

AREA CALCULATIONS

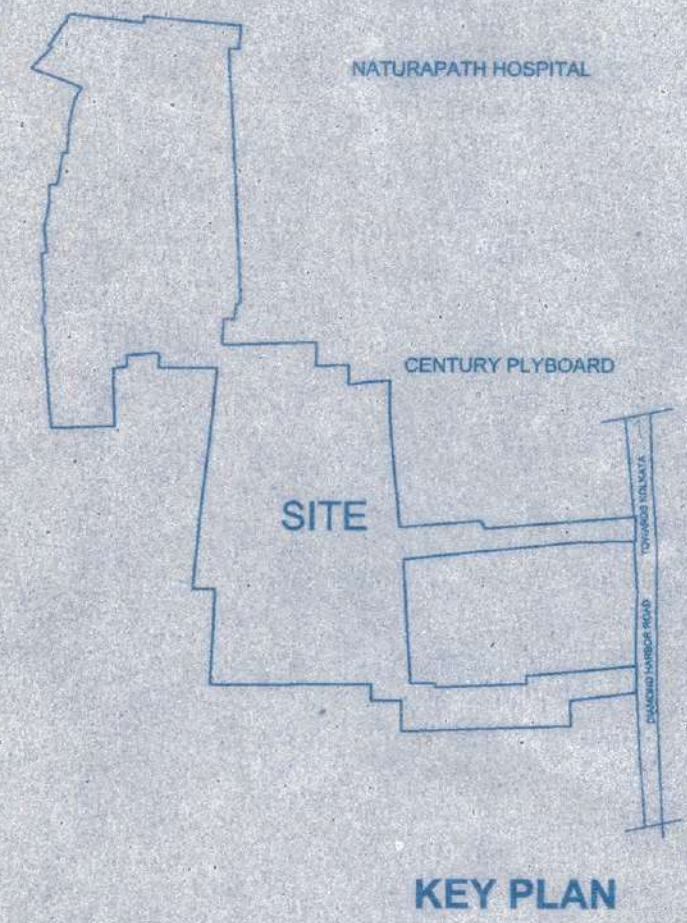
- 1) LAND AREA = 13719.33 sqm
 - 2) PERMISSIBLE GROUND COVERAGE = 40% (5487.73 sqm)
 - 3) GROUND COVERAGE ACHIEVED = 27.72% (3804.09 sqm.)
 - 4) PERMISSIBLE F.A.R. = 3.00 (41157.99 sqm)
- GROUND COVERAGE OF EACH 2 BED BLOCK (A) = 594.33 sqm
 GROUND COVERAGE OF EACH 2 BED BLOCK (B,C,E,F) = 648.16 sqm
 GROUND COVERAGE OF EACH 1 BED BLOCK (D) = 617.12 sqm
 TOTAL GROUND COVERAGE TWO BED BLOCK & ONE BED BLOCK (A,B,C,E,F-D)
 (4 X 648.16 + 594.33 + 617.12) = 2592.64 + 594.33 + 617.12 = 3804.09 sqm
 F.A.R. OF EACH 2 BED BLOCK (A) = 2846.05 sqm
 F.A.R. OF EACH 2 BED BLOCK (B,C,E,F) = 3115.19 sqm
 F.A.R. OF EACH 1 BED BLOCK (D) = 2960.00 sqm
 TOTAL F.A.R. OF TWO BED & ONE BED BLOCK = (F.A.R. OF A,B,C,E,F - D)
 = (4 X 3115.19 + 1 X 2846.05 + 1 X 2960.00)
 = 12460.76 + 2846.05 + 2960.00
 = 18266.81 sqm
- 6) F.A.R. ACHIEVED = 1.33 (18266.81 sqm)

PARKING CALCULATION

- TWO BED UNITS IN EACH 2 BED BLOCK (A,B,C,E,F) = 50
 ONE BED UNITS IN EACH 2 BED BLOCK (A,B,C,E,F) = 4
 ONE BED UNITS IN EACH 1 BED BLOCK (D) = 74
 TOTAL UNITS IN TWO BED & ONE BED BLOCK = (UNITS OF A,B,C,E,F + D)
 (5 X 50 + 54 + 1 X 74) = 250 + 20 + 74 = 344
 7) CAR PARKING REQUIRED = 344/4 Nos.
 = 86 ECU
 8) CAR PARKING ACHIEVED = 87 ECU

NOTES FOR F.A.R.

- F.A.R. SHALL NOT INCLUDE THE FOLLOWING:-
 * STAIR COVER NOT EXCEEDING 2.0M.
 * LIFT WELL AND LIFT LANDING LOBBY AREA IN EACH FLOOR UP TO 3 SQM FOR EACH LIFT UP TO 10 PASSENGER AND 6 SQM FOR EACH LIFT ABOVE 10 PASSENGER.
 * STAIRWELL AREA, THE STAIRCASE WITH LANDING UP TO THE EXTENT OF THE WIDTH OF THE STAIRWAY IN EACH FLOOR.
 * LIFT MACHINE ROOMS
 * COVERED CAR PARKING AREA
 * OPEN TO SKY TERRACE



KEY PLAN

- 1) Kind of construction for the building shall be 418/SS4/REVISB/ICMDA. G+IV Height 14.50 m. subject to the condition.
- 2) Before starting any construction, the site must conform with the plan sanctioned and all the conditions as proposed in the plan should be fulfilled.
- 3) All building materials necessary for construction should conform to standard specified in the National Building Code of India.
- 4) Necessary steps should be taken for safety of lives of the adjoining public and private properties during construction.
- 5) Construction site should be maintained to prevent mosquito breeding.
- 6) Details of all structural members including that of the foundation should conform to standard specified in the I.S.C. of India.
- 7) The structure is valid for 3 years from the date of completion.
- 8) Information required by the applicant for the construction of the building should be furnished to the concerned authorities.
- 9) The construction should be carried out in accordance with the sanctioned plan under the supervision of qualified registered architect.
- 10) Construction of garbage pit, each pit 6 mtr. x 6 mtr. shall be done during the process.
- 11) Any deviation of the sanctioned plan shall mean dereliction.

Asstt. Engineer South 24 Pgs. Z.P.
 District Engineer South 24 Pgs. Z.P.
 Asstt. Engineer South 24 Pgs. Z.P.
 District Engineer South 24 Pgs. Z.P.

OWNERS		
NAME	KHATA No.	SIGNATURE
TRIMLINE DISTRIBUTORS & MANAGEMENT PVT. LTD.	3026	Trimline Distributors & Management Pvt. Ltd. Asit Kumar Ghosh Authorized Signatory / Director
BHATTER INFRASTRUCTURE PVT. LTD.	3055	Bhatter Infrastructure Pvt. Ltd. Meghna Bhalla Authorized Signatory / Director

PROJECT
SWAYAM CITY
 Proposed development for G+4 storied residential building of 147 nos. BHATTER INFRASTRUCTURE PVT. LTD. at P.S. DAG NO-238, 239, 240, 266, 273, 276, 277, 278, 279, 280, 281, 282, 409 of Bhasua Mouza, J.L.-20 under P.S. Bishnupur, 24 South Parganas, West Bengal

DRAWING TITLE	
SITE PLAN	
DRAWING NO.	01
SCALE ON A0 SHEET	1:100
Architect's Sign	

Rajeev Kumar Agarwal
RAJEEV KUMAR AGARWAL
 ARCHITECT CA/88/11915

RAJEEV KUMAR AGARWAL ARCHITECTS
 44/105/22, 26, 26A, New Delhi - 110019
 Tel: 91-11-26271176, 26274271, 26274272, 43036649
 Fax: 91-11-26272792
 E-mail: info@rajeevagarwal.com
 Website: www.rajeevagarwal.com

Plan Approved and Ordered For total Covered area 40932.50 sqm
 Fees Received Total Re.....
 (In Words) Rs. 2,20,000.00/-
 Valid Up To 23/03/2018
 Paschim Bishnupur Gram Panchayat
 Bishnupur-I (S) 24 Pgs.

Pradip
Pradip
 Paschim Bishnupur G.P.
 Bishnupur - I, South 24 Parga

