University
Consultant Geotechnical Engineer

SIGNATURE OF GEO TECHNICAL

PROJECT

PROPOSED RESIDENTIAL BUILDING G+4/VII AT MAHISBATHAN
DAG NO-4170PL 404, 405/P, 465/564 AT MOUZA
MAHISBATHAN,JL NO-18, RS RO-202, LR KHADIAN NO- 1990, 1996, 1997, 2308, & 1512, 2182,2183,2182,2181,2216,2214, 221 WARD NO-08, POST OFFICE- KRISHNAPUR, P.S-BIDHAN NAGAR ELECTRONIC COMPLEX, DIST-24 PARGANAS (N), KOLKATA-700102.

TITLE

SITE PLAN WITH GROUND FLOOR PLAN, LOCATION PLAN, SITE PLAN WITH PREMISES

DRAWN BY: DEBOBHRI DAS	CHECKED BY: ARJAN
DATE: 23.01.2026	SCALE: 1:200 @ A0
PROJECT NO.	NORTH
DRAWING NO. A-M-101.00	REVISION NO. R2

ARCHITECT

VITRUVIAN

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