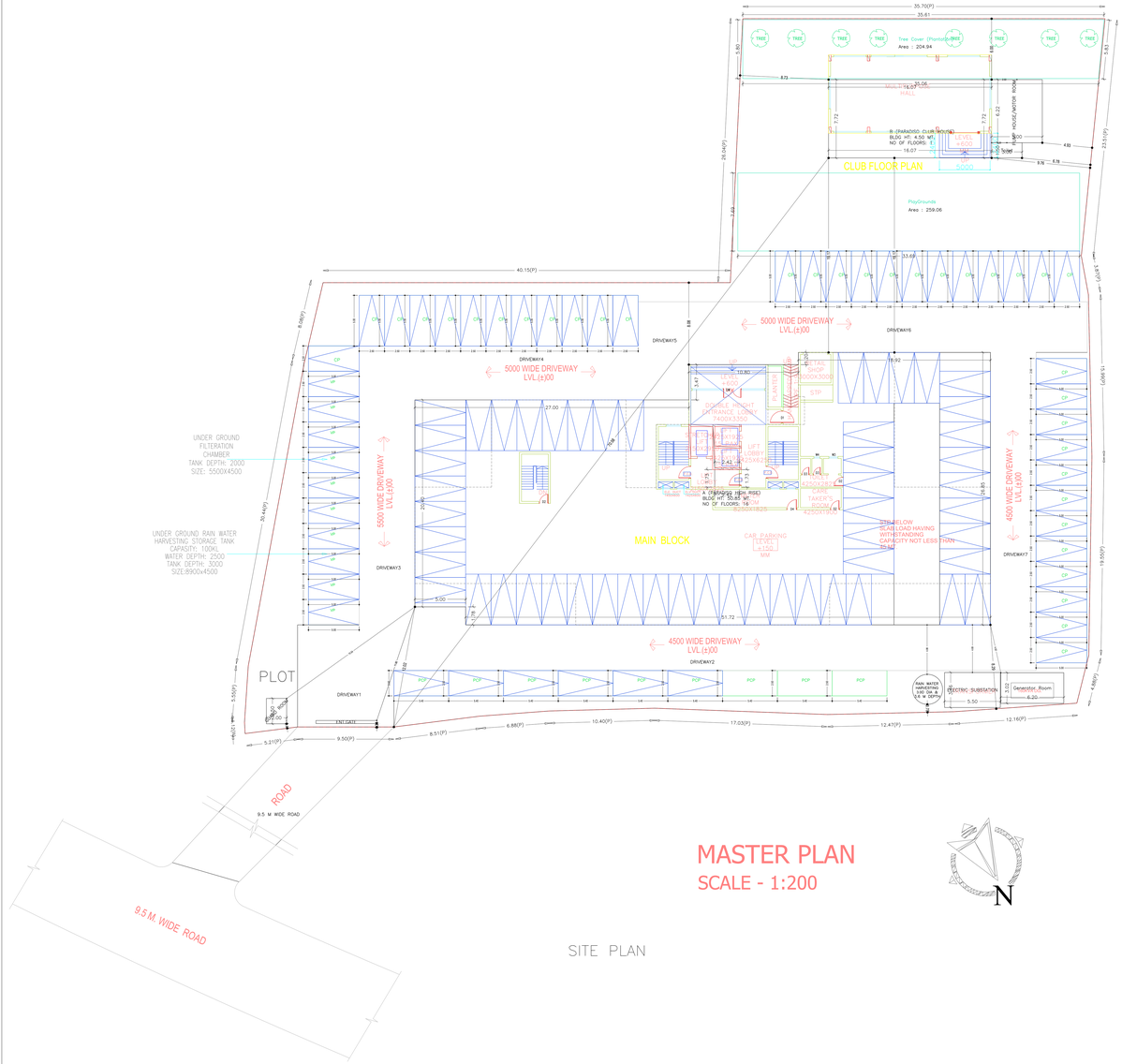
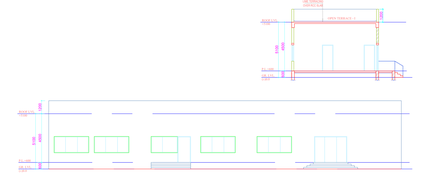
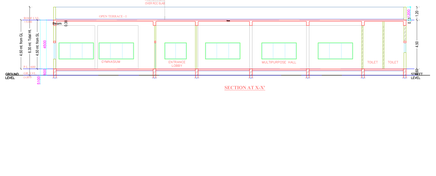
Project Title :PARADISO AT DOBO

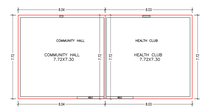


MASTER PLAN
SCALE - 1:200

SITE PLAN







GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)

TERRACE FLOOR PLAN
(SCALE 1:100)

	DATE	30-02-2024
	SHEET NO.	1

Proposal Basic Information

Proposal File No.	BA/PO/KM/0472/24
Owner Name	SAHAJIVI KUMAR GHOSH AND KAUSIK GHOSH PDA BUILDER AND DEVELOPERS PROJECTS AND BUILDER PVT. LTD. REPRESENTED BY VISHAL SAHA
Khata No	119
Plot No	373, 373, 374 & 375
Village Name	DOBO
Use	Residential
SubUse	Group Housing

AREA STATEMENT VERSION NO. 1.0.68		
AREA STATEMENT VERSION DATE	18/10/2023	
PLOT NUMBER	373, 373, 374 & 375	
Region: PARIKRAMA URBAN	Plot Use: Residential	
District: PURBA BARDHAMAN (BURDWAN)	Plot SubUse: Group Housing	
Authority: SAHAJIVI KHARGRAM NOTIFIED AREA	PlotNeatArea#NotapplicableUse: NA	
Award No: NA/KHARGRAM	NoofLandPocket: 373, 373, 374 & 375	
Application Type: General Proposal	North:	
Project Type: Group Development	South:	
Nature of Development: New	East:	
Location of Proposed Building: New Site	West:	
AREA OF PLOT (Minimum)	(A)	4317.48
NET AREA OF PLOT(Total Plot Area - Deductions as per Land Use area)	(A-Deductions)	4315.48
Deduction for Balance Plot Area(from Gross Plot Area)		2.00
Balance Plot Area		4313.48
BALANCE AREA OF PLOT(Net Plot Area - DEDUCTION OF BALANCE AREA)	(A-Deductions)	3947.48
NET AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	4311.48
Plot Area for FAR (Net Plot Area + Deduction for Balance Area)	(A-Deductions)	4311.48
COVERAGE CHECK		
Permissible Coverage area (35.00 %)		1509.01
Proposed Coverage Area (18.57 %)		800.45
Total Free Coverage Area (35.00 %)		1509.01
Balance coverage area (16.43 %)		708.56
FAR CHECK		
Basic FAR Area (2.69)		11604.29
Total Perm. FAR area		11604.29
Residential FAR		7361.42
Commercial FAR		4242.87
Special FAR		0.00
Proposed FAR Area		11604.29
Balance FAR Area		0.00
Consumed FAR (Factor)		2.69
Balance FAR Area		0.00
BUILT UP AREA CHECK		
Proposed Built Up Area Exclusive Stilt/Parking		15951.02
ARCHITECT (Regd)	Mrs Sashwatee Dhalla	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	SAHAJIVI KUMAR GHOSH AND KAUSIK GHOSH PDA BUILDER AND DEVELOPERS PROJECTS AND BUILDER PVT. LTD. REPRESENTED BY VISHAL SAHA	
DEVELOPMENT AUTHORITY		
	LOCAL BODY	

COLOR INDEX

- PLOT BOUNDARY
- ABUTTING ROAD
- PROPOSED CONSTRUCTION
- ROAD WIDENING
- ROAD WIDENING AREA
- EXISTING (To be retained)
- EXISTING (To be demolished)

Buildingwise Floor FAR Details

Floor Name	Building Name A (PARADISO HIGH RISE) Up Area (Sq.mt.)	Area (Sq.mt.)	A (PARADISO CLUB HOUSE) Up Area (Sq.mt.)	Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	0.00	0.00	126.14	126.14	126.14	126.14
Ground Mezz. Floor	1010.82	1010.82	0.00	0.00	1010.82	1010.82
First Floor	821.27	821.27	0.00	0.00	821.27	821.27
Second Floor	821.27	821.27	0.00	0.00	821.27	821.27
Third Floor	821.27	821.27	0.00	0.00	821.27	821.27
Fourth Floor	821.27	821.27	0.00	0.00	821.27	821.27
Fifth Floor	821.27	821.27	0.00	0.00	821.27	821.27
Sixth Floor	821.27	821.27	0.00	0.00	821.27	821.27
Seventh Floor	821.27	821.27	0.00	0.00	821.27	821.27
Eighth Floor	821.27	821.27	0.00	0.00	821.27	821.27
Ninth Floor	821.27	821.27	0.00	0.00	821.27	821.27
Tenth Floor	821.27	821.27	0.00	0.00	821.27	821.27
Eleventh Floor	821.27	821.27	0.00	0.00	821.27	821.27
Twelfth Floor	821.27	821.27	0.00	0.00	821.27	821.27
Thirteenth Floor	821.27	821.27	0.00	0.00	821.27	821.27
Fourteenth Floor	821.27	821.27	0.00	0.00	821.27	821.27
Fifteenth Floor	777.35	777.35	0.00	0.00	777.35	777.35
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00
Total :	15951.48	15951.48	126.14	126.14	15951.62	15951.62

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (PARADISO HIGH RISE)	Group Housing	Residential	Multistorey
A (PARADISO CLUB HOUSE)	Public Utility	Health Club	Multistorey

Required Parking(Table 7a)

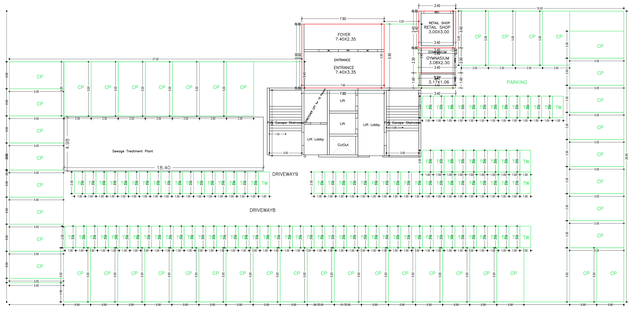
Building Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd.(Unit)	Car Reqd.	Car Prop.	Visitors Car Reqd.(Unit)	Visitors Car Reqd.	Visitors Car Prop.	Two Wheeler Reqd.(Unit)	Two Wheeler Reqd.	Two Wheeler Prop.
A (PARADISO HIGH RISE)	Residential	Group Housing	0 - 100	0.00	-	1	00	-	-	-	-	-	-	-
			101 - 200	1.00	-	-	-	-	-	-	-	-	-	-
			201 - 300	-	-	-	-	-	-	-	-	-	-	-
			301 - 400	-	-	-	-	-	-	-	-	-	-	-
			401 - 500	-	-	1	-	-	-	-	-	-	-	-
			501 - 600	-	-	-	-	-	-	-	-	-	-	-
			601 - 700	-	-	-	-	-	-	-	-	-	-	-
			701 - 800	0.00	-	-	-	-	-	-	-	-	-	-
			801 - 900	1.00	-	-	-	-	1	0	-	1	-	-
			901 - 1000	1.00	-	-	-	-	1	0	-	1	-	-
			1001 - 1100	1.00	-	-	-	-	1	0	-	1	-	-
			1101 - 1200	-	-	-	-	-	-	-	-	-	-	-
			1201 - 1300	-	-	-	-	-	-	-	-	-	-	-
			1301 - 1400	-	-	-	-	-	-	-	-	-	-	-

Project Title :PARADISO AT DOBO

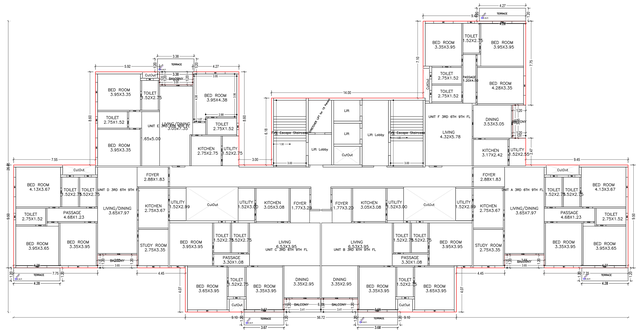
DATE	03 02 2024
SHEET NO.	2

Proposal Basic Information

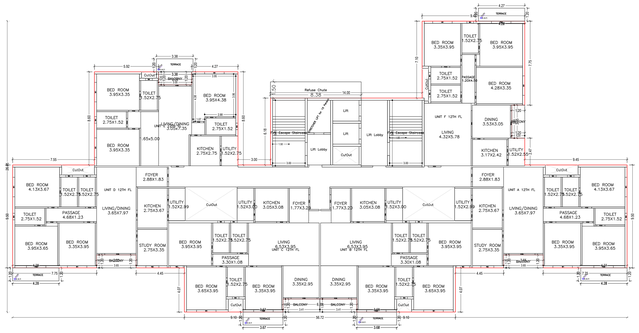
Proposal File No.	BORP24W00023X
Owner Name	SHAKUR KUMAR DAYDO AND KAUSIK KUMAR DAYDO REPRESENTED BY PROJECTS AND BUILDER PVT. LTD. REPRESENTED BY VISHAL SAHA
Khata No.	119
Plot No.	373, 373, 374 & 375
Village Name	DOBO
Use	Residential
SubUse	Group Housing



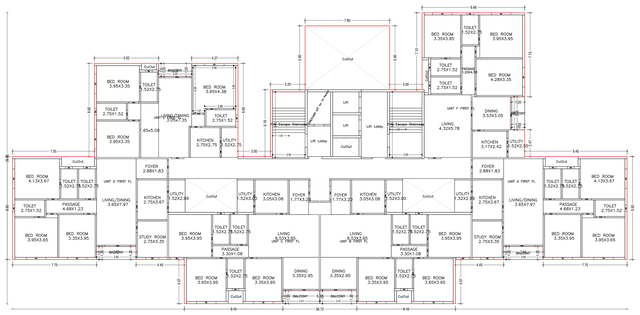
GROUND AND PARKING FLOOR PLAN
(Proposed)
(SCALE 1:100)



TYPICAL – 3, 6& 9 FLOOR PLAN
(Proposed)
(SCALE 1:100)



TWELFTH FLOOR PLAN
(Proposed)
(SCALE 1:100)



FIRST FLOOR PLAN
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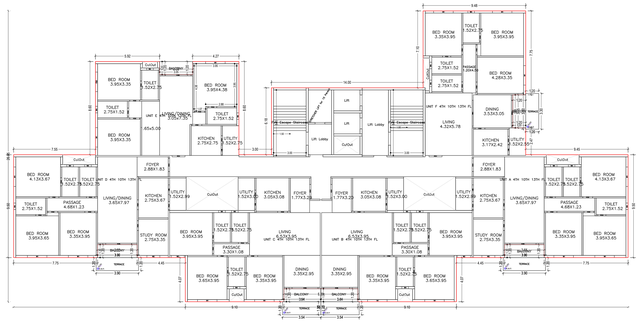

TYPICAL – 4, 10& 13 FLOOR PLAN
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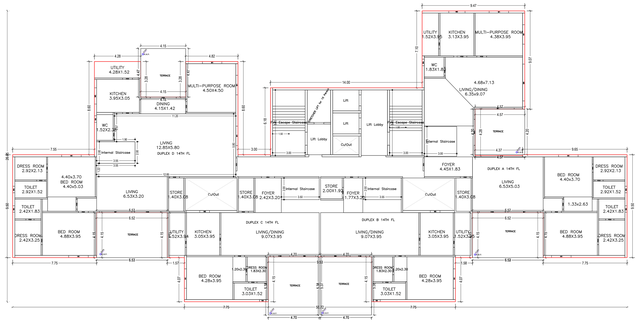
(SCALE 1:100)



FOURTEENTH FLOOR PLAN
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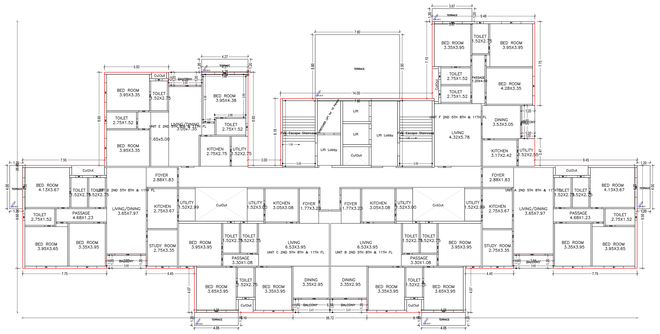
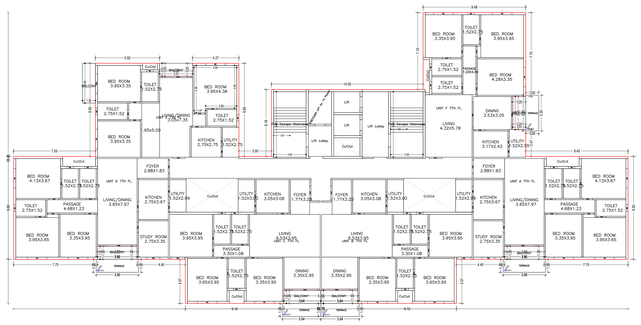
(SCALE 1:100)



TYPICAL – 2, 5, 8& 11 FLOOR PLAN
(Proposed)
(SCALE 1:100)



SEVENTH FLOOR PLAN
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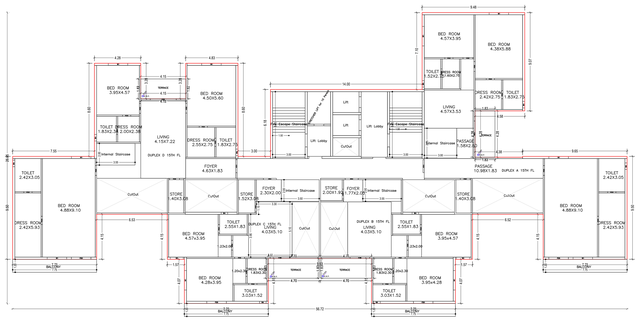
(SCALE 1:100)



FIFTEENTH FLOOR PLAN
(Proposed)
(SCALE 1:100)

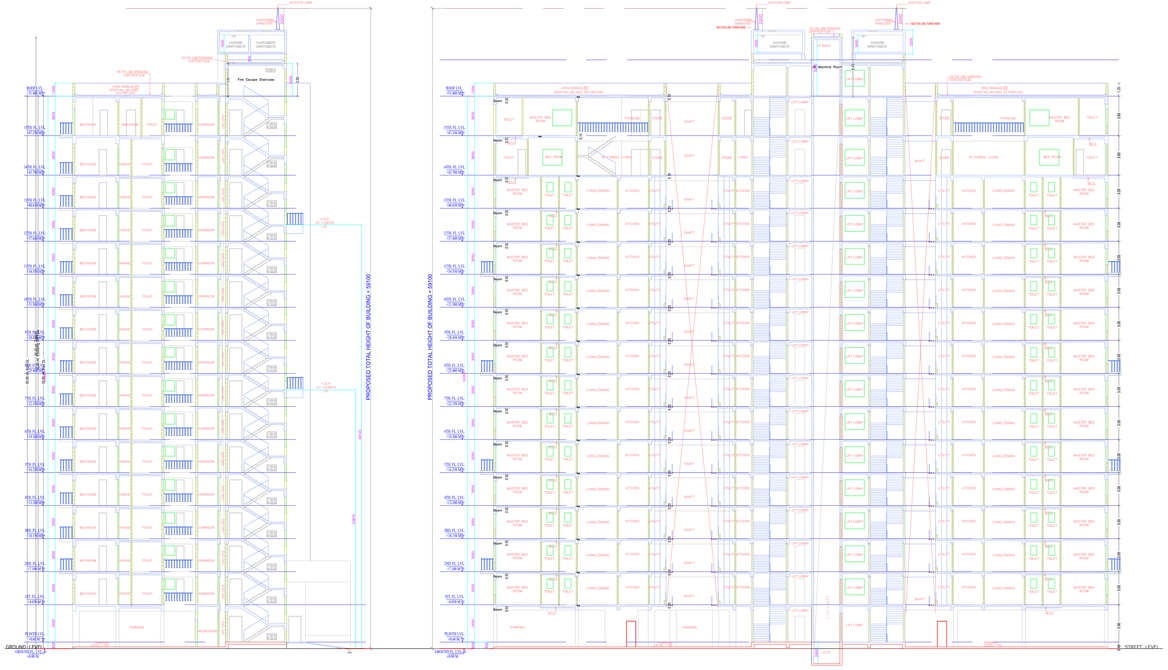
Building :A (PARADISO HIGH RISE)

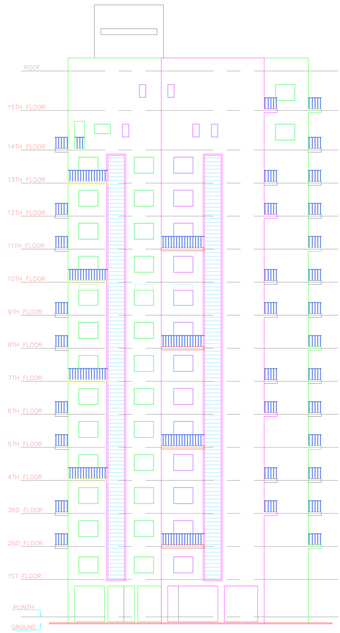
Floor	Floor Height	Deductions (Area in Sq.mt.) Void Area	Deductions (Area in Sq.mt.) Void Area Sq.mt.	Deductions (Area in Sq.mt.) Total Void Area (Sq.mt.)	Deductions (Area in Sq.mt.) Stair Cover	Deductions (Area in Sq.mt.) Lift	Deductions (Area in Sq.mt.) Balcony	Deductions (Area in Sq.mt.) Residential Use	Deductions (Area in Sq.mt.) Parking	Proposed FAR Area (Sq.mt.) Resi.	Proposed FAR Area (Sq.mt.) Commercial	Proposed FAR Area (Sq.mt.) Residential	Proposed FAR Area (Sq.mt.) Hazardous	Total Proposed FAR Area (Sq.mt.)	Total Commercial Additional Area (Sq.mt.)	Tower (No.)
Ground floor Parking Plan	3.75/3.05	4.16	12.51(Ac)	36.30	0.00	0.00	91.52	1127.46	44.84	11.92	7.82	4.76	135.51	135.51	34	1
Ground floor Plan	3.05/3.05	51.60	51.37	36.30	15.75	12.13	0.00	0.00	0.00	807.70	0.00	0.00	807.70	807.70	35	1
First floor Plan	3.05/3.05	45.66	101.37	36.30	15.75	12.13	0.00	0.00	0.00	807.70	0.00	0.00	807.70	807.70	35	1
Typical

Project Title :PARADISO AT DOBO

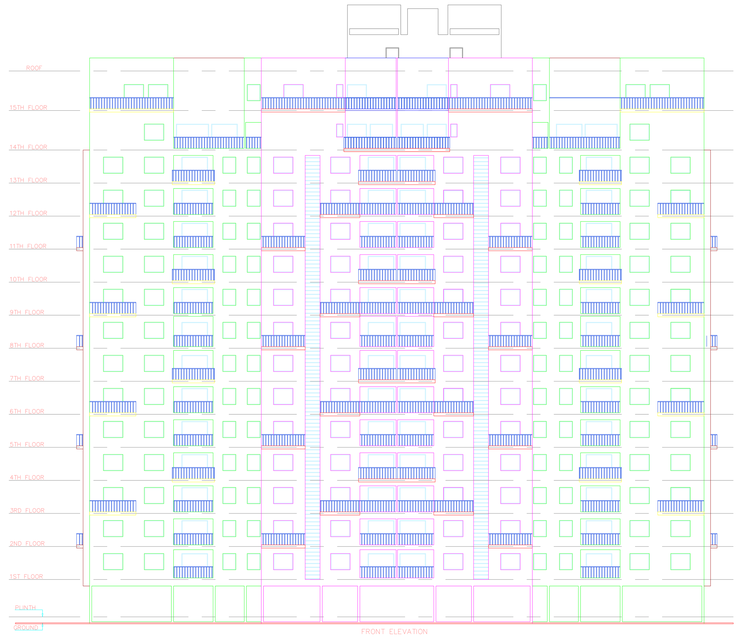
DATE	03.02.2024
SHEET NO.	3

Proposal Basic Information	
Proposal Pan No.	3N/PO/0/0/0/0/2024
Owner Name	SAHAJAR KUMAR GHOSH AND KAUSIK GHOSH AND SAHAJAR KUMAR GHOSH PROJECTS AND BUILDER PVT. LTD. REPRESENTED BY VISHAL SAHA
Khata No	119
Plot No	373, 373, 374 & 375
Village Name	DOBO
Use	Residential
SubUse	Group Housing

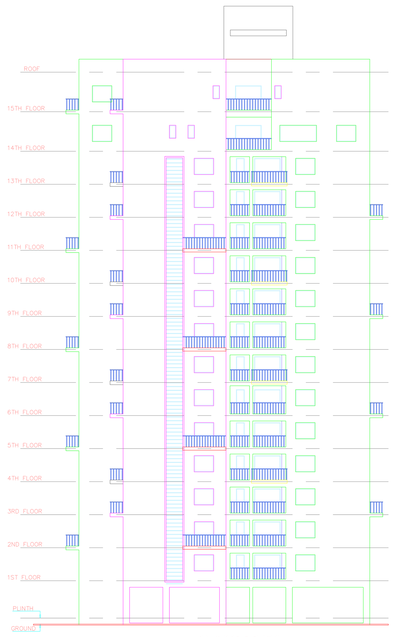




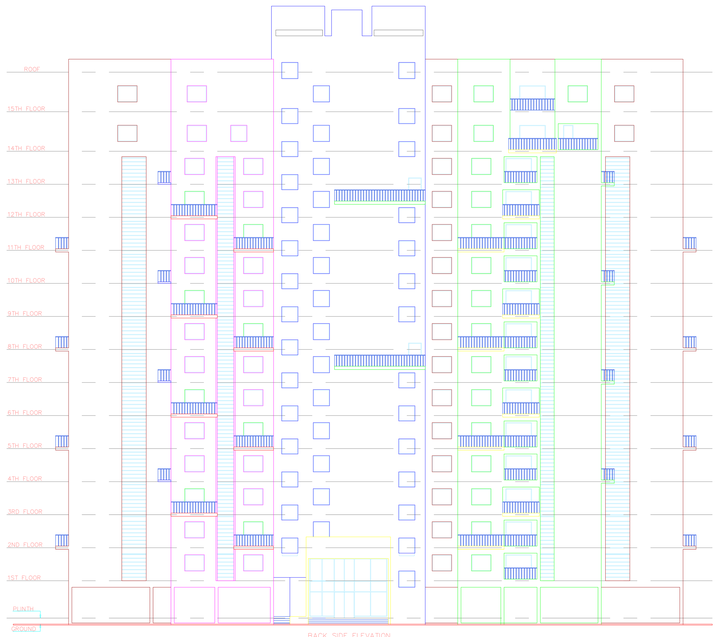
LEFT SIDE ELEVATION



FRONT ELEVATION



RIGHT SIDE ELEVATION



BACK SIDE ELEVATION

LTP NAME AND SIGNATURE	STRUCTURAL ENGG NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Mst Siddhartha Shukla IN/LPI/A/C/2008/2023			

This is system generated MAP. No need to Physically Signed.

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