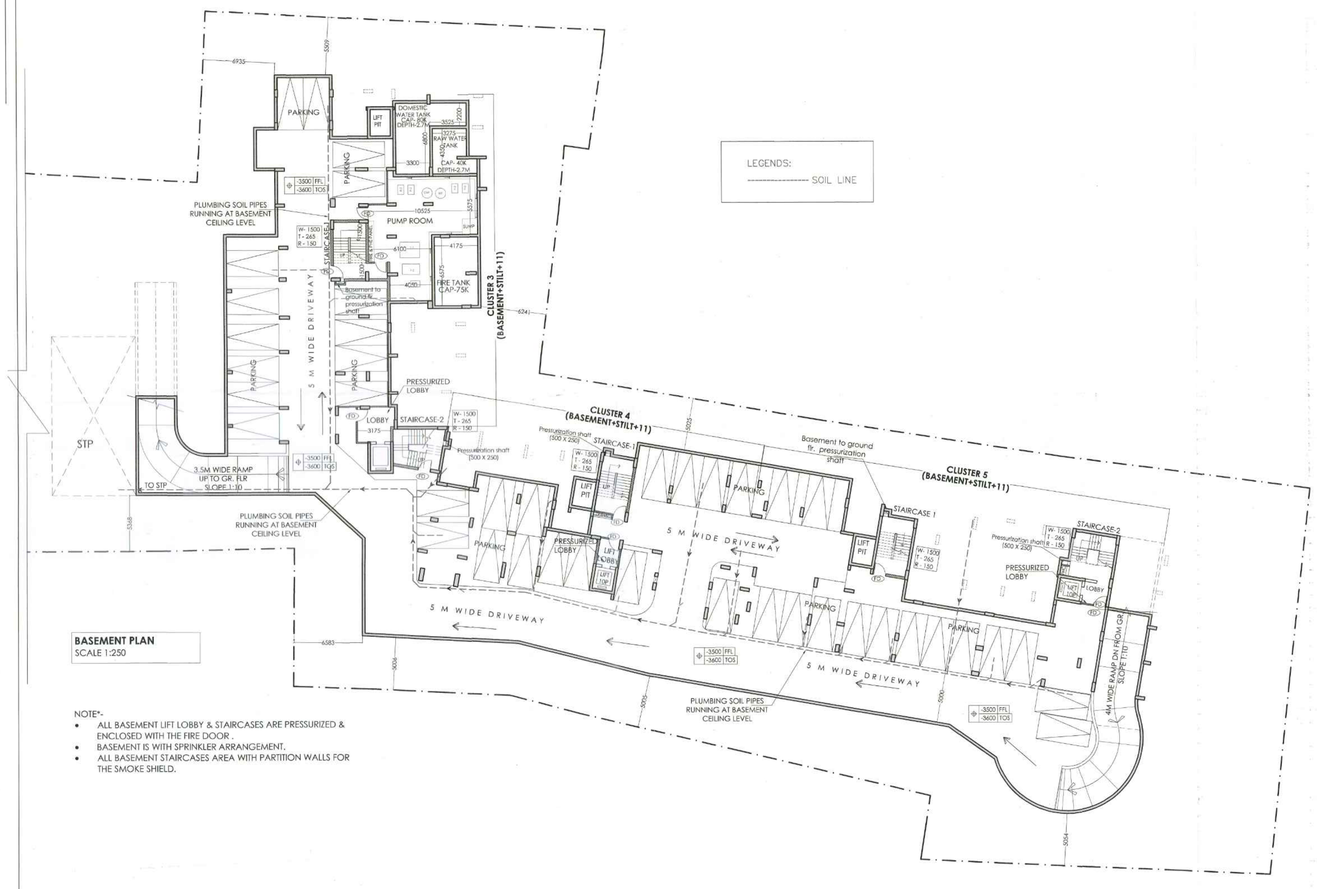


BASEMENT PLAN
SCALE 1:250

NOTE*-

- ALL BASEMENT LIFT LOBBY & STAIRCASES ARE PRESSURIZED & ENCLOSED WITH THE FIRE DOOR .
- BASEMENT IS WITH SPRINKLER ARRANGEMENT.
- ALL BASEMENT STAIRCASES AREA WITH PARTITION WALLS FOR THE SMOKE SHIELD.

MASTER AREA SHEET

TOTAL PLOT AREA =			8627.56	SQ.M M
PERMISSIBLE FAR		3.0	25882.68	SQM
ACHIEVED FAR		1.77	15258.87	SQM
PERMISSIBLE GROUND COVERAGE @		45%	3882.40	SQ.M
ACHIEVED GROUND COVERAGE		19.22%	1657.94	SQ.M N
LEFT OPEN SPACE (M - N)			6969.62	SQ.M
TOTAL BUILT UP AREA (AS PER PCB NORMS)			19977.12	SQ.M

PERMISSIBLE HEIGHT	NR	
PROPOSED HEIGHT	38.3	M
PARKING REQUIRED	56	NOS
1 CAR PARK FOR EVERY 300 SQ.MT		
STILT	50	
OPEN	91	
BASEMENT	42	
TOTAL	183	NOS

RECOMMENDED
26/07/24
Assistant Engineer
P & RD Deptt.
Malda Zilla Parishad, Malda

Memo No. 844/BE/Estt/Mdl-26
Plan Sanction No. 980
Plan Sanctio: (B+G+11+T)
Block No. 1 Mouza
Khata No. 2 & Plot No. 1491
Date 19/07/2024
Signature

District Engineer
Malda Zilla Parishad, Malda

FAR & BUILT UP AREA CALCULATION

S.NO	FLOORS	FAR AREA				NON FAR AREA						BUILTUP			
						CLUSTER 3 = P		CLUSTER 4 = Q		CLUSTER 5 = R					
		CLUSTER 3 = X	CLUSTER 4 =Y	CLUSTER 5 = Z	TOTAL FAR (X+Y+Z)	STAIRCASE/ LIFTLOBBY	PARKING/ REFUGE AREA	STAIRCASE/ LIFTLOBBY	PARKING/ REFUGE AREA	STAIRCASE/ LIFTLOBBY	PARKING/ REFUGE AREA	TOTAL NON FAR AREA (P+Q+R)	CLUSTER 3 (X+P)=A	CLUSTER 4 (Y+Q)=B	CLUSTER 5 (Z+R)=C	TOTAL BUILT UP AREA (A+B+C)
1	BASEMENT											2110.04				2110.04
2	STILT /GR.FLOOR	105.64	91.34	115.86	312.84	40.12	336.33	40.48	250.12	40.39	375.75	1083.19	663.65	402.68	576.11	1642.44
	club at stilt flr.	181.56	20.74	44.11	246.41											
3	1ST FLOOR	448.34	353.14	526.66	1328.14	40.12		40.48		40.39		120.99	653.71	393.62	567.05	1614.38
	club at 1st flr.	165.25			165.25											
4	2ND FLOOR	527.22	337.13	453.43	1317.78	40.12		40.48		40.39		120.99	567.34	377.61	493.82	1438.77
5	3RD FLOOR	527.22	337.13	453.43	1317.78	40.12		40.48		40.39		120.99	567.34	377.61	493.82	1438.77
6	4TH FLOOR	534.63	339.89	458.35	1332.87	40.12		40.48		40.39		120.99	574.75	380.37	498.74	1453.86
7	5TH FLOOR	527.22	337.13	453.43	1317.78	40.12		40.48		40.39		120.99	567.34	377.61	493.82	1438.77
8	6TH FLOOR	527.22	337.13	453.43	1317.78	40.12		40.48		40.39		120.99	567.34	377.61	493.82	1438.77
9	7TH FLOOR	534.63	339.89	458.35	1332.87	40.12	13.78	40.48		40.39		134.77	588.53	380.37	498.74	1467.64
10	8TH FLOOR	527.22	337.13	436.54	1300.89	40.12	14.76	40.48	19.88	40.39	25.76	181.39	582.10	397.49	502.69	1482.28
11	9TH FLOOR	527.22	337.13	453.43	1317.78	40.12		40.48		40.39		120.99	567.34	377.61	493.82	1438.77
12	10TH FLOOR	527.22	337.13	453.43	1317.78	40.12		40.48		40.39		120.99	567.34	377.61	493.82	1438.77
13	11TH FLOOR	534.63	339.89	458.35	1332.87	40.12		40.48		40.39		120.99	574.75	380.37	498.74	1453.86
14	MUMTY/OHT/LIFT MR						40		40		40	120.00	40.00	40.00	40.00	120.00
		6195.22	3844.82	5218.82		481.44	404.87	485.74	310.00	484.66	441.51		7081.53	4640.56	6144.99	
						886.31		795.74		926.17						
				TOTAL FAR AREA	15258.87					TOTAL NON FAR AREA		4718.25	TOTAL BUILT UP AREA AS PER PCB NORMS			19977.12

DWELLING UNITS CALCULATION

NAME OF CLUSTER	TYPE OF UNIT	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	6TH FLOOR	7TH FLOOR	8TH FLOOR	9TH FLOOR	10TH FLOOR	11TH FLOOR	TOTAL UNITS PER FLOOR			
													1 BHK	2 BHK	3 BHK (TYPE-1)	3 BHK (TYPE-2)
C-3	2 BHK	2	4	4	4	4	4	4	4	4	4	4		42		
	3 BHK + UTIL.	1	1	1	1	1	1	1	1	1	1	1			11	
	3 BHK	1	1	1	1	1	1	1	1	1	1	1				11
C-4	2 BHK	3	3	3	3	3	3	3	3	3	3	3		33		
	3 BHK + UTIL.	1	1	1	1	1	1	1	1	1	1	1			11	
C-5	1 BHK	2	2	2	2	2	2	2		2	2	2	20			
	2 BHK	3	3	3	3	3	3	3	4	3	3	3		34		
	3 BHK	1	1	1	1	1	1	1	1	1	1	1				11
												TOTAL	20	109	22	22
												TOTAL NO. OF UNITS	173			

OVERALL GROUND COVERAGE CALCULATION

S.NO	NAME OF BLOCKS	AREA
1	CLUSTER 3	669.57
2	CLUSTER 4	406.12
3	CLUSTER 5	582.25
	TOTAL	1657.94

USE DETAILS

S.NO	FLOOR	RESIDENTIAL	SERVICES	PARKING (COVERED)	LIFT, STAIRCASE, COMMON AREA	CLUB	TOTAL AREA
1	BASEMENT						2110.04
2	STILT FLOOR			962.20	433.83	246.41	1642.44
3	1ST FLOOR	1156.93			292.20	165.25	1614.38
4	2ND FLOOR	1145.31			293.46		1438.77
5	3RD FLOOR	1145.31			293.46		1438.77
6	4TH FLOOR	1160.42			293.44		1453.86
7	5TH FLOOR	1145.31			293.46		1438.77
8	6TH FLOOR	1145.31			293.46		1438.77
9	7TH FLOOR	1160.42			307.22		1467.64
10	8TH FLOOR	1128.04			354.24		1482.28
11	9TH FLOOR	1145.31			293.46		1438.77
12	10TH FLOOR	1145.31			293.46		1438.77
13	11TH FLOOR	1160.42			293.44		1453.86
14	TERRACE		120				120.00
	TOTAL	12638.09			3735.13	411.66	19977.12

PRINCIPAL USE	RESIDENTIAL	
AREA UNDER RESIDENTIAL USE	12638.09	SQ.M
AREA UNDER COMMON USE	3735.13	SQ.M
PERMISSIBLE HEIGHT	NR	
PROPOSED HEIGHT	38.3	M
PARKING REQUIRED	56	NOS.
PARKING PROVIDED	183	NOS.
NO. OF TENEMENTS	173	NOS.

GROUND COVERAGE AREA CALCULATION FOR CLUSTER 3

SL. NO.	REGION	SIZE Length(in mm)	SIZE Width(in mm)	Factor	AREA (in Sq.Mt)
1	A	125	675	1	0.08
2	B	1950	1125	1	2.19
3	C	1825	575	1	1.05
5	D	9175	1105	1	10.14
6	E	4200	575	1	2.42
7	F	325	3150	1	1.02
8	G	550	2975	1	1.64
9	H	875	7525	1	6.58
10	J	19000	18570	1	352.83
11	K	75	900	1	0.07
12	L	1925	550	1	1.06
13	M	3600	1130	1	4.07
14	N	1475	480	1	0.71
15	P	4150	1130	1	4.69
16	Q	1300	4920	1	6.40
17	R	1050	3175	1	3.33
18	S	625	6350	1	3.97
19	T	4550	800	1	3.64
20	U	675	125	1	0.08
21	V	550	1625	1	0.89
22	W	1145	650	1	0.74
23	X	300	250	1	0.08
24	Y	2325	400	1	0.93
25	Z	2300	225	1	0.52
26	A'	550	1375	1	0.76
27	B'	2455	7050	1	17.31
28	C'	335	3575	0.5	0.60
29	D'	340	3575	1	1.22
30	E'	200	300	1	0.06
31	F'	1955	2940	1	5.75
32	G'	1293	227	0.5	0.15
33	H'	295	1715	0.5	0.25
34	J'	370	1715	1	0.63
35	K'	503	2928	0.5	0.74
36	L'	4440	2165	1	9.61
37	M'	4440	763	0.5	1.69
38	N'	2450	2890	1	7.08
39	P'	1500	550	1	0.83
40	Q'	600	1825	1	1.10
41	R'	50	1800	1	0.09
42	S'	625	1500	1	0.94
43	T'	850	12570	1	10.68
44	U'	15445	11060	1	170.82
45	V'	10675	2815	1	30.05
46	W'	50	250	1	0.01
47	X'	675	125	1	0.08
				TOTAL	669.57

GROUND COVERAGE AREA CALCULATION FOR CLUSTER 4

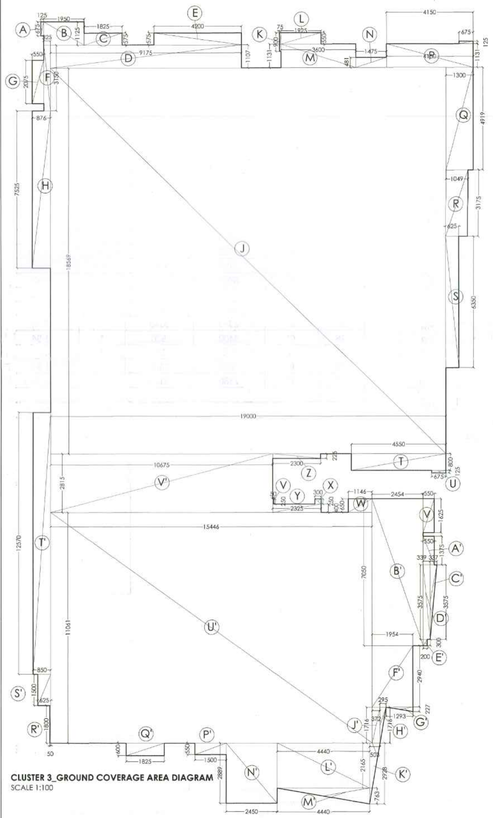
SL. NO.	REGION	SIZE Length(in mm)	SIZE Width(in mm)	Factor	AREA (in Sq.Mt)
1	A	1925	550	1	1.06
2	B	6525	550	1	3.59
3	C	1625	550	1	0.89
4	C'	675	125	1	0.08
5	D	3600	600	1	2.16
6	E	10775	5451	1	58.73
7	F	2075	550	1	1.14
8	G	3600	750	1	2.70
9	H	3225	1025	1	3.31
10	J	3700	550	1	2.04
11	K	1950	1452	1	2.83
12	L	7955	3295	1	26.21
13	M	5400	600	1	3.24
14	N	1925	550	1	1.06
15	P	2200	3250	1	7.15
16	Q	3625	5935	1	21.51
17	R	26560	6080	1	161.48
18	S	4905	345	1	1.69
19	T	1875	380	1	0.71
20	U	2025	300	1	0.61
21	V	2200	1195	1	2.63
22	W	1950	5837	1	11.38
23	X	7750	5813	1	45.05
24	Y	6705	592	1	3.97
25	Z	12455	1132	1	14.10
26	A'	3300	902	1	2.98
27	B'	2380	3143	1	7.48
28	C'	3400	570	1	1.94
29	D'	775	175	1	0.14
30	E'	570	3400	1	1.94
31	F'	2380	5175	1	12.32
				TOTAL	406.12

GROUND COVERAGE AREA CALCULATION FOR CLUSTER 5

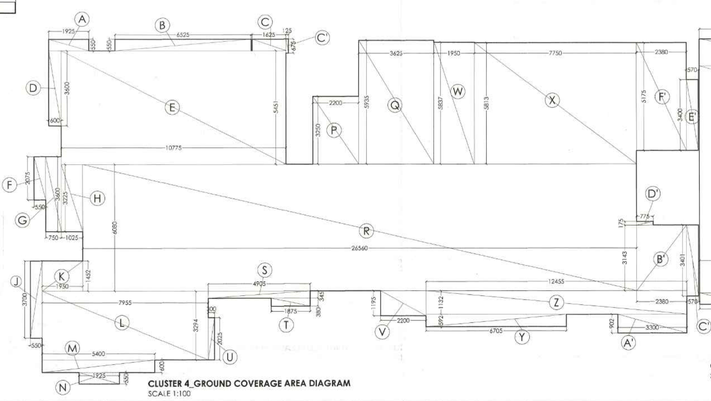
SL. NO.	REGION	SIZE Length(in mm)	SIZE Width(in mm)	Factor	AREA (in Sq.Mt)
1	A	7535	1287	1	9.70
2	B	1740	550	1	0.96
3	C	1750	550	1	0.96
4	D	3890	840	1	3.27
5	E	5770	1090	1	6.29
6	F	3050	150	1	0.46
7	G	4560	175	1	0.80
8	H	13855	1440	1	19.95
9	J	1475	463	1	0.68
10	K	3400	1007	1	3.42
11	L	675	125	1	0.08
12	M	1625	2750	1	4.47
13	N	1375	1325	1	1.82
14	P	1577	2150	1	3.39
15	Q	1625	2750	1	4.47
16	R	1575	450	1	0.71
17	S	39000	10885	1	424.52
18	T	2250	550	1	1.24
19	U	2400	1125	1	2.70
20	V	1550	850	1	1.32
21	W	31352	2010	1	63.02
22	X	1725	925	1	1.60
23	Y	16595	975	1	16.18
24	Z	1725	925	1	1.60
25	A'	4705	1173	1	5.52
26	B'	1775	550	1	0.98
27	C'	3525	615	1	2.17
				TOTAL	582.25

Volume calculation

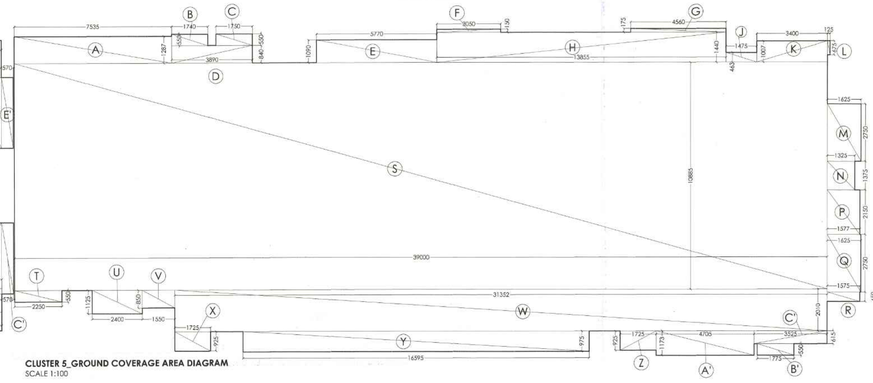
CLUSTER NAME	FLOORS	FLOOR AREA (SQ.M)	TOTAL HT. FOR FLOORS MENTIONED	VOL. (in cubic.mt)
3	GROUND (STILT)	663.65	3.6	2389.14
	1ST FLOOR	653.71	3.15	2059.19
	2ND,3RD,5TH,6TH,9TH & 10TH FLOOR	567.34	18.9	10722.73
	4TH & 11TH FLOOR	574.75	6.3	3620.93
	7TH FLOOR	588.53	3.15	1853.87
	8TH FLOOR	588.53	3.15	1853.87
4	GROUND (STILT)	402.68	3.6	1449.65
	1ST FLOOR	393.62	3.15	1239.90
	2ND,3RD,5TH,6TH,9TH & 10TH FLOOR	377.61	18.9	7136.83
	8TH FLOOR	397.49	3.15	1252.09
	4TH,7TH & 11TH FLOOR	380.37	9.45	3594.50
5	GROUND (STILT)	576.11	3.6	2074.00
	1ST FLOOR	567.05	3.15	1786.21
	2ND,3RD,5TH,6TH,9TH & 10TH FLOOR	493.82	18.9	9333.20
	8TH FLOOR	502.69	3.15	1583.47
	4TH,7TH & 11TH FLOOR	498.74	9.45	4713.09
TOTAL				56662.65



CLUSTER 3_GROUND COVERAGE AREA DIAGRAM
SCALE 1:100



CLUSTER 4_GROUND COVERAGE AREA DIAGRAM
SCALE 1:100



CLUSTER 5_GROUND COVERAGE AREA DIAGRAM
SCALE 1:100

LAND SCHEDULE
L.R. PLOT NO. - 134,136,149,149
L.R. KHATIAN NO. - 2235, 2244, 2246, 2253, 2982, 2983, 2984, 1562, 2238, 2944, 2947, 2955
J.L.NO. - 217
MOUZA - NIRTANANDAPUR
P.S. - MALDA
DIST - MALDA

Declaration of the Owner's:
DECLARED THAT I/WE SHALL NOT ALTAR OR MAKE ANY ADDITION TO THIS PLAN.DECLARED THAT I HAVE GONE THROUGH THE RULES AND REGULATIONS FOR RELEVANT AUTHORITY AND ALSO UNDERTAKE TO ABIDE BY THESE RULES AND REGULATION DURING AND AFTER THE CONSTRUCTION OF BUILDING I MAY APPOINT A L.B.S.OR TECHNICAL PERSON FOR THE SUPERVISION OF CONSTRUCTION.

1. Sanjay Chiltangia
2. Suman Chiltangia
3. Sunny Chiltangia
4. Mili Saha
5. Sonali Saha
6. Aditya Sarda
7. Krishnendu Narayan Choudhury
8. Dibyendra Narayan Choudhury
9. Arunendra Narayan Choudhury

Sign. of the Owner's

Declaration of the L.B.A:
CERTIFIED THAT THE PLAN HAVE BEEN DESIGNED & DRAWN UP STRICTLY ACCORDING TO THE NATIONAL BUILDING CODE (N.B.C.) 2016 & RELEVANT AUTHORITY.

ARIJIT GHOSH
Architect
Regn. No.-CA/2001/27427

Sign. of the L.B.A.

Certificate of structural stability
I/we hereby certify that the foundation and superstructure of the building proposed for construction on plot mentioned above under the jurisdiction of S.M.C./notified area authority/ industrial township authority will be personally inspected and as designed by me/us & we will ensure that the concerned foundation and super structure is safe in all respect including consideration of bearing capacity and settlement of soil and other conditions. If any conforming to all stipulations of all relevant IS Code of practice and any national Building Code.

SANJIV J. PAREKH
M.E. (STRUCT.), M.E.(CONSTENG.)
B.C.E., FIE-(F-018202-4)
E.S.E. No. 104 (J) K.M.C.

Sign. of Structural Engineer

SANJIB GUHA
BSC, BCE, FIE-(F-115554-5)
CHARTERED ENGINEER
ENLISTED STRUCTURAL
REVIEWER 88/16 K.M.C.

Sign. of Structural Reviewer

Certificate of Geotech Engineer
undersigned has inspected the site and carried out the soil investigation thereon. It is certified that the existing soil of the site is sable to carry the load coming from the proposed construction and the foundation system proposed herein is safe & stable in all respect from Geo-Technical point of view.

ALOK ROY
Empanelled Geotechnical Engineer
Kolkata Municipal Corporation
Class-I, No.- G.TP/11
6A, Allen Park
Kolkata-700 084

Sign. of GeoTech Engineer

Principal Architect:
Studio 4th Dimension
Flat-2D, DDA Flats, Pocket-B, Sector-12, Dwarka, New Delhi-110075
Ph.:+91-11-45534671, Mob: +91-9810342162

OWNERS:
1. MR. SANJAY CHITLANGIA
2. MRS. SUMAN CHITLANGIA
3. MR. SUNNY CHITLANGIA
4. MRS. MILI SAHA
5. MRS. SONALI SAHA
6. MR. ADITYA SARDA
7. MR. KRISHNENDU NARAYAN CHOUDHURY
8. MR. DIBYENDRA NARAYAN CHOUDHURY
9. MR. ARUNENDRA NARAYAN CHOUDHURY

Project Title:
PROPOSED BASEMENT + GR.(STILT) + 11 STORIED RESIDENTIAL BUILDING NEAR SETU MORE , MOUZA - NIRTANANDAPUR DIST- MALDA , WEST BENGAL

Sheet Title:
SHEET-2, OVERALL BASEMENT PLAN,C-3,4&5 GROUND COVERAGE AREA CALCULATION & MASTER AREA SHEET

DRG. NO.: A/002
DRAWN: KANIA DATE: 31.07.2024
SCALE: AS SHOWN