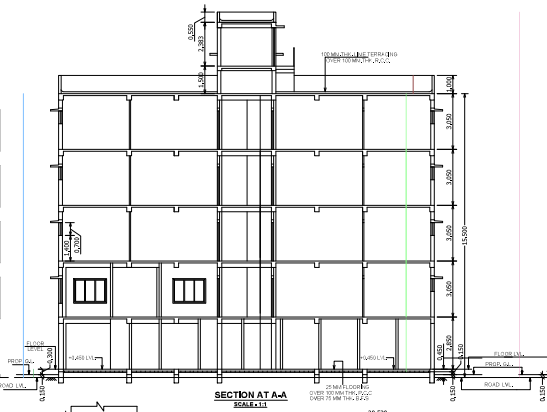
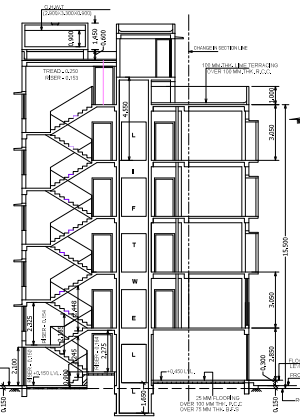
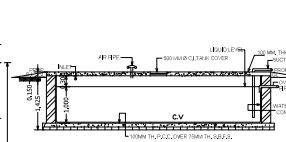
FRONT ELEVATION
SCALE - 1:1



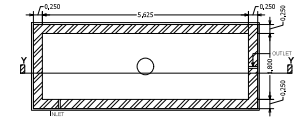
SECTION AT A-A
SCALE - 1:1



SECTION AT B-B
SCALE - 1:1



SECTION - YY
SCALE - 1:2



DETAIL OF S.U.WATER RESERVOIR
CAPACITY :- 8100 LTRS
SCALE - 1:2

PROPOSED G+IV STORIED RESIDENTIAL CUM COMMERCIAL BUILDING PLAN AT MOUZA - SONARPUR, L.R. DAG NO.-436,439,440, L.R. KHATIAN NOS.- 6958,5461,4467,5460,5619,5408, JL NO. - 39, WARD - 13, ROAD - SAHEB PARA, HOLDING NO. - 279, P.S. - SONARPUR, DIST-24 PGS.(S), UNDER RAJPUR SONARPUR MUNICIPALITY.

AREA STATEMENT:

LAND AREA (AS PER DEED) : = 512,288 SQM./12,06 SATAK./ 7K=0 CH=24 SQFT.
LAND AREA (AS PER PH'y.) : = 512,288 SQM./12,06 SATAK./ 7K=0 CH=24 SQFT.
AREA OF CORNER SPALY: 3.25 SQM.
AREA EXCLUDING CORNER SPLAY : 509,155 SQM.
PERMISSIBLE GROUND COVERAGE : (65,00 %) : 256,149 SQ.M
PROPOSED GROUND COVERAGE : (49.57%) : 253,349 SQ.M
PERMISSIBLE F.A.R. - 2.75
PERMISSIBLE HEIGHT OF BUILDING. : NO RESTRICTION
PROPOSED HEIGHT OF BUILDING. : 15.5 M.
NO OF FLATS : 14
TOTAL NO. OF PARKING PROVIDED : 06 NOS.
SERVICE AREA : 2,189 SQM

AREA CALCULATION

1	2	3	4	5	6	7	8	9	10	11		12		13	14
FLOOR	AREA (SQM)	STAIR VOID AND LIFT WELL (SQM)	ACTUAL AREA WITHOUT STAIR AND LIFT WELL (SQM)	RESI. MANDATORY STAIR AREA INCLUDED (SQM)	COMMERCIAL MANDATORY STAIR AREA INCLUDED (SQM)	LIFT LOBBY AREA (SQM)	AREA EXCLUDING LIFT+LIFT LOBBY (SQM)	RESIDENTIAL (SQM)	COMMERCIAL AREA (SQM)	CAR PARKING AREA (SQM)		C.A. AREA (SQM)		ACTUAL AREA AFTER ALL DEDUCTION (SQM)	F.A.R
										PERM.	PROP.	PERM.	PROP.		
GROUND FLOOR	253,949	---	253,949	13,365	16,320	2,160	222,104	NIL	177,744	125	30,675	NIL	NIL	191,429	
1ST FLOOR	253,949	17,760	236,189	13,365	--	2,160	220,664	114,950	115,199	NIL	NIL	NIL	7,084	2,237	220,664	1121,605 / 512,288 =2,189
2ND. FLOOR	253,949	4,920	252,029	13,365	--	2,160	236,504	230,938	NIL	NIL	NIL	NIL	7,060	4,560	236,504	
3RD. FLOOR	253,949	4,920	252,029	13,365	--	2,160	236,504	230,938	NIL	NIL	NIL	NIL	7,060	4,560	236,504	
4TH. FLOOR	253,949	4,920	252,029	13,365	--	2,160	236,504	230,938	NIL	NIL	NIL	NIL	7,060	4,560	236,504	
TOTAL	1269,745	22,520	1246,225	66,825	16,320	10,800	1152,280	804,464	292,443	125	30,675	26,764	15,217	1121,205	

TOTAL FLOOR AREA INCLUDING C.B.=
(1246,225 + 15,917) SQM.= 1262,142 SQM.

NOTES

1. ALL DIMENSIONS ARE IN M.
2. ALL EXTERNAL WALLS ARE 0.200 TH. AND INTERNAL WALLS ARE 0.075 TH. IF NOT STATED OTHERWISE
3. SCALE - 1:1
4. DEPTH OF SEPTIC TANK AND SEMI U.G. WATER RESERVOIR WILL NOT EXCEED THE DEPTH OF BUILDING FOUNDATION
5. ALL SORTS OF PRECAUTIONARY MEASURE WILL BE TAKEN AT THE TIME OF CONSTRUCTION

RESIDENTIAL PARKING CALCULATION:
PARKING REQUIRED FOR RESIDENTIAL AREA = ACTUAL RESIDENTIAL AREA/250
(AS ALL THE FLATS ARE BELOW 60 SQM.)
(FLAT B1 + FLAT C1) + (FLAT A2 + FLAT B2+FLAT C2+FLAT D2)X3 = (56,189+57,061)+ (57,234+56,289+57,061+57,234) X 3
=114,250+690,114 = 804,364 SQM.

PARKING CALCULATION:

SL.NO	TYPE	AREA	REQUIRED PARKING	PERM-SIBLE	PROVIDED PARKING
1	RESIDENTIAL	804,364	804,364/250 =3,220=3		02 NOS. (COVERED) 54 NOS. (OPEN)
2	COMMERCIAL	292,443	UPTO 500SQM. IF NO 3, FOR REST AREA 242,443 SQM./100=2,42 = 02 NOS.	06 NOS.	
	TOTAL		06 NOS.	150SQM.	30,675 SQM

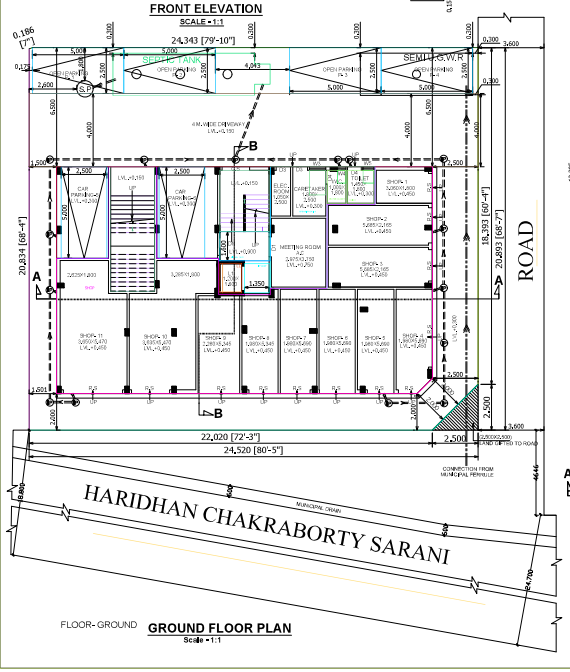
C.B. AREA = 15,917 SQM.(1.910%)
TOTAL FLOOR AREA EXCLUDING C.B. = 1246,225 SQM.
TOTAL FLOOR AREA INCLUDING C.B.=1262,142 SQM.

SPECIFICATIONS

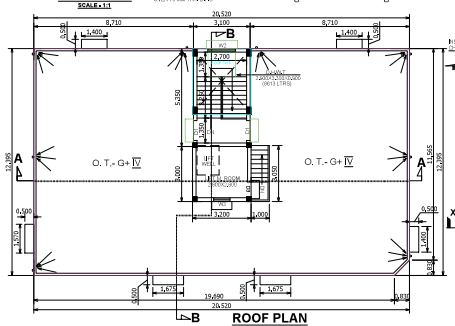
1. 0.075 TH. 1ST. CLASS BRICK SOLING IN FOUNDATION & FLOOR.
2. 0.150 TH. 1:3:6 (CEMENT,SAND & KHOA) CEMENT CONCRETE IN FOUNDATION & FLOOR.
3. FOUNDATION BRICK WORK WILL BE 1ST CLASS BRICK WITH 1:6 CEMENT MORTAR.
4. 0.075 TH. & 0.075 TH. PARTITION BRICK WORK WILL BE 1:3 CEMENT MORTAR.
5. 0.200TH. EXTERNAL WALLS WILL BE 1:6 CEMENT MORTAR.
6. 0.025 TH. D.P.C.WILL BE 1:2:4 WITH PROPER WATER PROOFING COMPOUND.
7. ROOF AND LIME TERRACING WILL BE 0.100 TH. WITH THEIR PROPER MATERIALS AND MEDIA.
8. CEILING AND ALL R.C. PLASTER WILL BE 0.012 TH. 1:4 CEMENT MORTAR.
9. 0.075 TH. MARBLE FLOORING.
10. GRADE OF CONCRETE M = 20.
11. ALL BUILDING MATERIALS WILL BE AS PER I.S. CODE & C.P.W.C. 1984.

DOOR & WINDOW SCHEDULE

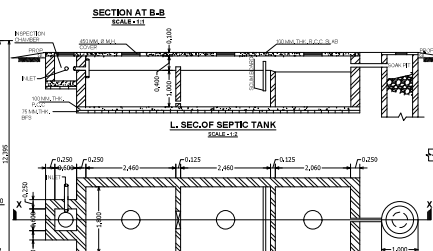
MKS.	SIZE	MKS.	SIZE
W1	1,000X1,350	SD1	1,000X2,100
W2	1,100X1,350	CG	1,350X2,100
W3	0,600X1,350	D1	1,100X2,100
W4	0,600X0,700	D2	0,900X2,100
W5	0,900X0,700	D3	0,800X2,100
		D4	0,750X2,100



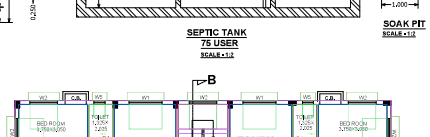
FLOOR- GROUND
GROUND FLOOR PLAN
Scale - 1:1



ROOF PLAN
Scale - 1:1

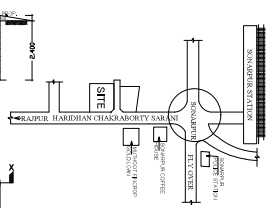


L. SEC.OF SEPTIC TANK
SCALE - 1:2

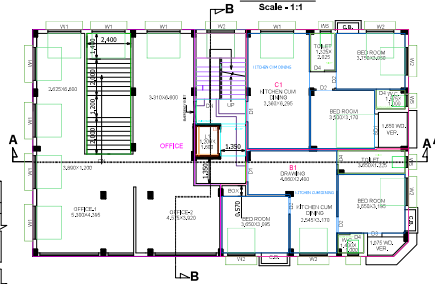


SEPTIC TANK
75 USER
SCALE - 1:2

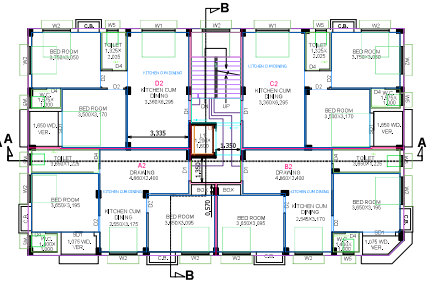
SOAK PIT
SCALE - 1:2



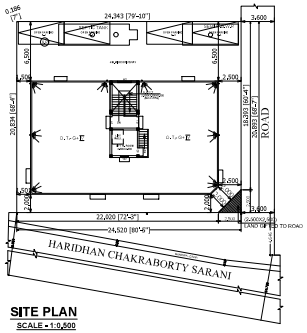
KEY PLAN
SCALE - N.T.S.



FLOOR01
1ST FLOOR PLAN
Scale - 1:1



FLOOR02,FLOOR03,FLOOR04- TYPICAL
TYPICAL FLOOR PLAN
(2ND TO 4TH)
Scale - 1:1



SITE PLAN
SCALE - 1:0.500

BHASKARJYOTIROY
GTE II / 20
NAME OF GEOTECHNICAL ENGINEER

UMESH NASKAR
SOMA MONDAL
SHARMILE BHOWMIK
RANJIT NASKAR
SANOP NASKAR
TAPAS KUMAR NASKAR
NAME OF OWNERS

CERTIFICATE OF STRUCTURAL ENGINEER :

THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.

SUBRATA MONDAL
ESE CL I - 199
NAME OF ESE

DECLARATION OF LBS CL-I :

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISIONS OF RAJPUR SONARPUR MUNICIPALITY BUILDING RULE 1986 AS AMENDED FROM TIME TO TIME & SITE CONDITIONS INCLUDING THE WIDTH OF ROAD CONFORM WITH THE PLAN PLOT IS DEMARCATED BY BOUNDARY WALL & IT IS A BUILD ABLE, SITE NOT A TANK OR FILLED UP TANK.

SYED WASEH NAZAKAT
LBS CL-I 500
NAME OF LBS CL-I

CONSULTANT>

DREAM BUILT
11-1A, K.C. AVENUE, CALCUTTA -700084
MOBILE - 09143139141 / 07890946555

USED SCALE - 1:0.25, 1:1, 1:500

Signature valid
Digitally signed by
Date: 2022.12.23 15:23:23 +05'30'
Reason: Signature Policy
Location: Nagpur Secretariat