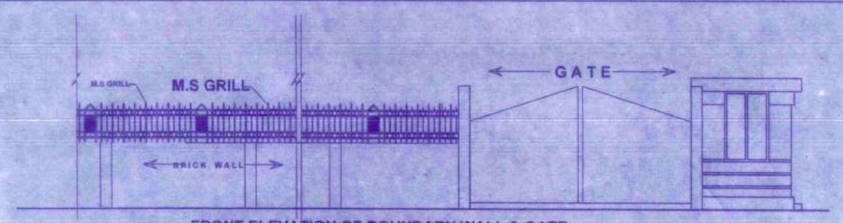
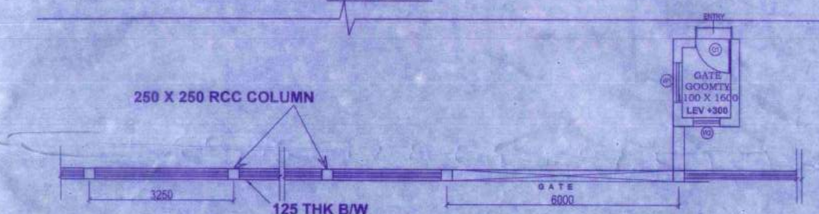
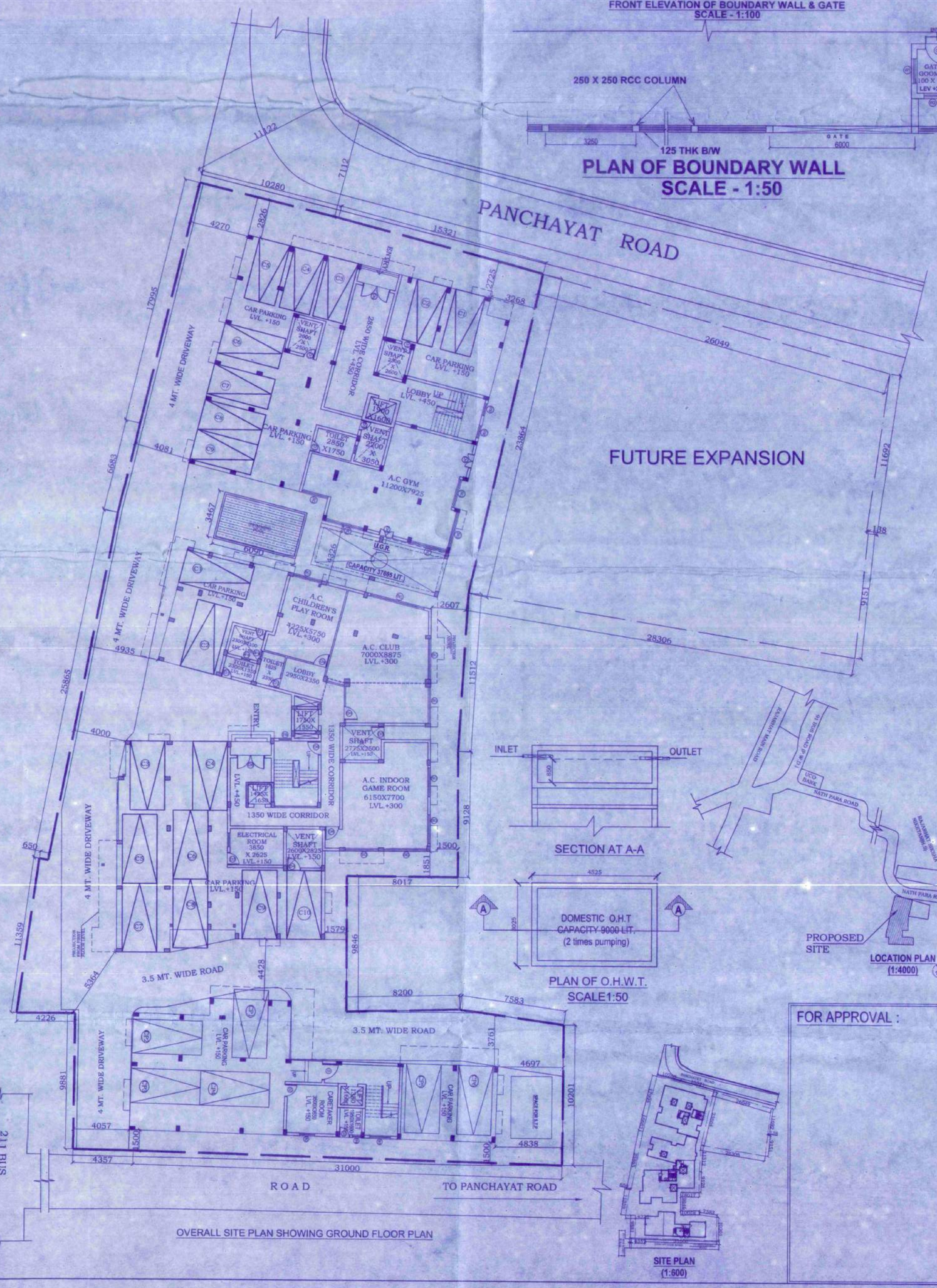


FRONT ELEVATION OF BOUNDARY WALL & GATE
SCALE - 1:100



PLAN OF BOUNDARY WALL
SCALE - 1:50



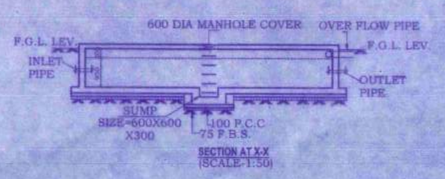
OVERALL SITE PLAN SHOWING GROUND FLOOR PLAN

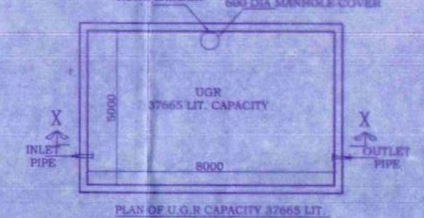
SECTION AT A-A

PLAN OF O.H.W.T.
SCALE1:50

SITE PLAN
(1:600)

FOR APPROVAL :





PLAN OF U.G.R CAPACITY 37665 LIT.
SCALE 1:50

FOR G+4

LAND AREA (AS PER DEED)	=	1,982.69 SQ.MT.	
		20049.87 SQ.FT.	
		46.03 DEC.	
WIDTH OF ABUTTING ROAD (ACTUAL MEANS OF ACCESS)		9.00 Mtrs.	
PERMISSIBLE F.A.R. =		2.25	
PERMISSIBLE GROUND COVERAGE		50%	

PROPOSED : -

BLOCK MKD.	TOTAL FL. AREA WITH DUCT (Sqm.)	DUCT/CUT OUT /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.)	NO. OF FLOOR	TOTAL NET FLOOR AREA (SQ.MT.)	DEDUCTION AREA FOR F.A.R. LIFT LOBBY (Sqm.)	STAIR. (Sqm.)	BONUS AREA FOR MANTADORY CAR PARKING	TOTAL EXEMPTION AREA	FLOOR AREA FOR F.A.R (Sqm.)
BLOCK - 1 GR FLOOR (G+4)	350.633	16.10	334.533	0	334.533	0	334.533	1	334.533	3.00	14.279			
BLOCK- 1 1ST TO 3RD FLOOR (G+4)	369.998	16.10	343.898	3.04	340.858	0.76	340.098	3	1020.294	9.00	42.84			
BLOCK- 1, 4TH FLOOR (G+4)	341.379	16.10	325.279	3.04	322.239	0.76	321.479	1	321.479	3.00	14.26			
TOTAL BUILTUP AREA OF BLOCK 1									1676.306					
BLOCK - 2 GR FLOOR (G+4)	471.564	19.14	452.422	0	452.422	0	452.422	1	452.422	5.33	14.36			
BLOCK- 2 1ST FLOOR (G+4)	493.254	20.77	472.489	5.06	467.425	0.76	466.666	1	466.666	5.33	14.36			
BLOCK- 2 2ND & 3RD FLOOR (G+4)	515.928	20.77	495.063	5.06	489.999	0.76	489.240	2	978.480	10.66	28.72			
BLOCK- 2, 4TH FLOOR (G+4)	488.503	20.77	467.738	5.06	462.674	0.76	461.915	1	461.915	5.33	14.36			
TOTAL BUILTUP AREA OF BLOCK 2									2359.483					
BLOCK - 3 GR FLOOR (G+4)	187.404	0.00	187.404	0	187.404	0	187.404	1	187.404	2.80	12.24			
BLOCK- 3 1ST TO 3RD FLOOR (G+4)	210.479	0.00	210.479	2.16	208.319	0	208.319	3	624.957	8.40	36.72			
BLOCK-3, 4TH FLOOR (G+4)	203.399	0.00	203.399	2.16	201.239	0	201.239	1	201.239	2.80	12.24			
TOTAL BUILTUP AREA OF BLOCK 3									1013.600					
									5049.389	55.66	204.390	600.000	860.045	4189.344

	SQ.MT.	SQ.FT.
GROUND FLOOR AREA OF BLOCK-1	334.533	3601
1ST TO 3RD FLOOR AREA OF BLOCK-1	1020.29	10982
4TH FLOOR AREA OF BLOCK-1	321.48	3460
TOTAL BUILTUP AREA OF BLOCK-1 (G+4)	**1676.306**	**18044**
GROUND FLOOR AREA OF BLOCK-2	452.42	4870
1ST FLOOR AREA OF BLOCK-2	466.67	5023
2ND & 3RD FLOOR AREA OF BLOCK-2	978.48	10532
4TH FLOOR AREA OF BLOCK-2	461.92	4972
TOTAL BUILTUP AREA OF BLOCK-2 (G+4)	**2359.483**	**25397**
GROUND FLOOR AREA OF BLOCK-3	187.40	2017
1ST TO 3RD FLOOR AREA OF BLOCK-3	624.96	6727
4TH FLOOR AREA OF BLOCK-3	201.24	2166
TOTAL BUILTUP AREA OF BLOCK-3 (G+4)	**1013.600**	**10910**
TOTAL BUILTUP AREA OF THE PROJECT (BLOCK-1,BLOCK-2 & BLOCK-3)	**5049.389**	**54352**

TOTAL NO. OF FLAT

BLOCK MKD.	FLOOR NO.	NO OF FLAT
BLOCK-1	G+4	24
BLOCK-2	G+4	36
BLOCK-3	G+4	16
TOTAL NOS OF FLAT		76

CAR PARKING AREA CALCULATION :-

BLOCK MKD.	FLOOR NO.	TOTAL GROUND FLOOR AREA WITH DUCT (SQ.M.)	TOTAL SERVICES AND OTHER UTILITIES AREA IN GROUND FLOOR (SQ.M.)	NET CAR PARKING AREA PROVIDED (SQ.M.)
BLOCK-1	(G+4)	350.63	162.785	187.848
BLOCK-2	(G+4)	471.56	259.789	211.795
BLOCK-3	(G+4)	187.40	44.235	143.169
		1009.60	466.789	542.812

RESIDENTIAL CAR PARKING CALCULATION

FOR EVERY TWO FLATS MORE THAN 75 SQ.MT. BUT LESS THAN 100 SQ.MT. ONE CAR PARKING REQUIRED

FOR BLOCK 1

FLAT MARKING	CARPET AREA (SQ.FT.)	PLINTH AREA(SQ.FT)	STANDARD BUILTUP AREA (SQ.FT)
FLAT A	493	575	740
FLAT B	570	706	908
FLAT C	500	602	774
FLAT D	535	630	810
FLAT E	307	366	470
FLAT F	389	460	591
	2793	3339	4292.90

FOR BLOCK 2

FLAT MARKING	CARPET AREA (SQ.MT.)	PLINTH AREA (SQ.MT)	STANDARD BUILTUP AREA (SQ.MT)
FLAT A	547	648	840
FLAT B	552	683	885
FLAT C	298	364	472
FLAT D	304	365	473
FLAT E	438	534	692
FLAT F	255	322	417
FLAT G-1	364	437	567
FLAT G	677	679	879
FLAT H	475	552	716
FLAT J	476	575	745
	4306	5159	6686

FOR BLOCK 3

FLAT MARKING	CARPET AREA (SQ.MT.)	PLINTH AREA (SQ.MT)	STANDARD BUILTUP AREA (SQ.MT)
FLAT A	447	533	706
FLAT B	279	333	441
FLAT C	521	610	808
FLAT D	451	511	677
	1697	1986	2632

NO OF FLATS

TOTAL NO OF FLATS	76.00	NOS.
REQUIRED TOTAL CAR PARKING	23.25	NOS.
PROPOSED TOTAL CAR PARKING FOR THE PROJECT	23.25	NOS.
a) COVERED PARKING	25	NOS.
b) OPEN PARKING	1	NOS.
TOTAL	26	NOS.
BONUS FOR MANDATORY PARKING	600	SQ.MT

PROPOSED TOTAL GROUND COVERAGE OF THE PROJECT

FOR BLOCK 1	317.088	Sq.M.	
FOR BLOCK 2	418.880	Sq.M.	
FOR BLOCK 3	195.391		
PROPOSED GROUND COVERAGE FOR THE PROJECT	49.98	< 50%	
ALCOVE AREA FOR BLOCK 1	6.20	SQ.MT	< 3% OF FLOOR AREA
ALCOVE AREA FOR BLOCK 2	9.97	SQ.MT	< 3% OF FLOOR AREA
ALCOVE AREA FOR BLOCK 3	3.74	SQ.MT	< 3% OF FLOOR AREA
PROPOSED F.A.R (TOTAL PROJECT BUILTUP AREA / LAND AREA)	2.25		<2.25

REVISED G+4 STORIED RESIDENTIAL COMPLEX AT MOUZA-BHATENDA, J.L.NO.-28,L.R KHATIAN NO.- 483, 597, 692,720,1112,1501,1502, 1503, 2979,2981, 2984,2986,2987,4715,4145, R.S & L.R DAG NO.- 542, 545,546,542/806 (P) , P.S.- RAJARHAT, DIST.- 24 PARGANAS (N) , UNDER RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYAT.

CERTIFICATE OF THE ARCHITECT:

I CERTIFY THAT ALL THE ARCHITECTURAL DRAWINGS OF REVISED G+4 STORIED RESIDENTIAL COMPLEX AT MOUZA-BHATENDA, J.L.NO.-28,L.R KHATIAN NO.- 483, 597, 692,720,1112,1501,1502, 1503, 2979,2981, 2984, 2986, 2987, 4715,4145, R.S & L.R DAG NO.- 542, 545,546,542/806 (P) , P.S.- RAJARHAT, DIST.- 24 PARGANAS (N) , UNDER RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYAT ,HAVE BEEN DESIGNED AND DRAW UP STRICTLY AND ACCORDINGLY, AS STIPULATED IN THE NEW TOWN KOLKATA PLANNING AREA BUILDING RULES 2014 AND ALSO THE GENERAL BUILDING REQUIREMENTS OF THE NATIONAL BUILDING CODE OF INDIA AND OTHER RELEVANT CODES.

AMITAV BISWAS
Chartered Architect
CA/2010/47702

SIGNATURE OF ARCHITECT

PRAKALPA®
145, NANI GOPAL ROY CHOWDHURY AVENUE,
Mezzanine & 2nd floor, KOLKATA - 700 014
T: 033 22850612,WEB SITE : www.prakalpa.in
E-MAIL : prakalpa.arch@gmail.com

CERTIFICATE OF THE STRUCTURAL ENGINEER:

I CERTIFY THE STRUCTURE DESIGN AND DRAWING OF THE BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAVE BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER N.B.C. OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.SOIL TESTING REPORT HAS BEEN DONE BY SRI. SUBHANKAR ROY OF BS PROJECTS & ENGINEERS PVT.LTD. HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

M.E., F.I.E., C.E.
Regd. No.
AO-69, Sec-II, Salt Lake

SIGNATURE OF STRUCTURAL ENGINEER

CERTIFICATE OF OWNER :

I DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT-

i) I SHALL ENGAGE L.B.A/ E.S.E. DURING CONSTRUCTION.

ii) I SHALL FOLLOW THE INSTRUCTION OF L.B.A/ E.S.E DURING CONSTRUCTION OF THE BUILDING(AS PER B.S. PLAN).

iii) IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE AUTHORITY WILL REVOKE THE SANCTION PLAN.

iv) CERTIFIED THAT I SHALL NOT ON A LATER DATE MAKE ANY ADDITION OR ALTERATION TO THIS PLAN.

V) CERTIFIED THAT I HAVE GONE THROUGH THE NATIONAL BUILDING CODE OF INDIA AND ALSO ABIDE BY THOSE RULES DURING AND AFTER CONSTRUCTION OF THE BUILDING.

AJIT KUMAR BASU
DIRECTOR OF BASU CONSTRUCTION PVT. LTD
CONSTITUTED POWER OF ATTORNEY HOLDER OF
1) SANJIT SADHUKHAN 2) BISHWANTH SADHUKHAN
3) BISWANTH SADHUKHAN 4) RANJIT SADHUKHAN
5) ARUNA SATHIYARAN 6) KABITA DATTA
7) PINKU SADHUKHAN 8) RANJU SADHUKHAN

AUTHORIZED SIGNATORY

TITLE:
OVERALL SITE PLAN SHOWING GROUND FLOOR PLAN,SITE PLAN, LOCATION PLAN & DETAIL OF U.G.R.

PROJECT ARCHITECT
PRAKALPA®
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E-MAIL : prakalpa.arch@gmail.com

DRAWN BY :	DEBLINA
CHECKED BY :	AMITAV BISWAS
APPROVED BY :	
SCALE : 1 : 125	DATE : 17.10.19
SUBMISSION	DRAWING
DRAWING NO.	REVISION NO.
SDG / BASU CONS. - ARCH / SANC/ 01	

SANCTIONED & APPROVED
EXECUTIVE OFFICER
Rajarhat Panchayat Samity