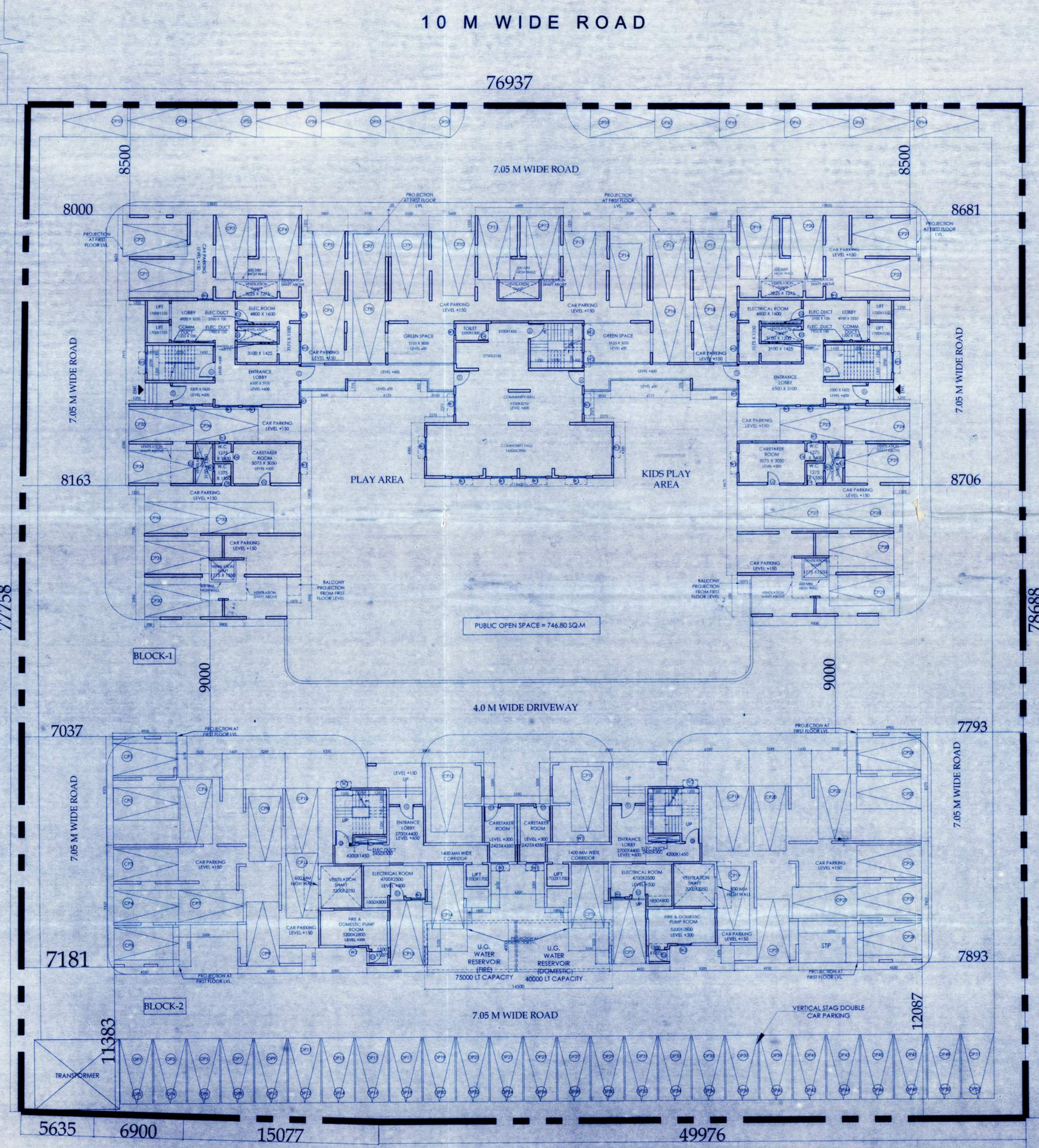


NOTES :
1. ALL DIMENSIONS ARE IN MM
2. FOLLOW THE LAYOUT ONLY AND FOR ORIENTATION REFER THE SITE PLAN

PROPOSED AREA CALCULATION OF (G+IV) STORIED RESIDENTIAL COMPLEX AT R.S. DAG NO.376(P),378(P),379(P),380(P),381(P), MOUZA- NAOABAD,J.L. NO.-19, L.R KHATIAN NO.329,832,275,504,139,703,247,123,605,648,288,17,586, 740,783 UNDER P.S.- BISHNUPUR ,P.O.- RASAPUNJA, DIST- SOUTH 24 PARGANAS, UNDER RASAPUNJA GRAM PANCHAYET.

		BIGHA	KATHA	CHATAK	SQ.FT
LAND AREA	=	4	10	11	22
	=	1.59	ACRES		
	=	6,068	SQ.M.		
	=	65,317	SQ.FT		
WIDTH OF ABUTTING ROAD (ACTUAL MEANS OF ACCESS)		10.00	Mtrs.		
PERMISSIBLE GROUND COVERAGE =		45%			
PERMISSIBLE HEIGHT OF THE BUILDING =		40	MT. RL		

PROPOSED :-

BLOCK WKD.	TOTAL FL. AREA WITH DUCT (Sqm.)			DUCT/CUTOUT /TERRACE AREA (Sqm.)	TOTAL FL. AREA WITHOUT DUCT (Sqm.)	LIFT WELL (Sqm.)	FL. AREA WITHOUT LIFT WELL (Sqm.)	STAIR WELL (Sqm.)	FL. AREA WITHOUT STAIR WELL (Sqm.)	DEDUCTION TABLE FROM F.A.R.			AFTER DEDUCTION FLOOR AREA (Sqm.)
										LIFT LOBBY (Sqm.)	STAIR (Sqm.)	MANDATORY CAR PARKING	
BLOCK - 1 (G+4) GR. FLOOR (WITH LIFT WELL)	1287.37			64.83	1222.54	0	1222.54	0	1222.54	12	35.01		
	FLOOR AREA	NOS OF FLOOR	TOTAL AREA										
BLOCK - 1 (G+4) (1ST TO 4TH FL.)	1200.44	4	4801.76	349.84	4451.92	42.18	4409.76	3.75	4406.01	48	140.04		
BLOCK - 2 (G+4) GR. FLOOR (WITH LIFT WELL)	822.184			20.46	801.72	0	801.72	0	801.72	6	22.5		
	FLOOR AREA	NOS OF FLOOR	TOTAL AREA										
BLOCK - 2 (G+4)	813.54	4	3262.16	119.12	3143.04	23.12	3119.92	7.50	3112.42	24	90		
TOTAL									9542.70	90	287.55	1,412.12	7,753.03

TOTAL BUILTUP AREA OF THE PROJECT — 9542.70 SQM.

TOTAL NO. OF FLAT

BLOCK WKD.	FLOOR NO.	NO. OF FLAT
BLOCK - 1	G+ 4	72
BLOCK - 2	G+ 4	48
TOTAL NOS OF FLAT		120 NOS.

CAR PARKING CALCULATION :-

BLOCK WKD.	FLOOR NO.	TOTAL GROUND FLOOR AREA WITH LIFT	TOTAL SERVICES AND OTHER UTILITIES AREA IN GROUND FLOOR (SQ.M.)	TOTAL CAR PARKING AREA (SQ.M.)	TOTAL COVERED AREA OF FLAT IN EACH FLOOR(SQ.M.)
BLOCK - 1	(G+4)	1287.37	493.65	793.72	4680.36
BLOCK - 2	(G+4)	822.18	203.78	618.40	3262.20
COMMUNITY HALL	(G)				141.37
TOTAL COVERED AREA OF FLAT IN ALL BLOCKS =		2109.554	697.43	1412.12	7882.67

REQUIREMENT OF CAR(RESIDENTIAL) :-

UPTO 600/150 =	4	Nos. CAR.
UPTO 800/940 =	31	Nos. CAR.
7882.57 / 1000/130	22	Nos. CAR.
Required Total no of Car =	58	NOS CAR.
TOTAL PARKING REQUIRMENT OF THE PROJECT	58	Nos. CAR.

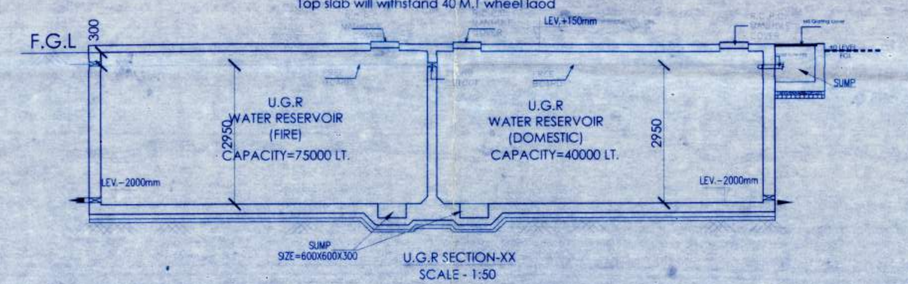
PROPOSED TOTAL CAR PARKING PROVIDED FOR THE PROJECT

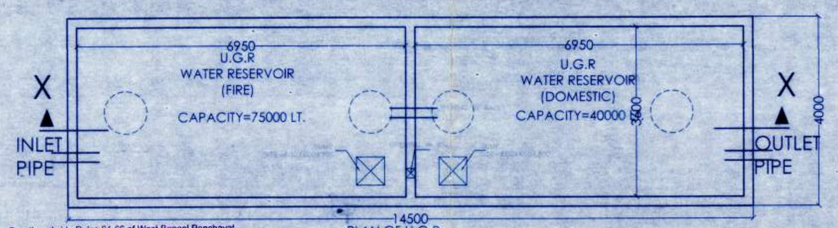
a) COVERED PARKING (GROUND FLOOR ALL BLOCK)	64	Nos. CAR.
b) OPEN PARKING	64	Nos. CAR.
TOTAL (COVERED +OPEN) =	128	Nos. CAR.
BONUS AREA FOR CARPARKING	58	Nos. CAR. x @25sq.m. 1,440.05 SQ.M.

b) For Residential Blocks GROUND FLOOR PROVIDED TOTAL COVERED PARKING AREA= 1412.12 Sq.m.

PROPOSED TOTAL GROUND COVERED AREA FOR THIS PROJECT

1) For Residential Block 1	1231.03 Sq.M.
2) For Residential Block 2	793.80 Sq.M.
TOTAL :	2024.83 Sq.M.
PROPOSED GROUND COVERAGE FOR THE PROJECT	33.37 < 45%
PROPOSED TOTAL PUBLIC OPEN SPACE	746.8 < 8 % OF LAND AREA
PROPOSED FAR =	1.278



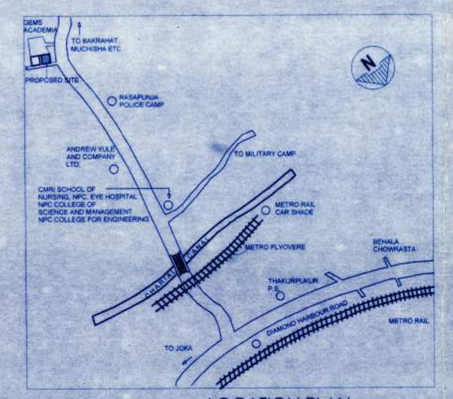


Sanctioned vide Rules 64-66 of West Bengal Panchayat (Panchayat Samiti Administration) Rules 2008, and the Letter of Memo No.____ Dated____ of DE/ADM South 24 Pgs.
Valid upto 3 Yrs.
Deviation Means Demolition

Executive Officer
Thakurpukur Maheshtala Panchayat Samiti
Date :- 27.2.18

Executive Officer
Thakurpukur Maheshtala Panchayat Samity
South 24 Parganas

Junior Engineer (IT/WS)
Thakurpukur Maheshtala Block
South 24 Pgs., Govt. of W.B.



LOCATION PLAN
SCALE - 1:4000

DOORS				WINDOWS				
MARKED	WIDTH	HEIGHT	REMARK	MARKED	WIDTH	HEIGHT	SILL	REMARK
D	1000	2100		W1	1800	1350	300	
D1	1100	2100		W2	900	1000	1100	
D2	900	2100		W1A	1500	1350	750	
D3	800	2100		W3	500	900	1200	
D4	750	2100		W4	1100	1350	750	
SD1	1800	2100		W5	1800	1350	750	
SD2	1600	2100						
SD3	1500	2100						

FOR APPROVAL

- Vetted and recommended for sanction the building plan No. 324/GS/KMDA upto.....G + IV Height 17.70 mt. subject to the condition.
- Before starting any construction, the site must conform with the plans Sanctioned and all the condition as proposed in the plan should be fulfilled.
- All building materials necessary for construction should conform to standard specified in the National Building Code of India.
- Necessary steps should be taken for safety of lives of the adjoining public and private properties during construction.
- Construction site should be maintained to prevent mosquito breeding.
- Design of all Structural members including that of the foundation should conform to standard specified in the N.B.C. of India.
- The sanction is valid for 3 years from date of sanctioning.
- Information required by the applicant to this end are:- Commencement of work. Completion of structural work up to plinth. Completion of work.
- No rain water pipe should be fixed or discharged on Road or Footpath.
- The construction should be carried out as per specification of I.S. Code and sanctioned plan under the supervision of qualified empanelled engineers.
- Construction of garbage vat, soak pit & waste water should be done by the owners.

Any deviation will lead to demolition

ASSISTANT ENGINEER
South 24 Parganas Zila Parishad

District Engineer
South 24 Pgs. Z.P.

Sanction should be obtained from the concern Panchayat Samiti

Assistant Engineer
South 24 Pgs. ZP

District Engineer
South 24 Pgs. ZP

PROPOSED (G+IV) STORIED RESIDENTIAL COMPLEX AT L.R. DAG NO.432(P),434(P),435(P),436(P),437(P), MOUZA- NAOABAD,J.L. NO -19, UNDER P.S.- BISHNUPUR ,P.O.- RASAPUNJA, DIST- SOUTH 24 PARGANAS, UNDER RASAPUNJA GRAM PANCHAYAT.

I CERTIFY THAT ALL THE ARCHITECTURAL DRAWINGS OF THE PROJECT AT L.R. DAG NO.432(P),434(P),435(P),436(P),437(P), MOUZA- NAOABAD,J.L. NO -19,UNDER P.S.- BISHNUPUR ,P.O.- RASAPUNJA, DIST- SOUTH 24 PARGANAS, UNDER RASAPUNJA GRAM PANCHAYAT.DIST-24 PARAGANAS(S) HAVE BEEN PREPARED BY ME COMPLYING WITH THE PROVISIONS OF THE NATIONAL BUILDING AND THE WEST BENGAL MUNICIPAL BUILDING RULES. NO SUCH VIRTONG AND INCORRECT INFORMATION HAS BEEN FURNISHED BY ME INCLUDING AREA CALCULATION CHARTS IN THIS DRAWINGS AND NO VIOLATION OF THE CALCULATION CHARTS IN THIS DRAWINGS AND NO VIOLATION OF THE PROVISIONS OF THESE RULES WILL BE FOUND IN ANY OF THE DRAWINGS AND DOCUMENTS. SUBMITTED TO THE SANCTIONING AUTHORITY FOR OBTAINING SANCTIONS

AMRAV BISWAS
Chartered Architect
CA/2010/47702

Signature of Architect

PRAKALPA©
143, MANI GOPAL ROY CHOWDHURY AVENUE
Mezzanine & 2nd floor, KOLKATA - 700 014
TEL : 033 64007757
WEB SITE : www.prakalpa.in
E-MAIL : prakalpa.amb@gmail.com

CERTIFY THAT THE STRUCTURAL DRAWING AND DESIGN OF BOTH THE FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING BUILDINGS HAS BEEN MADE CONSIDERING THE SOIL TEST REPORT (AS PER THESE RULE AND REGULATIONS MADE UNDER THE ACT) AND ALSO CONSIDERING ALL POSSIBLE LOADS, SEISMIC LOAD AND THE MOMENTS GENERATED BY THE PROPOSED STRUCTURE AS PER CURRENT CODES. THE BUREAU OF INDIAN STANDARD AND NATIONAL BUILDING CODE OF INDIA AND CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT UP TO G+IV STORIES AND THESE PROVISIONS SHALL BE ADHERED TO DURING THE CONSTRUCTION

Mrs. MITA SAHA
M.E. - M.E. (Struct.), C.E.
1988-22 R
AG-59, Sector-II, Salt Lake
Mob:- 9331888112

SIGNATURE OF THE STRUCTURAL ENGINEER

MAK ENGINEERS
AG-59, Sector-II, Salt-Lake City,
Kolkata-700 091.
E-mail: mitasaha@yahoo.in,
mak.salt.engg@gmail.com
Tel.: 033 2334 9969

IT IS CERTIFIED THAT THE COMPREHENSIVE GEO-TECHNICAL REPORT ON SOIL INVESTIGATION HAS BEEN PREPARED BY ME FOR DESIGN AND CALCULATION OF THE FOUNDATION BY ANALYZING THE SOIL SAMPLES FOR ESTIMATING THE BEARING CAPACITY OF THE SOIL ON WHICH FOUNDATION OF THE STRUCTURE WILL BE CONSTRUCTED.

Signature of the Geo-Technical Engineer
BOSE ENGINEERS
Dr. S.K. Bose
PhD, MCE, BCE, MIGS, MIRC
9830478070, 9804492560
E-mail: www.bosengineers.com

SHIV NIKETAN PVT. LTD.
Director
SIGNATURE OF THE OWNER / AUTHORISED SIGNATORY

TITLE : (PRECINCT 1)
OVERALL SITE PLAN ,LOCATION PLAN ,DETAIL OF U.G.R.

PROJECT ARCHITECT	
PRAKALPA© 143, MANI GOPAL ROY CHOWDHURY AVENUE, Mezzanine & 2nd floor, KOLKATA - 700 014 TEL : 033 64007757 WEB SITE : www.prakalpa.in E-MAIL : prakalpa.amb@gmail.com	N
DRAWN BY	MILIA G. / SHAYAMA
CHECKED BY	ATANU C
APPROVED BY	
SCALE : 1 : 100	DATE : 28.08.17
SUBMISSION DRAWING	
DRAWING NO.	REVISION NO.
GEMS-SANC-AR -PR1-SITE-01	0

ORIGINAL COPY