

- LEGEND**
- COMMERCIAL USE
 - RESIDENTIAL DEVELOPMENT
 - SOCIAL INFRASTRUCTURE
 - PHYSICAL INFRASTRUCTURE
 - ROADS
 - PARKS & OPEN SPACES.
 - PROPOSED WATER BODIES
 - NATURAL WATER BODIES

Sahaj Bank
Junior Assistant Town Planner,
Burdwan Development Authority
Burdwan

At Home
23.12.2015.
Assistant Town Planner
Burdwan Development Authority
BURDWAN

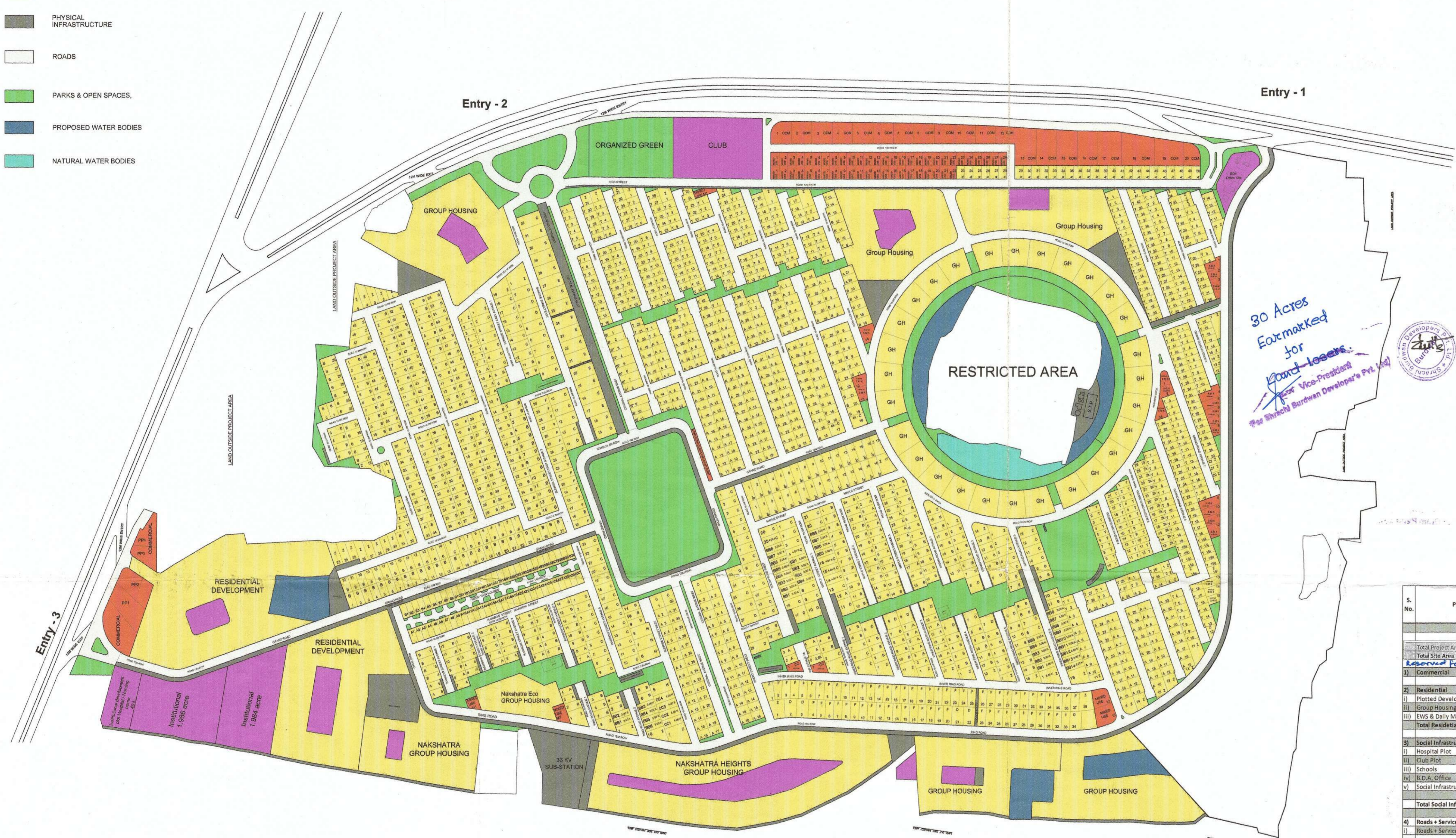
Sumanta
Chief Executive Officer,
Burdwan Development Authority
Burdwan

SANCTIONED

Belkash Gram Panchayat
Pradhan
Belkash Gram Panchayat

30 Acres
Earmarked for
Board-losers
As Vice-Presidents
of Shrachi Burdwan Developer's Pvt. Ltd

NOC is approved by BDA.



S. No.	Particulars	Area Allocation			Maximum Permissible Ground Coverage (%)	Maximum Permissible FAR	Maximum Permissible Ground Coverage (sq.m.)	Maximum BUA (sq.m.)	Open Area (sq.m.)	Paved Area			Green Area (sq.m.)
		Area (sq.m.)	Area (acres)	% of Total						"a"	"b"	"c"	
	Total Project Area	1030987.86	254.74										
	Total Site Area	805996.66	224.79	100%									
1)	Commercial	36404.38	9.00	4.00%	40%	1.15	14561.75	41865.04	21842.63	50%	10923.314	50%	10923.314
2)	Residential	321431.9	79.43	35.35%	50%	1.25	160716.95	401792.38	160716.95	15%	24107.5425	85%	136609.41
iii)	Group Housing Plots	167387.48	41.36	18.41%	40%	2.00	66954.99	134719.96	100432.49	30%	35129.7464	70%	70359.248
iiii)	EWS & Daily Market	0	0.00	0.00%	40%	2.00	0.00	0.00	0.00	35%	0.00	65%	0.00
	Total Residential	488821.38	120.79	53.75%									
3)	Social Infrastructures												
i)	Hospital Plot	2580.462	0.64	0.28%	40%	1.15	1032.18	2967.53	1548.26	35%	541.90	65%	1006.38
ii)	Club Plot	8952.45	2.00	0.89%	40%	1.15	3236.58	5906.32	4855.47	25%	1213.87	75%	3641.60
iii)	Schools	15523.704	3.84	1.71%	40%	1.15	6209.48	17852.26	9142.22	20%	1862.84	80%	7451.38
iv)	Public Office	1900.413	0.47	0.21%	40%	1.15	768.17	2208.67	1150.28	30%	345.08	70%	376.17
v)	Social Infrastructures	17350.55	4.29	1.91%	10%	0.05	1735.05	867.53	15615.50	5%	780.77	95%	14834.72
	Total Social Infrastructures	45467.579	11.24	5.00%									
4)	Roads + Service Road												
i)	Roads + Service Road	186800.39	46.16	20.54%	2%	0.02	3736.01	3736.01	183064.35	70%	128145.05	30%	54919.31
5)	Physical Infrastructure (Excluding roads)												
i)	Sub-Station	4943.05	1.22	0.54%	40%	1	1977.22	4943.05	2965.83	80%	2372.66	20%	593.17
ii)	STP (Sewage Treatment Plant)	1559.52	0.39	0.17%	40%	1	623.81	1559.52	895.71	80%	748.57	20%	187.14
	Service line	29375	7.26	3.23%	0%	0	0	0	29375.00	100%	29375.00	0%	0.00
	Service space	5582.49	2.37	1.05%	60%	0.6	5749.49	5749.49	3833.00	80%	3066.40	20%	766.60
	Total Physical Infrastructure (Excluding roads)	45454.49	11.24	5.00%									
6)	Organized Green Areas	87089.43	21.52	9.58%	2%	0.02	1741.79	1741.79	85347.64	5%	4267.38	95%	8190.26
7)	Natural Water Bodies	4883.71	1.08	0.48%									
8)	Planned Water Bodies	14968.85	3.70	1.55%									
9)	Industrial / IT Warehouse	0	0.00	0.00%	40%	1.15	0.00	0.00	0.00	40%	0.00	60%	0.00
	Total Area (sq.m.)						269043.88	829364.34	620999.31		238109.17		382890.14
	Total Percentage (D+G+H+Water Bodies)										29.58%		68.29%
	I.e. (30.69% + 24.75% + 42.31% + 2.25%) = 100%										"d"		"f"
	Maximum Permissible Ground Coverage						29.58%						
"a"	Coverage						68.29%						
"b"	Open Area						620999.31						
"c"	Overall Paved Area						238109.17						
"d"	Overall Green Area						382890.14						

NOTES

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- ALL SOCIAL INFRASTRUCTURE AREA SHOWN WITHIN GROUP HOUSING (FUTURE) PLOT ARE TENTATIVE, LOCATION MAY VARY AS PER GROUP HOUSING PLANNING.

NO.	DATE	DESCRIPTION
07	26/11/15	Revised Master Plan and area statement- added
06	28/07/15	Revised Master Plan and area statement- added
05	29/01/15	Revised Master Plan and area statement- added
04	1/05/13	revised Master Plan and area statement- added
03	1/12/07	revision for NHAI
02	21/11/07	inclusion of NHAI regulations
01	24/10/07	inclusion of NHAI regulations
NO.	DATE	REVISIONS

Shrachi Burdwan Developers Pvt Ltd
developers

Burdwan, West Bengal
Burdwan Development Authority
BDA
owner

Burdwan, West Bengal
at Goda, Burdwan (HS1)
Satellite Township
project title

TEL: 41828070 FAX: 26490351
e-mail: studio@morphogenesis.org

NEW DELHI 110017
N-85(B), PANCHEEL PARK

MORPHOGENESIS
master planners

TITLE		SCALE	
MASTER PLAN-LAND USE		1:3000	
DRAWN	MORPHO	DATE	NORTH
CHECKED		JUL'2015	
APPROVED			
DWG NO.	SB-MP-LU-06.00		

Karunamoy Koley
KARUNAMOY KOLAY
Regd. Town Planner
Regn. No.- ITP/2007-106

