G+22 & G+23 STORIED RESIDENTIAL APARTMENTS, HATISALA, RAJARHAT

Land Area	=	20694.142	Sq. M	- 22275.7436 Ft.
Abut Ng Road Width	=	18.00		(Addit ional 5.0m Strip Of Ed for widening, Total Road width = 15.0 M)
Land Area Of Ed For Road widening	=	808.704		
Area of Water Body	=	6312.516	Sq. M	
Ef Ed In Land Area	=	14381.426		
Permissible FAR	=	2.675		= 51218.00 Sq. Mt. = *551350.57 Sq. Ft.
Proposed FAR	=	2.476		= 51197.44 Sq. Mt. = *551085.45 Sq. Ft.
Permissible Ground Coverage	=	40 %		= 5512.366 Sq. Mt.
Proposed Ground Coverage	=	28.364 %		= 5873.765 Sq. Mt.
Proposed Tree Plantat Ion Area	=	15.452 % (of Total Land Area)		22.162 % (of Ef Ed In Land Area) 3187.247 Sq. Mt.

AREA CALCULATION

BLOCK I & II

FLOOR	BUILT UP AREA PER FLOOR	NO OF FLOORS	TOTAL BUILT UP AREA	EXEMPTION (SQ. M.) LIFT	STAIRS	PARKING	CUPBOARDS	SERVICE	FAR AREA	UNIT
GROUND FLOOR	3852.70	1	3852.70	34.00	82.11	1198.14	103.50	278.89	2156.06	SQ.M.
1ST FLOOR	3848.55	1	3848.55	34.00	70.49	1038.49	9.50	703.11	2993.47	SQ.M.
2ND FLOOR	3687.23	1	3687.23	34.00	70.49	1038.04	12.45	695.58	2837.17	SQ.M.
3RD FLOOR	3687.23	1	3687.23	34.00	70.49	1038.04	12.45	695.58	2837.17	SQ.M.
4TH TO 23RD FLOOR	3647.78	20	72955.60	680.00	1140.69	483.23		13696.41	56955.27	SQ.M.
ROOF	132.40	1	132.40	12.00	62.40			58.00	0.00	SQ.M.
TOTAL			88893.70					16832.08	71818.62	SQ. M.

BLOCK III

FLOOR	BUILT UP AREA PER FLOOR	NO OF FLOORS	TOTAL BUILT UP AREA	EXEMPTION (SQ. M.) LIFT	STAIRS	PARKING	CUPBOARDS	SERVICE	FAR AREA	UNIT
GROUND FLOOR	896.07	1	896.07	12.00	47.17	189.93	107.68		538.30	SQ.M.
1ST FLOOR	716.85	1	716.85	12.00	47.17		4.00		653.69	SQ.M.
2ND FLOOR TO 22ND FLOOR	615.38	21	12923.58	252.00	991.19		343.18		10708.40	SQ.M.
ROOF	48.23	1	48.23	6.00	31.20				29.03	SQ.M.
TOTAL			14584.73				107.68		11929.42	SQ. M.

COMMUNITY AREA FOR RESIDENTS

FLOOR	BUILT UP AREA PER FLOOR	NO OF FLOORS	TOTAL BUILT UP AREA	EXEMPTION (SQ. M.) LIFT	STAIRS	PARKING	CUPBOARDS	SERVICE	FAR AREA	UNIT
GROUND FLOOR	269.99	1	269.99						269.99	SQ.M.
TOTAL			269.99						269.99	SQ. M.

GYM & CHANGING ROOMS

FLOOR	BUILT UP AREA PER FLOOR	NO OF FLOORS	TOTAL BUILT UP AREA	EXEMPTION (SQ. M.) LIFT	STAIRS	PARKING	CUPBOARDS	SERVICE	FAR AREA	UNIT
GROUND FLOOR	157.37	1	157.37						157.37	SQ.M.
TOTAL			157.37						157.37	SQ. M.

TOTAL BUILTUP AREA	=	680506.22	SqM
TOTAL CUPBOARD AREA	=	743.20	SqM
TOTAL FAR AREA	=	511197.46	SqM
TOTAL BUILTUP AREA OF FLATS	=	444504.87	SqM

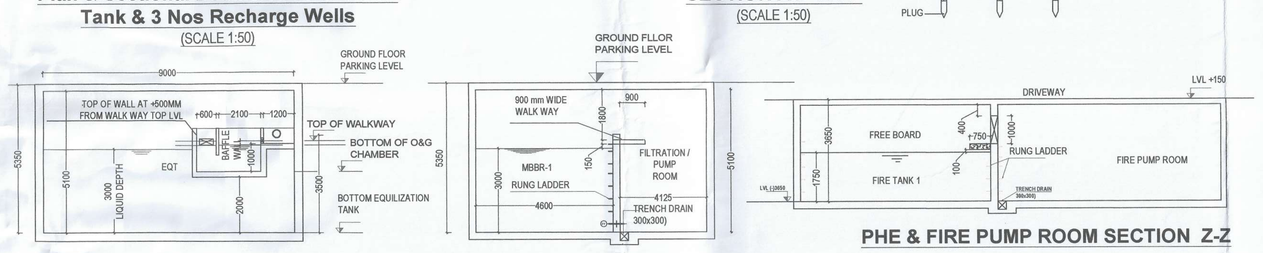
OUR PARKING CALCULATION

Car Parking Requirement as per WB Municipal Municipal (Building) Rules 2007 as amended time to time			
1) One car parking space to be provided for every 130 = sqm of floor area upto total floor area of 600 sqm		4.62	Nos.
2) One car parking space to be provided for every 120 = sqm of floor area above a total floor area of 600 sqm upto 5000 sqm.		34.67	Nos.
3) One car parking space to be provided for every 150 = sqm of floor area above a total floor area of 5000 sqm		354.50	Nos.
Total Required Car Parking	=	393.78	Nos.
	=	400	Nos.

Car Parking Provided			
GROUND FLOOR	44+(2EACH)=(44+2)=17	=	213.00
FIRST FLOOR	34+14=48	=	97.00
SECOND FLOOR	34+14=48	=	97.00
THIRD FLOOR	34+14=48	=	97.00
TOTAL PARKING PROVIDED			508.00

TOTAL No. OF FLATS WALL/UP AREA CALCULATION

	NO OF FLATS	BUA(SQ.MT.)	1st Floor	2nd Floor	3rd Floor	4th - 23rd Floor	24th Floor	25th Floor	Total Nos.	Total Builtup Area of Flats (Sq.Mt.)
1 BHK (VAST/ FLAT & FLAT)	78.69	6.00	0.00	0.00	0.00	4.00	4.00	3.00	15.00	1180.35
2 BHK (VAST/ FLAT & FLAT)	106.00	8.00	6.00	6.00	6.00	108.00	6.00	6.00	156.00	16528.13
3 BHK (VAST/ FLAT & FLAT & FLAT)	155.25	10.00	2.00	2.00	2.00	38.00	0.00	0.00	52.00	7569.50
4 BHK (FLAT)	138.62	10.00	1.00	1.00	1.00	14.00	0.00	0.00	18.00	2493.71
TOTAL									241.00	28771.69



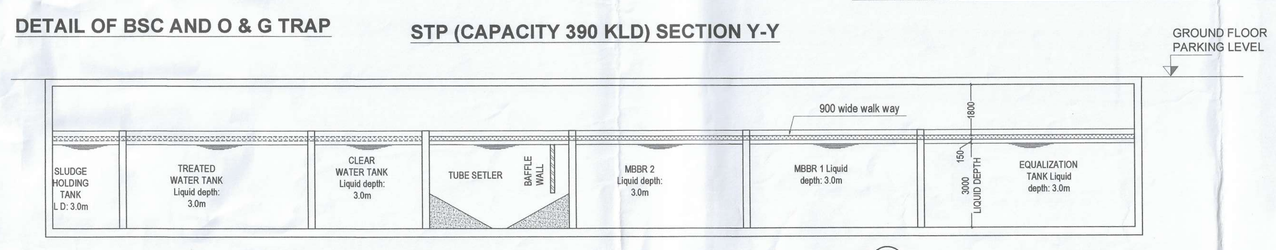
Plan & Sectional Details of De-Siltation Tank & 3 Nos Recharge Wells
(SCALE 1:50)

SECTION AT "A-A"
(SCALE 1:50)

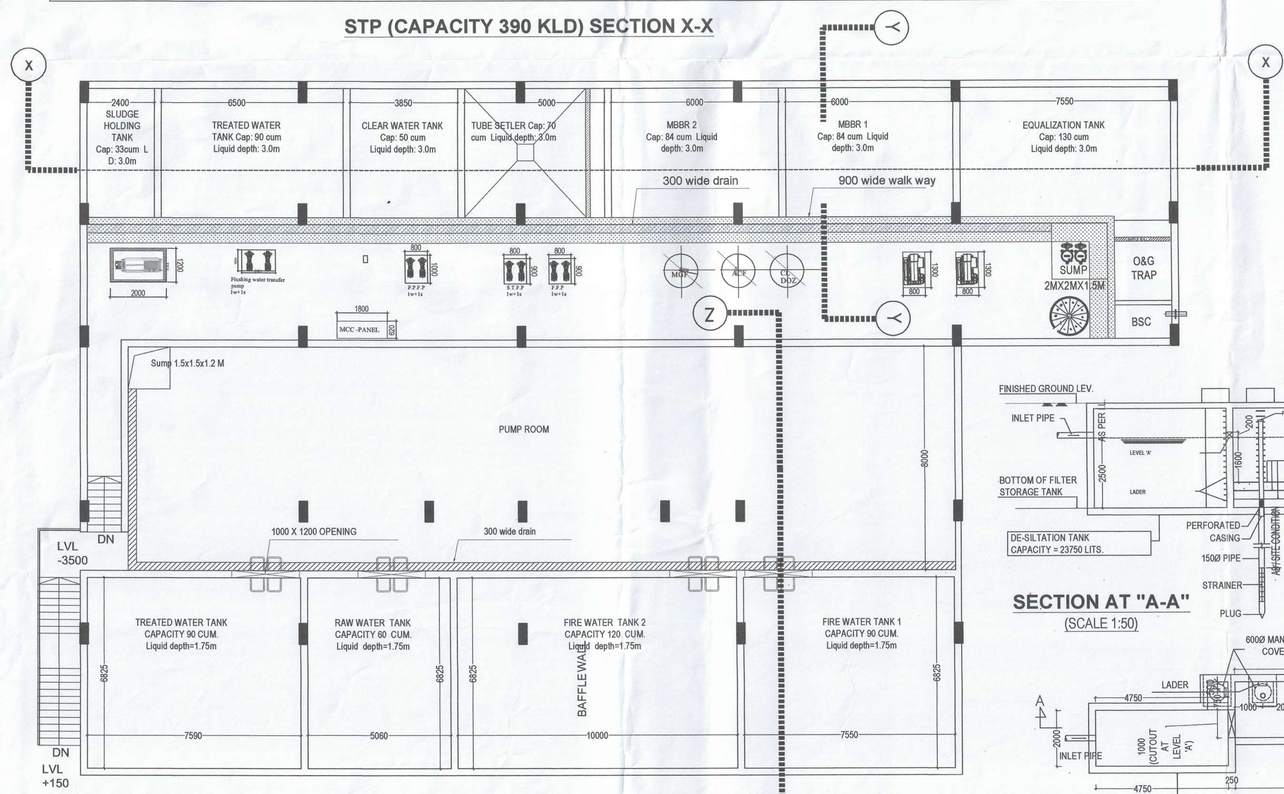
DETAIL OF BSC AND O & G TRAP

STP (CAPACITY 390 KLD) SECTION Y-Y

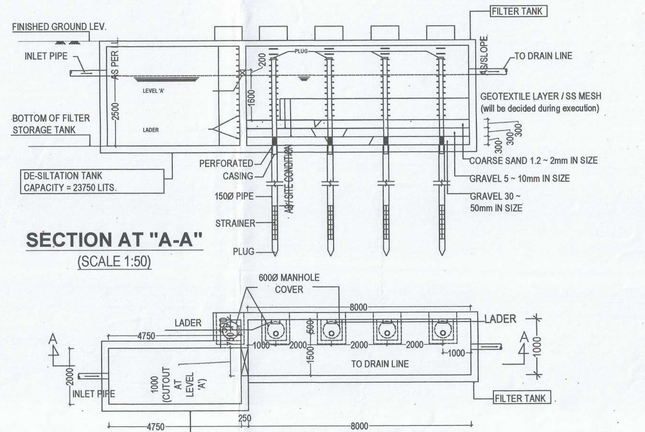
PHE & FIRE PUMP ROOM SECTION Z-Z



STP (CAPACITY 390 KLD) SECTION X-X



PLAN OF STP (CAPACITY 390 KLD) AND UGWR
(SCALE 1:50)



SECTION AT "A-A"
(SCALE 1:50)

Plan & Sectional Details of De-Siltation Tank & 4 Nos Recharge Wells
(SCALE 1:50)

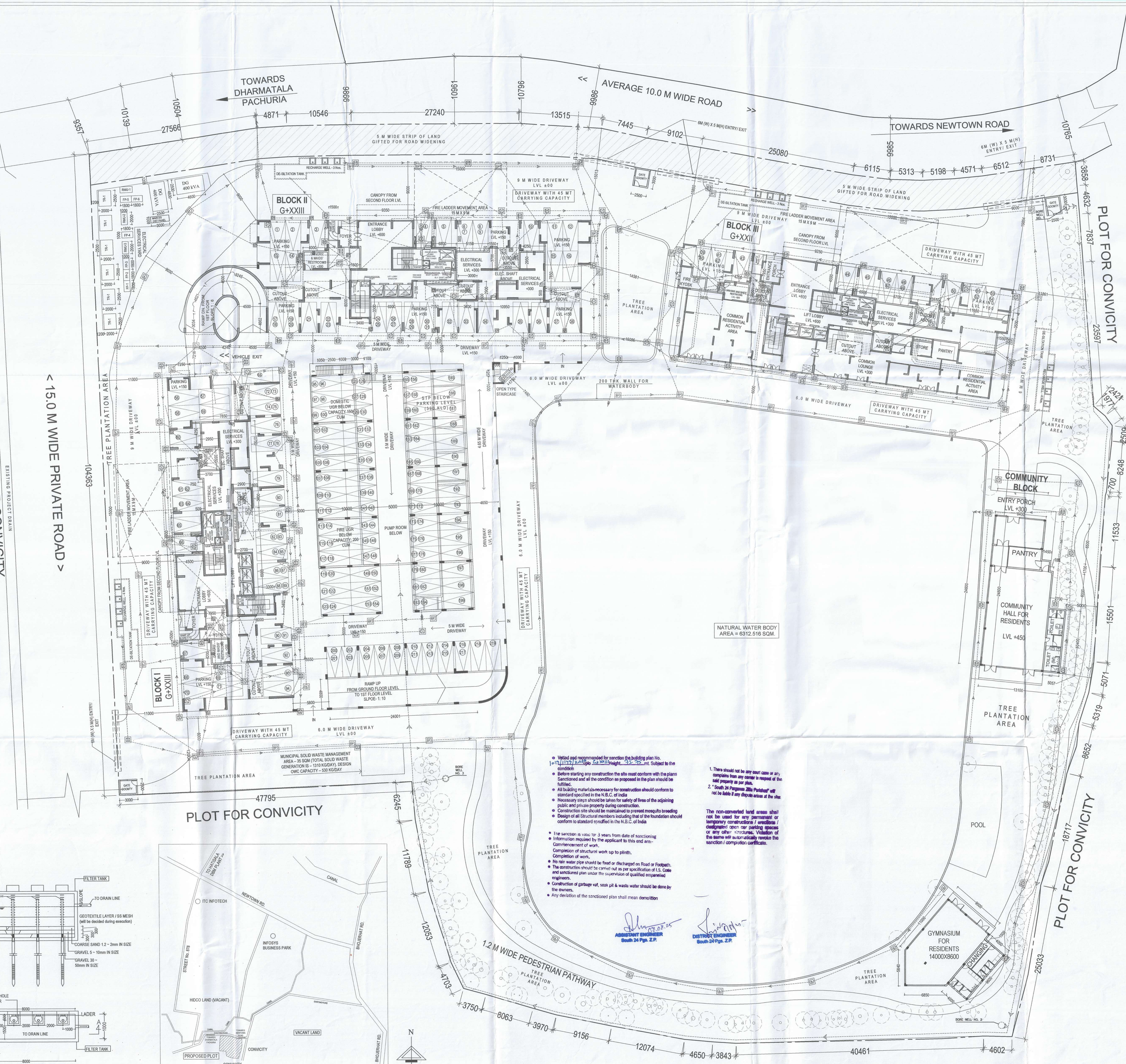
LAND USE DETAIL

LANDUSE AREA STATEMENT

DETAILS	VALUES	UNIT	(%)
LAND AREA	20694.142	Sqm.	100.000
GIFTED AREA	808.704	Sqm.	3.908
GROUND COVERAGE AREA	5873.765	Sqm.	28.384
SERVICE AREA	363.287	Sqm.	1.756
SWIMMING POOL AREA	294.665	Sqm.	1.424
WATER BODY AREA	6312.516	Sqm.	30.504
PAVED AREA	3853.958	Sqm.	18.622
EXCLUSIVE TREE PLANTATION AREA	3187.247	Sqm.	15.402
TOTAL	**20694.142**	**Sqm.**	**100.000**

EXCLUSIVE TREE PLANTATION AREA AS PER MEMO NO. 2495/EN/T-II-I/011/2018, DATED 17.12.2019, FOR WATER BODY AREA, OF MORE THAN 10% OF LAND AREA

LAND AREA	20694.142	sqm	100.000
AREA OF WATER BODY	6312.516	sqm	30.504
NET LAND AREA	14381.626	sqm	100.000
EXCLUSIVE TREE PLANTATION AREA	3187.247	sqm	22.162



LOCATION PLAN
SCALE- 1:4000

MASTER PLAN
SCALE- 1:200

- Vetted and recommended for sanction the building plan his. [illegible] Sq.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 specified in the N.B.C. of India
- Necessary steps should be taken for safety of lives of the adjoining public and private property 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 demolition

1. There should not be any court case or any complaint from any owner in respect of the said property as per plan.
2. "South 24 Parganas Zilla Parishad" will not be liable if any dispute arises at the site.

The non-converted land areas shall not be used for any permanent or temporary constructions / erections / development over car parking spaces or any other purposes. Violation of the same will automatically revoke the sanction / completion certificate.

Assistant Engineer
South 24 Pgs. Z.P.

Executive Engineer
South 24 Pgs. Z.P.

DECLARATION OF OWNER

CERTIFIED THAT I HAVE GONE THROUGH THE WEST BENGAL MUNICIPAL BUILDING RULES 2007 AS AMENDED TIME TO TIME AND ALSO UNDER TAKE TO ABIDE BY THOSE RULES DURING AND AFTER CONSTRUCTION OF BUILDING.

DTC PROJECTS PVT. LTD.
Authorised Signatory
SIGNATURE OF OWNER

DECLARATION OF ARCHITECT

I CERTIFY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF W.B. MUNICIPAL BUILDING RULE 2007 AS AMENDED FROM TIME TO TIME AND AS PER THE SITE CONDITION WHEREIN THE PLOT IS BOUNDED BY BOUNDARY WALLS AND PILLARS AND IT CONFIRMS WITH THE PLAN. IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK.

ANIRBAN BHADURIMONDAL
CA/2003/31394
SIGNATURE OF ARCHITECT
ANIRBAN BHADURI MONDAL
C.O.A. REG. NO CA/2003/31394

DECLARATION OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGNS AND DRAWINGS OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECTS.

07/09/2025
ANKIT AGARWALA
B. E. (CIVIL), M.E. (STRUCT.)
G. EHS, M.E.(STRUCT. & GEOTECH)
Membership No.-970020360
NMC Empanelled Structural Engineer, CLASS-I, E.S.E., I.Y.E.E.
SIGNATURE OF STRUCTURAL ENGINEER

DECLARATION OF GEOTECHNICAL ENGINEER

IT IS CERTIFIED THAT THE COMPREHENSIVE GEO - TECHNICAL REPORT ON SOIL INVESTIGATION HAS BEEN PREPARED BY ME FOR DESIGN AND CALCULATION OF THE FOUNDATION BY ANALYZING THE SOIL SAMPLE FOR EST IMATING THE BEARING CAPACITY OF THE UNDERLYING SOIL ON WHICH FOUNDATION OF THE STRUCTURE WILL BE CONSTRUCTED.
I SHALL ALSO CHECK THE NATURE OF THE SOIL AFTER EXCAVATION AT SITE, SO THAT FOUNDATION IS EXTENDED UP TO APPROPRIATE DEPTH THAT HAS BEEN PROPOSED IN THE GEO - TECHNICAL REPORT.

JISHNU PAL
B. Tech (Civil), M.Tech (Geotech)
Reg. No. WB/CA/1510/2003
22/RBOM/G-T-I/2016-17.
NMC Reg. No. EGTE/CLASS-I/14
SIGNATURE OF GEO TECHNICAL ENGINEER

TITLE
MASTER PLAN, LOCATION PLAN & DETAILS OF UGR & STP

JOB NO.	IN1321	CHECKED BY	N.S.
DRG. NO.	IN1321CORPN001	APPVD. BY	A.B.
DEALT	KOYEL	SCALE	1:200, 1:4000
ISSUE STATUS	SANCTION	DATE	26.03.2025

ARCHITECT
2923 Dattiparaga Circular Road , Udayan Park,
Flat No.-7, 3rd Floor, Kolkata-700019
FAX : (033) 2286-4026, TEL : (033) 4000-6423-26
www.innatecorp.com

THIS DRAWING IS A PRIVATE AND CONFIDENTIAL DOCUMENT AND IT MUST NOT TO BE COPIED ON LINT WITHOUT THE CONSENT OF M/S INNATE

PROJECT
PROPOSED RESIDENTIAL BUILDING WITH 1 NO OF BLOCK OF G+22 STORIED & 2 NOS OF BLOCKS OF G+23 STORIED WITH 3 FLOOR PODIUM AT DAG NO. 851 (P), 854 (P), 855, 856, 864, 865, 866, 867 (P) & 868 (P) UNDER MOUZA - HATISALA, J.L. NO. 9, GRAM PANCHAYAT - BEONTAL BLOCK - BHANGORE-II, P.S KOLKATA LEATHER COMPLEX SOUTH 24 PARGANAS, WEST BENGAL.

B.P NUMBER :
DATE :
VALID UPTO :

Signature & Stamps from Sanctioning Authority