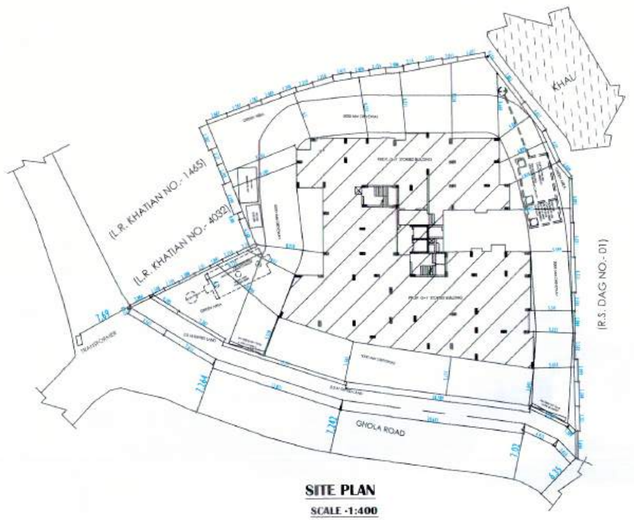
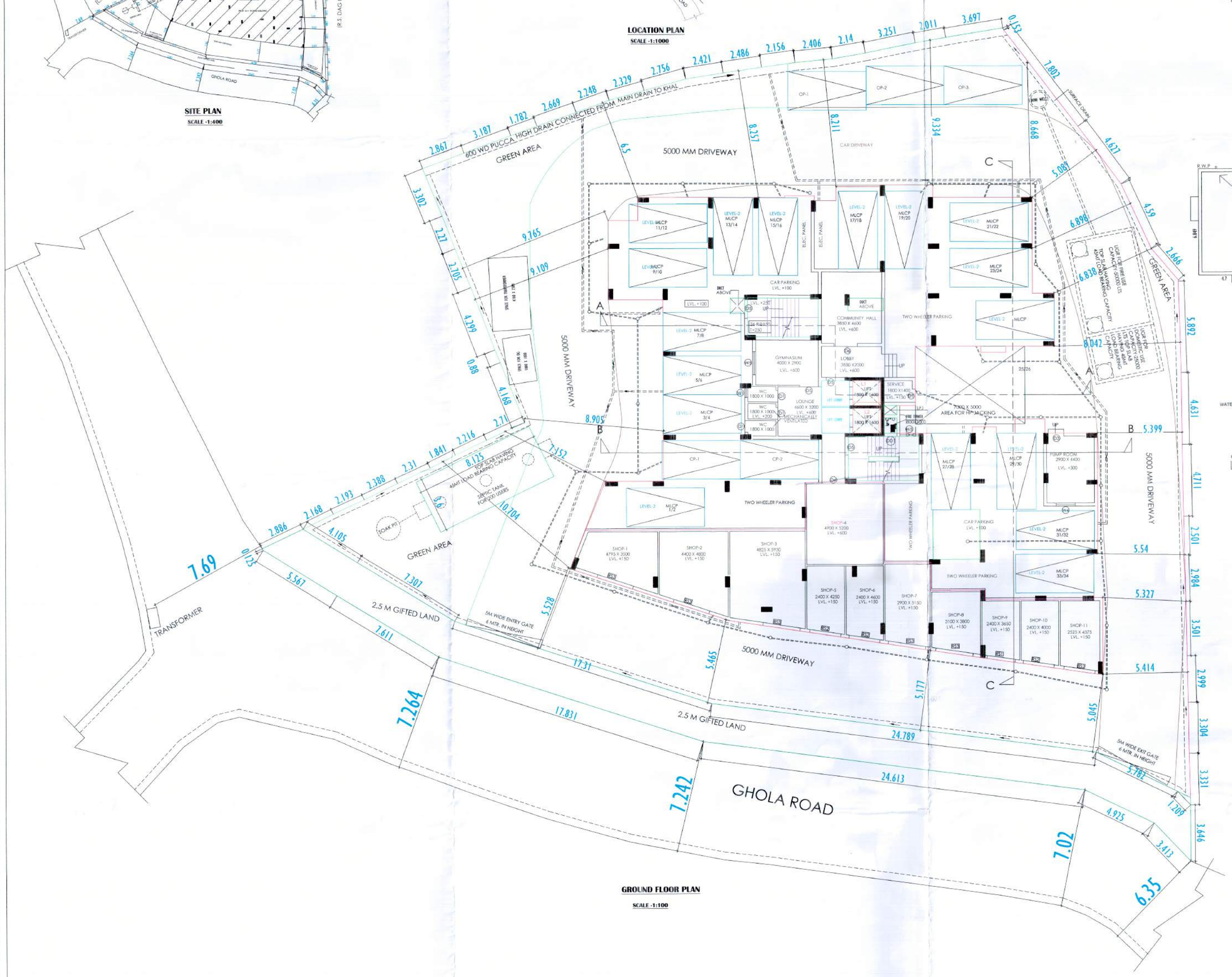
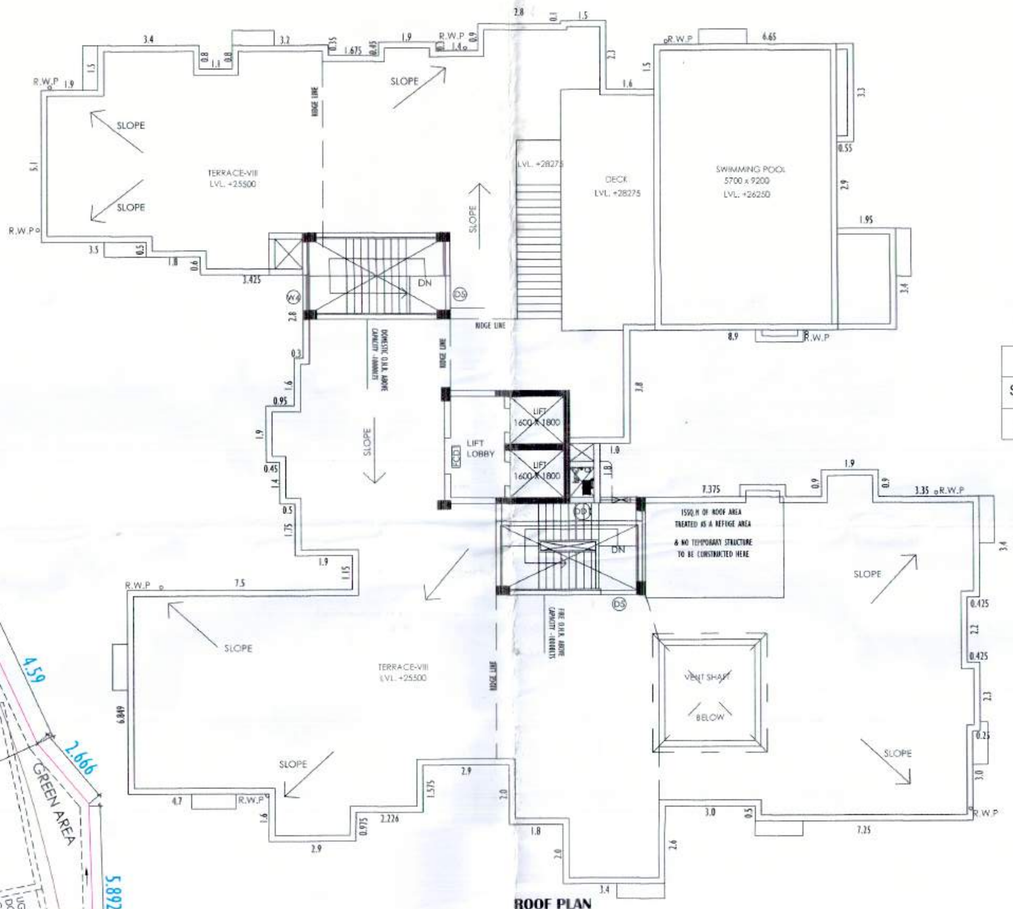


SITE PLAN
SCALE -1:400

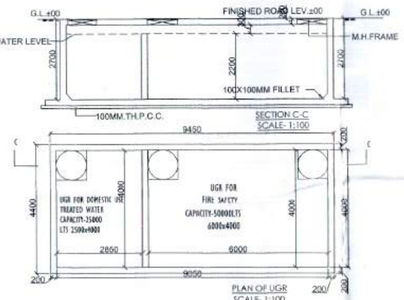
LOCATION PLAN
SCALE -1:1000

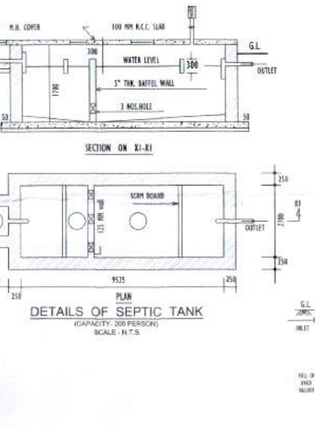


GROUND FLOOR PLAN
SCALE -1:100



ROOF PLAN
SCALE -1:100





DETAILS OF SEPTIC TANK
(CAPACITY- 200 PERSON)
SCALE - N.T.S.

DETAILS OF SOAK PIT
SCALE - N.T.S.

DUCT LEGEND	
SYMBOL	DESCRIPTION
S.P.D	STAIRCASE PRESSURIZATION DUCT

WINDOW SCHEDULE			
MRK.	WIDTH	LINTEL HEIGHT	SILL HEIGHT
W1	600	2100	1200
W2	1000	2100	1100
W3	1000	2100	450
W4	1200	2100	450
W5	1500	2100	450
W6	1800	2100	450

DOOR CUM WINDOW SCHEDULE		
MRK.	WIDTH	LINTEL HEIGHT
DW1	1500	2100
DW2	1800	2100

ROLLING SHUTTER SCHEDULE		
MRK.	WIDTH	LINTEL HEIGHT
RS1	1800	2400
RS2	2000	2400
RS3	2400	2400

DOOR SCHEDULE		
MRK.	WIDTH	LINTEL HEIGHT
D1	750	2100
D2	800	2100
D3	1000	2100
D4	1100	2100
D5	1200	2100
D6	1500	2100
SD1	1300	2100
SD2	1500	2100
SD3	1800	2100
SD4	2100	2100

AREA STATEMENT

PROPOSED WESTROAD OPHELIA A G+7 RESIDENTIAL BUILDING at R.S.Dag No-375,R.S. Khatian No.393; corresponding L.R. Dag No.1148 (Part) L.R Khatian No.-3902, J.L No.-77, at Mouza- Ghola, P.S- Barasat, under Barasat Municipality Ward No. 22, Holding No.73, District- North 24 Parganas, Pin-700124

Area of Land (As per Deed)	-	2306.48	sq.m	34.48	KATTAH
Area of Land (As per Measurment)	-	2037.52	sq.m		
Area of Land (Considered)	-	2037.52	sq.m		
Abutting Road Width	-	7.50	m (avg)		
Free gifting of road width		2.50	m		
Permissible Building Height	-	25.00	m		
Proposed Building Height	-	25.00	m	-	G+7
Permissible F.A.R	-	2.00		=	4055.04 sq.m
Proposed F.A.R	-	2.00		=	4054.16 sq.m
Permissible Ground Coverage	-	50.00	%	=	1013.76 sq.m
Proposed Ground Coverage	-	37.26	%		755.41 sq.m
Total Area for FAR	-	51.780	sq.ft		4,810.44 sq.m
Total Construction Area	-	52,154	sq.ft		4,900.98 sq.m
Required No Of Car Parking	-	33	nos		
Proposed No Of Car Parking	-	39	nos		
Covered Parking Area	-	427.66	sq.m		

SPACES	A	B	C	D	(C-D)=X	E	(C+E)=Y
	NOS OF STOREY -					G+7	
BLOCK A	FLOOR POLYLINE AREA (A)	VENT SHAFT (B)	BUILT UP AREA FOR FAR (BEFORE DEDUCTION) (C = A - B)	DEDUCTION (D)	AREA FOR F.A.R INCLUDING PARKING (E = C-D)	CUPBOARD (E)	CONSTRUCTION AREA INCLUDING CUPBOARD (SQ.M) (C+E=Y)
GROUND FLOOR	755.41	0.00	755.41	57.16	698.25	0.00	755.41
1ST FLOOR	588.89	9.60	579.29	38.78	540.51	8.26	587.55
2ND FLOOR	588.89	9.60	579.29	38.78	540.51	8.26	587.55
3rd FLOOR	588.89	9.60	579.29	38.78	540.51	8.26	587.55
4th FLOOR	588.89	9.60	579.29	38.78	540.51	8.26	587.55
5th FLOOR	588.89	9.60	579.29	38.78	540.51	8.26	587.55
6th FLOOR	588.89	9.60	579.29	38.78	540.51	8.26	587.55
7th FLOOR	588.89	9.60	579.29	38.78	540.51	8.26	587.55
PARKING AREA	427.66						
RETAIL in ground	188.40						
ABOVE ROOF	32.72						32.72
TOTAL AREA			**4810.44**		**4481.92**		**4900.98**

TOTAL AREA FOR FAR INCLUDING PARKING IN THE PROJECT (X)	4481.92	4900.98
PROPOSED PARKING AREA(Y)	427.66	
PARKING AREA FREE (Z)	475.00	
F.A.R AREA A= (X - Y) AS Z > Y	4054.16	

FIRE LEGEND	
SYMBOL	DESCRIPTION
	FIRE HOSE REEL
	DRAIN PIPE
C	SPRINKLER RISER
	HYDRANT RISER
	HOSE BOX

PROJECT : **PROPOSED WESTROAD OPHELIA, A G+7 RESIDENTIAL BUILDING at R.S.Dag No-375,R.S. Khatian No.393; corresponding L.R. Dag No.1148 (Part) L.R Khatian No.-3902, J.L No.-77, at Mouza- Ghola, P.S- Barasat, under Barasat Municipality Ward No. 22, Holding No.73, District- North 24 Parganas, Pin-700124**

LAND OWNER
SRI DIPAK KUMAR DUTTA
S/O- ANIL CHANDRA DUTTA

FOR OFFICE USE ONLY:

CERTIFICATE OF THE ARCHITECT/L.B.S. :

I certify that all the Architectural Drawings of the project at the site have been prepared by me complying with the [illegible] 2007 along with its modifications. I also certify that the plans and [illegible] with all the provisions regarding the Fire Protection as per the prevailing Building Rules. I shall be held responsible if any incorrect information is furnished by me or [illegible] rules or the prevailing National Building Code is found in any of the [illegible] me and submitted to the Sanctioning Authority for obtaining sanction.

Sanjib Manson
CWMIK
129733

Bidyut Sarkar
L.B.S. CLASS - I
LICENSE NO.- BM/B-009/L.B.S-I

SIGNATURE OF THE ARCHITECT/L.B.S.

CERTIFICATE OF OWNER :

Westroad Housing and Infrastructure Limited
Director

Westroad Housing and Infrastructure Limited
Authorised Signatory

AUTHORISED SIGNATORY

CERTIFICATE OF THE STRUCTURAL ENGINEER :

Certified that the structural drawing and design of both foundation and superstructure of the building / buildings has been made considering the Soil Test Report, as per the rules and regulations made under the Act and also considering all possible loads, seismic load and the moments generated by the proposed structure as per the Bureau of Indian Standard and National Building Code of India and certified that it is safe and stable in all respect and these provisions shall be adhered to during the construction.

ASIM SARKAR
B.CE, ME(SOIL), M. TECH (STRUCTURE), MIGS, MIE
EMPANELLED STRUCTURAL ENGINEER
KMC NO.- CLASS I / 134
BARASAT MUNICIPALITY
LICENSE NO.- BM / A-003/ STR - I

ASIM SARKAR
B.CE, ME(SOIL), M. TECH (STRUCTURE), MIGS, MIE
M. TECHNICAL ENGINEER
KMC NO.- CI-A/SS I / 2
BARASAT MUNICIPALITY
LICENSE NO.-BM / GEO-005 / GEOTECH- I

SIGNATURE OF THE STRUCTURAL ENGINEER / CIVIL ENGINEER

GENERAL NOTE
1. ALL EXTERNAL WALLS ARE 200 MM THK & ALL INTERNAL WALLS ARE 100 MM THK UNLESS SPECIFIED OTHERWISE.
2. 200MM THK BRICKWORK ARE TO BE DONE WITH 1:6 SAND-CEMENT MORTAR WITH A MAXIMUM LIFT OF 1.5M.
3. 100MM THK BRICKWORK ARE TO BE DONE WITH 1:4 SAND-CEMENT MORTAR WITH A MAXIMUM LIFT OF 1.0M.
4. ALL DIMENSIONS REPRESENT STRUCTURAL DIMENSIONS AND DO NOT INCLUDE THICKNESS OF ANY FINISH.
5. INTERNAL PLASTER WORK TO BE BRICKWORK & TO ALL RCC WALLS TO BE DONE WITH 1:4 SAND- CEMENT MORTAR.
6. THE FINISH OF PLASTER :
(i) CEILING - 10MM
(ii) INTERNAL WALLS - 15 MM ON FAIR SIDES, 10MM ON UNFAIR SIDES
(iii) EXTERNAL WALLS - 20 MM IN TWO LAYERS.
7. ALL BRICKWORK AND PLASTER WORK TO BE CURED BY SPRAYING WATER THRICE A DAY.
8. ALL HOLD FAST FOR DOOR/ WINDOW FRAME TO BE GROUTED TO BRICKWORK/ CONCRETE IN 1:2:4 CONCRETE AND CURED FOR 10 DAYS.
9. F.G.L OF THE SITE WOULD BE AT THE ROAD LEVEL OF THE SITE.

TITLE : MASTER PLAN SHOWING GROUND FLOOR, LOCATION PLAN, SITE PLAN, AREA STATEMENT, UGR DETAILS , SEPTIC TANK DETAILS

SHEET NO : 01

DRW NO : CON/BUILD/6861/2025

SCALE : AS MENTIONED

DATE: 18/05/2025

CONTECH ENGINEERS
Civil & Structural Consultant & Constructors
Website - contechengineerindia.com
E-mail - bidyut_contech@rediffmail.com
'Sanjib Manson', 7 No. Maa Sarada Road,
Noapara, Barasat, Kol. - 124

Note:1. The top slab of the U.G reservoir under the driveway is structurally safe for taking the load of heavy vehicles.

ARCHITECT
RADIANT
ARCHITECTS ◦ PLANNERS ◦ ENGINEERS
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