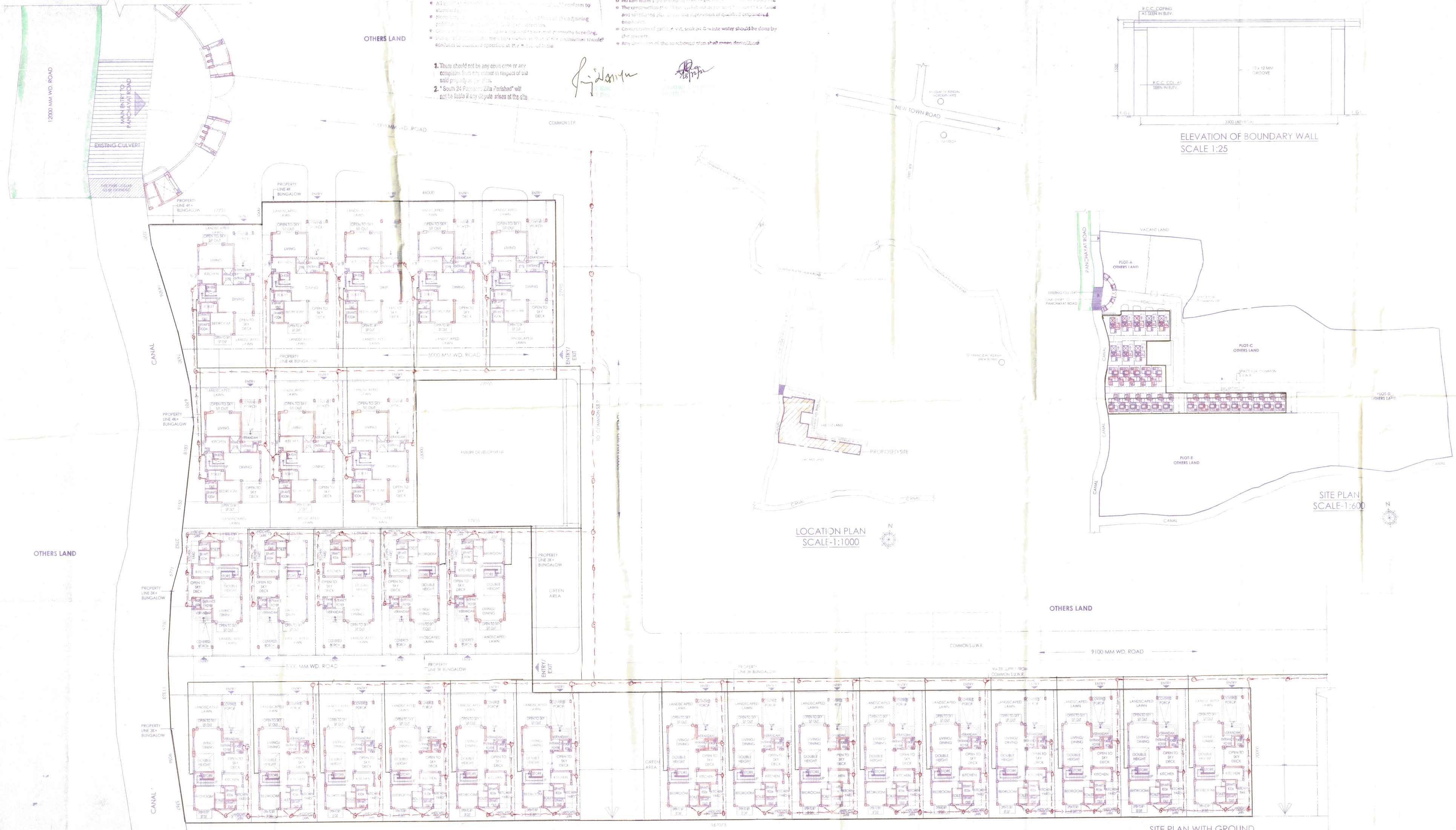

ELEVATION OF BOUNDARY WALL
SCALE 1:25

LOCATION PLAN
SCALE-1:1000

SITE PLAN
SCALE-1:600

THIS DRAWING IS A PRIVATE AND CONFIDENTIAL COMMUNICATION AND THE PROPERTY OF MANIRAMKA AND ASSOCIATES AND MUST NOT BE COPIED OR LENT WITHOUT THE CONSENT OF MANIRAMKA AND ASSOCIATES.

SPECIFICATIONS:

1. ALL DIMENSIONS ARE IN MM.
2. DRAWING SHOULD NOT BE SCALED ONLY WRITTEN DIMENSIONS TO BE FOLLOWED.
3. EXTERNAL WALLS ARE 160/200 /250 THK. AND INTERNAL WALLS ARE 100/125/75 THK.
4. WHEREVER REQUIRED EXTERNAL PLASTER IS 19 MM. THK. AND INTERNAL PLASTER 12 MM. THK.
5. ALL REINFORCEMENT TO CONFIRM WITH I.S. 456: 2000.
6. ALL R.C.C. IS IN 1:3:6 (CEMENT : SAND : AGGRE.)
7. ALL P.C.C. IS IN 1:3:6 (CEMENT : SAND : AGGRE.)
8. EVERY BUNGALOW IS A INDEPENDENT UNIT & DEVELOPER/ OWNER CAN CHANGE AS PER OWN CHOICE.

AREA STATEMENT

AREA OF LAND	6794.82 SQM. (58 1K . 9CH . 14 SFT.)
WIDTH OF ROAD	30.0 M.
PERMISSIBLE BUILDING HEIGHT	60.0 MT.
PROPOSED BUILDING HEIGHT	6.0 MT.
PERMISSIBLE F.A.R.	2.25
PROPOSED F.A.R.	0.69
PERMISSIBLE GROUND COVERAGE	45% = 3057.67 SQM.
PROPOSED GROUND COVERAGE	39.21% =2664.25 SQM.
PERMISSIBLE GREEN AREA	876.24 SQM. (12% OF PLOT AREA)
PROPOSED GREEN AREA (GREEN AREA + TOTAL GREEN AREA OF PLOTS)	2675.34 SQM. (36.42% OF PLOT AREA) [95.66+2379.68]
NO OF TOTAL BUNGALOWS	28 NOS.
NO. OF 3 KATHA BUNGALOWS	20 NOS. x 184.98 sqm. =3699.60 sqm.
NO. OF 4 KATHA BUNGALOWS	08 NOS. x 224.09 sqm. =1792.72 sqm.

PLOT AREAS

2 K BUNGALOWS	=256.00 SQM.
3 K+ BUNGALOW	=234.66-264.00 SQM.
4 K BUNGALOWS	=264.00 SQM.
4 K+ BUNGALOW	=278.78 - 299.78 SQM.

AREA STATEMENT (3K BUNGALOW SINGLE UNIT)

1. PLOT SIZE	= 1650.0 SQ.M.
2. PLOT AREA	= 1650.00 SQM.
3. TOTAL BUILT UP AREA	= 735.99 SQM.
4. GROUND FLOOR AREA	= 663.81 SQM.
5. FIRST FLOOR AREA	= 72.18 SQM.
6. SERVICE AREA ON ROOF	= 41.80 SQM.
7. PUBLIC H AREA (COVERED)	= 41.80 SQM.
8. GREEN AREA	= 914.00 SQM.
9. GROUND COVERAGE	= 745.61 SQM.
10. BUILDING HEIGHT	= 6.0 MTR.

AREA STATEMENT (4K BUNGALOW SINGLE UNIT)

1. PLOT SIZE	= 1650.0 SQ.M.
2. PLOT AREA	= 1650.00 SQM.
3. TOTAL BUILT UP AREA	= 794.39 SQM.
4. GROUND FLOOR AREA	= 663.81 SQM.
5. FIRST FLOOR AREA	= 72.18 SQM.
6. SERVICE AREA ON ROOF	= 41.80 SQM.
7. PUBLIC H AREA (COVERED)	= 41.80 SQM.
8. GREEN AREA	= 914.00 SQM.
9. GROUND COVERAGE	= 745.61 SQM.
10. BUILDING HEIGHT	= 6.0 MTR.

TOTAL BUILT -UP AREA OF THE PROJECT = 5492.32 SQM.

SIGNATURE OF THE ARCHITECT :

SUNIL MANIRAMKA, (B. Arch.)
Consulting Architect
Council of Architecture (Regd. No. CA/1976/38)

SUNIL KUMAR MANIRAMKA
MANIRAMKA AND ASSOCIATES, 74A, A.J.C. BOSE ROAD, KOL-16

CERTIFICATE OF THE STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN AND DRAWINGS OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDINGS HAS BEEN MADE BY ME CONSIDERING THE SOIL TEST REPORT AND ALSO CONSIDERING ALL POSSIBLE LOADS, SEISMIC LOAD AND THE MOMENTS GENERATED BY THE PROPOSED STRUCTURE AS PER IS & THE NATIONAL BUILDING CODE OF INDIA & I CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECT & THESE PROVISIONS SHALL BE ADHERED TO DURING THE CONSTRUCTION.

CHANDI PROSAD KHANRA
BE (Civil), ME (Struct.), MIE (India)
ESE - 1/12

CHANDI PROSAD KHANRA
43/2C, BRINDABAN MULLICK LANE, HOWRAH - 711101

PAWANPUTRA TRADECOM PVT. LTD.
Authorised Signatory
SIGNATURE OF THE OWNER

PLAN OF PROPOSED PLOTTED DEVELOPMENT COMPRISING OF 3 KATHA BUNGALOWS (20 UNITS) & 4 KATHA BUNGALOWS (8 UNIT) AT L.R. DAG NOS.- 489(P), 496(P) & 498(P) MOUZA - CHANDI KANTHALBERIA, J.L NO.-8, BLOCK -BHANGAR II, P.S.- K.G., DIST.-24 PGS. (S), P.O -KULBERIA, KOLKATA -743 502.

SITE PLAN WITH BUNGALOWS , SITE PLAN, LOCATION PLAN AND DETAIL OF BOUNDARY WALL

REV.	01	02	03	04	05	06	07	
DATE								

DATE = 06.12.22 | DEALT BY : | SHT: | DRG. NO. : CKB/ SD/ 01A
SCALE = 1:250 | CHECK BY : | SHEET NO. : 01

ARCHITECTS :
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