



PROPOSED 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, 57,58,67,87,88,89,96,98,99 MOUZA DAULATPUR, UNDER KULERDARI GRAM PANCHAYET DIST.-24 PARGANAS(S)

SPECIFICATION
 1. ALL DIMENSIONS ARE IN MM UNLESS IT IS MENTIONED
 2. ALL EXTERNAL BRICK WALLS ARE 200 MM THICK AND INTERNAL 100 MM THICK UNLESS IT IS MENTIONED
 3. ALL BLOCKWORK PLASTERING INSIDE OR OUTSIDE ARE IN THE RATIO OF 1:4:4 RESPECTIVELY AND OUTSIDE PLASTERING CONTAINS WATER PROOFING

FLOOR	TOTAL AREA (EXCLUDING DUCT) Sqm.	AREA DEDUCT FOR LIFT WELL Sqm.	BUILT UP AREA Sqm.	AREA DEDUCTION FROM FAR Sqm.			NET BUILT-UP AREA FOR FAR PER FLOOR Sqm.
				STAIR	LIFT LOBBY	PARKING	
BASEMENT FLOOR			6288.46			6288.46	
GR. FLOOR	14574.19		14574.19	638.97	138	11365.02	2432.2
1ST. FLOOR	9886.66	139.81	9746.85	638.97	138	8969.88	8969.88
2ND. FLOOR	9886.66	139.81	9746.85	638.97	138	8969.88	8969.88
3RD. FLOOR	9886.66	139.81	9746.85	638.97	138	8969.88	8969.88
4TH. FLOOR	9886.66	139.81	9746.85	638.97	138	8969.88	8969.88
5TH. FLOOR	9886.66	139.81	9746.85	638.97	138	8969.88	8969.88
6TH. FLOOR	9886.66	139.81	9746.85	638.97	138	8969.88	8969.88
7TH. FLOOR	9886.66	139.81	9746.85	638.97	138	8969.88	8969.88
8TH. FLOOR	9886.66	139.81	9746.85	638.97	138	8969.88	8969.88
9TH. FLOOR	9886.66	139.81	9746.85	638.97	138	8969.88	8969.88
10TH. FLOOR	9886.66	139.81	9746.85	638.97	138	8969.88	8969.88
11TH. FLOOR	9886.66	139.81	9746.85	638.97	138	8969.88	8969.88
12TH. FLOOR	9886.66	139.81	9746.85	638.97	138	8969.88	8969.88
13TH. FLOOR	6254.31	91.84	6162.47	408.12	84	5670.35	5670.35
14TH. FLOOR	6254.31	91.84	6162.47	408.12	84	5670.35	5670.35
CLUB GR. FLOOR	950.98		950.98	45.91	6	899.07	
CLUB 1ST FLOOR	807.55	6.4	801.15	45.91	6	749.24	
CLUB 2ND FLOOR	785.28	6.4	778.88	56.91	6	715.97	
TOTAL BUILT-UP AREA = A			152662.14			123775.74	
EXISTING SANCTION NO 326/456/KMDA (Date: 16.9.2015)			33992.09				28228.41
AND 369/489/KMDA (Date: 10.2.2015) BL-1A,1,2,3,5,6,7,8 (G+9) = X							28032.57
PROPOSAL FOR INTERNAL CHANGE IN BLOCK-4,9,10,11,12,14,15,16 (G+9) = Y			31477.6				28032.57
ADDITIONAL AREA FOR NEW BASEMENT, CLUB, ADDITIONAL HEIGHT AND RELOCATION OF BLOCK-17,18,19,20,21,22,23 = Z			87211.11				67514.76
							76788
							1.61
PERMISSIBLE GROUND COVERAGE =		40.00%	30715.29 SQ.M.				
TOTAL GROUND COVERAGE =		17.98%	13804.27 SQ.M.				
PARKING AREA PROVIDED							
BASEMENT PARKING AREA =			6288.46 SQM.				
GROUND FLOOR PARKING AREA =			11365.02 SQM.				
TOTAL PARKING AREA =			17653.48 SQM.				
PARKING PROVIDED =							
BASEMENT PARKING =			181	No's			
GROUND FLOOR COVER PARKING =			482	No's			
2-LAYER OPEN PARKING (148X2) =			286	No's			
OPEN PARKING =			275	No's			
TOTAL =			1224	No's			
DETAIL OF FLATS							
		PROPOSED	TOTAL				
		TOTAL NO OF FLATS	RESIDENTIAL				
		AREA	AREA				
		3BHk (101.82 SQM.) =	443	45106.26 SQM.			
		3BHk (93.64 SQM.) =	108	10113.66 SQM.			
		3BHk (83.98 SQM.) =	264	22170.72 SQM.			
		2BHk (69.86 SQM.) =	320	22355.20 SQM.			
		2BHk (66.14 SQM.) =	160	10582.40 SQM.			
		2BHk (67.92 SQM.) =	56	3703.84 SQM.			
		TOTAL =	1351	114032.08 SQM.			
		TOTAL NO OF FLATS =	1351				
		PARKING REQUIREMENT (@1Car/100 Sqm.) =	1140.3208 No's				
		Say =	1152 No's				

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BLOCK NO	EXISTING SANCTION AREA			REVISED PROPOSAL				
	GROUND FLOOR (Sq.m.)	1ST. TO 12TH/14TH FLOOR (Sq.m.)	TOTAL (Sq.m.)	GROUND FLOOR (Sq.m.)	1ST. TO 14TH FLOOR (Sq.m.)	TOTAL (Sq.m.)		
BLOCK-1A	500.46	437.58 X 12 =	5251.08	5751.54	500.46	425.55 X 12 =	5106.6	5607.06
BLOCK-1	500.46	437.58 X 12 =	5251.08	5751.54	500.46	425.55 X 12 =	5106.6	5607.06
BLOCK-2	500.46	437.58 X 12 =	5251.08	5751.54	500.46	425.55 X 12 =	5106.6	5607.06
BLOCK-3	500.46	437.58 X 12 =	5251.08	5751.54	500.46	425.55 X 12 =	5106.6	5607.06
BLOCK-4	274.53	243.1 X 12 =	2917.2	3151.73	274.53	234.26 X 12 =	2811.12	3085.65
BLOCK-5	489.07	425.24 X 12 =	5102.88	5591.95	489.07	412.25 X 12 =	4947	5436.07
BLOCK-6	489.07	425.24 X 12 =	5102.88	5591.95	489.07	412.25 X 12 =	4947	5436.07
BLOCK-7	489.07	425.24 X 12 =	5102.88	5591.95	489.07	412.25 X 12 =	4947	5436.07
BLOCK-8	489.07	425.24 X 12 =	5102.88	5591.95	489.07	412.25 X 12 =	4947	5436.07
BLOCK-9	529.76	440.67 X 14 =	6169.38	6699.14	529.76	430.30 X 14 =	6024.2	6553.96
BLOCK-10	529.76	440.67 X 14 =	6169.38	6699.14	529.76	430.30 X 14 =	6024.2	6553.96
BLOCK-11	529.76	440.67 X 14 =	6169.38	6699.14	529.76	430.30 X 14 =	6024.2	6553.96
BLOCK-12	529.76	440.67 X 14 =	6169.38	6699.14	529.76	430.30 X 14 =	6024.2	6553.96
BLOCK-13	570.53	473.78 X 14 =	6632.92	7203.45	570.53	460.49 X 14 =	6446.86	7017.39
BLOCK-14	570.53	473.78 X 14 =	6632.92	7203.45	570.53	460.49 X 14 =	6446.86	7017.39
BLOCK-15	570.53	473.78 X 14 =	6632.92	7203.45	570.53	460.49 X 14 =	6446.86	7017.39
BLOCK-16	570.53	473.78 X 14 =	6632.92	7203.45	570.53	460.49 X 14 =	6446.86	7017.39
BLOCK-17	473.78 X 14 =	6632.92	6632.92	6632.92	460.49 X 14 =	6446.86	6446.86	6446.86
BLOCK-18	473.78 X 14 =	6632.92	6632.92	6632.92	460.49 X 14 =	6446.86	6446.86	6446.86
BLOCK-19	473.78 X 14 =	6632.92	6632.92	6632.92	460.49 X 14 =	6446.86	6446.86	6446.86
BLOCK-20	440.67 X 14 =	6169.38	6169.38	6169.38	422.23 X 14 =	5911.22	5911.22	5911.22
BLOCK-21	440.67 X 14 =	6169.38	6169.38	6169.38	422.23 X 14 =	5911.22	5911.22	5911.22
BLOCK-22	440.67 X 14 =	6169.38	6169.38	6169.38	422.23 X 14 =	5911.22	5911.22	5911.22
BLOCK-23	440.67 X 14 =	6169.38	6169.38	6169.38	422.23 X 14 =	5911.22	5911.22	5911.22
GROUND FLOOR (B-17,18,19,20,21,22,23)			6371.97					6318.23
BASEMENT FLOOR (B-17,18,19,20,21,22,23)			6696.11					6288.46
CLUB GR. FLOOR			950.98					950.98
CLUB 1ST FLOOR			807.55					807.55
CLUB 2ND FLOOR			785.28					785.28
TOTAL EXISTING SANCTION AREA =			157160.77					152662.14
TOTAL REVISED PROPOSAL AREA =								152662.14

CHANGE IN BLOCK 20,21,22,23

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

TECHNICAL ENGINEER
 Utpal Saha
 UTPAL SAHA
 B.C.E., M.C.E.(STRUCT.)
 P.E. (P.O.2005)
 (IITC) Registered Structural Engineer
 Class I, C.S.E. No. 4/98

SIGNATURE OF ARCHITECT & SEAL
 DEBATOUSH SAHU
 Architect - Urban Designer
 ARCHITECT, F.A., F.I.I.D., A.I.D.
 Regn. No. CA/89/12358

SIGNATURE OF ARCHITECT & SEAL
 DEBATOUSH SAHU
 ARCHITECT - URBAN DESIGNER
 ARCHITECT, F.A., F.I.I.D., A.I.D.
 Regn. No. CA/89/12358

DATE 17.09.2019
CHECKED SANDHYA
DATE 17.09.2019
TITLE SITE PLAN AND LOCATION PLAN
DWG NO. EBP/DTC/MARCH/ARCH-01

KOLKATA ← 38.0 M. WIDE D. H. ROAD → DIAMOND HARBOUR

REVISED SANCTIONED PLAN

File No. 450/580 Rev/KMDA

[Signature]

ASSISTANT ENGINEER
South 24 Pgs. Z.P.

[Signature]
District Engineer
South 24 Pgs. Z.P.

Site Plan
Location