AREA CALCULATION

LAND AREA (AS PER A&BD)	=	3.60 ACRES OR 156,751.20 SQ.FT. (EXCLUDING 30.0 MT. ROW)
WIDTH OF ABUTTING ROAD (ACTUAL WIDTH OF ACCESS)	=	12.20 Mtrs.
PERMISSIBLE F.A.R.	=	3.25
PERMISSIBLE GROUND COVERAGE	=	35%

PROPOSED :-

BLOCK USE	TOTAL FL. AREA WITH DUCT (Sqm.)	DUCT/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.)	DEDUCTION TABLE FROM F.A.R: LIFT LOBBY (Sqm.)	STAIR (Sqm.)	BONUS AREA FOR MACHINERY & CAR PARKING	AFTER DEDUCTION FLOOR AREA (Sqm.)
Building - 1 GR. FLOOR (WITH LIFT WELL)	823.441		23.1	800.341	0	800.341	0	800.341	6	29.16	
	FLOOR AREA	NOS OF FLOOR	TOTAL AREA:								
Building - 1 (G+1) (1ST TO 4TH FL.)	640.791	4	2163.164	127.44	3035.44	24.66	2035.76	2.64	2955.124	24	104.76
	FLOOR	NOS OF	TOTAL AREA:								
Building - 2 GR. FLOOR (WITH LIFT WELL)	823.441		23.1	800.341	0	800.341	0	800.341	6	29.16	
Building - 2 (G+1) (1ST TO 4TH FL.)	640.791	4	2163.164	127.44	3035.44	24.66	2035.76	2.64	2955.124	24	104.76
	FLOOR	NOS OF	TOTAL AREA:								
Building - 3 GR. FLOOR (WITH LIFT WELL)	823.441		23.1	800.341	0	800.341	0	800.341	6	29.16	
Building - 3 (G+1) (1ST TO 4TH FL.)	640.791	4	2163.164	127.44	3035.44	24.66	2035.76	2.64	2955.124	24	104.76
	FLOOR	NOS OF	TOTAL AREA:								
Building - 4 GR. FLOOR (WITH LIFT WELL)	823.441		23.1	800.341	0	800.341	0	800.341	6	29.16	
Building - 4 (G+1) (1ST TO 4TH FL.)	640.791	4	2163.164	127.44	3035.44	24.66	2035.76	2.64	2955.124	24	104.76
	FLOOR	NOS OF	TOTAL AREA:								
Building - 5 GR. FLOOR (WITH LIFT WELL)	823.441		23.1	800.341	0	800.341	0	800.341	6	29.16	
Building - 5 (G+1) (1ST TO 4TH FL.)	640.791	4	2163.164	127.44	3035.44	24.66	2035.76	2.64	2955.124	24	104.76
TOTAL			12678.93		12830.83		12817.39	150.00	864.75	1687.08	9,784.60

TOTAL TYPICAL FLOOR AREA FOR CAR PARKING = 10114.62

TOTAL BUILTUP AREA OF THE PROJECT = 12817.39 SQM. = 138,000.00 Sq.Ft.

TOTAL NO OF FLAT

BLOCK NAME	FLOOR NO.	NO. OF FLAT
BUILDING-1	G + 4	32
BUILDING-2	G+4	32
BUILDING-3	G+4	32
BUILDING-4	G+4	32
BUILDING-5	G+4	32
TOTAL NOS OF FLAT		160

CAR PARKING AREA CALCULATION :-

BLOCK NAME	FLOOR NO.	TOTAL GROUND FLOOR AREA (WITH DUCT NO. A)	TOTAL BSMT/OPEN AND UPTHE UTILITIES AREA @ GROUND FLOOR AREA	TOTAL CAR PARKING AREA PROVIDED
BUILDING-1	(G+4)	529.641	132.205	381.415
BUILDING-2	(G+4)	533.441	132.105	381.415
BUILDING-3	(G+4)	533.441	132.029	381.415
BUILDING-4	(G+4)	533.441	132.105	381.415
BUILDING-5	(G+4)	533.441	132.205	381.415
TOTAL COVERED		2657.205	660.53	1907.075

RESIDENTIAL CAR PARKING CALCULATION :-

FOR GROUP HOUSING / CAR PARKING SPACE	FOR PLOT AREA UP TO 31 SQ.M. / ADVERSITY DWELLING UNIT AND ABOVE
PER TENEMENT FOR FLATS	32.441 SQ.M.
TOTAL GROUND FLOOR AREA FOR CAR PARKING AREA	517.282 SQ.M.
NOSING LOADING PER TENEMENT	11.34 SQ.M.
TOTAL (NOSING / BUILT UP AREA)	64.88 SQ.M.

PLOT NOS. :-

UP TO 90 SQ.MT.	180 PC NOS
91 SQ.MT. OR MORE	NOS
REQUIRED TOTAL CAR PARKING	82 Nos

PROPOSED TOTAL CAR PARKING PROVIDED FOR THIS PROJECT	NOS	BONUS AREA (SQ.MT.)
a. COVERED PARKING	160	3,600
b. OPEN PARKING	40	nil
TOTAL	200	

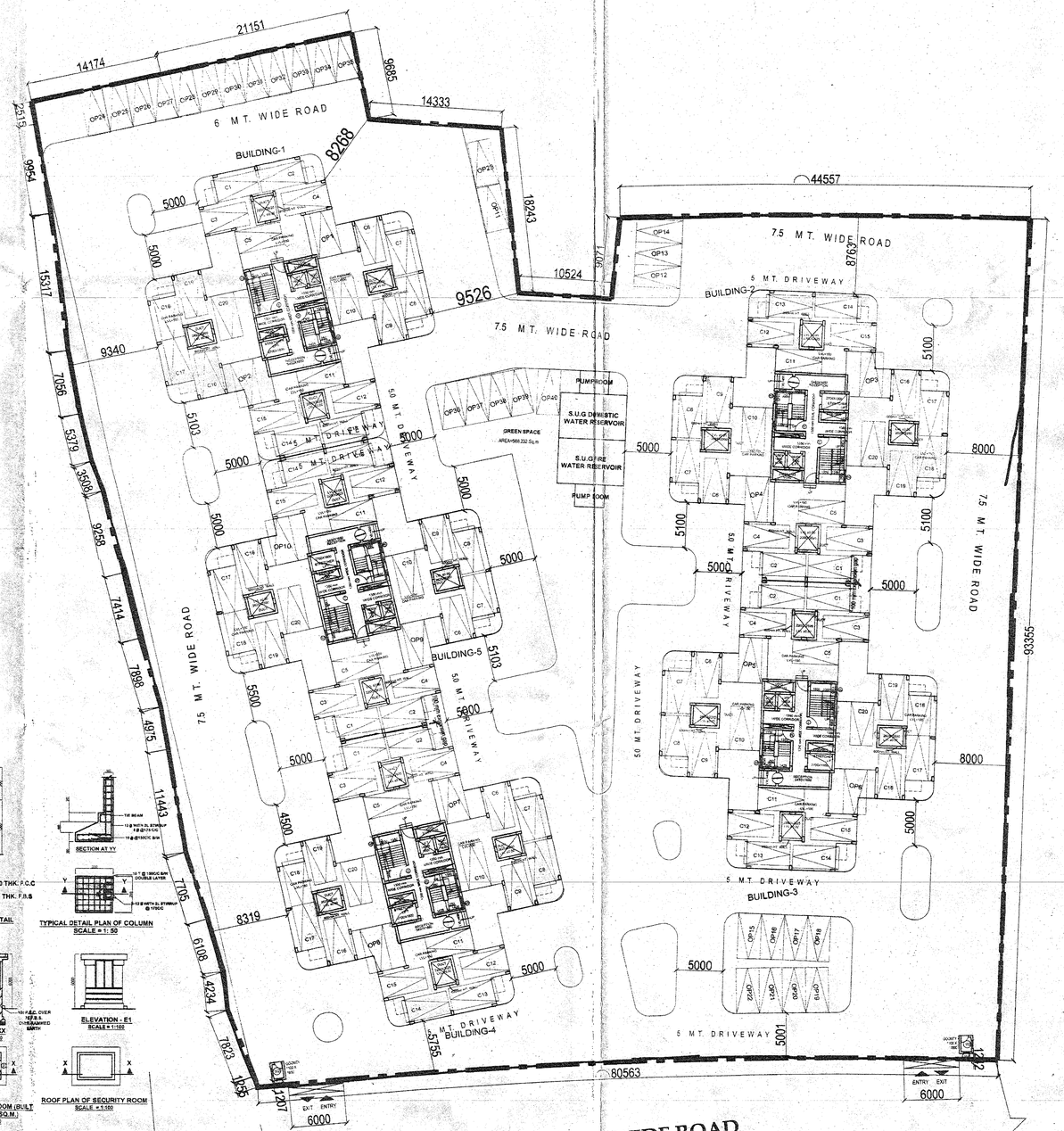
PROPOSED TOTAL CAR PARKING PROVIDED FOR THE PROJECT = 160 + 40 = 200

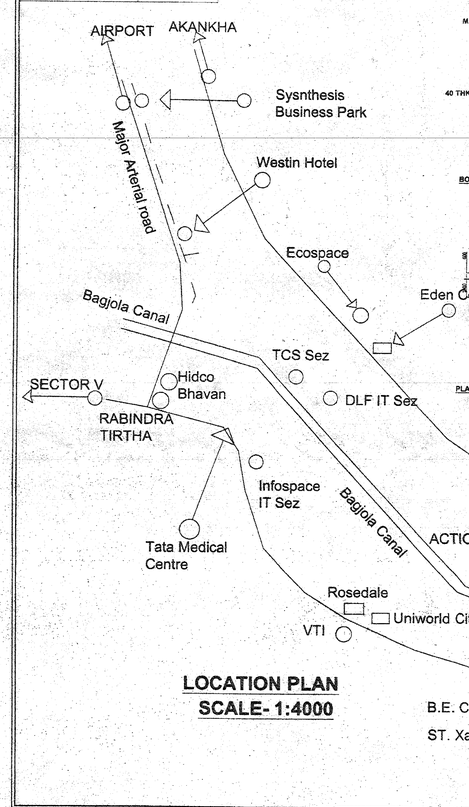
PROPOSED F.A.R (TOTAL PROJECT BUILTUP AREA / LAND AREA) = 1.174 2.25

PROPOSED TOTAL GROUND COVERED AREA FOR THE PROJECT

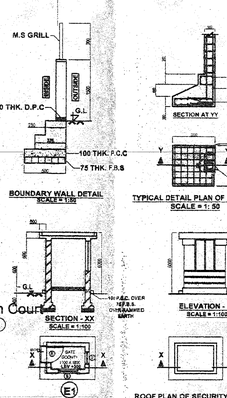
BUILDING-1	517.821 Sq.M.
BUILDING-2	517.821 Sq.M.
BUILDING-3	517.821 Sq.M.
BUILDING-4	517.821 Sq.M.
BUILDING-5	517.821 Sq.M.
TOTAL	2,589.105 Sq.M.

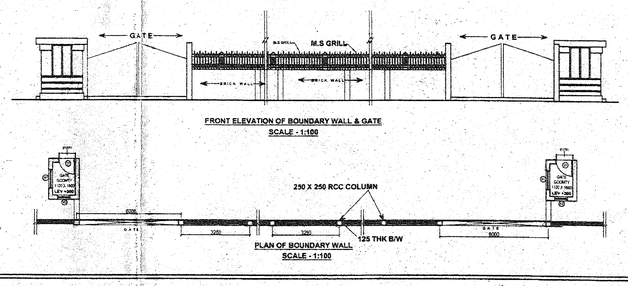
PROPOSED GROUND COVERAGE FOR THE PROJECT = 31.18 < 35%

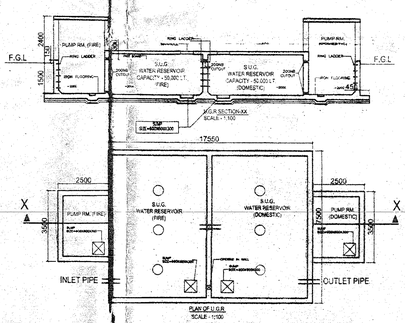




LOCATION PLAN
SCALE- 1:4000







SITE PLAN
SCALE- 1:600

PROPOSED G+4 STORIED RESIDENTIAL COMPLEX AT BOOTH NO.-62 ,63, R.S. DAG NO. - 1391(p),1392(p),1343(p),1342(p),1340(p),1341(p),1346(p),1347(p), 1348(p) **MOUZA- SATULI, J.L. NO.-49, L.R. KHATIAN NO.-2129, 2166, 2175, 2172,2191 PS keshipur(formerly Bhangar), PO Pithapukur UNDER "BHAGWANPUR GRAM PANCHAYAT" DIST-24 PARAGANAS(S).**

I CERTIFY THAT ALL THE ARCHITECTURAL DRAWINGS OF THE PROJECT AT **BOOTH NO.-62 ,63, R.S. DAG NO. -** 1391(p),1392(p),1343(p),1342(p),1340(p),1341(p),1346(p),1347(p), 1348(p) **MOUZA- SATULI, J.L. NO.-49, L.R. KHATIAN NO.-2129, 2166, 2175, 2172,2191 PS keshipur(formerly Bhangar), PO Pithapukur UNDER "BHAGWANPUR GRAM PANCHAYAT" DIST-24 PARAGANAS(S).** HAVE BEEN PREPARED BY ME COMPLYING WITH THE PROVISIONS OF THE NATIONAL BUILDING CODE PART -III- 2005 AND THE WEST BENGAL MUNICIPAL BUILDING RULES. NO SUCH WRONG AND INCORRECT INFORMATION HAS BEEN FURNISHED BY ME INCLUDING AREA CALCULATION CHARTS IN THIS DRAWINGS AND NO VIOLATION OF THE PROVISIONS OF THESE RULES WILL BE FOUND IN ANY OF THE DRAWINGS AND DOCUMENTS, SUBMITTED TO THE SANCTIONING AUTHORITY FOR OBTAINING SANCTIONS.

ATANU CHAKRABORTY
Chartered Architect
CA/99/24684

Signature of Architect

PRAKALPA©
ARCHITECTS & PLANNERS
143, NANI GOPAL ROY CHOWDHURY AVENUE,
Mezzanine & 2nd floor, KOLKATA - 700 014
TEL: 033 64507751
WEB SITE : www.prakalpa.in
E-MAIL : prakalpa.arch@gmail.com

CERTIFY THAT THE STRUCTURAL DRAWING AND DESIGN OF BOTH THE FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING/ BUILDINGS HAS BEEN MADE CONSIDERING THE SOIL TEST REPORT (AS PER THESE RULES AND REGULATIONS MADE UNDER THE ACT) AND ALSO CONSIDERING ALL PROBABLE LOADS, SEISMIC LOAD AND THE MOMENTS GENERATED BY THE PROPOSED STRUCTURE AS PER CURRENT CODES. THE BUREAU OF INDIAN STANDARD AND NATIONAL BUILDING CODE OF INDIA AND CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT UP TO G+IV STORY/ STORIES AND THESE PROVISIONS SHALL BE ADHERED TO DURING THE CONSTRUCTION.

SIGNATURE OF THE STRUCTURAL ENGINEER
MAK ENGINEERS

IT IS CERTIFIED THAT THE COMPREHENSIVE GEO-TECHNICAL REPROT ON SOIL INVESTIGATION HAS BEEN PREPARED BY ME FOR DESIGN AND CALCULATION OF THE FOUNDATION BY ANALYZING THE SOIL SAMPLES FOR ESTIMATING THE BEARING CAPACITY OF THE SOIL ON WHICH FOUNDATION OF THE STRUCTURE WILL BE CONSTRUCTED

DR. SUJIT KUMAR BOSE
Ph.D., M.C.E., (Soil) B.C.E. (Hons.)
Licence No.- SM / Geo-Tech /17

Signature of the Geo-Technical Engineer
BOSE ENGINEERS
Dr. S.K. Bose
PHD, MCE, BCE, MIGS, MIRC
9830478970, 9804692560
E-mail: www.bosengineers.com

NOTES :
1. ALL DIMENSIONS ARE IN MM.

FOR APPROVAL

- Vetted and recommended for sanction this building plan No. 185/6157/Kirtby upto Gr.+IV Height 14.975 mt. subject to the condition.
- Before starting any construction, the site must conform with the plans Sanctioned and all the condition as proposed in the plan should be fulfilled.
- All building materials necessary for construction should conform to standard as laid down in the National Building Code of India.
- Necessary steps should be taken for the safety of lives of the adjoining public and property during construction.
- Construction site should be maintained to prevent mosquito breeding.
- Design of all Structural members including that of the foundation should conform to standard specified in the N.B.C. of India.
- The sanction is valid for 3 years from date of sanctioning.
- Information required by the applicant to this end are- Commencement of work. Completion of structural work up to plinth. Completion of work.
- No rain water pipe should be fixed or discharged on Road or Footpath.
- The construction should be carried out as per specification of I.S. Code and sanctioned plan under the supervision of qualified empanelled engineers.
- Construction of garbage vat, soak pit & waste water should be done by the owners.
- Any deviation of the sanctioned plan shall mean demolition.

Bhagowanpur Gram Panchayat
Bhangore-II, Panchayat Samity
South 24 Parganas

ASSISTANT ENGINEER
South 24 Parganas Zilla Parishad

District Engineer
South 24 Pgs. Z.P.

Sanctioned should be obtained from the concern Gram Panchayat

Assistant Engineer
South 24 Pgs. Z.P

District Engineer
South 24 Pgs. Z.P

SG Comptech Ltd.
Authorised Signatory
AUTHORISED SIGNATORY

TITLE :
OVER ALL SITE PLAN SHOWING GROUND FLOOR PLAN, SITE PLAN AND LOCATION PLAN, AND DETAIL OF BOUNDARY WALL AND U.G.R

PROJECT ARCHITECT
PRAKALPA©

DRAWN BY :	SUMANA
CHECKED BY :	ATANU. C
APPROVED BY :	
SCALE : 1 : 200	DATE : 16.05.17

SUBMISSION DRAWING

DRAWING NO.	REVISION NO.
SCG-AR-PKP-2BHR -01	