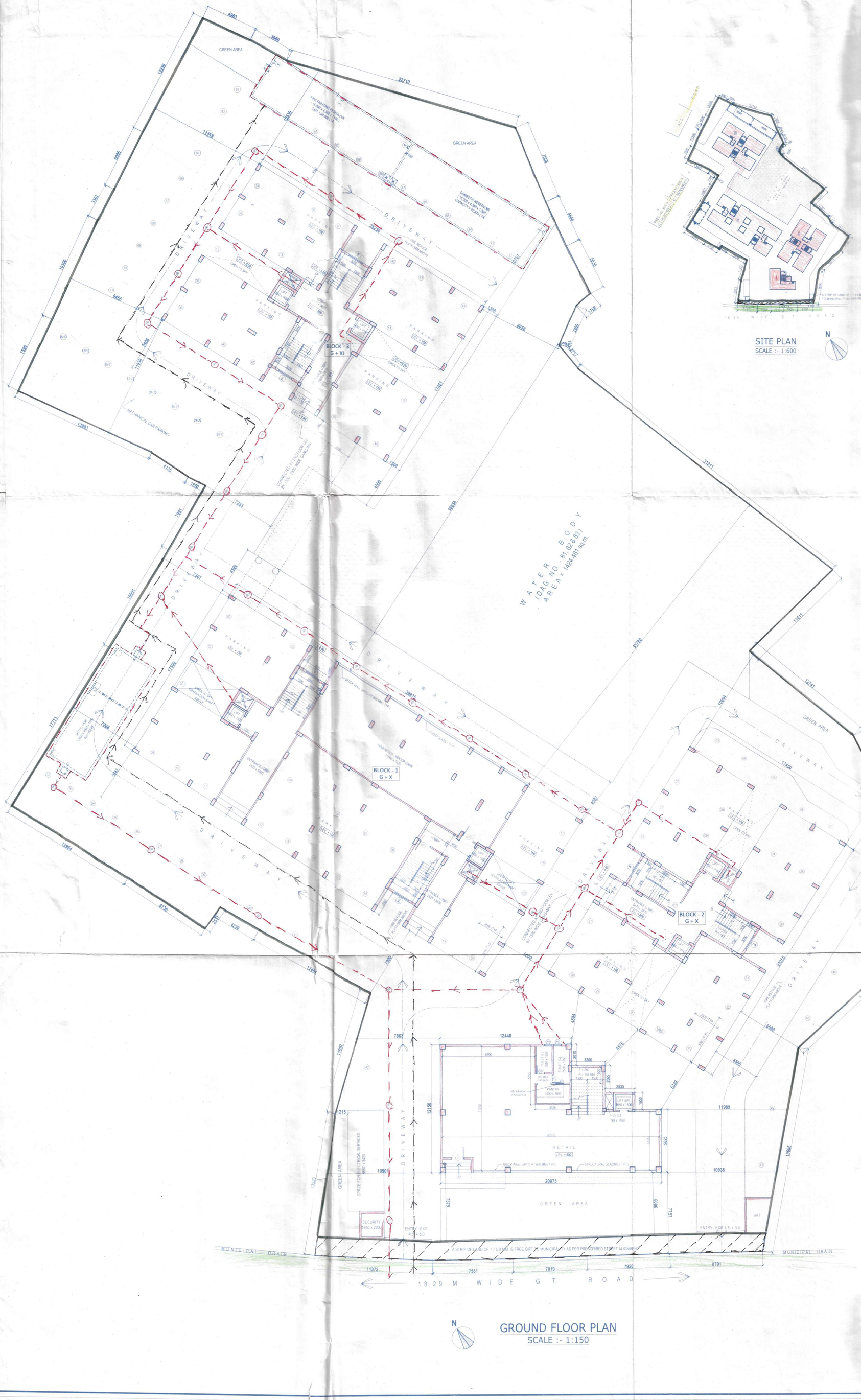
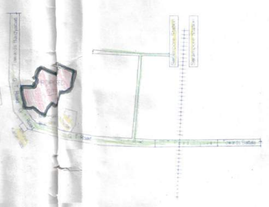


GROUND FLOOR PLAN
SCALE :- 1:150

SITE PLAN
SCALE :- 1:600



LOCATION PLAN
SCALE :- 1:4000

PROPOSED G+X & G+XI STORIED RESIDENTIAL CUM MERCANTILE BUILDING AT MOUZA - SERAMPORE, J.L. NO.- 13, P.O. & P.S.- SERAMPORE, DIST. - HOOGHLY.

a)	**AREA STATEMENT**					
	1) PLOT AREA -	58518 sq.ft.				5436.455 sq.m.
	2) POND AREA -	15333.32 sq.ft.				1424.481 sq.m.
	3) ABUTTING ROAD WIDTH	18.29 + 1.750 (A STRIP OF LAND GIFT)				20.04 m
	4) PERMISSIBLE BUILDING HEIGHT					36.00 m
	5) PROPOSED BUILDING HEIGHT (TOP OF SLAB)					36.00 m
	6) PERMISSIBLE F.A.R					2.50
	7) PROPOSED F.A.R					2.495
	8) PERMISSIBLE GROUND COVERAGE			45.00%		2446.405
	9) PROPOSED GROUND COVERAGE			30.33%		1649.032 sq.m.
	10) PROPOSED POND AREA			26.20%		1424.481 sq.m.
b)	**PROPOSED COVERED AREA FOR F.A.R.** (WITHOUT STAIR AREA EXEMPTION)					
1	**BLOCK - 1 (G+X)**					
	GROUND FLOOR AREA					662.294 sq.m.
	TYPICAL FLOOR AREA (1ST TO 10TH)	611.793	x	10		6117.93 sq.m.
	BLOCK - 1 TOTAL BUILT-UP AREA				=	**6780.224 sq.m.**
2	**BLOCK - 2 (G+X)**					
	GROUND FLOOR AREA					383.428 sq.m.
	TYPICAL FLOOR AREA (1ST TO 10TH)	374.903	x	10		3749.03 sq.m.
	BLOCK - 2 TOTAL BUILT-UP AREA				+	**4132.458 sq.m.**
3	**BLOCK - 3 (G+XI)**					
	GROUND FLOOR AREA					383.428 sq.m.
	TYPICAL FLOOR AREA (1ST TO 11TH)	374.903	x	11		4123.933 sq.m.
	BLOCK - 3 TOTAL BUILT-UP AREA				+	**4507.361 sq.m.**
4	**RETAIL BLOCK (G+00)**					
	GROUND FLOOR AREA					219.882 sq.m.
	TYPICAL FLOOR AREA	219.882	x	3		659.646 sq.m.
	RETAIL BLOCK TOTAL BUILT-UP AREA				+	**879.528 sq.m.**
	TOTAL BUILT-UP AREA (1+2+3+4)				+	**16299.571 sq.m.** X
c)	**EXEMPTION FOR F.A.R. :-**					
1	**BLOCK - 1 (G+X)**					
	ACTUAL AREA FOR BLOCK - 1 CAR PARKING					368.301 sq.m.
	CAR NUMBER OF BLOCK - 1	20	x	25	=	500 sq.m.
	CAR PARKING AREA FOR BLOCK - 1	= 368.301	<	500		**368.301 sq.m.**
2	**BLOCK - 2 (G+X)**					
	ACTUAL AREA FOR BLOCK- 2 CAR PARKING					291.67 sq.m.
	CAR NUMBER OF BLOCK - 2	13	x	25	=	325 sq.m.
	CAR PARKING AREA FOR BLOCK - 2	= 291.67	<	325		**291.67 sq.m.**
3	**BLOCK - 3 (G+XI)**					
	ACTUAL AREA FOR BLOCK- 3 CAR PARKING					291.67 sq.m.
	CAR NUMBER OF BLOCK - 3	13	x	25	=	325 sq.m.
	CAR PARKING AREA FOR BLOCK - 3	= 291.67	<	325		**291.67 sq.m.**
	TOTAL LESS CAR PARKING AREA (1+2+3)				=	**951.641 sq.m.** ..... Y
	AREA OF STAIR & LIFT LOBBY					
1	**BLOCK - 1 (G+X)**					
	GROUND FLOOR STAIR					35.5 sq.m.
	GROUND LIFT LOBBY					15.28 sq.m.
	TYPICAL FLOOR STAIR	35.5	x	10		355 sq.m.
	TYPICAL FLOOR LIFT LOBBY	15.28	x	10		152.8 sq.m.
	TOTAL LESS OF BLOCK 1					**558.58 sq.m.**
2	**BLOCK - 2 (G+X)**					
	GROUND FLOOR STAIR					35.5 sq.m.
	GROUND LIFT LOBBY					15.28 sq.m.
	TYPICAL FLOOR STAIR	35.5	x	10	=	355 sq.m.
	TYPICAL FLOOR LIFT LOBBY	15.28	x	10		152.8 sq.m.
	TOTAL LESS OF BLOCK 2					**508.58 sq.m.**
3	**BLOCK - 3 (G+XI)**					
	GROUND FLOOR STAIR					35.5 sq.m.
	GROUND LIFT LOBBY					15.28 sq.m.
	TYPICAL FLOOR STAIR	35.5	x	11		390.5 sq.m.
	TYPICAL FLOOR LIFT LOBBY	15.28	x	11		168.08 sq.m.
	TOTAL LESS OF BLOCK 3					**609.36 sq.m.**
4	**RETAIL BLOCK**					
	GROUND FLOOR STAIR					13.5 sq.m.
	TYPICAL FLOOR STAIR	15.5	x	3	=	45.5 sq.m.
	TOTAL LESS OF RETAIL BLOCK					59.4 sq.m.
	TOTAL LESS STAIR & LIFT LOBBY AREA (1+2+3+4)				=	**1785.920 sq.m.** ..... Z
	TOTAL EXEMPTION AREA (Y+Z)				=	**2737.561 sq.m.** ..... P
d)	**PROPOSED BUILT-UP AREA = (+-p)**				=	**13562.010 sq.m.** ..... q
e)	**FL. AREA RATIO (F.A.R.) CONSUMED**	13562.010 /	5436.455	=		**2.495**
f)	**PERMISSIBLE C.B. AREA**	16299.571	x	3%	=	**488.987 sq.m.**
g)	**PROPOSED C.B. AREA**	16299.571		1.806	=	**294.315 sq.m.**
1	**BLOCK - 1 (G+X)**					
	TYPICAL FLOOR C.B. AREA	10.899	x	10	=	108.99 sq.m.
2	**BLOCK - 2 (G+X)**					
	TYPICAL FLOOR C.B. AREA	8.825	x	10	=	88.25 sq.m.
3	**BLOCK - 3 (G+XI)**					
	TYPICAL FLOOR C.B. AREA	8.825	x	11	=	97.075 sq.m.
h)	**REQUIRED CAR PARKING**					
	TOTAL FLOOR BUILT-UP AREA / 130					
	14468.402	/ 130			=	111 NOS.
	COMMERCIAL BLOCK (G+00)					
	TOTAL BUILT-UP AREA - 50 / 100					
	879.528	50 / 100		(+) 1	=	10 NOS.
	TOTAL REQUIRED CAR PARKING					121 NOS.
i)	**PROVIDED CAR PARKING**					
	COVERED PARKING					
	BLOCK - 1					20 NOS
	BLOCK - 2					13 NOS
	BLOCK - 3					13 NOS
	OPEN PARKING					55 NOS
	MECHANICAL					20 NOS
	TOTAL PROVIDE CAR PARKING					121 NOS.

DOORS			WINDOWS		
MKD	WIDTH	HEIGHT	MKD	WIDTH	HEIGHT
D	1200	2100	W	1500	1500
D1	1000	2100	W1	1200	1500
D2	900	2100	W2	900	1500
D3	800	2100	W3	750	600
SD	2000	2100			

CERTIFICATE OF OWNER/DEVELOPER

I/WE HEREBY THAT WE SHALL NOT MAKE ANY ADDITION OR ALTERATION TO THE PLAN IN ANY TIME WITHOUT PRIOR APPROVAL OF OUR USE OR ALLOW IT TO BE USED AS SEPARATE FLATS / PENT HOUSE.
CERTIFIED THAT WE HAVE GONE THROUGH THE BUILDING RULES 2007 FOR WEST BENGAL MUNICIPALITY IN VOGUE AND ALSO UNDER TAKE TO ABIDE BY THOSE RULES DURING AND AFTER CONSTRUCTION OF THE BUILDING.
CERTIFIED THAT WE ALSO UNDER TAKE TO REPORT OF COMMENCEMENT BEFORE 7 DAYS AND COMPLETION WOULD BE REPORTED WITHIN 30 DAYS.
WE ALSO UNDER TAKE TO REPORT THAT THERE IS NO COURT CASE OR ANY COMPLAIN FROM ANY CORNER IN RESPECT OF OUR PROPERTY AS PER PLAN, WEST BENGAL MUNICIPALITY WILL NOT BE LIABLE FOR ANY TYPE OF DISPUTE IS ARISE IN FUTURE.

For Aster Vinimay Pvt. Ltd.
Director

SIGNATURE OF OWNER / DEVELOPER

CERTIFICATE OF STRUCTURAL STABILITY

WE HEREBY CERTIFY THAT THE FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING PROPOSED FOR CONSTRUCTION ON PLOT AT HOLDING NO. **78 / 79 / A**, G.T. ROAD (WEST) SERAMPORE HOOGHLY, J.L. NO. - **13**, 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.

As a local L.B.S.
SUBIR KR. SASMAL
B.E (CIVIL) J.U. M.I.E.
CHARTERED ENGINEER
Amulyakanan Serampore-3, Hooghly
Municipal L.B.S. No. L-4004 of 2013-14

KAMAL KUMAR PERIWAL
CA-95-18679

SIGNATURE OF L.B.A./ARCHITECT

SIGNATURE OF STRUCTURAL ENGINEER

SIGNATURE OF GEOTECHNICAL ENGINEER

MOUZA	DAG NO.	KHATIAN NO.	J.L. NO.
1. SERAMPORE	78	28264	13
2. SERAMPORE	74, 78	27817, 27797	13
3. SERAMPORE	75, 76, 77	27770	13
4. SERAMPORE	75, 76	27769	13
5. SERAMPORE	74, 78	27796, 27816	13
6. SERAMPORE	75, 76, 77	27772	13
7. SERAMPORE	75, 76	27773	13
8. SERAMPORE	74, 78, 83	27815	13
9. SERAMPORE	81	28265	13
10. SERAMPORE	82	27979	13
11. SERAMPORE	75, 76	27771	13
12. SERAMPORE	81, 82	27985	13

SUBIR KR. SASMAL
B.E (CIVIL) J.U. M.I.E.
CHARTERED ENGINEER
Amulyakanan Serampore-3, Hooghly
Municipal L.B.S. No. L-4004 of 2013-14

a) BLOCK		GR. FLOOR		1ST FLOOR TO 10TH FLOOR			
1	=	662.294	sq.m.	611.793 sq.m.	x	10	6117.93 sq.m.
2	=	383.428	sq.m.	374.903 sq.m.	x	10	3749.03 sq.m.
3	=	383.428	sq.m.	374.903 sq.m.	x	11	4123.933 sq.m.
RETAIL	=	219.882	sq.m.	219.882 sq.m.	x	3	659.646

b)		
TOTAL AREA OF BLOCK - 1	=	6780.22 sq.m.
TOTAL AREA OF BLOCK - 2	=	4132.46 sq.m.
TOTAL AREA OF BLOCK - 3	=	4507.36 sq.m.
TOTAL RETAIL AREA	=	879.528 sq.m.
TOTAL	=	16299.6 sq.m.

c) TOTAL Commercial AREA :-								
BLOCK		GR. FLOOR		1ST FLOOR		2ND FLOOR TO 4TH FLOOR		
1	=	662.294	sq.m.	0	sq.m.	0	sq.m.	0 sq.m.
2	=	383.428	sq.m.	0	sq.m.	0	sq.m.	0 sq.m.
3	=	383.428	sq.m.	0	sq.m.	0	sq.m.	0 sq.m.
RETAIL	=	219.882	sq.m.	219.882	sq.m.	659.646	sq.m.	0 sq.m.
		1649.032		219.882		659.646		0
							TOTAL	2528.56 sq.m.

d) RESIDENTIAL AREA :-								
BLOCK		GR. FLOOR		1ST FLOOR TO 10TH FLOOR				
1	=	0	sq.m.	611.793 sq.m.	x	10	6117.93	sq.m.
2	=	0	sq.m.	374.903 sq.m.	x	10	3749.03	sq.m.
3	=	0	sq.m.	374.903 sq.m.	x	11	4123.933	sq.m.
RETAIL	=	0	sq.m.	0	sq.m.			sq.m.
							sq.m.	13990.89 sq.m.
							TOTAL	13990.89 sq.m.

PROJECT

PROPOSED **2** NOS **G+X** , **1** NOS **G+XI** STORIED RESIDENTIAL & **1** NOS. **G+III** STORIED MERCANTILE BUILDING AT HOLDING NO.- **78 / 79 / A,** G.T. ROAD (WEST) SERAMPORE HOOGHLY, MOUZA - SERAMPORE, J.L. NO.- **13**, DIST. - HOOGHLY

TITLE

GROUND WITH SITE, SITE PLAN & LOCATION PLAN

SUBMISSION DRAWING

NORTH	DRG NO.	MA/SERAMPORE/ **SITE WITH GROUND** /ARCH/S.D/ **01**	
	REV. DATE	REV. NO.	
	SCALE	1:150, 1:600 1:4000	DEALT P.Pal
	DATE	09.10.2014	CHECKED Samanta

ARCHITECT: KAMAL KUMAR PERIWAL

MAHESHWARI & ASSOCIATES
37A, BAKER ROAD, 2ND FLOOR, KOLKATA- 700027
Tel: 65228584, www.architectmaheswari.com

Sheet - 1 of 6

1/6 (Solar System)

Petition No.....603..... 2013-14
Permission for the new construction as proposed and shown in the plan is granted Vide Sl No. B.O.C.8 of corresponding B.O.C. Meeting, Dt. 28.02.14
Dated..... 28/3/14

Serampore Municipality

1. This plan is valid for three years and may be revalidated for two further two years on payment of [illegible] with production of original [illegible] prescribed from.
2. Within [illegible] completion of new construction [illegible] owner must [illegible] Authority for interim assessment on a prescribed form.

Sub-Asstt. Engineer 27/03/2014
Serampore Municipality

VALIDITY EXTENDED UPTO: 27.3.2019

S Mondal
4/2/2019
Sub Asstt. Engineer
Serampore Municipality

Chairman
Serampore Municipality
4/2/19