

PROPOSED AREA STATEMENT			
<b>F.A.R. CALCULATION</b>			
PLOT AREA =	=	53629.010 Sqm	= 577207.858 Sqft
PERMISSIBLE GROUND COVERAGE =	=	24133.655 Sqm	( 45% )
PROPOSED GROUND COVERAGE =	=	3501.070 Sqm	( 6.53% )
<b>TOTAL NO. OF TOWER</b>	=	<b>7 Nos.</b>	
MEANS OF ACCESS	=	7.5 M.	
PERMISSIBLE HEIGHT OF THE BUILDING	=	20.0 M.	
PROPOSED HEIGHT OF THE BUILDING	=	15.5 M.	( G+IV )
PERMISSIBLE FLOOR AREA RATIO (F.A.R.)	=	2.000	
PROPOSED FLOOR AREA RATIO (F.A.R.)	=	0.306	
<b>1 PROPOSED FLOOR AREA</b>			
<b>A TYPICAL TOWER AREA (A,B,C,D)</b>			
BUILT UP AREA OF GROUND FLOOR	=	548.430 Sqm	
BUILT UP AREA OF TYPICAL FLOOR	=	537.480 Sqm	X 4 = 2149.920 Sqm.
<b>BUILT UP AREA OF EACH TOWER</b>	=	<b>2098.360 Sqm.</b>	= 22644.738 Sqft.
TOTAL NO. OF TOWER	=	4 Nos.	
<b>TOTAL BUILT UP AREA =</b>	=	<b>10793.400 Sqm.</b>	..... 1
<b>B TOWER E</b>			
BUILT UP AREA OF GROUND FLOOR	=	423.900 Sqm	
BUILT UP AREA OF TYPICAL FLOOR	=	412.950 Sqm	X 4 = 1651.800 Sqm.
<b>BUILT UP AREA OF EACH TOWER</b>	=	<b>2075.700 Sqm.</b>	= 22342.649 Sqft.
TOTAL NO. OF TOWER	=	1 No.	
<b>TOTAL BUILT UP AREA =</b>	=	<b>2075.700 Sqm.</b>	..... 2
<b>C TOWER F</b>			
BUILT UP AREA OF GROUND FLOOR	=	446.520 Sqm	
BUILT UP AREA OF TYPICAL FLOOR	=	412.950 Sqm	X 4 = 1651.800 Sqm.
<b>BUILT UP AREA OF EACH TOWER</b>	=	<b>2098.320 Sqm.</b>	= 22586.128 Sqft.
TOTAL NO. OF TOWER	=	1 No.	
<b>TOTAL BUILT UP AREA =</b>	=	<b>2098.320 Sqm.</b>	..... 3
<b>D TOWER G</b>			
BUILT UP AREA OF GROUND FLOOR	=	401.960 Sqm	
BUILT UP AREA OF TYPICAL FLOOR	=	386.770 Sqm	X 4 = 1547.080 Sqm.
<b>BUILT UP AREA OF EACH TOWER</b>	=	<b>1948.840 Sqm.</b>	= 20979.292 Sqft.
TOTAL NO. OF TOWER	=	1 No.	
<b>TOTAL BUILT UP AREA =</b>	=	<b>1948.840 Sqm.</b>	..... 4
<b>GROSS BUILT UP AREA OF ALL BLOCKS</b>	=	<b>16916.460</b>	..... X
<b>2 EXEMPTION OF AREA IN F.A.R.</b>			
<b>A BLOCK A, B, C, D</b>			
<b>I STAIR CASE EXEMPTION</b>			
GROUND FLOOR TO 4TH FLOOR	TOTAL	= 11,250 Sqm	X 5
<b>II TOTAL STAIRCASE EXEMPTION (EACH TOWER)</b>			
		= 56,250 Sqm	
<b>III LIFT LOBBY EXEMPTION</b>			
GROUND FLOOR TO 4TH FLOOR	TOTAL	= 3,000 Sqm	X 5
<b>IV TOTAL LIFT LOBBY EXEMPTION (EACH TOWER)</b>			
		= 15,000 Sqm	
<b>STAIR + LIFT LOBBY EXEMPTED AREA (EACH TOWER)</b>		= 71,250 Sqm	
<b>TOTAL EXEMPTED AREA =</b>	=	<b>285,000 Sqm</b>	..... 1
<b>B BLOCK E &amp; F</b>			
<b>I STAIR CASE EXEMPTION</b>			
GROUND FLOOR TO 4TH FLOOR	TOTAL	= 11,250 Sqm	X 5
<b>II TOTAL STAIRCASE EXEMPTION (EACH TOWER)</b>			
		= 56,250 Sqm	
<b>III LIFT LOBBY EXEMPTION</b>			
GROUND FLOOR TO 4TH FLOOR	TOTAL	= 3,000 Sqm	X 5
<b>IV TOTAL LIFT LOBBY EXEMPTION (EACH TOWER)</b>			
		= 15,000 Sqm	
<b>STAIR + LIFT LOBBY EXEMPTED AREA (EACH TOWER)</b>		= 71,250 Sqm	
<b>TOTAL EXEMPTED AREA (2 NOS. BLOCK) =</b>	=	<b>142,500 Sqm</b>	..... 2
<b>C BLOCK G</b>			
<b>I STAIR CASE EXEMPTION</b>			
GROUND FLOOR TO 4TH FLOOR	TOTAL	= 11,250 Sqm	X 5
<b>II TOTAL STAIRCASE EXEMPTION (EACH TOWER)</b>			
		= 56,250 Sqm	
<b>TOTAL EXEMPTED AREA =</b>	=	<b>56,250 Sqm</b>	..... 3
<b>TOTAL EXEMPTED AREA OF ALL BLOCKS</b>	=	<b>483,750 Sqm</b>	..... Y
<b>NET BUILT UP AREA (X-Y)</b>	=	<b>16432.710 Sqm</b>	
TOTAL REQUIRED CAR PARKING	=	66 NOS.	
TOTAL CAR PARKING PROVIDED	=	72 NOS.	
<b>FLOOR AREA RATIO (F.A.R.) CONSUMED</b>	=	<b>0.306</b>	( 16432.710 / 53629.010 )
<b>3A COMMERCIAL AREA IN BLOCK F</b>			
	=	195.41 Sqm	
<b>3B COMMERCIAL AREA IN BLOCK G</b>			
	=	117 Sqm	
<b>TOTAL COMMERCIAL AREA</b>	=	<b>312.41 Sqm</b>	1.87% OF GROSS BUILT UP AREA

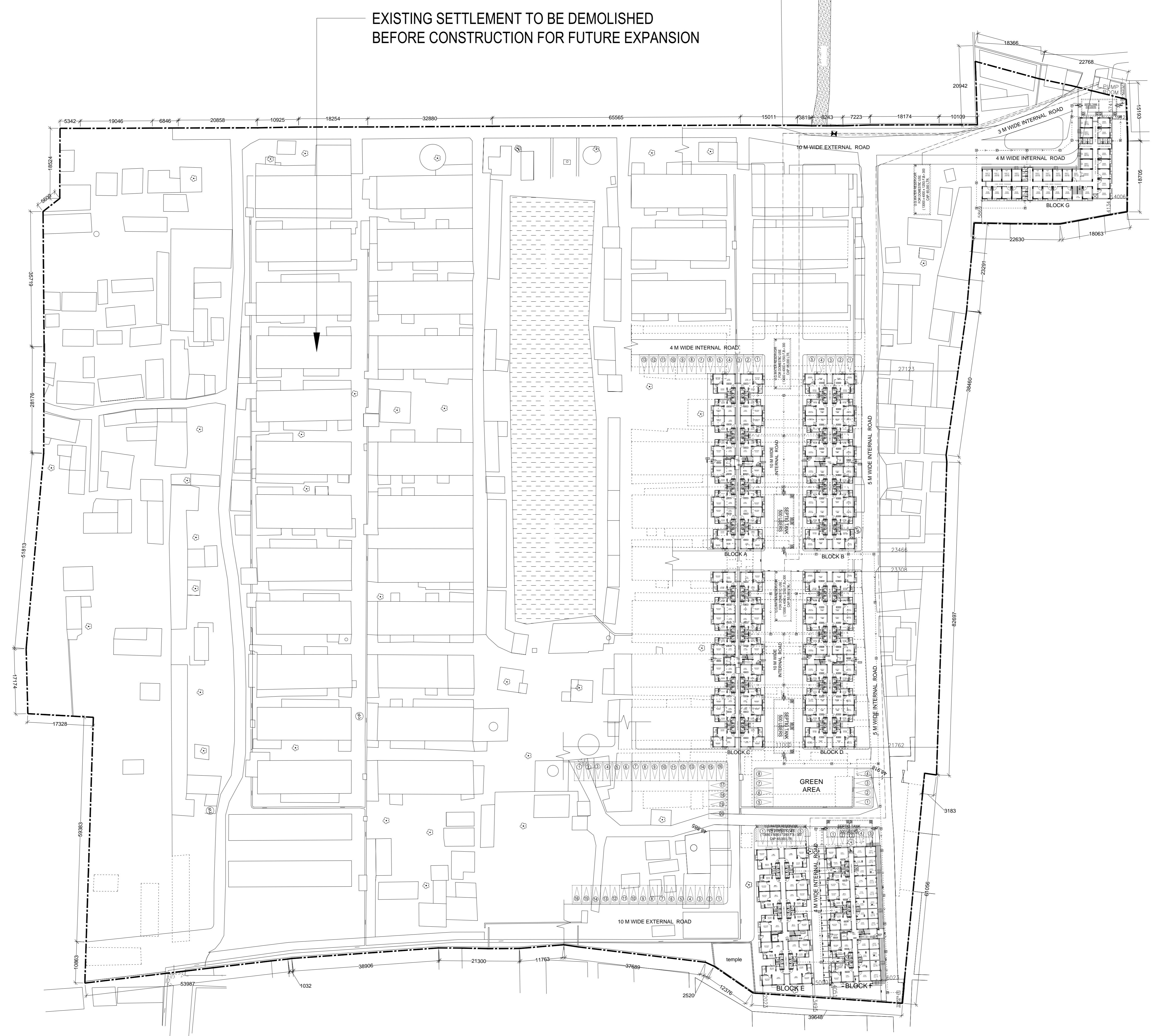
TO RIVER GANGGA

D.A.C CANAL

D.A.C CANAL

VACANT LAND

STRUCTURE SHOWN IN DOTTED OUTLINE TO BE DEMOLISHED BEFORE CONSTRUCTION



**GROUND FLOOR WITH SITE (MASTER PLAN)**  
SCALE : 1:500

- NOTES:**
1. ALL DIMENSIONS ARE IN MM. UNLESS OTHERWISE MENTIONED.
  2. ALL EXTERNAL AND INTERNAL WALLS ARE 150 THK. UNLESS OTHERWISE MENTIONED.
  3. ALL CHAJJAS ARE 150 THK. & 500 MM. PROJECTED.
  4. DEPTH OF UNDERGROUND WATER RESERVOIR SHOULD NOT EXCEED THE DEPTH OF FOUNDATION.
  5. GRADE OF CONCRETE & GRADE OF STEEL USED ARE M20 & Fe500 RESPECTIVELY.
  6. R.C.C. FRAMED STRUCTURE.
  7. ANY DISCREPANCY IN SCALE, THE WRITTEN DIMENSION SHALL GOVERN.
  8. FOR SPECIFICATION OF MATERIALS & WORKMANSHIP N.B.C. 2016 TO BE FOLLOWED.
  9. OPEN TERRACE WITH LIME TERRACING OF RATIO 2:2:7.
  10. DAMP PROOF COURSE TO BE PROVIDED WITH P.C.C. (1:2:4).

Certificate of owner  
Certified that I have gone through the building rules of west bengal municipal/building rules,2007 and its amendment & also undertake to abide by those rules during & after the construction of the building.

SIGNATURE OF OWNER

Certificate of Architect  
I/We do hereby certify that plans, elevations and sections and other structural details of the proposed building on 1, no. G.T. Road, Baidyabati, Ward no - 03, Mouza- Gaurhati Champdani under Champdany municipality, have been prepared in conformity with all relevant provisions under West Bengal Municipal (Building) Rules 2007. This also to certify that relevant "No Objection" certificates from the respective Authorities such as Fire and Emergency Services Department, Airport Authority, Pollution Control Board, Telecommunication Department etc as applicable in this regard are also enclosed with the application for seeking approval of the plan to construction/reconstruct/addition to alteration of the building on the said Plot.

Signature of Architect

Certificate of Structural Engineer  
I/We hereby certify that the foundation and superstructure of the building proposed for construction on plot on 1, no. G.T. Road, Baidyabati, Ward no - 03, Mouza- Gaurhati Champdani under Champdany municipality have been personally inspected and do designed by me / 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.

Signature of Structural Engineer

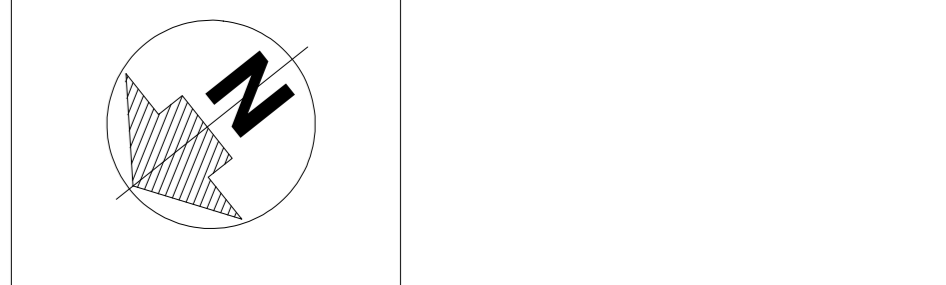
**PROJECT:**  
REVISED PROPOSED G+ IV STORIED RESIDENTIAL COMPLEX FOR NORTH BROOK JUTE CO.LTD. AT HOLDING NO. 1 NO. G.T. ROAD,BAIDYABATI, KHATIAN NO.- 475, 476, 477,1266, 1222,1267, R.S. DAG NO.3971, 3957,3962,3963,3970,3964,3969,3965,3956,3695,3696,3967,3968,3665,3604,3700,3662,3701,3661,3606,3651, J.L. NO.21,WARD NO- 03, MOUZA- GAURHATI CHAMPDANY, P.S- BADHRESWAR, DIST.-HOOGHLY UNDER CHAMPDANY MUNICIPALITY.

**ARCHITECTS**  
**MAHESWARI & ASSOCIATES**  
37A, BAKER ROAD, 2nd Floor,  
Alipore, Kolkata - 700 027  
www.architectm.com

**DRAWING TITLE :**  
GROUND FLOOR WITH SITE(MASTER PLAN),  
AREA STATEMENT

**DRAWING PURPOSE :**  
SUBMISSION DRAWING

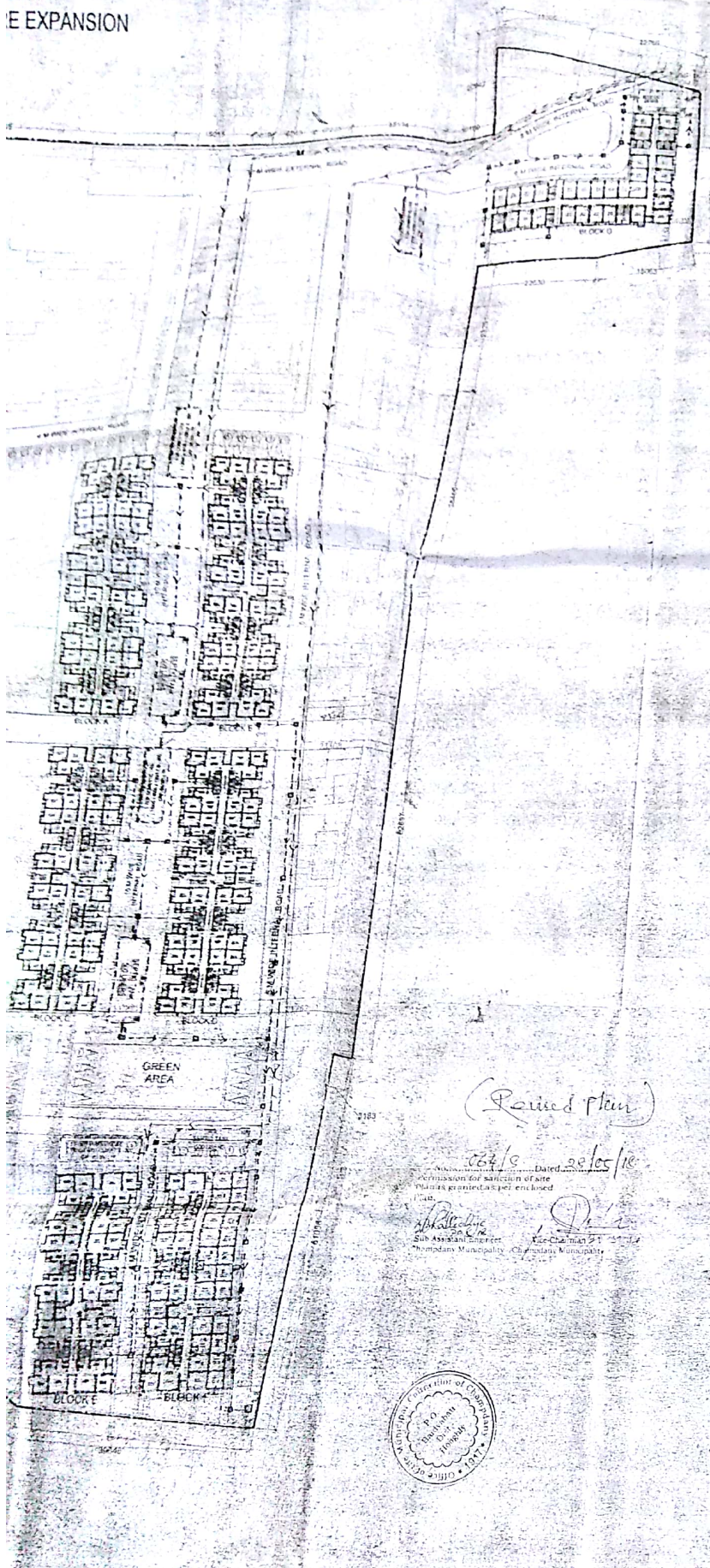
**DRAWING NO :** MA \ NORTH BROOK \ SUB \ AR \ 1



<b>SCALE :</b> 1:500				
09-04-2018	---	A.B.	K.P.	SHEET
DATE	DRAWN	DEALT	CHECKED	

ISHED  
E EXPANSION

9 OPEN TERRACE WITH LIME TERRACING OF PLANT 2.2.7  
10 DAMP PROOF COURSE TO BE PROVIDED WITH P.C.C  
(124)



**Certificate of owner:**  
Certified that I have gone through the building plans of said building (municipal building) and find them as aforementioned & am undertake to abide by those rules during & after the completion of the building.

For NORTH BROOK JUTE CO. LTD.  
For NORTH BROOK JUTE CO. LTD.  
*[Signature]*  
Director

**Certificate of Architect:**  
I/we do hereby certify that plans, elevations and sections and other structural details of the proposed building in 1, no. G.T. Road, Baidyabati, Ward no. 03, Mouza-Gaurhati Champdany under Champdany Municipality, have been prepared in conformity with all relevant provisions under Ward 03, Municipal (Building) Rules 2007. This plan to work was reviewed "No Objection" certificates from the respective authorities such as Fire and Emergency Services Department, Airport Authority, Pollution Control Board, Telecommunication Department etc as applicable in this regard are also enclosed with the application for seeking approval of the plan to construction in accordance to annexure of the building on the said Plot.

*[Signature]*  
KAMAL KUMAR PERMAL  
24.05.2018

Signature of Architect

**Certificate of Structural Engineer:**  
I/we hereby certify that the foundation and superstructure of the building proposed for construction on plot no. 1, no. G.T. Road, Baidyabati, Ward no. 03, Mouza-Gaurhati Champdany under Champdany Municipality have been personally inspected and as designed by me I will make such foundation and super structure safe in all respects 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.

*[Signature]*  
Mainak Mejjumdar  
B.E., M.C.E. (Struct)  
ESE - 1231 of CMCO  
STERANKDAM/10/00020  
074/RJPSON/ESSE/11-12

Signature of Structural Engineer

**PROJECT:**  
REVISED PROPOSED G+ IV STORIED RESIDENTIAL COMPLEX FOR NORTH BROOK JUTE CO.LTD. AT HOLDING NO. 1 NO. G.T. ROAD, BAIDYABATI, KHATIAN NO-475, 476, 477, 1266, 1222, 1267, P.S- DAG NO. 3971, 3967, 3962, 3963, 3970, 3964, 3969, 3965, 3956, 3695, 3696, 3967, 3968, 3665, 3604, 3700, 3662, 3701, 3661, 3606, 3651, J.L. NO-21 WARD NO-03, MOUZA- GAURHATI CHAMPDANY, P.S- BADHRESWAR, DIST- HOOGHLY UNDER CHAMPDANY MUNICIPALITY.

**ARCHITECTS**  
**MAHESWARI & ASSOCIATES**  
37A, BAKER ROAD 2nd Floor,  
Alipore, Kolkata - 700 027  
www.architectm.com

**DRAWING TITLE :**  
GROUND FLOOR WITH SITE(MASTER PLAN), AREA STATEMENT

**DRAWING PURPOSE :**  
SUBMISSION DRAWING

**DRAWING NO. :** MA 1 NORTH BROOK SUB 1 AR 1



**SCALE :** 1:500

09-04-2018	---	A.B.	K.P.	SHEET
DATE	DRAWN	DEALT	CHECKED	

(Revised Plan)

20/5/18 Dated 20/05/18  
Permission for sanction of site plan is granted as per enclosed plan.  
*[Signature]* *[Signature]*  
Site Assistant Engineer, Champdany Municipality. Chairman, P.T. Champdany Municipality.



WITH SITE  
PLAN)