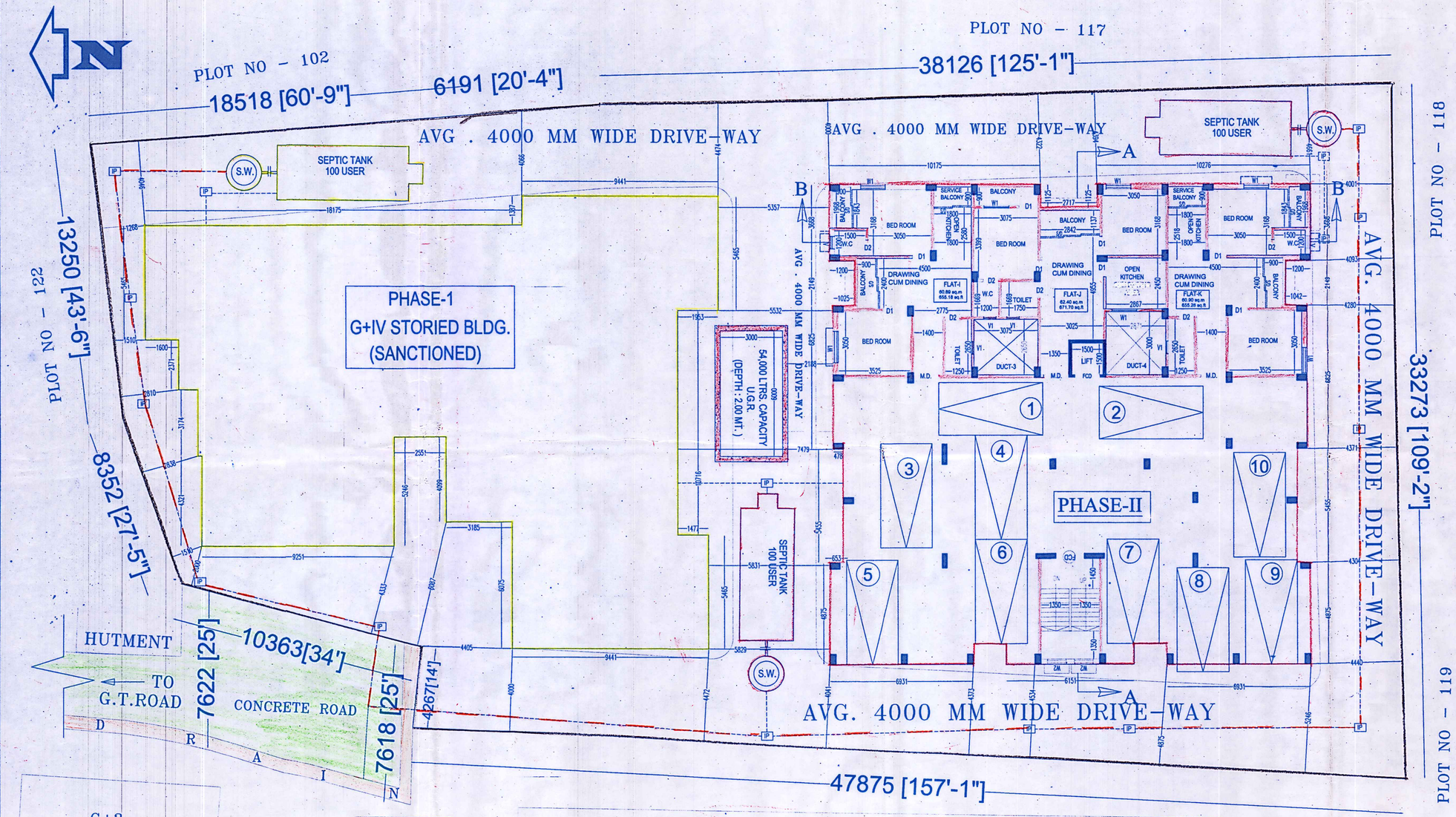
BUILDING PLAN FOR PROPOSED G+IV-STD. FLAT TYPE RESIDENTIAL BUILDING (PHASE-II) OF 1.) MR. BIDYUT KUMAR GHOSH , S/O- LATE UMAKANTA GHOSH, & 2) GURU PADA GHOSH , S/O LATE DULAL CHANDRA GHOSH , IN ADDITION TO G+IV-STD. FLAT TYPE RESIDENTIAL BUILDING PHASE-I (SANCTIONED) ON R.S. PLOT NO.- 121, L.R. PLOT NO.- 121, LR KH NO.- 260,410, J.L NO.-77, AT MOUJA - ALISHA, P.S.- BARDHAMAN, DIST.- PURBA BARDHAMAN, UNDER BAIKUNTHAPUR-II GRAM PANCHAYET, DIST- PURBA BARDHAMAN.



GROUND FLOOR PLAN

AREA STATEMENT				
	AREA OF PLOT			
1	TOTAL AREA OF PLOT (AS PER RECORD) = 0.45 ACRE (VIDE KH NO. 260 = 0.225 ACRE AND VIDE KH. NO 410 = 0.225 ACRE)	-	1821.087	SQM
	TOTAL AREA OF PLOT (AS PER SITE)	-	1802.557	SQM
	AREA OF PLOT FOR PHASE -I VIDE L.R. KH. NO.- 260 = 0.21769 ACRE		880.882	SQM
	AREA OF PLOT ADDITION FOR PHASE -II VIDE L.R. KH. NO.- 410 = 0.22269 ACRE & VIDE L.R. KH. NO.- 260 = 0.005 ACRE		921.675	SQM
	AREA CALCULATION PHASE-II (PROPOSED)			
2	PARKING AREA AT GROUND FLOOR	-	325.367	SQM
3	RESIDENTIAL AREA AT GROUND FLOOR	-	185.98	SQM
4	TOTAL AREA AT GROUND FLOOR	-	511.35	SQM
5	FIRST FLOOR AREA (RESIDENTIAL)	-	511.348	SQM
6	SECOND FLOOR AREA (RESIDENTIAL)	-	511.348	SQM
7	THIRD FLOOR AREA (RESIDENTIAL)	-	511.348	SQM
8	FOURTH FLOOR AREA (RESIDENTIAL)	-	511.348	SQM
9	TOTAL COMMERCIAL AREA AT G.F.	-	0.000	SQM
10	TOTAL RESIDENTIAL AREA (G.F.-4TH FLOOR)	-	2231.373	SQM
11	TOTAL C.B. AREA AT PHASE-II	-	19.976	SQM
12	TOTAL BUILT- UP AREA IN PHASE-II	-	2556.740	SQM
13	AREA LESS FOR STAIR CASE PER FLOOR	-	13.508	SQM
14	AREA LESS FOR LIFT PER FLOOR	-	2.250	SQM
15	AREA LESS FOR LIFT LOBBY PER FLOOR	-	3.000	SQM
16	TOTAL AREA LESS FOR DUCT PER FLOOR	-	32.978	SQM
17	TOTAL AREA EXEMPTED FOR PARKING	-	250.000	SQM
18	TOTAL AREA EXEMPTED FOR F.A.R. CALCULATION	-	475.702	SQM
19	TOTAL AREA FOR F.A.R. CALCULATION	-	2081.038	SQM
20	TOTAL AREA FOR GROUND COVERAGE	-	478.37	SQM
	AREA CALCULATION PHASE-I (SANCTIONED)			
21	TOTAL BUILT-UP AREA	-	2106.52	SQM
22	TOTAL AREA EXEMPTED FOR F.A.R. CALCULATION	-	345.672	SQM
23	TOTAL AREA FOR F.A.R. CALCULATION	-	1760.848	SQM
24	TOTAL AREA FOR GROUND COVERAGE	-	421.304	SQM
	AREA CALCULATION PHASE-I + PHASE-II			
25	TOTAL BUILT-UP AREA	-	4663.26	SQM
26	TOTAL AREA EXEMPTED FOR F.A.R. CALCULATION	-	821.374	SQM
27	TOTAL AREA FOR F.A.R. CALCULATION	-	3841.886	SQM
28	TOTAL AREA FOR GROUND COVERAGE	-	899.674	SQM
29	GROUND COVERAGE	-	49.911	%
30	F.A.R.	-	2.131	-
31	TOTAL NO OF PARKING PROVIDED	-	20	NOS
32	HEIGHT OF THE BULDING	-	14.85	MT

PROP. CONST. SHOWN IN COL. –
PROPERTY LINE. SHOWN IN COL. –
ROAD. SHOWN IN COL. –
DRAIN SHOWN IN COL. –
EXT. CONST. SHOWN IN COL. –

NOTES/SPECIFICATION-

ALL DIMENSIONS ARE IN MM,UNLESS OTHER WISE NOTED.

- ONLY WRITTEN DIMENSIONS SHOULD BE STRICTLY FOLLOWED.
- ALL PLASTER WORK SHOULD BE DONE BY SAND CEMENT MORTER:-
  1. IN INTERNAL WALL 1:6 MIX. 19 M.M. THK.
  2. IN EXTERNAL WALL 1:5 MIX. 12 M.M. THK.
  3. IN ALL CON. WORK 1:4 MIX. 6 M.M.THK.
- ALL BRICK WORK SHOULD BE DONE BY SAND CEMENT MORTER:-
  1. FOR 250 THK. WALL 1:6 MIX.
  2. FOR 125 THK. WALL 1:4 MIX. WITH WIRE MASH.
- ALL DOOR & WINDOW FRAME SHOULD BE DONE BY SAL WOOD & SHUTTER WILL BE OF GAMARI.

FOR OTHER ARCHITECTURAL & STRUCTURAL DETAIL REFER OTHER SHEET

SCHEDULE OF DOOR			SCHEDULE OF WINDOW		
MKD.	WIDTH	HEIGHT	MKD.	WIDTH	HEIGHT
D	1000	2100	W1	1200	1200
MD	1200	2100	W2	900	1200
D1	900	2100	W.K	900	1200
D2	750	2100	V.C	600	600
S/D	AS PER DWG.	2100			

- Bidyut Kumar Ghosh
- Guru Pada Ghosh

SIGNATURE OF OWNER

SAURAV BATABYAL
B.Tech. (Civil)
Enlisted LBS-I of
Burdwan Development Authority
Reg. No.-BDA/LBS-I/24-25/07
SIGNATURE OF ARCHITECT / L.B.S.

SAURAV BATABYAL
B.Tech. (Civil)
Enlisted Geo. Tech.-II of
Burdwan Development Authority
Reg. No.-BDA/Geo Tech-II/24-25/02

SAURAV BATABYAL
B.Tech. (Civil)
Enlisted SE-II of
Burdwan Development Authority
Reg. No.-BDA/SE-II/24-25/02

SIGNATURE OF GEO TECHNICAL ENGINEER

"Development Permission is approved u/s 46 of West Bengal Town and Country (Planning and Development) Act, 1979 by BDA vide Memo No. 3063/BDA dated 13/08/25 for a period as mentioned u/s section 48 of WB T&C (P&D) Act, 1979. This building plan should be sanctioned & completion certificate should be obtained from the competent Authority (Municipality/Panchayat) Solely as per the West Bengal Municipal Act, 1993 and Rules or the West Bengal Panchayat Act, 1973 and Rules. Any Unauthorized Construction or deviation with the LUDCP of BDA or in violation of any of the existing law of the Country, will be penalized u/s 92 of West Bengal Town & Country (Planning & Development) Act, 1979 Revocation and modification of this Development Permission can be done u/s 51 of WB T&C (P&D) Act, 1979. Other terms and conditions as per the Certificate vide Memo No. 3063/BDA dated 13/08/25"

Jr. Assistant Town Planner
Burdwan Development Authority
Purba Bardhaman

20.08.2025
Assistant Town Planner
Burdwan Development Authority
Purba Bardhaman

SPACE FOR BDA

BUILDING PERMISSION / NOC ISSUED VIDE
ONLINE DOCKET NK10A0KA DT 08/01/2025
VALID UPTO 11/02/2028

Structural part is not considered from this end.

17/02/2026
Assistant Engineer (P&RD)
Purba Bardhaman Zila Parishad

APPROVED BY

18/02/2026
District Engineer
Purba Bardhaman Zilla Parishad

GROUND FLOOR PLAN

CONSULTANTS:-

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SCALE	DATE	SHEET NO
AS SHOWN		1 OF 2