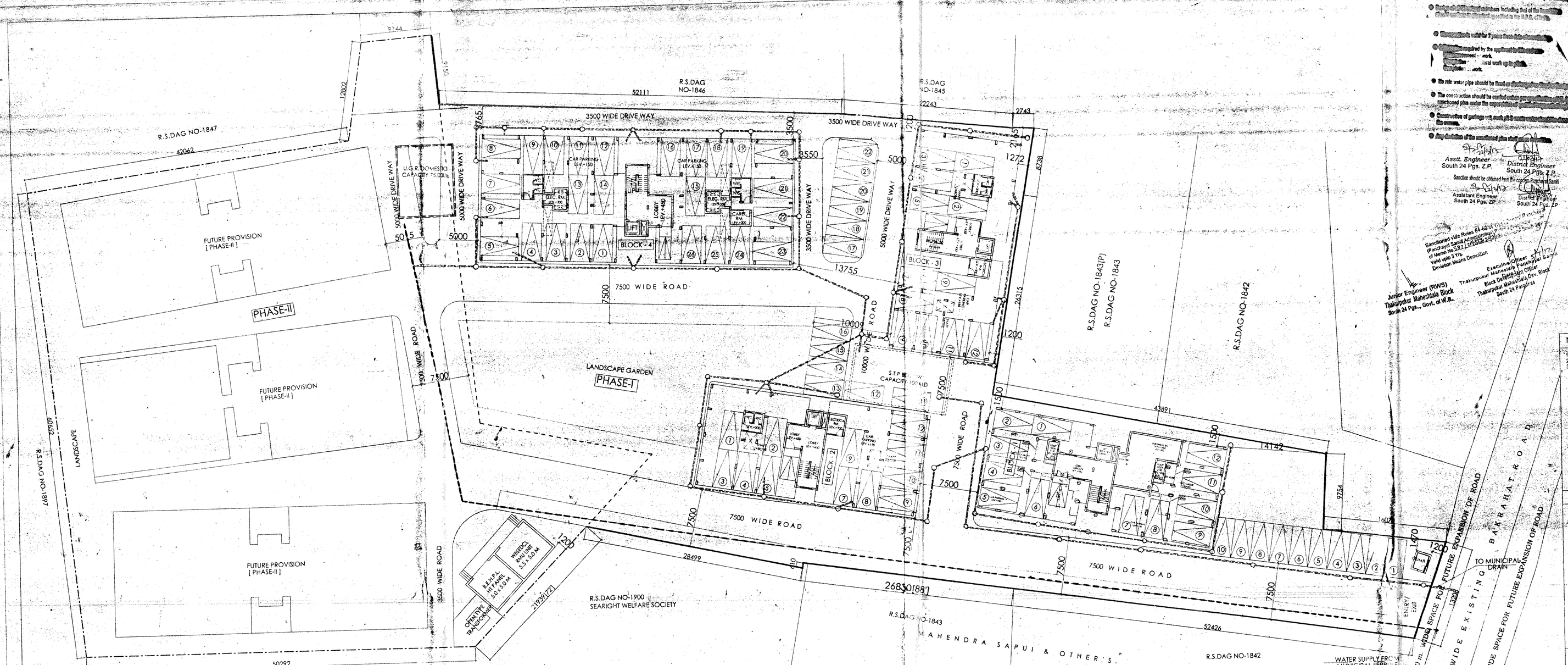
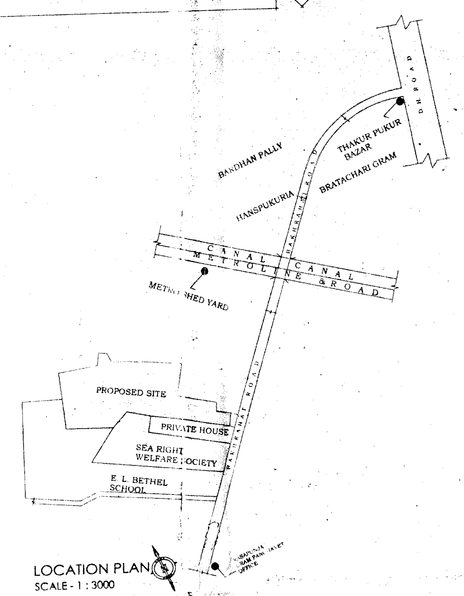
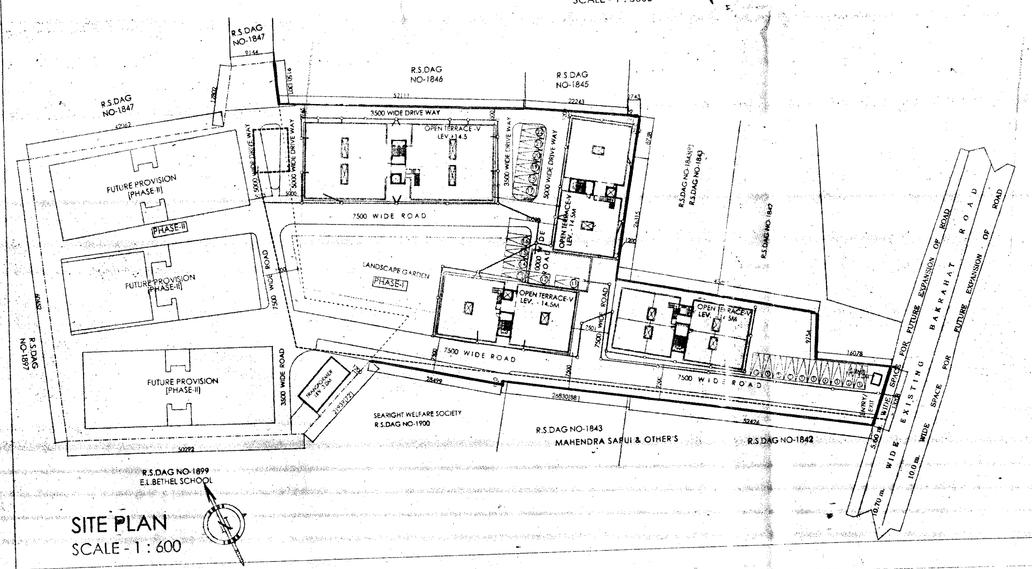


GROUND FLOOR PLAN(PHASE-I)
SCALE - 1 : 200



LOCATION PLAN
SCALE - 1 : 3000



SITE PLAN
SCALE - 1 : 600

Phase - I ; Area Statement — 4905.03 Sqm (7.33 K) (As per deed.)

Land Area			
Type of Building	Residential		
Permissible Building Height	14.5 M		
Proposed Building Height	14.5 M (G+4)		
Permissible Ground Coverage	40.00%	1962.00 Sqm	... [1]=[2]+[3]
Proposed Ground Coverage	34.13%	1674.11 Sqm.	... [A]=[B]+[C]
Proposed Built-Up Area		6602.00 Sqm	... [i]=[ii]+[iii]
Total No of Apartments	96 nos		... [x]=[y]+[z]
Required Car Parking	66 nos		
Provided Car Parking	86 nos		

Area Details

Block - 1 [G+4 Residential Building]

Floor	Built-Up Area (Sqm)/ Floor	No. of Floors	Total Built-Up Area	No. of Apt.s/ Floor	Total No. of Apartments
Typical Floor (1st to 4th Floor)	355.10	4	1420.40	8	32
Total			1420.40		32.00

Total No. of Blocks	1	nos.
Built-Up Area of each Block	1420.40	Sqm
Thus, Total Built-Up Area of Block-1	1420.40	Sqm ... [A]
Ground Coverage of each Block	363.70	Sqm ... [1]
Thus, Total Ground Coverage of Block 1	32	nos. ... [i]
Total No. of Apartments of Block 1	32	nos. ... [x]
Required Car Parking		

Block - 2 & 3 [G+4 Residential Building]

Floor	Built-Up Area (Sqm)/ Floor	No. of Floors	Total Built-Up Area	No. of Apt.s/ Floor	Total No. of Apartments
Typical Floor (1st to 4th Floor)	352.90	4	1411.60	4	16
Total			1411.60		16.00

Total No. of Blocks	2	nos.
Built-Up Area of each Block	1411.60	Sqm
Thus, Total Built-Up Area of all Blocks	2823.20	Sqm ... [B]
Ground Coverage of each Block	357.43	Sqm
Thus, Total Ground Coverage of all Blocks	714.84	Sqm ... [2]
Total No. of Apartments of all Blocks	32	nos. ... [ii]
Required Car Parking	28	nos. ... [v]

Block - 4 [G+4 Residential Building]

Floor	Built-Up Area (Sqm)/ Floor	No. of Floors	Total Built-Up Area	No. of Apt.s/ Floor	Total No. of Apartments
Typical Floor (1st to 4th Floor)	589.60	4	2358.40	8	32
Total			2358.40		32.00

Total No. of Blocks	1	nos.
Built-Up Area of each Block	2358.40	Sqm
Thus, Total Built-Up Area of all Blocks	2358.40	Sqm ... [C]
Ground Coverage of each Block	597.57	Sqm
Thus, Total Ground Coverage of Block 4	597.57	Sqm ... [3]
Total No. of Apartments Block 4	32	nos. ... [iii]
Required Car Parking	24	nos. ... [z]

Phase - II ; Area Statement — 3810.66 Sqm (6.97 K) (As per deed.)

Land Area			
Type of Building	Residential		
Permissible Building Height	14.5 M		
Proposed Building Height	14.5 M (G+4)		
Permissible Ground Coverage	40.00%	1524.26 Sqm	... [4]= [5]
Proposed Ground Coverage	46.29%	1764.08 sqm.	... [D]=[E]
Proposed Built-Up Area		6955.80 sqm.	... [iv]=[v]
Total No of Apartments	100 nos		... [z1]=[z2]
Required Car Parking	70 nos		
Provided Car Parking	91 nos		

Area Details

Block - 5 & 7 [G+4 Residential Building]

Floor	Built-Up Area (Sqm)/ Floor	No. of Floors	Total Built-Up Area	No. of Apt.s/ Floor	Total No. of Apartments
Typical Floor (1st to 4th Floor)	589.60	4	2358.40	8	32
Total			2358.40		32.00

Total No. of Blocks	2	nos.
Built-Up Area of each Block	2358.40	Sqm
Thus, Total Built-Up Area of all Blocks	4716.80	Sqm ... [D]
Ground Coverage of each Block	597.57	Sqm
Thus, Total Ground Coverage of all Blocks	1195.14	Sqm ... [4]
Total No. of Apartments of all Blocks	64	nos. ... [iv]
Required Car Parking	47	nos. ... [z1]

Block - 6 [G+4 Residential Building]

Floor	Built-Up Area (Sqm)/ Floor	No. of Floors	Total Built-Up Area	No. of Apt.s/ Floor	Total No. of Apartments
Typical Floor (1st to 4th Floor)	559.75	4	2239.00	9	36.00
Total			2239.00		36.00

Total No. of Blocks	1	nos.
Built-Up Area of each Block	2239.00	Sqm
Thus, Total Built-Up Area of all Blocks	2239.00	Sqm ... [E]
Ground Coverage of each Block	568.94	Sqm
Thus, Total Ground Coverage of Block 6	568.94	Sqm ... [5]
Total No. of Apartments Block 6	36	nos. ... [v]
Required Car Parking	22	nos. ... [z2]

Phase - I & Phase - II ; Area Statement — 8715.67 Sqm (130.30 K) (As per deed.)

Land Area			
Type of Building	Residential		
Permissible Building Height	14.5 M		
Proposed Building Height	14.5 M (G+4)		
Permissible Ground Coverage	40.00%	3486.27 Sqm	[1]+[2]+[3]+[4]+[5]
Proposed Ground Coverage	39.45%	3438.19 sqm.	[A]+[B]+[C]+[D]+[E]
Proposed Built-Up Area		13557.80 sqm.	[i]+[ii]+[iii]+[iv]+[v]
Total No of Apartments	196 nos		[x]+[y]+[z]+[z1]+[z2]
Required Car Parking	136 nos		
Provided Car Parking	177 nos		

Area Details

Block - 1 [G+4 Residential Building]

Floor	Built-Up Area (Sqm)/ Floor	No. of Floors	Total Built-Up Area	No. of Apt.s/ Floor	Total No. of Apartments
Typical Floor (1st to 4th Floor)	355.10	4	1420.40	8	32
Total			1420.40		32.00

Total No. of Blocks	1	nos.
Built-Up Area of each Block	1420.40	Sqm
Thus, Total Built-Up Area of all Blocks	1420.40	Sqm ... [A]
Ground Coverage of each Block	363.70	Sqm
Thus, Total Ground Coverage of Block-1	32	nos. ... [i]
Total No. of Apartments of Block-1	32	nos. ... [x]
Required Car Parking	14	nos. ... [y]

Block - 2 &3 [G+4 Residential Building]

Floor	Built-Up Area (Sqm)/ Floor	No. of Floors	Total Built-Up Area	No. of Apt.s/ Floor	Total No. of Apartments
Typical Floor (1st to 4th Floor)	352.90	4	1411.60	4	16
Total			1411.60		16.00

Total No. of Blocks	2	nos.
Built-Up Area of each Block	1411.60	Sqm
Thus, Total Built-Up Area of all Blocks	2823.20	Sqm ... [B]
Ground Coverage of each Block	357.43	Sqm
Thus, Total Ground Coverage of all Blocks	714.84	Sqm ... [2]
Total No. of Apartments of all Blocks	32	nos. ... [ii]
Required Car Parking	28	nos. ... [v]

Block - 4 [G+4 Residential Building]

Floor	Built-Up Area (Sqm)/ Floor	No. of Floors	Total Built-Up Area	No. of Apt.s/ Floor	Total No. of Apartments
Typical Floor (1st to 4th Floor)	589.60	4	2358.40	8	32
Total			2358.40		32.00

Total No. of Blocks	1	nos.
Built-Up Area of each Block	2358.40	Sqm
Thus, Total Built-Up Area of all Blocks	2358.40	Sqm ... [C]
Ground Coverage of each Block	597.57	Sqm
Thus, Total Ground Coverage of Block 4	597.57	Sqm ... [3]
Total No. of Apartments Block 4	32	nos. ... [iii]
Required Car Parking	24	nos. ... [z]

Block - 5 & 7 [G+4 Residential Building]

Floor	Built-Up Area (Sqm)/ Floor	No. of Floors	Total Built-Up Area	No. of Apt.s/ Floor	Total No. of Apartments
Typical Floor (1st to 4th Floor)	589.60	4	2358.40	8	32
Total			2358.40		32.00

Total No. of Blocks	2	nos.
Built-Up Area of each Block	2358.40	Sqm
Thus, Total Built-Up Area of all Blocks	4716.80	Sqm ... [D]
Ground Coverage of each Block	597.57	Sqm
Thus, Total Ground Coverage of all Blocks	1195.14	Sqm ... [4]
Total No. of Apartments of all Blocks	64	nos. ... [iv]
Required Car Parking	47	nos. ... [z1]

Block - 6 [G+4 Residential Building]

Floor	Built-Up Area (Sqm)/ Floor	No. of Floors	Total Built-Up Area	No. of Apt.s/ Floor	Total No. of Apartments
Typical Floor (1st to 4th Floor)	559.75	4	2239.00	9	36.00
Total			2239.00		36.00

Total No. of Blocks	1	nos.
Built-Up Area of each Block	2239.00	Sqm
Thus, Total Built-Up Area of all Blocks	2239.00	Sqm ... [E]
Ground Coverage of each Block	568.94	Sqm
Thus, Total Ground Coverage of Block 6	568.94	Sqm ... [5]
Total No. of Apartments Block 6	36	nos. ... [v]
Required Car Parking	22	nos. ... [z2]

Sanctioned vide Rules 21.4(a) of Premises No. 33 / 1 / 1 / 2016-17 Valid upto 3 Yrs. Deviation Means Demolition

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

Executive Officer Thakurpukur Maheshtala Municipality Block Development Officer Thakurpukur Maheshtala Dev. Block South 24 Parganas

Asstt. Engineer South 24 Pgs. Z.P.

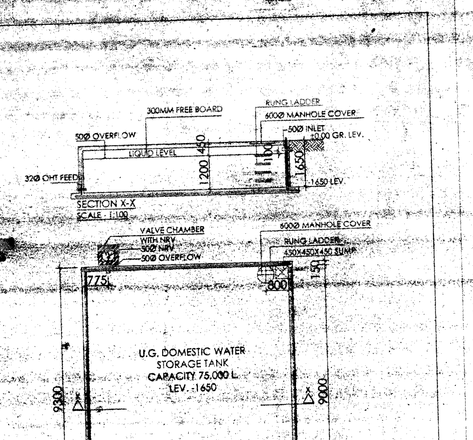
District Engineer South 24 Pgs. Z.P.

Sanction should be obtained from the concern Panchayat Samiti

Assistant Engineer South 24 Pgs. ZP

District Engineer South 24 Pgs. ZP

- The main water pipe should be fixed at the minimum depth of 1.5 m. below ground level.
- The construction should be started only after approval of the sanctioned plans under the supervision of a qualified engineer.
- Construction of garbage vat, septic pit & service connection should be done as per rules.
- Any deviation of the sanctioned plan shall render the sanction void.



NOTES
1. ALL DIMENSIONS ARE IN MILLIMETRES
2. ONLY WRITTEN DIMENSIONS ARE TO BE FOLLOWED
3. ALL EXTERNAL WALL ARE 200MM. THICK AND INTERNAL WALL ARE 100MM. THICK UNLESS OTHER WISE NOTED

SIGNATURE OF OWNER:

CERTIFICATE OF STRUCTURAL ENGINEER
THIS IS TO CERTIFY THAT THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECTS.

Soma Nag
E.SE.-II - 140
Kolkata Municipal Corporation

SIGNATURE OF STRUCTURAL ENGINEER

CERTIFICATE OF ARCHITECT
I DO HERE BY CERTIFY WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER SOUTH 24 - PARGANAS ZILLA PARISHAD-GENERAL BYE - LAW, 2014. THAT THE WIDTH OF THE ABUTTING ROAD CONFORMS WITH THE PLAN AND IT IS A BUILDABLE SITE NOT A TANK OR A FILLED UP TANK. THE SITE PLAN KEY PLAN AGREES WITH THE SITE. THE PLOT IS DEMARCATED BY BOUNDARY WALLS & MEASUREMENTS TALLY WITH THE REGD. DEED PLAN.

ARCHITECT:-
JUI MALLIK
COA REGN. NO.-CA/98/23840

SIGNATURE OF ARCHITECT

TITLE:
SITE PLAN, LOCATION PLAN, GROUND FLOOR PLAN, & U.G.W.T DETAIL (PHASE-I)

CLIENT
SWAN HOUSING & INFRA PVT.(FORMERLY BENGAL ECO HOUSING PVT. LTD.)
97A, SOUTHERN AVENUE,
KOLKATA - 700029.

PROJECT:
PROPOSED ADDITION ALTERATION OF RESIDENTIAL COMPLEX AT-MOUZA -RASAPUNJA. J.L.NO-15.R.S.NO-92. KHATIAN NO. - 4416,4475,4476,4477, 4478,4479,4480,4481,4482,4483,4484,4485, 4486,4487,4488,4489,4490,4491,4492,4493, 4494,4495 & 4496
R.S.DAG NOS- 1842 (P), 1843 (P) & 1844
L.R.DAG NOS- 1251 (P), 1253 (P) & 1254 (P)
.P.S-BISHNUPUR. DIST-24 PGS(SOUTH).
UNDER-RASAPUNJA G.P.

ARCHITECT:
ABN DESIGN STUDIO
ARCHITECTURE | INTERIOR | EXHIBITION | PRODUCT DESIGN | GRAPHICS
74 G BONDEL ROAD, GROUND FLOOR, KOLKATA 700019, INDIA E-MAIL: info@abndesignstudio.com

Revised 28/8/15

DATE - 24.12.2016 REV. DATE -
DRAWN BY - A.B.
CHK. BY - J.M.
SCALE - 1:200
DRG. NO. -SD-RSP-I-A01