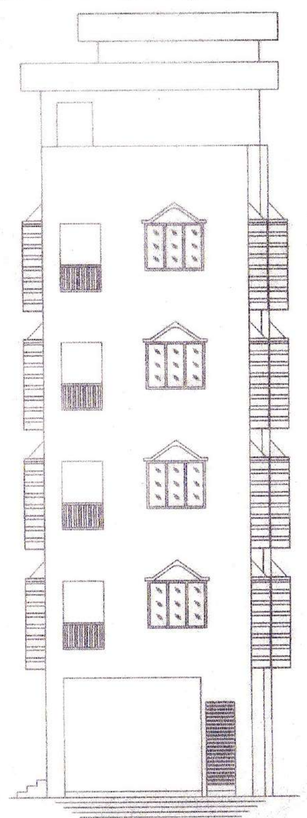
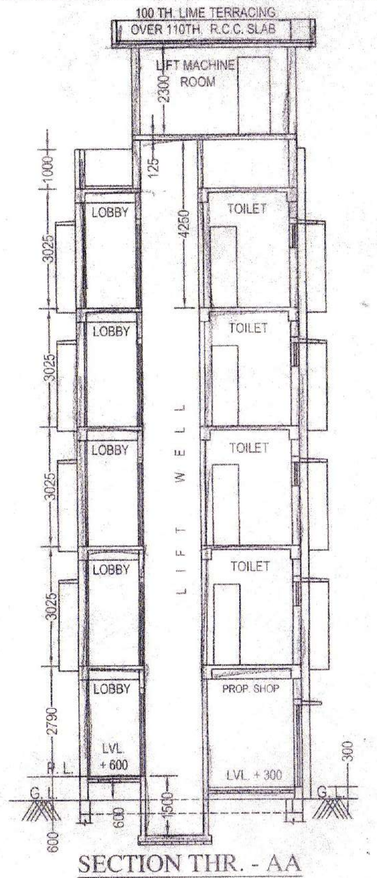


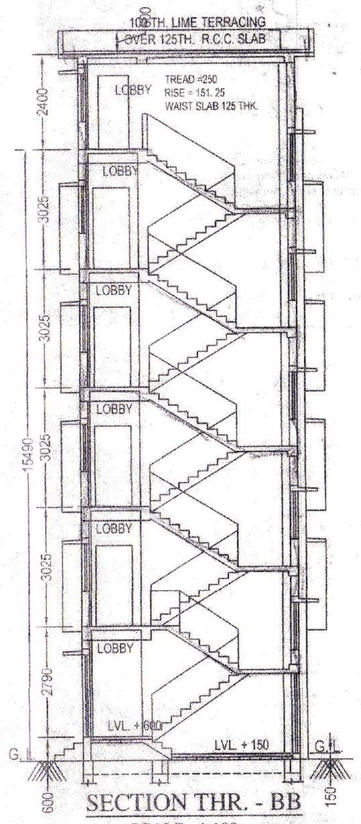
FRONT ELEVATION

SCALE - 1:100



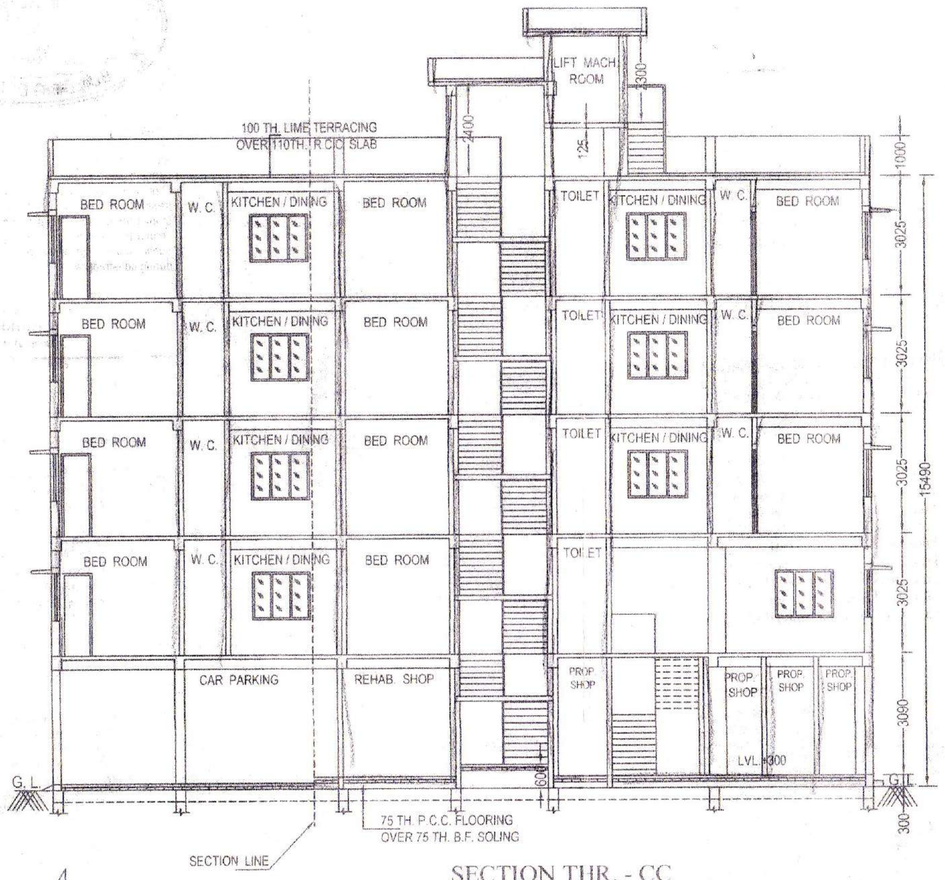
SECTION THR. - AA

SCALE - 1:100



SECTION THR. - BB

SCALE - 1:100



SECTION THR. - CC

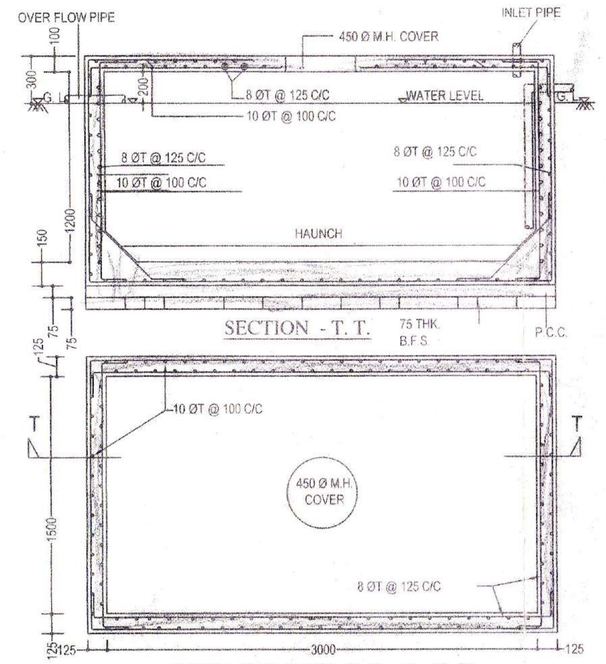
SCALE - 1:100

MKD.	SIZE	SHUTTER THK.	TYPE OF SHUTTER	MKD.	SIZE	SHUTTER THK.	TYPE OF SHUTTER
D	1000 X 2100	38 mm.	PANEL DOOR	W1	1500 X 1200	38 mm.	GLAZED-PANEL WINDOW
D1	900 X 2100	38 mm.	PANEL DOOR	W2	1200 X 1200	38 mm.	GLAZED-PANEL WINDOW
D2	750 X 2100	38 mm.	PANEL DOOR	W3	900 X 1200	38 mm.	GLAZED-PANEL WINDOW
				W4	600 X 800		FAN LIGHT

SCHEDULE OF DOORS & WINDOWS :-

PARKING CALCULATION :-

TOTAL NO. OF TENEMENT :- 7 NOS.
1ST. TO 4TH. FLOOR :- 7 NOS. (17 % SERVICE AREA ADDED)
SIZE OF TENEMENT : FLAT.- A : (53. 338 X 1. 17) = 62. 405 SQM. (4 NOS.)
SIZE OF TENEMENT : FLAT.- B : (44. 537 X 1. 17) = 52. 225 SQM. (3 NOS.)
50 - 75 : 7 NOS. (REQD. : 1 NOS.)
PROP. COMMERCIAL CARPET AREA :- 60. 927 SQM. (REQD. : 1 NOS.)
TOTAL REQD. NO OF PARKING : 2 NOS.



SECTION - T. T.

DETAILS OF R.C.C. U. G. R. (CAPACITY - 4,500 LT.)

(SCALE - 1 : 25)

SPECIFICATION :-

FIRST CLASS CEMENT WORK IN SUPER STRUCTURE (1:4)
L.C. 1:3:6 WITH 20mm DOWN GRADED STONECHIPS
R.C.C.(1:1.5:3) FOR ROOF, SLAB, LINTEL, BEAM, COLUMN ETC.(M-20)
CEMENT-SAND PLASTER 15mm THK. ON INSIDE & OUT SIDE WALL &10mm ON CEILING & CHAJA
75 THK SINGLE LAYER B.F.S IN FOUNDATION AND FLOORING.
SANITORY PLUMBING FITTINGS & FIXING COMPLETE AS PER DIRECTION.
ALL OUT SIDE WALL 200 THK. AND INSIDE WALL 125 THK.
MATERIAL TO BE USED - STONE CHIPS- 19mm DOWN GRADED. CEMENT ORDINARY PORTLAND. SAND - MEDIUM COARSE.
CLEAR COVER - COLUMN & FOUNDATION-40mm, BEAM - 25mm, SLAB - 15mm.
M.S.TOR BAR (Fe-415) USED IN ALL TYPE OF R.C.C. WORK.

UNDERTAKING :-

I AM GIVING UNDERTAKING THAT WHEN THE SEWER LINE WILL BE AVAILABLE I SHALL TAKE CONNECTION AT MY OWN COST FROM H.M.C.SEWER LINE

AREA STATEMENTS :-

AREA OF LAND :- 231. 048 SQM. (03 KA.- 07 CH. - 12.5 SFT.)		
PERMISSIBLE GROUND COVERAGE (58. 954 %)	:-	136. 237 SQM
ROAD WIDTH	:-	7. 01 M.
PERMISSIBLE F.A.R.	:-	2. 00
PERMISSIBLE TOTAL FLOOR AREA	:-	462. 096 SQM.
PROP. COVERED AREA (INCLUDING LIFT)	:-	114. 983 SQM. (49. 766 %)
PROP. GROUND FLOOR AREA (INCLUDING LIFT)	:-	114. 983 SQM.
REHAB. GRD. FL. SHOP AREA (COVD)	:-	13. 879 SQM.
PROP. GRD. FL. COMMERCIAL (MERCANTILE) AREA (COVD)	:-	42. 637 SQM.
PROP. 1ST. FL. COMMERCIAL (MERCANTILE) AREA (COVD)	:-	42. 637 SQM.
PROP. TOTAL COMMERCIAL (REHAB. + PROP.) AREA	:-	99. 153 SQM.
PROP. TYPICAL FLOOR AREA (1ST. TO 4TH.) (EXCLUDING LIFT)	:-	113. 171 SQM.
PROP. TOTAL FLOOR AREA	:-	567. 667 SQM.
PROPOSED STAIR HEAD AREA	:-	14. 56 SQM.
PROPOSED LIFT MACHINE ROOM AREA	:-	8. 456 SQM.
PROPOSED TOTAL SERVICE AREA (STAIR HEAD + LIFT MACHINE ROOM)	:-	23. 016 SQM.
ALLOWABLE SERVICE AREA	:-	37. 723 SQM.
SERVICE AREA AT GROUND FLOOR	:-	22. 129 SQM.
PERMISSBLE HIGHT OF BUILDING	:-	21. 5 M.
PROP. HIGHT OF BUILDING	:-	15. 49 M.
REQD. TREE COVER AREA (1. 419 %)	:-	3. 278 SQM.
PROVIDED TREE COVER AREA	:-	3. 3 SQM.
PROP. C. B. AREA	:-	12. 00 SQM. < 17. 03 SQM.

EXEMPTED AREA :-

a) AREA OF STAIR & LANDING FROM GRD. FL. TO 4TH. FLOOR :- 54. 45 SQM. (10. 89 X 5)
b) AREA OF LIFT & LIFT LOBBY AT GRD. FL. :- 3. 0 SQM.
c) AREA OF LIFT LOBBY FROM 1ST. FL. TO 4TH. FLOOR :- 8. 10 SQM. (2. 025 X 4)
d) EXEMPTED FOR ACTUAL CAR PARKING AREA :- 41. 376 SQM.
TOTAL EXEMPTED AREA (a + b + c + d) :- 106. 926 SQM.
TOTAL COVERED AREA EXCLUDING EXEMPTED AREA :- 460. 741 SQM.
567. 667 - 106. 926
F.A.R. CONSUMED : :- 1. 99

NOTE :- ALL THE DIMENSIONS ARE IN M.M. ALL SCALE ARE IN 1: 50,100, 600, 10000 UNLESS OR OTHERWISE STATED.

TITLE :- ARCHITECHRAL PLAN
EXISTING PLAN, GROUND FLOOR PLAN, TYPICAL FLOOR PLAN, ROOF PLAN, SITE PLAN, KEY PLAN, AREA STATEMENTS, DETAILS OF WATER RESERVOIR & SEPTIC TANK.

PROPOSED PLAN OF G + 4 STORIED RESIDENTIAL BUILDING AT HOLDING NO.- 51/2/4, BOTANICAL GARDEN ROAD, L. R. DAG NO.- 14, L. R. KH. NO.- 86, 87, 88, J. L. NO.- 1, SHEET NO.- 159, MOUZA- SHIBPUR, P. S.- A.J.C. BOSE B. GARDEN FORMERLY SHIBPUR, DIST.- HOWRAH, PIN- 711 103, H. M. C. WARD NO.- 39, BR.- VI.

DECLARATION OF APPLICANTS / OWNERS :-

I / WE DO HEREBY DECLARE THAT I / WE SHALL ARRANGE THE TREE COVER AS SHOWN IN THE DRAWING WHICH IS RAISED AND MAINTAINED BY ME AT MY OWN COST

Devendra Kumar Singh
As Constituted Attorney of
SRI ANISH KUMAR TIWARI,
MISS. PREETI TIWARI
and SMT. MANITA TIWARI

SIGNATURE OF APPLICANTS / OWNERS

DECLARATION OF L. B. S. :-

THE PLOT IS BUTTED & BOUNDED BY BOUNDARY WALL. THE CHARACTER OF THE ROAD IS A H.M.C. ROAD. I DO HERE BY DECARE WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN BY ME AS PER PROVISION OF K.M.C. BUILDING RULES 2009 AS EXTENDED MUTATIS - MUTANDIS TO H.M.C. AND THE SITE CONDITION INCLUDING THE WIDTH OF THE ABUTTING ROAD CONFIRM WITH THE SITE PLAN AND THAT IS BUILDABLE SITE AND NOT A TANK OR FILLED UP LAND.

SUMAN DAS
LICENSED BUILDING SURVEYOR
L.B.S. NO.- 148, CLASS-I
HOWRAH MUNICIPAL CORPORATION

SIGNATURE OF L.B.S.

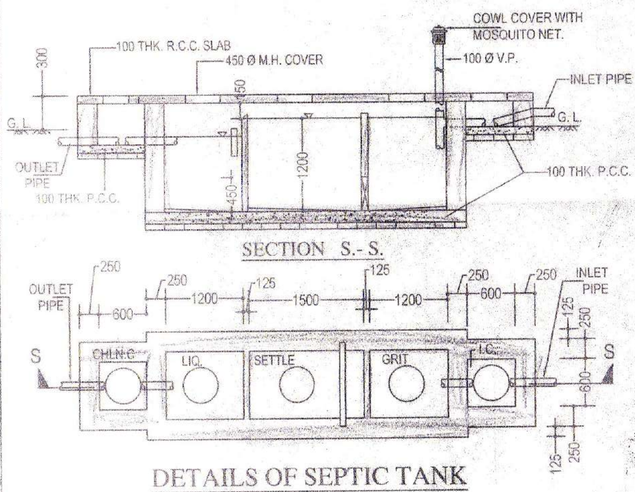
DECLARATION OF STRUCTURL ENGINEER

1. CERTIFIED THAT THE FOUNDATION AND THE SUPER STRUTURE OF THE BUILDING HAVE BEEN SO DESIGNED BY ME TO BE SAFE IN ALL RESPECT INCLUDING THE CONSIDERATION OF THE BEARING CAPACITY & SETTLEMENT OF SOIL.

2. THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSSIBLE LOADS (HORIZONTAL & VERTICAL) AS PER THE NATIONAL BUILDING CODE OF INDIA.

Prabir Kumar Chattopadhyay
37, Lakshan Das Lane, Howrah
Licence No. ESE (I) 06

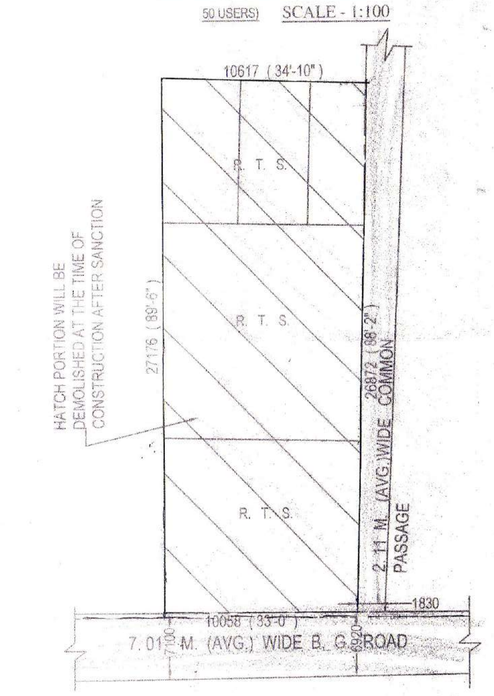
SIGNATURE OF E. S. E.



SECTION S.- S.

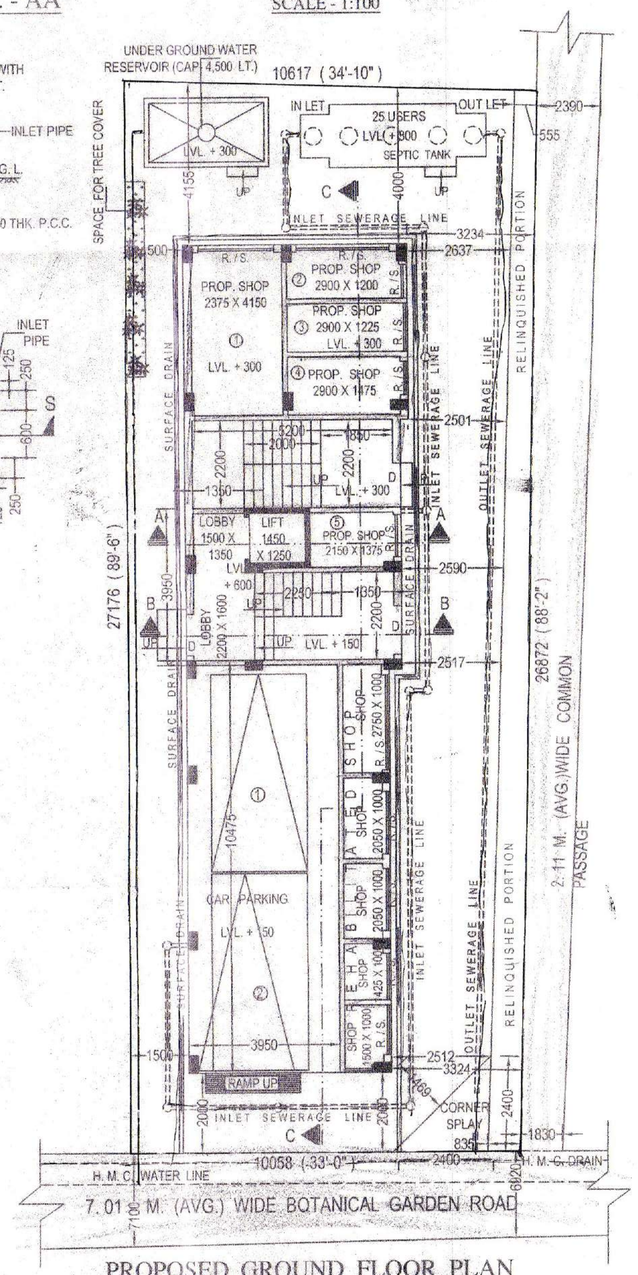
DETAILS OF SEPTIC TANK

50 USERS) SCALE - 1:100



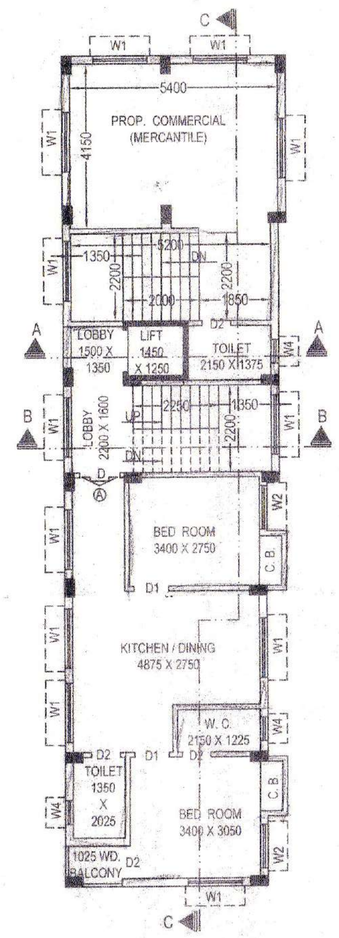
EXISTING PLAN

(SCALE - 1 : 200)



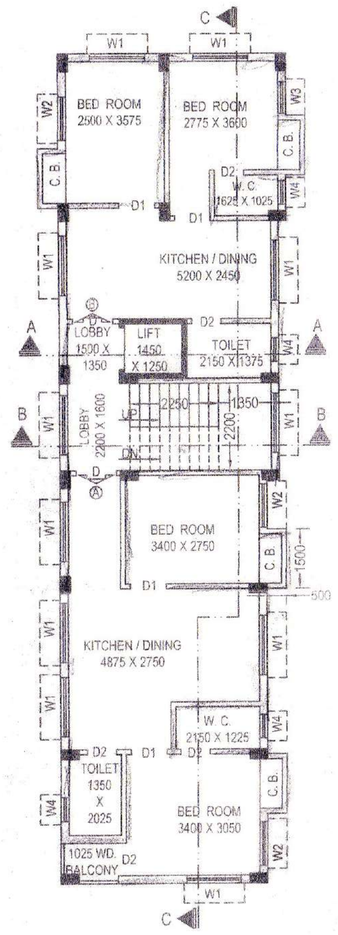
PROPOSED GROUND FLOOR PLAN WITH DRAINAGE SYSTEM

(SCALE - 1 : 100)



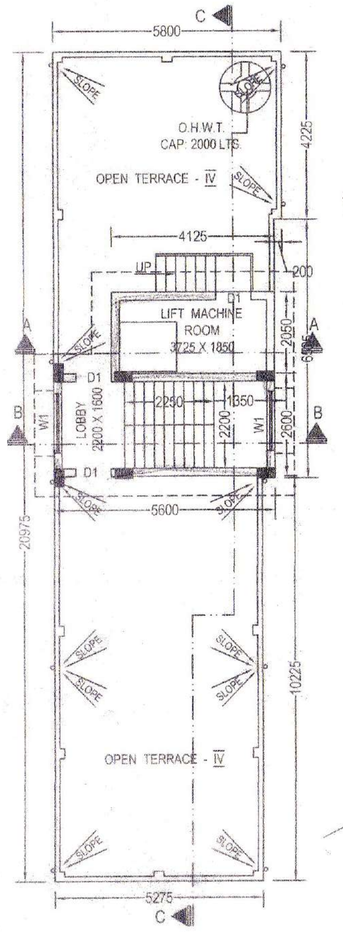
PROPOSED 1ST. FLOOR PLAN

(SCALE - 1 : 100)



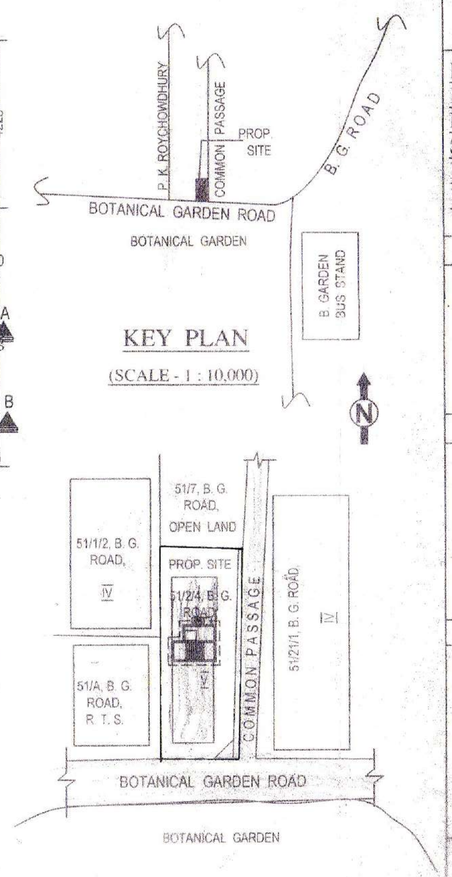
PROPOSED TYPICAL FLOOR PLAN (2ND. & 4TH.)

(SCALE - 1 : 100)



PROPOSED ROOF PLAN

(SCALE - 1 : 100)



KEY PLAN

(SCALE - 1 : 10,000)

SITE PLAN

(SCALE - 1 : 600)

THE HOWRAH MUNICIPAL CORPORATION
BUILDING DEPARTMENT
BRG No. 17/7/22-23
Date 31/3/23 Account No.
Assistant Engineer
Building Department
Howrah Municipal Corporation
24/04/04/24

SPACE FOR OFFICE USE

N W E S

SHEET NO.- 1/2