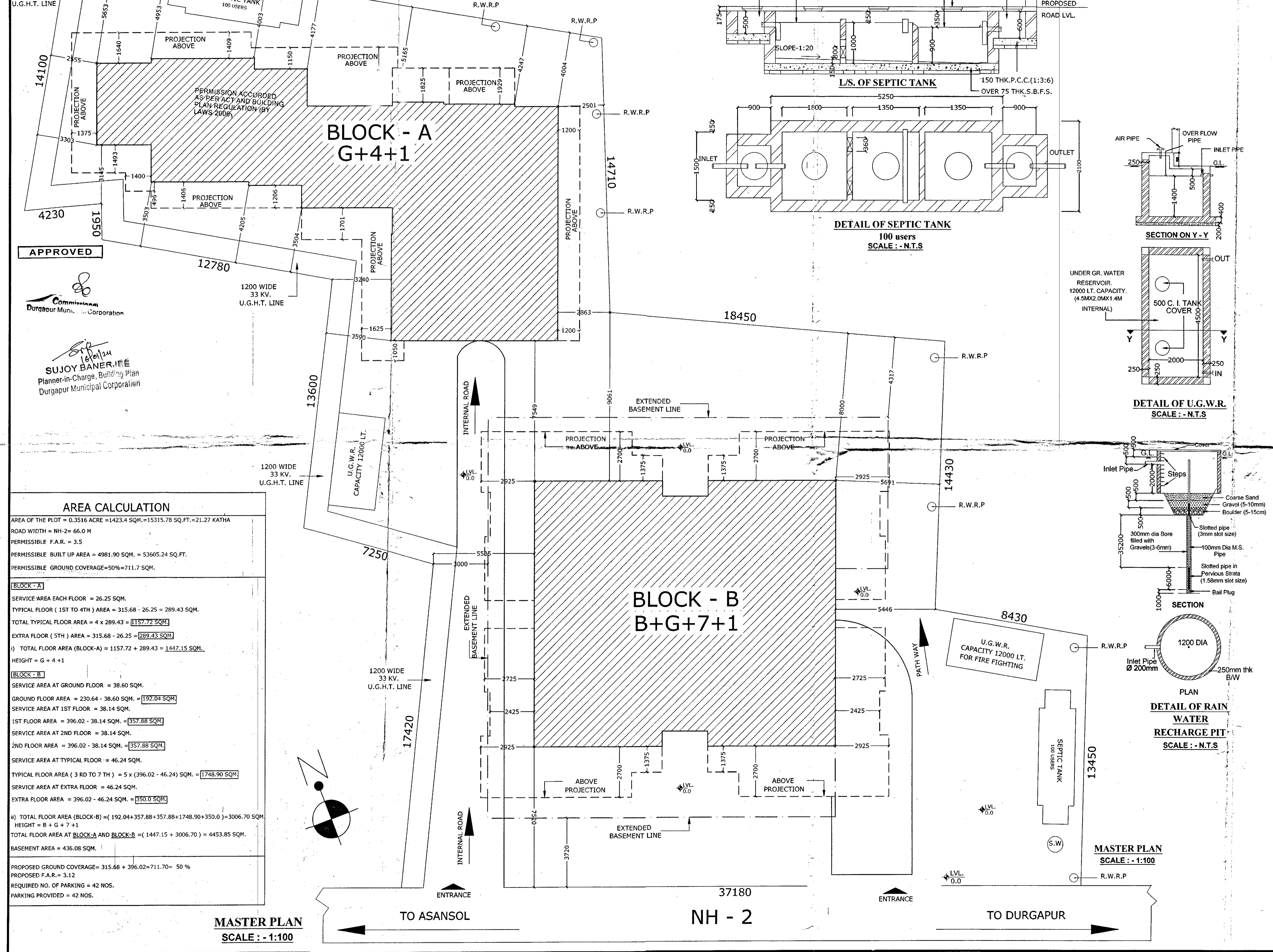


PLAN NO. RB/CB/10/PB/HUT/ PAN-2014/91/17 Date: 14.06.2024

BUILDING PLAN APPROVED ON THE BASIS OF THE INDEMNITY BOND. LAND MUTATION & CONVERSION IS THE RESPONSIBILITY OF THE OWNER.



**AREA CALCULATION**

AREA OF THE PLOT = 0.3516 ACRE = 1423.4 SQM. = 15315.78 SQ.FT. = 21.27 KATHA  
 ROAD WIDTH = NH-2 = 66.0 M  
 PERMISSIBLE F.A.R. = 3.5  
 PERMISSIBLE BUILT UP AREA = 4981.90 SQM. = 53605.24 SQ.FT.  
 PERMISSIBLE GROUND COVERAGE = 50% = 711.7 SQM.

**BLOCK - A**

SERVICE AREA EACH FLOOR = 26.25 SQM.  
 TYPICAL FLOOR ( 1ST TO 4TH ) AREA = 315.68 - 26.25 = 289.43 SQM.  
 TOTAL TYPICAL FLOOR AREA = 4 x 289.43 = 1157.72 SQM.  
 EXTRA FLOOR ( 5TH ) AREA = 315.68 - 26.25 = 289.43 SQM.  
 i) TOTAL FLOOR AREA (BLOCK-A) = 1157.72 + 289.43 = 1447.15 SQM.  
 HEIGHT = G + 4 + 1

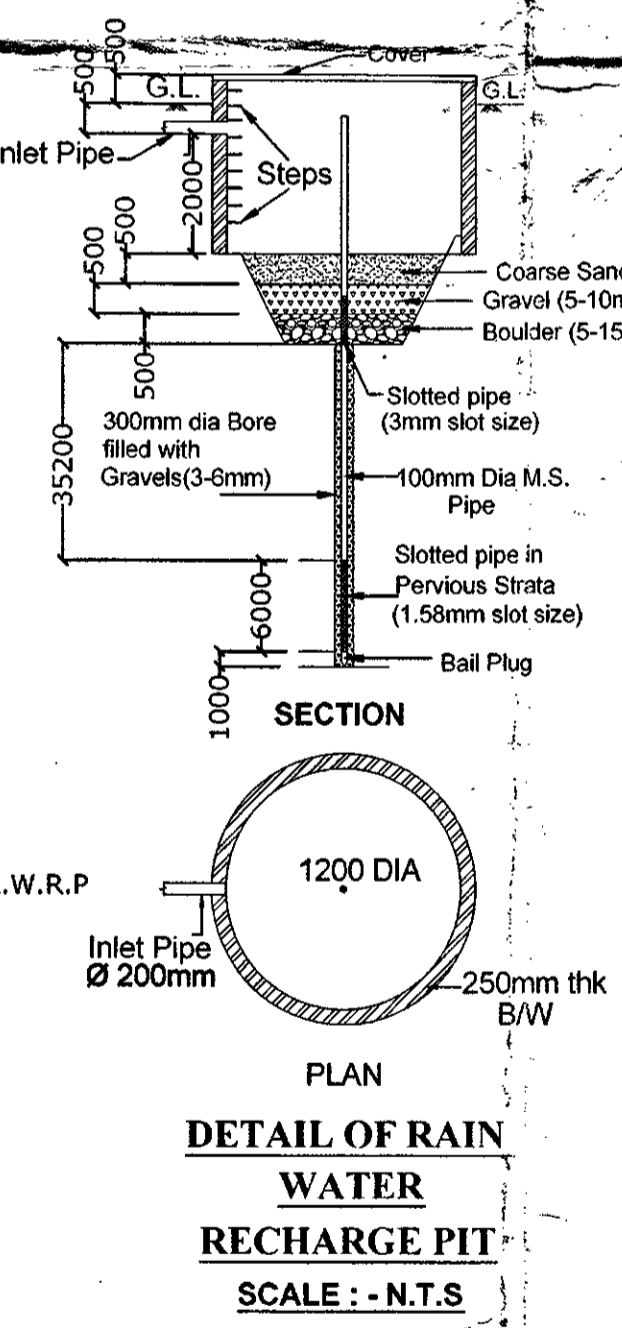
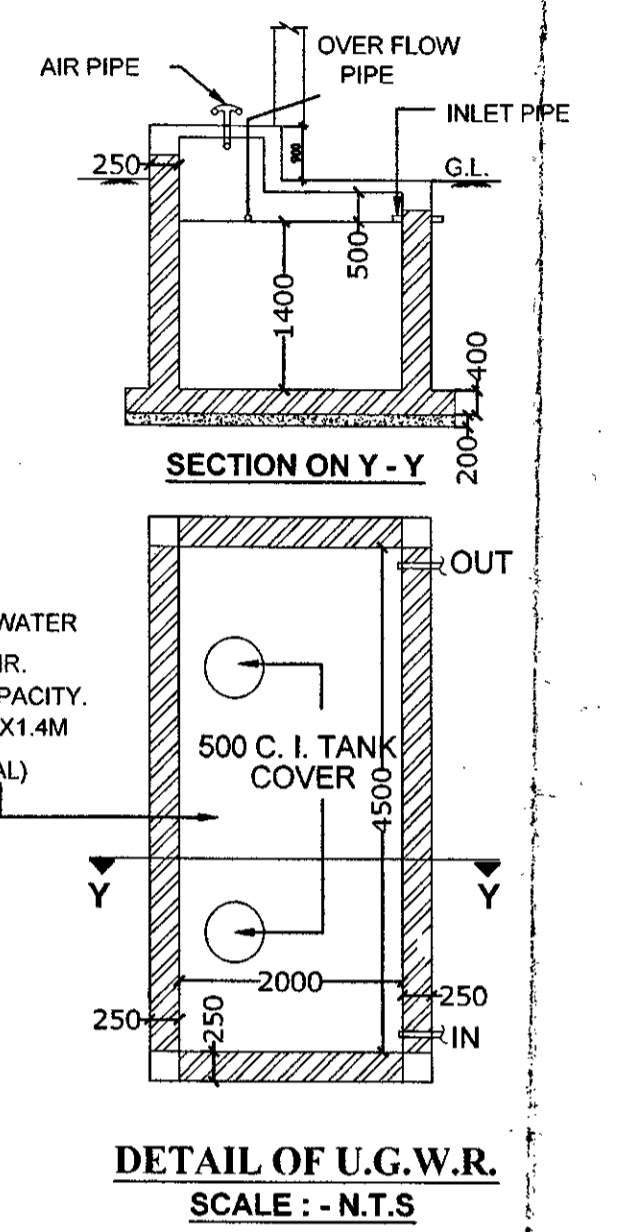
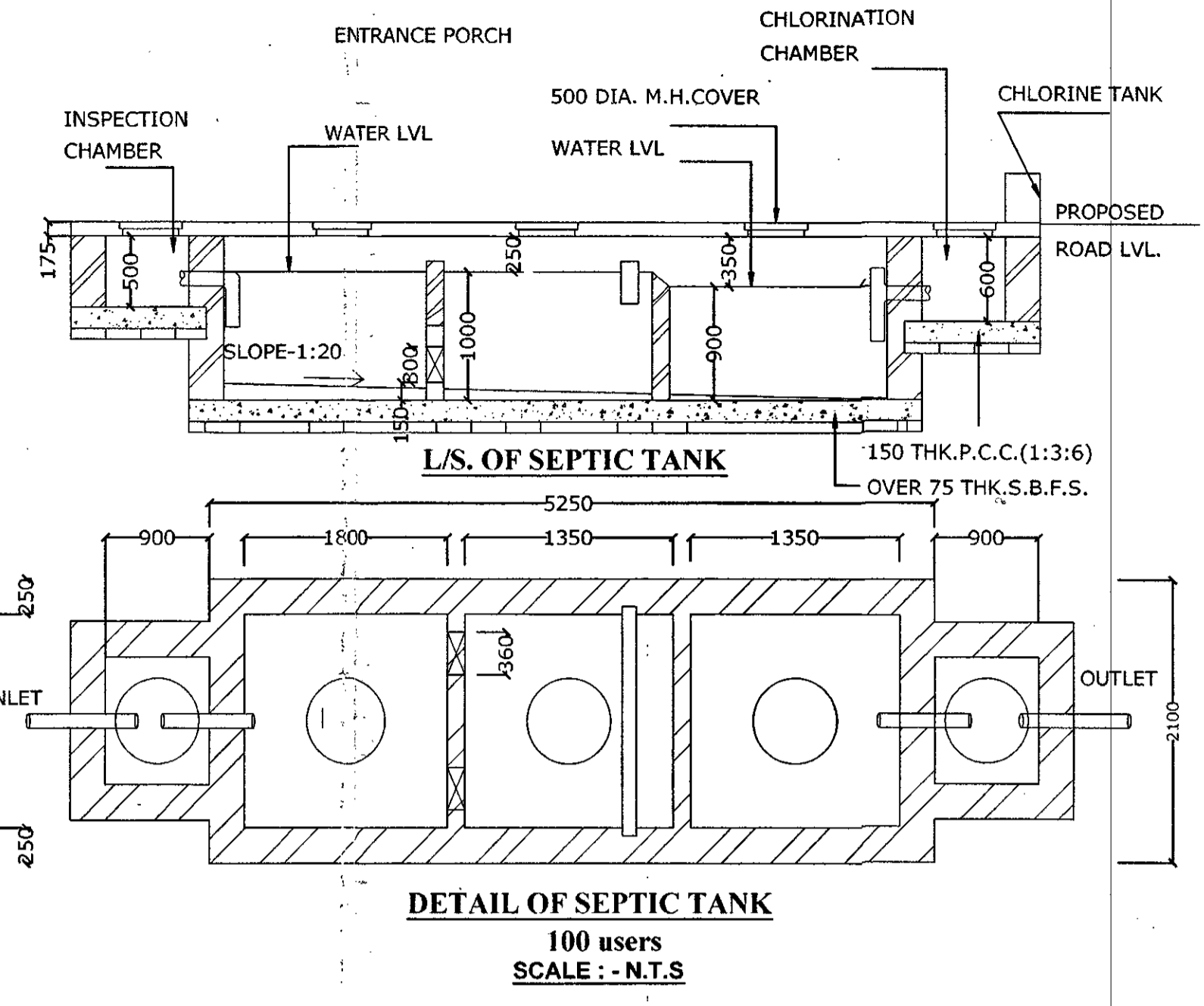
**BLOCK - B**

SERVICE AREA AT GROUND FLOOR = 38.60 SQM.  
 GROUND FLOOR AREA = 230.64 - 38.60 SQM. = 192.04 SQM.  
 SERVICE AREA AT 1ST FLOOR = 38.14 SQM.  
 1ST FLOOR AREA = 396.02 - 38.14 SQM. = 357.88 SQM.  
 SERVICE AREA AT 2ND FLOOR = 38.14 SQM.  
 2ND FLOOR AREA = 396.02 - 38.14 SQM. = 357.88 SQM.  
 SERVICE AREA AT TYPICAL FLOOR = 46.24 SQM.  
 TYPICAL FLOOR AREA ( 3 RD TO 7 TH ) = 5 x (396.02 - 46.24) SQM. = 1748.90 SQM.  
 SERVICE AREA AT EXTRA FLOOR = 46.24 SQM.  
 EXTRA FLOOR AREA = 396.02 - 46.24 SQM. = 350.0 SQM.

ii) TOTAL FLOOR AREA (BLOCK-B) = ( 192.04 + 357.88 + 357.88 + 1748.90 + 350.0 ) = 3006.70 SQM.  
 HEIGHT = B + G + 7 + 1  
 TOTAL FLOOR AREA AT BLOCK-A AND BLOCK-B = ( 1447.15 + 3006.70 ) = 4453.85 SQM.  
 BASEMENT AREA = 436.08 SQM.

PROPOSED GROUND COVERAGE = 315.68 + 396.02 = 711.70 = 50%  
 PROPOSED F.A.R. = 3.12  
 REQUIRED NO. OF PARKING = 42 NOS.  
 PARKING PROVIDED = 42 NOS.

**MASTER PLAN**  
SCALE :- 1:100



**MASTER PLAN**  
SCALE :- 1:100

**SCHEDULE OF DOORS & WINDOWS**

MARK	SIZE(MM)	DESCRIPTION
D	1050 X 2100	PANEL DOOR
D1	1000 X 2100	PANEL DOOR
D2	950 X 2100	PANEL DOOR
D3	900 X 2100	PANEL DOOR
D4	850 X 2100	PANEL DOOR
D5	750 X 2100	P.V.C. DOOR
D/W	AS PER DRAWING	GLASS AND ALUMINIUM FRAME
W1	1500 X 1350	GLAZED WINDOW WITH GRILL
W2	900 X 1350	- DO -
W3	900 X 1200	- DO -
V	600 X 750	GLAZED LOUVER

- SPECIFICATIONS :-**
- 200 THK. BRICK WORK IN 1:6 MORTAR.
  - 125 THK. & 75 THK. BRICK WORK IN 1:4 MORTAR.
  - R.C.C. WORK IN M-25 GRADE CONCRETE.
  - P.C.C. WORK IN M-15 GRADE CONCRETE.
  - REINFORCEMENT STEEL - Fe-415 & ABOVE, CONFORMING TO IS-1786.
  - ALL CHAIRS 450 WIDE.
  - SAFF BEARING CAPACITY OF SOIL ASSUMED AS 125 KN/M<sup>2</sup> CONFORMED AFTER EXCAVATION.
  - STRUCTURAL SAFETY TO BE ENSURED BY THE PARTY.
  - 150 WIDE SURFACE DRAIN SHOULD BE PROVIDED ALL ROUND THE BUILDING.
  - MINIMUM COVER OF CONCRETE : (a) BEAM = 30 mm. (b) COLUMN = 40 mm. (c) COLUMN BASE = 50 mm.

**PROPOSED G+4+1 (BLOCK-A) STORIED RESIDENTIAL BUILDING AND B+G+7+1 (BLOCK-B) COMMERCIAL CUM RESIDENTIAL BUILDING OF KESARINANDAN TRADECOM PVT. LTD. DIR.-NAWAL KISHOR RATHI OF HOLDING NO.-N/93, WARD NO.-14, BLOCK-(02)FARIDPUR, MOUZA-(119) BHIRINGI, J.L. NO.-119, KHATIAN NO.-11039, PLOT NO.-1241,1245,1247,1248,1249, P.S.-DURGAPUR, DIST.- PASCHIM BARDHAMAN.**

**DECLARATION OF GEO-TECHNICAL ENGINEER :-**  
I HEREBY CERTIFY THAT THE FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING PROPOSED FOR CONSTRUCTION MEETS WITH MAX. SUCH FOUNDATION AND SUPERSTRUCTURE SAFE IN ALL RESPECT INCLUDING THE CONSIDERATION OF BEARING CAPACITY AND SETTLEMENT OF SOIL ETC.

**DECLARATION OF STRUCTURAL ENGINEER :-**  
STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION & SUPER-STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECTS. SOIL TESTING HAS BEEN DONE BY MR. TUSHAR RAMAN PARIKH M.S.E. (STRUCTURAL) OF PASCHE ARCHITECTS EXTENSION, BEHAL, KOLKATA- 700 034. THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

**DECLARATION OF OWNER :-**  
I/WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I/WE SHALL ENGAGE L.S. & E.S.E DURING CONSTRUCTION, I/WE SHALL FOLLOW THE INSTRUCTIONS OF L.S. & E.S.E DURING CONSTRUCTION OF THE BUILDING (AS PER E.S. PLAN), DMC AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE DMC AUTHORITY WILL REVOKE THE SANCTIONED PLAN. THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF E.S.E. L.S. BEFORE STARTING OF BUILDING FOUNDATION WORK. THE PLOT HAS BEEN IDENTIFIED BY ME. IF ANY DISPUTE ARISES IN FUTURE REGARDING OWNERSHIP, THE D.M.C. AUTHORITY WILL NOT LIABLE AND REVOKE THE SANCTION PLAN.

**DECLARATION OF ARCHITECT :-**  
CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF DMC BUILDING RULES AS AMENDED FROM TIME TO TIME & THAT THE SITE CONDITION INCLUDING THE ADJOINING ROAD CONFORMS WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE & NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL. THE CONSTRUCTION OF U.G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING.

DESIGNED BY: **SUBHRA CHAKRABORTY AND ASSOC. I.A.T.E.S**  
 OFFICE: JAGANNATH NAGAR, MAHESHTOLA, KOL-74  
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 REG. NO. - CA/2013/108849

BLDRS. AUTHORITY: **BLDRS. AUTHORITY**  
 REG. NO. - 12828848

MASTER PLAN  
 RAIN WATER RECHARGE PIT  
 SEPTIC TANK

SCALE: 1:100  
 SHEET 1 OF 4