



FLOOR WISE FAR AREA									
Floor	Tower 1	Tower 2	Tower 3	Tower 4	Tower 5	Tower 6	Non Tower	AMENITY BLOCK	Total
AREA IN SQ.M									
Basement									
Ground Floor	798.77	832.23	628.78	554.41	603.36	771.79	1,304.01	469.56	7,546.90
1ST Floor	893.58	888.56	795.54	675.34	674.89	824.67		275.31	4,847.50
2ND Floor	838.26	833.84	868.43	684.43	678.13	549.41			4,796.90
3RD Floor	839.78	839.78	868.41	688.13	708.11	688.41			4,796.90
4TH Floor	839.78	839.78	868.41	688.13	708.11	688.41			4,796.90
5TH Floor	839.78	839.78	868.41	688.13	708.11	688.41			4,796.90
6TH Floor	839.78	839.78	868.41	688.13	708.11	688.41			4,796.90
7TH Floor	839.78	839.78	868.41	688.13	708.11	688.41			4,796.90
8TH Floor	839.78	839.78	868.41	688.13	708.11	688.41			4,796.90
9TH Floor	839.78	839.78	868.41	688.13	708.11	688.41			4,796.90
10TH Floor	839.78	839.78	868.41	688.13	708.11	688.41			4,796.90
11TH Floor	839.78	839.78	868.41	688.13	708.11	688.41			4,796.90
12TH Floor	839.78	839.78	868.41	688.13	708.11	688.41			4,796.90
13TH Floor	839.78	839.78	868.41	688.13	708.11	688.41			4,796.90
14TH Floor	839.78	839.78	868.41	688.13	708.11	688.41			4,796.90
15TH Floor	839.78	839.78	868.41	688.13	708.11	688.41			4,796.90
16TH Floor	839.78	839.78	868.41	688.13	708.11	688.41			4,796.90
17TH Floor	839.78	839.78	868.41	688.13	708.11	688.41			4,796.90
18TH Floor	839.78	839.78	868.41	688.13	708.11	688.41			4,796.90
19TH Floor	839.78	839.78	868.41	688.13	708.11	688.41			4,796.90
20TH Floor	839.78	839.78	868.41	688.13	708.11	688.41			4,796.90
21TH Floor	839.78	839.78	868.41	688.13	708.11	688.41			4,796.90
22nd Floor	839.78	839.78	868.41	688.13	708.11	688.41			4,796.90
23RD Floor	839.78	839.78	868.41	688.13	708.11	688.41			4,796.90
24th Floor	839.78	839.78	868.41	688.13	708.11	688.41			4,796.90
25TH Floor	839.78	839.78	868.41	688.13	708.11	688.41			4,796.90
26th Floor	839.78	839.78	868.41	688.13	708.11	688.41			4,796.90
27th Floor	839.78	839.78	868.41	688.13	708.11	688.41			4,796.90
28TH Floor	839.78	839.78	868.41	688.13	708.11	688.41			4,796.90
29TH Floor	839.78	839.78	868.41	688.13	708.11	688.41			4,796.90
30TH Floor	839.78	839.78	868.41	688.13	708.11	688.41			4,796.90
31TH Floor	839.78	839.78	868.41	688.13	708.11	688.41			4,796.90
32nd Floor	839.78	839.78	868.41	688.13	708.11	688.41			4,796.90
33RD Floor	839.78	839.78	868.41	688.13	708.11	688.41			4,796.90
34th Floor	839.78	839.78	868.41	688.13	708.11	688.41			4,796.90
35TH Floor	839.78	839.78	868.41	688.13	708.11	688.41			4,796.90
36th Floor	839.78	839.78	868.41	688.13	708.11	688.41			4,796.90
37th Floor	839.78	839.78	868.41	688.13	708.11	688.41			4,796.90
38TH Floor	839.78	839.78	868.41	688.13	708.11	688.41			4,796.90
39TH Floor	839.78	839.78	868.41	688.13	708.11	688.41			4,796.90
40TH Floor	839.78	839.78	868.41	688.13	708.11	688.41			4,796.90
41TH Floor	839.78	839.78	868.41	688.13	708.11	688.41			4,796.90
42nd Floor	839.78	839.78	868.41	688.13	708.11	688.41			4,796.90
43RD Floor	839.78	839.78	868.41	688.13	708.11	688.41			4,796.90
44th Floor	839.78	839.78	868.41	688.13	708.11	688.41			4,796.90
45TH Floor	839.78	839.78	868.41	688.13	708.11	688.41			4,796.90
46th Floor	839.78	839.78	868.41	688.13	708.11	688.41			4,796.90
47TH Floor	839.78	839.78	868.41	688.13	708.11	688.41			4,796.90
48TH Floor	839.78	839.78	868.41	688.13	708.11	688.41			4,796.90
49TH Floor	839.78	839.78	868.41	688.13	708.11	688.41			4,796.90
50TH Floor	839.78	839.78	868.41	688.13	708.11	688.41			4,796.90
51TH Floor	839.78	839.78	868.41	688.13	708.11	688.41			4,796.90
52nd Floor	839.78	839.78	868.41	688.13	708.11	688.41			4,796.90
53RD Floor	839.78	839.78	868.41	688.13	708.11	688.41			4,796.90
54th Floor	839.78	839.78	868.41	688.13	708.11	688.41			4,796.90
55TH Floor	839.78	839.78	868.41	688.13	708.11	688.41			4,796.90
56th Floor	839.78	839.78	868.41	688.13	708.11	688.41			4,796.90
57TH Floor	839.78	839.78	868.41	688.13	708.11	688.41			4,796.90
58TH Floor	839.78	839.78	868.41	688.13	708.11	688.41			4,796.90
59TH Floor	839.78	839.78	868.41	688.13	708.11	688.41			4,796.90
60TH Floor	839.78	839.78	868.41	688.13	708.11	688.41			4,796.90
61TH Floor	839.78	839.78	868.41	688.13	708.11	688.41			4,796.90
62nd Floor	839.78	839.78	868.41	688.13	708.11	688.41			4,796.90
63RD Floor	839.78	839.78	868.41	688.13	708.11	688.41			4,796.90
64th Floor	839.78	839.78	868.41	688.13	708.11	688.41			4,796.90
65TH Floor	839.78	839.78	868.41	688.13	708.11	688.41			4,796.90
66th Floor	839.78	839.78	868.41	688.13	708.11	688.41			4,796.90
67TH Floor	839.78	839.78	868.41	688.13	708.11	688.41			4,796.90
68TH Floor	839.78	839.78	868.41	688.13	708.11	688.41			4,796.90
69TH Floor	839.78	839.78	868.41	688.13	708.11	688.41			4,796.90
70TH Floor	839.78	839.78	868.41	688.13	708.11	688.41			4,796.90
71TH Floor	839.78	839.78	868.41	688.13	708.11	688.41			4,796.90
72nd Floor	839.78	839.78	868.41	688.13	708.11	688.41			4,796.90
73RD Floor	839.78	839.78	868.41	688.13	708.11	688.41			4,796.90
74th Floor	839.78	839.78	868.41	688.13	708.11	688.41			4,796.90
75TH Floor	839.78	839.78	868.41	688.13	708.11	688.41			4,796.90
76th Floor	839.78	839.78	868.41	688.13	708.11	688.41			4,796.90
77TH Floor	839.78	839.78	868.41	688.13	708.11	688.41			4,796.90
78TH Floor	839.78	839.78	868.41	688.13	708.11	688.41			4,796.90
79TH Floor	839.78	839.78	868.41	688.13	708.11	688.41			4,796.90
80TH Floor	839.78	839.78	868.41	688.13	708.11	688.41			4,796.90
81TH Floor	839.78	839.78	868.41	688.13	708.11	688.41			4,796.90
82nd Floor	839.78	839.78	868.41	688.13	708.11	688.41			4,796.90
83RD Floor	839.78	839.78	868.41	688.13	708.11	688.41			4,796.90
84th Floor	839.78	839.78	868.41	688.13	708.11	688.41			4,796.90
85TH Floor	839.78	839.78	868.41	688.13	708.11	688.41			4,796.90
86th Floor	839.78	839.78	868.41	688.13	708.11	688.41			4,796.90
87TH Floor	839.78	839.78	868.41	688.13	708.11	688.41			4,796.90
88TH Floor	839.78	839.78	868.41	688.13	708.11	688.41			4,796.90
89TH Floor	839.78	839.78	868.41	688.13	708.11	688.41			4,796.90
90TH Floor	839.78	839.78	868.41	688.13	708.11	688.41			4,796.90
91TH Floor	839.78	839.78	868.41	688.13	708.11	688.41			4,796.90
92nd Floor	839.78	839.78	868.41	688.13	708.11	688.41			4,796.90
93RD Floor	839.78	839.78	868.41	688.13	708.11	688.41			4,796.90
94th Floor	839.78	839.78	868.41	688.13	708.11	688.41			4,796.90
95TH Floor	839.78	839.78	868.41	688.13	708.11	688.41			4,796.90
96th Floor	839.78	839.78	868.41	688.13	708.11	688.41			4,796.90
97TH Floor	839.78	839.78	868.41	688.13	708.11	688.41			4,796.90
98TH Floor	839.78	839.78	868.41	688.13	708.11	688.41			4,796.90
99TH Floor	839.78	839.78	868.41	688.13	708.11	688.41			4,796.90
100TH Floor	839.78	839.78	868.41	688.13	708.11	688.41			4,796.90
Terrace									
Total Area	25,106.16	25,134.42	25,251.32	21,086.34	21,196.53	25,372.36	3,304.00	1,131.37	1,47,573.68

TYPICAL UNITS TYPE-O (+G+1)						
Total Area	BUA Subtraction (Shafts & Ducts)	BUA (Sq.m)	FAR Subtraction (Shafts/Ducts/ Parking)	FAR (Sq.m)	No. of Units	Total FAR
112.579	112.579	12,500	60.079	3	380.219	
506.241	0.799	100.244	79.399	97.399	299.677	
35.856	0.097	35.759	7.935	27.224	81.672	
	352.579		234.606		679.816	
						793.929
						679.816
						8.565

CORNER UNITS TYPE-E (-G-2)						
Total Area	BUA Subtraction (Shafts & Ducts)	BUA (Sq.m)	FAR Subtraction (Shafts & Ducts/ Parking)	FAR (Sq.m)	No. of Units	Total FAR
Ground Floor	72.257					
First Floor	72.257					
Second Floor	36.850					
	36.850	0.817	36.033	7		
						127.416
						793.929
						679.816
						8.565

Total Built Up Area of Typical units (E)
Total FAR Area of Typical units (E)
Height of building including chimney (m) MD

FAR AREA STATEMENT TOWER WISE T1 - T6											
Block	Basement	Ground Floor	First Floor	Typical Floor	No. of Typical Floors	Total Typical Floor	Refuge Floor	No. of Refuge Floors	Total Refuge Floor	Total FAR	
Tower 1	-	798.77	803.58	839.76	23.00	19,314.39	836.69	5.00	4,183.43	25,100.16	
Tower 2	-	832.23	803.58	839.76	23.00	19,314.39	836.69	5.00	4,183.43	25,138.62	
Tower 3	-	626.79	775.54	694.71	23.00	16,936.52	658.09	5.00	4,290.47	26,263.72	
Tower 4	-	554.41	675.34	706.11	23.00	16,284.58	714.38	5.00	3,571.91	21,085.24	
Tower 5	-	603.36	674.69	708.11	23.00	16,286.58	714.38	5.00	3,571.91	21,936.23	
Tower 6	-	725.79	619.47	849.41	23.00	19,536.52	858.09	5.00	4,290.47	25,136.23	
Total Tower Area	-	4,438.34	4,372.19			1,10,276.97			24,091.68	1,43,038.17	

BUA AREA STATEMENT TOWER WISE T1 - T6											
Block	Terrace	Ground Floor	First Floor	Typical Floor	No. of Typical Floors	Total Typical Floor	Refuge Floor	No. of Refuge Floors	Total Refuge Floor	Total BUA	
Tower 1	122.82	978.59	898.32	895.10	23.00	20,547.30	907.03	5.00	4,535.15	27,122.18	
Tower 2	122.82	972.15	898.32	895.10	23.00	20,547.30	907.03	5.00	4,535.15	27,115.74	
Tower 3	127.08	973.14	821.80	902.57	23.00	20,547.30	926.25	5.00	4,631.25	27,411.88	
Tower 4	126.33	827.33	780.09	760.29	23.00	17,486.67	781.56	5.00	3,907.80	23,125.22	
Tower 5	126.33	828.05	783.49	760.29	23.00	17,486.67	781.56	5.00	3,907.80	23,126.28	
Tower 6	127.08	974.61	821.60	902.57	23.00	20,759.11	926.25	5.00	4,631.25	27,411.65	
Total Tower Area	245.04	5,553.87	5,198.76			1,17,666.16			26,148.40	1,55,911.61	

TYPICAL UNITS TYPE-C (G-2)								R/R Parking Area Calculations - 40 / 30m (West Bengal Building By-Laws)				
Floor	Total Area (Sq.m)	BUA Subtraction (Shafts & Ducts)	BUA (Sq.m)	FAR Subtraction (Shafts & Ducts)	FAR (Sq.m)	No. of Units	Total FAR (Sq.m)	ENTITIES		TOTAL NO. OF PARKING SPACES	TOTAL NO. OF PARKING SPACES PROVIDED BY 1 Plot	
								FAR AREA	FAR AREA / CAR			
Ground Floor	112,573	112,573	12,500	100,073	8	800,584	Common Unit (G-1)	140,605	1	68	68	
First Floor	106,041	106,041	9,309	96,732	8	778,472	Common Unit (G-1)	124,646	1	68	68	
Second Floor	49,970	0,697	49,273	7,935	41,338	0	330,704	Common Unit (G-1)	224,000	3	3	
			267,609		238,720		1909,760	Common Unit (G-2)	148,695	1	4	
								Common Unit (G-1)	121,118	1	2	
								Surface Car parking			9	
Total Built Up Area of 4 Corner Units (C)							2136,720					
Total FAR Area of Tower- (C)							1909,760					
Height of Building including member (in M)							100.00					
								TOTAL		153	80	

Total No. of Units	153
Total Built-Up Area of Row Housing (sqm)	26454.38
Total FAR of Row Housing (sqm)	21458.88

Tower T1 - T6 Unit Mixes		
Unit Type	Unit BUA (\$/sq. ft.)	No. of Units
2BHK A	87.4	238
2BHK B	87.82	4
2BHK C (Perfuge)	89.27	10
2BHK D (Perfuge)	76.62	20
2BHK E (Perfuge)	89.54	16
3BHK A	79.49	216
3BHK B	88.1	547
3BHK C	98.59	112
3BHK D	105.47	105
4BHK	139.92	58
DUPLICATE	164.67	3
TOTAL	1065.99	1913

SWIMMING POOL AREA	385.32
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AMENITY BLOCK								
Extraction (Sq.M) & Ducts)	B.U.A. (Sq.M)	FAR Subtractions					Self Use of FAR	
		Staircase	Lift Lobby	Parking	Services	Refuge (Free of FAR)		Chajja
15.00	525.96	50.00	6.00					
171.22	325.31	50.00	-					
	457.50	65.00	6.00					
186.22	1,308.37							

GROUP HOUSING									
UNIT MATRIX									
FLOOR	TYPOLOGY						NO. OF FLOORS	SUB TOTAL	TOTAL APARTMENTS
	2BHK	3BHK A	3BHK C	3BHK D	3BHK E	4BHK			
	1	1					0	2	2
	1	1	1	2				5	4
ATTIL 3RD FLOOR	3		2	2	1		1	9	30
ATTIL 12TH, 15TH, 20TH, 24RD, 27TH &			2	2			1	23	161
					1		1	3	9
ATTIL 3RD FLOOR	1		2	2	1		1	5	30
ATTIL 12TH, 15TH, 20TH, 24RD, 27TH &			4	2	2		1	21	161
							2	5	20
ATTIL 3RD FLOOR	2		3					5	42
ATTIL 12TH, 15TH, 20TH, 24RD, 27TH &			8					21	161
								5	30
ATTIL 3RD FLOOR	2	1						3	40
ATTIL 12TH, 15TH, 20TH, 24RD, 27TH &		5	2					7	42
	4	4						21	161
								5	15
ATTIL 3RD FLOOR	3	1						4	30
ATTIL 12TH, 15TH, 20TH, 24RD, 27TH &		5	3					8	42
	4	4						21	161
								5	15
ATTIL 3RD FLOOR	2						2	4	20
ATTIL 12TH, 15TH, 20TH, 24RD, 27TH &			2					2	15
	2		6					8	42
ATTIL 12TH, 15TH, 20TH, 24RD, 27TH &								21	161
TOTAL NO. OF APARTMENTS									

BUA AREA STATEMENT TOWER WISE T1 - T6										
Block	Terrace	Ground Floor	First Floor	Typical Floor	No. of Typical Floors	Total Typical Floor	Refuge Floor	No. of Refuge Floors	Total Refuge Floor	Total BUA
Tower 1	122.82	978.59	898.32	895.10	23.00	20,587.30	907.03	5.00	4,535.15	27,222.19
Tower 2	122.82	972.15	892.85	895.10	23.00	20,587.30	907.03	5.00	4,535.15	27,115.74
Tower 3	127.08	923.14	921.00	902.57	23.00	20,759.11	926.25	5.00	4,631.25	27,411.58
Tower 4	126.35	827.33	788.09	760.29	23.00	17,486.67	781.56	5.00	3,907.80	23,121.22
Tower 5	126.35	826.05	779.43	760.29	23.00	17,486.67	781.56	5.00	3,907.80	23,121.28
Tower 6	127.08	974.61	921.60	902.57	23.00	20,759.11	926.25	5.00	4,631.25	27,411.65
Total Tower Area	245.64	5,533.87	5,196.76	5,196.76		1,17,666.16			26,148.40	1,55,391.31

[illegible]

Total No. of Units	153
Total Built-Up Area of Row Housing (sqm)	26454.38
Total FAR of Row Housing (sqm)	21458.88

NOTES:	☑ ALL DIMENSIONS ARE IN MM UNLESS IT IS MENTIONED. ☑ THE RAIN WATER AND SITE WATER DISPOSAL IS COLLECTED FOR RAIN WATER HARVESTING. ☑ ALL ELECTRICAL INSTALLATIONS SHALL BE AS PER PROVISION OF NBC. ☑ FIRE-FIGHTING / SAFETY PROVISIONS WILL BE AS PER EVASANT NBC PROVISIONS. ☑ ALL TOILETS ARE VENTILATED AS PER WEST BENGAL MUNICIPAL BUILDING RULES, 2007 ☑ BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVANT I.S. CODES FOR EARTHQUAKE RESISTANCE. ☑ PLEASE NOTE THAT THE DIMENSIONS IN THE DRAWINGS ARE TO BE READ, NOT MEASURED.

13/26
H/10

JISHNU PAL
E. Tech (civil), No: G.T/32
GTER/NKDA/10/0043
22/RJSON/G-T-1/2016-
HMC Reg. No: EGTE/CLASS-1/15

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

SIGNATURE OF STRUCTURAL ENGINEER & SEAL
CIVIL AND STRUCTURAL CONSULTANT:

E-MAIL:mnconp12008@gmail.com

CERTIFIED THAT I HAVE GONE THROUGH THE WEST
BENGAL MUNICIPAL BUILDING RULES 2009 AS
AMMENDED TIME TO TIME AND ALSO UNDER TAKE TO

DPC PROJECTS PVT. LTD.

SIGNATURE OF OWNER & SEAL
DTC PROJECTS PVT. LTD.
ADDRESS : 1 N.S ROAD, KOLKATA-700001

PER PROVISION OF WEST BENGAL MUNICIPAL
BUILDING RULES 2009 AS AMMENDED TIME TO TIME
AND AS PER THE SITE CONDITION WHERE IN, THE PLOT IS
BOUNDED BY BOUNDARY WALLS AND PILLARS AND IT
CONFIRMS WITH THE PLAN IT IS A BUILDABLE SITE AND
NOT A TANK

KETAN HINGANIKAR

SIGNATURE OF ARCHITECT & SEAL	
ARCHITECT morphogenesis	SCALE: 1:400
	DATE: 25.09.2025
	TITLE: <u>Site Plan</u> NORTH

FAX: +91 11 26490351
Email: studio@morphogenesis.org
