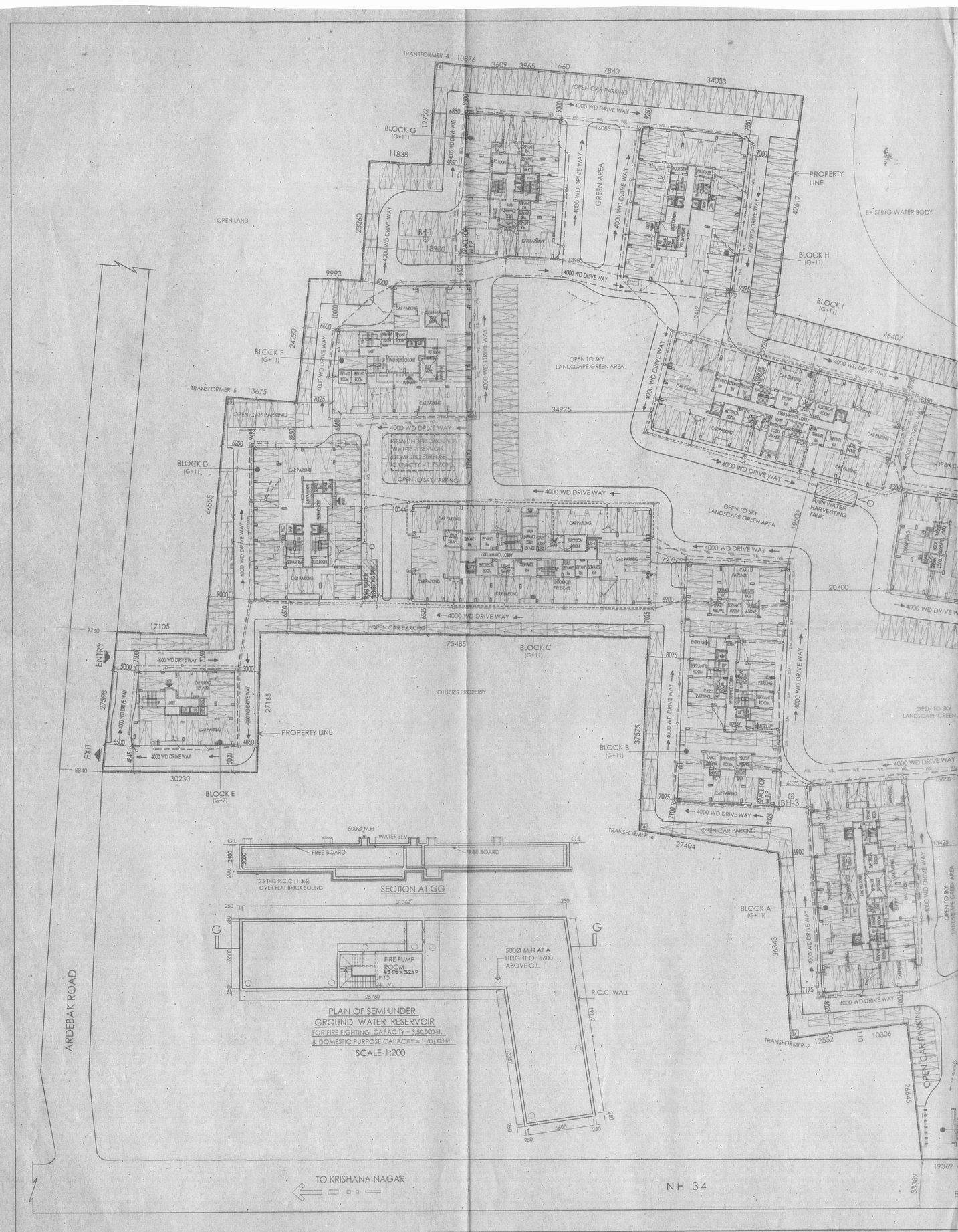
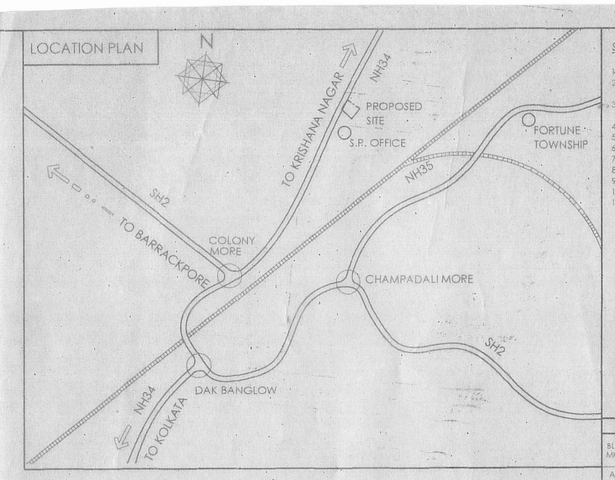


LOCATION PLAN



SPECIFICATIONS

1. ALL DIMENSIONS ARE IN MM.
2. ALL EXTERNAL WALLS ARE 200/250THK. AND INTERNAL WALLS75/125 THK.IN 1:6 CEMENT MORTAR.
3. EXTERNAL PLASTER IS 19 MM THK. INTERNAL PLASTER 12 MM THK. IN 1:5 CEMENT MORTER.
4. ALL DOOR FRAMES ARE OF GOOD QUALITY SAL WOOD.
5. GRADE OF CONCRETE IS M-20.
6. ALL WINDOWS ARE OF ALUMINIUM & 4 mm THK.CLEAR GLASS
7. ALL REINFORCEMENT TO CONFIRM WITH I.S. 456:1978.
8. ALL P.C.C. IS IN 1:3:6 (CEMENT SAND AGGRE).
9. LIME CONCRETE ON ROOF IS IN 2:2:6
10. SLOPE ON ROOF IS IN 1:120
11. ALL INTERNAL WALLS ARE TO BE FINISHED WITH PLASTER OF PARIS WHILE EXTERNAL SURFACE WITH TWO COATS CEMENT BASED PAINTS

STRUCTURE SHOWN IN YELLOW FIRM LINE ARE SANCTIONED & SHALL BE CONSTRUCTED.

STRUCTURE SHOWN IN YELLOW DOTTED LINE ARE SANCTIONED BUT SHALL NOT BE CONSTRUCTED.

STRUCTURE SHOWN IN RED HATCH ARE NOT SANCTIONED BUT PROPOSED FOR CONSTRUCTION.

THIS DRAWING IS A PRIVATE AND CONFIDENTIAL COMMUNICATION AND THE PROPERTY OF MANIRAMKA AND ASSOCIATES AND MUST NOT BE COPIED OR LENT WITHOUT THE CONSENT OF MANIRAMKA AND ASSOCIATES.

AREA STATEMENT :

1.	AREA OF LAND (AS PER SURVEY)	= 17 BIGHA - 13 KOTTAH - 44 SFT. (MORE OR LESS) = 23641.488 SQM. = 5.841 ACRE (MORE OR LESS)
2.	ROAD WIDTH	= 33.0 M. MIN.
3.	PERMISSIBLE FAR	= 3.00
4.	PERMISSIBLE BUILDING HEIGHT	= 36.0 M
5.	SIDE SPACES : FRONT = 6.0 M; SIDES = 6.5 M. ; REAR = 9.0 M.	
6.	PERMISSIBLE GROUND COVERAGE	= 45.0 % = 10638.67 SQM.
7.	PROPOSED BUILDING HEIGHT	= G+11 / G+7
8.	PERMISSIBLE TOTAL BUILT-UP AREA = LAND AREA x FAR+CAR PARKING ALLOW. + ALLOW. OF STAIR & LIFT LOBBY 23641.488 x 3 + 25X223(223 NOS OF COVERED CAR) =5383.32 Sqm. = 81882.78 Sqm.	

	PREVIOUS	PROPOSED
PERMISSIBLE TOTAL BUILT-UP AREA =	81692.98SQM.	81882.78 SQM.
9. PROPOSED FAR =	2.993	2.987
10. PROPOSED BUILT UP AREA =	81,537.45 SQM.	81,584.22 SQM.
11. PROPOSED GROUND COVERAGE =	7237.80 SQ.M.=30.6%	7356.06 SQ.M.=31.11%

PARKING STATEMENT :

1. PROPOSED COVERED PARKING	= 223 NOS.
2. PROPOSED OPEN TO SKY PARKING	= 374 NOS.
3. PROPOSED TOTAL PARKING	= 597 NOS.
4. REQUIRED CAR PARKING	= 589 NOS.

PROPOSED BLOCK WISE STAIR & LIFT AREA STATEMENT

BLK MKD.	STAIR AREA: GROUND FLOOR (SQM.)	STAIR AREA: TYPICAL FLOOR (SQM.)	TOTAL (SQM.)	LIFT LOBBY PER FLOOR (SQM.)	TOTAL (SQM.)	GRAND TOTAL (SQM.)
A	13.07+13.07	12.81+12.81	307.96	6	72	379.96
B	12.98+12.98	12.98+12.98	311.52	6	72	383.52
C	16.45+16.45	16.08+16.08	386.66	6	72	458.66
D	14.97+14.97	13.48+13.48	326.50	6	72	398.50
E	17.85	16.11	130.62	6	48	178.62
F	13.96+14.06	12.31+12.63	302.36	5	72	374.36
G	16.20+16.81	14.75+14.80	357.06	6	72	429.06
H	14.97+14.97	13.48+13.48	326.50	6	72	398.50
I	16.45+16.45	16.08+16.08	386.66	6	72	458.66
J	12.98+12.98	12.98+12.98	311.52	6	72	383.52
K	13.07+13.07	12.81+12.81	307.96	6	72	379.96
L	24.68	24.68	296.16	6	72	368.16
M & N	9.36 +9.36	9.60+9.60	229.92	6+6	72+72	603.84
CLUB	41.00	41.00	164.00	6	24	188.00
					TOTAL	5383.32

BLOCK WISE AREA STATEMENT

BLOCK MKD.	PREVIOUS TOTAL AREA (SQM.)	PROPOSED AREA: GROUND FLOOR (SQM.)	FIRST FLOOR (SQM.)	SECOND FLOOR (SQM.)	TYPICAL FLOOR (SQM.)	SIXTH FLOOR (SQM.)	ELEVENTH FLOOR (SQM.)	TOTAL AREA (SQM.)
A	7267.83	596.75	601.01	616.39	616.39	629.90	595.73	7354.51
B	8,311.73	678.63	676.82	676.82	676.82	676.82	676.82	8123.65
C	8,311.73	732.77	723.99	723.99	723.99	723.99	723.99	8696.66
D	5,902.03	481.97	489.04	494.08	494.08	494.08	494.08	5911.81
E	2099.69	267.01	261.64	261.64	261.64			2098.49
F	5885.94	490.27	490.64	490.64	490.64	490.64	490.64	5887.31
G	4928.92	400.10	401.95	413.46	413.46	413.46	413.46	4936.65
H	5,902.03	481.97	489.04	494.08	494.08	494.08	494.08	5911.81
I	8,311.73	732.77	723.99	723.99	723.99	723.99	723.99	8696.66
J	8,311.73	678.63	676.82	676.82	676.82	676.82	676.82	8123.65
K	7267.83	596.75	601.01	616.39	616.39	629.90	595.73	7354.51
L	2150.48	179.14	178.24	178.24	178.24	178.24	178.24	2139.78
M	3037.11	422.02	290.60	246.57(2nd fl.) 241.78 (3rd fl.)	339.06 (FOURTH FLOOR)	522.80 (FIFTH FLOOR)	508.46 (6th TO 11th FLOOR)	5093.29
N	3037.11							
CLUB	811.56	254.30	349.85	451.96	157.54			1213.65
GATE HOUSE		41.79						41.79

TOTAL AREA OF RESIDENTIAL PORTION :	80725.89 SQM. (PREVIOUS)	80328.78 SQM. (PROPOSED)
TOTAL AREA OF THE PROJECT	: 81537.45 SQM. (PREVIOUS)	81584.22 SQM. (PROPOSED)

CERTIFICATE OF GEO-TECHNICAL ENGINEER

THIS IS TO CERTIFY THAT THE SOIL TEST HAS BEEN PREFORMED BY ME FOR THIS PROJECT.

Prasanta Kumar Ghosh
Geotechnical Engineer
B.E., M. Tech., M.I.G.S., LM-3583

PRASANTA GHOSH
GEOCON-55,
BADAN ROY LANE
BELIAGHATA
KOLKATA-10

SIG. OF GEO-TECHNICAL ENGINEER

CERTIFICATE OF ARCHITECT

I DO HERE BY CONFIRM AND CERTIFY WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN PREPARED BY ME KEEPING THE PROVISION OF N.B.C. OF INDIA AND CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT.

SUNIL MANIRAMKA, (B. Arch.)
Consulting Architect
Council of Architecture (Regn. No. CA/93/16838)

SUNIL MANIRAMKA
74B, A.J.C. BOSE ROAD
KOLKATA-16

SIG. OF ARCHITECT

CERTIFICATE OF ENGINEER

THE STRUCTURAL DESIGN AND DRAWINGS OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING THE SOIL TEST REPORT SUBMITTED BY GEOCON-55, BADAN ROY LANE, BELIAGHATA, KOLKATA - 700010, AND ALSO CONSIDERING ALL POSSIBLE LOADS, SEISMIC LOAD AND THE MOMENTS GENERATED BY THE PROPOSED STRUCTURE AS PER BIS & THE NATIONAL BUILDING CODE OF INDIA & CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECT & THESE PROVISIONS SHALL BE ADHERED TO DURING THE CONSTRUCTION.

CHANDI PROSAD KHANRA
BE (Civil), ME (Struct.), MIE (India)
ESE - I/2

CHANDI PROSAD KHANRA
63/22, BRIDABAN MULLICK LANE
HOWRAH. 711101.

SIG. OF STR. ENGINEER

PLAN PERMITTED
SK M dtd 16.8.16
Prodhan
Paschim Khilkapur Gram Panchayet
Barasat Block-I, North 24-Pgs.

Paschim Khilkapur Gram Panchayat (N 24 Pgs.)

SL.NO - 53
dt - 16/8/16

PROPERTY LINE

CERTIFICATE OF OWNER

THIS IS TO CERTIFY THAT I SHALL NOT ON A LATER DATE MAKE ANY ADDITION OR ALTERATION TO THIS PLAN. IT IS CERTIFIED THAT I HAVE GONE THROUGH THE N.B.C. OF INDIA AND ALSO ABIDE BY THOSE RULES DURING AND AFTER CONSTRUCTION OF BUILDING.

For FORTUNE PARK HOUSING PROJECTS (P) LTD.
Director

SIG. OF OWNER

PROJECT

REVISED PLAN OF G+11 (35.4 M. HT.) STORIED BUILDING NOS. (A,B,C,I,J,K,L,M,N,D,H,F,G & CLUB) & G+7 (23.8 M. HT.) STORIED BUILDING NO. E, AT 168 KRISHNANAGAR ROAD (NH -34); R.S/L.R. DAG'NO 1576, 1577, 1578, 1579, 1581, 1589, 1590, 1591, 1592, 1593, 1594, 1599, 1600, 1600/1754, 1600/1755, 1578/1752, 1578/1753, 1579/1752 AND 1599/1756 UNDER L.R.KHATIAN NO.1772 UNDER MOUZA: MOYNAGADI, J.L.NO. 06 IN SANSAD NO.-VII UNDER P.O.- NOAPARA, P.S -BARASAT, NORTH 24 PARGANAS ,UNDER PASCHIM KHILKAPUR GRAM PANCHAYAT, WEST BENGAL.
PREVIOUS SANCTIONED S.L. NO.- 64, DATED ON- 27.02.2014

SANCTION DRAWING

1. BLOCK- A , K , M, N , L, D, H, E, F, G HAVE MINOR INTERNAL CHANGES
2. BLOCK- B,J, C,I AND CLUB ARE REVISED FLOOR PLAN DIFFERENT FROM THE PREVIOUS SANCTIONED. NO INCREASE IN BUILDING FOOT PRINT AND HEIGHT.

GROUND FLOOR PLAN, SITE PLAN, LOCATION PLAN

STRUCTURAL CONSULTANTS : Mr. Chandi Prosad Khanra, BE (CIVIL), ME (STRUC.), MIE (INDIA) — SHEET NO.- 1

DATE : 14.07.2016 | SCALE : 1:400 | DEALT : MAHUA | DRG.NO. : BHARTIA/SD/SITE/01

ARCHITECTS :
MANIRAMKA AND ASSOCIATES
74 B, A. J. C. BOSE ROAD, KOLKATA-700 016
PHONE : (033) 2217 8329
E mail: maniramka@vsnl.net

N

E:\1. PROJECTS\FORTUNE HEIGHTS\2. CORPORATION\KEW SANCTION MAY 2016\SITE PLAN for sanction\80728.dwg 19/08/2016