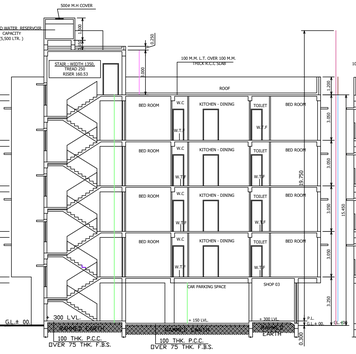
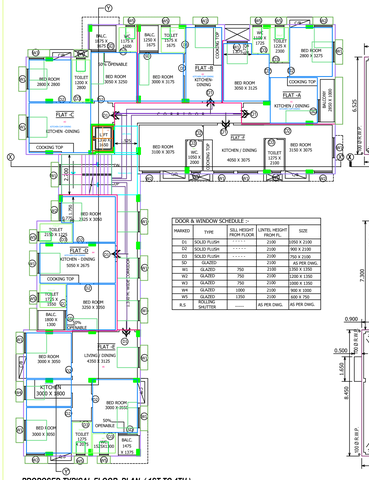
FRONT (SOUTH) ELEVATION
SCALE: 1:100



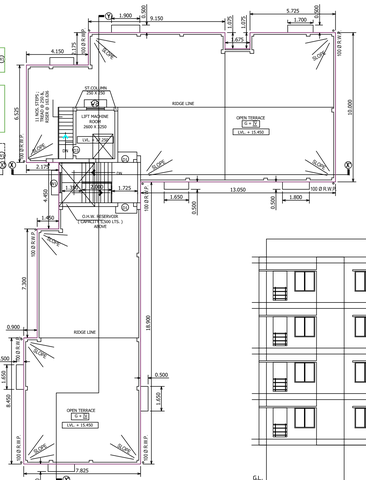
SECTION THROUGH X - X'
SCALE : 1 : 100

SECTION THROUGH Y - Y'
SCALE : 1 : 100



PROPOSED TYPICAL FLOOR PLAN. (1ST TO 4TH)
FLOOR(1ST,FLOOR(2ND,FLOOR(3RD,FLOOR(4TH-TYPICAL

DOOR & WINDOW SCHEDULE :-				
MARKED	TYPE	SILL HEIGHT FROM FLOOR	LINTEL HEIGHT FROM FL.	SIZE
D1	SOLID FLUSH	------	2100	1000 X 2100
D2	SOLID FLUSH	------	2100	900 X 2100
D3	SOLID FLUSH	------	2100	750 X 2100
SD	GLAZED	------	2100	AS PER DWG.
W1	GLAZED	750	2100	1350 X 1350
W2	GLAZED	750	2100	1200 X 1350
W3	GLAZED	750	2100	1000 X 1350
W4	GLAZED	1000	2100	900 X 1000
W5	GLAZED	1350	2100	600 X 750
R.S	ROLLING SHUTTER	------	AS PER DWG.	AS PER DWG.



PROPOSED ROOF PLAN.
ROOF PLAN

EAST SIDE ELEVATION SCALE 1:100

OWNERS' DECLARATION
THAT, I / WE ARE THE OWNERS OF THE HOLDING NO. 313, GANDIPARA, WARD NO. 21, MEASURING ABOUT : 11 K , 06 CH , 38 SQ.FT. i.e. 764.400 SQ.M. , UNDER THE JURISDICTION OF RAJPUR - SONARPUR MUNICIPALITY, OF VACANT LAND WHICH IS FULLY SEIZED POSSESSED AND OCCUPIED BY ME / US.
1. THAT, WE PROPOSE TO CONSTRUCT A BUILDING IN THE AFORESAID HOLDING.
2. THAT, THE LAND BOUNDED BY THE BOUNDARY WALL (DEMARCATED PILLAR WHICH IS IDENTIFIED BY ME / US TO THE E.B.S. / E.B.A. AND THE LAND ABUTTING ROAD / ROADS WIDTH OF THE HOLDING HAS BEEN MEASURED BY THE E.B.A. / E.B.S. WHICH HAS BEEN SHOWN IN THE BUILDING PLAN PROPOSAL WHEREAS THE LAND IS 764.400 SQ.M. AND THE ABUTTING ROAD WIDTH IS 5.181 METER.
3. THAT, THE LAND / PROPERTY IS FREE FROM ALL ENCUMBRANCE AND THERE IS NO PENDING CASE OR LITIGATION IPARTICIPATION ON THIS LAND / PROPERTY.
4. THAT, DURING SITE INSPECTION THE SITE WAS IDENTIFIED BY ME / US.
THAT, THE ABOVE STATEMENTS ARE TRUE TO BEST OF MY / OUR KNOWLEDGE AND BELIEF.

SIGNATURE OF OWNER( ) AUTHORITY

CERTIFICATE OF ARCHITECT :
I DO HEREBY CERTIFY THAT PLANS, ELEVATIONS AND SECTIONS AND OTHER STRUCTURAL DETAILS OF THE PROPOSE BUILDING ON HOLDING NO. 313, GANDIPARA, WARD NO. 2 , UNDER THE JURISDICTION OF RAJPUR - SONARPUR MUNICIPALITY HAVE BEEN PREPARED IN CONFORMING WITH ALL RELEVANT PROVISIONS UNDER THE WEST BENGAL MUNICIPAL (BUILDING) RULES, 2007. THIS IS ALSO TO CERTIFY THAT RELEVANT NO OBJECTION CERTIFICATES FROM THE RESPECTIVE AUTHORITIES AS APPLICABLE IN THIS REGARD, ARE ALSO ENCLOSED WITH THE APPLICATION FOR SEEKING APPROVAL OF THE PLAN TO CONSTRUCT RECONSTRUCT ADDITION OR ALTERATION OF THE BUILDING ON THE SAID HOLDING.

SIGNATURE OF ARCHITECT

SIGNATURE OF STRUCTURAL ENGINEER

SIGNATURE OF GEO-TECHNICAL ENGINEER

PROJECT :-

PROPOSED GROUND + FOUR STORIED [15.450 M. HEIGHT] RESIDENTIAL BUILDING AT HOLDING NO. - 313, GANDIPARA ROAD, DAG NO.- 1933(RS),2043(LR), KHATIAN NO.- 1022(RS), 8460,8461(LR),MOUZA - KODALIA, J.L. NO. - 35, P.S. - SONARPUR, WARD NO. - 21, UNDER RAJPUR SONARPUR MUNICIPALITY

NAME OF THE OWNER :
TIMIR BARAN KUNDU & SHIBANI KUNDU

TITLE :-
PLANS, ELEVATION, SECTIONS,

N

DRAWING SHEET NO. 02

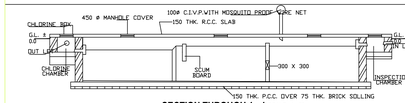
DEALT : P.MONDAL
SCALE : 1:100 (UNLESS OTHERWISE MENTIONED)
DATE : 07.09.2022

Architects & Designers :

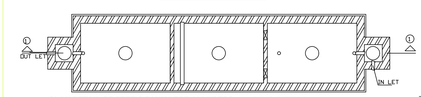
COLLAGE ARCHITECTS
14BL RAJDANGA MAIN ROAD, (OPPOSITE PURBA ABASAL OF BLOCK), KOLKATA 700 107, INDIA
PHONE NO. (033) 4602 6900, E-MAIL: collage.architects.info@gmail.com

THIS DRAWING IS A PROPERTY OF COLLAGE (ANY MODIFICATION , CHANGES, DEVIATIONS IS NOT PERMISSIBLE WITHOUT PRIOR INTIMATION OF THE ARCHITECT, TO THE CONTRARY THIS WILL BE TREATED AS ILLEGAL ACT.

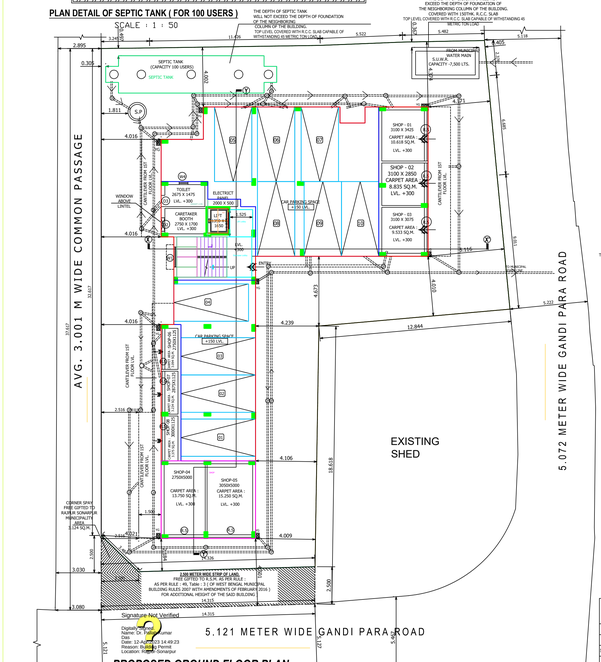
OFFICE USE ONLY:



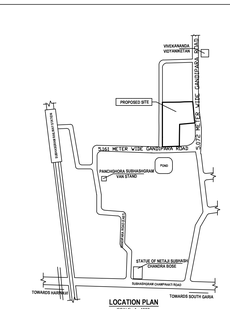
SECTION THROUGH 1 - 1 SCALE : 1 : 50



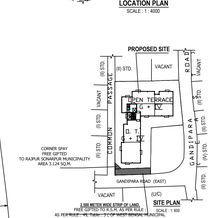
PLAN DETAIL OF SEPTIC TANK (FOR 100 USERS)
SCALE : 1 : 50



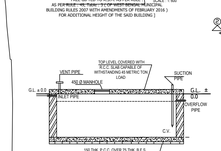
PROPOSED GROUND FLOOR PLAN.
FLOOR-GROUND



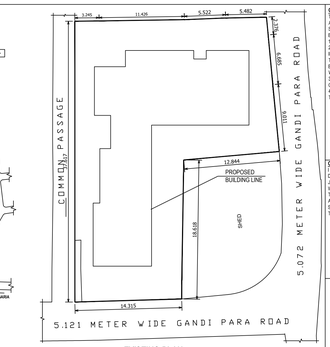
LOCATION PLAN
SCALE : 1 :4000



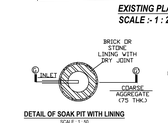
SITE PLAN
SCALE : 1:400



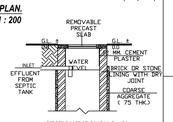
SECTION AT . 2 - 2



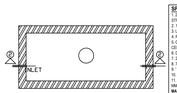
EXISTING PLAN.
SCALE :- 1 : 200



DETAIL OF SOAK PIT WITH LINING
SCALE : 1 : 50



SECTION THROUGH G - G'
SCALE : 1 : 50



SEMI UNDER GROUND WATER RESERVOIR CAPACITY : (7500 LITERS)
SCALE : 1 : 50

SPECIFICATION OF CONSTRUCTION :-
1. 200 THK. 1ST CLASS CEMENT BRICK WORK FOR EXTERNAL WALL IN SUPER STRUCTURE IN 1 : 6
2. 125 1ST CLASS CEMENT BRICK WORK FOR INTERNAL WALL IN 1 : 4
3. CEMENT CONCRETE IN 1:2:4 FOR ALL REINFORCED CONCRETE WORK (MIX-1:1:5)
4. R.C.C. 1 : 2 : 4 FOR ROOF SLAB, BEAM, LINTEL, CHAJJA ETC.
5. CEMENT SAND PLASTER 18 MM ON OUTSIDE & 12 MM ON INSIDE WALLS IN 1 : 6 & CEILING & CHAJJA IN 1:4.
6. G.P.C. SHALL BE SAIRAL THICK IN 1 : 1.5 : 3 TONE WITH WATER PROOFING ADMIXTURE
7. FLOOR FINISH WITH VITRIFIED TILES WITH SKIRTING TO TOP
8. 75 MM THK. SINGLE BRICK FLAT SOLING ON FOUNDATION
9. + 300 LVL.(TO THE FINISHED GROUND FLOOR LVL.
10. TREAD WIDTH 250 EACH & RISER HEIGHT IS 165 SB EACH
11. FLOOR TO SLAB HEIGHT SHALL BE 3050 MM & THICKNESS OF THE SLAB SHALL BE 100 MM. EXCEPT FIRST FL. CLEAR HEIGHT OF SHOP-FLOOR SHALL BE 3550 MM

MATERIALS :-
STEEL MUST CONFIRMED WITH IS 1786
REINFORCED STEEL BARS : Fe 415 (1 : 1 : 2) & GRADE OF STEEL - Fe500
CEMENT - ORDINARY PORTLAND & SAND - MEDIUM COARSE
STONE CHIPS - 20 MM DOWN GRADED
OTHER DETAILS AS PER ARCHITECT OR ENGINEER - IN - CHARGE

DOOR & WINDOW SCHEDULE :-

MARKED	TYPE	SILL HEIGHT FROM FLOOR	LINTEL HEIGHT FROM FL.	SIZE
D1	SOLID FLUSH	------	2100	1000 X 2100
D2	SOLID FLUSH	------	2100	900 X 2100
D3	SOLID FLUSH	------	2100	750 X 2100
SD	GLAZED	------	2100	AS PER DWG.
W1	GLAZED	750	2100	2350 X 1350
W2	GLAZED	750	2100	1200 X 1350
W3	GLAZED	750	2100	1000 X 1350
W4	GLAZED	1000	2100	900 X 1000
W5	GLAZED	1350	2100	600 X 750
R.S	ROLLING SHUTTER	------	AS PER DWG.	AS PER DWG.

AREA STATEMENT
LAND AREA AS PER DEED :-
10 K. - 06 CH. - 00 SQ.FT. i.e. 8910 SQ.FT. i.e. 827.759 SQ.M.
LAND AREA AS PER SITE = 764.400 SQ.M.
AREA OF STRIP OF LAND = 55.80 SQ.M (FOR ADDITIONAL HEIGHT OF THE SAID BUILDING)
NET AREA OF LAND = 827.759 - 55.80 SQ.M.
NET AREA OF LAND = 720.498 SQ.M.

GROUND COVERAGE
PERMISSIBLE : 35 % i.e. 360.250 SQ.M.
PROPOSED : 42.815 % i.e. 327.277 SQ.M.

PROPOSED F.A.R. : 1.7xF.
SERVICE AREA : 13.003 SQ.M.
TOTAL NO. OF FLAT : 24 NOS.
TOTAL NO. OF SHOP : 08 NOS.
WIDE OF THE ABUTTING ROAD : 5.181 METRE.

CALCULATION OF CAR PARKING
TOTAL RESIDENTIAL AREA = 1123.848 SQ.M.
CAR PARKING REQUIRED FOR RESIDENTIAL AREA :
1 ECS PER 100 SQ.M. OF FLOOR AREA (30 NOS.
FOR SHOP (MERCANTILE RETAIL) :
= TOTAL SHOP (MERCANTILE RETAIL) BUILT UP AREA / 77.80 i.e. 01 NO.
REQUIRED TOTAL REQUIRED CAR PARKING : 09 + 01 = 10 NOS.
TOTAL PROVIDED NO. OF CAR PARKING = 10 NOS.

FLOOR NAME	COVERED AREA	LIFT WELL	STAIRWAY (COMPET)	UP COMPET AREA	TOTAL EFFECTIVE AREA FOR F.A.R.	FARDIGHI TASS. AREA (COV.)	EFFECTIVE AREA FOR CAR PARKING CALCULATION		COMMERCIAL AREA INCL. COMMERCIAL STAIRLIFT & LOBBY	CAR PARKING AREA	CB AREA		F.A.R. CALCULATION
							(RESIDENTIAL)	(COMMERCIAL)			PERMISSIBLE	PROPOSED	
GROUND FLOOR	285.364 SQ.M.	------	12.690 SQ.M.	2.765 SQ.M.	269.891 SQ.M.		77.962 SQ.M.	------	172.360 SQ.M.	------	9.751 SQ.M.	6.288 SQ.M.	= 1507.743 - 172.360 SQ.M. = 1335.383 SQ.M.
FIRST FLOOR	327.277 SQ.M.	2.227 SQ.M.	12.690 SQ.M.	2.897 SQ.M.	309.463 SQ.M.	28.501 SQ.M.	280.962 SQ.M.	------	------	------	9.751 SQ.M.	6.288 SQ.M.	764.400 SQ.M.
SECOND FLOOR	327.277 SQ.M.	2.227 SQ.M.	12.690 SQ.M.	2.897 SQ.M.	309.463 SQ.M.	28.501 SQ.M.	280.962 SQ.M.	------	------	------	9.751 SQ.M.	6.288 SQ.M.	= 1335.383 SQ.M.
THIRD FLOOR	327.277 SQ.M.	2.227 SQ.M.	12.690 SQ.M.	2.897 SQ.M.	309.463 SQ.M.	28.501 SQ.M.	280.962 SQ.M.	------	------	------	9.751 SQ.M.	6.288 SQ.M.	764.400 / 1.7247 = 1.7247 < 1.750
FOURTH FLOOR	327.277 SQ.M.	2.227 SQ.M.	12.690 SQ.M.	2.897 SQ.M.	309.463 SQ.M.	28.501 SQ.M.	280.962 SQ.M.	------	------	------	9.751 SQ.M.	6.288 SQ.M.	
TOTAL	**1308.472 SQ.M.**	**8.908 SQ.M.**	**50.760 SQ.M.**	**11.556 SQ.M.**	**1207.743 SQ.M.**	**114.004 SQ.M.**	**1123.848 SQ.M.**	**77.962 SQ.M.**	**172.360 SQ.M.**	**39.004 SQ.M.**	**25.152 SQ.M.**		

PROPOSED SANCTION AREA WITHOUT CUP - BOARD : **1085.594** SQ.M.
PROPOSED CUP - BOARD AREA : 25.152 SQ.M.
PROPOSED SANCTION AREA WITH CUP - BOARD : 1010.746 SQ.M

OWNERS' DECLARATION
THAT, I / WE ARE THE OWNERS OF THE HOLDING NO. 313, GANDIPARA, WARD NO. 21, MEASURING ABOUT : 11 K , 06 CH , 38 SQ.FT. i.e. 764.400 SQ.M. , UNDER THE JURISDICTION OF RAJPUR - SONARPUR MUNICIPALITY, OF VACANT LAND WHICH IS FULLY SEIZED POSSESSED AND OCCUPIED BY ME / US.
1. THAT, WE PROPOSE TO CONSTRUCT A BUILDING IN THE AFORESAID HOLDING.
2. THAT, THE LAND BOUNDED BY THE BOUNDARY WALL (DEMARCATED PILLAR WHICH IS IDENTIFIED BY ME / US TO THE E.B.S. / E.B.A. AND THE LAND ABUTTING ROAD / ROADS WIDTH OF THE HOLDING HAS BEEN MEASURED BY THE E.B.A. / E.B.S. WHICH HAS BEEN SHOWN IN THE BUILDING PLAN PROPOSAL WHEREAS THE LAND IS 764.400 SQ.M. AND THE ABUTTING ROAD WIDTH IS 5.181 METER.
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SIGNATURE OF ARCHITECT

SIGNATURE OF STRUCTURAL ENGINEER

SIGNATURE OF GEO-TECHNICAL ENGINEER

PROJECT :-

PROPOSED GROUND + FOUR STORIED [15.450 M. HEIGHT] RESIDENTIAL BUILDING AT HOLDING NO. - 313, GANDIPARA ROAD, DAG NO.- 1933(RS),2043(LR), KHATIAN NO.- 1022(RS), 8460,8461(LR),MOUZA - KODALIA, J.L. NO. - 35, P.S. - SONARPUR, WARD NO. - 21, UNDER RAJPUR SONARPUR MUNICIPALITY

NAME OF THE OWNER :
TIMIR BARAN KUNDU & SHIBANI KUNDU

TITLE :-
PROPOSED GROUND FLOOR PLAN, SITE PLAN, LOCATION PLAN & EXISTING SITE PLAN

N

DRAWING SHEET NO. 01

DEALT : P.MONDAL
SCALE : 1:100 (UNLESS OTHERWISE MENTIONED)
DATE : 07.09.2022

Architects & Designers :

COLLAGE ARCHITECTS
14BL RAJDANGA MAIN ROAD, (OPPOSITE PURBA ABASAL OF BLOCK), KOLKATA 700 107, INDIA
PHONE NO. (033) 4602 6900, E-MAIL: collage.architects.info@gmail.com

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