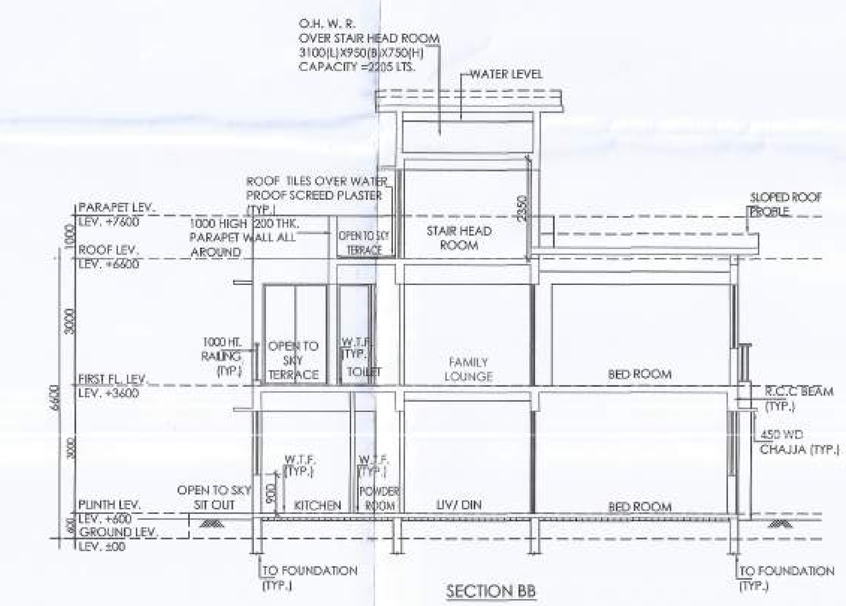
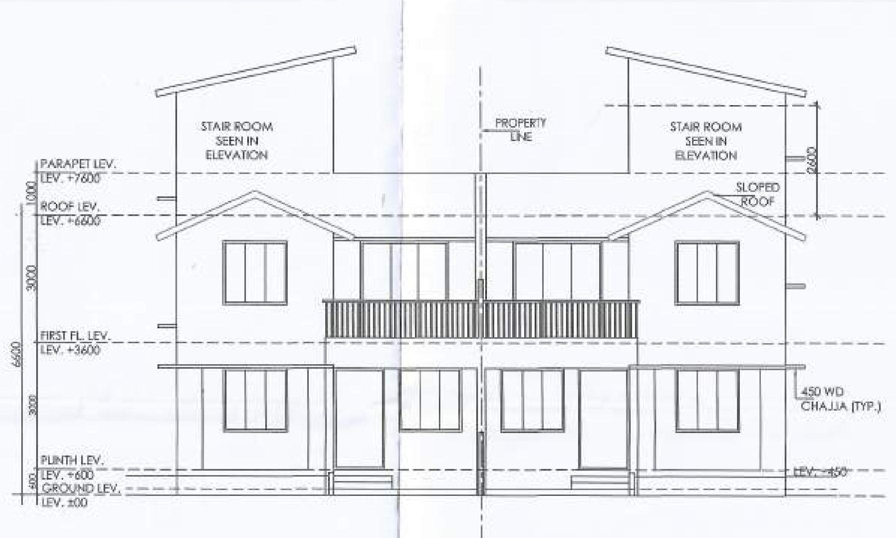
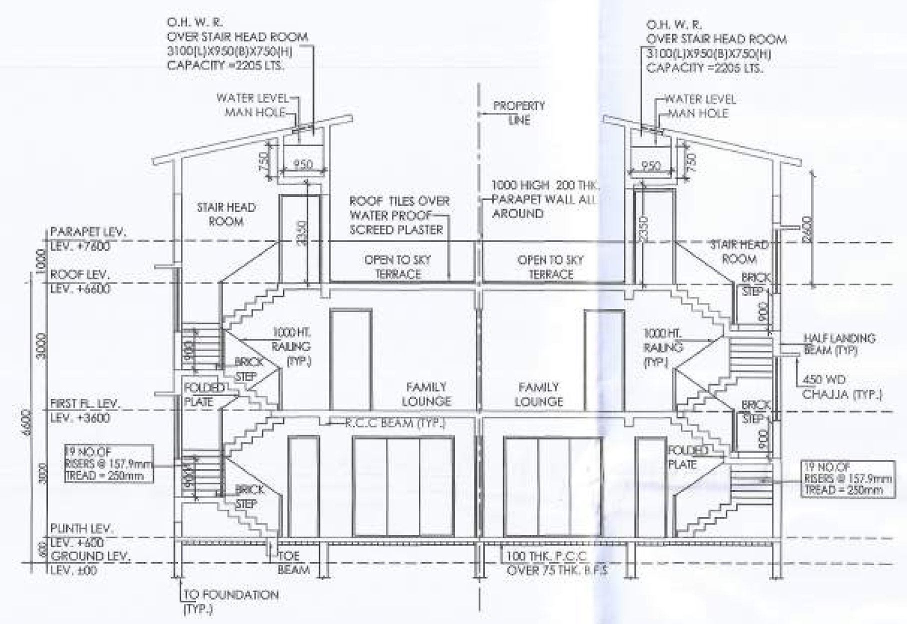


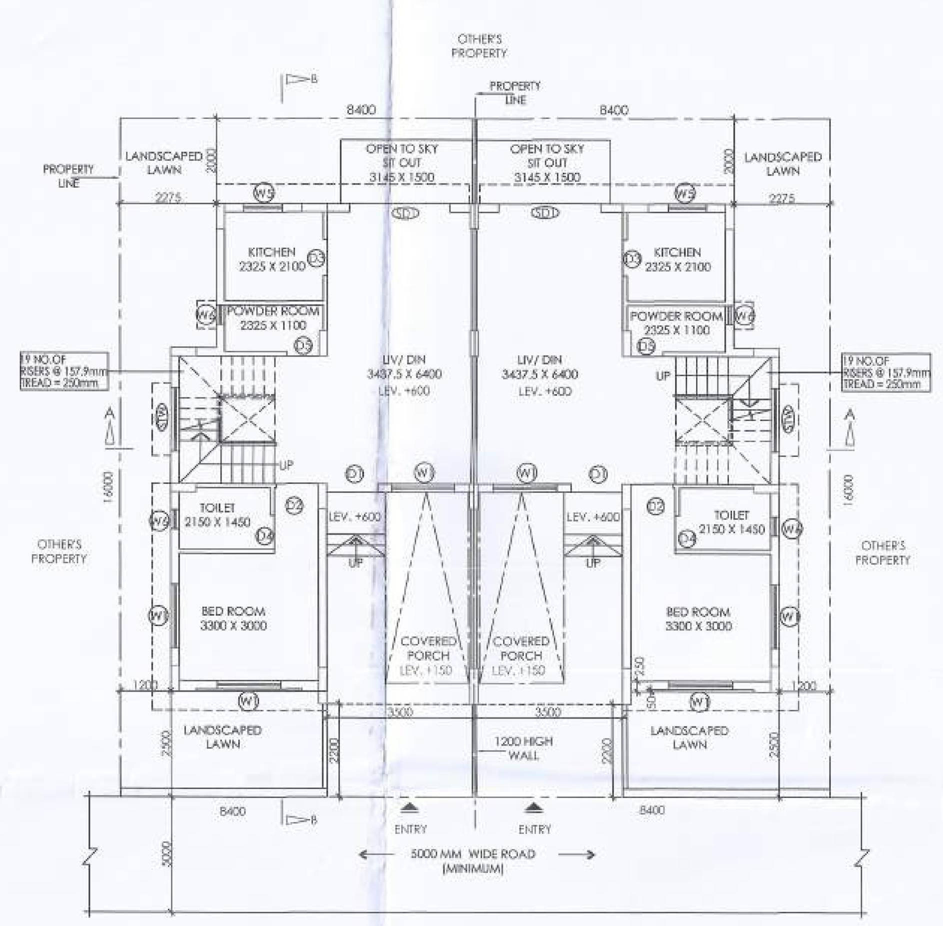
SECTION BB



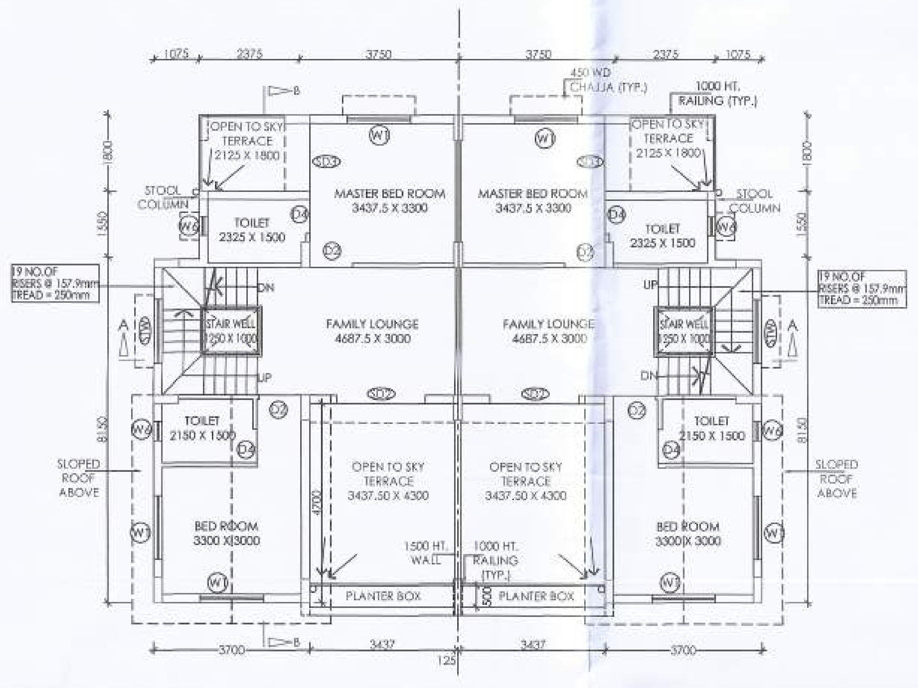
FRONT ELEVATION



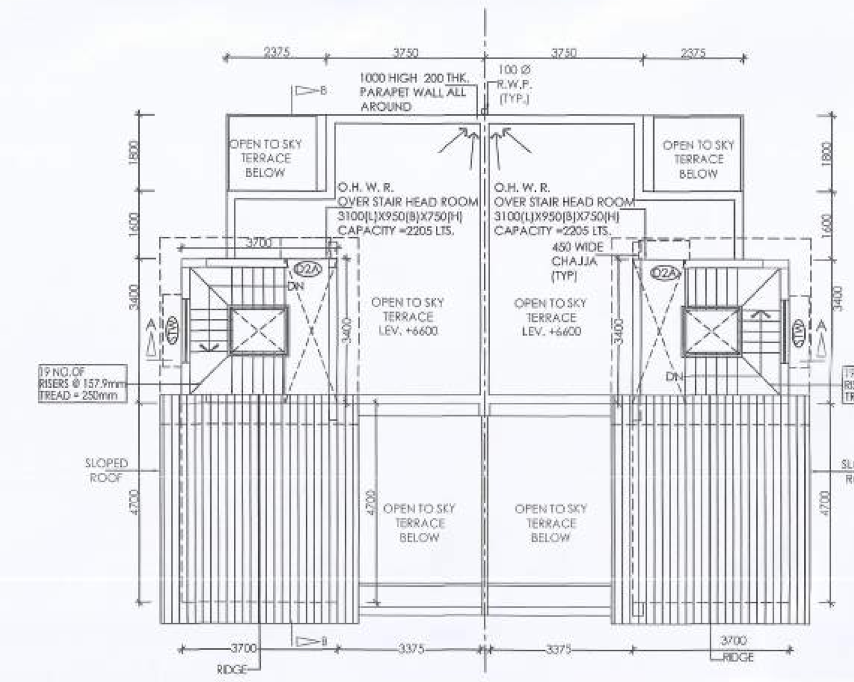
SECTION AA



GROUND FLOOR PLAN
ROW HOUSE (TWIN BUNGALOW)



FIRST FLOOR PLAN



ROOF PLAN

AREA STATEMENT

AREA OF LAND	9015.52 SQM.
WIDTH OF ROAD	10.0 M
PERMISSIBLE BUILDING HEIGHT	60.0 MT.
PROPOSED BUILDING HEIGHT	6.0 MT.
PERMISSIBLE F.A.R	2.25
PROPOSED F.A.R	0.66
PERMISSIBLE GROUND COVERAGE	45% = 5249.19 SQM.
PROPOSED GROUND COVERAGE	31.94% =3726 SQM.
PERMISSIBLE GREEN AREA	1399.78 SQM. (12% OF PLOT AREA)
PROPOSED GREEN AREA	4196.3 SQM. (35.97% OF PLOT AREA)
(GREEN AREA + TOTAL GREEN AREA OF PLOTS)	(1123.28+3073.02)

NO OF TOTAL BUNGALOWS	43 NOS
NO. OF 2 KATHA BUNGALOWS	02 NOS X 150.59 SQM= 301.18 SQM
NO. OF 2.5 KATHA BUNGALOWS	12 NOS. X 166.94 SQM=2003.28 SQM.
NO. OF 3 KATHA BUNGALOWS	27 NOS. X 184.98 SQM=4994.46 SQM
NO. OF 4 KATHA BUNGALOWS	02 NOS. X 224.09 SQM= 448.18 SQM

AREA STATEMENT (2K BUNGALOW SINGLE UNIT)

1. PLOT SIZE (APPROX)	= 8400X16000
2. PLOT AREA (APPROX)	= 134.40 SQM.
3. TOTAL BUILT-UP AREA	= 150.59 SQM.
4. GROUND FLOOR AREA	= 64.89 SQM.
5. FIRST FLOOR AREA	= 57.29 SQM.
6. SERVICE AREA ON ROOF	= 12.95 SQM.
7. PORCH AREA (COVERED)	= 15.46 SQM.
8. GREEN AREA	= 41.71 SQM.
9. GROUND COVERAGE	= 64.76 SQM. (48.18%)

AREA STATEMENT (2.5K BUNGALOW SINGLE UNIT)

1. PLOT SIZE (APPROX)	= 9600 X 18240
2. PLOT AREA (APPROX)	= 175.10 SQM.
3. TOTAL BUILT-UP AREA	= 166.94 SQM.
4. GROUND FLOOR AREA	= 73.36 SQM.
5. FIRST FLOOR AREA	= 62.21 SQM.
6. SERVICE AREA ON ROOF	= 11.96 SQM.
7. PORCH AREA (COVERED)	= 19.41 SQM.
8. GREEN AREA	= 61.36 SQM.
9. GROUND COVERAGE	= 77.69 SQM. (44.36%)

AREA STATEMENT (3K BUNGALOW SINGLE UNIT)

1. PLOT SIZE (APPROX)	= 10300 X 20000
2. PLOT AREA (APPROX)	= 206.00 SQM.
3. TOTAL BUILT-UP AREA	= 184.98 SQM.
4. GROUND FLOOR AREA	= 86.81 SQM.
5. FIRST FLOOR AREA	= 72.09 SQM.
6. SERVICE AREA ON ROOF	= 11.40 SQM.
7. PORCH AREA (COVERED)	= 14.68 SQM.
8. GREEN AREA	= 75.38 SQM.
9. GROUND COVERAGE	= 90.82 SQM. (44.08%)

AREA STATEMENT (4K BUNGALOW SINGLE UNIT)

1. PLOT SIZE (APPROX)	= 11500X23000
2. PLOT AREA (APPROX)	= 264.50 SQM.
3. TOTAL BUILT-UP AREA	= 224.09 SQM.
4. GROUND FLOOR AREA	= 104.15 SQM.
5. FIRST FLOOR AREA	= 90.94 SQM.
6. SERVICE AREA ON ROOF	= 13.62 SQM.
7. PORCH AREA (COVERED)	= 15.38 SQM.
8. GREEN AREA	= 109.01 SQM.
9. GROUND COVERAGE	= 106.03 SQM. (40.08%)

TOTAL BUILT -UP AREA OF THE PROJECT = 7747.10 SQM.

SPECIFICATIONS

1. ALL DIMENSIONS ARE IN MM.
2. DRAWING SHOULD NOT BE SCALED ONLY WRITTEN DIMENSIONS TO BE FOLLOWED.
3. EXTERNAL WALLS ARE 200 AND INTERNAL WALLS ARE 100THK. IN 1:6 CEMENT MORTAR.
4. EXTERNAL PLASTER IS 19 MM. THK. AND INTERNAL PLASTER 12 MM. THK. IN 1:5 CEMENT MORTAR.
5. ALL DOORS FRAMES ARE OF GOOD QUALITY HARD WOOD.
6. ALL REINFORCEMENT TO CONFIRM WITH I.S. 456 1978.
7. ALL P.C.C. IS IN 1:3:6 (CEMENT : SAND : AGGRE.)
8. ROOF TILES OVER WATER PROOF SCREED PLASTER
9. ALL INTERNAL WALLS ARE TO BE FINISHED WITH PLASTER OF PARIS WHILE EXTERNAL SURFACE TO BE FINISHED WITH TWO COATS OF CEMENT BASED PAINT.

SCHEDULE OF DOORS AND WINDOWS

TYPE	WIDTH	HEIGHT	SILL LEVEL	REMARKS
D1	1200	2400	-	FLUSH DOOR
D2	1000	2400	-	FLUSH DOOR
D2A	1000	2100	-	FLUSH DOOR
D3	850	2400	-	FLUSH DOOR
D4	800	2400	-	FLUSH DOOR
D5	750	2400	-	FLUSH DOOR
SD1	2400	2400	-	SLIDING DOOR
SD2	2100	2400	-	SLIDING DOOR
SD3	1600	2400	-	SLIDING DOOR
W1	1500	1500	900	4MMTHK. CLEAR GLASS BEDROOM WINDOW
W5	900	1200	1200	KITCHEN WINDOW
W6	450	1200	1200	TOILET WINDOW
STW	1000	1500	900	STAIRCASE WINDOW

SIGNATURE OF THE ARCHITECT

SUNIL MANIRAMKA, (B.Arch.)
Consulting Architect
Council of Architecture (Regn. No. CA/93/16636)

SUNIL KUMAR MANIRAMKA
(REG. NO.-CA/ 93/16636)
MANIRAMKA AND ASSOCIATES, 74B, 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 BUILDING 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 BIS & THE NATIONAL BUILDING CODE OF INDIA & 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-I/2

CHANDI PRASAD KHANRA
63/22, BRINDABAN MULLICK LANE, HOWRAH- 711101

PAWANPUTRA TRADECOM PVT. LTD.
Director / Authorised Signatory

SIGNATURE OF AUTHORISED SIGNATORY

PLAN OF PROPOSED PLOTTED DEVELOPMENT COMPRISING OF 2 KATHA (DOUBLE) BUNGALOWS (2 UNITS),2.5 KATHA (DOUBLE) BUNGALOWS (12 UNITS), 3 KATHA BUNGALOWS (27 UNITS) & 4 KATHA BUNGALOWS (2 UNIT) AT L.R. DAG NOS.- 488(P), 489(P) & 498(P) MOUZA - CHANDA KANTHALBERIA, J.L NO.-8, BLOCK -BHANGAR II, P.S -KLC, DIST -24 PGS (S), P.O -KULBERIA, KOLKATA -743 502.

SANCTION DRAWING- ROW HOUSE-TWIN BUNGALOW (2 KATHA)

GROUND FLOOR,FIRST FLOOR,ROOF PLAN, SECTION-AA, SECTION-BB & FRONT ELEVATION

REV.	01	02	03	04	05	06	07
DATE							

DATE = 30.12.22	DEALT : ISHTI	DRG. NO. : CKB/SD/2K/02
SCALE = 1:100	CHECK BY :	SHEET NO. : 2

ARCHITECTS :
MANIRAMKA AND ASSOCIATES
74 B, A. J. C. BOSE ROAD, KOLKATA-700 016
PHONE : (033) 2217 8329
E mail:- maniramka.associates@gmail.com
www.maniramkaarchitect.com

NORTH AS PER SITE

- Vetted and recommended for sanction the building plan No. 789/919/KMDA upto G+I height 6.0 m. subject to the condition
- Before starting any construction, the site must conform with the plans Sanctioned and all the conditions as indicated in the plan should be fulfilled.
- All building materials necessary for construction should conform to standard specified in the N.B.C. of India.
- Necessary steps should be taken for safety of lives of the adjoining public and private property during construction.
- Construction site should be maintained to prevent mosquito breeding.
- Design of all Structural members including that of the foundation should conform to standard specified in the N.B.C. of India
- The sanction is valid for 3 years from date of sanctioning
- Information required by the applicant to this end are :-
  Commencement of work.
  Completion of structural work up to plinth.
  Completion of work.
- No rain water pipe should be fixed or discharged on Road or Footpath.
- The construction should be carried out as per specification of I.S. Code and sanctioned plan under the supervision of qualified empanelled engineers.
- Construction of garbage vat, soak pit & waste water should be done by the owners.
- Any deviation of the sanction [illegible] mean demolition.

1. There should not be any court case or any complains from any corner in respect of the said property as per plan.
2. " South 24 Parganas Zilla Parishad" will not be liable if any dispute arises at the site

ASSISTANT ENGINEER
South 24 Pgs. Z.P.

District Engineer
South 24 Pgs. Z.P.