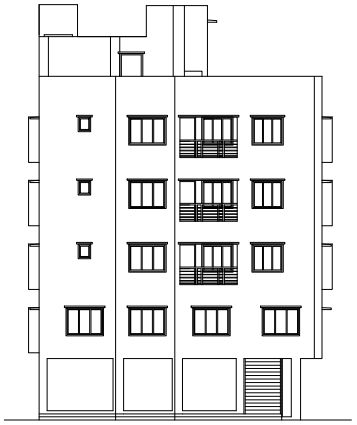
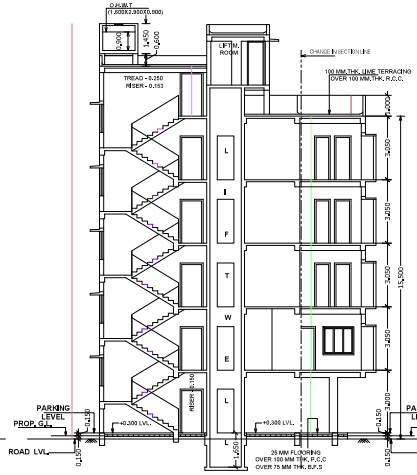
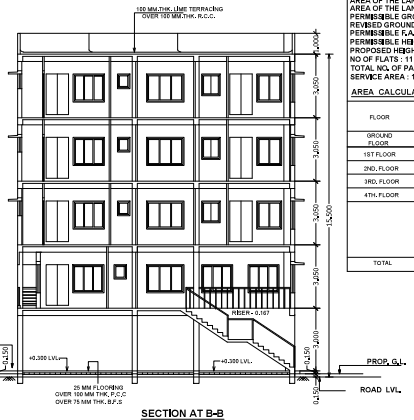


FRONT ELEVATION
SCALE - 1:1



SECTION AT A-A
SCALE - 1:1



SECTION AT B-B
SCALE - 1:1

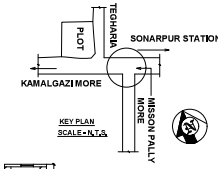
ARCHITECTURAL DRAWING SHEET - 1

AREA STATEMENT:

AREA OF LAND (AS PER DEED) : 334.449 SQM./ 05 K- 00 CH-00 SQFT.
AREA OF LAND (AS PER PH'y) : 333.668 SQM./ 04 K- 15 CH- 37 SQFT.
AREA OF CORNER SPALY: 2.100 SQM.
AREA EXCLUDING CORNER SPLAY : 330.568 SQ.M.
AREA OF THE LAND GIFTED TO ROAD : 5.022 SQ.M.
AREA OF THE LAND AFTER GIFTED TO ROAD : 325.546 SQ.M.
PERMISSIBLE GROUND COVERAGE : (58.317 %) : 194.585 SQ.M
REVISED GROUND COVERAGE : (51.602%) i.e.=171.846 SQ.M
PERMISSIBLE F.A.R. - 2.25
PERMISSIBLE HEIGHT OF BUILDING. : 40.0 M.
PROPOSED HEIGHT OF BUILDING. : 15.5 M.
NO OF FLATS : 11
TOTAL NO. OF PARKING PROVIDED : 04 NOS.
SERVICE AREA : 13.610 SQ.M

AREA CALCULATION

FLOOR	TOTAL FLOOR AREA (SQ.M.)		LIFT WELL & STAIR WELL AREA (SQ.M.)		FLOOR AREA WITHOUT LIFT & STAIR WELL(SQ.M)		LIFT LOBBY AREA (SQ.M.)		INSIDE AREA OF STAIR (SQ.M.)		COMM.MANDATORY STAIR AREA (INSIDE) (SQM)		FLOOR AREA EXCLUDING LIFT + LIFT LOBBY + STAIR (SQ.M.)		CB AREA (SQ.M.)		PARKING CALCULATION (SQ.M.)		COMMERCIAL AREA (SQ.M.)		SERVICE AREA (SQ.M.)		F.A.R	
	SANCTION	REVISED	SANCTION	REVISED	SANCTION	REVISED	SANCTION	REVISED	SANCTION	REVISED	SANCTION	REVISED	SANCTION	REVISED	SANCTION	REVISED	SANCTION	REVISED	SANCTION	REVISED	SANCTION	REVISED	SANCTION	REVISED
GROUND FLOOR	172.499	155.211	NIL	NIL	172.499	155.211	2.059	2.059	13.265	13.265	9.360	9.360	147.215	130.927	NIL	NIL								
1ST FLOOR	172.499	171.767	11.880	10.800	160.619	160.967	2.059	2.059	13.265	13.265	NIL	NIL	145.195	145.543	1.206	1.359	REQUIRED PARKING = RESIDENTIAL AREA/250 = 528.274/250 =2.112=2 PARKING REQUIRED FOR 150.459 SQM. BUSINESS UPTO 500SQM. 01NO. AND AREA 150.459/100 = 1.505 NO = 1 NO. TOTAL REQUIRED PARKING FOR COMMERCIAL = 02NOS. TOTAL REQUIRED PARKING = 02 + 02 = 04 NOS. TOTAL PROVIDED PARKING = 04 NOS. AREA = 62.136 SQM.	REQUIRED PARKING = RESIDENTIAL AREA/250 = 528.274/250 =2.112=2 PARKING REQUIRED FOR 131.246 SQM. BUSINESS UPTO 500SQM. 01NO. AND AREA 131.246/100 = 1.6219 NO = 1 NO. TOTAL REQUIRED PARKING FOR COMMERCIAL = 02NOS. TOTAL REQUIRED PARKING = 02 + 02 = 04 NOS. TOTAL PROVIDED PARKING = 04 NOS. AREA = 57.441 SQM.	150.459	130.368	13.610	13.610	2.059	2.045
2ND. FLOOR	172.499	171.767	1.800	1.800	170.699	169.967	2.059	2.059	13.265	13.265	NIL	NIL	155.275	154.543	2.556	2.680								
3RD. FLOOR	172.499	171.767	1.800	1.800	170.699	169.967	2.059	2.059	13.265	13.265	NIL	NIL	155.275	154.543	2.556	2.680								
4TH. FLOOR	172.499	171.767	1.800	1.800	170.699	169.967	2.059	2.059	13.265	13.265	NIL	NIL	155.275	154.543	2.556	2.680								
TOTAL	862.495	842.779	17.280	16.200	845.215	826.579	10.295	10.295	66.325	66.325	9.360	9.360	758.735	740.099	8.874	9.159	62.136	57.441	150.459	130.368	13.610	13.610	2.059	2.045



KEY PLAN
SCALE - N.T.S.

DOOR & WINDOW SCHEDULE

MKD.	SIZE	MKD.	SIZE
W1	1,800X1,350	CG	1,350X2,100
W2	1,500X1,350	D1	1,100X2,100
W3	0,900X1,350	D2	0,900X2,100
W4	0,900X1,050	D3	0,800X2,100
W5	0,600X0,700	D4	0,750X2,100
W6	1,200X0,600		
W7	1,200X1,350		

PROJECT :

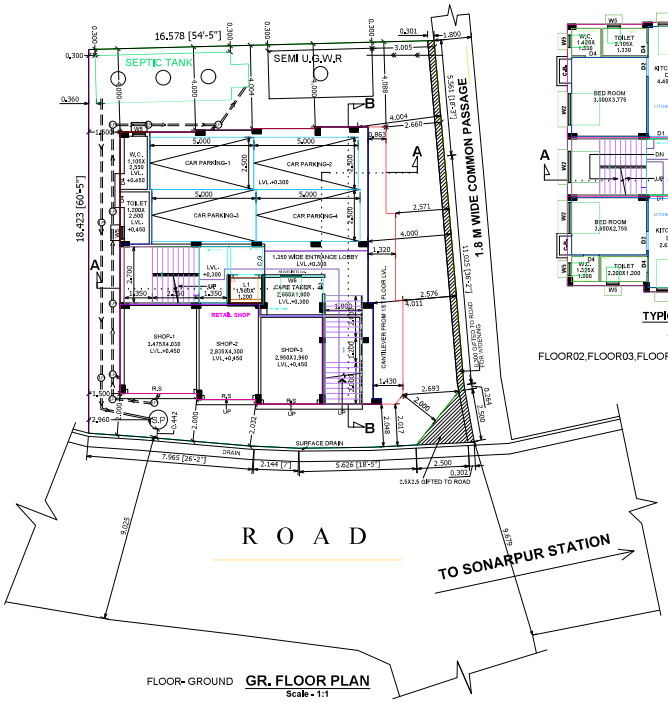
REVISED G+ IV STORIED RESIDENTIAL CUM COMMERCIAL BUILDING PLAN AT MOUZA - TEGHARI, L.R. DAG NO.- 276,L.R. KHATIAN NOS.- 4848,4849,4850 & 4851, JL NO. - 52, WARD - 08, HOLDING NO. - 2529,ROAD -TEGHARI,P.S.-NARENDRAPUR NEW SONARPUR (OLD), DIST-24 PGS. (S), UNDER RAJPUR SONARPUR MUNICIPALITY.

NOTES

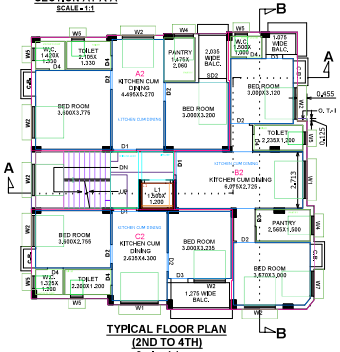
1. ALL DIMENSIONS ARE IN M.
2. ALL EXTERNAL WALLS ARE 0.200 TH. AND INTERNAL WALLS ARE 0.075 TH. IF NOT STATED OTHERWISE
3. SCALE - 1:1
4. DEPTH OF SEPTIC TANK AND SEMI U.G. WATER RESERVOIR WILL NOT EXCEED THE DEPTH OF BUILDING FOUNDATION
5. ALL SORTS OF PRECAUTIONARY MEASURE WILL BE TAKEN AT THE TIME OF CONSTRUCTION

SPECIFICATIONS

1. 0.075 TH. 1ST. CLASS BRICK SOLING IN FOUNDATION & FLOOR.
2. 0.150 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. 0.125 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. 0.025 TH. D.P.C.WILL BE 1:2:4 WITH PROPER WATER PROOFING COMPOUND.
7. ROOF AND LIME TERRACING WILL BE 0.100 TH. WITH THEIR PROPER MATERIALS AND MIXING.
8. CEILING AND ALL R.C. PLASTER WILL BE 12mm. TH. 1:4 CEMENT MORTAR.
9. 25 MM. TH. MARBLE FLOORING.
10. GRADE OF CONCRETE M - 20.
11. ALL BUILDING MATERIALS WILL BE AS PER I.S. CODE & C.B.C. 1984.

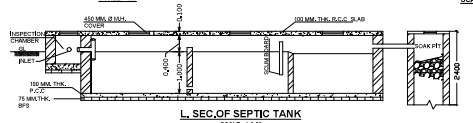


FLOOR- GROUND **GR. FLOOR PLAN**
Scale - 1:1

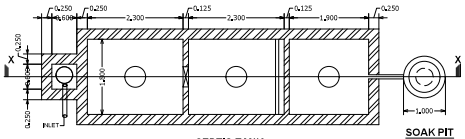


TYPICAL FLOOR PLAN
(2ND TO 4TH)
Scale - 1:1

FLOOR02,FLOOR03,FLOOR04- TYPICAL

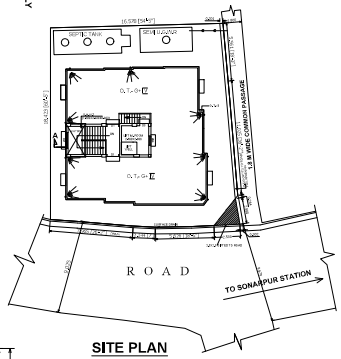


L. SEC.OF SEPTIC TANK
SCALE - 1:50

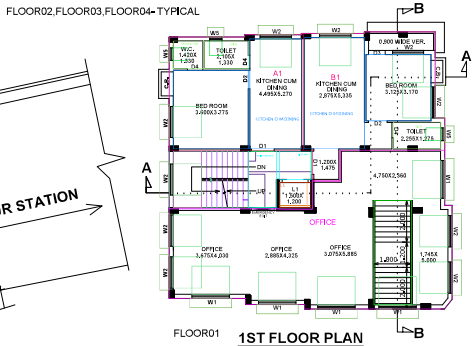


SEPTIC TANK
60 USER
SCALE - 1:0.50

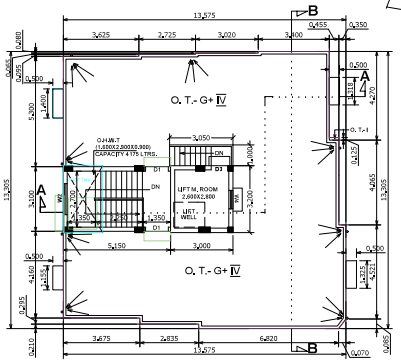
SOAK PIT
SCALE - 1:50



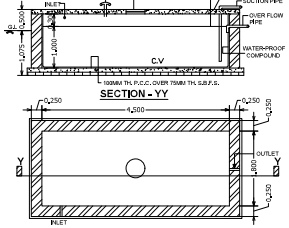
SITE PLAN
SCALE - 1:2



FLOOR01 **1ST FLOOR PLAN**
Scale - 1:1



ROOF PLAN
Scale - 1:1



SECTION - YY

DETAIL OF S.U.WATER RESERVOIR
CAPACITY :- 8100 LTRS
SCALE - 1:0.50

BHASKARJYOTI ROY GTE I / 20 NAME OF GEOTECHNICAL ENGINEER	DILIP DEY AMIJIT DEY PRASENJIT RANJIT KUMAR DEY NAME OF OWNERS

CERTIFICATE OF STRUCTURAL ENGINEER :

THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATIONAND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.

PARTHA GHOSH
ESE I / 85
NAME OF E.S.E

DECLARATION OF L.B.S. CL-I :

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISIONS OF RAJPUR SONARPUR MUNICIPALITY BUILDING RULE 1995 AS AMENDED FROM TIME TO TIME & SITE CONDITIONS INCLUDING THE WIDTH OF ROAD CONFORM WITH THE PLAN PLOT IS DEMARCATED BY BOUNDARY WALL & IT IS A BUILD ABLE SITE NOT A TANK OR FILLED UP TANK.

SYED WASEH NAZAKAT
L.B.S. CL-I 500
NAME OF L.B.S. CL-I

CONSULTANT:-

DREAM BUILT
D - 15, S.J.C. AVENUE, CALCUTTA - 700084
MOBILE :- 09143189141 / 07003066355

USED SCALE - 1:0.50, 1:1, 1:100

Signature valid
Date: 2022.12.20 12:12:22 +05'30'
Location: Kolkata