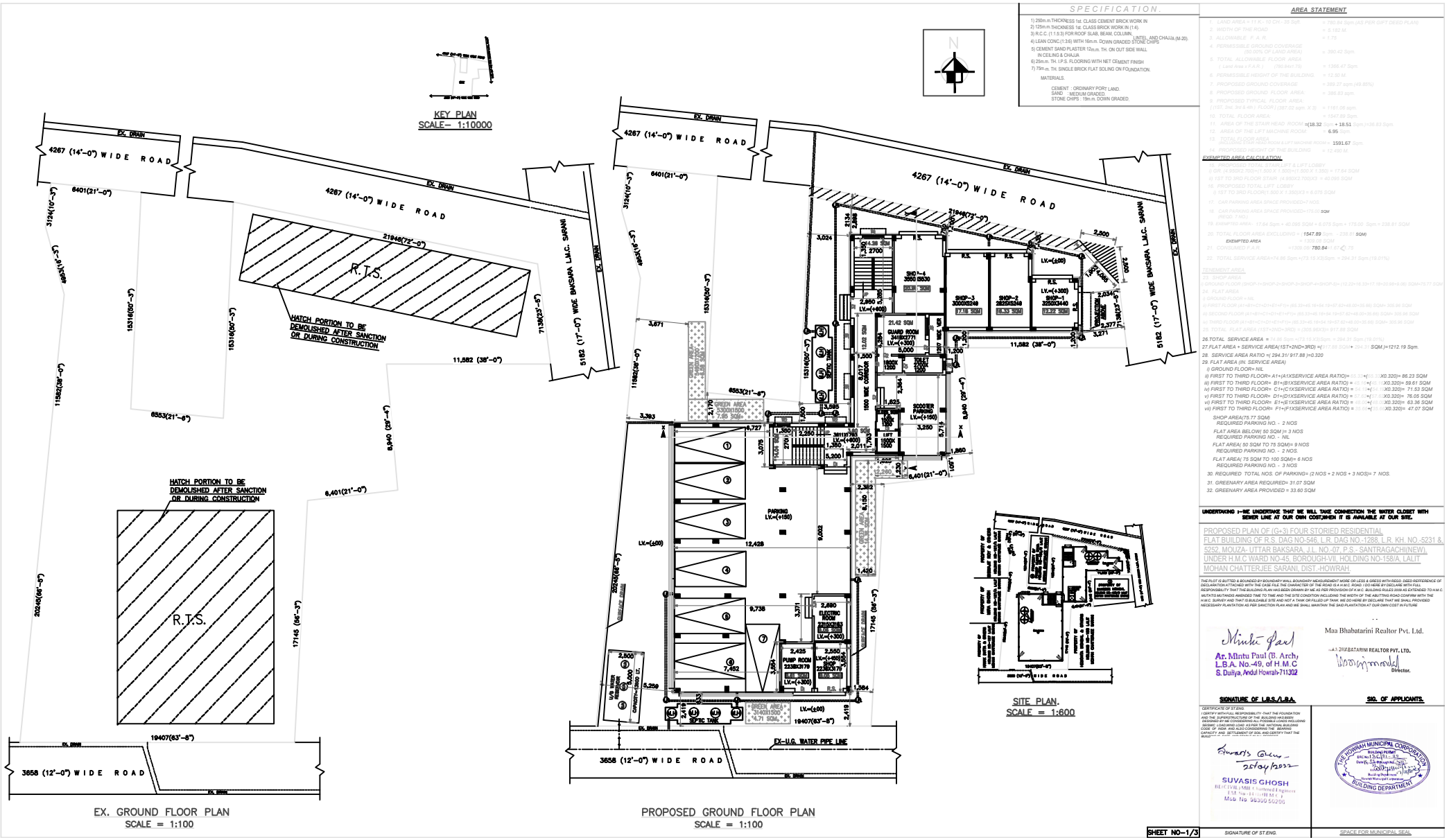

SPECIFICATION.

1) 290m.m.THICKNESS 1st. CLASS CEMENT BRICK WORK IN
2) 125m.m.THICKNESS 1st. CLASS BRICK WORK IN (1:4).
3) R.C.C. (1:1:0.3) FOR ROOF SLAB, BEAM, COLUMN, LINTEL, AND CHAJJA (M-20).
4) LEAN CONC.(1:3:6) WITH 16m.m. DOWN GRADED STONE CHIPS
5) CEMENT SAND PLASTER 12m.m. TH. ON OUT SIDE WALL IN CEILING & CHAJJA
6) 25m.m. TH. I.P.S. FLOORING WITH NET CEMENT FINISH
7) 75m.m. TH. SINGLE BRICK FLAT SOLING ON FOUNDATION.

MATERIALS.

CEMENT : ORDINARY PORT LAND.
SAND : MEDIUM GRADED.
STONE CHIPS : 19m.m. DOWN GRADED.

AREA STATEMENT

1. LAND AREA (1T1 K/ 1917 SQ.M) = 1,960.84 Sqm.(AS PER DIFFERENT PLAN)
2. WIDTH OF THE ROAD = 6.182 M.
3. ALLOWABLE F.A.R. = 1.75
4. PERMISSIBLE GROUND COVERAGE (60.00% OF LAND AREA) = 990.42 Sqm.
5. TOTAL ALLOWABLE FLOOR AREA (1.Land Area x F.A.R.) (780.84x1.75) = 1366.47 Sqm.
6. PERMISSIBLE HEIGHT OF THE BUILDING = 12.50 M
7. PROPOSED GROUND COVERAGE = 969.27 Sqm.(49.85%)
8. PROPOSED GROUND FLOOR AREA = 986.83 sqm.
9. PROPOSED TYPICAL FLOOR AREA (1ST,2nd, 3rd & 4th) FLOOR (397.02 sqm. X 3) = 1191.06 sqm.
10. TOTAL FLOOR AREA = 1547.89 Sqm.
11. AREA OF THE STAIR HEAD ROOM =(18.32 Sqm. + 18.51 Sqm.)=36.83 Sqm.
12. AREA OF THE LIFT MACHINE ROOM = 6.95 Sqm.
13. TOTAL FLOOR AREA (INCLUDING STAIR HEAD ROOM & LIFT MACHINE ROOM) = 1591.67 Sqm.
14. PROPOSED HEIGHT OF THE BUILDING = 12.496 M.

EXEMPTED AREA CALCULATION:

15. PROPOSED TOTAL STAIR,LIFT & LIFT LOBBY
i) GR.+ii) 1ST FLOOR (11.800 X 1.900)+(1.500 X 1.350) = 17.84 SQM
ii) 1ST TO 3RD FLOOR (STAIR 14.350X3.150)X3 = 45.666 SQM
16. PROPOSED TOTAL LIFT LOBBY
i) 1ST TO 3RD FLOOR(1.500 X 1.350)X3 = 6.075 SQM
17. CAR PARKING AREA SPACE PROVIDED=7 NOS.
18. CAR PARKING AREA SPACE PROVIDED=175.00 SQM (SHOP-1 NO.)
19. EXEMPTED AREA= 17.84 Sqm.+ 40.095 SQM.+ 6.075 Sqm.+ 175.00 Sqm.= 238.81 SQM.
20. TOTAL FLOOR AREA EXCLUDING = (1547.89 Sqm. - 238.81 SQM)
EXEMPTED AREA = 1309.08 Sqm.
21. CONSTRUCTED AREA = (1309.08 - 780.84 SQ.M.) = 528.24 Sqm.
22. TOTAL SERVICE AREA=174.86 Sqm.+(73.15 X3)Sqm. = 294.31 Sqm.(19.01%)

TENEMENT AREA:

23. SHOP AREA
i) GROUND FLOOR=SHOP-1+SHOP-2+SHOP-3+SHOP-4+SHOP-5= (13.33+18.33+17.19+32.89+8.06) SQM=75.77 SQM
24. FLAT AREA
i) GROUND FLOOR = NIL
ii) FIRST TO THIRD FLOOR= (1ST+1ST+1ST+1ST+1ST+1ST+1ST+1ST+1ST+1ST+1ST+1ST)= (85.33+45.19+19.67+83+48.00+56.66) SQM= 336.96 SQM
iii) SECOND FLOOR (2ND+2ND+2ND+2ND+2ND+2ND+2ND+2ND+2ND+2ND+2ND+2ND)= (85.33+45.19+19.67+83+48.00+56.66) SQM= 336.96 SQM
iv) THIRD FLOOR (3RD+3RD+3RD+3RD+3RD+3RD+3RD+3RD+3RD+3RD+3RD+3RD)= (85.33+45.19+19.67+83+48.00+56.66) SQM= 336.96 SQM
25. TOTAL FLAT AREA (1ST+2ND+3RD) = (308.99X3)= 917.88 SQM.
26. TOTAL SERVICE AREA = (74.86 Sqm.+(73.15 X3)Sqm. = 294.31 Sqm.(19.01%)
27. FLAT AREA + SERVICE AREA(1ST+2ND+3RD) =(917.88 SQM.+ 294.31 SQM.)=1212.19 Sqm.
28. SERVICE AREA RATIO =(294.31/ 917.88)=0.320
29. FLAT AREA (IN. SERVICE AREA)
i) GROUND FLOOR= NIL
ii) FIRST TO THIRD FLOOR= A1+(A1XSERVICE AREA RATIO)= (85.33+(85.33X0.320)= 86.23 SQM
iii) FIRST TO THIRD FLOOR= B1+(B1XSERVICE AREA RATIO) = (45.19+(45.19X0.320)= 59.61 SQM
iv) FIRST TO THIRD FLOOR= C1+(C1XSERVICE AREA RATIO) = (54.00+(54.00X0.320)= 71.53 SQM
v) FIRST TO THIRD FLOOR= D1+(D1XSERVICE AREA RATIO) = (57.99+(57.99X0.320)= 76.05 SQM
vi) FIRST TO THIRD FLOOR= E1+(E1XSERVICE AREA RATIO) = (48.00+(48.00X0.320)= 63.36 SQM
vii) FIRST TO THIRD FLOOR= F1+(F1XSERVICE AREA RATIO) = (35.66+(35.66X0.320)= 47.07 SQM

SHOP AREA(75.77 SQM)
REQUIRED PARKING NO. - 2 NOS
FLAT AREA BELOW(50 SQM)= 3 NOS
REQUIRED PARKING NO. - NIL
FLAT AREA(50 SQM TO 75 SQM)= 9 NOS
REQUIRED PARKING NO. - 2 NOS.
FLAT AREA(75 SQM TO 100 SQM)= 6 NOS
REQUIRED PARKING NO. - 3 NOS

30. REQUIRED TOTAL NOS. OF PARKING= (2 NOS + 2 NOS + 3 NOS)= 7 NOS.
31. GREENARY AREA REQUIRED= 31.07 SQM
32. GREENARY AREA PROVIDED = 33.60 SQM

UNDERTAKING :–WE UNDERTAKE THAT WE WILL TAKE CONNECTION THE WATER CLOSET WITH SEWER LINE AT OUR OWN COST,WHEN IT IS AVAILABLE AT OUR SITE.

PROPOSED PLAN OF (G+3) FOUR STORIED RESIDENTIAL FLAT BUILDING OF R.S. DAG NO-546, L.R. DAG NO.-1288, L.R. KH. NO.-5231 & 5252, MOUZA- UTTAR BAKSARA, J.L. NO.-07, P.S.- SANTRAGACHI(NEW), UNDER H.M.C WARD NO-45, BOROUGH-VII, HOLDING NO-158/A, LALIT MOHAN CHATTERJEE SARANI, DIST.-HOWRAH.

THE PLOT IS BUTTED & BOUNDED BY BOUNDARY WALL BOUNDARY MEASUREMENT MORE OR LESS & GRESS WITH RSD. DEED REFERENCE OF DECLARATION ATTACHED WITH THE CASE FILE THE CHARACTER OF THE ROAD IS A H.M.C. ROAD. I DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN BY ME AS PER PROVISION OF K.M.C. BUILDING RULES 2009 AS EXTENDED TO H.M.C. MUTATIS MUTANDIS AMENDED TIME TO TIME AND THE SITE CONDITION INCLUDING THE WIDTH OF THE ABUTTING ROAD CONFIRM WITH THE H.M.C. SURVEY AND, THAT S BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK. WE DO HERE BY DECLARE THAT WE SHALL PROVIDED NECESSARY PLANTATION AS PER SANCTION PLAN AND WE SHALL MAINTAIN THE SAID PLANTATION AT OUR OWN COST IN FUTURE

Ar. Mintu Paul (B. Arch)
L.B.A. No.-49, of H.M.C
S. Duitya, Andul Howrah-711302

Maa Bhabatarini Realtor Pvt. Ltd.

FOR MAA BHABATARINI REALTOR PVT. LTD.
Director.

SIGNATURE OF L.B.S./L.B.A. **SIG. OF APPLICANTS.**

CERTIFICATE OF ST.ENG.
I CERTIFY WITH FULL RESPONSIBILITY- THAT THE FOUNDATION AND THE SUPERSTRUCTURE OF THE BUILDING HAS BEEN DESIGNED BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD/WIND LOAD AS PER THE NATIONAL BUILDING CODE AND ALSO CONSIDERING THE SOIL BEARING CAPACITY AND SETTLEMENT OF SOIL AND CERTIFY THAT THE BUILDING

26/04/2022
SUVASIS GHOSH
RECEIVABLE Chartered Engineer
LIC No-[illegible]/[illegible]
Mob No 98300 50209

THE HOWRAH MUNICIPAL CORPORATION
BUILDING PLAN
BUILDING DEPARTMENT

SHEET NO–1/3 | SIGNATURE OF ST.ENG. | SPACE FOR MUNICIPAL SEAL