

PROPOSED G+10 STORIED (37.25 MT. HEIGHT, TOWER-1 & TOWER-2) RESIDENTIAL BUILDING ON LR PLOT NO-1049 & RS PLOT NO-1746, L.R.KHATIAN NO.-2961,2970,2962&2971, AT MOUZA-NARASAMUDA, P.O.- KUMAR PUR, P.S.-ASANSOL (SOUTH), DIST-PASCHIM BARDHAMAN, JL. NO.-9, HOLDING NO.-251(N), WARD NO.-54(N), PIN-713304, STREET-KUMARPUR, UNDER ASANSOL MUNICIPAL CORPORATION.



AREA STATEMENT:-

AREA OF LAND (AS PER DEED=1.82 ACRE) =7365.217 SQM.
 AREA OF LAND (AS PER PORCHA=1.75 ACRE) =7081.94 SQM.
 AREA OF LAND (AS PER PHYSICAL MEASUREMENT) =7081.353 SQM.
 AVAILABLE ROAD WIDTH =9.15 MT.
 PERMISSIBLE F.A.R =2.25
 PERMISSIBLE BUILT-UP AREA (7081.353*2.25) =15933.044 SQM.
 PER. GROUND COVERAGE (45%) =3186.641 SQM.
 PRO. GROUND COVERAGE (38.080%) =2696.628 SQM.
 PRO. GROUND FLOOR AREA =2696.628 SQM.

TOWER-1

PRO. 1ST FLOOR AREA =846.847 SQM.
 PRO. 2ND FLOOR AREA =714.183 SQM.
 PRO. 3RD TO 10TH FLOOR AREA =816.697 SQM.
 PRO. TOTAL FLOOR AREA (846.847+714.183+816.697*8) =8094.606 SQM.

TOWER-2

PRO. 1ST FLOOR AREA =819.441 SQM.
 PRO. 2ND TO 10TH FLOOR AREA =816.697 SQM.
 PRO. TOTAL FLOOR AREA (819.441+816.697*9) =8169.713 SQM.

PRO. TOTAL BUILT UP AREA OF TOWER-1&2 (2696.628+8094.606+8169.713) =18960.947 SQM.

EXEMPTION

STAIR AREA (15.0*2*11 FLS.) =660.0 SQM.
 LIFT LOBBY AREA (3.0*3*11 FLS.) =198.0 SQM.
 PRO. TOTAL BUILT UP AREA AFTER EXEMPTION (18960.947-(660.0+198.0)) =18102.947 SQM.

PARKING AREA AT GR. FLOOR =2208.745 SQM.
 PRO. TOTAL FLOOR AREA FOR FAR 18102.947-2208.745 =15894.202 SQM.
 PROPOSED FAR (15894.202/7081.353) =2.244

FLAT DETAIL

TOWER-1

2 BHK = 09 NOS.
 3 BHK = 57 NOS.

TOWER-2

2 BHK = 09 NOS.
 3 BHK = 58 NOS.
 TOTAL NO OF 2 BHK = 18 NOS.
 TOTAL NO OF 3 BHK = 115 NOS.
 TOTAL NO OF FLAT = 133 NOS.

CAR PARKING CALCULATION

PRO. TOTAL FLAT AREA =12685.408 SQM.
 NO OF PARKING REQD. (@110 SQM.=1 CAR) =115 NOS.
 NO OF PARKING PROVIDED (GROUND COVERED SINGLE=70 NOS., GROUND COVERED MLCP=20*2=40 NOS., OPEN =97 NOS.,) =207 NOS.
 REQD. PUBLIC OPEN SPACE (8%) =560.39 SQM.
 PROPOSED PUBLIC OPEN SPACE (9.456%) =669.633 SQM.
 REQD. TREE COVER AREA (15%) =1062.203 SQM.
 PROP TREE COVER AREA (15.645%) =1107.918 SQM.

SPECIFICATION

1. THE BUILDING SHALL BE USED FOR DWELLING PURPOSE.
2. ALL 250 B/W SHALL BE IN CEMENT MORTAR 1:6
3. ALL 125 B/W & 75 B/W SHALL BE IN 1:4 PROPORTION
4. ALL CEMENT PLASTER INSIDE & OUTSIDE THE WALLS & ALL CEMENT PLASTER 1:4 IN CEILING.
5. R.C. WORK TO BE IN 1:2:4
6. F.C. WORK TO BE IN 1:3:6
7. R.W. PIPE PROVIDED IN SUITABLE PLACES
8. ALL DIMENSIONS ARE IN MM.

DOOR SCHEDULE				WINDOW SCHEDULE					
MARK	WIDTH	HEIGHT	SIL LEVEL	TYPE	MARK	WIDTH	HEIGHT	SIL LEVEL	TYPE
D1	1050	2100	X	WOODEN	W	2500	1200	900	GLAZED
D2	1000	2100	X	WOODEN	W	2000	1200	900	GLAZED
D3	900	2100	X	WOODEN	W1	1500	1200	900	GLAZED
D4	800	2100	X	P.V.C.	W2	1200	1200	900	GLAZED
SD	3050	2100	X	GLAZED	W3	1000	1200	900	GLAZED
					V	900	750	1350	GLAZED
					SW	1500	1500	X	GLAZED
					SW2	1200	1500	X	GLAZED

