



**AREA STATEMENT**

AREA STATEMENT	9015.92 SQM
AREA OF LAND	102.0 M
WIDTH OF ROAD	6.0 M
PROPOSED BUILDING HEIGHT	2.25
PROPOSED F.A.R	4.56 - 5.26 (1.9 SQM)
PROPOSED GROUND COVERAGE	31.96% - 37.24% SQM
PROPOSED GREEN AREA	1397.78 SQM (12% OF PLOT AREA)
(GREEN AREA + TOTAL GREEN AREA OF PLOTS)	(1223.89+3073.02)
NO. OF TOTAL BUILDINGS	43 NOS
NO. OF 2 KATHA BUILDINGS	02 NOS X 1102.97 SQM = 2205.94 SQM
NO. OF 2.5 KATHA BUILDINGS	12 NOS X 164.94 SQM = 1979.28 SQM
NO. OF 4 KATHA BUILDINGS	02 NOS X 224.09 SQM = 448.18 SQM

**AREA STATEMENT (2.25 BUNGALOW SINGLE UNIT)**

1. FLOOT AREA (APPROX)	848.11 SQM
2. TOTAL BUILD UP AREA	1235.10 SQM
3. TOTAL BUILD UP AREA	164.44 SQM
4. GROUND FLOOR AREA	42.21 SQM
5. SERVICE AREA ON ROOF	11.94 SQM
6. GREEN AREA (COVERED)	61.36 SQM
7. GREEN AREA (UNCOVERED)	44.48 SQM
8. GROUND COVERAGE	146.18%

**AREA STATEMENT (2.25 BUNGALOW SINGLE UNIT)**

1. FLOOT AREA (APPROX)	1159.99 SQM
2. TOTAL BUILD UP AREA	244.40 SQM
3. TOTAL BUILD UP AREA	224.09 SQM
4. GROUND FLOOR AREA	76.94 SQM
5. SERVICE AREA ON ROOF	13.52 SQM
6. GREEN AREA (COVERED)	109.01 SQM
7. GREEN AREA (UNCOVERED)	46.08 SQM

**TOTAL BUILD UP AREA OF THE PROJECT = 7742.10 SQM**

**SPECIFICATIONS**

1. ALL DIMENSIONS ARE IN MM.
2. FOUNDATION SHOULD NOT BE EQUAL TO OR GREATER THAN THE FOUNDATION OF THE ADJACENT BUILDING.
3. CONCRETE SHALL BE 20 MPa AND REINFORCEMENT SHALL BE 12 MM OR 16 MM.
4. CONCRETE SHALL BE 20 MPa AND REINFORCEMENT SHALL BE 12 MM OR 16 MM.
5. ALL DIMENSIONS ARE IN MM.
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8. ALL DIMENSIONS ARE IN MM.
9. ALL DIMENSIONS ARE IN MM.
10. ALL DIMENSIONS ARE IN MM.

**PLAN OF PROPOSED HOTBED DEVELOPMENT COVERING (PODBED) BUNGALOWS (27 UNITS), 3 KATHA BUNGALOWS (27 UNITS) & 4 KATHA BUNGALOWS (2 UNITS) AT L.R. DMC NOS. 488/1 & 488/2 MOUDA - GHANDA K.C. DIST. 24 PCSI SJ. P.O. KILIBERA, KOLKATA, 744 502.**

**SECTION DRAWING - BUNGALOW (4 KATHA)**

**GROUND FLOOR FIRST FLOOR ROOF PLAN FRONT ELEVATION SECTION AA & SECTION BB**

DATE: 11/07/2025  
SCALE: AS SHOWN  
SHEET NO.: 01  
CHECKED BY: MANIRAMAKA AND ASSOCIATES  
DRAWN BY: MANIRAMAKA AND ASSOCIATES  
PROJECT NO.: 10000000000000000000

**MANIRAMAKA AND ASSOCIATES**

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2. The contractor shall be responsible for the accuracy of the drawings and shall ensure that the drawings are used in accordance with the specifications and standards mentioned herein.

3. The contractor shall be responsible for the safety of the building and shall ensure that the building is constructed in accordance with the specifications and standards mentioned herein.

4. The contractor shall be responsible for the completion of the building and shall ensure that the building is completed within the specified time frame.

5. The contractor shall be responsible for the maintenance of the building and shall ensure that the building is maintained in good condition throughout its life span.

6. The contractor shall be responsible for the disposal of waste and shall ensure that the waste is disposed of in an environmentally friendly manner.

7. The contractor shall be responsible for the safety of the workers and shall ensure that the workers are provided with the necessary safety equipment and training.

8. The contractor shall be responsible for the safety of the public and shall ensure that the public is not endangered by the construction activities.

9. The contractor shall be responsible for the safety of the environment and shall ensure that the environment is not damaged by the construction activities.

10. The contractor shall be responsible for the safety of the community and shall ensure that the community is not disturbed by the construction activities.

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