

F.A.R Calculation Sheet

THE PROPOSE PLAN OF DUPLEX BUILDING (RESIDENTIAL) FOR BENGAL AEROTROPOLIS PROJECTS LIMITED OVER L.R. Plot no- 6043, 6049, 6050, 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	2398.47	Sq.Mtr.
Area of Plot Physical measurement	2398.47	Sq.Mtr.
Road Width	11	Mtr.
Permissible Height	34.66	Mtr.
Proposed Height	6.7	Mtr.
Permissible Ground Coverage	50.00%	%
Proposed Ground Coverage	46.42	%
Permissible FAR	2.25	
Proposed FAR	0.76	
Required Number of Parking	15	
Proposed Number of Parking	18	
Proposed Public Open Space	NA	
Total Built Up Area	2331.59	Sq.Mtr.

BLOCK NAME	Ground Coverage	FLOOR NAME	TOTAL AREA	DEDUCTION	BUILT UP AREA	EXEMPTION	COVER PARKING AREA	EXEMPTION FOR COVER PARKING	FLOOR AREA (FOR F.A.R)
BLOCK 01	83.3	FLOOR-GROUND	81.85	-	81.85	6.67	9.07	9.07	66.11
		FLOOR01	78.38	-	78.38	6.67	-	-	71.71
		FLOOR TERRACE	15.71	-	15.71	15.71	-	-	0.00
BLOCK 02	83.3	FLOOR01	81.85	-	81.85	6.67	9.07	9.07	66.11
		FLOOR01	78.38	-	78.38	6.67	-	-	71.71
		FLOOR TERRACE	15.71	-	15.71	15.71	-	-	0.00
BLOCK 03	83.3	FLOOR01	81.85	-	81.85	6.67	9.07	9.07	66.11
		FLOOR01	78.38	-	78.38	6.67	-	-	71.71
		FLOOR TERRACE	15.71	-	15.71	15.71	-	-	0.00
BLOCK 04	83.3	FLOOR01	81.85	-	81.85	6.67	9.07	9.07	66.11
		FLOOR01	78.38	-	78.38	6.67	-	-	71.71
		FLOOR TERRACE	15.71	-	15.71	15.71	-	-	0.00
BLOCK 05	83.3	FLOOR01	81.85	-	81.85	6.67	9.07	9.07	66.11
		FLOOR01	78.38	-	78.38	6.67	-	-	71.71
		FLOOR TERRACE	15.71	-	15.71	15.71	-	-	0.00
BLOCK 06	83.3	FLOOR01	81.85	-	81.85	6.67	9.07	9.07	66.11
		FLOOR01	78.38	-	78.38	6.67	-	-	71.71
		FLOOR TERRACE	15.71	-	15.71	15.71	-	-	0.00
BLOCK 07	83.3	FLOOR01	81.85	-	81.85	6.67	9.07	9.07	66.11
		FLOOR01	78.38	-	78.38	6.67	-	-	71.71
		FLOOR TERRACE	15.71	-	15.71	15.71	-	-	0.00
BLOCK 08	83.3	FLOOR01	81.85	-	81.85	6.67	9.07	9.07	66.11
		FLOOR01	78.38	-	78.38	6.67	-	-	71.71
		FLOOR TERRACE	15.71	-	15.71	15.71	-	-	0.00
BLOCK 09	113.96	FLOOR01	104.78	-	104.78	7.54	16.00	16.00	77.49
		FLOOR TERRACE	14.50	-	14.50	14.50	-	-	0.00
		FLOOR01	81.85	-	81.85	6.67	9.07	9.07	66.11
BLOCK 10	83.3	FLOOR01	78.38	-	78.38	6.67	-	-	71.71
		FLOOR01	78.38	-	78.38	6.67	-	-	71.71
		FLOOR TERRACE	15.71	-	15.71	15.71	-	-	0.00
BLOCK 11	83.3	FLOOR01	81.85	-	81.85	6.67	9.07	9.07	66.11
		FLOOR01	78.38	-	78.38	6.67	-	-	71.71
		FLOOR TERRACE	15.71	-	15.71	15.71	-	-	0.00
BLOCK 12	83.3	FLOOR01	81.85	-	81.85	6.67	9.07	9.07	66.11
		FLOOR01	78.38	-	78.38	6.67	-	-	71.71
		FLOOR TERRACE	15.71	-	15.71	15.71	-	-	0.00
BLOCK 13	83.3	FLOOR01	81.85	-	81.85	6.67	9.07	9.07	66.11
		FLOOR01	78.38	-	78.38	6.67	-	-	71.71
		FLOOR TERRACE	15.71	-	15.71	15.71	-	-	0.00
Total Area	1113.56		2331.590		2331.590	377.79	124.84	124.84	1828.96
Total Built Up Area					2331.590				

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DOOR & WINDOW SCHEDULE :-

DOOR				
MARKED	WIDTH (M.O.)	LINTEL (M.O.)	SILL	
D	1200	2100		
D1	1000	2100		
D3	750	2100		
WINDOW				
MARKED	WIDTH (M.O.)	HEIGHT (M.O.)	SILL	
W1	1800	1350	750	
W2	1500	1350	750	
W3	900	1200	900	
W5	600	600	1500	
W6	1200	1350	750	

NOTES :
 1. ALL DIMENSIONS & LEVELS ARE IN METER, UNLESS MENTIONED OTHERWISE.
 2. ALL EXTERNAL WALLS ARE 200 & 250 MM THICK & INTERNAL WALLS 125 MM 175 MM THICK, UNLESS MENTIONED OTHERWISE.
 3. THE DRAWING SHALL BE READ, NOT SCALED EITHER IN PART OR IN FULL.
 4. THE ARCHITECTURAL DRAWING SHOWN AS PER SMART OCR USER MANUAL.

DECLARATION 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 documents in support of ownership of land are submitted herewith. That the address of plot of land is the only plot of vacant land held by me in any of the urban agglomerations covered 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 I do hereby declare that I am being declared as owner by the competent authority under the Urban Land Ceiling and Regulation Act, 1976, I shall abide by the decision of the competent authority under that Act.
 I do hereby declare with full responsibility that:
 (i) I shall engage architect & c.e.e during construction.
 (ii) I shall follow the instructions of architect & c.e.e during construction.
 (iii) WBDC authority will not be responsible for structural stability of the building adjoining structure.
 (iv) If any additional documents are found to be false, the WBDC authority will revoke the sanction plan.
 (v) The construction of water reservoir and septic tank will be undertaken under the guidance of architect & c.e.e before starting of building foundation work.

CERTIFICATE OF STRUCTURAL ENGINEER
 I/WE HEREBY CERTIFY THAT THE FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING PROPOSED FOR CONSTRUCTION ON L.R. PLOT NO-6043, 6049, 6050, 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 UNDER THE JURISDICTION OF MUNICIPALITY/ NOTIFIED AREA AUTHORITY/ INDUSTRIAL TOWNSHIP AUTHORITY HAVE BEEN PERSONALLY INSPECTED AND SO DESIGNED BY ME/US 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.

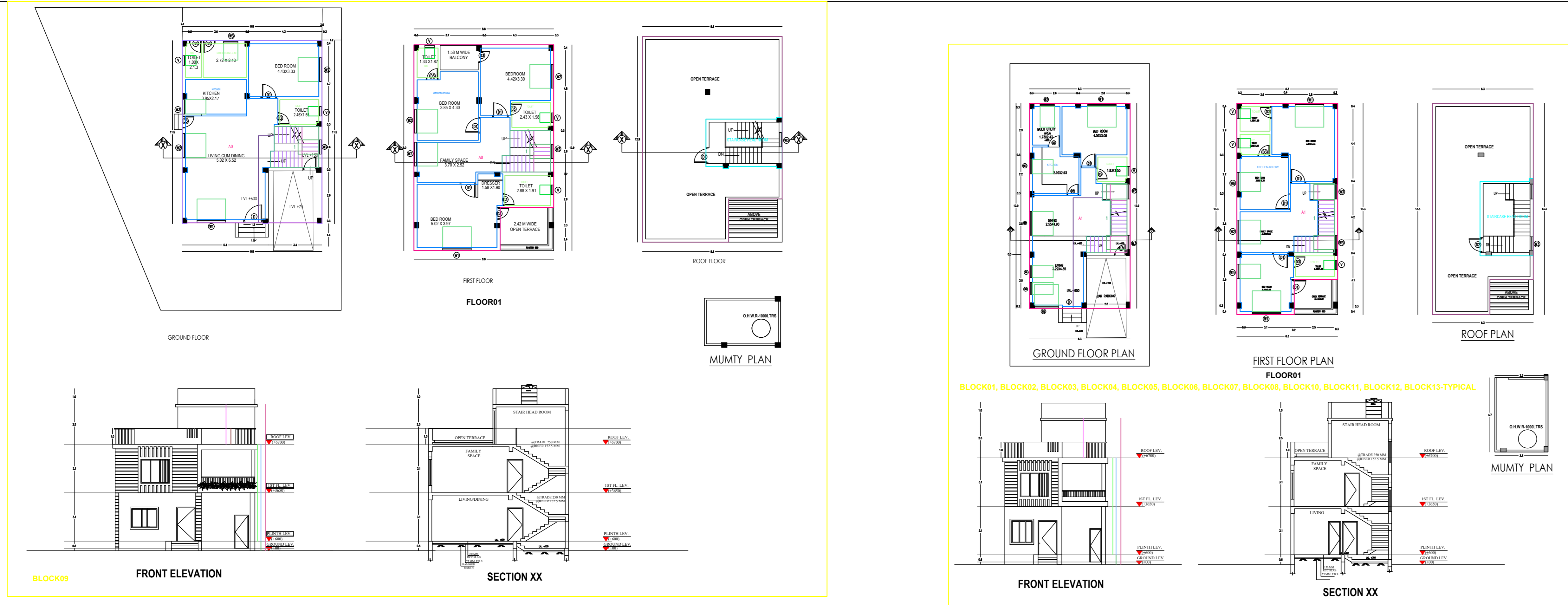
CERTIFICATE OF ARCHITECT
 I/WE HEREBY CERTIFY THAT THE FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING PROPOSED FOR CONSTRUCTION ON L.R. PLOT NO-6043, 6049, 6050, L.R. KHATIAN NO- 3993 OF MOUZA- DAKSHINKHANDA J.I. NO- 36, P.O.-ANDAL, P.S.-ANDAL, DIST- PASCHIM BARDHAMAN WEST BENGAL UNDER-GCITA BAPL ANDAL UNDER THE JURISDICTION OF MUNICIPALITY/ NOTIFIED AREA AUTHORITY/ INDUSTRIAL TOWNSHIP AUTHORITY HAVE BEEN PERSONALLY INSPECTED AND SO DESIGNED BY ME/US 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.

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-6043, 6049, 6050, 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 UNDER THE JURISDICTION OF MUNICIPALITY/ NOTIFIED AREA AUTHORITY/ INDUSTRIAL TOWNSHIP AUTHORITY HAVE BEEN PERSONALLY INSPECTED AND SO DESIGNED BY ME/US 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.

CERTIFICATE OF ARCHITECT
 I/WE HEREBY CERTIFY THAT PLANS, ELEVATIONS AND SECTIONS AND OTHER STRUCTURAL DETAILS OF THE PROPOSED BUILDING ON L.R. PLOT NO- 6043, 6049, 6050, 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 UNDER THE JURISDICTION OF MUNICIPALITY/ NOTIFIED AREA AUTHORITY/ INDUSTRIAL TOWNSHIP AUTHORITY HAVE BEEN PERSONALLY INSPECTED AND SO DESIGNED BY ME/US 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.

POSITIVE SPACE DESIGN STUDIO
 ARCHITECTURE, INTERIOR, URBAN DESIGN, LANDSCAPE.
 NAJBUN COTTAGE, H.No- 256, A-BLOCK-EXT, NATUN PALLY RD, BENACHITY, DURGAPUR, PASCHIM BARDHAMAN, WB-713213.
 Mob: +91-9856470877, +91-9991517736.
 Email- anamulchand@gmail.com

Scale	Date	01/02/2026
Detail B.B	Checked S.CHAND	Approved S.CHAND
<input type="checkbox"/> Design Development	<input type="checkbox"/> Construction Dwg	<input type="checkbox"/> Sanction Dwg
<input type="checkbox"/> Contract Document	<input type="checkbox"/> As Built Dwg	
Revision No.	Revision Date.	
SHEET SIZE - A0		
Drawing No.		



Parking Calculation Sheet

Building Type	Rule 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.	1828.96	1828.96/120 =15.24	15	-	15
Total Parking Required					15	0	15
Surface Car Parking Provided		18					
Total Parking Provided		18					

