BUILDING PLAN FOR PROPOSED G+4 RESIDENTIAL FLAT TYPE BUILDING OF SHRI SOUMEN SADHUKHAN S/O SHYAMA PROSAD SADHUKHAN, RESIDING AT GOLAHAT,P.O- SRIPALLY, BURDWAN-713103, SITUATED AT LR KH NO.- 2748, R.S. & LR PLOT NO - 538(P),539, J.L NO.- 76, AT MOUJA - KANAINATSAL, UNDER BAIKUNTHAPUR-II GRAM PANCHAYET,DIST.- PURBA BARDHAMAN.

LAND OF IRRIGATION CANAL
30982 [101'-8"]

UGR- 1,50,000 LTRS

SEPTIC TANK

OPEN LAND OF GANGADHAR GUHA

G+II STD BLDG OF KAJAL BARAN CHOUDHURY

G+I STD BLDG OF AJIT KUMAR MONDAL

R.S. PLT NO- 540

G+I STD BLDG OF RAMA DEBI SAMANTA

LVL- (+) 0.150 M

26423 [86'-8"]

47113 [154'-7"]

21336 [70']

OPEN LAND OF R.S. PLT NO- 538 (P)

10668 [35']

12040 [39'-6"]

18898 [62']

18898 [62']

R.S. PLT NO- 538 (P)

G+I STD BLDG OF PRASENJIT DEY

11116 [36'-6"]

TO G.T ROAD (GHOUDOUR CHOTI MORE)

7012 [23'-0"]

BLACK TOP ROAD

7622 [25'-0"]

TO NH-2 (PALAR MORE)

GROUND FLOOR PLAN

KEY PLAN (1:600)

TYPICAL FLOOR PLAN (1ST-4TH)

SOUTH ELEVATION

FRONT ELEVATION

SECTION A-A1

SECTION B-B1

LVL- (+) 14.25 M

ROOF PLAN

450 DIA BORED CAST-IN-SITU PILE

SECTION 1-1

SECTION 2-2

SECTION THROUGH XX

PLAN OF UNDER GROUND WATER RESERVOIR

SECTION THROUGH YY

PLAN OF SEPTIC TANK

AREA CALCULATION

- NATURE OF LAND : BASTU
- LAND AREA ---------- 1420.543 SQ.MT.
- PERMISSIBLE GROUND COVERAGE ---------- 710.272 SQ.MT.=(50%)
- PROPOSED GROUND COVERAGE ---------- 611.62 SQ.MT.(43.059 %)
- PROPOSED OPEN AREA ---------- 808.923 SQ.MT.
- PERMISSIBLE HEIGHT OF THE BUILDING ---------- 20.0 MT.
- PROPOSED HEIGHT OF THE BUILDING ---------- 14.250 MT.
- PROPOSED GROUND FLOOR AREA ---------- 611.62 SQ.MT.(PARKING)
- PROPOSED FIRST FLOOR AREA ---------- 522 SQ.MT.(residential)
- PROPOSED SECOND FLOOR AREA ---------- 522 SQ.MT.(residential)
- PROPOSED THIRD FLOOR AREA ---------- 522 SQ.MT.(residential)
- PROPOSED FOURTH FLOOR AREA ---------- 522 SQ.MT.(residential)
- PROPOSED TOTAL FLOOR AREA ---------- 2699.62 SQ.MT.
- FREE AREA FOR F.A.R.----------
  - A) AREA OF STAIR & LANDING + LIFT AT GR. TO 4TH FLOOR---- =(38.57X5)=192.6 SQ.MT.
  - AREA OF ACTUAL PARKING AT GROUND FLOOR---- (25.00 X 14) = 350.00 SQ. MT.
  - EXEMPTED AREA FOR F.A.R. CALCULATION---- 192.6+350.00 = 542.6 SQ.MT.
- TOTAL FLOOR AREA EXCLUDING EXEMPTED AREA ---------- (2699.62-542.6)SQ.MT = 2157 SQ.MT.
- F.A.R. CONSUMED---- TOTAL FLOOR AREA 2157 SQ.MT / LAND AREA 1420.543 SQ.MT = 1.518
- CAR PARKING REQUIRED ---------- 7 NOS
- CAR PARKING GIVEN ---------- 14 NOS

FLAT AREA CLCULATION

A --- 62.66 SQMT+ B --- 62.66 SQMT+
C --- 49.4 SQMT+ D --- 49.4 SQ MT+
E --- 49.7 SQMT+ F --- 49.7 SQ MT+
E --- 62.66 SQMT+ F --- 62.66 SQ MT

PROP. CONST. SHOWN IN COL. ---
PROPERTY LINE SHOWN IN COL. ---
ROAD SHOWN IN COL. ---
DRAIN SHOWN IN COL. ---
EXT. CONST. SHOWN IN COL. ---

PARKING CALCULATION

TYPE	AREA	NO
FLAT –A	62.66 SQMT	4
FLAT –B	62.66 SQMT	4
FLAT –C	49.4 SQMT	4
FLAT –D	49.4 SQMT	4
FLAT –E	49.7 SQMT	4
FLAT –F	49.7 SQMT	4
FLAT –G	62.66 SQMT	4
FLAT –H	62.66 SQMT	4

PARKING REQUIRED 1 FOR 4 NOS (AREA 50 – 75 SQMT) = 16 / 4 = 4 NOS
PARKING REQUIRED 1 FOR 6 NOS (AREA UPTO 50 SQMT) = 16 / 6 = 2.67 = 3 NOS
TOTAL NO. OF PARKING REQUIRED = 7 NOS

NOTES/SPECIFICATION-

ALL DIMENSIONS ARE IN MM.UNLESS OTHER WISE NOTED.
- ONLY WRITTEN DIMENSIONS SHOULD BE STRICTLY FOLLOWED.
- ALL PLASTER WORK SHOULD BE DONE BY SAND CEMENT MORTER-
  1. IN INTERNAL WALL 1:6 MIX. 19 M.M. THK.
  2. IN EXTERNAL WALL 1:5 MIX. 12 M.M. THK.
  3. IN ALL CON. WORK 1:4 MIX. 6 M.M THK.
- ALL BRICK WORK SHOULD BE DONE BY SAND CEMENT MORTER-
  1. FOR 250 THK. WALL 1:6 MIX.
  2. FOR 125 THK. WALL 1:4 MIX. WITH WIRE MASH.
- ALL DOOR & WINDOW FRAME SHOULD BE DONE BY SAL WOOD & SHUTTER WILL BE OF GAMARI

FOR OTHER ARCHITECTURAL & STRUCTURAL DETAIL REFER SHEET NO-1/5,3/5,4/5,5/5.

SCHEDULE OF DOOR			SCHEDULE OF WINDOW		
MKD.	WIDTH	HEIGHT	MKD.	WIDTH	HEIGHT
FCD	1050	2100	W1	1500	1200
D	1050	2100	W2	900	1200
D1	900	2100	W3	600	600
D2	750	2100			

Soumen Sadhukhan
SIGNATURE OF OWNER

CERTIFICATE OF LBS/ARCHITECT

I DO HEREBY CERTIFY THAT PLANS, ELEVATIONS AND SECTIONS AND OTHER STRUCTURAL DETAILS OF THE PROPOSED BUILDING ON MOUZA - KANAINATSAL, J.L. NO.- 76, R.S. AND L.R. PLOT NO.- 538(P), 539, R.S. & L.R. KH. NO. - 2748, BAIKUNTHAPUR-II GRAM PANCHAYET, P.S.- BURDWAN, DIST. - PURBA BARDHAMAN, UNDER THE JURISDICTION OF BURDWAN DEVELOPMENT AUTHORITY HAVE BEEN PREPARED IN CONFORMITY WITH ALL RESTRICTIVE REGULATIONS AND BUILDING BYE-LAWS IN FORCE AND ALSO TO CERTIFY THAT ALL RELEVANT NO OBJECTION CERTIFICATES FROM THE RESPECTIVE AUTHORITIES SUCH AS, FIRE AND EMERGENCY SERVICES, ELECTRICAL SUPPLY, WATER SUPPLY, SEWERAGE AND DRAINAGE BOARD, TELECOMMUNICATION DEPARTMENT ETC. AS APPLICABLE IN THIS REGARD, ARE ALSO ENCLOSED WITH THE APPLICATION FOR SEEKING APPROVAL OF THE PLAN TO CONSTRUCT OF THE BUILDING ON THE SAID PLOT.

Sutapa Ghosh
SUTAPA GHOSH
Architect
Reg. No-CA/2006/39213
SIGNATURE OF ARCHITECT L.B.S.

CERTIFICATE OF GEO-TECHNICAL ENGINEER

I/WE DO HEREBY CERTIFY THAT THE BUILDING SITE PROPOSED FOR CONSTRUCTION ON MOUZA - KANAINATSAL, J.L. NO.- 76, R.S. AND L.R. PLOT NO.- 538(P), 539, R.S. & L.R. KH. NO. - 2748, BAIKUNTHAPUR-II GRAM PANCHAYET, P.S.- BURDWAN, DIST. - PURBA BARDHAMAN, UNDER THE JURISDICTION OF BURDWAN DEVELOPMENT AUTHORITY HAS BEEN VISITED BY MSELF/ MYSELF AND AS PER SITE/BORE/SOIL TEST REPORT AND LOAD TEST RESULTS FOR FOUNDATION AND SUPER STRUCTURE HAVE BEEN REVIEWED/CONFIRMING TO STIPULATIONS OF ALL RELEVANT IS CODE OF PRACTICE AND NATIONAL BUILDING CODE, AND IT IS FOUND THAT EVERYTHING IS COMPLETELY IN ORDER AND THE PROPOSED FOUNDATION AND SUPERSTRUCTURE ARE SAFE IN ALL RESPECTS.

ABHIPRIYA HALDER
M.CE (IIT) B.Tech., MIGS
Enlisted Geo-Technical Engineer (K.M.C.)
G-T./11/33 (K.M.C.)
SIGNATURE OF GEO TECHNICAL ENGINEER

CERTIFICATE OF STRUCTURAL ENGINEER

I/WE DO HEREBY CERTIFY THAT THE BUILDING SITE PROPOSED FOR CONSTRUCTION ON MOUZA - KANAINATSAL, J.L. NO.- 76, R.S. AND L.R. PLOT NO.- 538(P), 539, R.S. & L.R. KH. NO. - 2748, BAIKUNTHAPUR-II GRAM PANCHAYET, P.S.- BURDWAN, DIST. - PURBA BARDHAMAN, UNDER THE JURISDICTION OF BURDWAN DEVELOPMENT AUTHORITY HAS BEEN VISITED BY MSELF/ MYSELF AND AS PER SITE/BORE/SOIL TEST REPORT AND LOAD TEST RESULTS FOR FOUNDATION AND SUPER STRUCTURE HAVE BEEN REVIEWED/CONFIRMING TO STIPULATIONS OF ALL RELEVANT IS CODE OF PRACTICE AND NATIONAL BUILDING CODE, AND IT IS FOUND THAT EVERYTHING IS COMPLETELY IN ORDER AND THE PROPOSED FOUNDATION AND SUPERSTRUCTURE ARE SAFE IN ALL RESPECTS.

K. Sengupta
KOUSHIK SENGUPTA
B.E. (CIVIL), M.E. (STRUCTURES)
E. S. E.-I / 76 (K. M. C.)
SIGNATURE OF STRUCTURAL ENGINEER

Jr. Assistant Town Planner
Burdwan Development Authority
Purba Bardhaman

Assistant Engineer
Burdwan Development Authority
Purba Bardhaman

Executive Engineer
Burdwan Development Authority
Purba Bardhaman

SPACE FOR BDA

"Development Permission is approved u/s 48 of West Bengal Town and Country (Planning and Development) Act, 1979 by BDA vide Memo no. BAT/1321/21 dated 21/12/21 subject to payment as mentioned in section 43 of WB TAC (PAD) Act, 1979. This building plan should be sanctioned & completion certificate should be obtained from the competent Authority (Municipality/Panchayat Samity as per this West Bengal Act, 1993 and no occupancy of Bengal Panchayat Act, 1973, City Unauthorized Construction is endeavored to be regularized. Any violation of any condition mentioned in the sanction will be liable for action as per West Bengal Town & Country (Planning & Development) Act, 1979 Provision and revocation of the Development Permission u/s 7 of the sub Sri of WB TAC (PAD) Act, 1979. Other terms and conditions are as per Certificate vide Memo no. BAT/1321/21 dated 21/12/21"

"Building permission/NOC for Proposed construction of / in shed, residential/flat building A/Govt. upto 14.25 meter from Ground/Plinth/terrace Lvl. given vide Memo no- BP/1321/21, dated 21/12/2021"

Assistant Engineer
Purba Bardhaman Zilla Parishad

District Engineer
Purba Bardhaman Zilla Parishad

Gopal Biswas
21-12-21
Upa-Prodhan-in-Charge
Baikunthapur-II Gram Panchayat

APPROVED BY