

*Khadija 25.01.19*  
**Prodan**  
Belkash Gram Panchayat

BELKASH GRAM PANCHAYAT /  
BURDWAN-I PANCHAYAT SAMITI

*A. Jais*  
*08.01.2019*  
Jr. Assistant Town Planner  
Burdwan Development Authority  
Purba Bardhaman

*Alleg*  
*08.01.2019*  
Assistant Town Planner  
Burdwan Development Authority  
Purba Bardhaman

**BDA**  
BURDWAN DEVELOPMENT AUTHORITY



DEVELOPER  
SHRI CHH BURDWAN DEVELOPERS PVT LTD.



ARCHITECTS :

MANIRAMKA AND ASSOCIATES

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PROJECT NAME

PLAN FOR 5NOS. G+15 STORIED (48.6 METRE)  
RESIDENTIAL BUILDING COMPLEX NAKSHATRA  
HEIGHTS PHASE-II (SOLIS) AT RENAISSANCE  
TOWNSHIP, MOUZAS-GODA, KANTRAPOTA,  
ISUFABAD ,NABABHAT IN P.S AND DIST-  
BURDWAN ( LAND), WEST BENGAL.

SANCTION DRAWING (TOWER 1 TO TOWER 5 TYPICAL)

GROUND FLOOR PLAN , LOCATION PLAN ,SITE  
PLAN & DETAIL OF UNDER GROUND WATER  
RESERVOIR



DATE : 03 . 04 . 18

SCALE: 1:300

SHEET NO: 1 OF 5

DEALT: MAYURI

DRG. NO. NAKSHATRA HTS. /SD/01

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### AREA STATEMENT :

1. AREA OF LAND (AS PER SURVEY) = 6.397 acres = 25889.49 SQ.MT= 278674.00 SQ.FT.
2. ROAD WIDTH = 25.0 M.
3. PERMISSIBLE GROUND COVERAGE = 35.0 % = 9061.3215 SQM.
4. PROPOSED GROUND COVERAGE = (630.93 x5) = 3154.65 SQ.MT.= 12.185%
5. PERMISSIBLE F.A.R= 2.5
6. PROPOSED F.A.R = 1.812
7. PROPOSED BUILDING HEIGHT = G+15 (RESIDENTIAL) = 48.60 MT.
8. PERMISSIBLE TOTAL BUILT-UP AREA =  
LAND AREA x FAR+CAR PARKING ALLOW.  
25889.49 x 2.5 + 25X55(55 NOS OF COVERED CAR) = 66098.725 Sqm.
9. PROPOSED BUILT UP AREA= 48294.7 SQ.MT. = 519844.00 SQ.FT.

### TOWER WISE AREA STATEMENT

TOWER MKD.	GROUND FLOOR (SQM.)	FIRST FLOOR (SQM.)	2ND TO 15TH FLOOR AREA (SQM.)	TOTAL AREA (SQM)
1	618.59	602.69	602.69 X 14	9658.94
2	618.59	602.69	602.69 X 14	9658.94
3	618.59	602.69	602.69 X 14	9658.94
4	618.59	602.69	602.69 X 14	9658.94
5	618.59	602.69	602.69 X 14	9658.94
TOTAL				48294.7

TOTAL AREA OF THE PROJECT : 48294.7 SQM./ 519844.00 SQ.FT

CAR PARKING AREA OF EACH BLOCK : (11X25)= 275SQ.M

TOTAL CAR PARKING ALLOWANCE FOR F.A.R (275 X5) = 1375 SQ.M/ 14801.00 SQ.FT

AREA FOR F.A.R = (48294.7 - 1375) = 46919.7 SQ.M = 505044.00 SQ.FT

F.A.R = 46919.7 / 25889.49  
= 1.812



PARKING STATEMENT :

TENEMENTS

- 01. 50 SQM > < 75 SQM 600 NOS.
- 02. 75 SQM > < 100 SQM 150 NOS.
- 03. > 100 SQM 0 NOS.

DISTRIBUTION OF PARKING (REQUIRES)

FOR TENEMENTS 50 SQ.M. TO 75 SQ.M. = 150 NOS  
(UPTO 3 SUCH TENEMENTS NO PARKING SPACE REQUIRED)

FOR TENEMENTS 75 SQ.M. TO 100 SQ.M. = 75 NO  
(1 CAR PARKING SPACE FOR 2 SUCH TENEMENTS)

FOR TENEMENTS MORE THAN 100 SQ.M. = 0 NOS.  
(1 CAR PARKING SPACE FOR 100 SQ.M. FLOOR AREA)

TOTAL CAR PARKING REQUIRED = 225 NOS.

REQUIRED CAR PARKING	= 225 NOS.
PROVIDED CAR PARKING	= 442 NOS.
COVERED CAR PARKING	= 55 NOS.
OPEN CAR PARKING	= 387 NOS.

Development Permission is approved u/s 48 of West Bengal Town and Country (Planning and Development) Act, 1979 by BDA vide Memo No. 107/BDA dated 08.01.2019 for a period as mentioned u/s section

48 of WB T&C (P&D) Act, 1979. This building plan should be sanctioned & completion certificate should be obtained from the competent authority (Municipality/Panchayat Samity as per the West Bengal Municipalities Act, 1953 and Rules or the West Bengal Panchayat Act, 1973 and Rules. Any unauthorized development in contravention with the LUDCP of BDA or in violation of the existing law of the Country, will be penalized u/s 52 of West Bengal Town & Country (Planning & Development) Act, 1979. Revocation and modification of this Development Permission can be done u/s 51 of WB T&C (P&D) Act, 1979. Other terms and conditions as per the

Certificate vide Memo No. 107/BDA dated 08.01.2019

7. PROPOSED BUILDING HEIGHT = G+15 (RESIDENTIAL) = 48.60 MT.