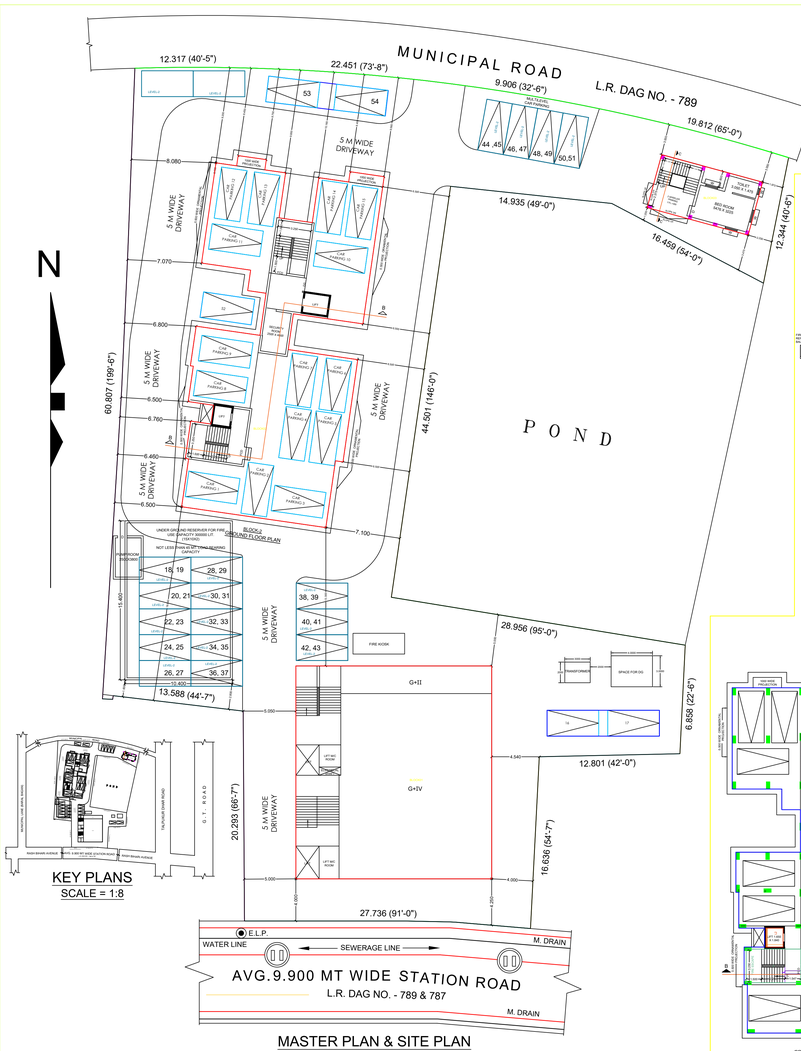
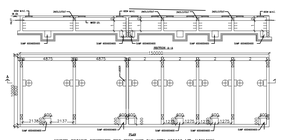
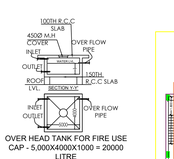
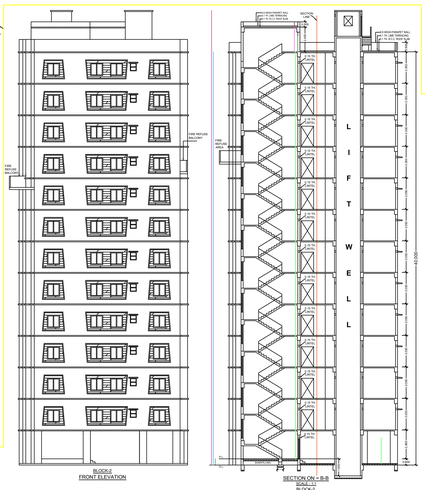


KEY PLANS
SCALE = 1:8

MASTER PLAN & SITE PLAN
SCALE = 1:1

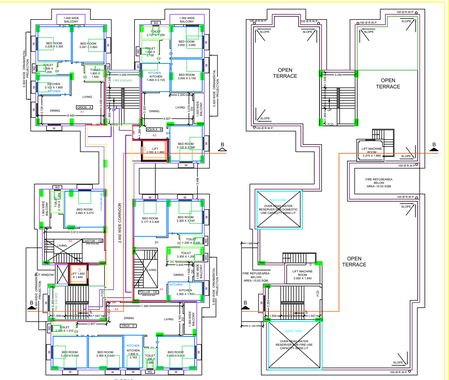






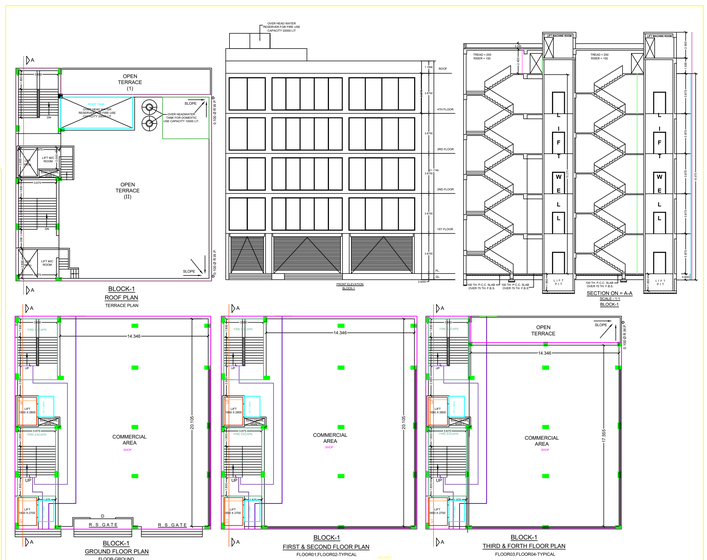
BLOCK-I
FRONT ELEVATION

SECTION ON – B-B
SCALE-1:100
BLOCK-I



BLOCK-I
12TH FLOOR PLAN
SCALE-1:1
FLOOR-12

BLOCK-I
ROOF PLAN
SCALE-1:1
TERRACE PLAN

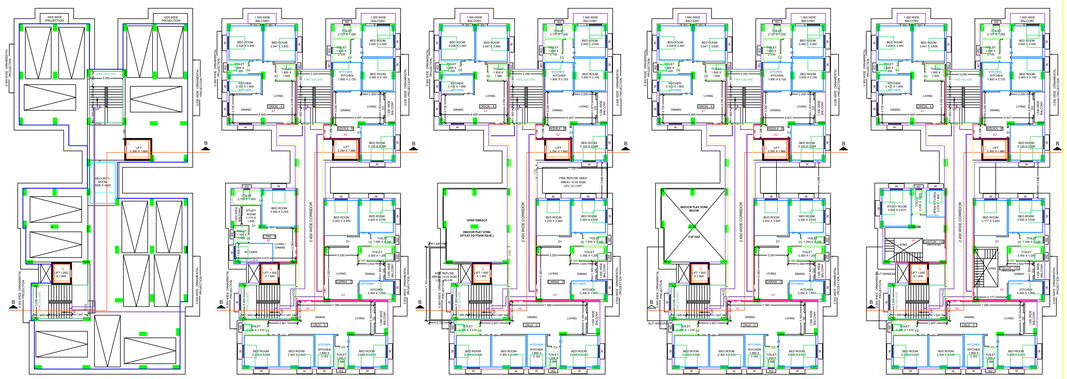


BLOCK-1
GROUND FLOOR PLAN
FLOOR-GROUND

BLOCK-1
FIRST & SECOND FLOOR PLAN
FLOOR-01,FLOOR-02 TYPICAL

BLOCK-1
THIRD & FORTH FLOOR PLAN
FLOOR-03,FLOOR-04 TYPICAL

SECTION ON – A-A
SCALE-1:1
BLOCK-1



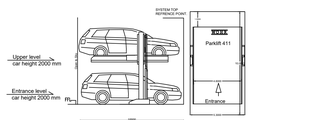
BLOCK-I
GROUND FLOOR PLAN
SCALE-1:1
FLOOR-GROUND

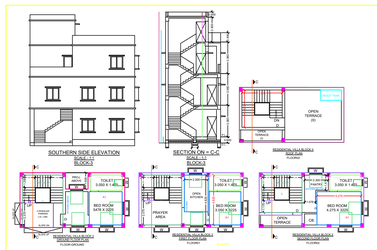
BLOCK-I
3RD, 4TH, 5TH, 6TH TYPICAL FLOOR
SCALE-1:1
FLOOR-03,FLOOR-04,FLOOR-05,FLOOR-06 TYPICAL

BLOCK-I
1ST, 8TH, 9TH TYPICAL FLOOR
SCALE-1:1
FLOOR-01,FLOOR-08,FLOOR-09 TYPICAL

BLOCK-I
2ND, 7TH, 10TH TYPICAL FLOOR
SCALE-1:1
FLOOR-02,FLOOR-07,FLOOR-10 TYPICAL

BLOCK-I
11TH FLOOR PLAN
SCALE-1:1
FLOOR-11





REVISED BUILDING PLAN FOR PROPOSED G+4 STORIED (COMMERCIAL), G+12 STORIED (RESIDENTIAL) & G+2 STORIED (RESIDENTIAL VILLA) IN THE NAME & STYLE "ITHEMBA DEVELOPMENTS LTD." AT CHANDERNAGORE STATION ROAD UNDER CHANDERNAGORE MUNICIPAL CORPORATION, DIST. - HOOGHLY.

WARD NO.- 10	HOLDING NO.- 545/A	J.L. NO.- 1
BOROUGH NO.- II	MOUZA & P.S. - CHANDERNAGORE	SHEET NO.- 11
C.S. & R.S.DAG NO.- 462	L.R. DAG NO.- 786	
R.S.KHATIAN NO.- 289	L.R. KHATIAN NO.- 3231,3232,3233,3234,3235,3236	

AREA STATEMENT :-

AREA OF LAND = 0.4470N = 1.705 ACRE= 2857.08 SQ.M.
PERMISSIBLE GROUND COVERAGE 35%
PROPOSED GROUND COVERAGE 35 PLUS (450 TO+390 SBF+33 STIL) = 858.00 SQ.M.
WIDTH OF ACCESS ROAD = 9.900 MT (32'-6")
NO OF STORIED OF THE BUILDING = G+4,G+12,G+2
PROPOSED HEIGHT OF BUILDING = 45.0 M.
PERMISSIBLE F.A.R. = 2.25
PROPOSED F.A.R. = 2.248

AREA CALCULATION FOR BLOCK 1 (COMMERCIAL) G+4 :-

GROUND FLOOR COVERED AREA = 385.39 SQ.M.
1ST & 2ND TYPICAL FLOOR COVERED AREA= (385.39 X 2) = 770.78 SQ.M.
3RD & 4TH TYPICAL FLOOR COVERED AREA= (352.17 X 2) = 704.34 SQ.M.
TOTAL COVERED AREA= (1860.50 + 1457.11)= = 3317.61 SQ.M.

STAIRCASE EXEMPTION FROM GROUND TO 4TH FLOOR= (22.72 + 24.39) X 5 = 234.55 SQ.M.
LIFT WELL EXEMPTION FROM GROUND TO 4TH FLOOR= (1.75 + 1.63) X 5 = 16.90 SQ.M.
LIFT LOBBY EXEMPTION FROM 1ST TO 4TH FLOOR= 2 = 33.X 4 = 24.00 SQ.M.
TOTAL F.A.R. EXEMPTION FOR BLOCK = 309.45 SQ.M.
TOTAL COVER AREA FOR BLOCK 1 (AFTER EXEMPTION)= = 1867.71 SQ.M.

AREA CALCULATION FOR BLOCK 2 (RESIDENTIAL) G+12 :-

GROUND FLOOR COVERED AREA= 657.73 SQ.M.
3RD, 4TH, 5TH, 6TH FLOOR COVERED AREA= LOOR (73 X 4) = 1892.92 SQ.M.
1ST & 8TH, 9TH FLOOR COVERED AREA= (658.90 X 3) = 1776.90 SQ.M.
2ND, 7TH, 10TH FLOOR COVERED AREA= (658.90 X 3) = 1216.80 SQ.M.
11TH FLOOR COVERED AREA= (658.90 X 1) = 658.90 SQ.M.
TOTAL COVERED AREA= (657.73+1892.92+1216.80+1216.80+658.90)=(6642.35 SQ.M.)

STAIRCASE EXEMPTION FROM GROUND TO 12TH FLOOR = (16.25+12.19) X 13 = 369.72 SQ.M.
LIFT WELL EXEMPTION FROM GROUND TO 12TH FLOOR = (1.035 + 1.37) X 13 = 36.25 SQ.M.
LIFT LOBBY EXEMPTION FROM 1ST TO 12TH FLOOR= 12 = 3.X 12 = 12.00 SQ.M.
SEPTIC COVERED PARKING = 18.96 SQ.M.
PUMP COVERED PUMP MACHINERY AREA FOR EXEMPTION = 30.35 SQ.M.
TOTAL F.A.R. EXEMPTION FOR BLOCK 2 = 465.33 SQ.M.
TOTAL COVERED AREA (AFTER EXEMPTION)= (5294.71+465.33)= = 5891.38 SQ.M.

AREA CALCULATION FOR BLOCK 3 (RESIDENTIAL) G+2 :-

GROUND FLOOR COVERED AREA = 61.63 SQ.M.
1ST FLOOR COVERED AREA = 63.00 SQ.M.
2ND FLOOR COVERED AREA = 48.39 SQ.M.
TOTAL COVERED AREA= (61.63+63.00+48.39)= = 173.02 SQ.M.

TOTAL COVERED AREA (BLOCK 1, BLOCK 2 & BLOCK 3)= (3317.61 + 5891.71 + 173.02) = 9382.34 SQ.M.
TOTAL F.A.R. EXEMPTION (BLOCK 1 & BLOCK 2)= (309.45+465.33) = 1212.12 SQ.M.
PROPOSED F.A.R.= (9382.34-1212.12)/2857.08 = 9412.46 / 2857.08 = 2.248 < 2.25

CAR PARKING CALCULATION :-

TOTAL RESIDENTIAL TENEMENT AREA= (347.93 X 6 = (352.48 X 6) SQM. = 2097.58 + 1914.88 = 3962.46 SQM.
REQUIRED PARKING FOR RESIDENTIAL BLOCK = (3962.46 / 100 = 39.62 = 40 NOS.

TOTAL COMMERCIAL AREA = (351.43 X 3) = (350.73 X 2) = (664.35 + 320.46) = 1424.81 SQM.
REQUIRED PARKING FOR COMMERCIAL BLOCK = (1424.81 / 100 = 14.248 =14 NOS.

TOTAL REQUIRED PARKING = 39 + 15 = 54 NOS.

EXPLICATION:-
ACTUAL STILT OPEN SPACE 9.35 M.
ACTUAL OPEN SPACE 1.00 M.
REQUIRED STILT OPEN SPACE 9.35 M.
REQUIRED OPEN SPACE 1.00 M.
HEIGHT OF R.W.H. (RESIDENTIAL BUILDING) 45.00 M.
HEIGHT OF THE COMMERCIAL BUILDING 19.85 M.
NUMBER OF STAIRS = 2 NOS.
NUMBER OF LIFT = 3 NOS.
NUMBER OF RESIDENTIAL & COMMERCIAL CAPACITY UNDER GROUND WATER RESERVOIR = FORTHE FIRE
NUMBER OF RESIDENTIAL & 20000 LTR. (COMMERCIAL) CAPACITY OVER HEAD WATER RESERVOIR = FOR FIRE USE

SCHEDULE OF DOORS & WINDOWS

	BILL	LINTEL	SIZE
D	-	2150	1200X2150
D1	-	2100	750X2150
W	950	2150	1500X1200
W1	1450	2150	600X750
W3	2100	2150	AS PER SITE

DEMOLISHION ORDER NO.:- BD-6/2023/2024/50

DATE:- 04.01.2024

PREVIOUS SANCTIONED BUILDING PLAN AIN NO.:- SWS-OBPAS/1806/2024/0175

DATE - 04.05.2024

N O T E S :-

A. GENERAL:

1. ALL DIMENSIONS ARE IN MILIMETRES AND LEVELS ARE IN METRE.
2. DRAWING SHALL NOT BE SCALED. ONLY WRITTEN DIMENSIONS ARE TO BE FOLLOWED.
3. ALL FOUNDATIONS SHALL BE RESTS ON VIRGIN SOIL OR ON THOROUGHLY COMPACTED SOIL AS PER SPECIFICATION. WHENEVER THE SOIL CHANGE THE LEVELS SHOULD BE CHECKED TIMES BY ARCHITECT AND RETILED WITH THE P.C.C.

B. CONCRETE WORK:

1. ALL CONCRETE WORK SHALL BE AS PER IS:456 (LATEST REVISED)
2. ALL STRUCTURAL REINFORCED CONCRETE WORK SHALL BE WITH 20DEN M20 CONCRETE MIXED WITH 40 MM NOMINAL SIZE OF THE AGGREGATE.
3. ALL THE GRADE CLOSE FOR SLAB & SUPPER STRUCTURES ARE M1:2:5
4. FLOW CONDITS WORK SHALL BE OF THE FOLLOWING.
   (I) GRADE OF NOMINAL MIX CONCRETE
   (II) 10 M.M. PLUM CONCRETE FOR FLOWL CONCRETE UNDER FOUNDATION (WITH MINIMUM AGGREGATE SIZE OF 40 MM.) AND AT , PIT, TREMOVES ETC.
   (III) M-15 FOR LEAN CONNECTE BELOW FOUNDATIONS & PLAIN PARAPETION
5. THE MINIMUM CLEAR COVER FOR PROTECTION OF MAIN REINFORCEMENT SHALL BE AS FOLLOWS

STRUCTURAL ELEMENT	COVER (MM)		
	MOD	SEV	EXT
1. FOUNDATION	50	75	100
2. COLUMNS	25	30	40
3. SLAB, BEAMS	20	25	30
4. FLOOR BEAM	25	25	25
5. SHELLS	20	20	20
6. FOUNDATION	30	30	30

C. REINFORCEMENTS:

1. ALL MAIN BARS, STEEL SHALL BE OF FE250 GRADE.
2. ALL HIGH YIELD STRENGTH DEFORMED BAR REINFORCEMENT STEEL STRESS Fsv= 230 N/MM 2 T SHALL CONFORM TO IS:1786, (LATEST REVISED)
3. LAPS AND SPLICES OF REINFORCEMENT TO BUT AVAILABLE LENGTH OF BARS SHALL BE MADE AS SHOWN ON THE DRAWINGS OR APPROVED BY THE ENGINEER IN CHARGE.
4. ALL HOOKS, BENDS, LAPS AND SPLICES SHALL BE AS PER IS:2505.
5. THE LAP/MOVERAGE LENGTH OF BARS OF DIAMETER 'D' SHALL BE AS FOLLOWS:

CONCRETE	STEEL(Fe 250)	
GRADE	TENSION	COMPRESSION
M-20	50D	40D

6. LAPPING OF BARS SHALL BE STAGGERED AND IN NO CASE MORE THAN 50% BARS SHALL BE LAPPED AT ANY SECTION.
7. LAPPING OF BARS PER BEAM AND SLAB SHALL BE AVOIDED IN THE MIDSPAN FORCER ZONES.
8. DEVELOPMENT LENGTH (Ld) = 50xdia OF THE BAR=50xdia OF THE BAR.
9. ALL STRUCTURE SHALL ARE STEEL BASED CFC AND TO BE PROVIDED WHEREVER REQUIRED.
10. ALL THE CONCRETE WORK SHALL BE CARRIED OUT AS PER IS:456 AND IS:10262 (LATEST REVISED)
11. ALL DETAILS ARE NOT MENTIONED IN CLEAR

ARCHITECT
SAYANTAN GHOSH
CA/2022/137785
CONTACT NO.- 8334893345

REGIONAL CONSULTANT:-
A.B.D. CONSTRUCTION
MALAY GANGYOPADHYAY
CONSULTING CIVIL ENGINEER
CONTACT NO.- 8822665659

STRUCTURAL ENGINEER:-
RKS TECHNICAL SERVICE
RAHUL KOLEY
KMC- ESE / 2 / 711
CONTACT NO.- 9073471135

GEOTECHNICAL ENGINEER & STRUCTURAL REVIEWER:-
RUPAK KUMAR BANERJEE
S.T. / 1 / 3 (K.M.C)
E.S.E / 1 / 144

Signature Not Verified
Digitally signed by
Name: Subhajit
Bhattacharjee
Date: 2024.05.13 17:34:55
Reason: Building Permit
Location: Chandernagore