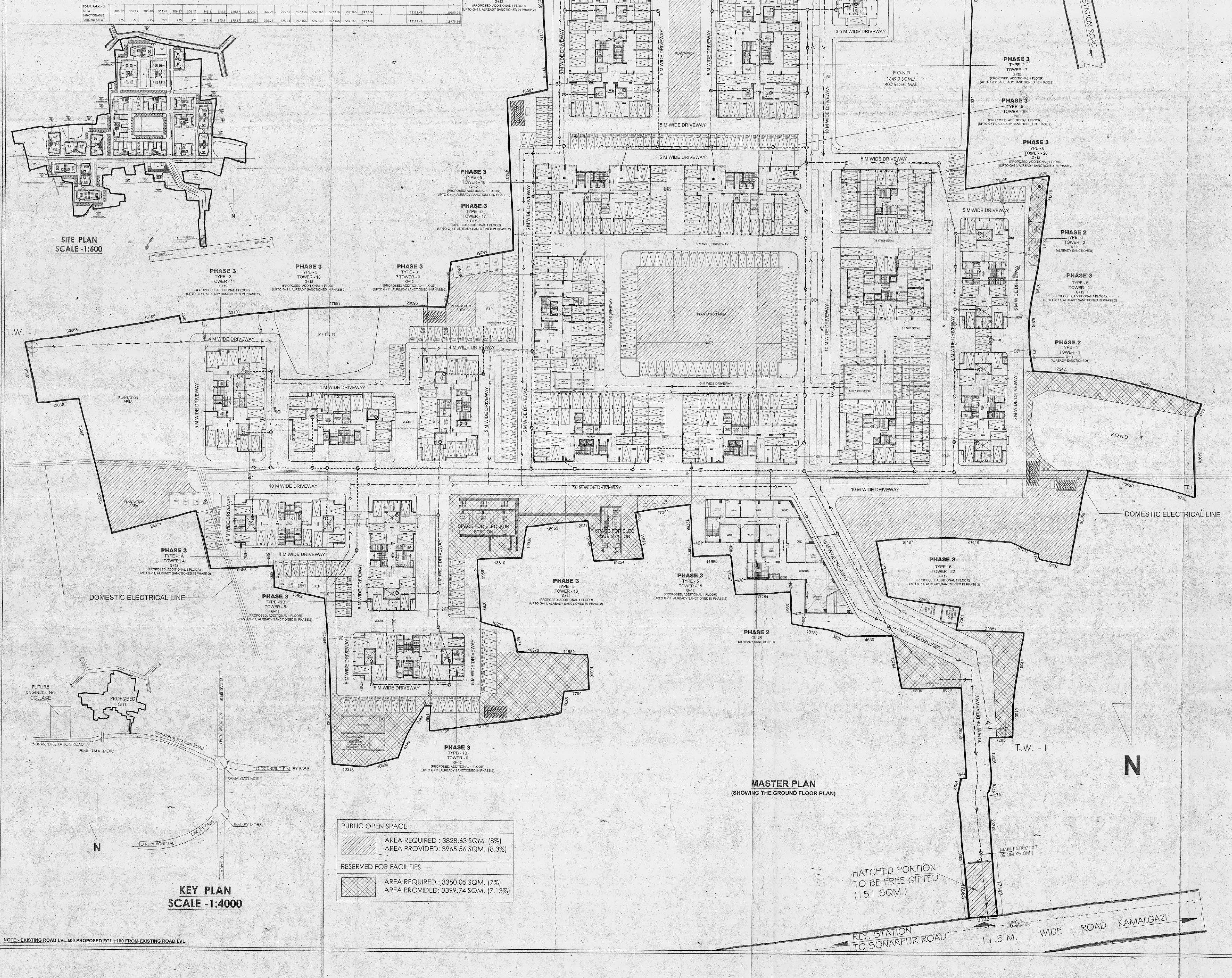

SL.NO.		PERMISSIBLE	Tower 1	Tower 2	Tower 3	Tower 4	Tower 5	Tower 6	Tower 7	Tower 8	Tower 9	Tower 10	Tower 11	Tower 14	Tower 15	Tower 16	Tower 17	Tower 18	Tower 19	Tower 20	Tower 21	Tower 22	Club	Total
			PROPOSED																					
1	Height of the Building	40 M.	39.65 M.																					N.A
2	Ground Coverage (a) in Percentage	50%	32.70%																					
	(b) In Area	23960.8	14556.736 SQ.M.																					
3	Floor Area (a)Gr. Floor	N.A	438.38	438.38	435.59	435.59	438.38	438.38	980.16	980.16	499.09	499.09	499.09	305.39	743.34	743.34	743.34	743.34	743.34		2551.32		787.99	13443.69
	(b)1st. Floor	N.A	438.08	438.08	435.29	435.29	438.08	438.08	784.88	784.88	470.14	470.14	470.14	309.43	501.1	501.1	501.1	501.1	501.1		2334.45		681.83	11434.29
	(c)2nd. Floor	N.A	438.08	438.08	435.29	435.29	438.08	438.08	784.88	784.88	470.14	470.14	470.14	309.43	501.1	501.1	501.1	501.1	501.1		2473.3		800.48	11691.79
	(d)3rd. Floor	N.A	438.08	438.08	435.29	435.29	438.08	438.08	784.88	784.88	470.14	470.14	470.14	309.43	501.1	501.1	501.1	501.1	501.1		2473.3		800.48	11691.79
	(e)4th. Floor	N.A	438.08	438.08	435.29	435.29	438.08	438.08	784.88	784.88	470.14	470.14	470.14	309.43	501.1	501.1	501.1	501.1	501.1		2280.12		176.87	10874.50
	(f)5th. Floor	N.A	438.08	438.08	435.29	435.29	438.08	438.08	784.88	784.88	470.14	470.14	470.14		501.1	501.1	501.1	501.1	501.1	427.96	427.96	427.96		9392.46
	(g)6th. Floor	N.A	438.08	438.08	435.29	435.29	438.08	438.08	784.88	784.88	470.14	470.14	470.14		501.1	501.1	501.1	501.1	501.1	427.96	427.96	427.96		9392.46
	(h)7th. Floor	N.A	438.08	438.08	435.29	435.29	438.08	438.08	784.88	784.88	470.14	470.14	470.14		501.1	501.1	501.1	501.1	501.1	427.96	427.96	427.96		9392.46
	(i)8th. Floor	N.A	438.08	438.08	435.29	435.29	438.08	438.08	784.88	784.88	470.14	470.14	470.14		501.1	501.1	501.1	501.1	501.1	427.96	427.96	427.96		9392.46
	(j)9th. Floor	N.A	438.08	438.08	435.29	435.29	438.08	438.08	784.88	784.88	470.14	470.14	470.14		501.1	501.1	501.1	501.1	501.1	427.96	427.96	427.96		9392.46
	(k)10th. Floor	N.A	438.08	438.08	435.29	435.29	438.08	438.08	784.88	784.88	470.14	470.14	470.14		501.1	501.1	501.1	501.1	501.1	427.96	427.96	427.96		9392.46
	(l)11th. Floor	N.A	438.08	438.08	435.29	435.29	438.08	438.08	784.88	784.88	470.14	470.14	470.14		501.1	501.1	501.1	501.1	501.1	427.96	427.96	427.96		9392.46
	(m)12th. Floor	N.A			435.29	435.29	438.08	438.08	784.88	784.88	470.14	470.14	470.14		501.1	501.1	501.1	501.1	501.1	427.96	427.96	427.96		8516.30
4	C.B Area		80.3	80.3	87.6	87.6	87.6	87.6	103.8	103.8	80.4	80.4	80.4	25.6	86.04	86.04	86.04	86.04	86.04	62.4	62.4	62.4		1602.80
5	Usable O.T Area																							528.06
6	Total Floor area of the Building		5257.26	5257.26	5659.07	5659.07	5695.34	5695.34	10398.7	10398.7	6140.77	6140.77	6140.77	1543.11	6756.54	6756.54	6756.54	6756.54	6756.54		22383.53		3247.15	133927.64
7	Details of Garage																							
	a) For Residential i) At MLCP	nos.																			347			347
		sqm.																			12112.49			
	ii) At Ground floor	Coverd nos.	11	11	11	11	11	11	36	36	16	16	16	10	31	31	29	31	31					349
		sqm.	275	275	275	275	275	275	845.5	845.5	370.57	370.57	370.25	225.53	597.166	597.166	597.166	597.166	597.166					19776.24
	b) For others i) At Basement	nos.																						
		sqm.																						
	ii) At Ground floor	Coverd nos.																						
		sqm.																						
	c) Total	Coverd nos.																						698
		Open Mech. Stack																						139
		Open nos.																						234
		sqm.																						19776.24
8	Stair Area		258.48	258.48	280.02	280.02	280.02	280.02	272.22	272.22	296.53	296.53	296.53	63.45	303.81	303.81	303.81	303.81	303.81	292.5	292.5	292.5	310.4	5841.47
9	Lift Lobby		72	72	78	78	78	78	78	78	78	78	78	15	78	78	78	78	78	78	78	78	30	1515
10	F.A.R= {F.A-(LL+Stair+Parking)}/LAND		Calculation {[133927.64-(1515+5841.47+19776.24+1602.8+528.06)]/47857.869} = 2.187																					
		TOTAL PARKING AREA	306.27	306.27	303.48	303.48	306.27	306.27	845.5	845.5	370.57	370.57	370.25	225.53	597.166	597.166	597.166	597.166	597.166			12112.49		19958.28
		SANCTIONABLE PARKING AREA	275	275	275	275	275	275	845.5	845.5	370.57	370.57	370.25	225.53	597.166	597.166	597.166	597.166	597.166			12112.49		19776.24

DETAIL AREA CALCULATION OF PHASE -3

AREA STATEMENT:

TOTAL LAND AREA (AS PER DEED)	48076.254 SQM.
ACTUAL LAND AREA	47857.869 SQM.
FREE GIFTING AREA	151 SQ.M.
LAND AREA AFTER FREE GIFTING	47706.869 SQ.M.
LAND AREA (EXCLUDING POND AREA)	44458.539 SQM.
ROAD WIDTH	11.5 M.
PERMISSIBLE BUILDING HEIGHT	40 M.
PERMISSIBLE GROUND COVERAGE	23928.9 SQM.(50%)
PERMISSIBLE FAR	2.25
PERMISSIBLE TOTAL FLOOR AREA	107680.205 SQM.
PROPOSED BUILDING HEIGHT	39.65 M.
GROUND COVERAGE OF PHASE 1(EXISTING) GROUND COVERAGE OF PHASE 2 (EXISTING) PROPOSED GROUND COVERAGE AT PHASE 3 TOTAL GROUND COVERAGE ACHIEVED	3147.846 SQM.(6.658%) 9070.334 SQM.(18.842%) 2338.556 SQM.(2.9%) 14556.736 SQM.(30.4%)
CONSTRUCTION AREA OF PHASE 1(EXISTING) CONSTRUCTION AREA OF PHASE 2 (EXISTING) PROPOSED CONSTRUCTION AREA OF PHASE 3 REDUCED BY TOTAL CONSTRUCTION AREA ACHIEVED	14621.086 SQM. 126164.284 SQM. 6857.73 SQM. 133927.64 SQM.
REQUIRED NO. OF CAR PARKING TOTAL NO. OF CAR PARKING PROVIDED	1002 NOS. 698 (COVERED) +234 (OPEN)+139 (MECH. STACK)=1071 NOS.
TOTAL EXEMPTED AREA AT PHASE 1(EXISTING) PROPOSED TOTAL EXEMPTED AREA AT PHASE 2 PROPOSED EXEMPTED AREA OF PHASE 3 REDUCED BY TOTAL EXEMPTED AREA ACHIEVED	3320.86 SQM. 32264.27 SQM. 6421.56 SQM. 29163.57 SQM.
EFFECTIVE FLOOR AREA OF PHASE 1 (EXISTING) EFFECTIVE FLOOR AREA OF PHASE 2 (EXISTING) PROPOSED EFFECTIVE FLOOR AREA AT PHASE 3 TOTAL EFFECTIVE FLOOR AREA ACHIEVED	11126.631 SQM. 91856.761 SQM. 1680.678 SQM. 104664.07 SQM.
PUBLIC OPEN SPACE (8%)	4007.007 SQM. (8.4%)
RESERVER FOR FACILITIES (7%)	3448.40 SQM. (7.25%)
FAR CONSUMED PHASE 1(EXISTING) FAR CONSUMED PHASE 2(EXISTING) PROPOSED FAR OF PHASE 3 TOTAL FAR ACHIEVED	0.306<2.25 (O.K.) 1.844<2.25 (O.K.) 0.037<2.25 (O.K.) 2.187<2.25 (O.K.)

SPECIFICATIONS:-

1.ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE STATED.
2.ALL EXTERNAL WALLS ARE 250/200 thk.& ALL INTERNAL WALLS ARE 125 thk. & 75 thk.
3.THE DEPTH OF U.G.W.R. & SEPTIC TANK SHALL NEVER EXCEED THE DEPTH OF FOUNDATION.
4.BRICK WORK 250/200 th. WITH MORTAR 1:6 & BRICK WORK 125 th & 75 th. WITH MORTAR 1:4 MIX
5.ALL CONCRETE OF R.C.C. WORKS AS SPECIFIED BY STRUCTURAL ENGINEER.
6.GRADE OF STEEL AS SPECIFIED BY THE STRUCTURAL ENGINEER
7.ALL SORTS OF PRECAUTIONARY MEASURES WILL BE TAKEN AT THE TIME OF CONSTRUCTION.
8.OTHER ITEMS ARE AS PER I.S. SPECIFICATION.
9.THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS.

ALOK ROY
Enlisted Geotechnical Engineer
Rajpur-Sonarpur Municipality
No.- 008 / G.T. Eng.- Class-I

SIGN. OF GEO-TECHNICAL ENGINEER

I HAVE REVIEWED / CHECKED THE STRUCTURAL DRAWING AND DESIGN DETAILS OF THIS PROJECT WHICH HAS BEEN DONE COMPLYING RELEVANT I.S. CODE INCLUDING SEISMIC AND THE NATIONAL BUILDING CODE. I CERTIFY THAT THE STRUCTURE WILL BE SAFE & STABLE AGAINST ALL VERTICAL AND LATERAL LOADS AND WILL BE FIT FOR HABITABLE USE.

M.K. ROY
B.C.E. (Jadavpur), M.Sc. TECH (Manchester, U.K)
A.M.C.S.T., C.ENG, M.I. STRUCT. E. (London)
Membership No. 20100050
RSM Empanelled Structural Engineer
No.107 / RJPSON / Reviewer / 2016-17

SIGN. OF STRUCTURAL REVIEWER

THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION & 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 & CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECT.

RSM Empanelled Structural Engineer
No.044 / RJPSON / Structural / 2015-16

SIGN. OF STRUCTURAL ENGINEER.

TOWER	SANCTION FLOOR AREA	EXISTING FLOOR AREA	PROPOSED FLOOR AREA
TOWER 1			
NO. OF FLOORS	G+11	G+11	
GR. FLOOR	438.38 SQM.	438.38 SQM.	
TYPICAL FLOOR	438.08 SQM.	438.08 SQM.	
TOTAL	5257.26 SQM.	5257.26 SQM.	
TOWER 2			
NO. OF FLOORS	G+11	G+11	
GR. FLOOR	438.38 SQM.	438.38 SQM.	
TYPICAL FLOOR	438.08 SQM.	438.08 SQM.	
TOTAL	5257.26 SQM.	5257.26 SQM.	
TOWER 3			
NO. OF FLOORS	G+11		G+12
GR. FLOOR	435.59 SQM.		
TYPICAL FLOOR	435.29 SQM.		435.29 SQM.
TOTAL	5223.78 SQM.		435.29 SQM.
TOWER 4			
NO. OF FLOORS	G+11		G+12
GR. FLOOR	435.59 SQM.		
TYPICAL FLOOR	435.29 SQM.		435.29 SQM.
TOTAL	5223.78 SQM.		435.29 SQM.
TOWER 5			
NO. OF FLOORS	G+11		G+12
GR. FLOOR	438.38 SQM.		
TYPICAL FLOOR	438.08 SQM.		438.08 SQM.
TOTAL	5257.26 SQM.		438.08 SQM.
TOWER 6			
NO. OF FLOORS	G+11	G+11	G+12
GR. FLOOR	438.38 SQM.	438.38 SQM.	
TYPICAL FLOOR	438.08 SQM.	438.08 SQM.	438.08 SQM.
TOTAL	5257.26 SQM.	5257.26 SQM.	438.08 SQM.
TOWER 7			
NO. OF FLOORS	G+11		G+12
GR. FLOOR	980.16 SQM.		
TYPICAL FLOOR	784.88 SQM.		784.88 SQM.
TOTAL	9613.84 SQM.		784.88 SQM.
TOWER 8			
NO. OF FLOORS	G+11		G+12
GR. FLOOR	980.16 SQM.		
TYPICAL FLOOR	784.88 SQM.		784.88 SQM.
TOTAL	9613.84 SQM.		784.88 SQM.
TOWER 9			
NO. OF FLOORS	G+11		G+12
GR. FLOOR	499.09 SQM.		
TYPICAL FLOOR	470.14 SQM.		470.14 SQM.
TOTAL	5670.63 SQM.		470.14 SQM.
TOWER 10			
NO. OF FLOORS	G+11	G+11	G+12
GR. FLOOR	499.09 SQM.	499.09 SQM.	
TYPICAL FLOOR	470.14 SQM.	470.14 SQM.	470.14 SQM.
TOTAL	5670.63 SQM.	5670.63 SQM.	470.14 SQM.
TOWER 11			
NO. OF FLOORS	G+11		G+12
GR. FLOOR	499.09 SQM.		
TYPICAL FLOOR	470.14 SQM.		470.14 SQM.
TOTAL	5670.63 SQM.		470.14 SQM.
TOWER 12			
NO. OF FLOORS	G+4		
GR. FLOOR	494.68 SQM.		
TYPICAL FLOOR	466.62 SQM.		
TOTAL	2361.16 SQM.		
TOWER 14			
NO. OF FLOORS	G+4		
GR. FLOOR	305.39 SQM.		
TYPICAL FLOOR	309.43 SQM.		
TOTAL	1543.11 SQM.		
TOWER 15			
NO. OF FLOORS	G+11		G+12
GR. FLOOR	743.34 SQM.		
TYPICAL FLOOR	501.1 SQM.		501.1 SQM.
TOTAL	6255.44 SQM.		501.1 SQM.
TOWER 16			
NO. OF FLOORS	G+11		G+12
GR. FLOOR	720.368 SQM.		
TYPICAL FLOOR	501.1 SQM.		501.1 SQM.
TOTAL	6232.468 SQM.		501.1 SQM.
TOWER 17			
NO. OF FLOORS	G+11		G+12
GR. FLOOR	743.34 SQM.		
TYPICAL FLOOR	501.1 SQM.		501.1 SQM.
TOTAL	6255.44 SQM.		501.1 SQM.
TOWER 18			
NO. OF FLOORS	G+11		G+12
GR. FLOOR	720.368 SQM.		
TYPICAL FLOOR	501.1 SQM.		501.1 SQM.
TOTAL	6237.468 SQM.		501.1 SQM.
TOWER 19			
NO. OF FLOORS	G+11		G+12
GR. FLOOR	743.34 SQM.		
TYPICAL FLOOR	501.1 SQM.		501.1 SQM.
TOTAL	6255.44 SQM.		501.1 SQM.
MLCP BELOW TOWER 20,21,22			
GROUND FLOOR			2551.32 SQM.
FIRST FLOOR			2334.45 SQM.
SECOND FLOOR			2473.3 SQM.
THIRD FLOOR			2473.3 SQM.
FOURTH FLOOR			2280.12 SQM.
TOTAL			12112.49 SQM.
TOWER 20			
NO. OF FLOORS	G+11		ABOVE MLCP 8
GR. FLOOR	457.38 SQM.		
TYPICAL FLOOR	427.96 SQM.		427.96 SQM.
TOTAL	5164.74 SQM.		427.96 SQM.
TOWER 21			
NO. OF FLOORS	G+11		ABOVE MLCP 8
GR. FLOOR	505.09 SQM.		
TYPICAL FLOOR	427.96 SQM.		427.96 SQM.
TOTAL	5212.65 SQM.		427.96 SQM.
TOWER 22			
NO. OF FLOORS	G+11		ABOVE MLCP 8
GR. FLOOR	457.18 SQM.		
TYPICAL FLOOR	427.96 SQM.		427.96 SQM.
TOTAL	5164.74 SQM.		427.96 SQM.
BASEMENT			
UPPER BASEMENT AREA	8587.94 SQM.		
LOWER BASEMENT AREA	9982.68 SQM.		
CLUB			
NO. OF FLOORS	G+4		
GR. FLOOR	787.99 SQM.		
1ST. FLOOR	681.83 SQM.		
2ND. FLOOR	800.48 SQM.		
3RD. FLOOR	800.48 SQM.		
4TH. FLOOR	176.37 SQM.		
TOTAL	3247.15 SQM.		
USEABLE O.T. AREA	542.12 SQM.		528.06 SQM.
ALL BLOCK SANCTION AREA	140785.392 SQM.		
ALL BLOCK EXISTING AREA	21442.41 SQM.		
SANCTIONED, NOT CONSTRUCTED	119342.98 SQM.		
ALL BLOCK PROPOSED AREA	20614.73 SQM.		

TYPE	AREA FOR WHICH PARKING IS TO BE PROVIDED	# OF PARKING REQUIRED @ 110 SQM FOR ONE CAR	CLUB & BANQUET	# OF PARKING REQUIRED @75 SQM FOR ONE CAR
1	9901.98	1002	2969.57	40
1A	10711.18			
1B	10778.14			
2	19106.44			
3	17310.6			
4	1317.58			
5	30796.87			
6	10271.04			
TOTAL	110193.83		2969.57	
TOTAL PARKING REQUIRED		1042		
TOTAL COVERED CAR PARKING		698		
TOTAL OPEN CAR PARKING PROVIDED		234		
TOTAL OPEN MECHANICAL VERTICAL		139		
TOTAL CAR PARKING PROVIDED		1071		

OWNER : DEVALOKE DEVELOPERS LTD.

For DEVALOKE DEVELOPERS LTD.
Director

SIGN. OF OWNER

INDRANIL BASU
Registered Architect
Registration No.- CA/2011/51082

SIGN. OF ARCHITECT

PROJECT NAME:

PROPOSED ALTERATION & ADDITION OF ONE FLOOR OVER G+11 STORIED RESIDENTIAL BUILDING TOWERS (EXCEPT TOWER 1 & 2) AT HOLDING NO. 1117, L.R. DAG NO.-477,479,462,458,493,496,491,492,449,495,487,488, 480,489,461,450,460,494,501,497,498,505,499,482,483, 484,486,463,459,490,454,476,475,481,473,500,431,434, 446,448,435,436,447,1-10,L.R.KHATIAN NO.-1257,895, 1365,1340,1005,345,671,659,2480,948. MOUZA - JAGANNATHPUR,NISCHINTAPUR, TEGHARI, J.L. NO.- 51,53,52, P.S.- SONARPUR, UNDER RAJPUR - SONARPUR MUNICIPALITY,WARD NO.-8, DIST- 24 PARGANAS (S),KOLKATA-700150

BUILDING SANCTION NO. -120/CB/08/48
DATED- 24/04/2015, 194/REV/CB/08/16
DATED-20/01/2017

ARCHITECT
Subir Kumar Basu
CONSULTING ARCHITECTS & ENGINEERS
4, BROAD STREET
KOLKATA-700019

SHEET TITLE :
MASTER PLAN (SHOWING THE GROUND FLOOR PLAN),
SITE PLAN & KEY PLAN

DEALT BY: @RINDAM BISWAS	SCALE: 1:400	SHEET SIZE A0	DRAWING NO. SKB/DEVA/RJP-SON MCP/AR/MP/01	DATE: 05.03.2018	NORTH
CHECKED BY: R.BASU				SHEET NO. 1 OF 12	

Checked by
Sub-Assistant Engineer
Local Office Engineer-In-Charge
RAJPUR-SONARPUR MUNICIPALITY

SIGN. OF S.A.E.

FOR OFFICE USE:

RAJPUR-SONARPUR MUNICIPALITY ESTD-1876

APPROVED
Plan No. 180/Rev/05/08/20 Dated 24/11/2018
Valid Upto 24/11/2023

Malay Kumar Pal
Assistant Engineer Incharge W.D

Dr. Pallab Das
Chairman
RAJPUR-SONARPUR MUNICIPALITY