AREA CALCULATION

LAND AREA (AS PER DEED)	=	3.131 ACRES	
	=	8,634.389 SQ.M.	
	=	92,949.47 SQ.FT.	
WIDTH OF ABUTTING ROAD (ACTUAL MEASURE OF ACCESS)		12.00 Mtrs.	
PERMISSIBLE F.A.R. =		2.25	
PERMISSIBLE GROUND COVERAGE		35%	

PROPOSED :-

BLOCK NOS.	TOTAL FL. AREA WITH OUCT (Sqm.)	DUCT/CUTOUT /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 AND/OR MANDATORY CAR PARKING	AFTER DEDUCTION FLOOR AREA (Sqm.)
Building - 1 GR. FLOOR (WITH LIFT WELL)			523.441	23.1	500.341	0	500.341	0	0		500.341	0	35.19		
	FLOOR AREA	NOS OF FLOOR	TOTAL AREA												
Building - 1 (G+4) (1ST TO 4TH FL.)	569.721	4	2162.884	127.44	2035.44	29.68	2005.76	2.64	2003.124	24	104.76				
Building - 2 GR. FLOOR (WITH LIFT WELL)			523.441	23.1	500.341	0	500.341	0	0		500.341	0	35.19		
	FLOOR AREA	NOS OF FLOOR	TOTAL AREA												
Building - 2 (G+4) (1ST TO 4TH FL.)	569.721	4	2162.884	127.44	2035.44	29.68	2005.76	2.64	2003.124	24	104.76				
Building - 3 GR. FLOOR (WITH LIFT WELL)			523.441	23.1	500.341	0	500.341	0	0		500.341	0	35.19		
	FLOOR AREA	NOS OF FLOOR	TOTAL AREA												
Building - 3 (G+4) (1ST TO 4TH FL.)	569.721	4	2162.884	127.44	2035.44	29.68	2005.76	2.64	2003.124	24	104.76				
Building - 4 GR. FLOOR (WITH LIFT WELL)			523.441	23.1	500.341	0	500.341	0	0		500.341	0	35.19		
	FLOOR AREA	NOS OF FLOOR	TOTAL AREA												
Building - 4 (G+4) (1ST TO 4TH FL.)	569.721	4	2162.884	127.44	2035.44	29.68	2005.76	2.64	2003.124	24	104.76				
Building - 5 GR. FLOOR (WITH LIFT WELL)			523.441	23.1	500.341	0	500.341	0	0		500.341	0	35.19		
	FLOOR AREA	NOS OF FLOOR	TOTAL AREA												
Building - 5 (G+4) (1ST TO 4TH FL.)	569.721	4	2162.884	127.44	2035.44	29.68	2005.76	2.64	2003.124	24	104.76				
TOTAL			12078.93		12630.53		12617.33	160.00	664.760	1,993.08	9,766.60				

TOTAL TYPICAL FLOOR AREA FOR CAR PARKING = 10016.82 SQM

TOTAL BUILTUP AREA OF THE PROJECT = 134736.49 Sq.Ft.

TOTAL NO. OF FLAT

BLOCK NOS.	FLOOR NO.	NO. OF FLAT
BUILDING-1	G+14	32
BUILDING-2	G+14	32
BUILDING-3	G+14	32
BUILDING-4	G+14	32
BUILDING-5	G+14	32
TOTAL NOS OF FLAT		160

CAR PARKING AREA CALCULATION :-

BLOCK NOS.	FLOOR NO	TOTAL GROUND FLOOR AREA WITH DUCT (SQ.ft.)	TOTAL SERVICES (LIFT, STAIR, UTILITIES) AREA IN UNDER FLOOR (SQ.ft.)	TOTAL CAR PARKING AREA PROVIDED (SQ.ft.)
BUILDING-1	(G+4)	523.441	132.026	391.415
BUILDING-2	(G+4)	523.441	132.026	391.415
BUILDING-3	(G+4)	523.441	132.026	391.415
BUILDING-4	(G+4)	523.441	132.026	391.415
BUILDING-5	(G+4)	523.441	132.026	391.415
TOTAL COVERED AREA OF FLAT IN ALL BLOCKS =		2617.205	660.13	1957.075

REQUIREMENT OF CAR(RESIDENTIAL) :-

RESIDENTIAL CAR PARKING CALCULATION

FOR GROUP HOUSING CAR PARKING SPACE = FOR B/EWV SIVO FLATS UPTO 95 SQ.MT. FOR B/EWV OVER FLAT FOR 100 SQ.MT. AND MORE

PER TENEMENT PUNITH AREA(WITHIN 50 sq.mt.)	53.441 SQ.M.
TOTAL GROUND FLOOR AND TYPICAL FLOOR LOADING AREA	406.439 SQ.M.
ADDING LOADING PER TENEMENT	10.755 SQ.M.
PER TENEMENT BUILT UP AREA	65.472 SQ.M.

FLATS NOS.		
UP TO 95 SQ.MT.	160.00	NOS.
100 SQ.MT. OR MORE	-	NOS.
REQUIRED TOTAL CAR PARKING	80	Nos.

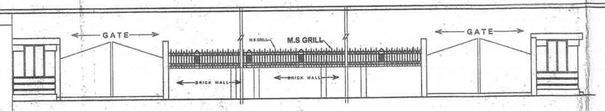
PROPOSED TOTAL CAR PARKING PROVIDED FOR THE PROJECT	NOS	BONUS AREA (SQ.MT.)
a) COVERED PARKING	100	2,500
b) OPEN PARKING	36	-
TOTAL	136	

PROPOSED TOTAL CAR PARKING PROVIDED FOR THE PROJECT = 136 2,500

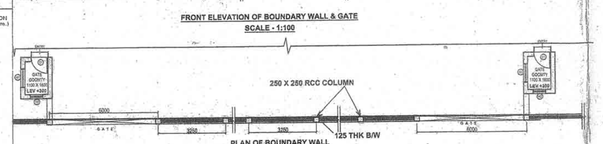
PROPOSED F.A.R (TOTAL PROJECT BUILTUP = 1,130 2.25

PROPOSED TOTAL GROUND COVERED AREA FOR THE PROJECT

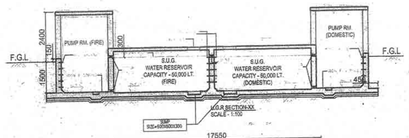
BUILDING-1	517.621 Sq.M.
BUILDING-2	517.621 Sq.M.
BUILDING-3	517.621 Sq.M.
BUILDING-4	517.621 Sq.M.
BUILDING-5	517.621 Sq.M.
TOTAL :	2,588.11 Sq.M.
PROPOSED GROUND COVERAGE	**29.97 < 35%**

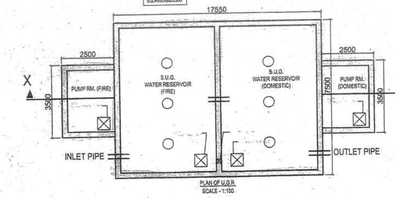


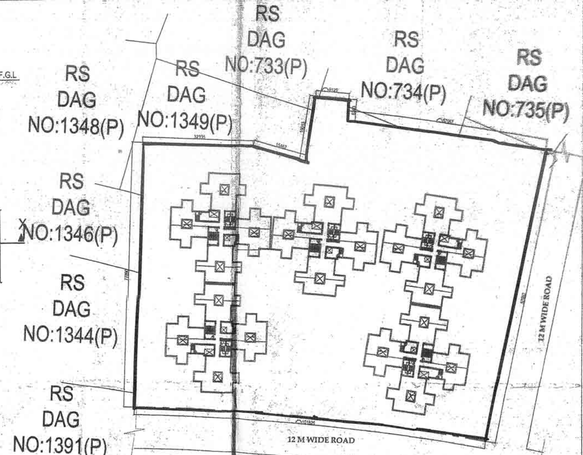
FRONT ELEVATION OF BOUNDARY WALL & GATE
SCALE - 1:100



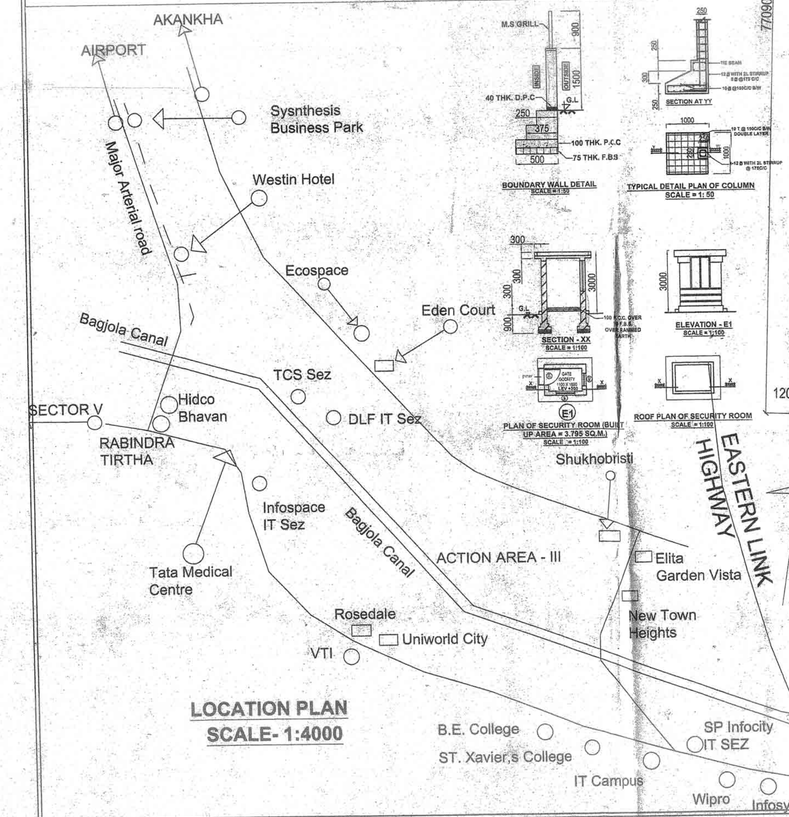
PLAN OF BOUNDARY WALL
SCALE - 1:100







SITE PLAN
SCALE- 1:600



LOCATION PLAN
SCALE- 1:4000

OVER ALL SITE PLAN SHOWING GROUND FLOOR PLAN
SCALE- 1:200

NOTES :

1. ALL DIMENSIONS ARE IN MM

FOR APPROVAL

Sanctioned / Recommended sanction the building plan No. 482/613/1+HSW upto G+4 V Height 14.375 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 specified in the National Building Code of India.
- Necessary steps should be taken for safety of lives of the adjoining public and private properties 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 cancellation.

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
Sonitin 24 Pgs. Z.P.

District Engineer
South 24 Pgs. Z.P.

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

PROPOSED G+4 STORIED RESIDENTIAL COMPLEX AT MOUZA- SATULI, J.L. NO.- 89, L.R. KHATIAN NO.-2129, 2186, 2178, 2181 PS Basirhat(formerly Bhangor), PO Pithapukur. UNDER "BHAGWANPUR GRAM PANCHAYAT" DIST-24 PARAGANAS(S).

I CERTIFY THAT ALL THE ARCHITECTURAL DRAWINGS OF PROPOSED G+4 STORIED RESIDENTIAL COMPLEX AT SOUTH NO.-82, RS, R.S. DAG NO.- 1345(P),1346(P),1349(P),1350(P),1353(P),1354(P), MOUZA- SATULI, J.L. NO.-89, L.R. KHATIAN NO.-2129, 2186, 2178, 2181 PS Basirhat(formerly Bhangor), 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.

AMITAV BISWAS
Chartered Architect
CA/2010/47702

Signature of Architect

PRAKALPA
ARCHITECTURE | INTERIORS | PLANNING
145, NIRI GOPAL ROY CHOWDHURY AVENUE,
Mezzanine & 2nd floor, KOLKATA - 700 014
TEL : 033 64007157
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 RULE AND REGULATIONS MADE UNDER THE ACT) AND ALSO CONSIDERING ALL POSSIBLE 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.

MRS. MITA SAHA
M.E.S., M.S.(Struct. C.E.)
Reg. No. - 28549(E)
AG-39, Sec-II, Salt Lake
Mob.: 9831585112

SIGNATURE OF THE STRUCTURAL ENGINEER

MAK ENGINEERS.
45,4th, Block-B, Salt Lake Cmc.
Mob. 9831585112
E-mail: mak.engineers@yahoo.co.in
www.makengineers.com

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.)
M I I G
Licence No.- BM / Geo-Tech /17

Signature of the Geo-Technical Engineer
BOSE ENGINEERS
Dr. S.K. Bose
PhD, MCE, BCE, MIGS, MIRC
9830478970, 9804692960
E-mail: www.bosengineers.com

G. S. Electrocom Pvt. 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
145, NIRI GOPAL ROY CHOWDHURY AVENUE,
Mezzanine & 2nd floor, KOLKATA - 700 014
TEL : 033 64007157
WEB SITE : www.prakalpa.in
E-MAIL : prakalpa.arch@gmail.com

DRAWN BY :	SUBHANA
CHECKED BY :	ATANU. C
APPROVED BY :	
SCALE - 1 : 200	DATE : 16.05.17
SUBMISSION DRAWING	
DRAWING NO.	REVISION NO.
BDG-AR-PRB-2BHK-01	