

OVERALL GROUND FLOOR PLAN

**AREA STATEMENT**

TOTAL LAND AREA (AS PER DEED-1978 DEC)	=75918.395 SQM
TOTAL LAND AREA (AS PER PHYSICAL MEASUREMENT)	=75896.85 SQM
AVAILABLE ROAD WIDTH	=48016.19 MT.
PER. F.A.R. (2.5+0.25(50/37))	= 2.75
PROPOSED GROUND FLOOR AREA (75896.85*2.75)	=208716.33 SQM
PERMISSIBLE GROUND COVERAGE (45%)	=34153.58 SQM
PROPOSED BUILDING HT.(G+XX)	=69.5 MT
PROPOSED GROUND COVERAGE (10.35%)	=7883.59 SQM
[3088.42+4795.17]	

**BLOCK-1 [TOWER-1(11A&2(1))]**

PROPOSED GROUND COVERAGE	=3088.42 SQM
PROPOSED GROUND FLOOR AREA	=3088.42 SQM
PROPOSED 1ST FLOOR AREA	=2102.78 SQM
PROPOSED 2ND FLOOR AREA	=2053.50 SQM
PROPOSED 3RD FLOOR AREA	=2053.50 SQM
PROPOSED 4TH FLOOR AREA	=1796.72 SQM
TOWER-1 (11A)	=807.43 SQM
PROPOSED 5TH TO 21ST FLOOR AREA	=807.43 SQM
TOWER-2 (2)	=807.43 SQM
PROPOSED 5TH TO 21ST FLOOR AREA	=807.43 SQM
ADDITIONAL ALTERNATE FLOOR BALCONY AREA (T-1&18)	=1113.65 SQM
(49.2+24.07+61.28+4+37.5+56.96*4)	
<b>TOTAL FLOOR AREA FOR BLOCK-1</b>	<b>=41266.23 SQM</b>
EXEMPTION FOR BLOCK-1	
STAR AREA (15.75+16.05)*22(2) F.L.S.	=1399.20 SQM
STAR AREA (ASSOCIATION RM) (11.87+9.5) F.L.S.	=59.375 SQM
LIFT LOBBY AREA (2.0*2.0)*2 F.L.S.	=386.00 SQM
LIFT LOBBY AREA (ASSOCIATION RM) (3*2) F.L.S.	=6.00 SQM
ADDITIONAL ALTERNATE FLOOR BALCONY AREA	=1113.65 SQM
TOTAL EXEMPTION (1399.2+59.375+45+386.0+1113.65)	=3019.225 SQM
<b>TOTAL FLOOR AREA FOR BLOCK-2</b>	<b>=63281.02 SQM</b>
EXEMPTION FOR BLOCK-2	
STAR AREA (14.7+14.4+16.05)*22(2) F.L.S.	=2092.2 SQM
STAR AREA (ASSOCIATION RM) (11.87+9.5) F.L.S.	=59.375 SQM
STAR AREA (PODUM) (11.29+4) F.L.S.	=43.0 SQM
LIFT LOBBY AREA (2.0*2.0)*2 F.L.S.	=386.00 SQM
LIFT LOBBY AREA (ASSOCIATION RM) (3*2) F.L.S.	=6.00 SQM
ADDITIONAL ALTERNATE FLOOR BALCONY AREA	=2013.16 SQM
TOTAL EXEMPTION (2092.2+59.375+45+386.0+4+1113.65)	=4809.74 SQM
<b>TOTAL FLOOR AREA FOR BLOCK-2</b>	<b>=63281.02 SQM</b>
EXEMPTION FOR BLOCK-2	
STAR AREA (14.7+14.4+16.05)*22(2) F.L.S.	=2092.2 SQM
STAR AREA (ASSOCIATION RM) (11.87+9.5) F.L.S.	=59.375 SQM
STAR AREA (PODUM) (11.29+4) F.L.S.	=43.0 SQM
LIFT LOBBY AREA (2.0*2.0)*2 F.L.S.	=386.00 SQM
LIFT LOBBY AREA (ASSOCIATION RM) (3*2) F.L.S.	=6.00 SQM
ADDITIONAL ALTERNATE FLOOR BALCONY AREA	=2013.16 SQM
TOTAL EXEMPTION (2092.2+59.375+45+386.0+4+1113.65)	=4809.74 SQM
<b>TOTAL FLOOR AREA FOR BLOCK-2</b>	<b>=63281.02 SQM</b>

**BARBING AREA**

PARKING AREA AT GR. FLOOR	=2549.36 SQM
PARKING AREA AT 1ST FLOOR	=1838.93 SQM
PARKING AREA AT 2ND FLOOR	=1743.25 SQM
PARKING AREA AT 3RD FLOOR	=1593.07 SQM
PARKING AREA AT GR. FLOOR	=1997.28 SQM
PARKING AREA AT 1ST FLOOR	=2002.10 SQM
PARKING AREA AT 2ND FLOOR	=2839.28 SQM
PARKING AREA AT 3RD FLOOR	=2833.69 SQM
TOTAL PARKING AREA	=20148.83 SQM
(2549.36+1838.93+1743.25+1593.07+1997.28+2002.10+2839.28+2833.69)	
<b>PROPOSED TOTAL BUILT UP AREA (BLOCK-1&amp;2)</b>	<b>=104547.25 SQM</b>
(41266.23+63281.02)	
PROPOSED TOTAL EXEMPTED AREA	=7828.97 SQM
(3019.225+4809.74)	
PROPOSED TOTAL BUILT UP AREA AFTER EXEMPTION	=96718.28 SQM
(104547.25-7828.97)	
PROPOSED TOTAL BUILT UP AREA FOR FAR	=78571.45 SQM
(96718.28-20148.83)	
PROPOSED F.A.R. (78571.45/75896.85)	=1.029

**SOB PLANNING CALCULATION**

TOTAL RESIDENTIAL AREA	=84400.42 SQM
(104547.25-20148.83)	
NO OF PARKING REQ. (10 TO 110 SQM=1 CAR)= 767 NOS.	
TOTAL NO OF PARKING PROVIDED=811 NOS.	
(GROUND COVERED 50%+208 NOS. GROUND COVERED (2 LAYER M/LP) 60%+38 NOS. GROUND FLOOR OPEN+9 NOS. 1ST FLOOR+48 NOS. 2ND FLOOR+14 NOS., 3RD FLOOR+155 NOS.)	
REQD. TREE COVER AREA AS PER (2004)	=5179.37 SQM
PROVIDED TREE COVER AREA (21655)	=16428.22 sqm

**FLOOR DETAILS**

TOWER-1 (11A)	2 BHK FLAT = 36 NOS.
	3 BHK FLAT = 112 NOS.
TOWER-2 (2)	2 BHK FLAT = 36 NOS.
	3 BHK FLAT = 112 NOS.
TOWER-3 (2A)	2 BHK FLAT = 36 NOS.
	3 BHK FLAT = 112 NOS.
TOWER-4 (2B)	2 BHK FLAT = 36 NOS.
	3 BHK FLAT = 112 NOS.
TOWER-5 (2C)	2 BHK FLAT = 36 NOS.
	3 BHK FLAT = 112 NOS.
TOTAL NO OF 2BHK = 144 NOS.	
TOTAL NO OF 3BHK = 568 NOS.	
TOTAL NOS OF FLAT=712 NOS.	

**SCHEDULE OF DOORS & WINDOWS**

TYPE	SILL	LAUNEL	SIZE	TYPE	SILL	LAUNEL	SIZE
D	2300	2400/2500	W1	450	2300	1500/1650	
DI	2300	1100/1200	W1A	900	2300	1000/1400	
DI	2300	900/1000	W2	450	2300	900/1050	
DI	2300	1500/1600	W3	900	2300	1000/1400	
DI	2300	1100/1200	W4	900	2300	1000/1400	
DI	2300	1100/1200	W5	900	2300	1000/1400	
DI	2300	1100/1200	W6	900	2300	1000/1400	
DI	2300	1100/1200	W7	900	2300	1000/1400	
DI	2300	1100/1200	W8	900	2300	1000/1400	
DI	2300	1100/1200	W9	900	2300	1000/1400	
DI	2300	1100/1200	W10	900	2300	1000/1400	
DI	2300	1100/1200	W11	900	2300	1000/1400	
DI	2300	1100/1200	W12	900	2300	1000/1400	
DI	2300	1100/1200	W13	900	2300	1000/1400	
DI	2300	1100/1200	W14	900	2300	1000/1400	
DI	2300	1100/1200	W15	900	2300	1000/1400	
DI	2300	1100/1200	W16	900	2300	1000/1400	
DI	2300	1100/1200	W17	900	2300	1000/1400	
DI	2300	1100/1200	W18	900	2300	1000/1400	
DI	2300	1100/1200	W19	900	2300	1000/1400	
DI	2300	1100/1200	W20	900	2300	1000/1400	
DI	2300	1100/1200	W21	900	2300	1000/1400	
DI	2300	1100/1200	W22	900	2300	1000/1400	
DI	2300	1100/1200	W23	900	2300	1000/1400	
DI	2300	1100/1200	W24	900	2300	1000/1400	
DI	2300	1100/1200	W25	900	2300	1000/1400	
DI	2300	1100/1200	W26	900	2300	1000/1400	
DI	2300	1100/1200	W27	900	2300	1000/1400	
DI	2300	1100/1200	W28	900	2300	1000/1400	
DI	2300	1100/1200	W29	900	2300	1000/1400	
DI	2300	1100/1200	W30	900	2300	1000/1400	
DI	2300	1100/1200	W31	900	2300	1000/1400	
DI	2300	1100/1200	W32	900	2300	1000/1400	
DI	2300	1100/1200	W33	900	2300	1000/1400	
DI	2300	1100/1200	W34	900	2300	1000/1400	
DI	2300	1100/1200	W35	900	2300	1000/1400	
DI	2300	1100/1200	W36	900	2300	1000/1400	
DI	2300	1100/1200	W37	900	2300	1000/1400	
DI	2300	1100/1200	W38	900	2300	1000/1400	
DI	2300	1100/1200	W39	900	2300	1000/1400	
DI	2300	1100/1200	W40	900	2300	1000/1400	
DI	2300	1100/1200	W41	900	2300	1000/1400	
DI	2300	1100/1200	W42	900	2300	1000/1400	
DI	2300	1100/1200	W43	900	2300	1000/1400	
DI	2300	1100/1200	W44	900	2300	1000/1400	
DI	2300	1100/1200	W45	900	2300	1000/1400	
DI	2300	1100/1200	W46	900	2300	1000/1400	
DI	2300	1100/1200	W47	900	2300	1000/1400	
DI	2300	1100/1200	W48	900	2300	1000/1400	
DI	2300	1100/1200	W49	900	2300	1000/1400	
DI	2300	1100/1200	W50	900	2300	1000/1400	

**SPECIFICATION OF BUILDING**

- ALL DIMENSIONS ARE IN MM.
- 1ST CLASS CONCRETE WORK IN SUPER STRUCTURE.
- ALL EXTERNAL WALLS 150 THK. NON STRUT. WALL AND 200 BRICK WALL & INTERNAL WALLS 125 THK. UNLESS OTHERWISE MENTIONED.
- ALL MASONRY WORKS ARE BOUND BY CONCRETE MORTAR (1:6) & (1:4).
- CONCRETE SAND PLASTER 18 MM THK. ON OUTSIDE & INSIDE WALLS ON 12 MM & 8 MM THK. IN CEILING & RCC CHAJJA.
- WOODEN WORKS ARE BOUND BY CONCRETE MORTAR (1:6) & (1:4).
- MILD STEEL BOLTS FOR COLUMNS, BEAMS, LINTELS & SLABS INCLUDING DISTRIBUTORS & BRIDS.
- MILD STEEL BOLTS FOR COLUMNS, BEAMS, LINTELS & SLABS INCLUDING DISTRIBUTORS & BRIDS.
- WIRE & BOLTS FOR SHUTTERING OF RCC WORKS INCLUDING STOUT PROP. TO BE PLACED AS PER DIRECTION.
- SAFETY & PLUMBING, FITTING & FINISH COMPLETE AS PER DIRECTION.

**DECLARATION OF OWNER**  
**KYAL DEVELOPERS PRIVATE LIMITED**  
 As Certified Attorney of  
 Balkrishna Kyal & Others

**SIGNATURE OF OWNER**  
**KYAL DEVELOPERS PRIVATE LIMITED**  
 As Certified Attorney of  
 Balkrishna Kyal & Others

**CERTIFICATE OF ARCHITECT**  
 THE U.B.A. HAS CERTIFIED ON THE PLAN ITSELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF U.B. MUNICIPAL BLDG. RULES 2000 AS AMENDED FROM TIME TO TIME AND THAT THE SITE CONDITION INCLUDING THE WIDTH OF THE ABUTTING ROAD CONFORM WITH THE PLAN AND IT IS A BUILDABLE SITE AND NOT A TANK OR A FILLED UP TANK.

**SIGNATURE OF ARCHITECT**  
**Rajkumar Agarwal**  
 Architect  
 Member of Council of  
 Architects CA 94 / 17940

**SIGNATURE OF STRUCTURAL ENGINEER**  
 DEBDAS BISWAS  
 B.Tech (Civil)  
 ESE/17/1 of KMC  
 STRUC. REG. 54021

**SIGN. OF STRUCTURAL REVIEWER**  
**Maitrak Majumdar**  
 B.Tech (Civil)  
 ESE/17/1 of KMC  
 STRUC. REG. 54021

**SIGN. OF GEO-TECHNICAL ENGINEER**  
**ALOK ROY**  
 Engrd Geotechnical Engineer  
 Kolkata Municipal Corporation  
 Class 4 No. - G17/11  
 SA, Mitra Park  
 Kolkata-700 084

**SIGN. OF GEO-TECHNICAL ENGINEER**

**TITLE**  
 OVERALL GROUND FLOOR PLAN, PLAN OF S.T.P.,  
 DETAILS OF S.T.P. PLAN & DETAIL OF RAIN WATER  
 HARVESTING TANK, PLAN & DETAIL OF RECHARGE  
 WELLS

**PROJECT**  
 REVISED PLAN FOR PROPOSED 2 NOS. (5 TOWERS)  
 OF G+XX (69.50 MT. HT.) BUILDING AT R.S. DAG  
 NOS. 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70,  
 71, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100,  
 101, 102, 103, 104, 105, 106, 107, 108, 109, 110,  
 111, 112, 113, 114, 115, 116, 117, 118, 119, 120 & 121  
 CORRESPONDING TO L.R. DAG NOS. 54, 55, 56, 57,  
 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70,  
 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83,  
 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99,  
 100, 101, 102, 103, 104, 105, 106, 107, 108, 109,  
 110, 111, 112, 113, 114 & 115 RESPECTIVELY, UNDER  
 MOUZA-JIRANGACHA, U.L. NO. 25 WITHIN THE LIMITS  
 OF BHADWANPUR GRAM PANCHAYAT, P.S.-  
 KASHPORE, DIST- SOUTH 24 PARGANAS,  
 PIN-700135. ON THE EARLIER SANCTION PLAN  
 (B.P. NO-935/1065/KMDA) DATED-11.03.24.

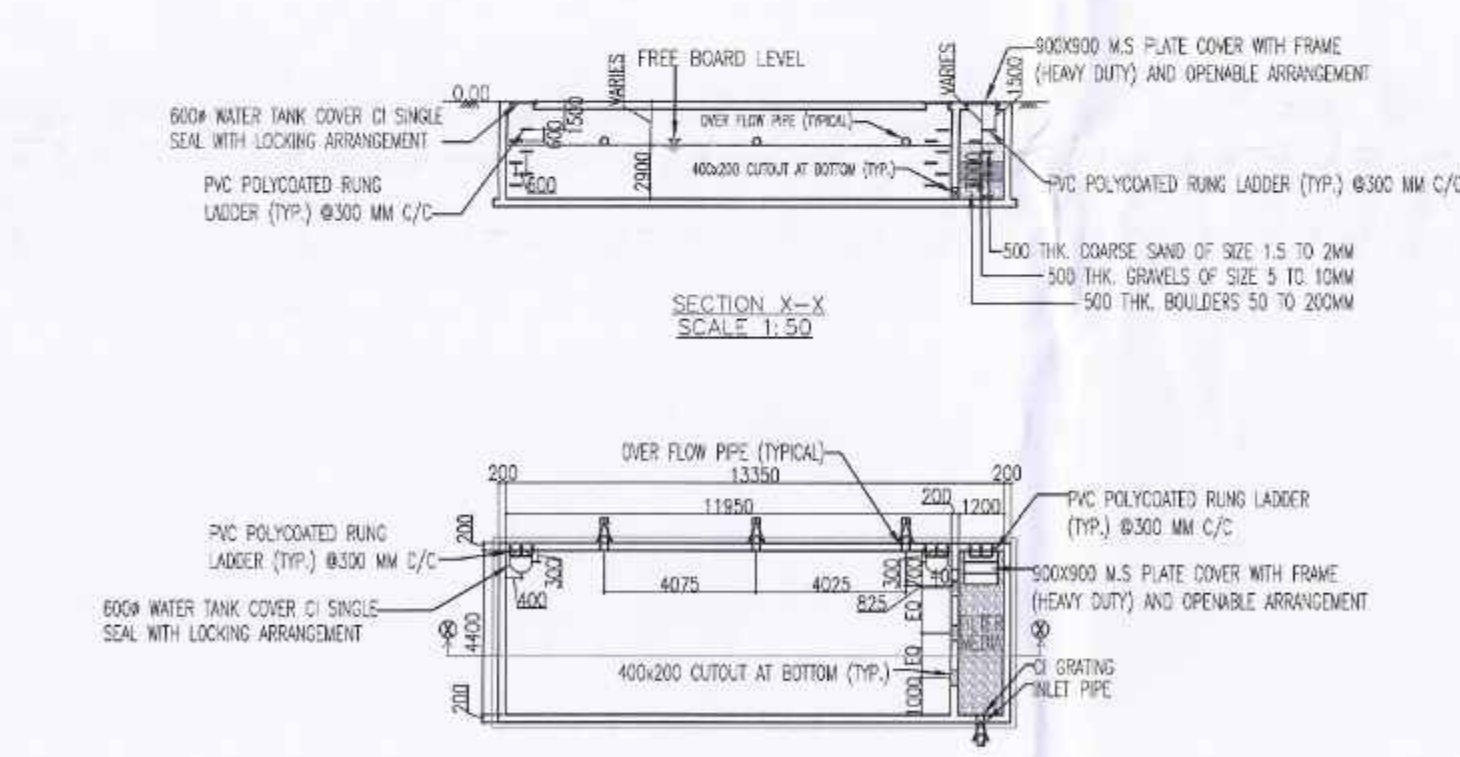
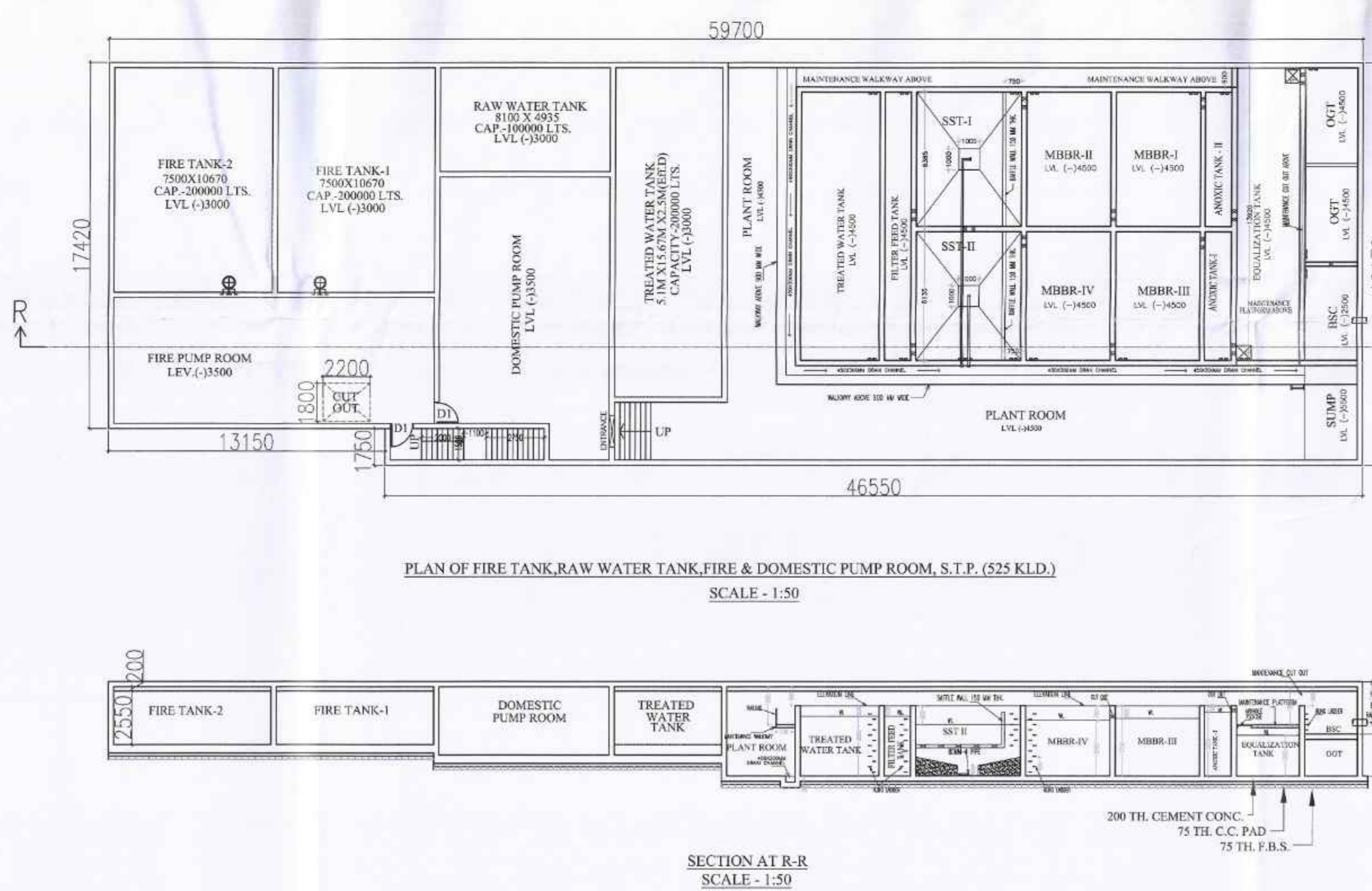
**DATE** 21.05.25 **JOB NO.** ARCH/887/2025 **DEALT** MONUJISA **POULAM** **CHECKED** **DRAWING NO.** 01A/22

**SCALE** 1:400.00 **ARCHITECT**

**RAJ AGARWAL & ASSOCIATES**  
 68/ROD STREET, KOLKATA-700016

**LANDUSE STATEMENT - JIRANGACHHA**

DETAILS	VALUE	UNIT	%
LAND AREAS PER DEED	75918.395	sqm	
LAND AREAS PER PHYSICAL MEASUREMENT	75896.85	sqm	100.000
GROUND COVERAGE	7883.59	sqm	10.387
SERVICED AREA	1479.37	sqm	2.001
PAVED AREA	18610.13	sqm	24.520
EXCLUSIVE TREE PLANTATION AREA	16429.22	sqm	21.647
OTHER GREEN AREA	3794.54	sqm	5.000
FUTURE DEVELOPMENT AREA	13817.30	sqm	18.205
OPEN PARKING AREA	242.31	sqm	0.319
FUTURE PLOTTED DEVELOPMENT AREA	13640.39	sqm	17.841
TOTAL	75896.85	sqm	100.000



- **Noted and recommended for sanction the building plan No. 033/106/2017/Drainage/G.P.L.Hydrant/G.P.L.S.C.Mt. Subject to the condition**
- Before starting any reconstruction the site must conform with the plans sanctioned and all the condition as proposed in the plan should be fulfilled.
- All building materials necessary for construction should conform to standard specified in the N.B.C. of India.
- Necessary steps should be taken for safety of lives of the adjoining public and private property during construction.
- Construction site should be maintained to prevent mosquito breeding.
- Design of all structural members including that of the foundation should conform to standard specified in the N.B.C. of India.
- The sanction is valid for 3 years from date of sanctioning.
- Information required by the applicant to this end are:-  
 Commencement of work.  
 Completion of structural work up to plinth.  
 Completion of work.
- No rain water should be fed or discharged on Road or Footpath.
- The construction should be carried out as per specification of S.P. Code and standards and under the supervision of qualified structural engineers.
- Construction of garbage vat, soak pit & waste water should be done by the owner.
- Any deviation of the sanctioned plan shall mean demolition.

1. There should not be any court case or any complaint from any owner in respect of the said property as per plan.
2. "South 24 Parganas Zilla Parishad" will not be liable if any dispute arises at the site.

The non-covered land areas shall not be used for any permanent or temporary constructions / structures / or any other purpose. Violation of the same will automatically revoke the sanction / completion certificate.

STRUCTURAL MEMBERS, STRUCTURAL DESIGN, CALCULATIONS & SOIL TEST REPORT ARE NOT CHECKED AND NOT FOR RECORD ONLY.

*[Signature]*  
 ASSISTANT ENGINEER  
 South 24 Pgs. Z.P.

*[Signature]*  
 DISTRICT ENGINEER  
 South 24 Pgs. Z.P.