PROPOSED G+III STORIED RESIDENTIAL CUM COMMERCIAL BUILDING PLAN AT MOUZA - GHASHIWARA, J.L. NO- 23,R.S.DAG NO - 838,R.S.KHATIAN NO-131,L.R.DAG NOS.-865/1129, 865/1130, L.R. KHATIAN NO.- 2523,4971,4972,4973,4974,4975,WARD-11,STREET- GHASHIWARA(C), HOLDING NO. - 149, P.S. - SONARPUR, DIST-24 PGS.(S) UNDER RAJPUR SONARPUR MUNICIPALITY.

AREA STATEMENT:

AREA OF LAND (AS PER DEED) : 848.287 SQM/ 10 K- 11Ch08 SQFT.
AREA OF LAND (AS PER PHC) : 848.287 SQM/ 12 K- 11 Ch08 SQFT.
AREA OF CORNER SPAL= 3.287 SQM.
AREA EXCLUDING CORNER SPLAY : 845.00 SQM.
PERMISSIBLE GROUND COVERAGE : (60%) : 424.104 SQM
PROPOSED GROUND COVERAGE : (50.00%) i.e.424.101 SQM
PERMISSIBLE F.A.R.= 1.75
PERMISSIBLE HEIGHT OF BUILDING : 15.0 M.
PROPOSED HEIGHT OF BUILDING : 15.0 M.
NO OF FLATS : 24 NOS.
NO OF CAR PARKING PROVIDED : 07 NOS.
SERVICE AREA : 70.207 SQM

AREA CALCULATION

1	2	3	4	5	6	7	8	9	10		11	12		13		14	15
FLOOR	AREA (SQM)	DEDUCT AREA	F.P.WALL (SQM)	NETAREA (SQM)	NETAREA AFTER WALL DEDUCTION (SQM)	F.P. LOBBY AREA (SQM)	NET LOBBY AREA (SQM)	COMMERCIAL AREA (SQM)	CAR PARKING AREA (SQM)		RESIDENTIAL	C.A.(NOT AREA) (SQM)		WORK AREA AFTER WALL DEDUCTION (SQM)		F.A.R
									PERMI.	PROP.		PERMI.	PROP.			
GROUND FLOOR	414.749	2.676	NIL	414.489	26.730	3.816	383.203	164.707	106.102	106.102	NIL	NIL	NIL	375.401		
1ST FLOOR	424.867	0.476	2.898	423.503	26.730	3.816	389.237	NIL	NIL	NIL	374.763	12.476	6.233	389.937	1445.212 / 848.287 = 1.7035	
2ND. FLOOR	424.867	0.476	2.898	423.503	26.730	3.816	389.237	NIL	NIL	NIL	374.763	12.476	6.233	389.937		
3RD. FLOOR	424.867	0.476	2.898	423.503	26.730	3.816	389.237	NIL	NIL	NIL	374.763	12.476	6.233	389.937		
TOTAL	1688.348	3.704	11.094	1675.578	106.922	15.264	1550.914	164.707	106.102	106.102	1123.289	37.348	18.699	1445.212		

TOTAL FLOOR AREA INCLUDING C.A.=
(1675.578+ 18.699) SQM.= 1694.177 SQM.

RESIDENTIAL AREA
(FLAT A+FLAT B+FLAT C+FLAT D+FLAT E+FLAT F+FLAT G+FLAT H)X6
X(96.13+97.20+97.20+97.20+97.20+97.20+97.20+97.20)X6=3123.289 SQM.

PARKING CALCULATION:

SL.NO	TYPE	AREA	REQUIRED PARKING	PERMI-SSIBLE	PROVIDED
1	RESIDENTIAL	1123.289	1123.289/250 (AS ALL THE TENEMENTS ARE BELOW 80 SQM.) = 37 NOS.	37 NOS.	07 NOS. (OPEN) 00 NOS. (COVERED)
2	COMMERCIAL	164.707	UPTO 500SQ.M.1 NO. ADD NEXT AREA 164.707-500=-335 = 3.35 NO.		
	TOTAL		37 NOS.	106.102X3.00	106.102X3.00

C.P. AREA = 19.699 SQM.(1.05%)
TOTAL FLOOR AREA EXCLUDING C.A. = 1675.578 SQM.
TOTAL FLOOR AREA INCLUDING C.P. = 1695.177 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. RAIN WATER HARVESTING CAPACITY OF 50Ø. 7 MTRS(M. ASSURED
5. DEPTH OF SEPTIC TANK AND SEMI U.G. WATER RESERVOIR WILL NOT EXCEED THE DEPTH OF BUILDING FOUNDATION
6. ALL SORTS OF PRECAUTIONARY MEASURE WILL BE TAKEN AT THE TIME OF CONSTRUCTION

SPECIFICATIONS

1. 0.075 TH. 1ST CLASS BRICK SOLING IN FOUNDATION & FLOOR,
2. 1:4:8 TH. 1:2:4 (CEMENT:SAND & KHOA) CEMENT CONCRETE IN FOUNDATION & FLOOR,
3. FOUNDATION BRICK WORK WILL BE 1ST CLASS BRICK WITH 1:6 CEMENT MORTAR.
4. 0.150 TH. & 0.075 TH. PARTITION BRICK WORK WILL BE 1:5 CEMENT MORTAR,
5. 0.200TH. EXTERNAL WALLS WILL BE 1:6 CEMENT MORTAR.
6. 0.200 TH. D.P.C.WILL BE 1:2:4 WITH PROPER WATER PROOFING COMPOUND.
7. R.C.C. CONC. MIX WILL BE 1:1.5:3 CEMENT SAND & STONE CHIPS,
8. ROOF AND LIME TERRACED WILL BE 0.100 TH. WITH THERE PROPER MATERIALS AND MIXING.
9. CEILING AND ALL R.C. PLASTER WILL BE 12mm. TH. 1:4 CEMENT MORTAR,
10. 25 MM. TH. MARBLE FLOORING.
11. GRADE OF CONCRETE M-25.
12. ALL BUILDING MATERIALS WILL BE AS PER I.S. CODE & I.R.C. 1984.

DOOR & WINDOW SCHEDULE

NO.	SIZE	NO.	SIZE	NO.	SIZE
D0	1.200X2.100	W	1.200X1.200	W5	0.600X0.750
D1	1.000X2.100	W1	1.200X1.200	W6	1.000X1.200
D2	0.900X2.100	W2	1.200X1.200	W7	0.775X1.200
D3	0.900X2.100	W3	0.900X1.200		
D4	0.750X2.100	W4	0.900X1.200		

CIRCULAR MARKED HATCHED PORTION AREA FOR TREE PLANTATION PLAN. 1 NOS. OD0GAR = 6 NOS. ETC.,. THESE TREE PLANTATION WILL BE CHECKED AT THE TIME OF INSPECTION OF P.L.L. CERTIFICATE OF THE BUILDING. THE TREE AREA AT THE TIME OF COMPLETION PLAN.

SHAHAJI JYOTIRGY
STM | 08

NAME OF ARCHITECTURAL ENGINEER

KAMAL ROY
PRANAB MANDAL
PAPU GHOSH
BPLAB GHOSH
ARUN GHOSH

NAME OF OWNERS

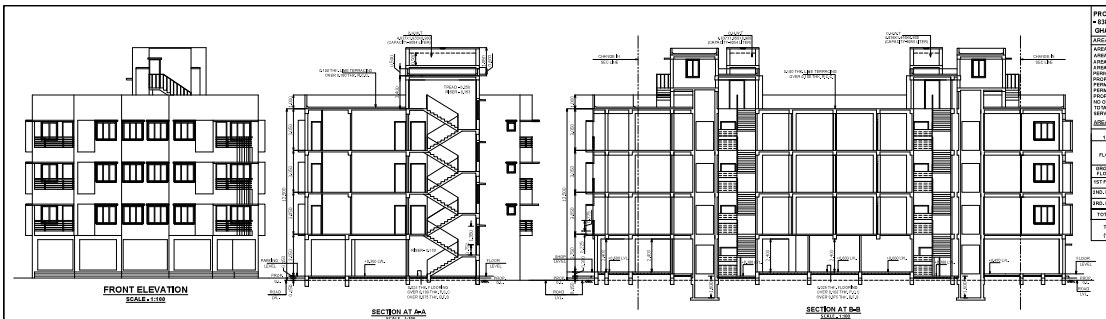
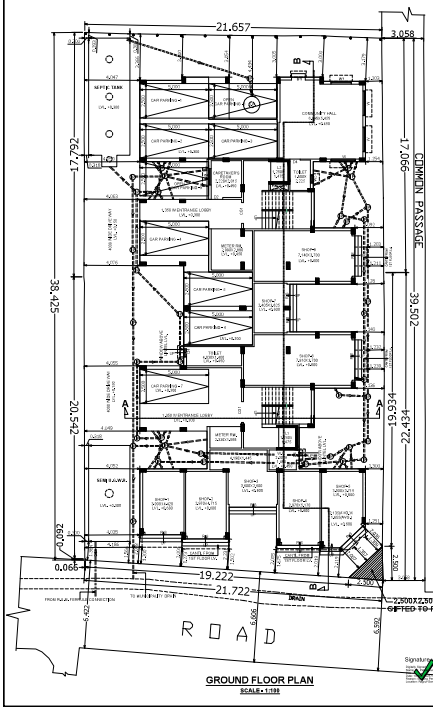
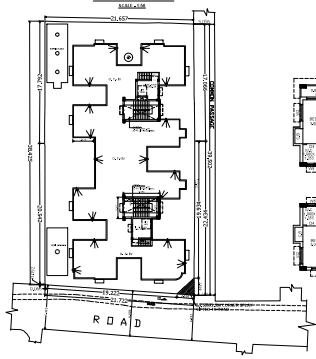
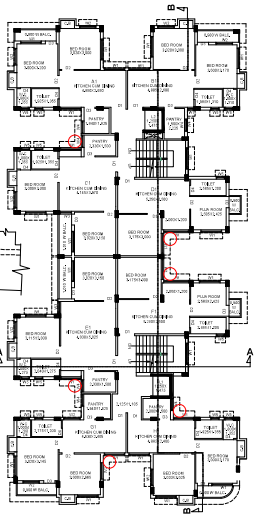
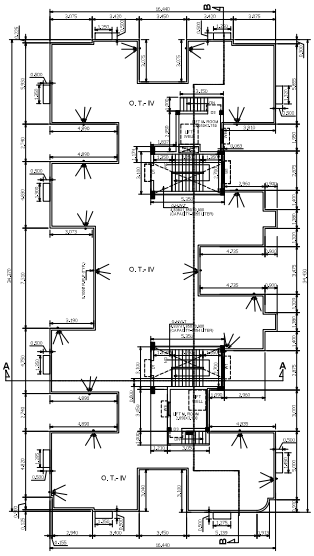
CERTIFICATE OF STRUCTURAL ENGINEER :

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

SUBRATA MONDAL
L.I.C. IS-4-09
NAME OF LICENSE

DECLARATION OF L.B.S

I AM STRICTLY 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 & SPECIFICATIONS INCLUDING THE WIDTH OF ROAD CONFORM WITH THE PLAN OF LAND AND PROPER BOUNDARY WALL WITH A SINGLE-SIDE. THERE NOT A TANK OR FILLED UP TANK.

SYED WASIM MAZAHAT
L.B.S. IS-4-99
NAME OF LICENSE

CONSULTANT-
DREAM BUILT
D-1 P.S.L.NO.-AR/1112/ + 10000
MOBILE -9163239123 | 9748004207