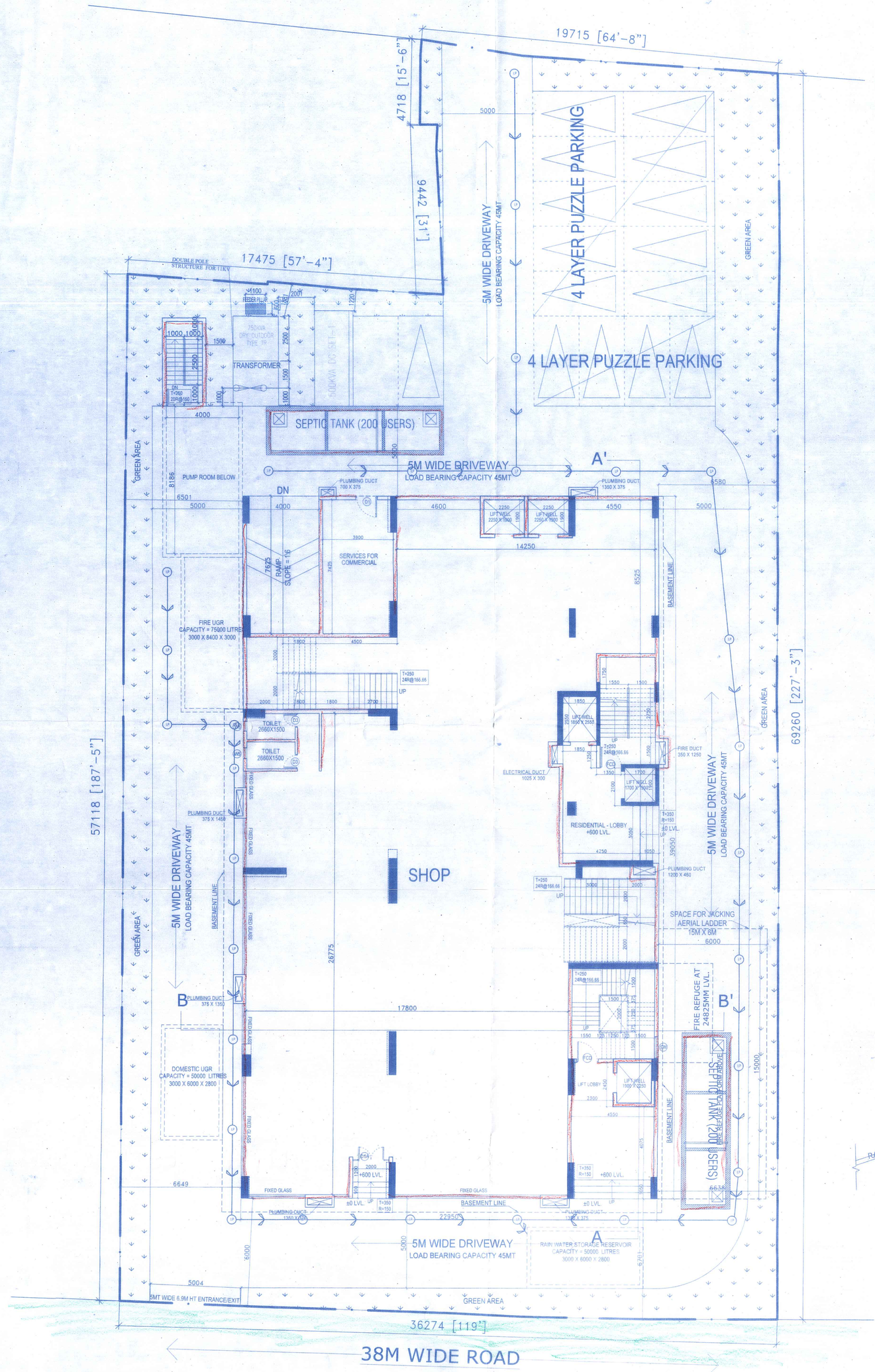
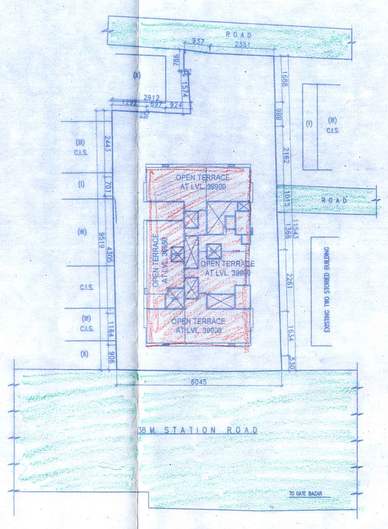
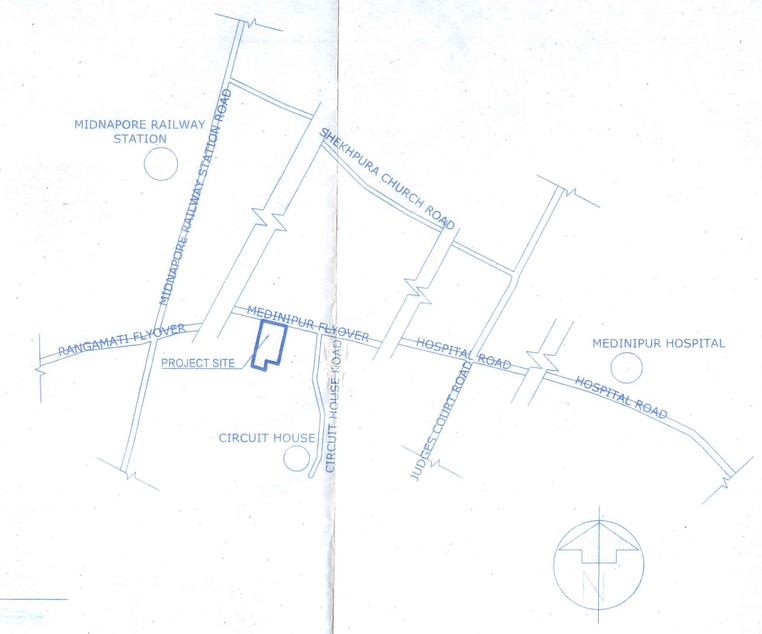


GROUND FLOOR PLAN
ALREADY SANCTIONED

(vide Permit No. SWS-OBPAS/1606/2024/0471
Dated: 27.11.2024)

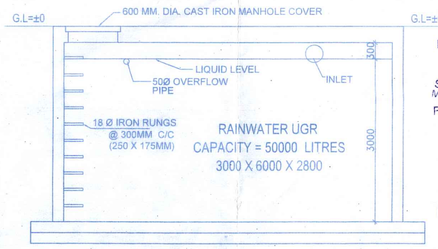


SITE PLAN
SCALE 1:600



LOCATION PLAN
SCALE 1:4000

RAIN WATER RESERVOIR (PLAN)



SECTION THROUGH Y - Y'
SCALE-1:50

AREA STATEMENT

AREA OF LAND	= 2323.28 SQM(34.73 KH.)
Permissible Ground Coverage	= 50.00% = 1161.64 SQ.M.
PROPOSED Ground Coverage	=38.57 % = 896.20 SQ.M.
Permissible Built-up area	= 7666.83 SQ.M.
Width of Access Road	= 38 M.
Permissible Height as per building rules	= 40.00 M.
PROPOSED HEIGHT (TOP OF SLAB) = 39.9 M.	
Required minimum Green Area (15%)	= 348.49 Sqm.
Proposed Green Area (15.21%)	= 357.40 Sqm.

AREA STATEMENT:

GROUND FLOOR AREA	= 865.7 SQ.M. (ALREADY SANCTIONED)
FIRST FLOOR AREA	= 869.63 SQ.M. (ALREADY SANCTIONED)
SECOND FLOOR AREA	= 869.63 SQ.M. (ALREADY SANCTIONED)
THIRD FLOOR AREA	= 716.09 SQ.M. (ALREADY SANCTIONED)
TYPICAL FLOOR AREA	= 712.34 X 6 = 4274.04 SQ.M. (ALREADY SANCTIONED)
10th FLOOR AREA	= 596.19 SQ.M. (ALREADY SANCTIONED)
BASEMENT AREA	= 953.33 SQ.M. (ALREADY SANCTIONED)
PROPOSED 11th FLOOR AREA	= 712.34 SQ.M.
PROPOSED 12th FLOOR AREA	= 712.34 SQ.M.
~~PROPOSED 13th FLOOR AREA~~	~~= 596.19 SQ.M.~~
ADDITION AND ALTERATION	
AREA OF PROPOSED 10th FLOOR	= 116.15 SQ.M.
(A) TOTAL AREA	= 11,281.63 SQ.M.

F.A.R EXEMPTED AREA :

STAIR AREA+LIFT LOBBY AREA:

GROUND FLOOR	= 110.80 SQ.M.
FIRST FLOOR	= 113.58 SQ.M.
SECOND FLOOR	= 113.45 SQ.M.
THIRD FLOOR	= 39.75 SQ.M.
TYPICAL FLOOR X 6	= 36.7 X 6 = 220.2 SQ.M.
10TH FLOOR	= 36.7 SQ.M.
11TH FLOOR	= 36.7 SQ.M.
12TH FLOOR	= 36.7 SQ.M.
~~13TH FLOOR~~	~~= 36.7 SQ.M.~~

PARKING AREA:

BASEMENT PARKING	= 953.33 SQ.M.
(B) TOTAL EXEMPTION	= 1697.91 SQ.M.
PROPOSED BUILT UP AREA FOR F.A.R. (A - B)	= 9583.72 SQ.M.
PROPOSED F.A.R CONSUMED	= 4.12

PARKING PROPOSED :

COVERED PARKING	= 27 NOS.
OPEN PARKING	= 48 NOS.
TOTAL PROPOSED PARKING	= 75 NOS.
FLAT MATRIX :	= 72 NOS.

TOTAL NO OF 2BHK FLAT = 30 NOS.
TOTAL NO OF 3BHK FLAT = 42 NOS.

DOOR SCHEDULE

DOOR TYPE	SIZE	LINTEL	LOCATION
D1A	1500 X 2400	2400	RETAIL DOOR AT GROUND
D1	1200 X 2250	2250	FLAT ENTRY DOOR
D2	900 X 2250	2250	BEDROOM
D3	750 X 2250	2250	TOILET
SD1	2500 X 2250	2250	BALCONY
SD2	2000 X 2250	2250	BALCONY
FCD	1200 X 2250	2250	FIRE CHECK DOOR

WINDOW SCHEDULE

WINDOW TYPE	SIZE	LINTEL	SILL	LOCATION
W1	1500 X 1850	2250	400	BEDROOM
W2	1200 X 1850	2250	400	BEDROOM
W3	1000 X 1850	2250	400	BEDROOM
W4	1000 X 1250	2250	1000	KITCHEN
W5	600 X 1050	2250	1200	TOILET
SW	1200 X 1850	2250	400	STAIR

Certificate of Owner

Certified that I have gone through the building rules of west bengal municipal(building) rules,2007and its ammendment & also undertake to abide by those rules during & after the construction of the building.

ALINGAN ENCLAVE (P) LTD.
Director
SIGNATURE OF OWNER

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. 914, R.S. PLOT NO. 171, J.L.NO. 172, KHAITAN NO. 1209, OF MOUZA - SHEKHPURA, STATION ROAD, MIDNAPORE MUNICIPALITY, MUNICIPALITY HOLDING NO.1598, WARD NO. 5, **MIDNAPORE - 721101**, P.S.-KOTWALI, DIST.- PASCHIM MEDINIPUR, under the jurisdiction of Paschim Medinipur Zilla Parisad, have been prepared in conformity with all relevant provisions under West Bengal Municipal (Building) Rules 2007. This also to certify that relevant "No Objection" certificates from the respective Authorities such as Fire and Emergency Services Department, Airport Authority, Pollution Control Board, Telecommunication Department etc as applicable in this regard are also enclosed with the application for seeking approval of the plan to construction /reconstruct/ addition to alteration of the building on the said Plot.

KAMAL KUMAR PERIWAL
CA-95-18879
Signature of Architect

Certificate of Structural Engineer
I/we hereby certify that the foundation and superstructure of the building proposed for construction on L.R PLOT NO. 914, R.S. PLOT NO. 171, J.L.NO. 172, KHAITAN NO. 1209, OF MOUZA - SHEKHPURA, STATION ROAD, MIDNAPORE MUNICIPALITY, MUNICIPALITY HOLDING NO.1598, WARD NO. 5, **MIDNAPORE - 721101**, P.S.-KOTWALI, DIST.- PASCHIM MEDINIPUR, under the jurisdiction of Paschim Medinipur Zilla Parisad, have been personally inspected and do designed by me/ I 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.

Signature of Geo-Technical Engineer	Signature of Structural Reviewer	Signature of Structural Engineer
Dr. Tapan Kr. Pal, B.Tech. (Civil), M.E (Geo-tech), KMC Reg. No: Gy.T/1/32 Mobile No: 9830461128 EMAIL: 2017BSB001@iiests.in HMC Reg. No: DOTE/CLASS-I/11	Prof. Manoj Kumar Mondal, B.Sc. (Hons), B.E.(Civil), M.E.(Struc. Tech.) Ml Strutt. E (Lond) M.A.S.C.E. (USA) FISE-55 of The Calcutta Municipal Corporation	Mainak Majumdar B.C.E., M.C.E. (Bhopal) ESE-152/1 of CMC STER/NKDA/10/0020 075/KIPSON/ESE/11-12

PROJECT :

PROPOSED 11TH,~~&~~12TH ~~AND 13TH~~ FLOOR OVER ALREADY SANCTIONED B+G+X STORIED COMMERCIAL + RESIDENTIAL BUILDING NAMED FOR ALINGAN ENCLAVE PVT. LTD. OF L.R PLOT NO. 914, R.S. PLOT NO. 171, J.L.NO. 172, KHAITAN NO. 1209, OF MOUZA - SHEKHPURA, STATION ROAD, MIDNAPORE MUNICIPALITY, MUNICIPALITY HOLDING NO.1598, WARD NO. 5, **MIDNAPORE - 721101**, P.S.-KOTWALI, DIST.- PASCHIM MEDINIPUR

May be Approved
31/12/24
Sub Asstt Engineer
Midnapore Municipality
RECOMMENDED

31/12/24
Member
Chairman - in - Council
Midnapore Municipality

TITLE :

GROUND FLOOR PLAN, LOCATION PLAN, SITE PLAN, AREA STATEMENT

SUBMISSION DRAWING

NORTH	DRG.NO.			
	REV. DATE		REV. NO.	
	SCALE	1:100	DEALT	
	DATE	29.11.2024	CHECKED	

ARCHITECT : KAMAL KUMAR PERIWAL

LEGEND:
PLOT LINE
EXISTING WORK
PROPOSED WORK
DRAIN
ROAD

MAHESHWARI & ASSOCIATES
37A, BAKER ROAD, 2ND. FLOOR KOLKATA- 700027.
Tel : 65228584, www.architectmaheswari.com

(6)

4/12

GF

P. W. NO.- 88
DATE - 31/12/2024

The builder or the Owner will not resort to manual scavenging by engaging sanitation workers for cleaning, cesspitc tank of proposed building

Application of Baizangial Agarwal

P.W. No. 88 Dt. 31/12/24 for Plan Sanction

of Building for Commercial cum Residential.

(Perpose) Examined the application & with specification also held spot enquiry
Sanction to the building plan may be accorded with permission to excute the works

Date:-

31/12/24

Sub Asstt Engineer
Midnapore Municipality
Recommended

31/12/24

Member
Chairman - in - Council
Midnapore Municipality

Office of the Midnapore Municipality
মেদিনীপুর পৌরসভার দপ্তর
Midnapore

Sanction oder No. 88
P.W.D. Date 31/12/2024 Application
Of Baizangial Agarwal
Permission for Commercial cum Residential (purpose) of building
Considered the opinion of S.A.E. / S.I and recommendation of the E.O sanction is hereby accorded u/s 207(1)(a) of the act read with rule 20(1)(A) to the building plan with Specification duly counter signed The building Plan shall remain valid for three years from the date of sanction and may be renewed for another two years on payment of fees u/s 207(2) of the act. Permission to execute the work in the prescribed form is being given seperately

31/12/24

Chairman
Midnapore Municipality

31/12/24