

PROPOSED PLAN OF G+V STORIED RESIDENTIAL BUILDING IN A LAND AT MOUZA :-GOPALPUR, J.L. NO. 2, TOUZI NO.-2998, R.S. & L.R. DAG NO.- 2148, R.S. NO.- 140, R.S. KHATIAN NO.- 266, L.R. KHATIAN NO.- 8247, WARD NO.- 04 , P.S. - AIRPORT, UNDER BIDHAN NAGAR MUNICIPAL CORPORATION, DIST- NORTH 24 PGS.

--NAME OF OWNER--

**STUDIO PRINT ART PROPRIETOR B.CHAUDHURY
PRINT & ART SERVICES PRIVATE LIMITED**

--STATEMENT OF AREA--

TOTAL AREA OF LAND = 2675.58 SQ.M.
=40 K.-00 CH.-00 SFT. (AS PER DEED)
TOTAL AREA OF LAND = 2675.58 SQ.M.
=40 K.-00 CH.-00 SFT. (AS PER PHYSICAL)
BLOCK- A, B & C
PERMISSIBLE GROUND COVERAGE = 1337.79 SQ.M.(50%)
PROPOSED GROUND COVERAGE = 1335.12 SQ.M.(49.9%)
AREA OF GROUND FLOOR = (357.01+447.88+490.56)SQ.M.
= 1295.45 Q.M.
AREA OF SHOP = 69.84 SQ.M.
AREA OF STAIR + LIFT + PASSAGE =
(38.76+73.89+77.94) SQ.M. =190.59 SQ.M.
AREA OF TYPICAL FLOOR BLOCK - A = 377.38 SQ.M.
AREA OF FLAT - A = 76.18 SQ.M.
AREA OF FLAT - B = 60.40 SQ.M.
AREA OF FLAT - C = 57.80 SQ.M.
AREA OF FLAT - D = 78.34 SQ.M.
AREA OF FLAT - E = 52.07 SQ.M.
AREA OF STAIR + LIFT + PASSAGE = 52.59 SQ.M.
AREA OF TYPICAL FLOOR BLOCK - B = 459.81 SQ.M.
AREA OF FLAT - A = 76.76 SQ.M.
AREA OF FLAT - B = 76.16 SQ.M.
AREA OF FLAT - C = 59.48 SQ.M.
AREA OF FLAT - D = 61.14 SQ.M.
AREA OF FLAT - E = 60.26 SQ.M.
AREA OF FLAT - F = 63.37 SQ.M.
AREA OF STAIR + LIFT + PASSAGE = 62.64 SQ.M.
AREA OF TYPICAL FLOOR BLOCK - C = 497.93 SQ.M.
AREA OF FLAT - A = 60.25 SQ.M.
AREA OF FLAT - B = 58.05 SQ.M.
AREA OF FLAT - C = 74.76 SQ.M.
AREA OF FLAT - D = 58.00 SQ.M.
AREA OF FLAT - E = 61.58 SQ.M.
AREA OF FLAT - F = 60.30 SQ.M.
AREA OF FLAT - G = 58.84 SQ.M.
AREA OF STAIR + LIFT + PASSAGE = 66.15 SQ.M.
PERMISSIBLE HEIGHT OF THE BUILDING = 36.63 METER.
PROPOSED HEIGHT OF THE BUILDING = 18.450 METER.
HEIGHT OF THE FLOOR = 3.050 METER.
ROAD WIDTH = 11 METER
REQUIRED NO. OF CAR PARKING =
[((377.38-52.59)+(459.81-62.64)+(497.93-66.15)X5+69.84)/110]
= 53.07 NO.S
PROVIDED NO. OF CAR PARKING = 54 NO.S
PERMISSIBLE F.A.R.= 2.25
PROPOSED F.A.R. =
[((377.38-52.59)+(459.81-62.64)+(497.93-66.15)X5+69.84)/2675.58]
= 2.18

--SIGNATURE OF OWNER--

For STUDIO PRINTART
Print & Art Services Private Limited
B. Chaudhury
DIRECTOR

SIGNATURE OF OWNER

--SIGNATURE OF ENGINEER/ARCHITECT--

Rupak Kumar Banerjee
RUPAK KUMAR BANERJEE
B.C.E. M.E.
CIVIL ENGINEER
REG. NO. 1201418, 1201419, 1201420
CLUB ROAD, TOLLAH, GURUKRISHNA

SIGNATURE OF GEO TECHNICAL ENGINEER

B. Chaudhury
B. CHAUDHURY
CONSULTING ENGINEER

SIGNATURE OF ARCHITECT

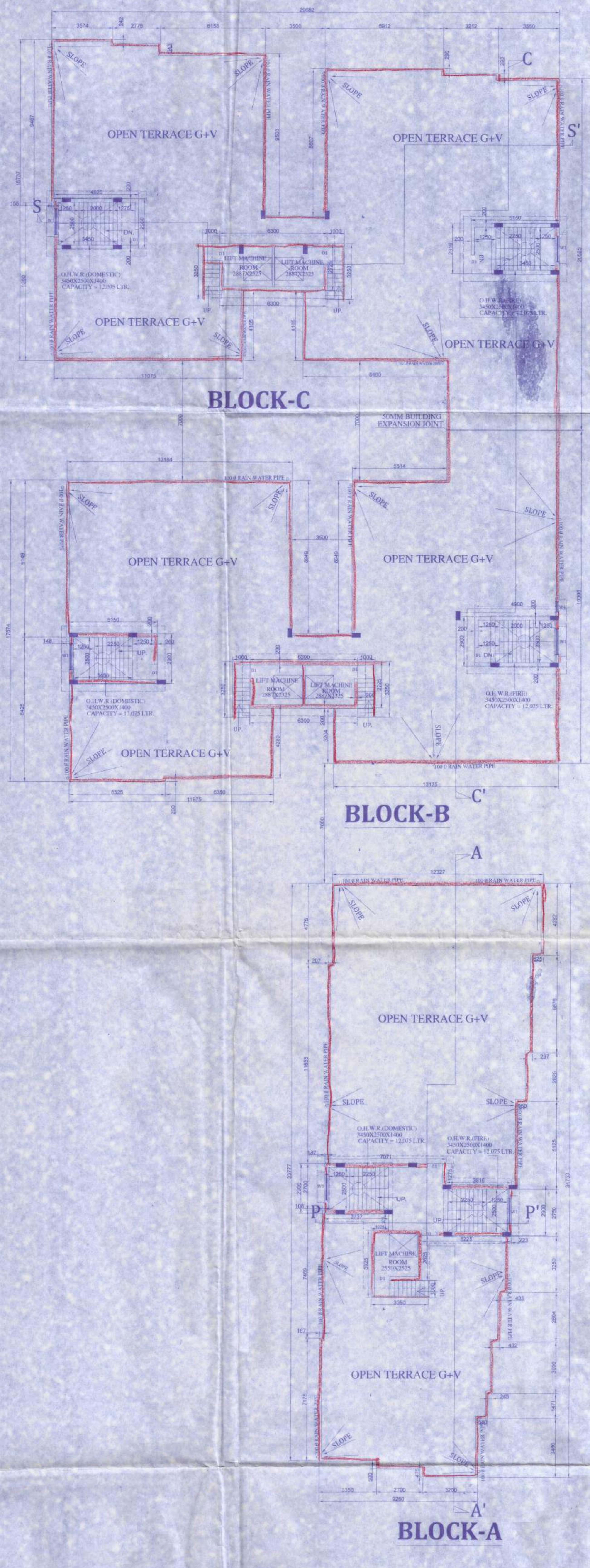
SIGNATURE OF ENGINEER

CAConstruction
CONSULTING ENGINEER

OFFICE ADD:
AB 421, KRISHNAPUR, SAMARPALLY.
KOLKATA-700102

SCALE:-1:100

SHEET:- 5 OF 5



**ROOF PLAN
SCALE:1:100**

Valid Upto 01/01/2026

ANY DEVIATION SHALL MEAN DEMOLITION

Executive Engineer
(Building Plan)
Bihar Municipal Corporation

APPROVED
Bihar Municipal Corporation
Pura Bazar, P.O. 41A, Belduar
Kolkata - 700019
No. BNR/BNR/886/18/19.20(1/4)
Date 02/11/2023

CHECKED
Assistant Engineer
Bihar Municipal Corporation

- Approved Subject to:
- 1) Building rules for Bihar Municipal Corporation shall have to be observed, carefully.
 - 2) No wastage of water shall be made, check valve must be provided in ground/under ground & overhead reservoir.
 - 3) In case water from the water pipe and the surface drainage should be connected to the house sewer directly or through any yard gully.
 - 4) Plan showing ground sewer system and water supply lines have got to be separately sanctioned.
 - 5) Before starting any construction it should be certified that the size dimension conforms with that of plan sanctioned and all the conditions as mentioned in the plan shall be fulfilled.
 - 6) Road and footpath shall not be encroached by dumping of building materials, mixing of mortar etc. without prior permission. Prior to commencement of construction Appendix B shall have to be submitted.
 - 7)

During construction following measures are to be adopted to reduce the effects of dust pollution from building construction site

- Properly covering all building materials stacked at site in the cement bags, sand, lime & stone chips.
- Using water sprays or sprinklers to keep the dust down during activities such as concreting, plastering, brickwork, masonry and pile driving.
- Washing the wheels of vehicles leaving site, if they are carrying mud or waste.
- Putting up solid barriers around the site.
- Properly covering tracks & vehicles structural and loose the site-carrying building materials and building debris.
- Cleaning and watering the road and footpath adjacent to the site at frequent intervals.
- Using dust bags, spraying water when using stone cutters and making the working area wet before using the machinery.

Not burning waste materials at site which causes smoke containing carbon monoxide and a range of poisonous substances.

Executive Engineer
(Building Plan)
Bihar Municipal Corporation



BLOCK-B



BLOCK-A

ROOF PLAN
SCALE: 1:100

DR. RAJESH KUMAR
ARCHITECT

