LAND AREA	=	16.5502 ACRES	
		66,976.34 SQ.M.	
		7,20,933 SQ.FT.	
WIDTH OF ABUTTING ROAD (ACTUAL MEANS OF ACCESS)	=	10.00 Mtrs.	
PERMISSIBLE GROUND COVERAGE	=	45%	
PERMISSIBLE FAR	=	2.25	
PROPOSED HEIGHT OF THE BUILDING	=	40 M	

PROPOSED :-

BLOCK-1,TYPE A BUILDING

BLOCK MKD.	TOTAL FL. AREA WITH DUCT (Sqm.)	DUCT/CUTOUT /TERRACE AREA (Sqm.)	FL. AREA WITHOUT DUCT (Sqm.)	STAIR WELL (Sqm.)	TOTAL FL. AREA WITHOUT STAIR WELL (Sqm.)	LIFT WELL (Sqm.)	FL. AREA WITHOUT LIFT WELL (Sqm.)	NO OF FLOORS	FL. AREA WITHOUT STAIR WELL (Sqm.)	DEDUCTION TABLE FROM F.A.R. LIFT LOBBY (Sqm.)	STAIR (Sqm.)	MANTADORY CAR PARKING FOR BONUS (Sqm.)	AFTER DEDUCTION FLOOR AREA (Sqm.)
TYPE A (G+1) GR FLOOR AREA	47.78	0	47.78	0	47.78	0	47.78	1	47.78	0	8.61		39.17
TYPE A(G+1) 1ST FLOOR AREA	48.55	0	48.55	0.75	47.80	0	47.80	1	47.80	0	8.61		39.19
			TOTAL						95.58				78.36
NO. OF TYPE A BUILDING			60 NOS.										
TOTAL AREA FOR TYPE A BUILDING			4779.00 SQ.M.										
			51441 SQ.FT.										
TOTAL NET AREA FOR TYPE A BUILDING			3918.00 SQ.M.										
			42173 SQ.FT.										

BLOCK-1,TYPE B BUILDING

BLOCK MKD.	TOTAL FL. AREA WITH DUCT (Sqm.)	DUCT/CUTOUT /TERRACE AREA (Sqm.)	FL. AREA WITHOUT DUCT (Sqm.)	STAIR WELL (Sqm.)	TOTAL FL. AREA WITHOUT STAIR WELL (Sqm.)	LIFT WELL (Sqm.)	FL. AREA WITHOUT LIFT WELL (Sqm.)	NO OF FLOORS	FL. AREA WITHOUT STAIR WELL (Sqm.)	DEDUCTION TABLE FROM F.A.R. LIFT LOBBY (Sqm.)	STAIR (Sqm.)	MANTADORY CAR PARKING FOR BONUS (Sqm.)	AFTER DEDUCTION FLOOR AREA (Sqm.)
TYPE B (G+1) GR FLOOR AREA	62.51	0	62.51	0	62.51	0	62.51	1	62.51	0	9.65		42.86
TYPE B(G+1) 1ST FLOOR AREA	67.82	0	67.82	1.50	66.12	0	66.12	1	66.12	0	9.65		46.46
			TOTAL						108.63				89.31
NO. OF TYPE B BUILDING			179 NOS.										
TOTAL AREA FOR TYPE B BUILDING			19444.77 SQ.M.										
			209364 SQ.FT.										
TOTAL NET AREA FOR TYPE B BUILDING			15986.49 SQ.M.										
			172079 SQ.FT.										

BLOCK-1,TYPE C BUILDING

BLOCK MKD.	TOTAL FL. AREA WITH DUCT (Sqm.)	DUCT/CUTOUT /TERRACE AREA (Sqm.)	FL. AREA WITHOUT DUCT (Sqm.)	STAIR WELL (Sqm.)	TOTAL FL. AREA WITHOUT STAIR WELL (Sqm.)	LIFT WELL (Sqm.)	FL. AREA WITHOUT LIFT WELL (Sqm.)	NO OF FLOORS	FL. AREA WITHOUT STAIR WELL (Sqm.)	DEDUCTION TABLE FROM F.A.R. LIFT LOBBY (Sqm.)	STAIR (Sqm.)	MANTADORY CAR PARKING FOR BONUS (Sqm.)	AFTER DEDUCTION FLOOR AREA (Sqm.)
TYPE C (G+1) GR.FLOOR AREA	63.31	0	63.31	0	63.31	0	63.31	1	63.31	0	9.14		54.18
TYPE C(G+1) 1ST FLOOR AREA	58.27	0	58.27	1.25	57.02	0	57.02	1	57.02	0	9.14		47.89
			TOTAL						120.33				102.06
NO. OF TYPE C BUILDING			5 NOS.										
TOTAL AREA FOR TYPE C BUILDING			601.65 SQ.M.										
			6476 SQ.FT.										
TOTAL NET AREA FOR TYPE C BUILDING			510.30 SQ.M.										
			5493 SQ.FT.										

BLOCK-1,TYPE D BUILDING

BLOCK MKD.	TOTAL FL. AREA WITH DUCT (Sqm.)	DUCT/CUTOUT /TERRACE AREA (Sqm.)	FL. AREA WITHOUT DUCT (Sqm.)	STAIR WELL (Sqm.)	TOTAL FL. AREA WITHOUT STAIR WELL (Sqm.)	LIFT WELL (Sqm.)	FL. AREA WITHOUT LIFT WELL (Sqm.)	NO OF FLOORS	FL. AREA WITHOUT STAIR WELL (Sqm.)	DEDUCTION TABLE FROM F.A.R. LIFT LOBBY (Sqm.)	STAIR (Sqm.)	MANTADORY CAR PARKING FOR BONUS (Sqm.)	AFTER DEDUCTION FLOOR AREA (Sqm.)
TYPE D (G+1) GR FLOOR AREA	70.95	0	70.95	0	70.95	0	70.95	1	70.95	0	10.19		60.76
TYPE D(G+1) 1ST FLOOR AREA	70.95	0	70.95	1.75	69.20	0	69.20	1	69.20	0	10.19		59.01
			TOTAL						140.15	0	20.38		119.77
NO. OF TYPE D BUILDING			15 NOS.										
TOTAL AREA FOR TYPE D BUILDING			2102.25 SQ.M.										
			22629 SQ.FT.										
TOTAL NET AREA FOR TYPE D BUILDING			1788.55 SQ.M.										
			19339 SQ.FT.										

BLOCK-1,TYPE E BUILDING

BLOCK MKD.	TOTAL FL. AREA WITH DUCT (Sqm.)	DUCT/CUTOUT /TERRACE AREA (Sqm.)	FL. AREA WITHOUT DUCT (Sqm.)	STAIR WELL (Sqm.)	TOTAL FL. AREA WITHOUT STAIR WELL (Sqm.)	LIFT WELL (Sqm.)	FL. AREA WITHOUT LIFT WELL (Sqm.)	NO OF FLOORS	TOTAL FL. AREA (Sqm.)	DEDUCTION TABLE FROM F.A.R. LIFT LOBBY (Sqm.)	STAIR (Sqm.)	MANTADORY CAR PARKING FOR BONUS (Sqm.)	AFTER DEDUCTION FLOOR AREA (Sqm.)
TYPE E (G+5) GR FLOOR AREA	297.99	0	297.99	0	297.99	0	298.08	1	298.08	3	21.70		273.37
TYPE E (G+5) 1ST & 3RD FLOOR AREA	297.99	24.88	273.11	1.88	271.23	2.72	268.51	2	537.02	6	43.40		487.62
TYPE E (G+5) 2ND & 4TH FLOOR AREA	273.57	37.61	235.96	1.88	234.08	2.72	231.36	2	462.71	6	43.40		413.31
TYPE E (G+5) 5TH FLOOR AREA	297.99	0.46	297.53	1.88	295.65	2.72	292.93	1	292.93	3	21.70		269.23
			TOTAL						1590.74				1442.63
NO. OF TYPE E BUILDING			8 NOS.										
TOTAL AREA FOR TYPE E BUILDING			12725.91 SQ.M.										
			136982 SQ.FT.										
TOTAL NET AREA FOR TYPE E BUILDING			11540.22 SQ.M.										
			124219 SQ.FT.										

BLOCK-1,TYPE F BUILDING (SIMPLEX)

BLOCK MKD.	TOTAL FL. AREA WITH DUCT (Sqm.)	DUCT/CUTOUT /TERRACE AREA (Sqm.)	FL. AREA WITHOUT DUCT (Sqm.)	STAIR WELL (Sqm.)	TOTAL FL. AREA WITHOUT STAIR WELL (Sqm.)	LIFT WELL (Sqm.)	FL. AREA WITHOUT LIFT WELL (Sqm.)	NO OF FLOORS	TOTAL FL. AREA (Sqm.)	DEDUCTION TABLE FROM F.A.R. LIFT LOBBY (Sqm.)	STAIR (Sqm.)	MANTADORY CAR PARKING FOR BONUS	AFTER DEDUCTION FLOOR AREA (Sqm.)
TYPE E (G+5) GR FLOOR AREA	297.99	0	297.99	0	297.99	0	298.08	1	298.08	3	21.70		273.37
TYPE E (G+5) TYPICAL FLOOR AREA	297.99	0.46	297.53	1.88	295.65	2.72	292.93	5	1464.65	15	108.51		1341.14
			TOTAL						1762.73				1614.51
NO. OF TYPE E BUILDING			2 NOS.										
TOTAL AREA FOR TYPE E BUILDING			3525.46 SQ.M.										
			37948 SQ.FT.										
TOTAL NET AREA FOR TYPE E BUILDING			3229.03 SQ.M.										
			34767 SQ.FT.										

BLOCK-1,TYPE G BUILDING

BLOCK MKD.	TOTAL FL. AREA WITH DUCT (Sqm.)	DUCT/CUTOUT /TERRACE AREA (Sqm.)	FL. AREA WITHOUT DUCT (Sqm.)	STAIR WELL (Sqm.)	TOTAL FL. AREA WITHOUT STAIR WELL (Sqm.)	LIFT WELL (Sqm.)	FL. AREA WITHOUT LIFT WELL (Sqm.)	NO OF FLOORS	FL. AREA WITHOUT STAIR WELL (Sqm.)	DEDUCTION TABLE FROM F.A.R. LIFT LOBBY (Sqm.)	STAIR (Sqm.)	MANTADORY CAR PARKING FOR BONUS (Sqm.)	AFTER DEDUCTION FLOOR AREA (Sqm.)
TYPE C (G+1) GR FLOOR AREA	66.9	0	66.90	0	66.90	0	66.90	1	66.90	0	10.814		56.09
TYPE C(G+1) 1ST FLOOR AREA	75.114	0	75.11	2.05	73.07	0	73.07	1	73.07	0	10.814		62.26
			TOTAL						139.97				118.34
NO. OF TYPE C BUILDING			55 NOS.										
TOTAL AREA FOR TYPE C BUILDING			7838.04 SQ.M.										
			84369 SQ.FT.										
TOTAL NET AREA FOR TYPE C BUILDING			6526.87 SQ.M.										
			71332 SQ.FT.										

TOTAL BUILTUP AREA OF THE PROJECT=		61017.07	SQ.M.
		549148	SQ.FT
TOTAL NET AREA OF THE PROJECT FOR FAR=		43607.45	SQ.M.
		469391	SQ.FT

TOATL REQUIRED CARPARKING FOR PROJECT =	FOR TYPE A	FOR TYPE B	FOR TYPE C	FOR TYPE D	FOR TYPE E	FOR TYPE F	FOR TYPE G
One car parking space for every 130 Sq.Mt. of floor area upto a total floor area of 600 Sq.Mt.	6	6	4	6	6	6	6
One car parking space for every 120 Sq.Mt. of floor area above a total floor area of 600 Sq.Mt. up to 5000 Sq.Mt.	28	37	0	10	37	22	37
One Car parking space for every 110 Sq.Mt. of floor area above a total floor area of 5000 sqm	0	100	0	0	59	0	16
TOTAL	32	141	4	16	101	27	59

TOTAL REQUIRED PARKING FOR THE PROJECT		375	
1) COVERED CARPARKING PROVIDED FOR PROJECT =	120	@ 25 SQ.MT.	3000
2) OPEN CARPARKING PROVIDED FOR PROJECT =	381		
TOATL PROVIDED CARPARKING FOR PROJECT	501		
BONUS FOR MANDETORY COVERED PARKING AREA =	2471.19	SQ.M.	

CAR PARKING CALCULATION :-

BLOCK MKD.	FLOOR NO.	NO OF BUILDING	TOTAL GROUND FLOOR AREA (SQ.MT.)	TOTAL SERVICES AND OTHER UTILITIES AREA IN GROUND, 1ST, & 2ND FLOOR (SQ.MT.)	TOTAL CAR PARKING AREA (SQ.MT.)	TOTAL COVERED AREA OF FLAT IN EACH FLOOR (SQ.MT.)
BLOCK-1, TYPE E	(G+5)	8	2383.92	406.97	1976.95	11540.22
BLOCK-1,TYPE F	(G+5)	2	595.98	101.74	494.24	3229.03
TOTAL COVERED AREA OF FLAT IN ALL BLOCKS =		10	2979.90	508.71	2471.19	14769.24

GROUND COVERAGE CALCULATION:

PROPOSED GROUND COVERAGE FOR BLOCK,TYPE A	2427.6	SQ.M.	
PROPOSED GROUND COVERAGE FOR BLOCK,TYPE B	10313.98	SQ.M.	
PROPOSED GROUND COVERAGE FOR BLOCK, TYPE C	316.65	SQ.M.	
PROPOSED GROUND COVERAGE FOR BLOCK,TYPE D	1064.25	SQ.M.	
PROPOSED GROUND COVERAGE FOR BLOCK,TYPE E	2383.92	SQ.M.	
PROPOSED GROUND COVERAGE FOR BLOCK,TYPE F	595.98	SQ.M.	
PROPOSED GROUND COVERAGE FOR BLOCK,TYPE G	4708.384	SQ.M.	
PROPOSED TOTAL GROUND COVERAGE	21369.564	SQ.M.	
	31.82	< 45%	
PROPOSED FAR =	0.61	<2.25	

ALCOVE AREA CALCULATION:

BLOCK MKD.	FLOOR MKD.	ALCOVE AREA FOR ONE UNIT(4.50 SQ.M.)	TOTAL NOS. OF UNIT	TOTAL ALCOVE AREA (SQ.M.)
TYPE A BUILDING	GR. FL. AND 1ST FL.	1.305	50	65.25
TYPE B BUILDING	1ST FL.	0.862	179	154.298
TYPE C BUILDING	GR. FL. AND 1ST FL.	1.485	5	7.425
TYPE D BUILDING	GR. FL. AND 1ST FL.	1.5	15	22.50
TYPE E BUILDING	1ST + 2ND FLOOR (4 NOS. OF BL)	1.54	32	49.18
	3RD + 4TH FLOOR (4 NOS. OF BL)	1.54	32	49.18
	5TH FLOOR (4 NOS. OF BL)	1.54	32	49.38
TYPE F BUILDING	TYPICAL FLOOR	1.543	40	61.72
TYPE G BUILDING	GR. FL. AND 1ST FL.	1.485	56	82.16
PROPOSED TOTAL ALCOVE AREA FOR THE PROJECT			542.10	.06 % < 3 % OF BUILTUP AREA

FOR APPROVAL

The structural analysis reports & soil reports are kept for reference in this office. The clearence is accorded subject to certificate of architect Str. Engineer, Geo-Tech Engineer.

District Engineer
(N) 24 Parganas Zilla Parishad

ADDITION OF 182 NOS. TWO STORIED BUNGALOW & 6 NOS. G+5 STORIED RESIDENTIAL BUILDING ALONG WITH EXISTING 123 NOS. TWO STORIED BUNGALOW & 4 NOS. G+5 STORIED BUILDING AT MOUZA - MATIAGACHA, J.L. NO.-187, L.R. KHATIAN NO.- 3980, 4011, 4595, 4606, 4665,4666,4688, L.R. DAG NO.- 5104 TO 5107, 5108, 5109, 5110, 5112, 5113,5114, 5115 TO 5118, 5120 TO 5126, 5128 TO 5132, 5135, 5137, 5138, 5140 TO 5142,5144 TO 5148, 5170, 5172, 5175, 5179 TO 5182, 5183, 5184, 5185,5186,TOUZI NO.-146, PARGANA-ANOWARPUR, WITHIN THE LOCAL LIMIT OF KIRTIPUR-II GRAM PANCHAYAT, P.S.- BARASAT, DIST-NORTH 24 PARGANAS PREVIOUSLY SANCTIONED FROM NORTH ZILLA PARISHAD VIDE MEMO NO.-700/(N)ZP DATED 05/12/2022 AND MEMO NO.-1613/(N) DATED- 18/08/2023 - SUBSEQUENTLY APPROVED FROM PANCHAYAT SAMITY VIDE MEMO NO.629/Bst-II,DATED-9/12/2022 AND FROM PANCHAYAT DATED 08/09/2023.

CERTIFICATE OF THE ARCHITECT:

I CERTIFY THAT ALL THE ARCHITECTURAL DRAWINGS OFADDITION OF 182 NOS. TWO STORIED BUNGALOW & 6 NOS. G+5 STORIED RESIDENTIAL BUILDING ALONG WITH EXISTING 123 NOS. TWO STORIED BUNGALOW & 4 NOS. G+5 STORIED BUILDING AT MOUZA - MATIAGACHA, J.L. NO.-187, L.R. KHATIAN NO.- 3980, 4011, 4595, 4606, 4665,4666,4688, L.R. DAG NO.- 5104 TO 5107, 5108, 5109, 5110, 5112, 5113,5114, 5115 TO 5118, 5120 TO 5126, 5128 TO 5132, 5135, 5137, 5138, 5140 TO 5142,5144 TO 5148, 5170, 5172, 5175, 5179 TO 5182, 5183, 5184, 5185,5186,TOUZI NO.-146, PARGANA ANOWARPUR, WITHIN THE LOCAL LIMIT OF KIRTIPUR-II GRAM PANCHAYAT, P.S.- BARASAT, DIST-NORTH 24 PARGANAS PREVIOUSLY SANCTIONED FROM NORTH ZILLA PARISHAD VIDE MEMO NO.-700/(N)ZP DATED 05/12/2022 AND MEMO NO.-1613/(N) DATED- 18/08/2023 SUBSEQUENTLY APPROVED FROM PANCHAYAT SAMITY VIDE MEMO NO.629/Bst-II,DATED-9/12/2022 AND FROM PANCHAYAT DATED 08/09/2023 ,HAVE BEEN DESIGNED AND DRAWN UP STRICTLY AND APPROPRIATELY AS STORIE ATED IN THE NEW TOWN KOLKATA PLANNING AREA BUILDING RULES 2014 AND ALSO THE GENERAL BUILDING REQUIREMENTS OF THE NATIONAL BUILDING CODE OF INDIA AND OTHER RELEVANT CODES.

AMITAV BISWAS
Chartered Architect
CA/2010/47702

SIGNATURE OF ARCHITECT

PRAKALPA®
9th Floor, DN-11, Salt Lake Sector-V,
Kolkata - 700 091.
Phone no.: 8335888888
Web site : www.prakalpa.in
E-mail : prakalpa.arch@gmail.com

CERTIFICATE OF THE STRUCTURAL ENGINEER:

I CERTIFY THE STRUCTURE DESIGN AND DRAWING OF THE BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAVE BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER N.B.C. OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.SOIL TESTING REPORT HAS BEEN DONE BY SRI. ALOK ROY OF GEOTEST ENGINEERS PVT.LTD. HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

Mainak Mujumdar
B.C.E., M.C.E. (Struct)
ESE-152/1 of E.M.C.
ESR-(I), [illegible]
STRUC.Reg. [illegible]

SIGNATURE OF STRUCTURAL ENGINEER

CERTIFICATE OF OWNER

I DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT

1. I SHALL ENGAGE L.B.A/ E.S.E. DURING CONSTRUCTION.
2. I SHALL FOLLOW THE INSTRUCTION OF L.B.A/ E.S.E DURING CONSTRUCTION OF THE BUILDING(AS PER B.S. PLAN).
3. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE AUTHORITY WILL REVOKE THE SANCTION PLAN.
4. CERTIFIED THAT I SHALL NOT ON A LATER DATE MAKE ANY ADDITION OR ALTERATION TO THIS PLAN.
5. CERTIFIED THAT I HAVE GONE THROUGH THE NATIONAL BUILDING CODE OF INDIA AND ALSO ABIDE BY THOSE RULES DURING AND AFTER CONSTRUCTION OF THE BUILDING.

For JUPITER DEVELOPERS
AND For JUPITER

Partner

for Self &
As Constituted Attorney of:
GLF Projects Limited
Nicky Commercial private Limited
Nitu Developers Private Limited
Jamal Uddin Molla

AUTHORIZED SIGNATORY

TITLE :
AREA STATEMENT

DRAWN BY	PRATYUSH
CHECKED BY	A.B
SCALE : 1 100	DATE 25.09.24
SUBMISSION DRAWING	
DRAWING NO.	REVISION NO.
JUPITER / SANC / SITE / ARCH / 01A	