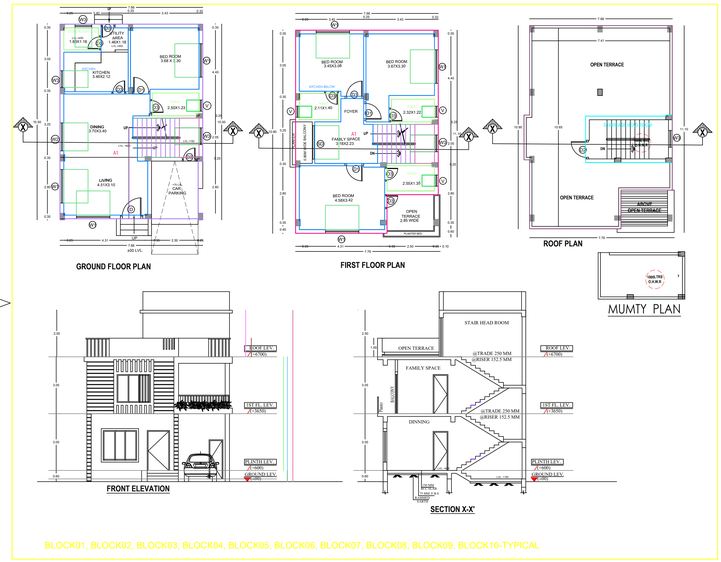
SITE PLAN



Parking Calculation Sheet

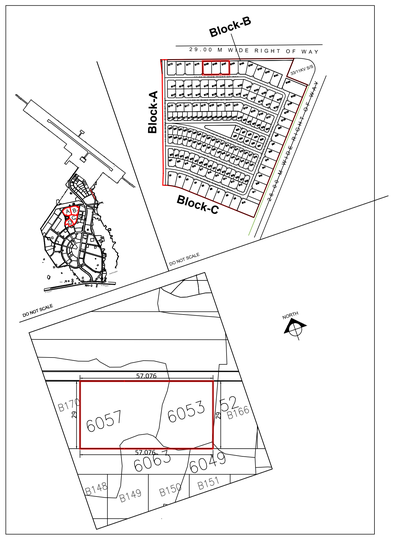
Building Type	No	Minimum requirement	Calculating Parking	Required Parking	Cars Required	/Bus require	Total Required
Residential	52 (B) (1) a	Every 120 sqm of floor area upto a Total floor area of 600 sqm to 5000 sqm.	1342.10	1342.10/120 =11.18	11	-	11
		Total Parking Required			11	0	11
Surface Car Parking Provided		13					
Total Parking Provided		13					

F.A.R Calculation Sheet

THE PROPOSE PLAN OF DUPLEX BUILDING (RESIDENTIAL) FOR BENGAL AEROTROPOLIS PROJECTS LIMITED OVER L.R. Plot no- 6049, 6052, 6053,6057,6063 L.R. Khatian No- 3993 of Mouza- DAKSHINKHANDA J.I.no- 36, P.O.-ANDAL, P.S.-ANDAL, Dist- Paschim Bardhaman West Bengal Under-GCITA BAPL ANDAL.

Area of Plot	1655.20	Sq.Mtr.
Area of Plot Physical measurement	1655.12	Sq.Mtr.
Road Width	29	Mtr.
Permissible Height	34.66	Mtr.
Proposed Height	6.7	Mtr.
Permissible Ground Covarage	50	%
Proposed Ground Covarage	49.92	%
Permissible FAR	3	
Proposed FAR	0.81	
Required Number of Parking	11	
Proposed Number of Parking	13	
Proposed Public Open Space	NA	
Total Build Up Area	1686.90	Sq.Mtr.

BLOCK NAME	Ground Coverage	FLOOR NAME	TOYAL AREA	DEDUCTION	BUILT UP AREA	EXEMPTION	COVER PARKING AREA	EXEMPTION FOR COVER PARKING	FLOOR AREA (FOR F.A.R)
BLOCK 01	82.63	FLOOR-GROUND	79.32	-	79.32	7.20	8.96	8.96	63.16
		FLOOR01	77.73	-	77.73	6.68	-	-	71.05
		FLOOR TERRACE	11.64	-	11.64	11.64	-	-	0.00
BLOCK 02	82.63	GROUND FLOOR	79.32	-	79.32	7.20	8.96	8.96	63.16
		FLOOR01	77.73	-	77.73	6.68	-	-	71.05
		FLOOR TERRACE	11.64	-	11.64	11.64	-	-	0.00
BLOCK 03	82.63	GROUND FLOOR	79.32	-	79.32	7.20	8.96	8.96	63.16
		FLOOR01	77.73	-	77.73	6.68	-	-	71.05
		FLOOR TERRACE	11.64	-	11.64	11.64	-	-	0.00
BLOCK 04	82.63	GROUND FLOOR	79.32	-	79.32	7.20	8.96	8.96	63.16
		FLOOR01	77.73	-	77.73	6.68	-	-	71.05
		FLOOR TERRACE	11.64	-	11.64	11.64	-	-	0.00
BLOCK 05	82.63	GROUND FLOOR	79.32	-	79.32	7.20	8.96	8.96	63.16
		FLOOR01	77.73	-	77.73	6.68	-	-	71.05
		FLOOR TERRACE	11.64	-	11.64	11.64	-	-	0.00
BLOCK 06	82.63	GROUND FLOOR	79.32	-	79.32	7.20	8.96	8.96	63.16
		FLOOR01	77.73	-	77.73	6.68	-	-	71.05
		FLOOR TERRACE	11.64	-	11.64	11.64	-	-	0.00
BLOCK 07	82.63	GROUND FLOOR	79.32	-	79.32	7.20	8.96	8.96	63.16
		FLOOR01	77.73	-	77.73	6.68	-	-	71.05
		FLOOR TERRACE	11.64	-	11.64	11.64	-	-	0.00
BLOCK 08	82.63	GROUND FLOOR	79.32	-	79.32	7.20	8.96	8.96	63.16
		FLOOR01	77.73	-	77.73	6.68	-	-	71.05
		FLOOR TERRACE	11.64	-	11.64	11.64	-	-	0.00
BLOCK 09	82.63	GROUND FLOOR	79.32	-	79.32	7.20	8.96	8.96	63.16
		FLOOR01	77.73	-	77.73	6.68	-	-	71.05
		FLOOR TERRACE	11.64	-	11.64	11.64	-	-	0.00
BLOCK 10	82.63	GROUND FLOOR	79.32	-	79.32	7.20	8.96	8.96	63.16
		FLOOR01	77.73	-	77.73	6.68	-	-	71.05
		FLOOR TERRACE	11.64	-	11.64	11.64	-	-	0.00
Total Area	826.3		1686.90	-	1686.90	255.20	8.96	8.96	1342.10
Total Ground Coverage		**826.3**	**Total Built Up Area**		**1686.90**	**Total FAR Area**			**1342.10**



Location of the project

THE PROPOSE PLAN OF DUPLEX BUILDING (RESIDENTIAL) FOR BENGAL AEROTROPOLIS PROJECTS LIMITED OVER L.R. Plot no– 6049, 6052, 6053, 6057, 6063 L.R. Khatian No– 3993 of Mouza– DAKSHINKHANDA J.I.no– 36, P.O.–ANDAL, P.S.–ANDAL, Dist– Paschim Bardhaman West Bengal Under–GCITA BAPL ANDAL

DOOR & WINDOW SCHEDULE :-

DOOR

MARKED	WIDTH (M.O.)	LINTEL (M.O.)	SILL
D	1200	2100	
D1	1000	2100	
D3	750	2100	
SD	1800	1950	

WINDOW

MARKED	WIDTH (M.O.)	HEIGHT (M.O.)	SILL
W1	1800	1350	750
W2	1500	1350	750
W3	900	1200	900
V	600	600	1500

DECLRATION OF OWNER:-

I hereby declare that I am the owner of the property to be built upon and the copy of the registered deed of the land or other document in support of ownership of the land as submitted herewith. That the aforesaid plot of land is the only plot of land owned by me/us and that there are no adjoining plots owned under the Urban Land (Ceiling and Regulation) Act, 1976 and that extent of that plot is within the ceiling limit on vacant land imposed by the said Act.
That I do not hold any other vacant land or any other land with building with a dwelling unit therein in any of the urban agglomerations referred to in the said Act.
That in the event of the aforesaid plot of land being declared in excess by the competent authority under the Urban Land (Ceiling and Regulation) Act, 1976 I/WE shall abide by the decision of the competent authority under that Act.
I/OH HEREBY DECLARE WITH FULL RESPONS- SIBILITY THAT
i) I/ SHALL ENGAGE ARCHITECT & E.S.E. DURING CONSTRUCTION.
ii) I/ SHALL FOLLOW THE INSTRUCTIONS OF ARCHITECT & E.S.E. DURING CONSTRUCTION OF THE BUILDING i AS PER B.S. PLANS
iii) I/ AM/WE AM/ARE WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING ADJOINING STRUCTURE.
iv) IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE WBIDC AUTHORITY WILL REVOKE THE SANCTION PLAN.
v) THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF ARCHITECT E.S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK.

SIGNATURE OF OWNER

CERTIFICATE OF STRUCTURAL ENGINEER

I/ WE HEREBY CERTIFY THAT THE FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING PROPOSED FOR CONSTRUCTION ON L.R PLOT NO- 6049, 6052, 6053, 6057, 6063 L.R. KHATIAN NO- 3993 OF MOUZA- DAKSHINKHANDA J.L.NO- 36, P.O.-ANDAL, P.S.-ANDAL, DIST- PASCHIM BARDHAMAN WEST BENGAL UNDER-GCITA BAPL ANDAL UNDER THE JURISDICTION OF MUNICIPALITY/ NOTIFIED AREA AUTHORITY/ INDUSTRIAL TOWNSHIP AUTHORITY HAVE BEEN PERSONALLY INSPECTED AND SO DESIGNED BY MEUS WILL MAKE SUCH FOUNDATION AND SUPER STRUCTURE SAFE IN ALL RESPECT INCLUDING THE 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 NATIONAL BUILDING CODE.

KANCHAN KANTI MONDAL
LICENCE NO: KMC/ST-0240
SIGNATURE OF STRUCTURAL ENGINEER

CERTIFICATE OF GEO-TECHNICAL ENGINEER

I/ WE HEREBY CERTIFY THAT THE FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING PROPOSED FOR CONSTRUCTION ON L.R PLOT NO- 6049, 6052, 6053, 6057, 6063 L.R. KHATIAN NO- 3993 OF MOUZA- DAKSHINKHANDA J.L.NO- 36, P.O.-ANDAL, P.S.-ANDAL, DIST- PASCHIM BARDHAMAN WEST BENGAL UNDER-GCITA BAPL ANDAL UNDER THE JURISDICTION OF MUNICIPALITY/ NOTIFIED AREA AUTHORITY/ INDUSTRIAL TOWNSHIP AUTHORITY HAVE BEEN PERSONALLY INSPECTED AND SO DESIGNED BY MEUS WILL MAKE SUCH FOUNDATION AND SUPER STRUCTURE SAFE IN ALL RESPECT INCLUDING THE 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 NATIONAL BUILDING CODE.

MUMMUN ROY
LICENCE NO:-AMC/GEO-I/2022/02
SIGNATURE OF GEO-TECHNICAL ENGINEER

CERTIFICATE OF ARCHITECT

I/WE DO HEREBY CERTIFY THAT PLANS, ELEVATIONS AND SECTIONS AND OTHER STRUCTURAL DETAILS OF THE PROPOSED BUILDING ON L.R PLOT NO- 6049, 6052, 6053, 6057, 6063 L.R. KHATIAN NO- 3993 OF MOUZA- DAKSHINKHANDA J.L.NO- 36, P.O.-ANDAL, P.S.-ANDAL, DIST- PASCHIM BARDHAMAN WEST BENGAL UNDER-GCITA BAPL ANDAL THE JURISDICTION OF MUNICIPALITY/ NOTIFIED AREA AUTHORITY/ INDUSTRIAL TOWNSHIP AUTHORITY HAVE BEEN PREPARED IN CONFORMITY WITH ALL RELEVANT PROVISIONS UNDER THE WEST BENGAL MUNICIPAL (BUILDING) RULES, 2007. THIS ALSO TO CERTIFY THAT ALL RELEVANT 'NO OBJECTION' CERTIFICATES FROM THE RESPECTIVE AUTHORITIES SUCH AS, FIRE AND EMERGENCY SERVICES DEPARTMENT, AIRPORT AUTHORITY, POLLUTION CONTROL BOARD, ETC. AS APPLICABLE IN THIS REGARD, ARE ALSO ENCLOSED WITH THE APPLICATION FOR SEEKING APPROVAL OF THE PLAN TO CONSTRUCT/ RECONSTRUCT/ ADDITION TO/ ALTERATION OF THE BUILDING ON THE SAID PLOT.

SIGNATURE OF ARCHITECT
SAMIULLAH CHAND
Council of Architecture
REG. NO. - CA/2017/88043

POSITIVE SPACE DESIGN STUDIO
ARCHITECTURE, INTERIOR, URBAN DESIGN, LANDSCAPE.
NAJIBUN COTTAGE, H.No- 256, A-BLOCK-EXT. NATUN PALLY RD, BENACHITY, DURGAPUR, PASCHIM BURDWAN, WB-713213,
Mob- +91-8826670877, +91-9891517738,
Email- arsamiullahchand@gmail.com

Scale		Date 04/03/2026
Dealt B.B	Checked S.CHAND	Approved S.CHAND

☐ Design Development ■ Sanction Dwg
☐ Contract Document ☐ Construction Dwg ☐ As Built Dwg

Revision No. | Revision Date.
SHEET SIZE - A0
Drawing No. PSDS-03

Signature Not Verified
Digitally signed by
Name: STP
Date: 23 Apr 2026
Reason: Approval Permit
Location: WBIDC