



**AREA STATEMENT**

CALCULATION FOR F.A.R.		
PLOT AREA	=	10434.780 Sqm = 112319.972 Sqft.
PERMISSIBLE GROUND COVERAGE	=	4695.861 Sqm ( 45% )
PROPOSED GROUND COVERAGE	=	4666.890 Sqm ( 44.72% )
WIDTH OF THE ACCESS ROAD	=	25.70 M
PERMISSIBLE HEIGHT OF THE BUILDING	=	NO RESTRICTION
PROPOSED HEIGHT OF THE BUILDING	=	38.90 M ( G+XII )
PERMISSIBLE HEIGHT (TOP OF FEATURE)	=	45.62 M
PROPOSED HEIGHT (TOP OF FEATURE)	=	45.10 M
PERMISSIBLE FLOOR AREA RATIO (F.A.R.)	=	3.00
PROPOSED FLOOR AREA RATIO (F.A.R.)	=	2.82
TOTAL PERMISSIBLE BUILT UP AREA	=	31304.34 Sqm ( 3.00 ) X ( 10434.780 )
PROPOSED BUILT UP AREA	=	29426.08 Sqm

**PROPOSED FLOOR AREA**

GROUND FLOOR AREA	=	4683.855 Sqm
FIRST FLOOR AREA	=	4300.940 Sqm
SECOND FLOOR AREA	=	2908.020 Sqm
TYP. FLOOR AREA (3RD TO 12TH)	=	29079.260 Sqm ( 10 ) X ( 2907.926 )
<b>TOTAL BUILT UP AREA</b>	<b>=</b>	<b>39968.075 Sqm</b>

**EXEMPTION OF AREA IN F.A.R.:**

<b>1 STAIR CASE EXEMPTION</b>		
GROUND FLOOR AREA	=	171.720 Sqm
FIRST FLOOR AREA	=	160.500 Sqm
SECOND FLOOR AREA	=	160.200 Sqm
TYP. FLOOR AREA (3RD TO 12TH)	=	1605.000 Sqm ( 10 ) X ( 160.500 )
<b>TOTAL STAIRCASE EXEMPTION</b>	<b>=</b>	<b>2097.720 Sqm</b>
<b>2 LIFT LOBBY EXEMPTION</b>		
GROUND FLOOR AREA	=	30.000 Sqm
FIRST FLOOR AREA	=	30.000 Sqm
SECOND FLOOR AREA	=	30.000 Sqm
TYP. FLOOR AREA (3RD TO 12TH)	=	300.000 Sqm ( 10 ) X ( 30.000 )
<b>TOTAL LIFT LOBBY EXEMPTION</b>	<b>=</b>	<b>390.000 Sqm</b>
<b>3 CAR PARKING EXEMPTION AREA</b>		
GROUND PARKING	=	4058.639 Sqm ( parking carpet area at ground floor level = 4058.639sqm ) < ( 25x171 = 4275 sqm )
FIRST FLOOR CAR PARKING	=	3995.637 Sqm ( As per rule for each car at 1st floor level car parking exemption : 35 sqm - 50. ( parking carpet area at First floor level = 3995.637sqm ) < ( 35x143 = 5005sqm )
<b>TOTAL CAR PARKING EXEMPTION</b>	<b>=</b>	<b>8054.276 Sqm</b>
<b>TOTAL EXEMPTED AREA</b>	<b>=</b>	<b>10641.996 Sqm</b>
FLOOR AREA RATIO CONSUMED	=	( TOTAL BUILT UP AREA - TOTAL EXEMPTION ) / PLOT AREA
FLOOR AREA RATIO (F.A.R.) CONSUMED	=	2.820 ( 29426.08 / 10434.780 )
REQUIRED CAR PARKING	=	290 NOS.
PROVIDED CAR PARKING	=	GROUND FLOOR COVERED CAR PARK = 171 NOS. FIRST FLOOR COVERED CAR PARK = 143 NOS. <b>TOTAL PROVIDED CAR PARK = 314 NOS.</b>
PERMISSIBLE PUBLIC OPEN SPACE	=	834.782 Sqm ( 8.00% )
PROPOSED PUBLIC OPEN SPACE	=	835.020 Sqm ( 8.002% )
REQUIRED GREEN AREA	=	2086.998 Sqm ( 20.00% )
PROPOSED GREEN AREA	=	2139.560 Sqm ( 20.50% )
PERMISSIBLE CB AREA	=	957.414 Sqm ( 9% )
PROPOSED CB AREA	=	879.11 Sqm ( 2.78% )

**SCHEDULE OF DOORS & WINDOWS**

WINDOWS:				DOORS:			
MRD	WIDTH	HEIGHT	GLASS	MRD	WIDTH	HEIGHT	GLASS
W1	1200	1800	400	D1	1000	2200	00
W2	900	1500	250	D2	1000	2200	00
W3	600	1800	400	D3	800	2200	00
W4	600	900	1500	D4	700	2200	00
W5	900	1500	400	D5	1000	2200	00
SW1	900	1800	400	SD1	1000	2200	00
SW2	1500	800	400	SD2	800	2200	00
				SD3	700	2200	00
				SD4	300	1600	00
				SD5	1000	2200	00
				FCD	1000	2200	00

- ALL DIMENSIONS ARE IN MM. UNLESS OTHERWISE MENTIONED.
- ALL EXTERNAL WALLS ARE 230 MM & INTERNAL WALLS ARE 125 THK IF NOT STATED IN 1:4 CEMENT SAND MORTAR.
- ALL CHALLAS ARE 800 MM PROJECTED.
- DEPTH OF UNDERGROUND WATER RESERVOIR SHOULD NOT EXCEED THE DEPTH OF FOUNDATION.
- GRADE OF CONCRETE & GRADE OF STEEL USED ARE M20 & Fe500 RESPECTIVELY.
- ROOF-FRAMED STRUCTURE.
- ANY DISCREPANCY IN SCALE, THE WRITTEN DIMENSION SHALL GOVERN.
- FOR SPECIFICATION OF MATERIALS & NORMANMAHARISHI'S C. 2016 TO BE FOLLOWED.
- OPEN TERRACE WITH LIME TERRACING OF RATIO 2:27.
- DAMP PROOF COURSE TO BE PROVIDED WITH P.C.C (1:2:4).
- THE TOP SLAB OF THE U.G. RESERVOIR UNDER THE DRIVEWAY SHOULD BE STRUCTURALLY SAFE FOR TAKING THE LOAD OF HEAVY VEHICLES LIKE FIRE TENDERS.

**CERTIFICATE OF OWNER**

I/WE DO HEREBY CERTIFY THAT I HAVE GONE THROUGH THE BUILDING RULES OF WEST BENGAL PANCHAYAT (GRAM PANCHAYAT ADMINISTRATION) RULES 2004 AND SUBSEQUENT AMENDMENTS OF 2006 AND 2015 AND ALSO IN COMPLIANCE WITH NATIONAL BUILDING CODE & ALSO UNDERTAKE TO ABIDE BY THOSE RULES DURING & AFTER THE CONSTRUCTION OF THE BUILDING.

Magnolia Infrastructure Development Ltd.  
DIRECTOR  
SIGNATURE OF OWNER

**CERTIFICATE OF BUILDING PLAN**

I/WE DO HEREBY CERTIFY THAT PLANS, ELEVATIONS AND SECTIONS AND OTHER STRUCTURAL DETAILS OF THE PROPOSED BUILDING ON DAG NO. 84, 85, 86, 87, 195, 199, 201, 202, 202/705, 203, 204, 205, 205/778, 206, 207, 208, 209 IN MOUZA-TALBANDA, J.L. NO - 28, UNDER BILKANDIA GRAM PANCHAYAT, P.S - NEW BARRACKPORE (PREVIOUSLY GHOLA), DIST - NORTH 24 PARGANAS UNDER THE JURISDICTION OF 24 IN P.O.S ZILHA PARIGAD, HAVE BEEN PREPARED IN CONFORMITY WITH ALL RELEVANT PROVISIONS UNDER WEST BENGAL PANCHAYAT (GRAM PANCHAYAT ADMINISTRATION) RULES 2004 AND SUBSEQUENT AMENDMENTS OF 2006 AND 2015 AND ALSO IN COMPLIANCE WITH NATIONAL BUILDING CODE.

KAMAL KUMAR PERWAL  
CA-35-19875  
SIGNATURE OF ARCHITECT

KAMAL K PERWAL  
COA NO. CA-35-19875  
ADDRESS: WAREHOUSE-4080 & ASSOCIATES  
37A BAKER ROAD, 2ND FLOOR, ALPORE  
KOLKATA-700027

**CERTIFICATE OF STRUCTURAL STABILITY**

I/WE HEREBY CERTIFY THAT THE FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING PROPOSED FOR CONSTRUCTION ON DAG NO. 84, 85, 86, 87, 195, 199, 201, 202, 202/705, 203, 204, 205, 205/778, 206, 207, 208, 209 IN MOUZA-TALBANDA, J.L. NO - 28, UNDER BILKANDIA GRAM PANCHAYAT, P.S - NEW BARRACKPORE (PREVIOUSLY GHOLA), DIST - NORTH 24 PARGANAS UNDER THE JURISDICTION OF 24 IN P.O.S ZILHA PARIGAD, HAVE BEEN PERSONALLY INSPECTED AND DO DESIGNED BY ME / I WILL MAKE SUCH FOUNDATION AND SUPER STRUCTURE SAFE IN ALL RESPECT INCLUDING THE CONSIDERATION OF BEARING CAPACITY AND SETTLEMENT OF SOIL AND OTHER CONDITIONS IF ANY, CONFORMING TO ALL STIPULATIONS OF ALL RELEVANT IS CODE OF PRACTICE AND NATIONAL BUILDING CODE.

Mainak Majumdar  
B.C.E. (M.C.E. (Struct.))  
ESE-16271 of CMC  
ESTD IN 1970 / 1970  
074/RJSP/SE/11/12  
SIGNATURE OF STRUCTURAL ENGINEER

Rupak Kumar Banerjee  
B.C.E. (M.E. ARCH)  
M.I.E. CHARTERED ENGINEER  
ENLISTED (REG. TECHNICAL ENGINEER (R.C.E.))  
G.142 (M.C.) LM-4276, M-181878-8  
SIGNATURE OF GEO-TECHNICAL ENGINEER

**CERTIFICATE OF STRUCTURAL REVIEWER**

I/WE DO HEREBY CERTIFY THAT THE BUILDING SITE PROPOSED FOR THE CONSTRUCTION AT DAG NO. 84, 85, 86, 87, 195, 199, 201, 202, 202/705, 203, 204, 205, 205/778, 206, 207, 208, 209 IN MOUZA-TALBANDA, J.L. NO - 28, UNDER BILKANDIA GRAM PANCHAYAT, P.S - NEW BARRACKPORE (PREVIOUSLY GHOLA), DIST - NORTH 24 PARGANAS UNDER THE JURISDICTION OF 24 IN P.O.S ZILHA PARIGAD, HAVE BEEN PERSONALLY VISITED BY ME/US AND ALL THE DESIGN, DRAWINGS, SOIL TEST REPORT AND LOAD TEST RESULTS FOR FOUNDATION AND SUPERSTRUCTURE HAVE BEEN DULY REVIEWED CONFORMING TO STIPULATIONS OF ALL LATEST RELEVANT IS CODE OF PRACTICE AND NATIONAL BUILDING CODE AND IT IS FOUND THAT EVERYTHING IS COMPLETELY IN ORDER AND THE PROPOSED FOUNDATION AND SUPER STRUCTURE ARE SAFE IN ALL RESPECT.

MANOJ KANTI MAJUMDAR  
B.C.E. (M.C.E. (Struct.))  
M.I.E. CHARTERED ENGINEER  
ENLISTED (REG. TECHNICAL ENGINEER (R.C.E.))  
G.142 (M.C.) LM-4276, M-181878-8  
SIGNATURE OF STRUCTURAL REVIEWER

PROJECT: PROPOSED G + 12 STORED RESIDENTIAL BUILDING AT DAG NO. 84, 85, 86, 87, 195, 199, 201, 202, 202/705, 203, 204, 205, 205/778, 206, 207, 208, 209 IN MOUZA-TALBANDA, J.L. NO - 28, UNDER BILKANDIA GRAM PANCHAYAT, P.S - NEW BARRACKPORE (PREVIOUSLY GHOLA), DIST - NORTH 24 PARGANAS, WEST BENGAL.

NO.	REV. DATE	REV. NO.	REV. BY	REV. FOR
1	1/01	1	BAKRAM	
2	30/05/2018	2	CHEDEB	K.P.

As per order No. 101/WSP dt. 03-02-2019  
Date of GPM: 16-08-2019  
Building Plan Approved No. BL/ 502/2019 DATED 02/07/2019  
Name of owner: Magnolia Infrastructure Development Ltd.  
Plot No. 84, 85, 86, 87, 195, 199, 201, 202, 202/705, 203, 204, 205, 205/778, 206, 207, 208, 209  
Mouza Name: - Talabanda J.L. No. 28  
Valid upto: 31-03-2021  
Approved by: [Signature] Product: [Signature]  
Bilkandia Gram Panchayat

**SITE PLAN SCALE - 1:600**

TO-SODEPUR

TO-MADHYAMGRAM

