

On: 12/02/2018
 PM No. 2244/2017-2018
 VALID UPTO: 12/02/2021

CHAIRMAN
 Madhyamgram Municipality
 Dist. North 24 Parganas
 STATEMENT OF PLAN PROPOSAL



আপেক্ষে ২টি পরিবেশ বন্ধ গাছ
 বেকার বকুল, পলাশ, ছাতিয়া, ক্রিম
 লেবুলাক জাকপটে রাখা যাবে।
 পরিবেশ সুন্দার রাখতে
 শৌর প্রদান
 মহাম্যগ্রাম পৌরসভা

SCHEDULE OF DOORS & WINDOWS:

WINDOWS				
MARK	WIDTH	HEIGHT	UNIT	QTY
W1	2000	1750	2350	600
W2	1500	1750	2350	650
W3	1200	1750	2350	650
W4	800	1200	2350	1100
W5	600	900	2350	1450
W6	1350	1750	2350	600
W7	1000	1750	2350	600
W8	1175	1750	2350	600

DOORS				
MARK	WIDTH	HEIGHT	UNIT	REMARKS
D1A	1200	2150	2150	
D1	1050	2150	2150	
D2	900	2150	2150	
D3	750	2150	2150	
D4	2400	2150	2150	
D4.1	1800	2150	2150	
D4.2	2700	2150	2150	
D4.3	1500	2150	2150	

DUCT			
MARK	WIDTH	HEIGHT	UNIT
DT1	1200	1600	2150
DT2	900	1600	2150

SPECIFICATION

1. ALL DIMENSIONS ARE IN MM, UNLESS OTHERWISE STATED.
 2. ALL EXTERNAL WALLS ARE 200 TH & ALL INTERNAL WALLS ARE 120 TH UNLESS OTHERWISE STATED.
 3. THE TOP OF ALL WALLS & ARCHES SHALL NEVER EXCEED THE LEVEL OF FINISH FLOOR.
 4. BRICK WORK SHALL BE WITH MORTAR IN A RATIO OF 1:4:8.
 5. ALL BLOCKS SHALL BE WITH FINISH FLOOR LEVEL.
 6. GRADE OF FINISH FLOOR SHALL BE 150 TO 180.
 7. ALL DETAILS OF ARCHITECTURE SHALL BE TAKEN AT THE TIME OF CONSTRUCTION.
 8. OTHERS ITEM ARE AS PER IS SPECIFICATION.

COLOR SPECIFICATION

PROPOSED COLOR - RED
 DISTANCE - YELLOW
 BRICK - RED
 MORTAR - WHITE

CERTIFICATE OF BUILDING PLAN

I HEREBY CERTIFY THAT THE PLAN, ELEVATIONS & SECTIONS AND OTHER DETAILS OF THE PROPOSED BUILDING UNDER THE JURISDICTION OF MADHYAMGRAM MUNICIPALITY HAVE BEEN PREPARED IN CONFORMANCE WITH ALL THE BY-LAWS & REGULATIONS UNDER THE WEST BENGAL MUNICIPALITY ACT, 1919.

VIVEK SINGH KATHORE
 Registered Architect
 Reg. No. CA/2001/126162

CERTIFICATE OF OWNER

I HEREBY CERTIFY THAT THE PROPOSED BUILDING UNDER THE JURISDICTION OF MADHYAMGRAM MUNICIPALITY HAS BEEN INDIVIDUALLY INSPECTED AND SO DESIGNATED BY ME AS BEING SUCH POLYDUPLEX AND SHIPPER SUBJECTS SAFE IN ALL RESPECT. INCLUDING THE CONSTRUCTION OF FOUNDATION CAPACITY & SETTLEMENT OF WALL & OTHER CONSTRUCTION IN ALL CONFORMING TO ALL REGULATIONS OF ALL RELEVANT CODES OF PRACTICE AND NATIONAL BUILDING CODE.

DR. SUJIT KUMAR ROSE
 Aratra MANDAL, M.C.E. (S.E.) (Hons)
 The Kolkata Municipal Corporation
 Empowered No. 527/11
 Planning Officer

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PROJECT: PROPOSED G+M STORED RESIDENTIAL COMPLEX WITH FACILITY BLOCK AT JESSORE ROAD

CLIENT: ASTORIA HOTEL PVT. LTD.

DRAWING TITLE: SITE & ALL LOCATION PLAN, BOUNDARY DETAIL, AREA STATEMENT

DRAWING NO: BRANCH-S-01



KEY PLAN Scale 1:4000

PROJECT: 'COURTYARD THE RESIDENCY', DEVELOPMENT AT JESSORE ROAD

AREA STATEMENT

DESCRIPTION	NO.	UNIT	DATE	PLAN NO.
PROPOSED GROUND COVERAGE	578	SQ. METRE	09.02.2018	11973
PROPOSED BUILT UP AREA	25518.37	SQ. METRE		
PROPOSED F.A.R.	2.31			
PROPOSED HEIGHT OF BUILDING				23.50

CAR PARKING REQUIREMENT CALCULATION

RESIDENTIAL	AS PER BYLAWS (1972)	SUM	NO. OF CARS
600 SQ.M	100 CARS		
2000 SQ.M	100 CARS		
ABOVE 2000 SQ.M	100 CARS		
TOTAL			300

COMMERCIAL	AS PER BYLAWS (1972)	SUM	NO. OF CARS
1000 SQ.M	100 CARS		
ABOVE 1000 SQ.M	100 CARS		
TOTAL			200

TOTAL NO. OF CARS: 500

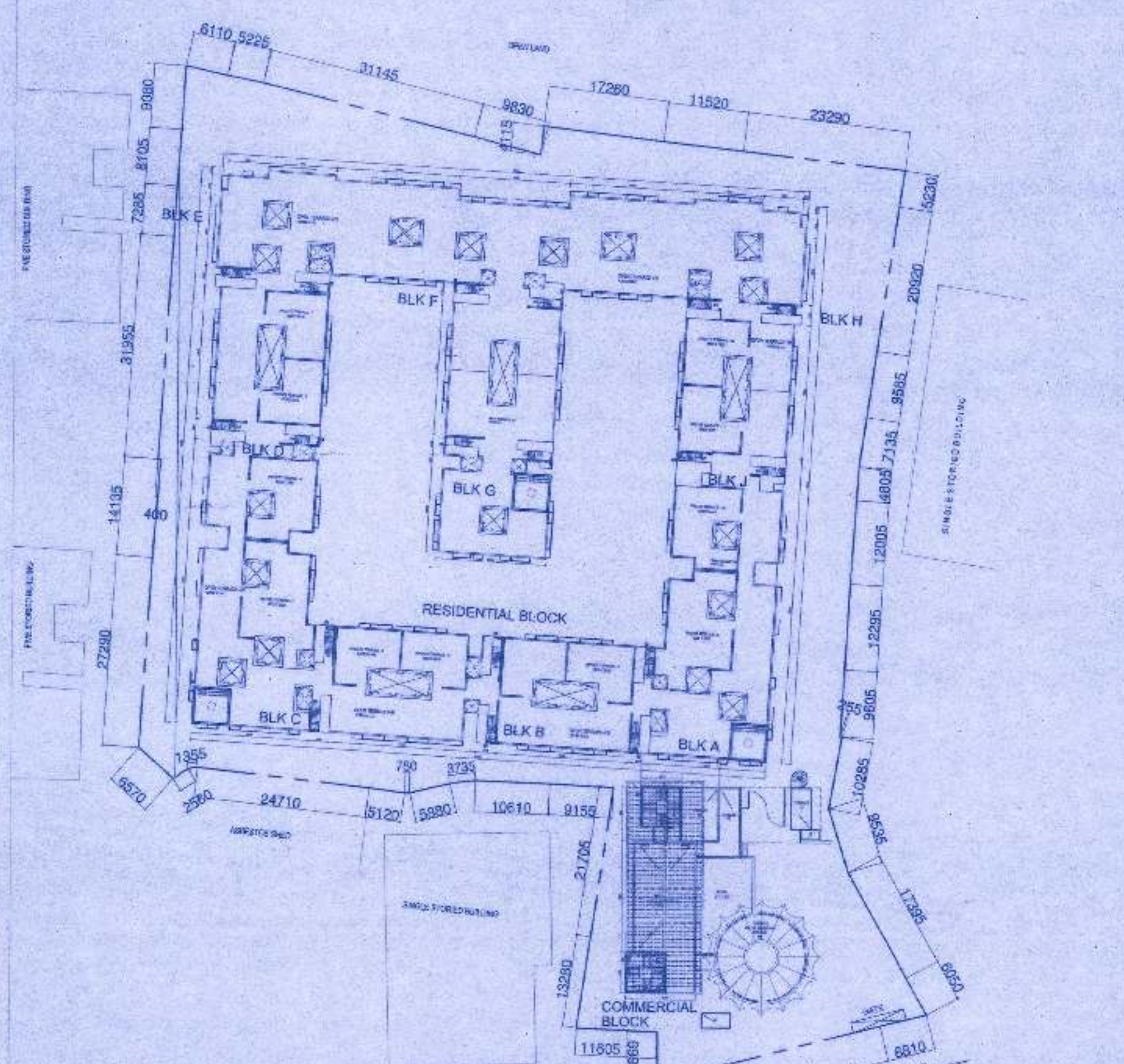
F.A.R. CALCULATION

AREA BREAKUP (RESIDENTIAL BLOCK PORTION - G+M)	BUA	EXEMPTION	FAR AREA
BASMENT	9.0	72.5	63.5
GROUND FLOOR	469.7	702.7	2333.0
FIRST FLOOR	324.1	332.8	656.9
SECOND FLOOR	350.2	220.0	130.2
THIRD FLOOR	360.0	702.5	342.1
FOURTH FLOOR	319.7	202.5	104.0
FIFTH FLOOR	418.7	202.5	104.0
SIXTH FLOOR	625.2	202.5	104.0
TOTAL BUILT UP AREA	28521.0	3429.9	26713.1

AREA BREAKUP (COMMERCIAL BLOCK PORTION - G+M)	BUA	EXEMPTION	FAR AREA
GROUND FLOOR	471.7	11.84	6.0
FIRST FLOOR	451.1	11.84	6.0
SECOND FLOOR	374.3	11.84	6.0
THIRD FLOOR	337.8	11.84	6.0
TOTAL BUILT UP AREA	1586.6	207.4	24.0

AREA OF GATE COMPLEX (G+M)

EXEMPTION FOR PARKING	NO.	UNIT	AREA
EXEMPTIONS FOR COVERED PARKING	NO		
RELT - 119 @ 25 SQ.M/CAR	102	25	2550.0
TOTAL FAR AREA			25518.37



SITE PLAN Scale 1:600

