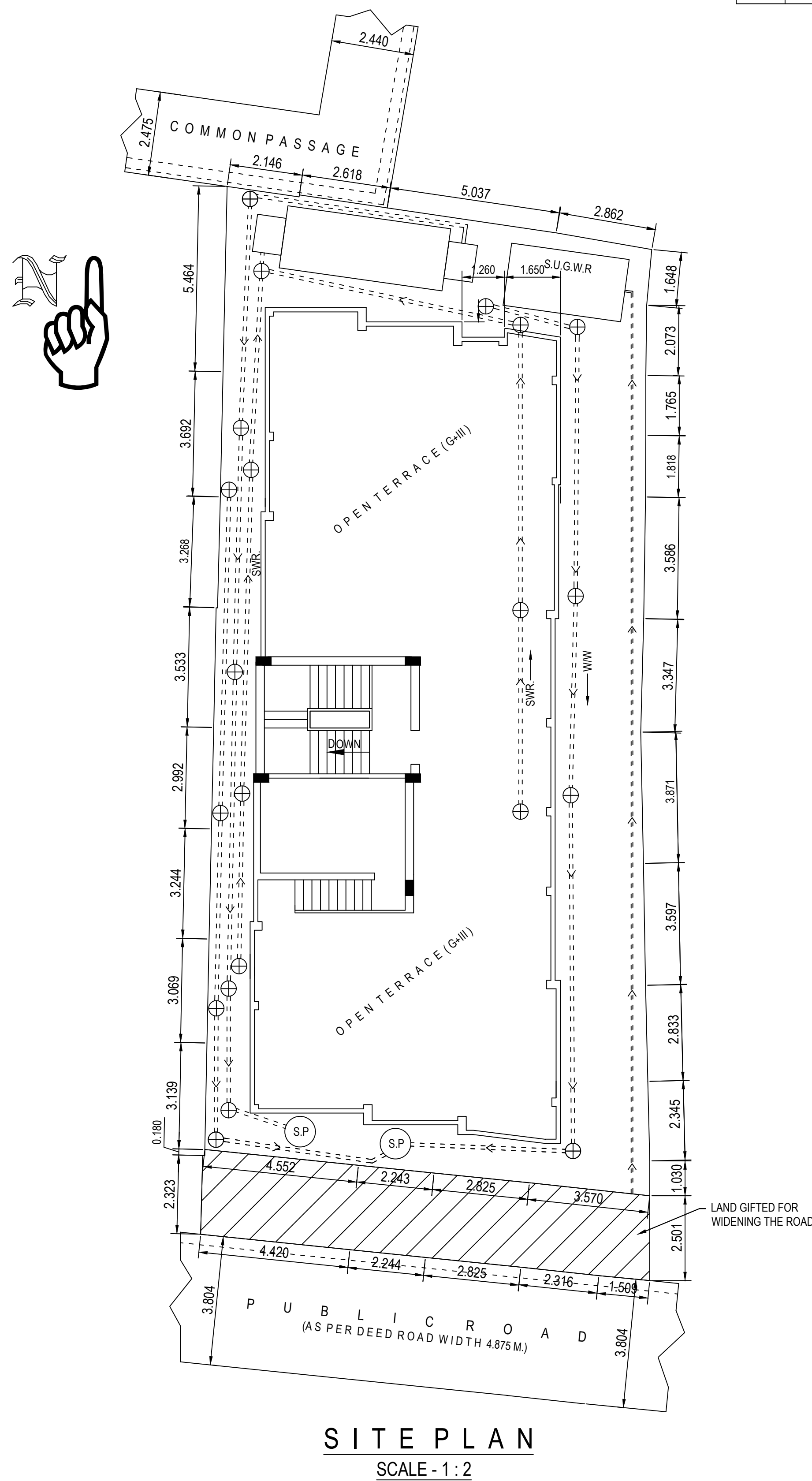
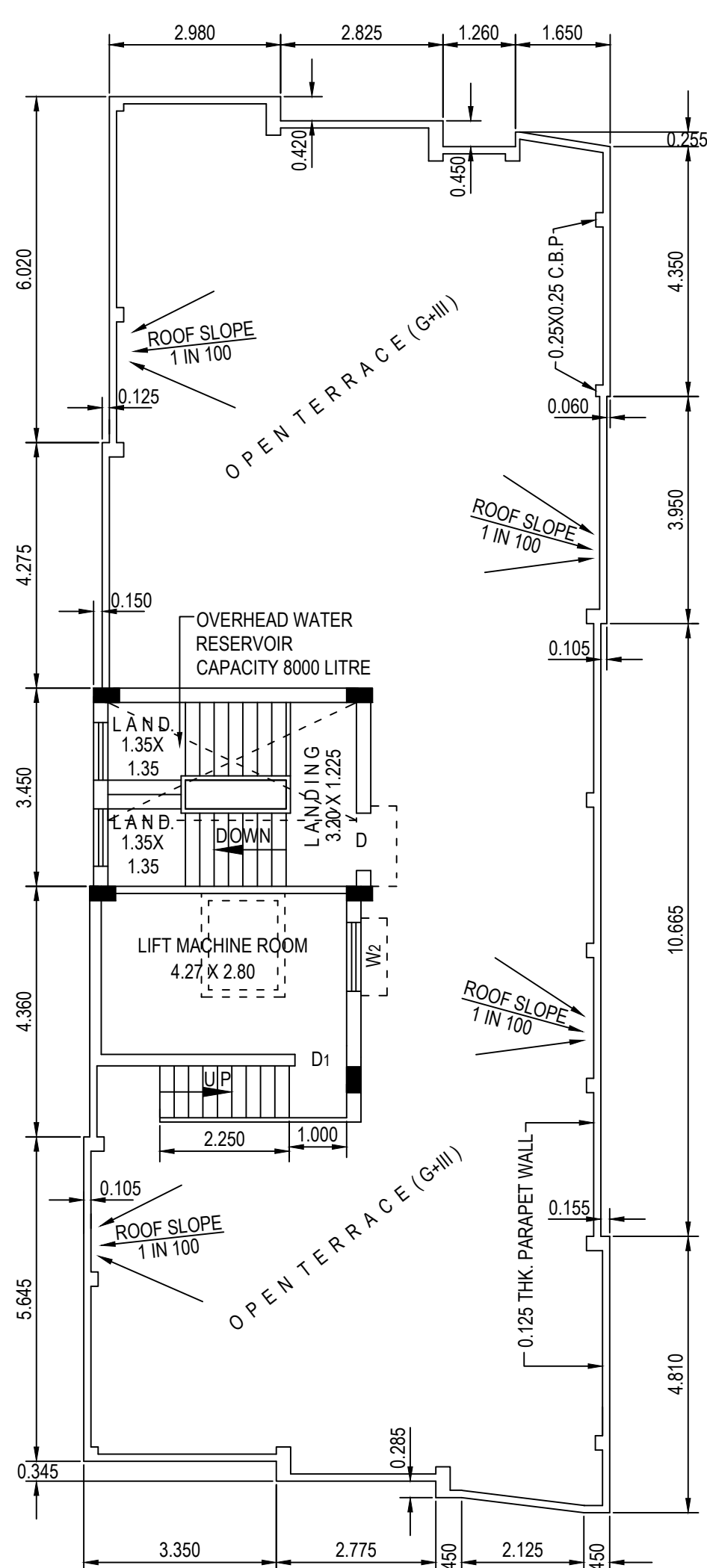
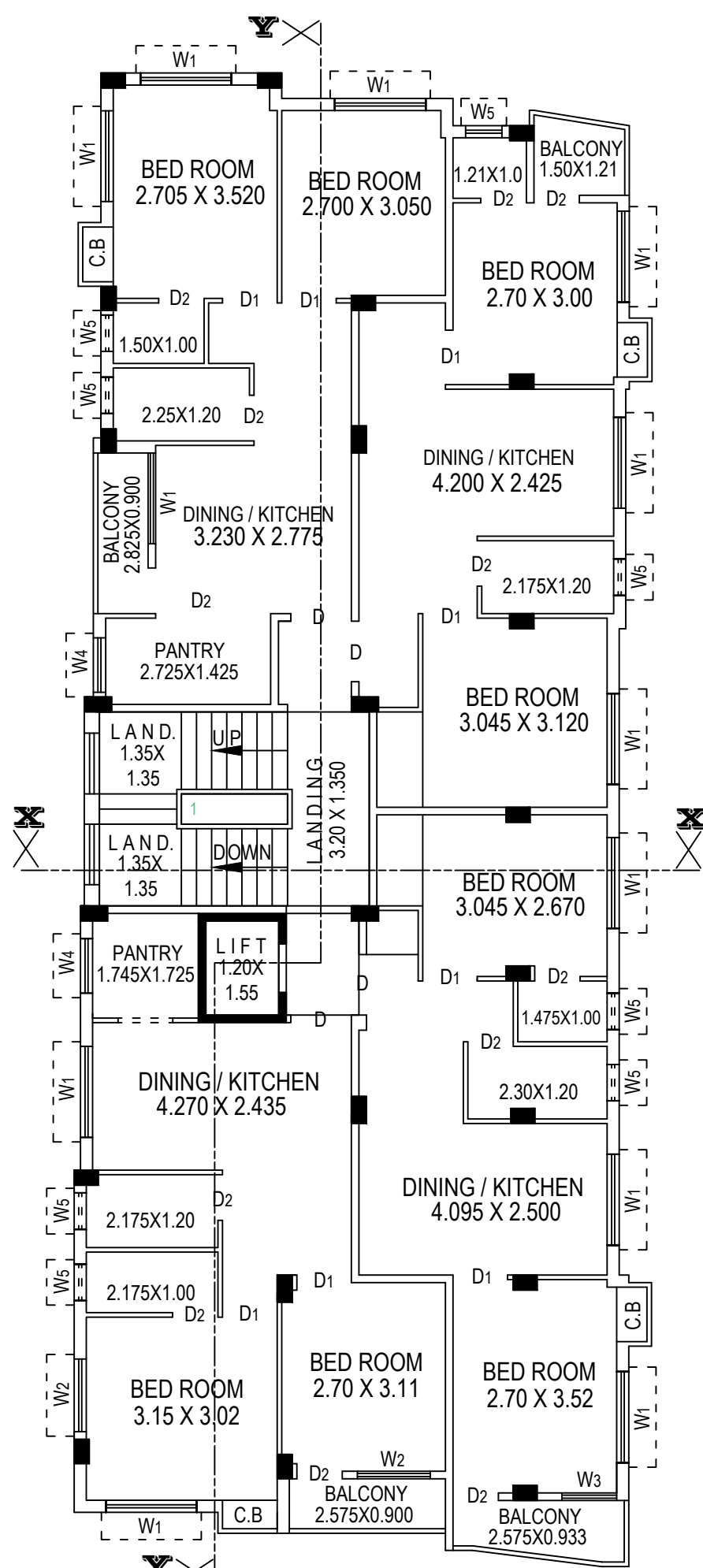
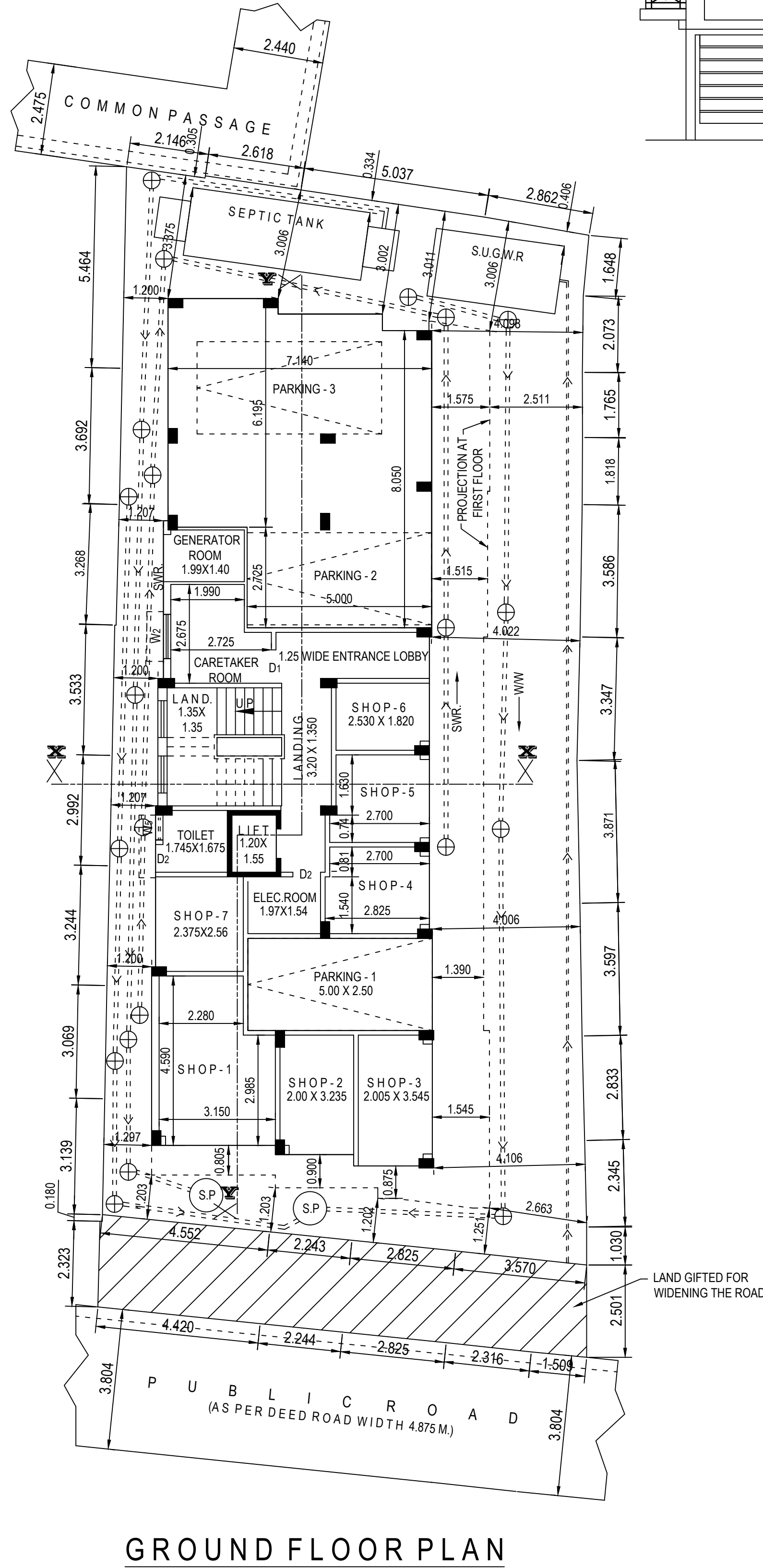
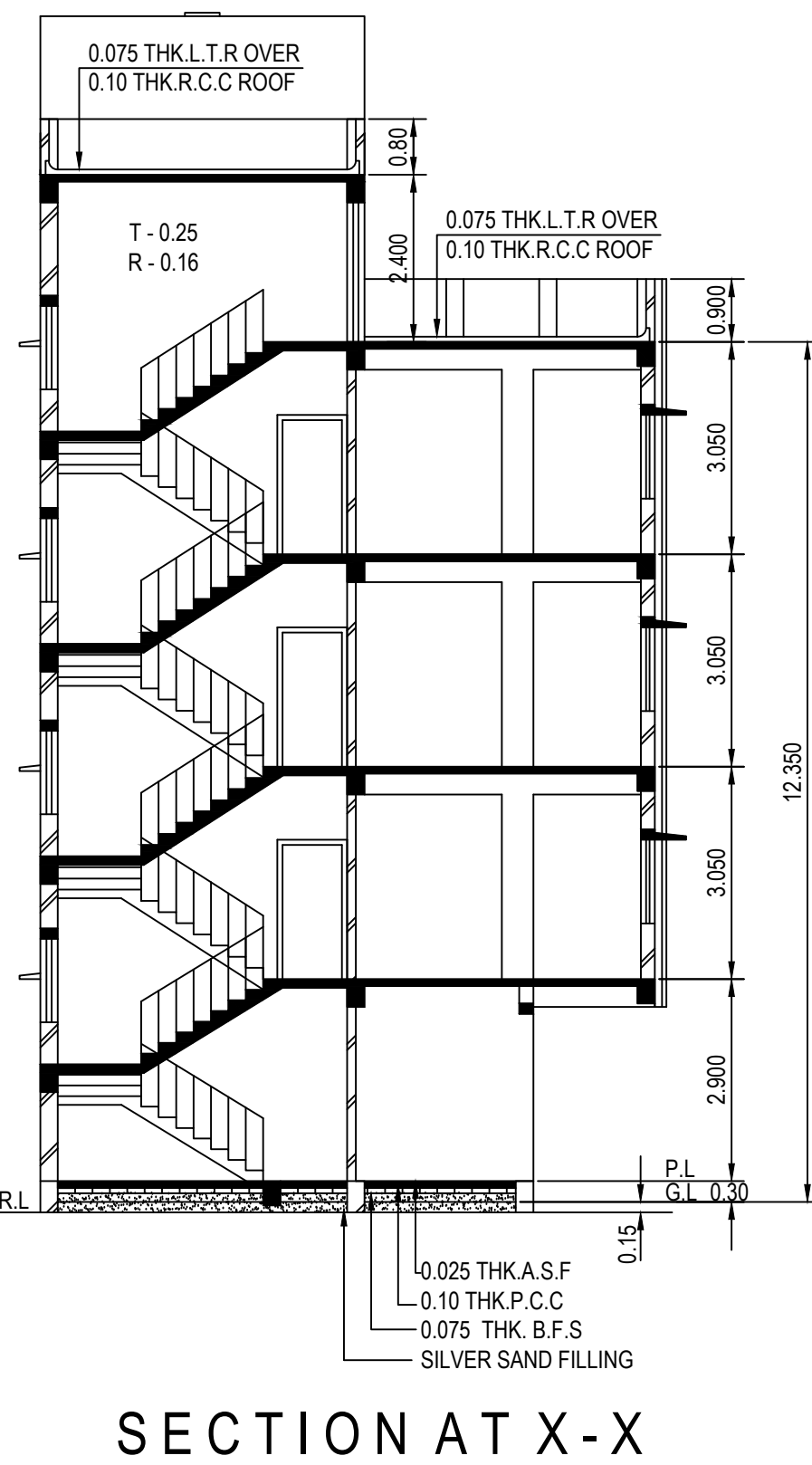
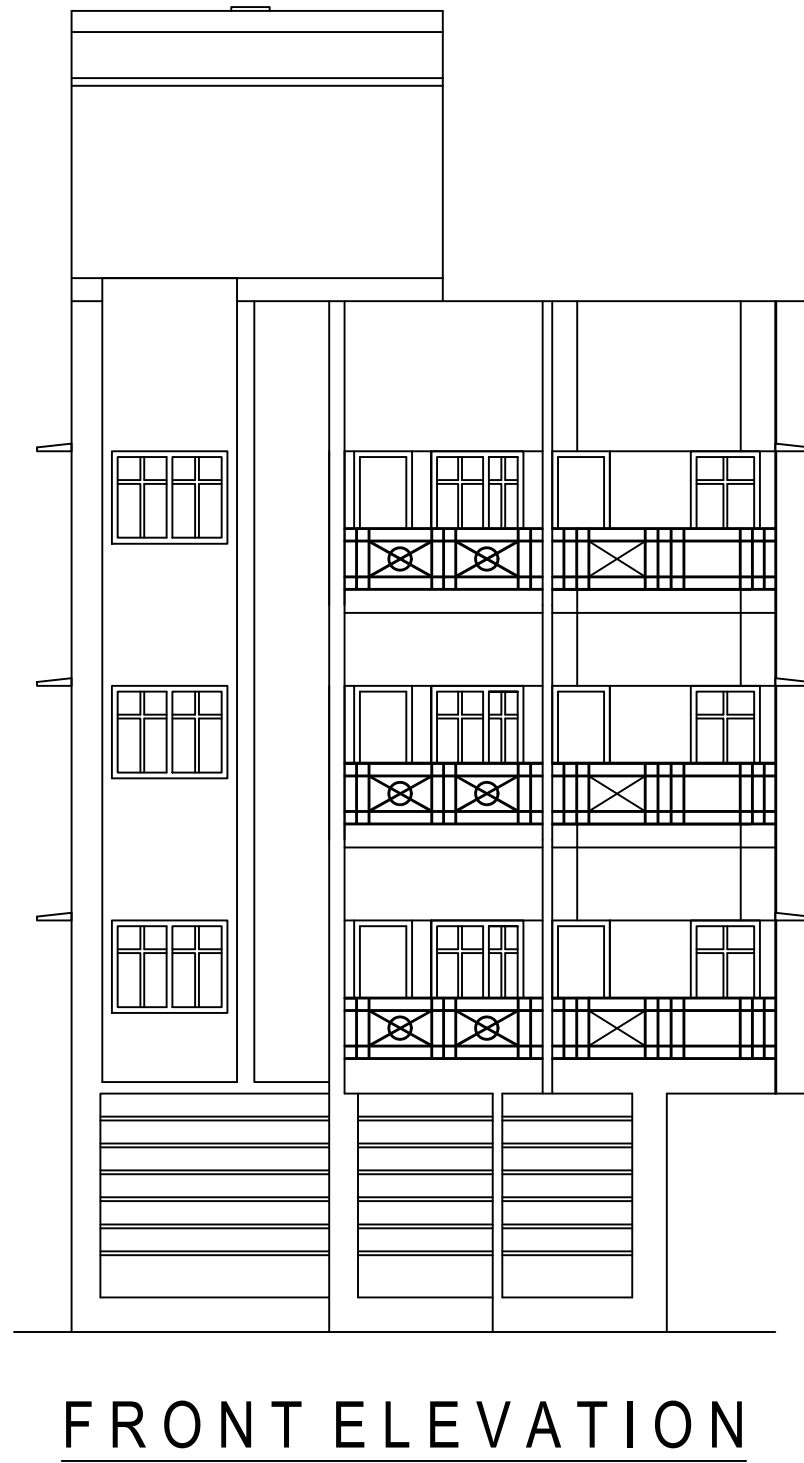
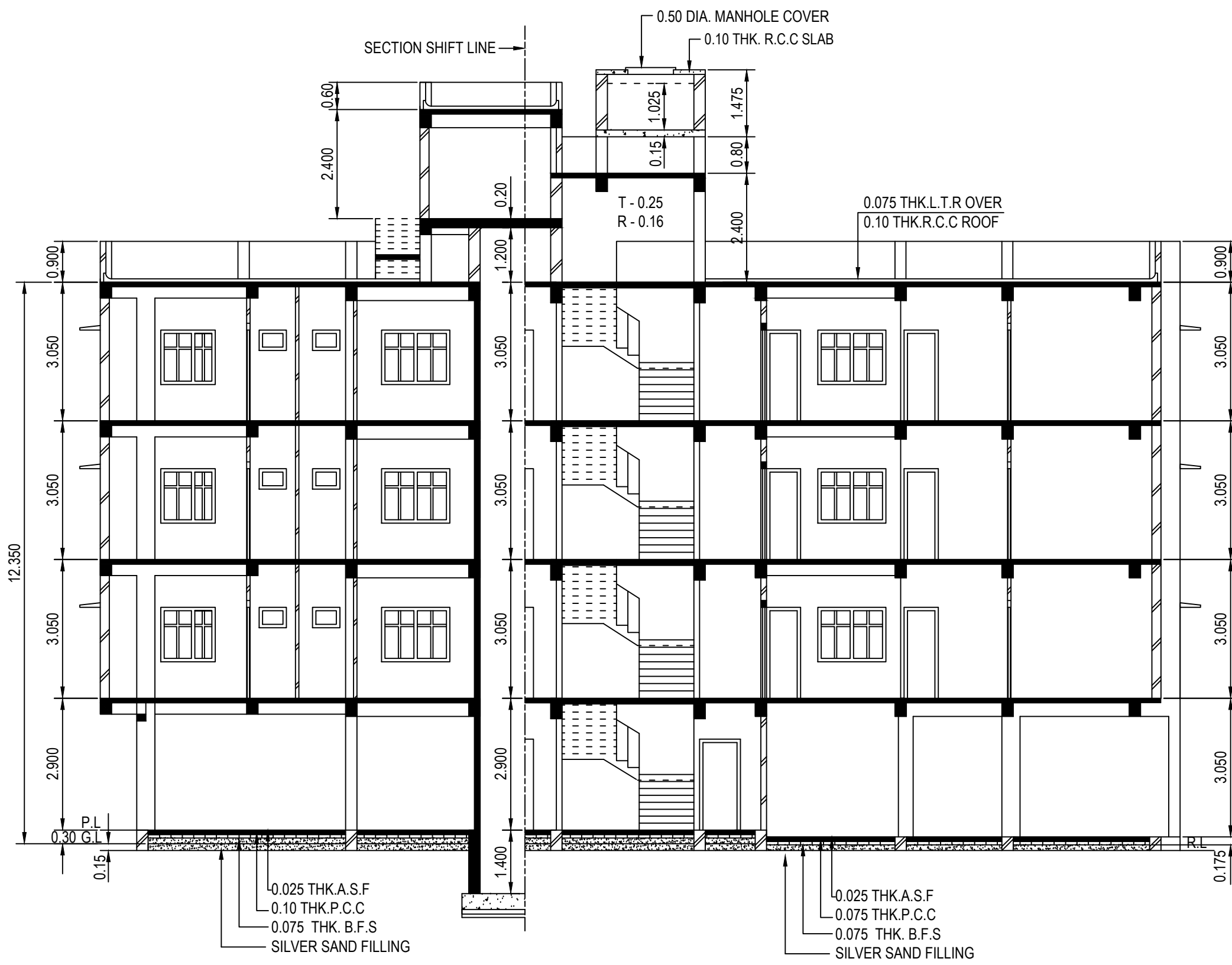
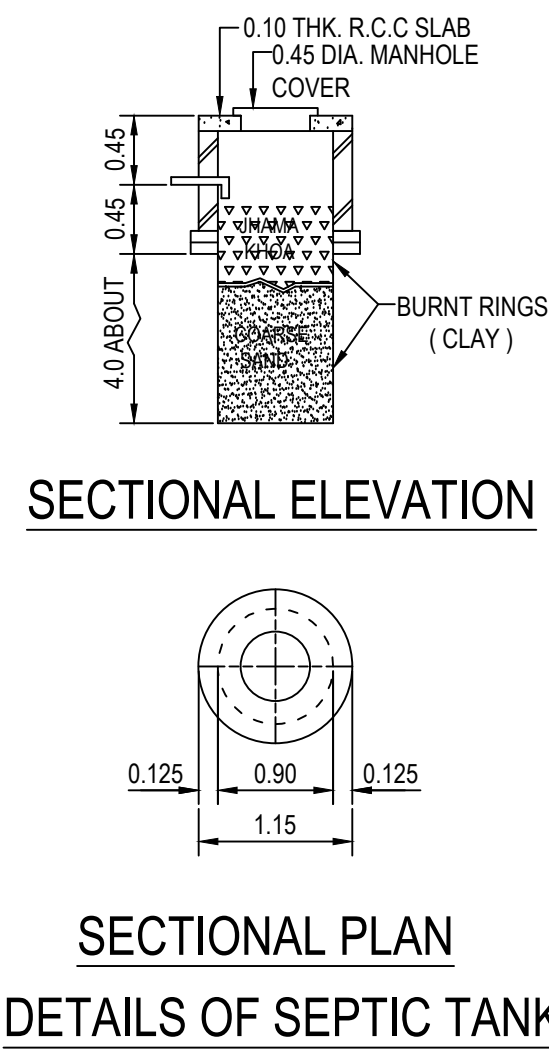
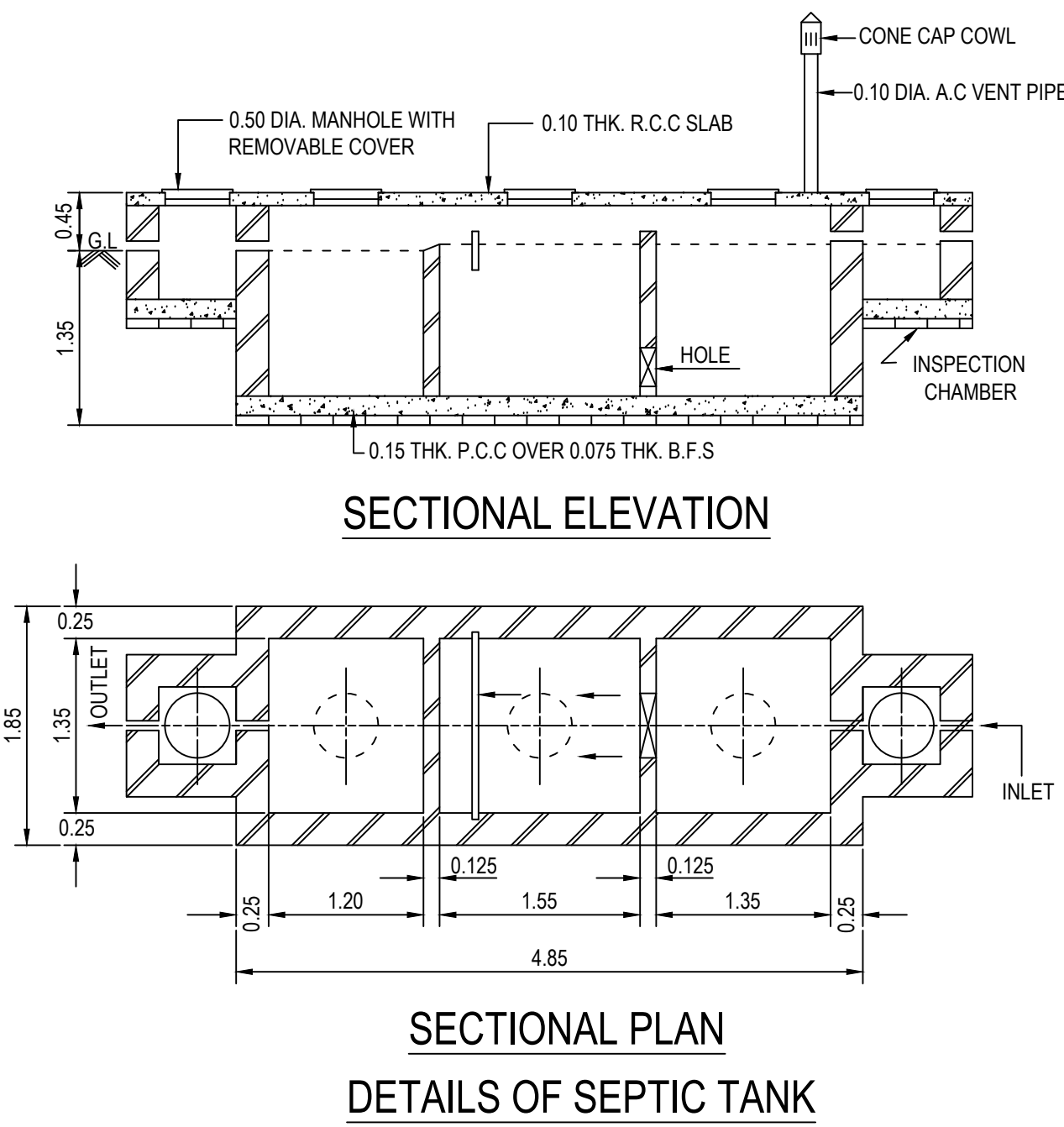
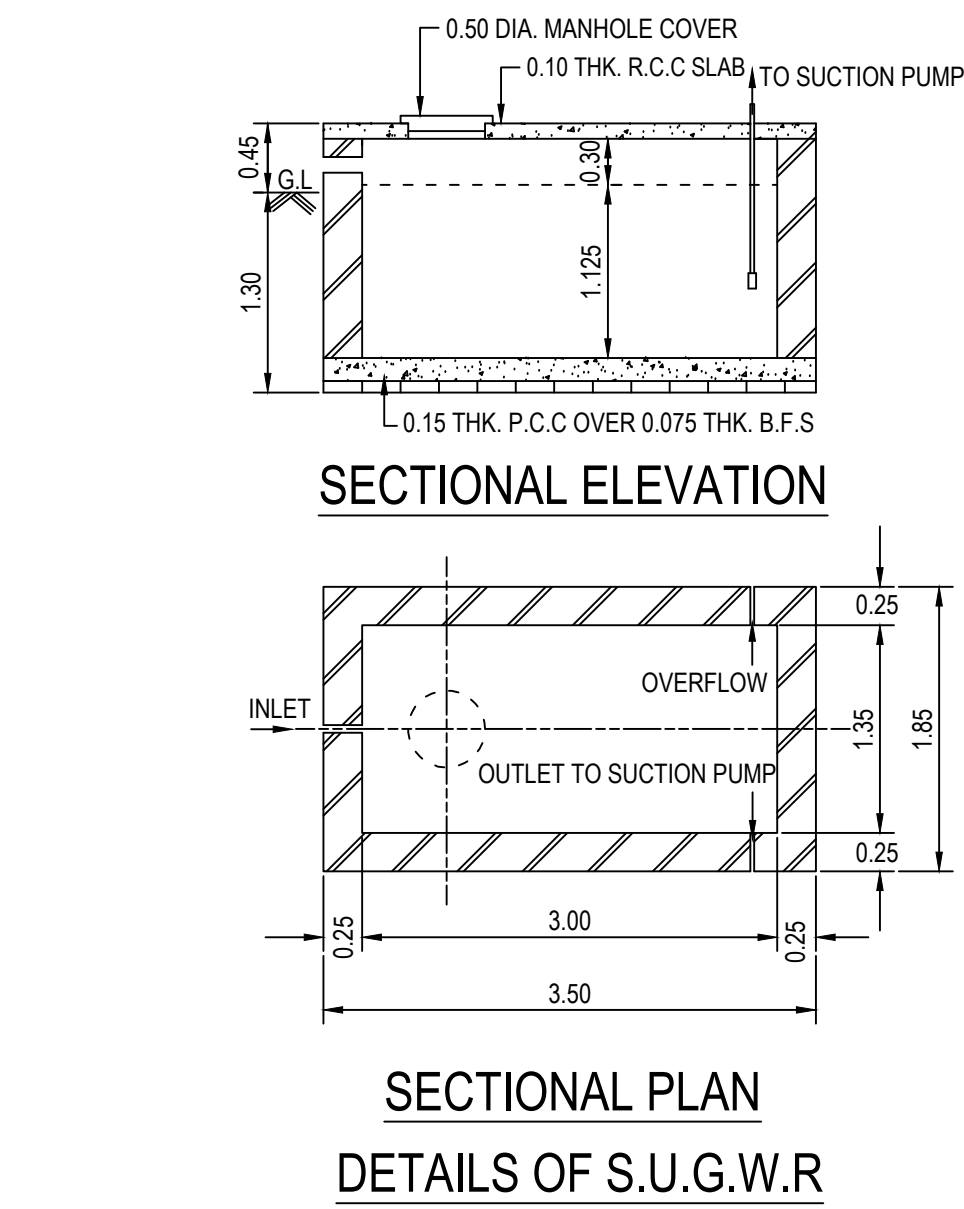




PLAN OF G+II STORIED RESIDENTIAL BUILDING OF SRI SUBHAJIT DAS AND SRI SUBHAJIT KARMAKAR AT MOUZA - GORKHARA, J.L NO.- 22, R.S & L.R DAG NO.- 493, R.S KHATIAN NO.- 103, L.R KHATIAN NO.- 2578,2579,2581,2582, HOLDING NO.- 178 GORKHARA, WARD NO.- 10 UNDER RAJPUR - SONARPUR MUNICIPALITY, P.S - SONARPUR, DIST.- SOUTH 24 PARGANAS, KOL.- 700150.

- NOTES :
- UNLESS OR OTHERWISE MENTIONED ALL DIMENSIONS ARE IN METERS.
 - ALL OUTSIDE WALLS ARE OF 200 MM & 250 MM AND INSIDE WALLS 125 MM & 75 MM. THK.
 - ALL BRICK WALLS WILL BE FIRST CLASS BRICK WITH 1:6 CEMENT MORTAR.
 - CLEAR COVER ARE AS FOLLOWS : 1) FOR R.C.C COLUMN - 40 MM. 2) FOR R.C.C SLAB - 15 MM. 3) FOR R.C.C BEAM - 25 MM.
 - THE DEPTH OF SEPTIC TANK AND SEMIUNDERGROUND WATER RESERVOIR WILL NOT GO BELOW THE DEPTH OF MAIN FOUNDATION.
 - CEILING AND ALL R.C.C PLASTER WILL BE 12 MM. THK. WITH 1:4 CEMENT MORTAR.
 - ALL R.C.C WORK WILL BE CONTROLLED GRADE M:20 IN 1:1.5:3 MIX.
 - ALL P.C.C WORK WILL BE CONTROLLED GRADE IN M-10 IN 1:3:6 MIX.
 - GRADE OF STEEL F₄₁₀ OF HYSD BARS EXCEPT BINDERS AND STIRRUPS.
 - CHAJJA CASTING OVER EACH WINDOW WILL BE 450 MM IN WIDTH.
 - ALL MATERIALS WILL BE USED FOR CONSTRUCTION AS PER N.B.C.

- AREA STATEMENT :
- AREA OF LAND (AS PER DEED) : 6 KA 0 CH 0 SFT OR 401.49 SQM.
 - ACTUAL AREA OF LAND (AS PER PHYSICAL MEASUREMENT) : 5 KA 5 CH 24 SFT OR 357.7634 SQM.
 - AREA OF LAND RELEASED FOR PLAYED CORNER : NIL.
 - AREA OF LAND GIFTED FOR WIDENING THE ROAD : 33.1864 SQM.
 - AREA OF LAND CONSIDERED FOR F.A.R CALCULATION : 390.9498 SQM.
 - PERMISSIBLE GROUND COVERAGE (55.45 %) : 216.78 SQM.
 - PROPOSED GROUND COVERAGE (53.76 %) : 210.1883 SQM.
 - WIDTH OF THE ROAD : (3.804 + 2.5) M = 6.304 M.
 - PERMISSIBLE F.A.R : 1.75
 - PERMISSIBLE BUILDING HEIGHT : 12.5 M.
 - REQUIRED PUBLIC OPEN SPACE (44.55 %) : 174.1698 SQM.
 - PROVIDED SERVICE AREA (WITHOUT ENTRANCE LOBBY) : 18.0987 SQM.
 - NOS. OF FLATS : 12 NOS.
 - NOS. OF SHOPS : 7 NOS.
 - TOTAL NOS. OF PARKING PROVIDED : 3 NOS.

SCHEDULE OF DOORS & WINDOWS					
DOORS			WINDOWS		
MKD.	S I Z E		MKD.	S I Z E	
D1	1.00 X 2.00	W1	1.50 X 1.20		
D2	0.90 X 2.00	W2	1.50 X 1.20		
D3	0.75 X 2.00	W3	0.90 X 1.20		
X	X	W4	0.90 X 1.20		
X	X	W5	0.60 X 0.70		

FLOOR	TOTAL AREA	D E D U C T A R E A			ACTUAL AREA WITHOUT (DUCT / LIFT WELL / DUCT)	RESIDENTIAL MANDATORY STAIR AREA (INSIDE)	COMMERCIAL MANDATORY STAIR AREA (INSIDE)	L I F T LOBBY AREA	AREA EXCLUDING LIFT / UFT LOBBY / STAIR	ACTUAL RESIDENTIAL AREA	ACTUAL COMMERCIAL AREA	COVERED CARPARKING AREA		CUPBOARD AREA	F A R CALCULATION (1-LYPHY LAND)
		D U C T	L I F T	S T A I R								PERMISSIBLE	PROVIDED		
GROUND	188.0008 SQM.	NIL	NIL	NIL	188.0008 SQM.	14.2400 SQM.	NIL	2.01 SQM.	151.7508 SQM.	NIL	54.9786 SQM.			NIL	
FIRST	210.1883 SQM.	NIL	1.86 SQM.	0.8750 SQM.	207.4533 SQM.	13.3650 SQM.	NIL	2.01 SQM.	192.0783 SQM.	187.5599 SQM.	NIL	3 NOS. 75.0 SQM.	3 NOS. 68.0094 SQM.	1.54 SQM.	(727.9857 - 68.0094) = 1.688
SECOND	210.1883 SQM.	NIL	1.86 SQM.	0.8750 SQM.	207.4533 SQM.	13.3650 SQM.	NIL	2.01 SQM.	192.0783 SQM.	187.5599 SQM.	NIL			1.54 SQM.	
THIRD	210.1883 SQM.	NIL	1.86 SQM.	0.8750 SQM.	207.4533 SQM.	13.3650 SQM.	NIL	2.01 SQM.	192.0783 SQM.	187.5599 SQM.	NIL			1.54 SQM.	
TOTAL	798.5557 SQM.	NIL	5.58 SQM.	2.625 SQM.	790.3607 SQM.	45.573 SQM.	NIL	7.44 SQM.	727.9857 SQM.	582.6797 SQM.	54.9786 SQM.	75.0 SQM.	68.0094 SQM.	4.62 SQM.	1.688 SQM.

CARPARKING CALCULATION :

USERS	TOTAL AREA	REQUIRED PARKING		PARKING PROVIDED		TOTAL NOS.
		NOS.	AREA	COVERED NOS.	OPEN NOS.	
RESIDENTIAL	562.6797 SQM.	2 NOS.	50 SQM.	2 NOS.	NIL	2 NOS.
COMMERCIAL	54.9786 SQM.	1 NO.	25 SQM.	1 NO.	NIL	1 NO.

NB. SIZE OF ALL TENANTS ARE LESS THAN 60 SQM. REQUIRED PARKING IS 1 NO. PER 250 SQM.

SIZE OF SHOPS :

SHOP NO.	1	2	3	4	5	6	7
A R E A	14.720 SQM.	7.1556 SQM.	7.6429 SQM.	7.2645 SQM.	7.0616 SQM.	5.1831 SQM.	6.5353 SQM.

SIZE OF TENANTS :

FLAT TYPE	A	B	C	D
A R E A	47.1639 SQM.	45.6877 SQM.	46.6418 SQM.	48.0665 SQM.

SIGNATURE OF OWNER :

SREJAN
CIVIL ENGINEERS AND CONSULTANT
DESHBANDHUPARK,
SONARPUR, KOL.- 150
MOB.NO.- 62908-87573, 94333-43716

SIGNATURE OF E.S.E

REFERENCE NO.- 03/2022/REV.01

DRAWING NO.- 02/SR/03/22

SIGNATURE OF E.B.S

CONSULTANT NAME - JIT CHAKRABORTY
ENLISTMENT NO.- 677

OFFICE USE ONLY

