ARCHITECTURAL PLAN FOR FIVE STORIED (B+G+4= HEIGHT-15.5 Mtr.) COMMERCIAL & RESIDENTIAL (APARTMENT) BUILDING OF
1)SRI. SUBRATA CHATTERJEE S/O LATE P.C. CHATTERJEE AND
2) SRI.SUTRIPTA BANERJEE S/OLATE. KANTI PRASAD BANERJEE
AT 140, KACHHARI ROAD, COURT MORE, ASANSOL.REPRESENTED BY SRI. SUBRATA CHATTERJEE OF CLASSIC REALTORS, REGD. OFFICE AT P.C. CHATTERJEE MARKET, G.T. ROAD, RAMBANDHU TALA, P.O.&P.S.-ASANSOL,DIST.PASCHIMBARDHAMAN(W.B).ASANSOL-713303. UNDER ASANSOL MUNICIPAL CORPORATION.

OWNER'S LAND DETAILS :- (ALL MOUZA- ASANSOL MUNICIPALITY)

NAME OF OWNER	R.S. PLOT NO	R.S. KHATIAN NO	J.L.NO	WARD NO	HOLDING NO	AREA IN ACR	
SRI SUBRATA CHATTERJEE	2169,2167	386, 572 (BASTU)	20	5/53/NEW	47/40	0.095	TOTAL
SRI SUBRATA CHATTERJEE	2170	14815 (BASTU)	20	5/53/NEW	47/40	0.034	
SRI SUBRATA CHATTERJEE	2169,2167	386, 572 (BASTU)	20	5/53/NEW	47/40	0.036	
SRI SUBRATA CHATTERJEE	2169,2167	386, 572 (BASTU)	20	5/53/NEW	47/40	0.012	
SRI SUTRIPTA BANERJEE	2169	572 (BASTU)	20	5/53/NEW	140	0.017	

OFFICE USE ONLY

Sub-Assistant Engineer
Asansol Municipal Corporation

Assistant Engineer
Asansol Municipal Corporation

Town Planner
Asansol Municipal Corporation

Executive Engineer
Asansol Municipal Corporation

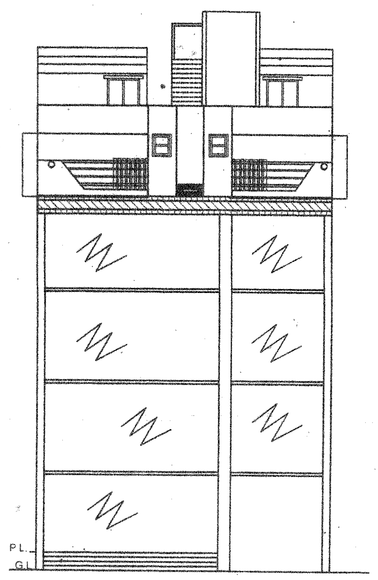
Plan Sanctioned
SECRETARY
Asansol Municipal Corporation

MEMO No. 382/BP/Misc/HO
DATE 13.5.2021

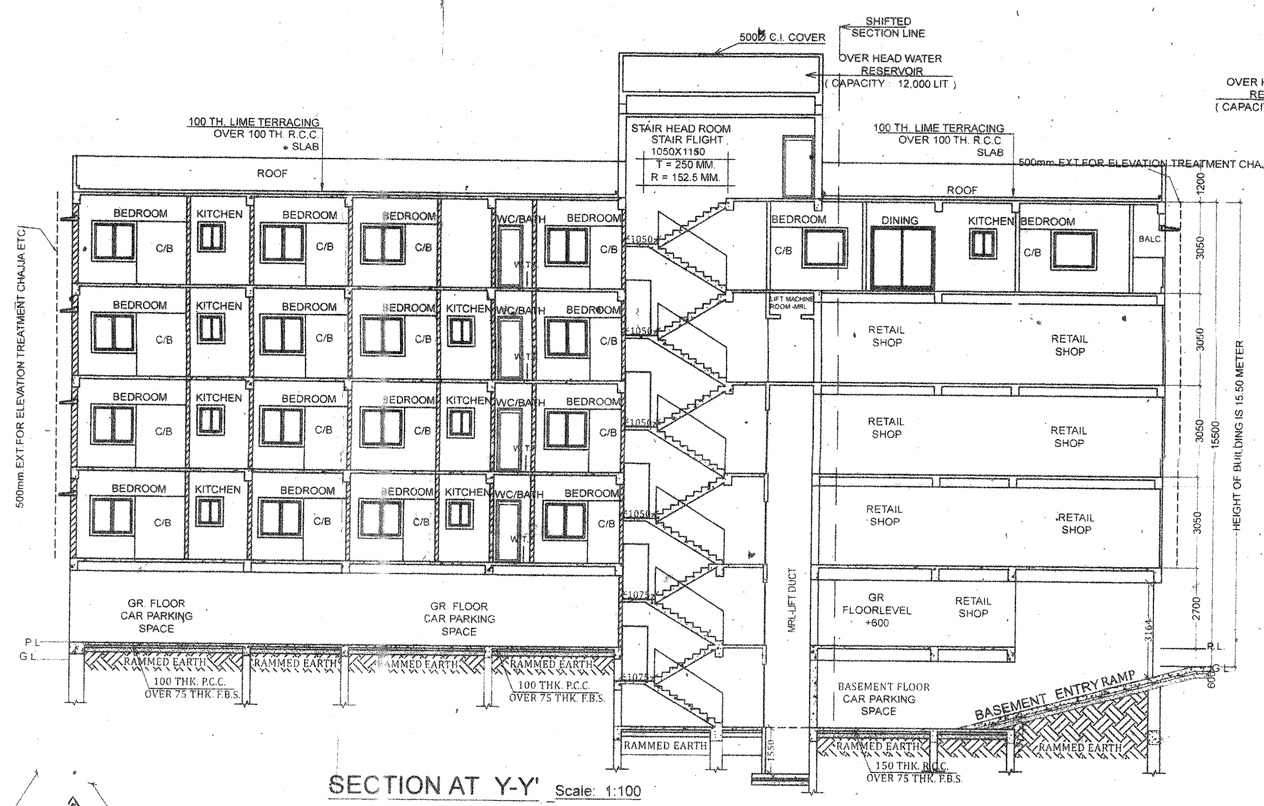
The sanctioned building plan will remain at Site structure shall comply with the rules. Sanctioned plan for three years. The owner will give notice regarding the commencement & completion of building.

Deviation means Demolition

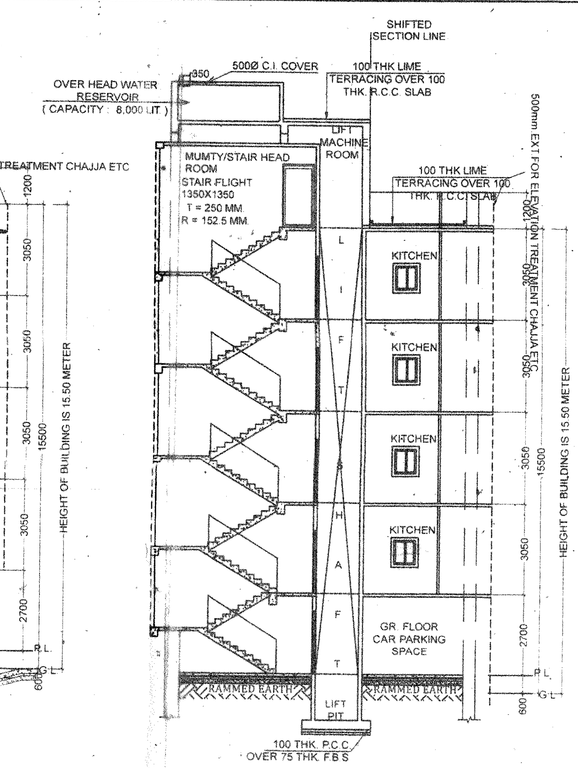
PLINTH LEVEL CERTIFICATE & OCCUPANCY CERTIFICATE ARE MANDATORY AS PER BUILDING RULES



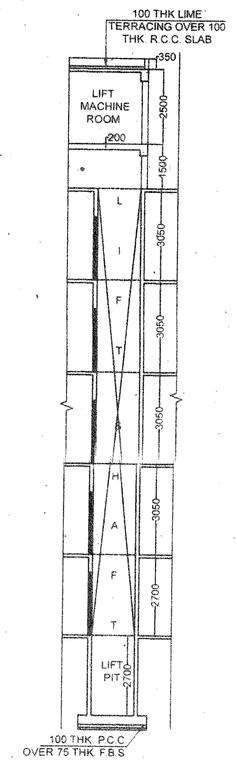
FRONT ELEVATION SCALE - 1:100



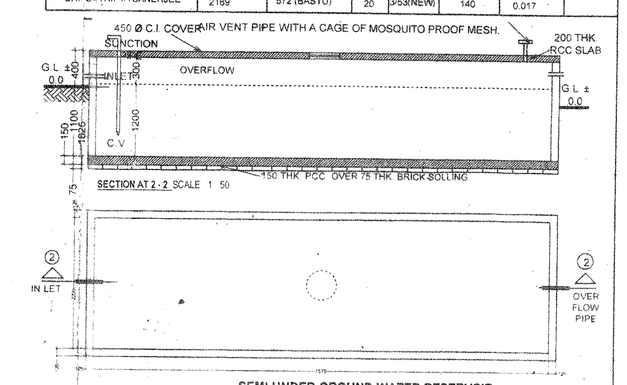
SECTION AT Y-Y' Scale: 1:100



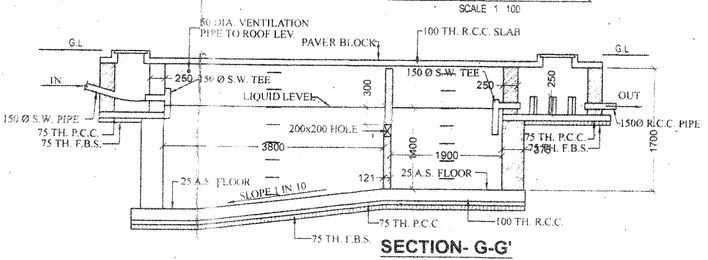
SECTION : X - X
SCALE - 1:100



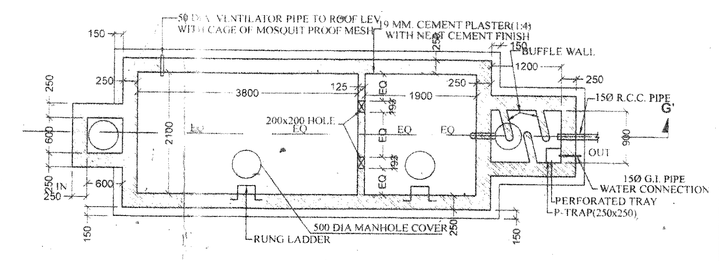
SECTION : Z-Z
SCALE - 1:100



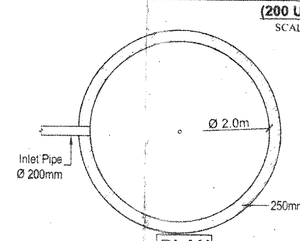
SEMI UNDER GROUND WATER RESERVOIR
(CAPACITY : 25,000 LTS. APPROX)
SCALE 1 :100



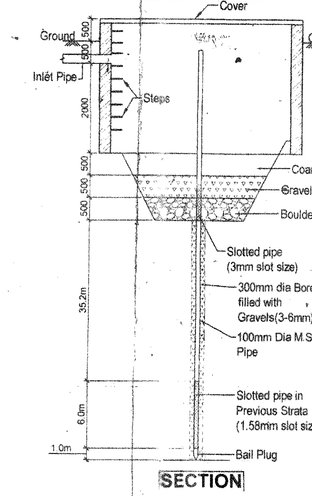
SECTION- G-G'



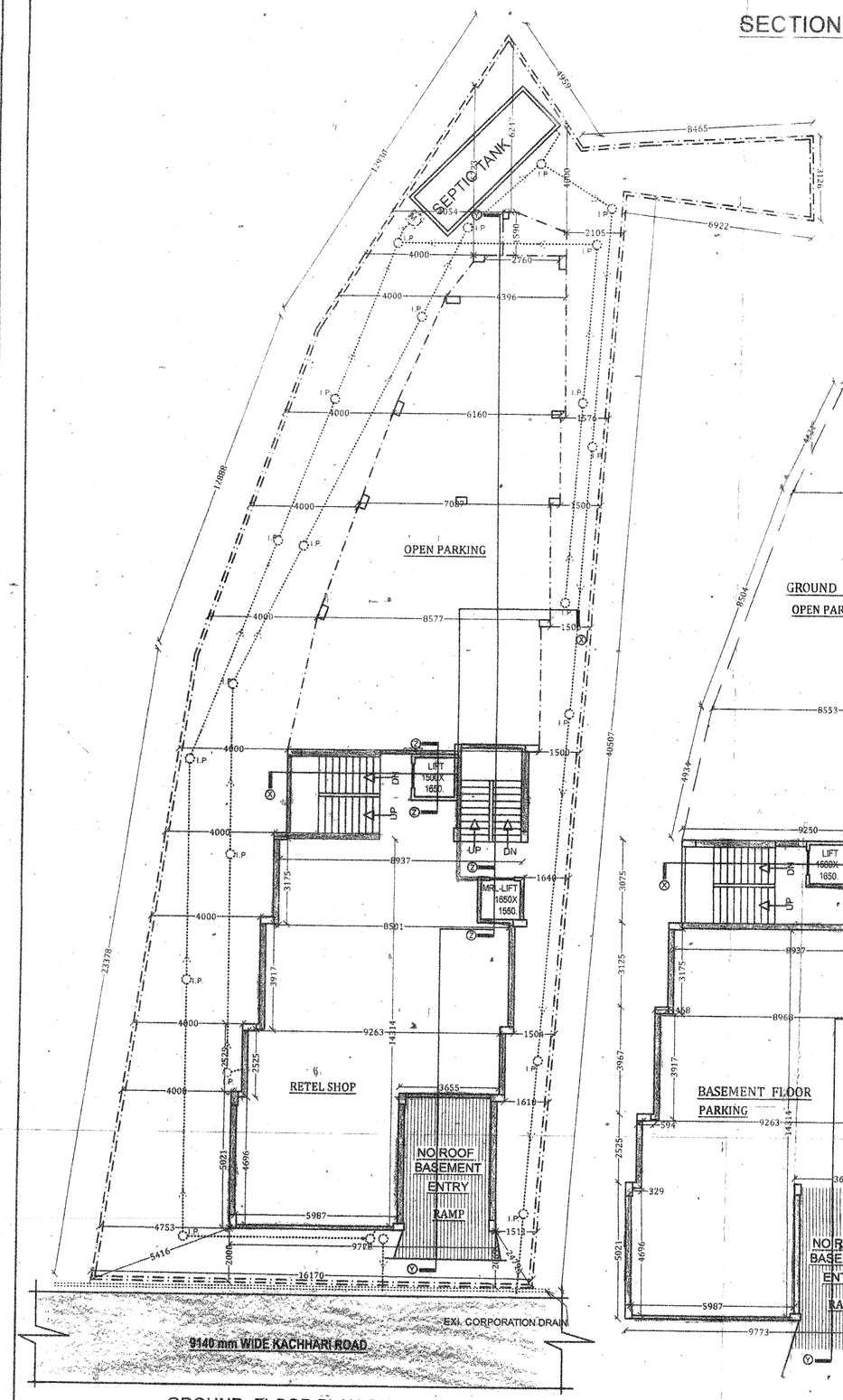
DETAILS OF SEPTIC TANK & SOAK PIT
(200 USERS)
SCALE - 1:50



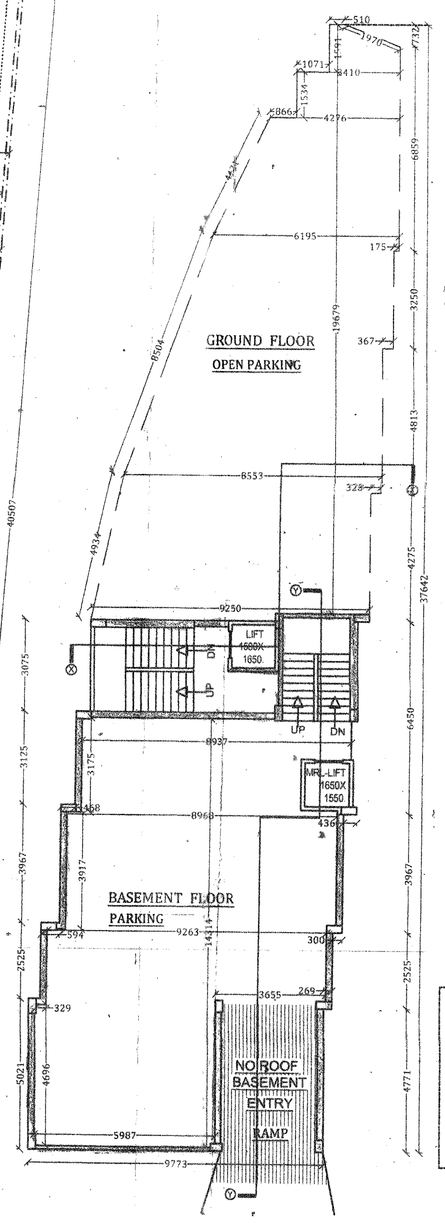
PLAN
DETAIL OF RAIN WATER RECHARGE PIT
(NOT TO SCALE)



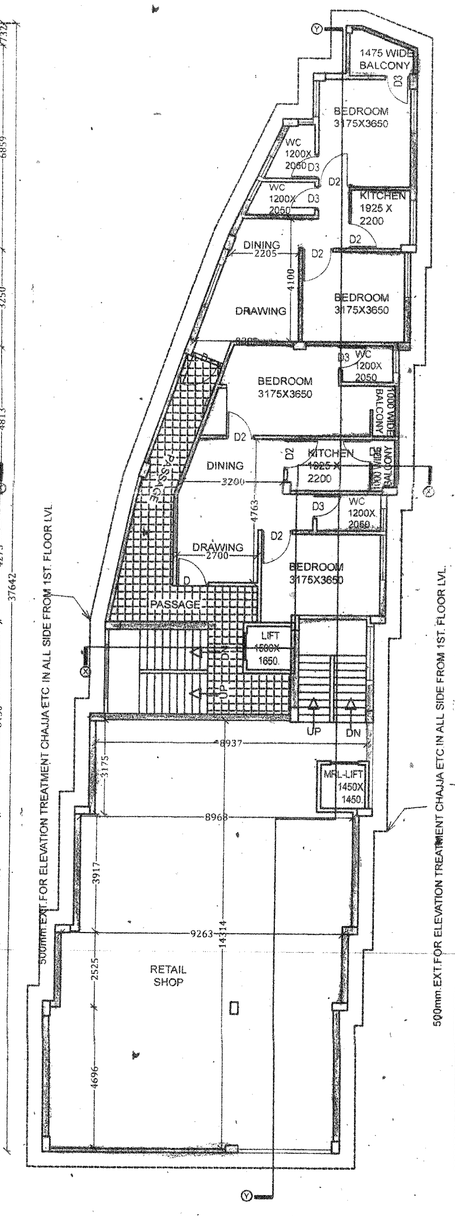
SECTION



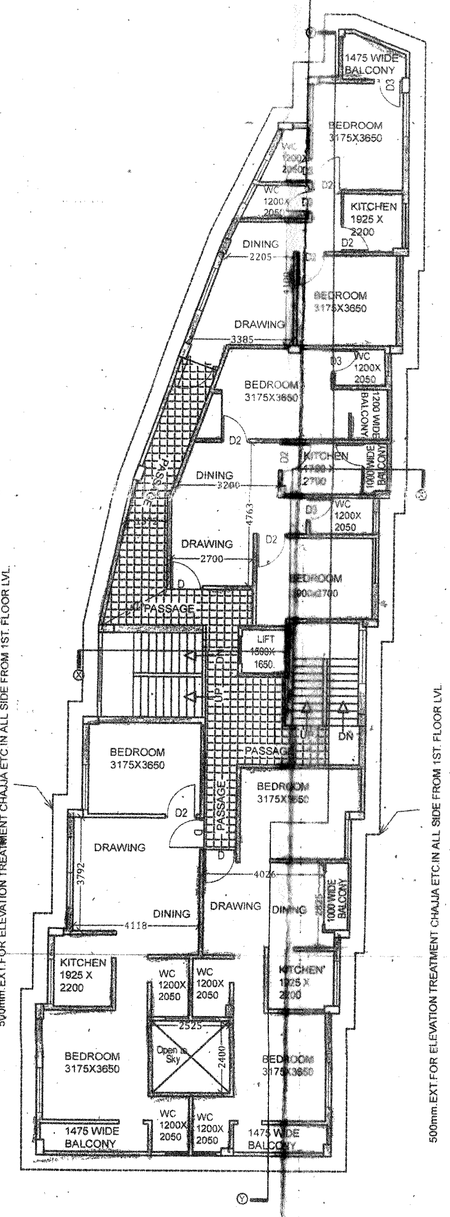
GROUND FLOOR PLAN ON SITE SCALE - 1:100



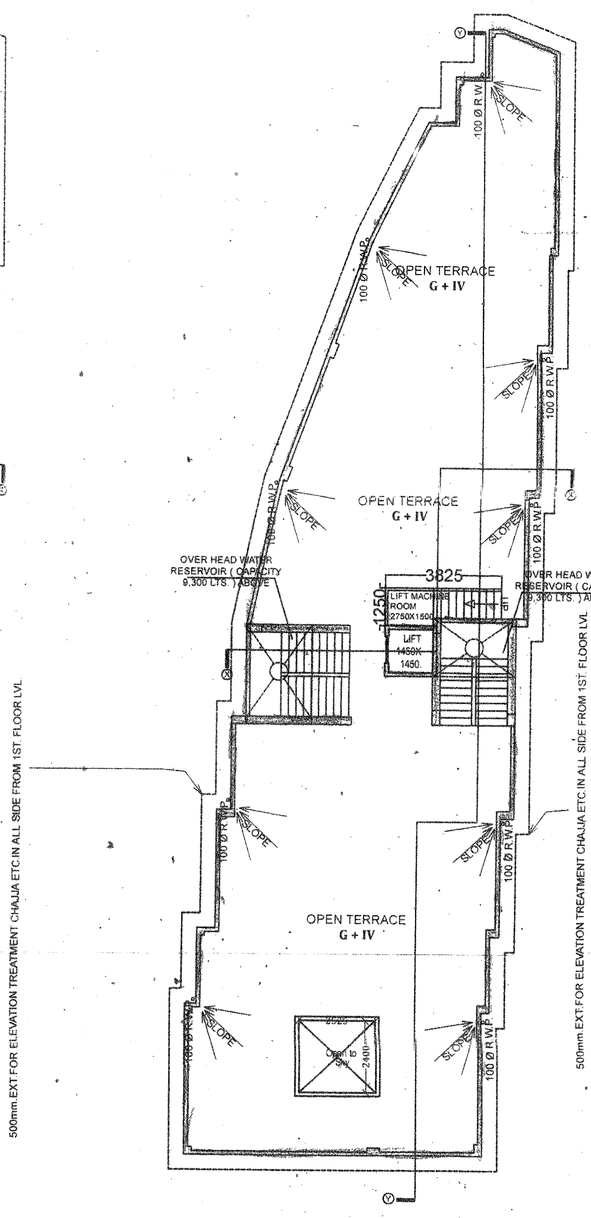
BASEMENT FLOOR PLAN
SCALE - 1:100



1ST. 2ND.& 3RD FLOOR PLAN SCALE - 1:100



4th. FLOOR PLAN
SCALE - 1:100



FOOF PLAN SCALE - 1:100

AREA STATEMENT :-
TOTAL LAND AREA =0.155ACAR AS PER DEED.(622.079 SQ.M.)
TOTAL LAND AREA =622.079 SQ.M.
PERMISSIBLE GROUND COVERAGE = 311.039 SQ.M. @(50%)
PROPOSED GROUND COVERAGE = 297.05 SQ.M. @(47.752%)
PERMISSIBLE HIGHT = 20.0 Mtrs.
PROPOSED HIGHT = 15.50 Mtrs.
PROPOSED BASEMENT FLOOR AREA=148.836 SQ.M.
PROPOSED GROUND FLOOR AREA =260.518 SQ.M.
132.286 SQ.M COMMERCIAL + 148.232 SQ.M. OPEN PARKING
PROPOSED 1ST FLOOR AREA = 297.068 SQ.M.
148.836 SQ.M COMMERCIAL + 148.232 SQ.M RESIDENTIAL
PROPOSED 2ND FLOOR AREA = 297.068 SQ.M.
148.836 SQ.M COMMERCIAL + 148.232 SQ.M RESIDENTIAL
PROPOSED 3RD FLOOR AREA = 297.068 SQ.M.
148.836 SQ.M COMMERCIAL + 148.232 SQ.M RESIDENTIAL
PROPOSED 4TH FLOOR AREA = 297.068 SQ.M. RESIDENTIAL
TOTAL COMMERCIAL FLOOR AREA = 496.304 SQ. M.
576.794SQ.M -(16.498 X5=82.49 common space) =496.304 SQ.M
TOTAL RESIDENTIAL FLOOR AREA = 592.428 SQ. M.
741.764 SQ.M -(37.334 X4=149.336 common space)=592.428SQ.M
TOTAL FLOOR AREA =1088.732 SQ.M.
VACANT LAND = 311.04 SQ.M.
PERMISSIBLE F.A.R = 2.25
PROPOSED F.A.R = 1088.732 / 622.079 = 1.75

NOTE:
1. ALL DIMENSIONS ARE IN MM. IF NOT STATED OTHERWISE
2. ALL EXTERNAL WALLS ARE 250 TH. AND INTERNAL WALLS ARE 75 TH.
3. SCALE - 1:100
4. SAFE BEARING CAPACITY OF SOIL 7 MT/SQ.M. ASSUMED
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
7. ANOTHER STAIR FLIGHT IS 1350X1350.

HEIGHT OF THE BUILDING = B+G+4=15.50 Mtr.
SCALE :- 1:100,1:50
PLAN NO.-SC/AMC/018/2019
SHEET NO.- 1 OF 2

SPECIFICATIONS
1. 75 TH. 1ST CLASS BRICK SOLING IN FOUNDATION & FLOOR
2. 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. 125 TH. & 75 TH. PARTITION BRICK WORK WILL BE 1:5 CEMENT MORTAR
5. 200TH. EXTERNAL WALLS WILL BE 1:6 CEMENT MORTAR
6. 25 TH. D.P.C. WILL BE 1:2:4 WITH PROPER WATER PROOFING COMPOUND
7. R.C.C. CONC. MIX WILL BE 1:2:4 CEMENT SAND & STONE CHIPS MATERIALS AND MIXING
8. ROOF AND LIME TERRACING WILL BE 100 TH. WITH THEIR PROPER
9. CEILING AND ALL R.C. PLASTER WILL BE 12mm. TH. 1:4 CEMENT MORTAR
10. 25 MM. TH. I.P.S. FLOORING
11. GRADE OF CONCRETE M - 20
12. ALL BUILDING MATERIALS WILL BE AS PER I.S. CODE & C.B.C. 1984

DOOR & WINDOW SCHEDULE

MARK	SIZE	MARK	SIZE
W	1800X1350	D1	1050X2100
W1	1500X1350	D2	1000X2100
W2	900X1000	D3	900X2100
W3	600X750	SD	1800X2100

I DO HEREBY CONFIRM AND CERTIFY WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN PREPARED BY ME/KEEPING THE PROVISION OF NBC OF INDIA AND CERTIFY THAT IT IS SAFE & STABLE IN ALL RESPECT.

Snehasis Chatterjee
B.Sc., B.Arch.,M.Plng., L.B.A.
A.M.C. Licence No. :- 081/LBA.

Snehasis Chatterjee
B.Sc., B.Arch.,M.Plng., L.B.A.
Council REG. No:-CA/89/12563.
L.B.A. License No:-DMC/BPD/153.
A.M.C. License No:-081/LBA.

THIS LAND IS FREE FROM ALL TYPE OF DISPUTE OR COURTE CASE

CLASSIC REALTORS
Partner
Sutripta Banerjee
SIGNATURE OF OWNER