

AREA STATEMENT - BUNGALOWS AT JOKA

PLOT AREA	13810.84 sq.mt.	
ABUTTING ROAD WIDTH	6.0 mt.	
PERMISSIBLE GROUND COVERAGE	45 %	= 6214.88 sq.mt.
PROPOSED GROUND COVERAGE	6224.8 sq.mt.	= 44.98 %
PROPOSED GREEN AREA	3490.12 sq.mt.	= 25.64 %
PERMISSIBLE FAR	1.75	= 23818.97 sq.mt.
PROPOSED F.A.R.	0.81	= 10978.22 sq.mt.

4BHK - EAST FACING

B.U.A (sq.mt.)	PARKING (sq.mt.)	DEDUCTIONS (sq.mt.)	F.A.R. AREA (sq.mt.)
GROUND FLOOR	89.91	10.98	73.18
FIRST FLOOR	75.84	5.75	70.09
SECOND FLOOR	31.54	-	31.64
TOTAL FOR 1 UNIT	197.29	-	174.91
TOTAL AREA (FOR 5 UNITS)	986.45	-	874.55

3BHK (LARGE)

B.U.A (sq.mt.)	PARKING (sq.mt.)	DEDUCTIONS (sq.mt.)	F.A.R. AREA (sq.mt.)
GROUND FLOOR	82.61	8.55	68.06
FIRST FLOOR	70.01	6	64.01
SECOND FLOOR	7.01	-	7.01
TOTAL FOR 1 UNIT	159.63	-	139.08
TOTAL AREA (FOR 17 UNITS)	2713.71	-	2364.36

4BHK - WEST FACING

B.U.A (sq.mt.)	PARKING (sq.mt.)	DEDUCTIONS (sq.mt.)	F.A.R. AREA (sq.mt.)
GROUND FLOOR	89.91	10.26	74.15
FIRST FLOOR	75.84	5.5	70.34
SECOND FLOOR	37.19	-	37.19
TOTAL FOR 1 UNIT	202.94	-	181.68
TOTAL AREA (FOR 7 UNITS)	1420.58	-	1271.76

3BHK (SMALL) - EAST FACING

B.U.A (sq.mt.)	PARKING (sq.mt.)	DEDUCTIONS (sq.mt.)	F.A.R. AREA (sq.mt.)
GROUND FLOOR	70.81	6.81	58.25
FIRST FLOOR	63.65	5.75	57.9
SECOND FLOOR	9.34	-	9.34
TOTAL FOR 1 UNIT	143.8	-	125.49
TOTAL AREA (FOR 18 UNITS)	2588.4	-	2258.82

RESIDENTS' ACTIVITY BLOCK

B.U.A (sq.mt.)	SERVICES (sq.mt.)	DEDUCTIONS (sq.mt.)	F.A.R. AREA (sq.mt.)
GROUND FLOOR	419.01	21.97	382.79
FIRST FLOOR	402.02	18.5	380.52
SECOND FLOOR	68.94	-	65.94
TOTAL AREA	889.97	-	809.25

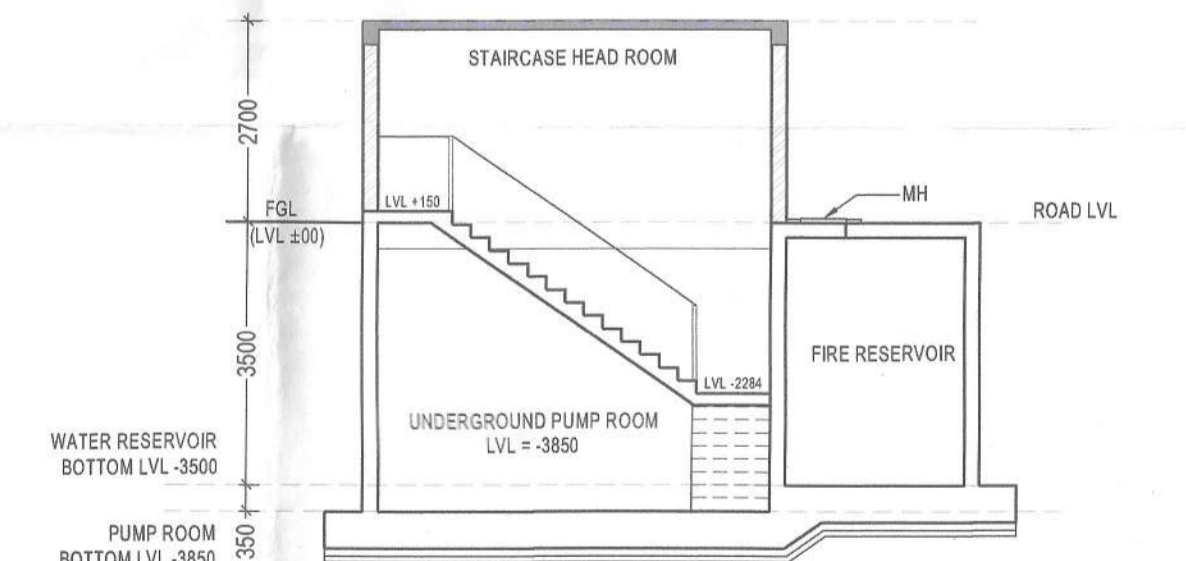
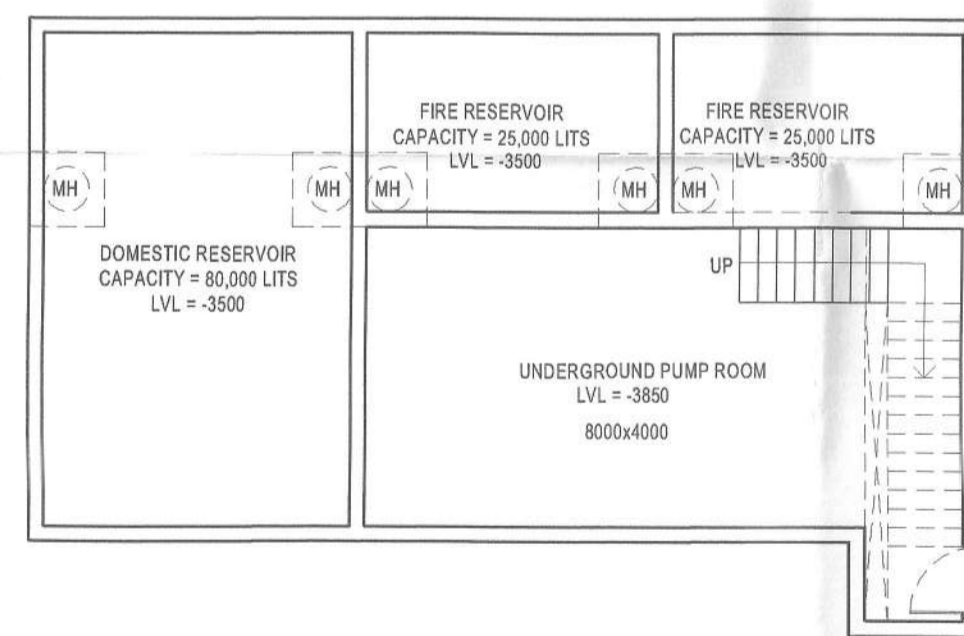
3BHK (SMALL) - WEST FACING

B.U.A (sq.mt.)	PARKING (sq.mt.)	DEDUCTIONS (sq.mt.)	F.A.R. AREA (sq.mt.)
GROUND FLOOR	69.49	6.36	57.13
FIRST FLOOR	60.98	6	54.98
SECOND FLOOR	9.3	-	9.3
TOTAL FOR 1 UNIT	139.77	-	121.41
TOTAL AREA (FOR 28 UNITS)	3913.56	-	3399.48

TOTAL PROPOSED F.A.R. AREA
10978.22 sq.mt.
TOTAL BUILTUP AREA
12513.17 sq.mt.

CAR PARKING CALCULATION

TOTAL UNITS	=	75	Nos.
REQUIRED CAR PARKING NOS.	=	75	Nos.
PROVIDED PARKING FOR ALL UNITS	=	75	Nos.



PROJECT
BUILDING PLAN FOR PROPOSED 75 NOS. OF G+2 STORIED ROW HOUSING COMPLEX AND 1 NOS. OF G+2 STORIED RESIDENTS' ACTIVITY BLOCK AT DAG NO. 808, 811, 812, 814, 815, 816, 817, 825, 839 IN MOUZA - CHAKRAZUMOLLA, BLOCK- BISHNUPUR-II, J.L. NO. -18 UNDER GRAM PANCHAYET - RASHAPUNJO, DIST.-SOUTH 24 PARGANAS

TITLE
SITE PLAN SHOWING GROUND FLOOR, KEY PLAN & AREA STATEMENT

DECLARATION OF OWNER
CERTIFIED THAT I HAVE GONE THROUGH THE SOUTH 24 PARGANAS ZILLA PARISHAD REVISED GENERAL BYE LAW 2014 (REVISED AND AMENDED VERSION OF GENERAL BYE LAW 2005) AND ALSO UNDERTAKE TO ABIDE BY THOSE RULES DURING AND AFTER CONSTRUCTION OF BUILDING.

DTC PROJECTS PVT. LTD.
Koi Khator
Authorised Signatory

SIGNATURE OF OWNER

DECLARATION BY THE ARCHITECT
I CERTIFY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF SOUTH 24 PARGANAS ZILLA PARISHAD REVISED GENERAL BYE LAW 2014 (REVISED AND AMENDED VERSION OF GENERAL BYE LAW 2005) AND AS PER THE SITE CONDITION WHEREIN . THE PLOT IS BOUNDED BY BOUNDARY WALLS AND PILLARS AND IT CONFIRMS WITH THE PLAN. IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK.

SIGNATURE OF ARCHITECT
ANIRBAN BHADURI MONDAL
C.O.A. REG. NO. CA/2003/31394

ANIRBAN BHADURIMONDAL
CA/2003/31394

DECLARATION OF STRUCTURAL ENGINEER
THE STRUCTURAL DESIGNS AND DRAWINGS OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECTS.

SIGNATURE OF STRUCTURAL ENGINEER
ANKIT AGARWALA
B.E. (CIVIL), M.E (STR)
G. ENG. M.I.STRUCTUR. E. (LONDON)
Membership No. -078392965
KMC EMPANELLED STRUCTURAL ENGINEER.
CLASS-1, E.S.E. 1/172

DETAILS

JOB NO.	IN/1303
DRG. NO.	IN/1303/CORP/AR/01
DEALT	SARTHAK
ISSUE STATUS	CORPORATION

NOTE:
1. ALL DIMENSION ARE TO BE READ NOT TO BE MEASURED
2. ALL EXTERNAL WALLS ARE 200 THK. BRICK AND ALL INTERNAL WALLS ARE 100 THK BRICK WALL.
3. ALL DIMENSIONS ARE IN MM.
4. ONLY FOR ROW HOUSE WATER SUPPLY HYDROPNEUMATIC SYSTEM WILL BE PROVIDED. HENCE NO OHT IS REQUIRED.

ARCHITECT

innate
ARCHITECTS PLANNERS ENGINEERS

26/2 Ballygunge Circular Road , Udayan Park
Flat No.-7, 3rd Floor, Kolkata-700019
FAX : (033) 2289-4026, TEL : (033) 4000-6422-26
www.innateindia.com

THIS DRAWING IS A PRIVATE AND CONFIDENTIAL DOCUMENT AND IT MUST NOT TO BE COPIED OR LENT WITHOUT THE CONSENT OF M/S INNATE

- Voted and recommended for sanction the building plan No. 974/104/K.M.D. Pt. 1 upto G+11. Height: 21.92.21.92 mt. Subject to the condition
- Before starting any construction 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 pipe should be fixed or discharged on Road or Footpath.
- The construction should be carried out as per specification of I.S. Code and sanctioned plan under the supervision of qualified empanelled engineers.
- Construction of garbage vat, soak pit & waste water should be done by the owners.
- Any deviation of the sanctioned plan shall mean demolition

1. There should not be any court case or any complains from any corner 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-converted land areas shall not be used for any permanent or temporary constructions / erections / designated open car parking spaces or any other structures. Violation of the same will automatically revoke the sanction / completion certificate.

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

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

Sanction should be obtained from concern Panchayat Samiti
[Signature]
 District Engineer
 South 24 Pgs. ZP

ANIRBAN BHADRIMONDAL
 CHA120031384

DTC PROJECTS PVT. LTD.
[Signature]