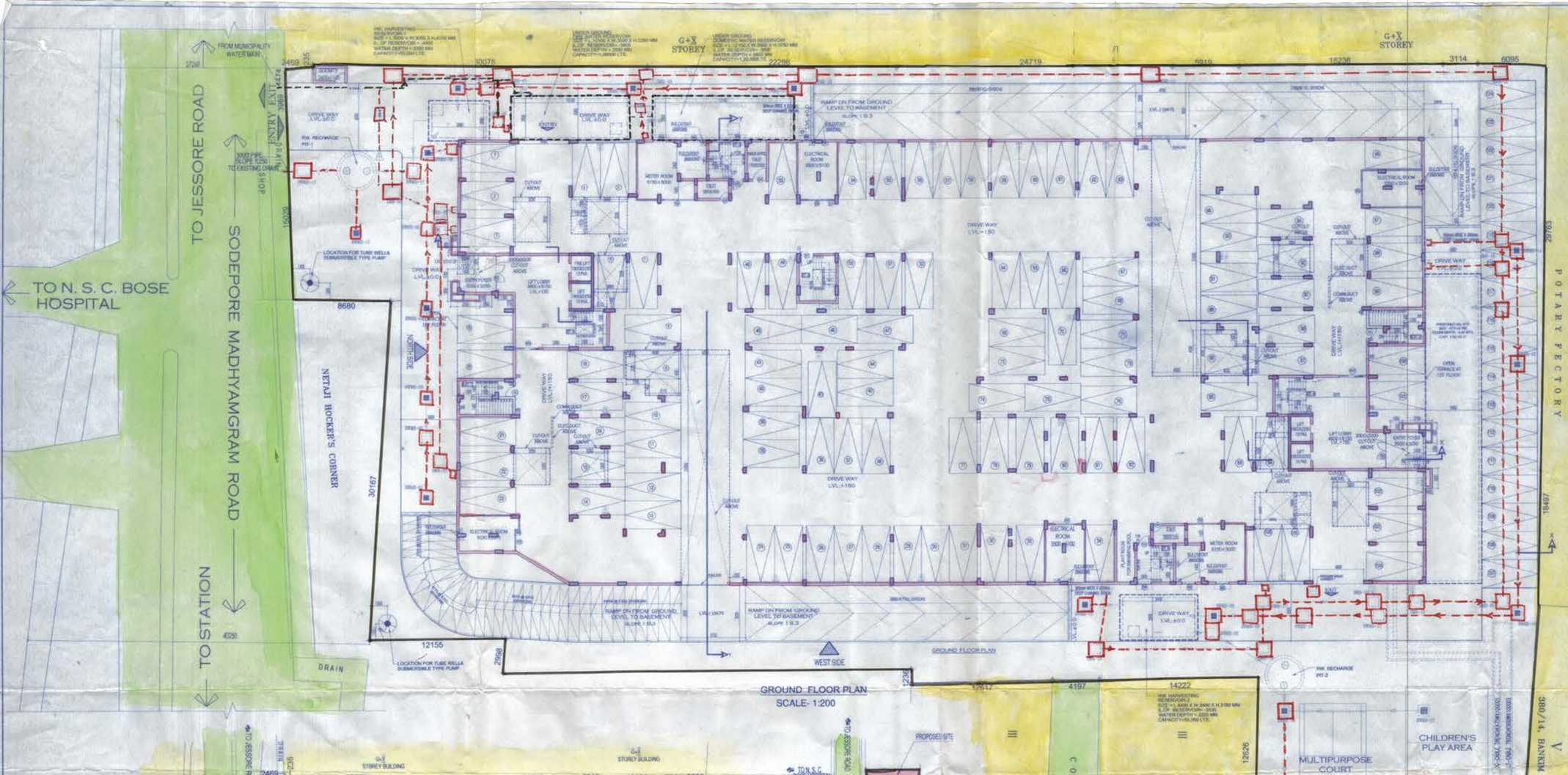

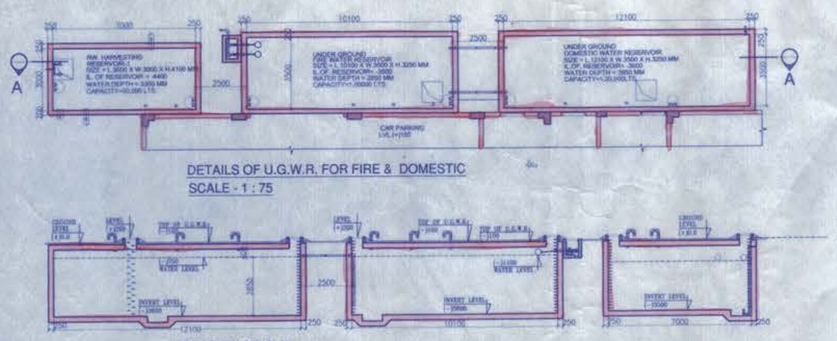

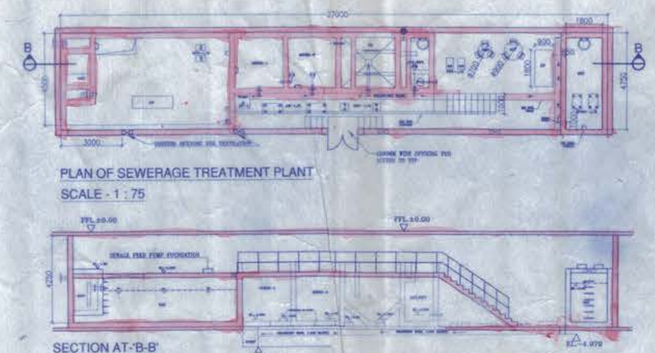

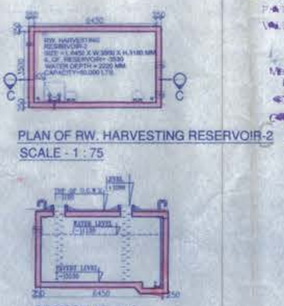

PROJECT

B+G+XI STORIED RESIDENTIAL BUILDING AT 271,SODEPUR ROAD (EAST) UNDER MOUZA - CHANDNAGAR, L.R. KHATIAN NO.-2014, L.R. DAG NO.-1421, J.L. NO.-44, P.S.-BARASAT,DIST.-24 PARGANAS(N),WITHIN WARD NO.-10(OLD-22),UNDER JURISDICTION MADHYAMGRAM MUNICIPALITY.
HOLDING No- 271, ID- 12211

SPECIFICATION

1. ALL DIMENSIONS ARE IN MM UNLESS IT IS MENTIONED
2. ALL EXTERNAL BRICK WALLS ARE 200 MM THICK AND INTERNAL 100 MM THICK UNLESS IT IS MENTIONED
3. ALL BRICKWORK PLASTERING INSIDE OR OUTSIDE ARE IN THE RATIO OF(1:6&1:4 RESPECTIVELY AND OUTSIDE PLASTERING CONTAINS WATER PROOFING

AREA STATEMENT :

LAND AREA(AS PER DEED)= 6474.87 SQM.
PERMISSIBLE GR. COVERAGE(RESIDENTIAL BLD.) = 50% = 3237.468 SQM.
PROPOSED GROUND COVERAGE = 48.04 % =3110.65 SQM.
ROAD WIDTH = 33.559 M.
PERMISSIBLE F.A.R. =3+10% OF GREEN BUILDING = 3.300
PROPOSED F.A.R. = 3.222
PERMISSIBLE HEIGHT OF BLDG.= 45.005 M.
PROPOSED HT. OF BLDG.= 38.660 M.
PERMISSIBLE TOTAL BUILTUP AREA = 21367.40 SQM
PROPOSED TOTAL BUILTUP AREA = 20865.75 SQM

PROPOSED AREAS :
PROPOSED BUILT UP AREAS :
BASEMENT AREA (BLOCK-1&2) ....3403.60 SQM ——X
GROUND FLOOR (BLOCK-1&2) ....3055.75 SQM ——Y
1ST FLOOR (BLOCK-1&2) ....2007.48 SQM
TYPICAL FLOOR (2ND. TO 11TH.) ....(1912.60 X 10) =19126 SQM

PROPOSED TOTAL BUILTUP AREA (BL.1&2) INCL. 1ST. + TYPI. FLOOR =(2007.48 +19126) =21133.48 SQM ——Z
GROSS BUILT UP ATEA - (X+Y+Z) = 27592.84 SQ.M ——A
PROPOSED NET BUILTUP AREA = A- (B+C)
= 27592.84 - (829.68 +5897.41) SQ.M.
= 27592.84 - 6727.09 SQ.M.
= 20865.75 SQ.M.

AREA EXEMTED FOR STAIR & 3 SQ.M LIFT LOBBY
BASEMENT = 26.10 SQ.M
GROUND FLOOR = [94.45 +(3X4)] = 96.45 SQ.M
1ST. FLOOR = [80.73 +(3X4)] = 92.73 SQ.M
BLOCK-1
TYPICAL FLOOR(2ND. TO 11TH.) = [24.57 +(2X3)] =(30.57X10)=305.70 SQ.M
BLOCK-2
TYPICAL FLOOR(2ND. TO 11TH.) = [24.57 +(2X3)] =(30.57X10)=305.70 SQ.M
TOTAL = 829.68 SQM. —— B

PERMISSIBLE CUPBOARD AREA(3% OF FLOOR AREA)= 54.96 sq.m
PROPOSED CUPBOARD & LOFT AREA=(32.06+ 22.476) sq.m
= 54.536 sq.m

LESS PARKING AREA
BASEMENT = 3230.66 SQ.M
GROUND FLOOR = 2666.75 SQ.M
TOTAL = (3230.66+2666.75)
= 5897.41 SQM. —— C

GROSS BUILT UP ATEA - (X+Y+Z) = 27592.84 SQ.M
TOTAL PARKING AREA = (3230.66 +2666.75)=5897.41 SQ.M
NET BUILT UP AREA - (27592.84 - 5897.41) = 21695.43 SQ.M

BLOCK-1
PROPOSED BUILT UP AREAS :
TYPICAL FLOOR (2nd TO 10th.) = 946.32 SQM = (946.32 X 10) SQM = 9463.20 SQM

BLOCK-2
PROPOSED BUILT UP AREAS :
TYPICAL FLOOR (2nd TO 10th.) = 968.28 SQM = (968.28x 10) SQM = 9682.80 SQM

TOTAL TYPICAL FLOOR BUILT-UP AREA = (9463.20 + 9682.80) = 19126.00 SQM

NO. OF 3BHK -14 NOS.
NO. OF 2BHK -09 NOS.
NO. OF 1BHK -01 NOS.
TOTAL FLATS =24 NOS.

TOTAL FLATS IN TYPICAL FLOOR= 24 NOS.

TOTAL FLATS IN 1ST FLOOR=16 NOS.
NO. OF 3BHK -11 NOS.
NO. OF 2BHK -05 NOS.
TOTAL FLATS =16 NOS.

TOTAL PROVIDED GREEN AREA = 1481.50 sq.m(22.88%)

CAR PARKING CALCULATIONS :-

		NO.OF CARS (No.s)
1.One car parking space to be provided for every 130 sqm of floor area upto a total floor area of 600 sqm.	(600/130)	4.62 No.s
2.One car parking space to be provided for every 120 sqm of floor area above a total floor area of 600 sqm up to 5000 sqm.	(5000-600/120)	36.67 No.s
One Car parking space to be provided for every 110 sqm of floor area above a total floor area of 5000 sqm.	(21695.43-5000/110)	151.77 No.s
TOTAL NO. OF CAR PARKING REQUIRED = 193 Nos.		193.06 No.s -193 No.s

TOTAL NO OF PARKING PROVIDED
BASEMENT = 113 NOS.
GROUND FLOOR =106 NOS. (COVERED) & 18 NOS. (OPEN)
TOTAL PROVIDED PARKING = (113+106+18) = 237 NOS.

BELMONT DEVCON PVT. LTD.
(NANDU K. BELWAL)
DIRECTOR
AND
CONSTITUTED ATTORNEY
OF
M/S CARD BOARD BOX MANUFACTURING CO.
SIGNATURE OF OWNER & SEAL (M/S CARD BOARD BOX MANUFACTURING CO)

STRUCTURAL ENGINEERS' CERTIFICATE

THE STRUCTURAL DESIGN AND DRAWINGS OF BOTH FOUNDATION & SUPERSTRUCTURE OF THE BUILDING ARE BEING DESIGNED BY CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.

UTPAL SANTRA
B.E.(C.E.)
F.I.E.(F)1212801
(MC) Empanelled Structural Engineer
Class(I) C.S.E. No.S/4/9

SIGNATURE OF STRUCTURAL ENGINEER WITH NAME AND ADDRESS AND LICENSE / REG. NO. :

SIGNATURE OF STRUCTURAL REVIEWER WITH NAME AND ADDRESS AND LICENSE / REG. NO. :

ARCHITECTS' CERTIFICATE

THE PLOT HAS BEEN INSPECTED BY ME AND ON THAT BASIS I DO CERTIFY WITH FULL RESPONSIBILITY THAT THE PROPOSED BUILDING PLAN HAS BEEN DRAWN AS PER PROVISION OF SEVERAL MUNICIPAL BUILDING RULE AS AMENDED FROM TIME TO TIME. THE PLOT IS DEMARCATED BY BOUNDARY WALL ON ALL SIDES. THE SITE PLAN AND LOCATION PLAN CONFIRM THE SITE.

DEBATOSH SAHU
Architect + Urban Designer
M.ARCH. FIA., FIUDI., AIID.
Regn. No.:CA/89/12348

DEBATOSH SAHU
SIGNATURE OF ARCHITECT & SEAL
ADDRESS: 9A, Dr. SARAT BANERJEE ROAD, KOLKATA-700029

BOARD MEETING DATE 30.11.2018

SANCTIONED
02/01/2019
COM-90/MM/2018-2019
01/01/2022

ALOK RU.
Temp. 2nd Geotechnical Engineer
Kolkata Municipal Corporation
Class-I, No.- G.T/I/11
6A, Milan Park,
Kolkata-700 084
SIGNATURE OF GEO- TECHNICAL ENGINEER WITH NAME AND ADDRESS AND LICENSE / REG. NO. :

DRG. NO-A-01		SCALE	1:50,1:200,1:600 &1:4000
CHECKED	SAMARJIT	DATE	06.09.18
DEALT	ABHIKITA		

ESPACE
35-A, DR. SARAT BANERJEE ROAD,
KOLKATA-700029
Tele/Fax : 91-33-2465-4130 / 4159
e-mail : espace@vsnl.net
WEBSITE : www.espaceindia.com

TITLE
GROUND FLOOR PLAN WITH SITE, SITE PLAN , LOCATION PLAN ,DETAILS OF S.T.P. , U.G.W.R. FOR FIRE & DOMESTIC & R.W.H.R.

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