

STATEMENT OF PLAN PROPOSAL  
 1. ASSESSEE NO.-  
 2. DETAILS OF REGISTERED DEED: BOOK NO.-1  
 VOLUME NO.- 1502-2016, PAGE FROM 26035 TO 26071, BEING NO.- 150201088  
 FOR THE YEAR- 2016

SCHEDULE OF DOORS & WINDOWS:

WINDOWS				
MARK	WIDTH	HEIGHT	UNTEL	SILL
W1	1800	1750	2350	600
W2	1500	1750	2350	600
W3	1200	1750	2350	600
W4	900	1200	2350	1150
W5	600	900	2350	1450
W6	1350	1750	2350	600
W7	1000	1750	2350	600
W8	1175	1750	2350	600

DOORS				
MARK	WIDTH	HEIGHT	UNTEL	REMARKS
D1A	1200	2150	2150	
D1	1000	2150	2150	
D2	900	2150	2150	
D3	750	2150	2150	
DW	2400	2150	2150	
DW1	1800	2150	2150	
DW2	2700	2150	2150	
FCD1	1100	2150	2150	

DUCT			
MARK	WIDTH	HEIGHT	UNTEL
DT1	1200	1800	2150
DT2	900	1800	2150

SPECIFICATION  
 01. ALL DIMENSIONS ARE IN MM. UNLESS OTHERWISE STATED.  
 02. ALL EXTERNAL WALLS ARE 200 TH. & ALL INTERNAL WALLS ARE 125 TH. UNLESS OTHERWISE STATED.  
 03. THE DEPTH OF S.U.G.W.R. & SEPTIC TANK SHALL NEVER EXCEED THE DEPTH OF FOUNDATION.  
 04. BRICK WORK 200 TH. WITH MORTAR 1:6 & BRICK WORK 125 TH. WITH MORTAR 1:4  
 05. ALL R.C.C. WORKS INCLUDING FOUNDATION M20  
 06. GRADE OF STEEL Fe 415 I.S. CODE 1786-1979  
 07. ALL SHORTS OF PRECAUTIONARY MEASURE WILL BE TAKEN AT THE TIME OF CONSTRUCTION.  
 08. OTHERS ITEM ARE AS PER I.S. SPECIFICATION.

COLOUR SPECIFICATION  
 PROPOSED AREA — RED  
 EXISTING AREA — YELLOW  
 SURFACE DRAIN  
 ROAD  
 WATERLINE

CERTIFICATE OF BUILDING PLAN:-  
 I/WE DO HEREBY CERTIFY THAT PLANS, ELEVATION & SECTIONS AND OTHER STRUCTURAL DETAILS OF THE PROPOSED BUILDING UNDER THE JURISDICTION OF MADHYAMGRAM MUNICIPALITY HAVE BEEN PREPARED IN CONFORMITY WITH ALL RELEVANT PROVISIONS UNDER THE WEST BENGAL MUNICIPAL (BUILDING) RULES, 2007.

VIVEK SINGH RATHORE  
 Registered Architect  
 Reg. No. CA/2001/28102

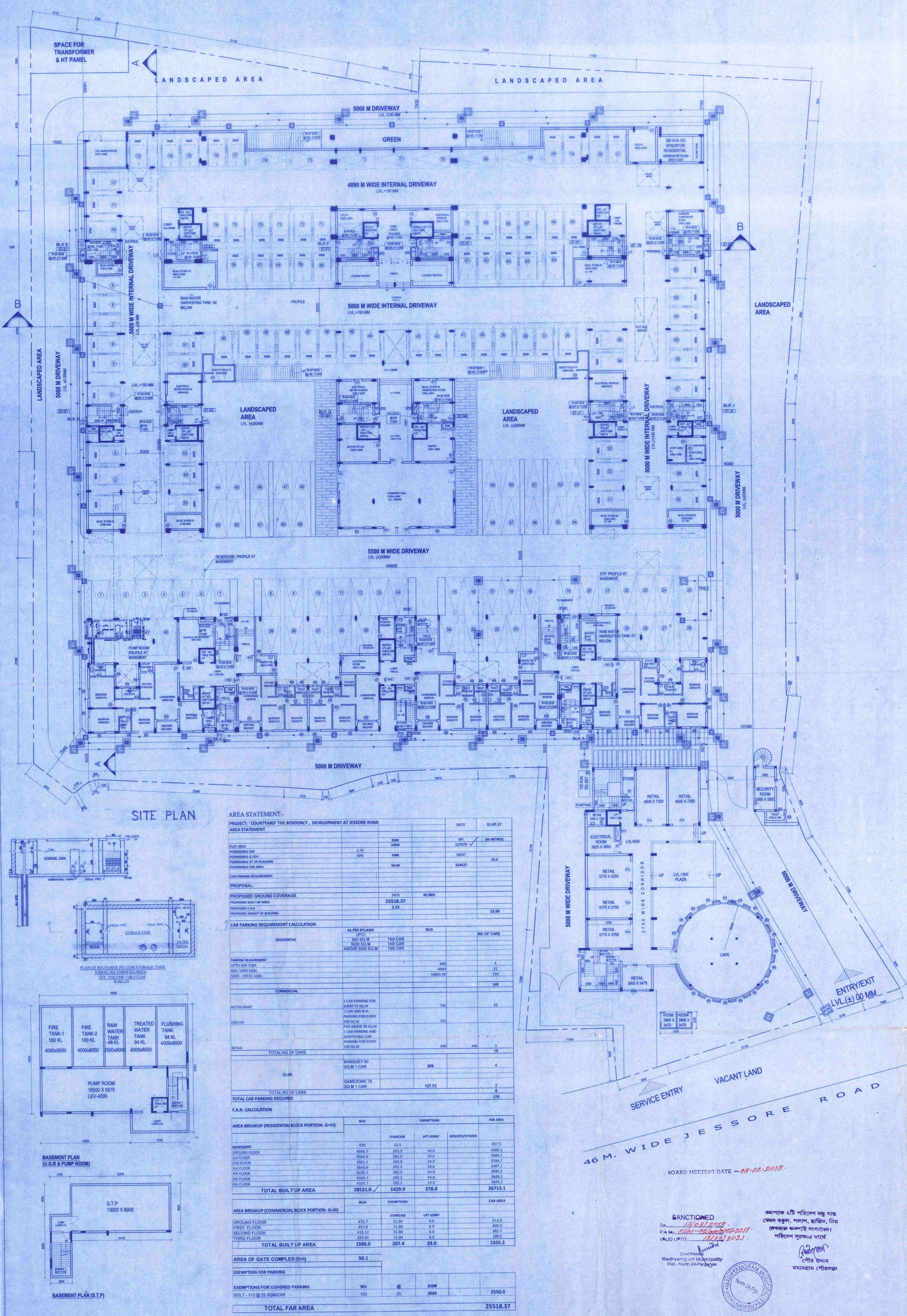
CERTIFICATE OF STRUCTURAL STABILITY:-  
 I/WE HEREBY CERTIFIED THAT THE FOUNDATION & SUPERSTRUCTURE OF THE BUILDING PROPOSED FOR CONSTRUCTION UNDER THE JURISDICTION OF MADHYAMGRAM MUNICIPALITY HAVE BEEN PERSONALLY INSPECTED AND SO DESIGNED BY ME/US WILL MAKE SUCH FOUNDATION AND SUPER STRUCTURE SAFE IN ALL RESPECT INCLUDING THE CONSIDERATION OF BEARING CAPACITY & SETTLEMENT OF SOIL & OTHER CONDITIONS, IF ANY, CONFORMING TO ALL STIPULATIONS OF ALL RELEVANT IS CODE OF PRACTICE AND NATIONAL BUILDING CODE.

DR. SUDIP BOSE  
 Ph.D., M.C.E. (Soil) & G.C.E. (Hons)  
 M.I.S.T.E.

CERTIFICATE OF OWNER:-  
 CERTIFIED THAT I SHALL NOT ON A LATER DATE MAKE ANY ADDITION OR ALTERATION TO THIS PLAN. CERTIFIED THAT I HAVE GONE THROUGH THE RULES FOR MADHYAMGRAM MUNICIPALITY AND ALSO UNDER TAKE TO ABIDE BY THOSE RULES DURING & AFTER THE CONSTRUCTION OF THE BUILDING.

PROJECT:  
**PROPOSED G+V STORED RESIDENTIAL COMPLEX WITH FACILITY BLOCK AT JESSORE ROAD**  
 OVER HOLDING NO. 91/1, JESSORE ROAD, WARD NO 20, MOUZA SAHARA, R.S.DAG NO 445, 447, 448, 449, 452, R.S.NOB, J.L. NO. - 46, TOLZI NO 446, PARGANA ANOWARPUR, P.S AIRPORT, NORTH 24 PARGANAS

CLIENT:  
 ASTORIA HOTEL PVT. LTD.  
 DRAWING TITLE: SERVICES LAYOUT PLAN  
 DRAWING NO: BR/ARCH/S-02



AREA STATEMENT:-  
 PROJECT: 'COURTYARD THE RESIDENCY', DEVELOPMENT AT JESSORE ROAD  
 AREA STATEMENT

ITEM	UNIT	AMOUNT	DATE
PERMISSIBLE FAR	2.25	3480	11/07/17
PERMISSIBLE G.C.V.	50%	1740	
PERMISSIBLE OF DE BUILDING		32437	22.6
PERMISSIBLE FAR AREA		30140	32437

PROPOSAL:-  
 PROPOSED GROUND COVERAGE: 5479 (49.98%)  
 PROPOSED BUILT UP AREA: 25518.37  
 PROPOSED L.A.R: 2.33  
 PROPOSED HEIGHT OF BUILDING: 22.60

CAR PARKING REQUIREMENT CALCULATION

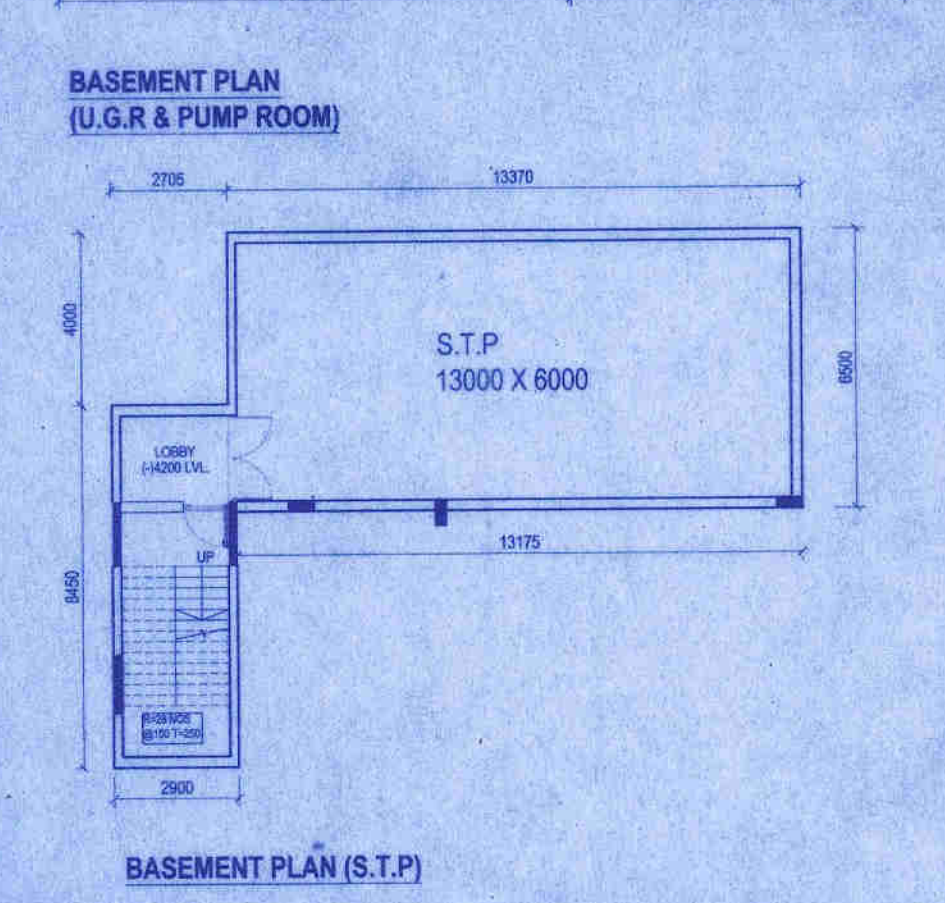
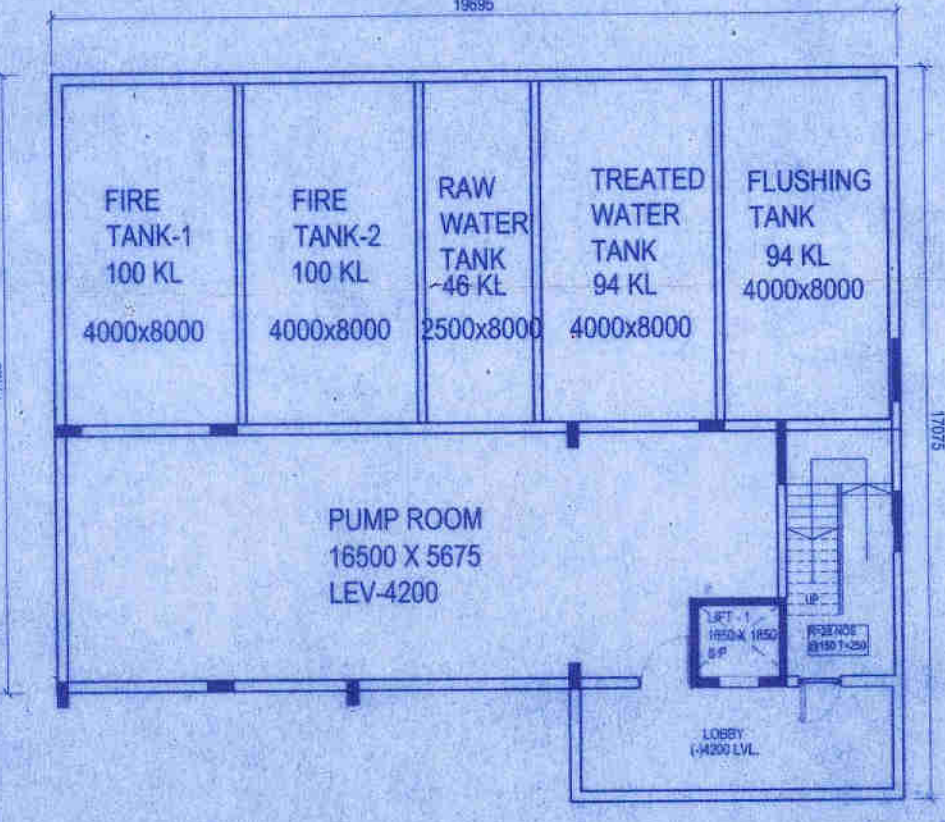
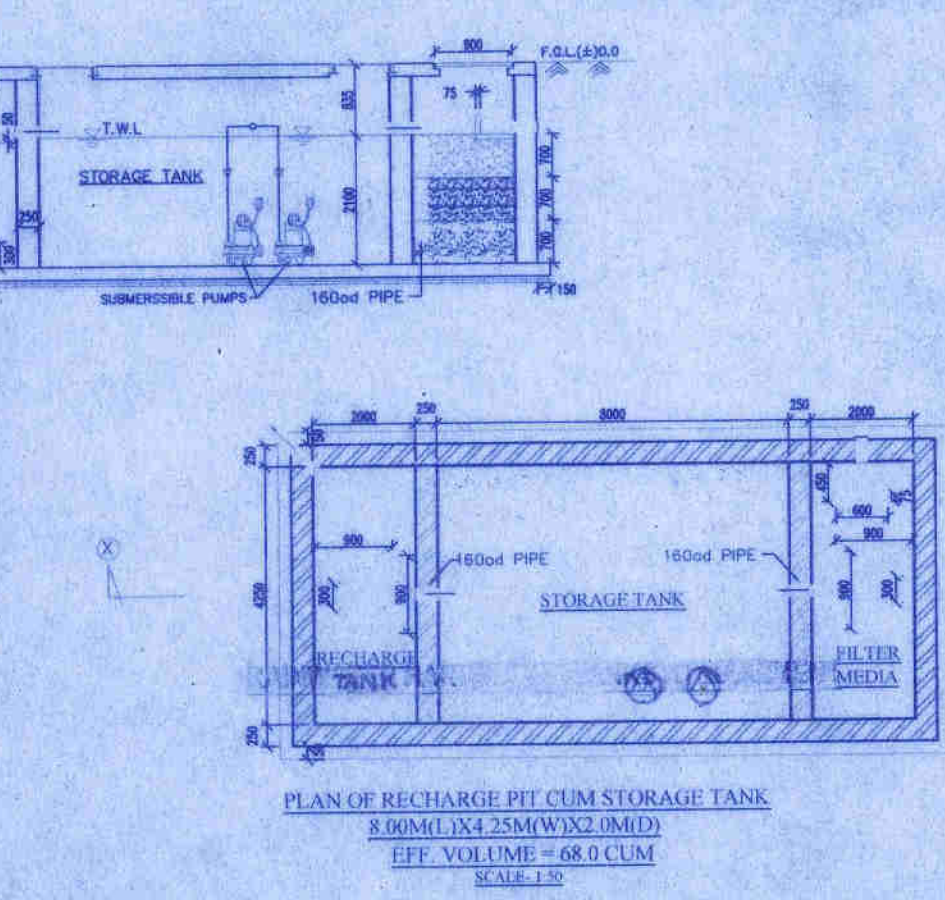
RESIDENTIAL	COMMERCIAL	CLUB
RESTAURANT: 1 CAR PARKING FOR EVERY 75 SQ.M. (1 CAR AND BUS PARKING FOR EVERY 500 SQ.M.) FOR ABOVE 50 SQ.M. 1 CAR PARKING AND ADDITIONAL CAR PARKING FOR EVERY 100 SQ.M.	CLUB: BANQUET 50 SQ.M. 1 CAR, GAMEZONE 75 SQ.M. 1 CAR	
TOTAL NO. OF CARS: 15	TOTAL NO. OF CARS: 4	TOTAL NO. OF CARS: 2
TOTAL CAR PARKING REQUIRED: 170		

F.A.R. CALCULATION

AREA BREAKUP (RESIDENTIAL BLOCK PORTION- G+V)	EXEMPTIONS	FAR AREA
BASEMENT: 470	STAIRCASE: 12.5, LIFT LOBBY: 54.0	470.0
GROUND FLOOR: 4646.7	STAIRCASE: 202.5, LIFT LOBBY: 54.0	4646.7
FIRST FLOOR: 3944.4	STAIRCASE: 202.5, LIFT LOBBY: 54.0	3944.4
SECOND FLOOR: 3501.2	STAIRCASE: 202.5, LIFT LOBBY: 54.0	3501.2
THIRD FLOOR: 3443.6	STAIRCASE: 202.5, LIFT LOBBY: 54.0	3443.6
FOURTH FLOOR: 4125.7	STAIRCASE: 202.5, LIFT LOBBY: 54.0	4125.7
FIFTH FLOOR: 4125.7	STAIRCASE: 202.5, LIFT LOBBY: 54.0	4125.7
SIXTH FLOOR: 4125.7	STAIRCASE: 202.5, LIFT LOBBY: 54.0	4125.7
TOTAL BUILT UP AREA: 28521.0	EXEMPTIONS: 1429.9	26713.1

AREA BREAKUP (COMMERCIAL BLOCK PORTION- G+V)	EXEMPTIONS	FAR AREA
GROUND FLOOR: 471.7	STAIRCASE: 51.84, LIFT LOBBY: 6.0	471.7
FIRST FLOOR: 417.8	STAIRCASE: 51.84, LIFT LOBBY: 6.0	417.8
SECOND FLOOR: 419.32	STAIRCASE: 51.84, LIFT LOBBY: 6.0	419.32
THIRD FLOOR: 237.81	STAIRCASE: 51.84, LIFT LOBBY: 6.0	237.81
TOTAL BUILT UP AREA: 1566.6	EXEMPTIONS: 207.4	1355.5

AREA OF GATE COMPLEX (G+V): 50.1  
 EXEMPTION FOR PARKING: NO @ SQM 2550.0  
 EXEMPTIONS FOR COVERED PARKING: STILT - 113 @ 25 SQM/CAR 2550.0  
 TOTAL FAR AREA: 25518.37



SANCTIONED  
 On: 09.02.2018  
 P.A. No: 504-26/2017-2018  
 VALID UPTO: 02.02.2021

BOARD MEETING DATE - 09.02.2018

DR. SUDIP BOSE  
 Madhyamgram Municipality  
 Dist. North 24 Parganas

কমপক্ষে ২টি পরিবেশ বান্ধু গাছ  
 ফলমূল বহুল, পলাশ, হাতিশ, মিল  
 সোমবার অফিসে জমাওয়ে।  
 পরিবেশ সুরক্ষণ সার্কে

স্বাক্ষর  
 সৌম্য কুমার  
 মহাপালায় পরিচালক