

PLAN OF THE FOUR (G+3) STORIED RESIDENTIAL APARTMENT ON PLOT NO. - 426 (L.R.), KHATIAN NO. - 18502, J.L. NO. - 211, MOUZA - BANKURA, UNDER WARD NO. - 10 OF BANKURA MUNICIPALITY, P.S. & DISTRICT - BANKURA.

NAME OF THE OWNER :
MR. GOUTAM CHOWDHURY,
SCHOOLDANGA, BANKURA, 722101.

CONSTITUTED ATTORNEY:

CHATTAL REAL ESTATE,
ADDRESS: CHATTAL BAKERY,
P.O. - JUNBEDIA, P.S. & DISTRICT - BANKURA, 722155.
PROPRIETOR: MR. GOURAB CHOUDHURY

- NOTES:-
- ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE MENTIONED
 - WRITTEN DIMENSIONS ARE TO BE FOLLOWED.
 - T. = TREAD
 - R. = RISER
 - W.S. = WAIST SLAB
 - C.B. = CUP BOARD

- SPECIFICATIONS:
- ALL PCC WORK SHALL BE DONE WITH M15 GRADE CONCRETE (1:2:4)
 - ALL RCC WORK SHALL BE DONE WITH M20 GRADE CONCRETE (1:1.5:3)
 - ALL EXTERNAL WALLS ARE 200 mm THICK
 - INTERNAL WALLS ARE 125 mm THICK (UNLESS OTHERWISE STATED)
 - 200 THK. BRICK WORK IN 1:6 MORTAR
 - 125 THK. & 75 THK. BRICK WORK IN 1:4 MORTAR
 - EXTERNAL WALL PLASTER 1 : 5 MORTAR
 - INTERNAL WALL PLASTER 1 : 6 MORTAR
 - ALL CEILING PLASTER 1 : 4 MORTAR
 - ALL REINFORCEMENT WORKS SHALL BE DONE WITH FE-500 GRADE STEEL.
 - COVER TO REINFORCEMENTS:
 - ALL FOUNDATION ELEMENTS : 50 MM
 - COLUMNS : 40 MM
 - BEAMS : 25 MM
 - SLABS : 20 MM
 - DEVELOPMENT LENGTH SHALL BE TAKEN AS 50 X DIA. OF BARS.

SCHEDULE OF DOORS & WINDOWS				
MARK	SILL	LINTEL	SIZE	DESCRIPTION
GD	----	2.150	1.500 x 2.150	M.S. GRILL GATE
D	----	2.150	1.200 x 2.150	FLASH DOOR
D1	----	2.150	1.050 x 2.150	DO
D2	----	2.150	0.900 x 2.150	DO
D3	----	2.150	0.750 x 2.150	DO
D4	----	2.150	0.750 x 2.150	P.V.C. DOOR
SD	----	2.150	2.250 x 2.150	GLAZED ALUMINIUM SLIDING DOOR
W	-	-	As per drawing	GLAZED ALUMINIUM WINDOW
W1	0.800	2.150	1.800 x 1.350	GLAZED ALUMINIUM WINDOW
W2	0.800	2.150	1.500 x 1.350	GLAZED ALUMINIUM WINDOW
W3	0.800	2.150	1.000 x 1.350	GLAZED ALUMINIUM WINDOW
W4	1.000	2.150	0.900 x 1.150	GLAZED ALUMINIUM WINDOW
Wx	0.600	1.800	1.200 x 1.800	GLAZED ALUMINIUM WINDOW
V	1.250	2.150	0.600 x 0.900	GLAZED ALUMINIUM LOUVER

- SCALE OF DRAWINGS:
- SITE PLAN - 1:300
 - FLOOR PLANS - 1:100
 - TERRACE PLAN - 1:100
 - ELEVATION - 1:100
 - SECTIONAL ELEVATION - 1:100
 - SEPTIC TANK - 1:50

AREA STATEMENT				
Area of land (As per deed) :	279.08 Sqm./ 3004 Sft./ 0.069 Acre			
Area of land (Actual) :	279.08 Sqm./ 3004 Sft./ 0.069 Acre			
Road Width :	5.49 Mtrs.			
Type of Building :	Residential Building			
Nos. of Buildings in Plot :	One			
Permissible Building Ht. :	12.50 Mtrs.			
Proposed Building Ht. :	12.39 Mtrs.			

F.A.R. CALCULATION (Sqm.)						
Floor	Total Area	Deduction	Builtup Area	Exemption	Covered Parking	Exemption for Covered Parking
Gr. Fl.						
Comm.	31.40	-	31.40	-	-	31.40
Res.	111.99	-	111.99	14.96	97.03	0.00
1st Fl.	169.07	2.16	166.91	14.76	-	152.15
2nd Fl.	169.07	2.16	166.91	14.76	-	152.15
3rd Fl.	169.07	2.16	166.91	14.76	-	152.15
Terr.	31.44	-	31.44	31.44	-	-
Total:	682.04	6.48	675.56	90.68	97.03	487.85

Proposed Ground Coverage = 152.15/279.08 x 100 = 54.52 %

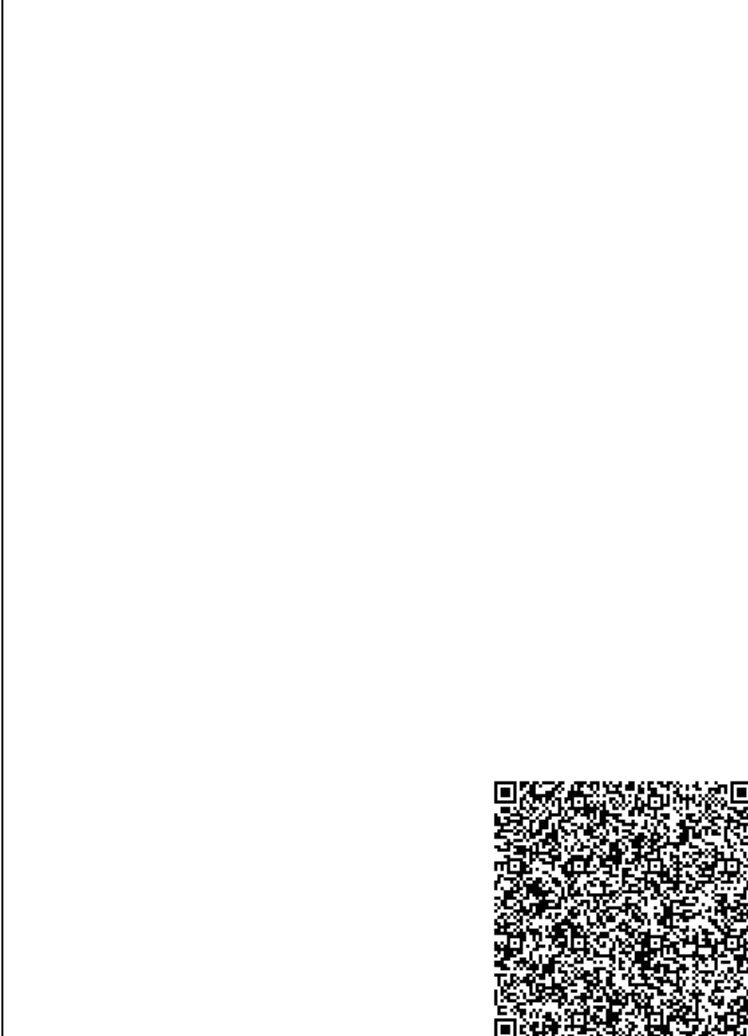
Permissible Ground Coverage = 61.05 %

Proposed FAR = 487.85/279.08 = 1:1.748

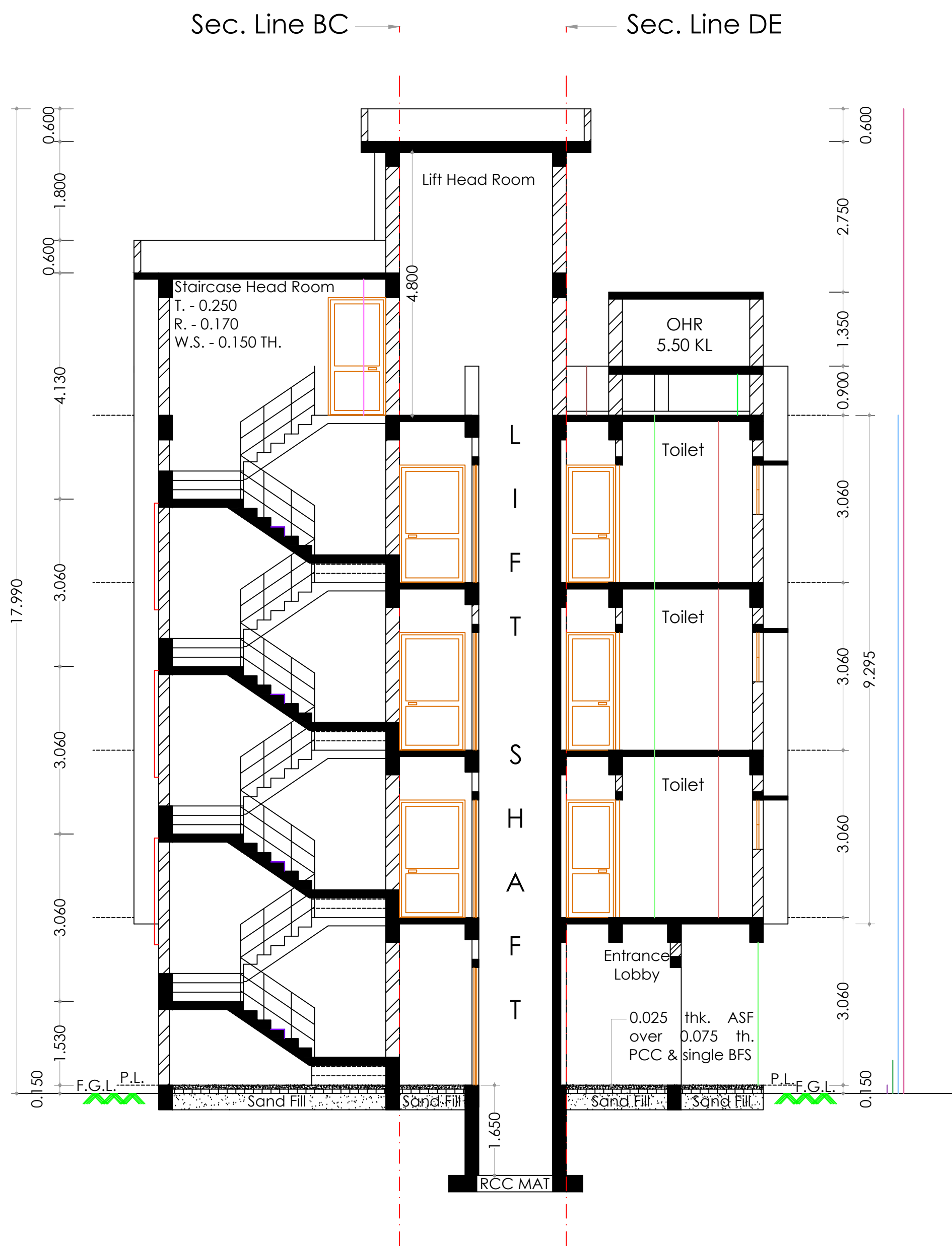
Permissible FAR = 1:1.75

PREPARED BY:

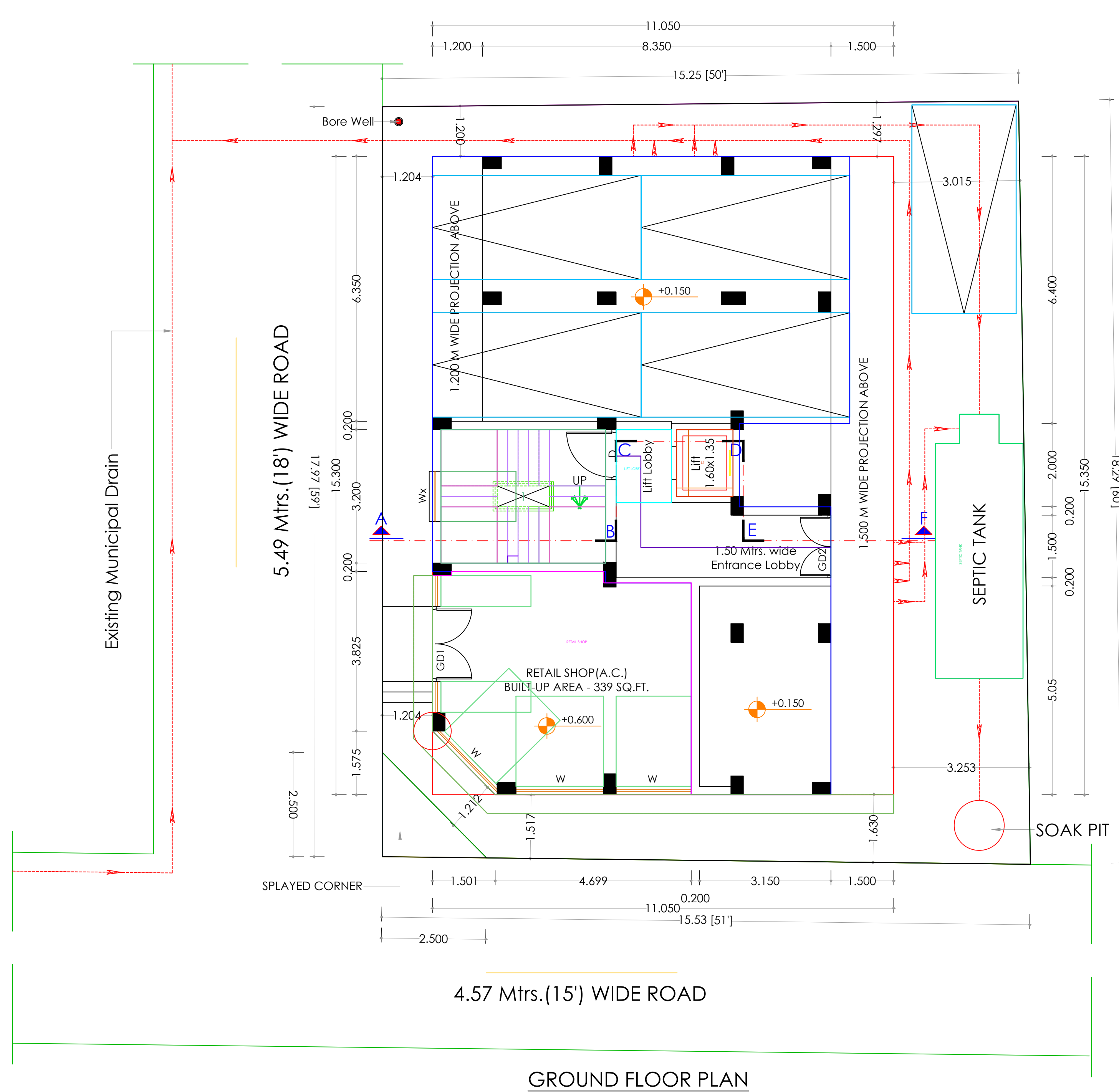
Janmejey Chattopadhyay,
M.I.E.D.C.T.
L.B.S.-1 & E.S.E.-1 Bankura Municipality,
S.K. SAHAIANA ROAD, KENDUADIHI, BANKURA - 722102.
CELL: 7602307882; Email: nest_consultants@yahoo.com



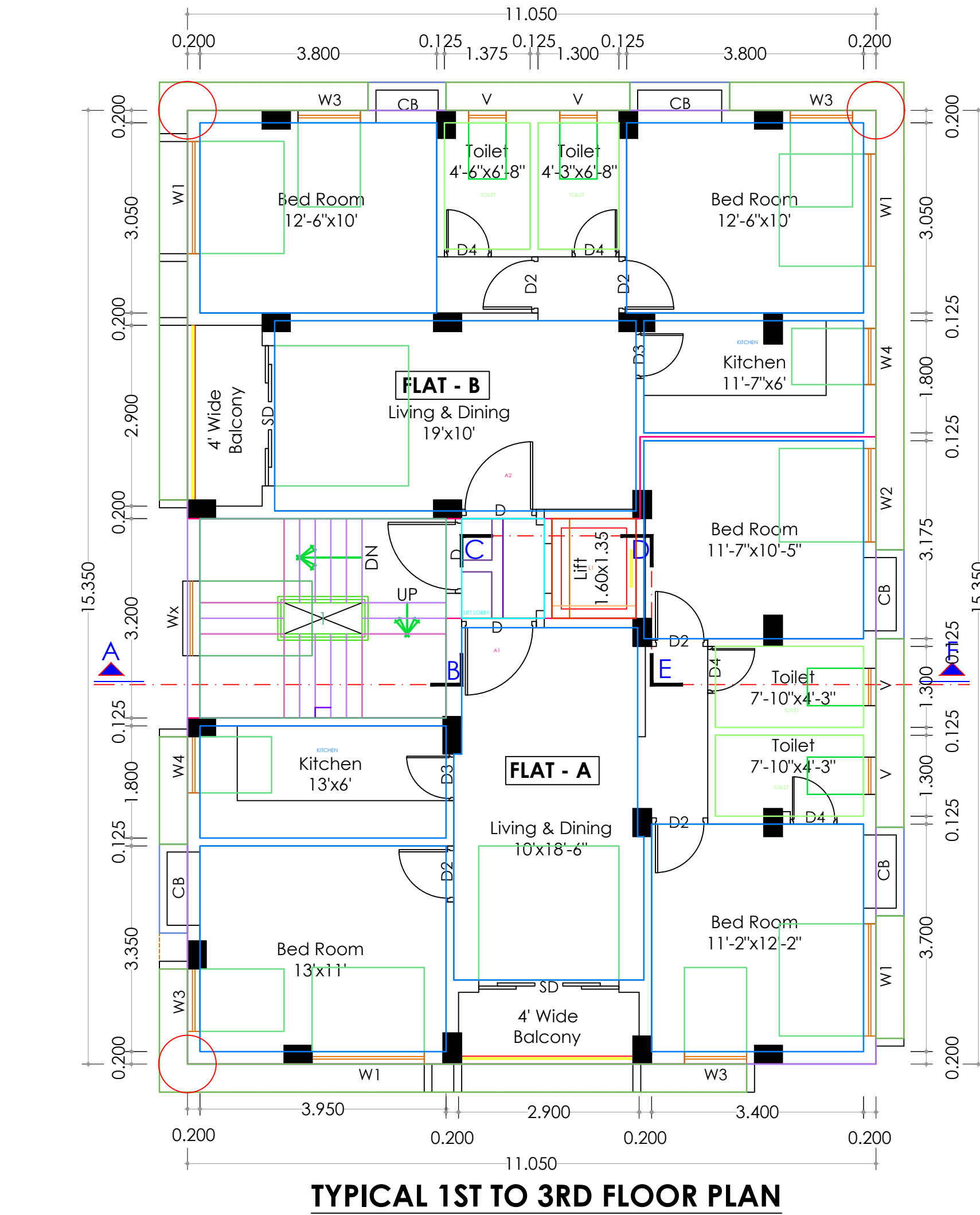
FRONT ELEVATION



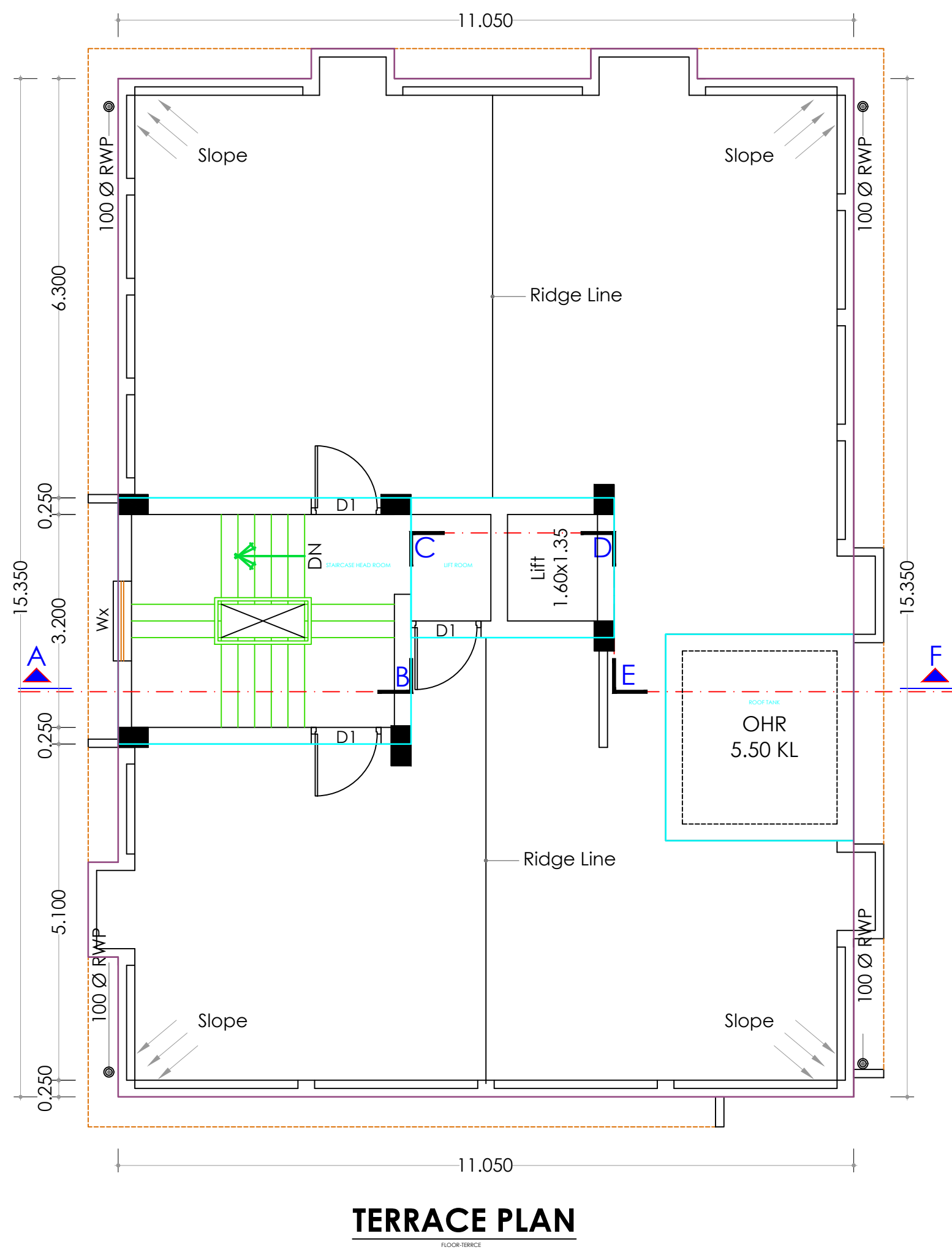
SECTIONAL ELEVATION THROUGH A-B-C-D-E-F



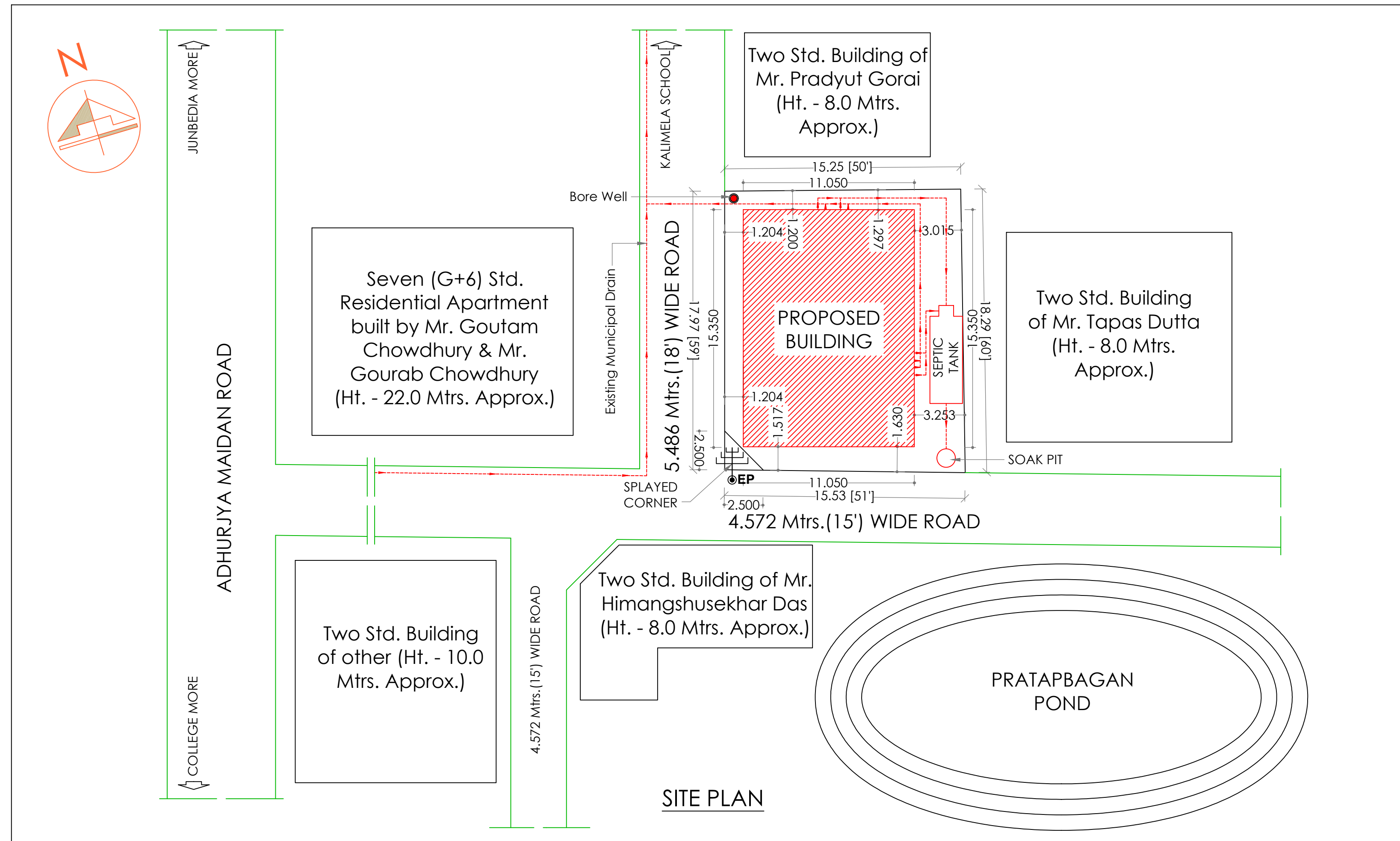
GROUND FLOOR PLAN



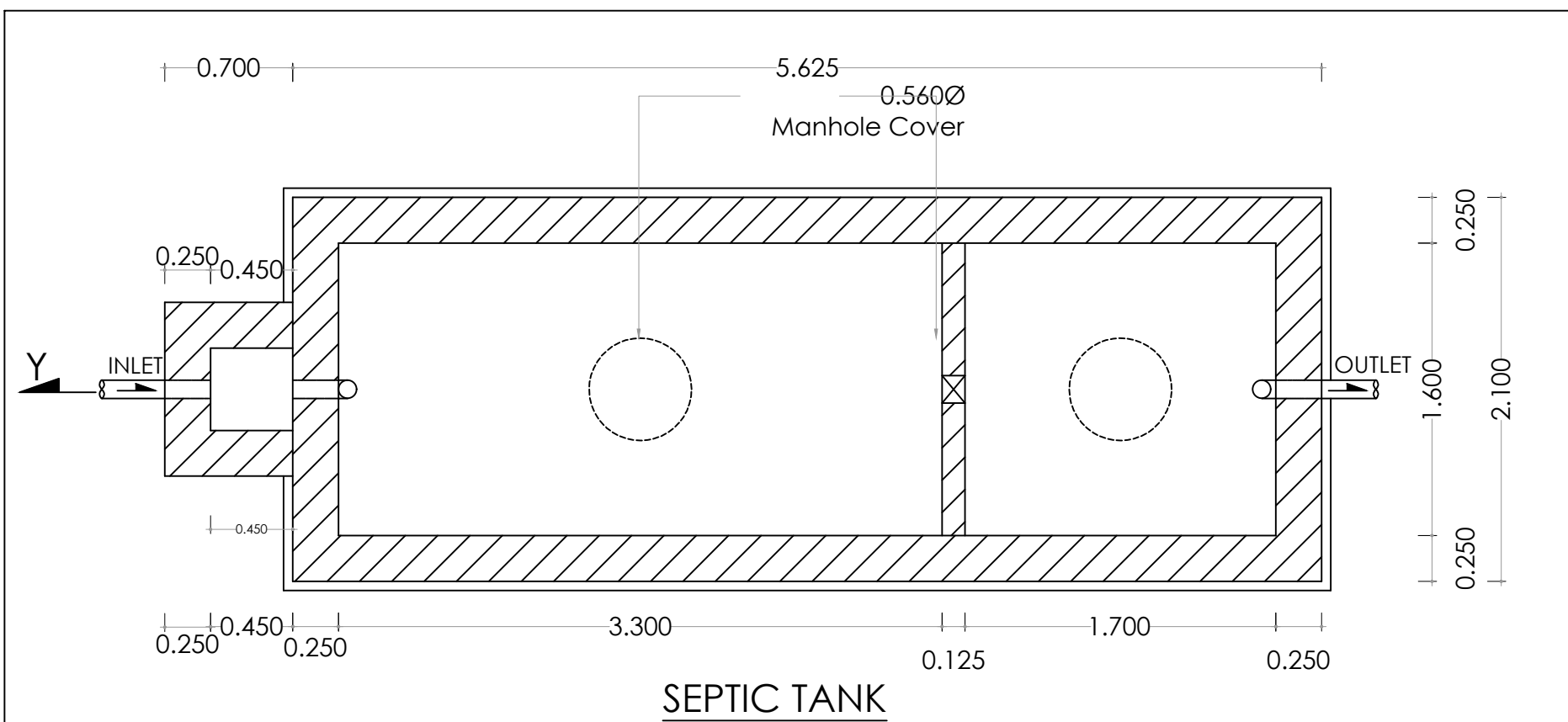
TYPICAL 1ST TO 3RD FLOOR PLAN



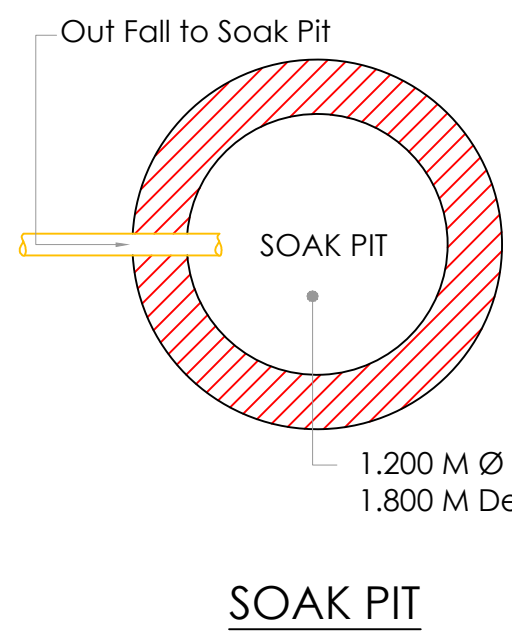
TERRACE PLAN



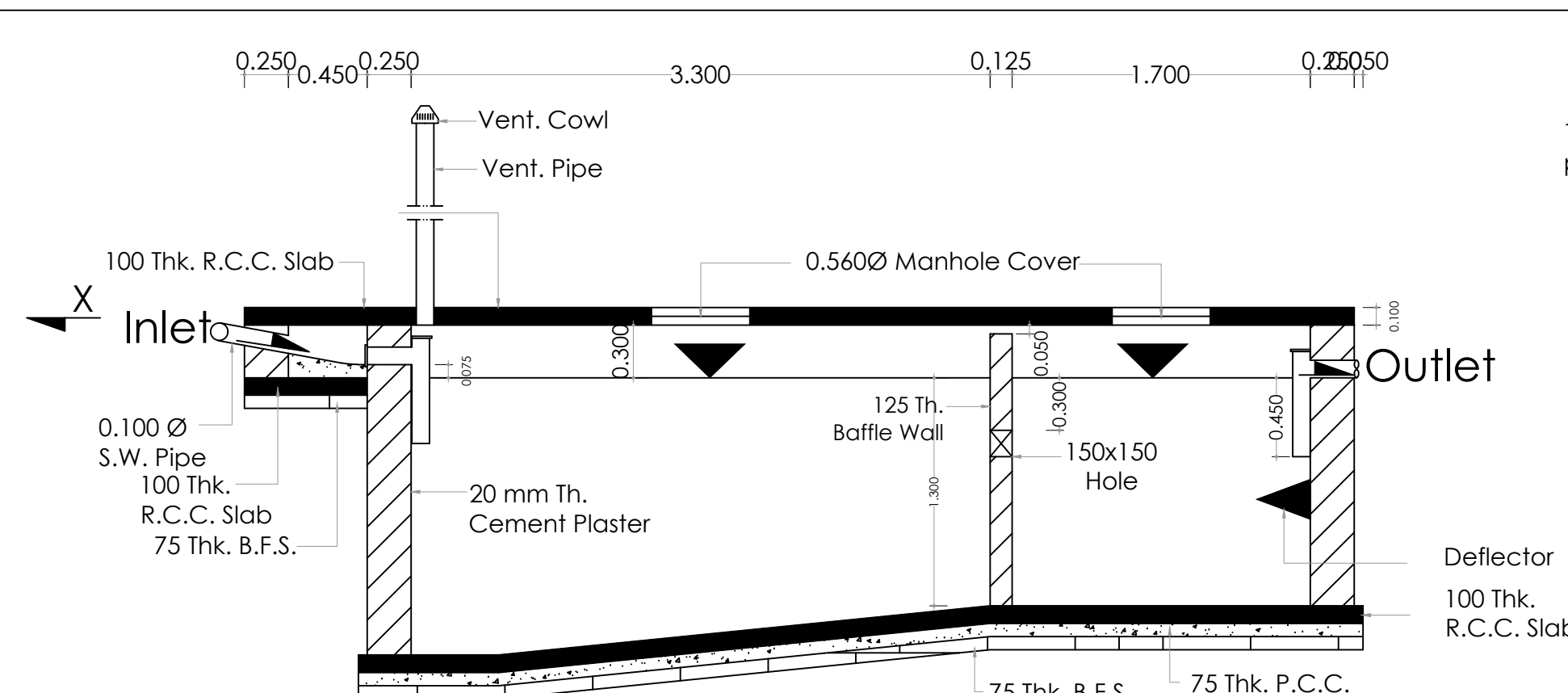
SITE PLAN



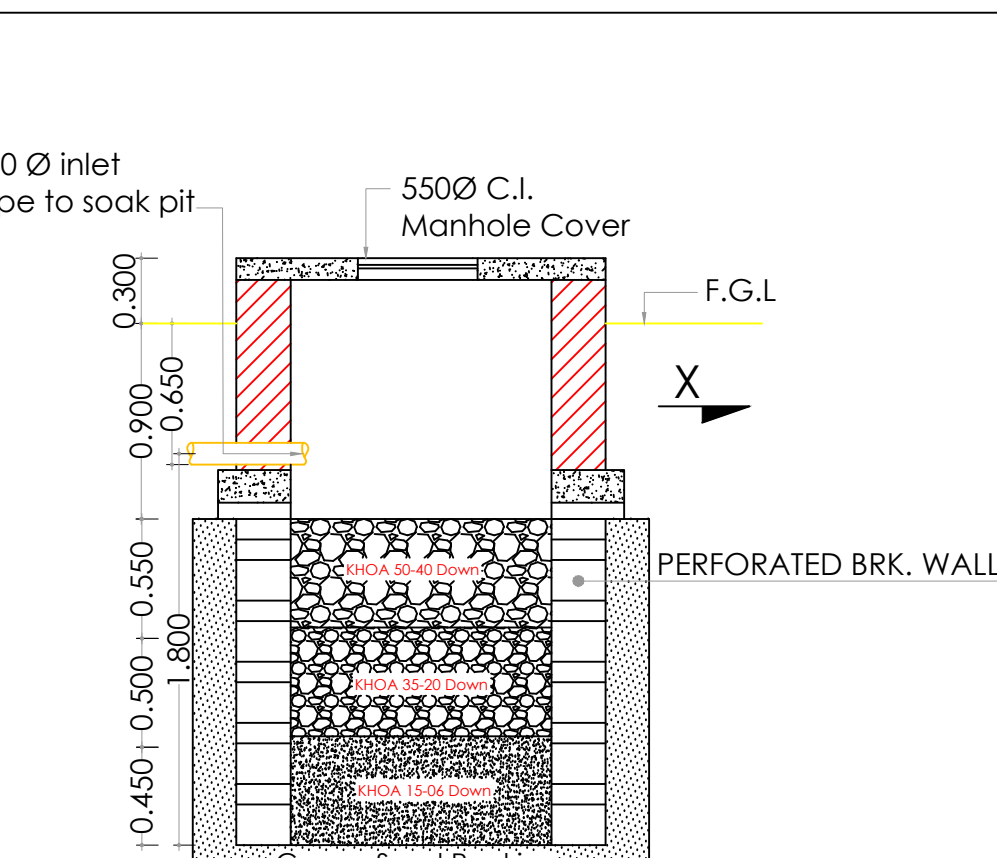
SEPTIC TANK



DETAILS SEPTIC TANK & SOAK PIT
50 USER



SEPTIC TANK



SOAK PIT

SECTION ON Y-Y