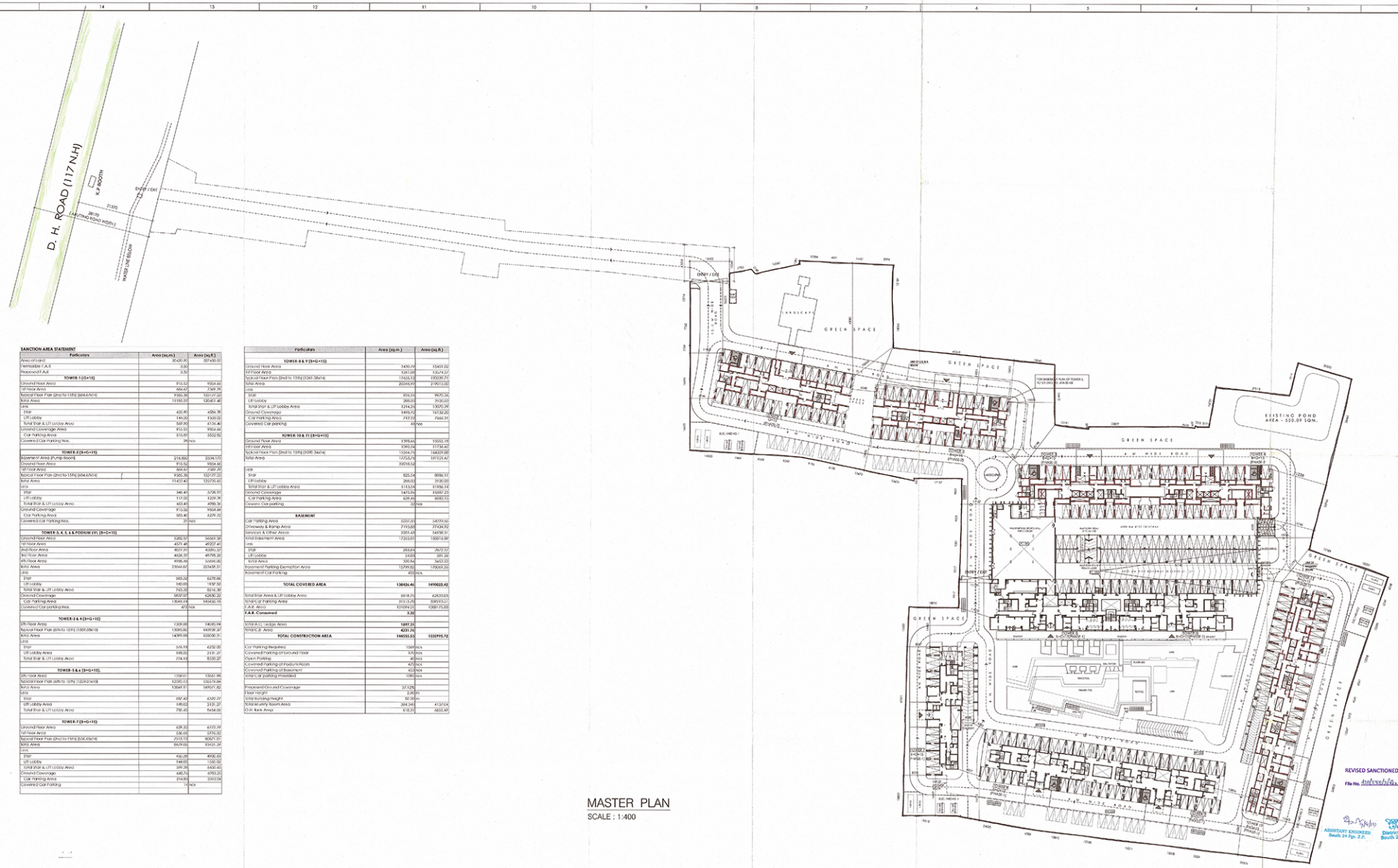

MASTER PLAN
SCALE : 1:400

REVISED SANCTIONED PLAN
File No. Architectural/S/24 Pgs/2017

ASSISTANT ENGINEER(S) South 24 Pgs. Z.P.

District Engineer South 24 Pgs. Z.P.

SANCTION AREA STATEMENT

Particulars	Area (sq.m.)	Area (sq.ft.)
Area of Land	30,420.90	327,450.10
Permissible F.A.R.	3.30	
Proposed F.A.R.	3.30	
TOWER-1 (G+15)		
Ground Floor Area	913.52	9834.66
1st Floor Area	684.62	7369.79
Typical Floor Plan (2nd to 15th) (664.62X14)	9360.39	100777.22
Total Area	11185.57	120451.46
Less		
Stair	425.90	4584.38
Lift Lobby	144.00	1550.00
Total Stair & Lift Lobby Area	569.90	6134.40
Ground Coverage Area	913.52	9834.66
Car Parking Area	515.89	5552.92
Covered Car Parking Nos.	39 Nos	
TOWER-2 (B+G+15)		
Basement Area (Pump Room)	216.82Q	2334.17Q
Ground Floor Area	913.52	9834.66
1st Floor Area	684.62	7369.79
Typical Floor Plan (2nd to 15th) (684.62X14)	9585.39	103177.22
Total Area	11427.47	122975.82
Less		
Stair	340.40	3726.97
Lift Lobby	117.00	1259.38
Total Stair & Lift Lobby Area	457.40	4986.36
Ground Coverage	913.52	9834.66
Car Parking Area	583.40	6279.72
Covered Car Parking Nos.	37 Nos	
TOWER-3, 4, 5, 6 & PODIUM LVL (B+G+15)		
Ground Floor Area	5282.57	56861.38
1st Floor Area	4571.49	49207.45
2nd Floor Area	4697.77	43895.37
Ted Floor Area	4426.37	49795.20
4th Floor Area	4986.48	53694.82
Total Area	23964.68	253458.51
Less		
Stair	583.32	6278.66
Lift Lobby	140.00	1507.30
Total Stair & Lift Lobby Area	723.32	7816.36
Ground Coverage	5459.57	62830.32
Car Parking Area	13069.19	140630.15
Covered Car parking Nos.	407 Nos	
TOWER-3 & 4 (S+G+15)		
5th Floor Area	1309.28	14095.99
Typical Floor Plan (6th to 15th) (1309.28X10)	13092.80	140939.37
Total Area	14789.88	159080.31
Less		
Stair	576.59	6252.00
Lift Lobby Area	195.22	2131.37
Total Stair & Lift Lobby Area	774.98	8533.37
TOWER-5 & 6 (S+G+15),		
5th Floor Area	1258.01	13551.98
Typical Floor Plan (6th to 15th) (1220.01X10)	12200.10	131519.84
Total Area	13569.91	149071.82
Less		
Stair	557.43	6229.77
Lift Lobby Area	195.02	2131.37
Total Stair & Lift Lobby Area	781.45	8454.05
TOWER-7 (B+G+15)		
Ground Floor Area	439.32	4773.79
1st Floor Area	536.05	5776.32
Typical Floor Plan (2nd to 15th) (536.05X14)	7513.15	80971.01
Total Area	8578.02	93521.27
Less		
Stair	450.29	4908.62
Lift Lobby	144.00	1550.00
Total Stair & Lift Lobby Area	594.29	6430.62
Ground Coverage	660.76	6983.20
Car Parking Area	914.86	7312.06
Covered Car Parking	1 Nos	

Particulars	Area (sq.m.)	Area (sq.ft.)
TOWER-8 & 9 (B+G+15)		
Ground Floor Area	1430.79	15403.02
1st Floor Area	1261.08	13574.27
Typical Floor Plan (2nd to 15th) (1261.08x14)	17665.12	190130.71
Total Area	20356.99	219011.00
Less		
Stair	926.26	9970.36
Lift Lobby	268.00	2130.00
Total Stair & Lift Lobby Area	1194.26	13070.29
Ground Coverage	1495.70	16132.20
Car Parking Area	737.32	7666.31
Covered Car parking	40 Nos	
TOWER-10 & 11 (B+G+15)		
Ground Floor Area	1398.66	15055.18
1st Floor Area	1390.34	11734.40
Typical Floor Plan (2nd to 15th) (928.36x14)	13004.76	144209.28
Total Area	17723.76	197121.47
Less	3018.52	
Stair	925.54	9596.11
Lift Lobby	268.00	3130.00
Total Stair & Lift Lobby Area	1193.54	11986.14
Ground Coverage	1475.94	15889.23
Car Parking Area	639.46	6883.10
Covered Car parking	37 Nos	
BASEMENT		
Car Parking Area	5037.20	54223.65
Driveway & Ramp Area	7193.88	77434.92
Services & Other Areas	2051.69	54196.31
Total Basement Area	17282.81	185819.88
Less		
Stair	2956.84	2829.27
Lift Lobby	24.00	281.28
Total Area	3430.52	
Basement Parking Exemption Area	15799.82	170069.26
Basement Car Parking	450 Nos	
TOTAL COVERED AREA	**136426.46**	**1469022.42**
Total Stair Area & Lift Lobby Area	6618.75	62633.03
Total Car Parking Area	31313.70	309213.11
F.A.R. Area	101094.33	1088175.89
F.A.R. Consumed	**3.32**	
Total A.C. Ledge Area	**1897.35**	
Total C.B. Area	**4231.76**	
TOTAL CONSTRUCTION AREA	**144555.52**	**1555995.72**
Car Parking Required	1069 Nos	
Covered Parking on Ground Floor	575 Nos	
Open Parking	45 Nos	
Covered Parking at Podium Room	407 Nos	
Covered Parking at Basement	422 Nos	
Total Car parking Provided	1096 Nos	
Proposed Ground Coverage	37.12%	
Floor Height	3.20 m	
Total Building Height	50.30 m	
Total Monthly Room Area	384.34	4137.04
O.H. Tank Area	618.31	6655.49

NAME OF OWNERS :

PS VINAYAK COMPLEX LLP

PARTNER

AS CONSTITUTED ATTORNEYS OF

1. BHARATI MUKHOPADHYAY
2. SIDDHARTHA MUKHERJEE
3. PHOBOS TOURS & TRAVEL PVT. LTD.
4. TIYHONE RETAIL PVT. LTD.
5. GALTONIA BUILDERS PVT. LTD.
6. TIYHONE HERBAL PRODUCTS PVT. LTD.
7. CUSSONIA HEIGHTS PVT. LTD.
8. PHOBOS AGRO MARKETING PVT. LTD.
9. PHOBOS DEVELOPERS PVT. LTD.
10. BAHAGRASS HOUSING PVT. LTD.
11. COLLETIA HOUSING PVT. LTD.
12. KUSZO GRIHO PVT. LTD.
13. BARIUM BUILDERS PVT. LTD.
14. TIYHONI AGRI PRODUCTS PVT. LTD.
15. TRINICOUP BUILDERS PVT. LTD.
16. BEEGHWASH HOUSING PVT. LTD.
17. RHAMNUS REALTY PVT. LTD.
18. SOURSOP REALTY PVT. LTD.
19. BALLOTA HOUSING PVT. LTD.
20. MAIDENGRASS HOUSING PVT. LTD.
21. TIYHONI FILTERS PVT. LTD.
22. ANTHRISCUS REALTY PVT. LTD.
23. MONTIGNA BUILDERS PVT. LTD.
24. TIYHONE TRAVELS PVT. LTD.
25. PHOBOS COMPUTERS PVT. LTD.
26. TIYHONI BOOKS & PERIODICALS PVT. LTD.
27. TIYHONE AGRO MARKETING PVT. LTD.
28. TIYHONI INTERIOR DECORATORS PVT. LTD.
29. PHOBOS AGRI COMMERCIAL PVT. LTD.
30. TIYHONI IMAGE & GRAPHICS PVT. LTD.
31. TIYHONE IT SOLUTIONS PVT. LTD.
32. PHOBOS BOOKS AND PERIODICALS PVT. LTD.
33. DOMOS REALTY PVT. LTD.
34. PHOBOS IT SOLUTIONS PVT. LTD.
35. PHOBOS IT SOLUTIONS PVT. LTD.
36. BAS HERBAL PRODUCTS PVT. LTD.
37. DOMOS TRAVELS PVT. LTD.
38. DOMOS COMPUTERS PVT. LTD.
39. DOMOS HERBAL PRODUCTS PVT. LTD.
40. TIYHONE COMPUTERS PVT. LTD.
41. EDUAN INFRACON PVT. LTD.
42. ETAKA REAL ESTATE PVT. LTD.
43. EKANAU BUILDCON PVT. LTD.
44. PETASA REALTY PVT. LTD.
45. FOUNTAINGRASS BUILDERS PVT. LTD.
46. SHORELL REALTY PVT. LTD.
47. VETIVER REALTY PVT. LTD.
48. EDSHVI REAL ESTATE PVT. LTD.
49. ILLUSION DEVELOPERS PVT. LTD.
50. EDSHVI VILLA PVT. LTD.
51. EKANAU HOUSING PVT. LTD.
52. INTEGRAL PROPERTIES PVT. LTD.
53. EKANAU PROPERTIES PVT. LTD.
54. EKANAU REAL ESTATE PVT. LTD.
55. EDSHVI TOWER PVT. LTD.
56. EKANAU BUILDER PVT. LTD.
57. EKANAU INFRASTRUCTURE PVT. LTD.
58. AYANNA PROJECTS PVT. LTD.
59. ESTHER BUILDCON PVT. LTD.
60. ETAKA HOMES PVT. LTD.
61. AYANNA CONSTRUCTION PVT. LTD.
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69. WISDOMI DEVELOPER PVT. LTD.
70. WISDOMI INFRA PROJECTS PVT. LTD.
71. AYANNA DEVELOPERS PVT. LTD.
72. ETAKA BUILDERS PVT. LTD.
73. ESTHER INFRAPROJECTS PVT. LTD.
74. KVARALI PROJECTS PVT. LTD.
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76. SHRI ASHOK KUMAR JAYASWAL
77. ANUP KUMAR JAYASWAL
78. SANGITA GUHATHAKURTA
79. SUNDAR KUMAR MAJI
80. RUPA MONDAL
81. HITALAL CHOUDHARY
82. JAYANTA ROY
83. SHRI/SMT. MUKHOPADHYAY
84. DEBAMOY CHAKRABORTY
85. PRADIPTA KUMAR MAITI
86. TARASREE MAITI
87. DIPIKA BANERJEE
88. SUBHRA ROY
89. SUBRATA ROY
90. DOMOS MANAGEMENT CONSULTANTS PVT. LTD.

Richard Jose
SIGNATURE OF OWNER(S)

CERTIFICATE OF STRUCTURAL ENGINEER :

THIS IS TO CERTIFY THAT THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPER-STRUCTURE 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.

SIGNATURE OF STRUCTURAL ENGINEER

SIGNATURE OF STRUCTURAL REVIEWER

CERTIFICATE OF ARCHITECT :

I DO HEREBY CERTIFY WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER NATIONAL BUILDING CODE OF INDIA 2005 AS AMENDED FROM TIME TO TIME THAT THE WIDTH OF THE ABUTTING ROAD CONFORM WITH THE PLAN AND IT IS A BUILDABLE SITE NOT A TANK OR A FILLED UP TANK THE SITE PLAN, LOCATION PLAN AGREES WITH THE SITE. THE PLOT IS DEMARCATED BY BOUNDARY WALLS & MEASUREMENTS TALLY WITH THE REGD. DEED PLAN. THE EXISTING STRUCTURE AS SHOWN FULLY OCCUPIED BY OWNERS AS PER OWNERS UNDERTAKING.

ASHISH BANSHI
Architect
Council of Architecture
CA/71091/27297
SIGNATURE OF ARCHITECT

Project :

PROPOSED RE-REVISED ONE NO. G+15 STORIED (TOWER-1) ONE NO. B+G+15 STORIED (TOWER-2) AND NINE NO. (TOWER-3 TO TOWER-11) G+15 STORIED UNDER GROUP RESIDENTIAL BUILDING WITH S.LAYERED PODIUM PARKING OVER COMMON BASEMENT AT D. H. ROAD, MOUZA - SARMESTARCHAK, J.L. NO. 117, TOUZI NO. 351 (R, R.S.), DAG NOS. 115, 116 & 117, CORRESPONDING TO L.R. DAG NOS. 114, 115 & 116, MOUZA - DAULATPUR, J.L. NO. 79, TOUZI NOS. 1276, R.S.&.R. DAG NOS. 23, 27, 28, 29, 30, 31, 32, 33, 34, 48 & 49, POST OFFICE - PALLAH HAT, POLICE STATION - BISHNUPUR, WITHIN KULERDARI GRAM PANCHAYAT, DISTRICT - SOUTH 24 PARGANAS.

Consultant :

M+N Consultants One Design Solutions
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Drawing Title :
MASTER PLAN

Scale	Date
1 : 400	16.03.2017
Draft: BANALATA	Checked: BISWAJIT
Approved: SOMDEB	

☐ Design Development ■ Sanction Dwg.
☐ Contract Document ☐ Construction Dwg. ☐ As Built Dwg.

Revision No.	Revision Date
R2	29.01.2019

Drawing No.: JKA-SD-01

Job No.: 2016-2017/SEL/JKA

North

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