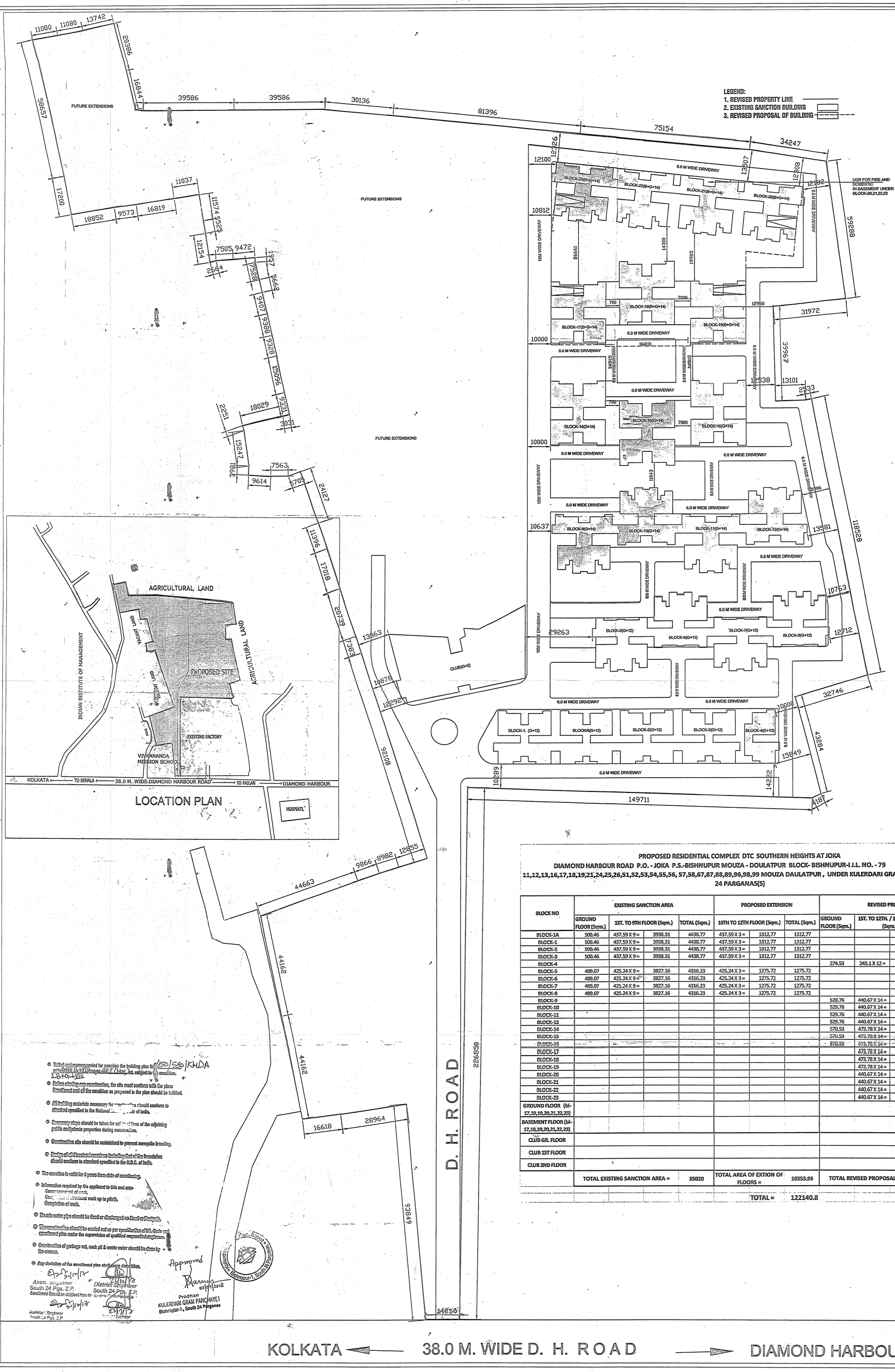
PROJECT

PROPOSED RESIDENTIAL COMPLEX
AT DIAMOND HARBOUR ROAD P.O. - JOKA P.S.-BISHNUPUR
MOUZA - DOULATPUR BLOCK- BISHNUPUR-I J.L. NO. - 79,
DAG NO.- 11,12,13,16,17,18,19,21,24,25,26,51,52,53,54,55,56,
57,58,67,87,88,89,96,98,99 MOUZA DAULATPUR, UNDER
KULERDARI GRAM PANCHAYET DIST.-24 PARGANAS(S)

SPECIFICATION

1. ALL DIMENSIONS ARE IN MM UNLESS IT IS MENTIONED
2. ALL EXTERNAL BRICK WALLS ARE 200 MM THICK AND INTERNAL 100 MM THICK UNLESS IT IS MENTIONED
3. ALL BRICKWORK PLASTERING INSIDE OR OUTSIDE ARE IN THE RATIO OF1:6&1:4 RESPECTIVELY AND OUTSIDE PLASTERING CONATINS WATER PROOFING



PROPOSED RESIDENTIAL COMPLEX DTC SOUTHERN HEIGHTS AT JOKA
DIAMOND HARBOUR ROAD P.O. - JOKA P.S.-BISHNUPUR MOUZA - DOULATPUR BLOCK- BISHNUPUR-I J.L. NO. - 79 DAG NO.- 11,12,13,16,17,18,19,21,24,25,26,51,52,53,54,55,56, 57,58,67,87,88,89,96,98,99 MOUZA DAULATPUR, UNDER KULERDARI GRAM PANCHAYET DIST.-24 PARGANAS(S)

FLOOR	TOTAL AREA (EXCLUDING DUCT) Sqm.	AREA DEDUCT FOR LIFT WELL Sqm.	BUILT-UP AREA Sqm.	AREA DEDUCTION FROM FAR Sqm. STAIR	LIFT LOBBY	PARKING	NET BUILT-UP AREA FOR FAR PER FLOOR Sqm.
BASEMENT FLOOR			6696.11			6696.11	
GR. FLOOR	12354.87		12354.87	616.84	138	8624	2976.03
1ST. FLOOR	9723.44	139.13	9584.31	616.84	138		8829.47
2ND. FLOOR	9723.44	139.13	9584.31	616.84	138		8829.47
3RD. FLOOR	9723.44	139.13	9584.31	616.84	138		8829.47
4TH. FLOOR	9723.44	139.13	9584.31	616.84	138		8829.47
5TH. FLOOR	9723.44	139.13	9584.31	616.84	138		8829.47
6TH. FLOOR	9723.44	139.13	9584.31	616.84	138		8829.47
7TH. FLOOR	9723.44	139.13	9584.31	616.84	138		8829.47
8TH. FLOOR	9723.44	139.13	9584.31	616.84	138		8829.47
9TH. FLOOR	9723.44	139.13	9584.31	616.84	138		8829.47
10TH. FLOOR	9723.44	139.13	9584.31	616.84	138		8829.47
11TH. FLOOR	9723.44	139.13	9584.31	616.84	138		8829.47
12TH. FLOOR	9723.44	139.13	9584.31	616.84	138		8829.47
13TH. FLOOR	6353.37	91.78	6261.59	408.12	84		5769.47
14TH. FLOOR	6353.37	92.78	6260.59	408.12	84		5768.47
CLUB GR. FLOOR	950.98		950.98	45.91	6		899.07
CLUB 1ST FLOOR	807.55	6.4	801.15	45.91	6		749.24
CLUB 2ND FLOOR	785.28	6.4	778.88	56.91	6		715.97
TOTAL BUILT-UP AREA = A			149115.89				122831.89
EXISTING SANCTION NO 326/456/KMDA(Dat: 16.9.2015) AND 369/499/KMDA (Date : 10.2.2015) BL-1A,1,2,3,5,6,7,8 (G+9) = X			33992.09				28228.41
PROPOSAL FOR INTERNAL CHANGE IN BLOCK - 4,9,10,11,12,14,15,16 (G +9) = Y			31477.6				28032.57
ADDITIONAL AREA FOR NEW BASEMENT, CLUB, ADDITIONAL HEIGHT AND RELOCATION OF BLOCK-17,18,19,20,21,22,23 = Z			83646.2				66570.91
						LAND AREA = 18.97 Acres =	76788
						PROPOSED FAR =	1.60

PERMISSIBLE GROUND COVERAGE=		40.00%	30715.2	SQ.M.
TOTAL GROUND COVERAGE =		17.98%	13804.27	SQ.M.
PARKING AREA PROVIDED				
	BASEMENT PARKING AREA =	6696.11	SQM.	
	GROUND FLOOR PARKING AREA =	8624	SQM.	
	TOTAL PARKING AREA =	15320.11	SQM.	
PARKING PROVIDED =				
	BASEMENT PARKING =	177	No's	
	GROUND FLOOR COVER PARKING =	491	No's	
	2LAYER OPEN PARKING (184X2) =	368	No's	
	OPEN PARKING =	298	No's	
	TOTAL =	1334	No's	

DETAIL OF FLATS		PROPOSED TOTAL NO OF FLATS	TOTAL RESIDENTIAL AREA	
	3BHK-(101.82 SQM	444	45208.08	SQM.
	3BHK(93.64 SQM.)	108	10113.66	SQM.
	3BHK (88.96 SQM.)	320	26873.60	SQM.
	2BHK (69.86 SQM.	320	22355.20	SQM.
	2BHK (66.14 SQM.	160	10582.40	SQM.
	TOTAL =	1352	115132.94	SQM.
	TOTAL NO OF FLAT	1352		
PARKING REQUIREMENT (@1Car/100 Sqm.) =		1151.3294	No's	
	Say =	1152	No's	

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BLOCK NO	EXISTING SANCTION AREA GROUND FLOOR (Sqm.)	1ST. TO 9TH FLOOR (Sqm.)		TOTAL (Sqm.)	PROPOSED EXTENSION 10TH TO 12TH FLOOR (Sqm.)		TOTAL (Sqm.)	REVISED PROPOSAL GROUND FLOOR (Sqm.)	1ST. TO 12TH. / 14TH. FLOOR (Sqm.)		TOTAL (Sqm.)
BLOCK-1A	500.46	437.59 X 9 =	3938.31	4438.77	437.59 X 3 =	1312.77	1312.77				
BLOCK-1	500.46	437.59 X 9 =	3938.31	4438.77	437.59 X 3 =	1312.77	1312.77				
BLOCK-2	500.46	437.59 X 9 =	3938.31	4438.77	437.59 X 3 =	1312.77	1312.77				
BLOCK-3	500.46	437.59 X 9 =	3938.31	4438.77	437.59 X 3 =	1312.77	1312.77				
BLOCK-4								274.53	243.1 X 12 =	2917.2	3191.73
BLOCK-5	489.07	425.24 X 9 =	3827.16	4316.23	425.24 X 3 =	1275.72	1275.72				
BLOCK-6	489.07	425.24 X 9 =	3827.16	4316.23	425.24 X 3 =	1275.72	1275.72				
BLOCK-7	489.07	425.24 X 9 =	3827.16	4316.23	425.24 X 3 =	1275.72	1275.72				
BLOCK-8	489.07	425.24 X 9 =	3827.16	4316.23	425.24 X 3 =	1275.72	1275.72				
BLOCK-9								529.76	440.67 X 14 =	6169.38	6699.14
BLOCK-10								529.76	440.67 X 14 =	6169.38	6699.14
BLOCK-11								529.76	440.67 X 14 =	6169.38	6699.14
BLOCK-12								529.76	440.67 X 14 =	6169.38	6699.14
BLOCK-14								570.53	473.78 X 14 =	6632.92	7203.45
BLOCK-15								570.53	473.78 X 14 =	6632.92	7203.45
BLOCK-16								570.53	473.78 X 14 =	6632.92	7203.45
BLOCK-17									473.78 X 14 =	6632.92	6632.92
BLOCK-18									473.78 X 14 =	6632.92	6632.92
BLOCK-19									473.78 X 14 =	6632.92	6632.92
BLOCK-20									440.67 X 14 =	6169.38	6169.38
BLOCK-21									440.67 X 14 =	6169.38	6169.38
BLOCK-22									440.67 X 14 =	6169.38	6169.38
BLOCK-23									440.67 X 14 =	6169.38	6169.38
GROUND FLOOR (bl-17,18,19,20,21,22,23)											6371.97
BASEMENT FLOOR (bl-17,18,19,20,21,22,23)											6696.11
CLUB GR. FLOOR											950.98
CLUB 1ST FLOOR											807.55
CLUB 2ND FLOOR											785.28
	TOTAL EXISTING SANCTION AREA =			35020	TOTAL AREA OF EXTION OF FLOORS =		10353.96	TOTAL REVISED PROPOSAL AREA =			111786.81
							TOTAL =	122140.8			

- Visited and recommended for sanction the building plan No. 456/KMDA Dated 04.10.17 Height 43.7 Mtrs. subject to condition. B-FG-1-XIV.
- 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 specified in the National Building Code of India.
- Necessary steps should be taken for safety measures 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 work. Completion of structural work up to plinth.
- No rain water pipe should be fixed or discharged on road or footpath.
- The construction should be carried out as per specification of N.B. 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 upon detection.

Approved
Pradhan
KULERDARI GRAM PANCHAYET
Bishnupur-1, South 24 Parganas
02/11/2018

Assn. Engineer South 24 Pgs. Z.P.
District Engineer South 24 Pgs. Z.P.
Assistant Engineer South 24 Pgs. Z.P.
Executive Engineer

Sanctioned Should be obtained from the Competent Authority.

Ayush Jalan
Director DTC Projects Pvt. Ltd.
Constituted Attorney for
Aakav Devcon Pvt. Ltd. and
Other Companies

SIGNATURE OF OWNER & SEAL

WE DO HEREBY CERTIFY THAT THE FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING PROPOSED FOR CONSTRUCTION ON THIS PREMISES HAVE BEEN SO DESIGNED BY ME/US WILL MAKE SUCH FOUNDATION AND SUPERSTRUCTURE SAFE IN ALL RESPECT INCLUDING THE CONSIDERATION OF BEARING CAPACITY AND SETTLEMENT OF SOIL ETC.

GEO TECHNICAL ENGINEER

THE STRUCTURAL DESIGN AND DRAWINGS OF RCC8 FOUNDATION & SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND SUITABLE IN ALL RESPECTS.

Utpal Santra
UTPAL SANTRA
B.E., M.E.(STRUCT.)
F.I.E.-F1212601
KMC Empanelled Structural Engineer
Class-I, E.S.E. No. 1/58

SIGNATURE OF STRUCTURAL ENGINEER & SEAL
ADDRESS :

THE PLOT HAS BEEN INSPECTED BY ME AND ON THAT BASIS I DO CERIFY WITH FULL RESPONSIBILITY THAT THE PROPOSED BUILDING PLAN HAS BEEN DRAWN AS PER PROVISION OF BENGAL MUNICIPAL BUILDING RULE AS AMENDED FROM TIME TO TIME. THE PLOT IS DEMARCATED BY BOUNDARY WALL ON ALL SIDES. THE SITE PLAN AND LOCATION PLAN CONFIRMS THE SAME.

DEBATOSH SAHU
Architect • Urban Designer
M.ARCH. FIIA. FIUDI. AIID.
Regn. No. CA/89/12368

SIGNATURE OF ARCHITECT & SEAL
DEBATOSH SAHU
ADDRESS : 35A, Dr. SARAT BANERJEE ROAD, KOLKAAT -700029

DRAWN	ARDHENDU	SCALE	1:600
CHECKED	SANJOY	DATE	22.02.2017

TITLE: SITE PLAN AND LOCATION PLAN

DWG NO. - ESP / DTC / MUNI / ARCH - 01