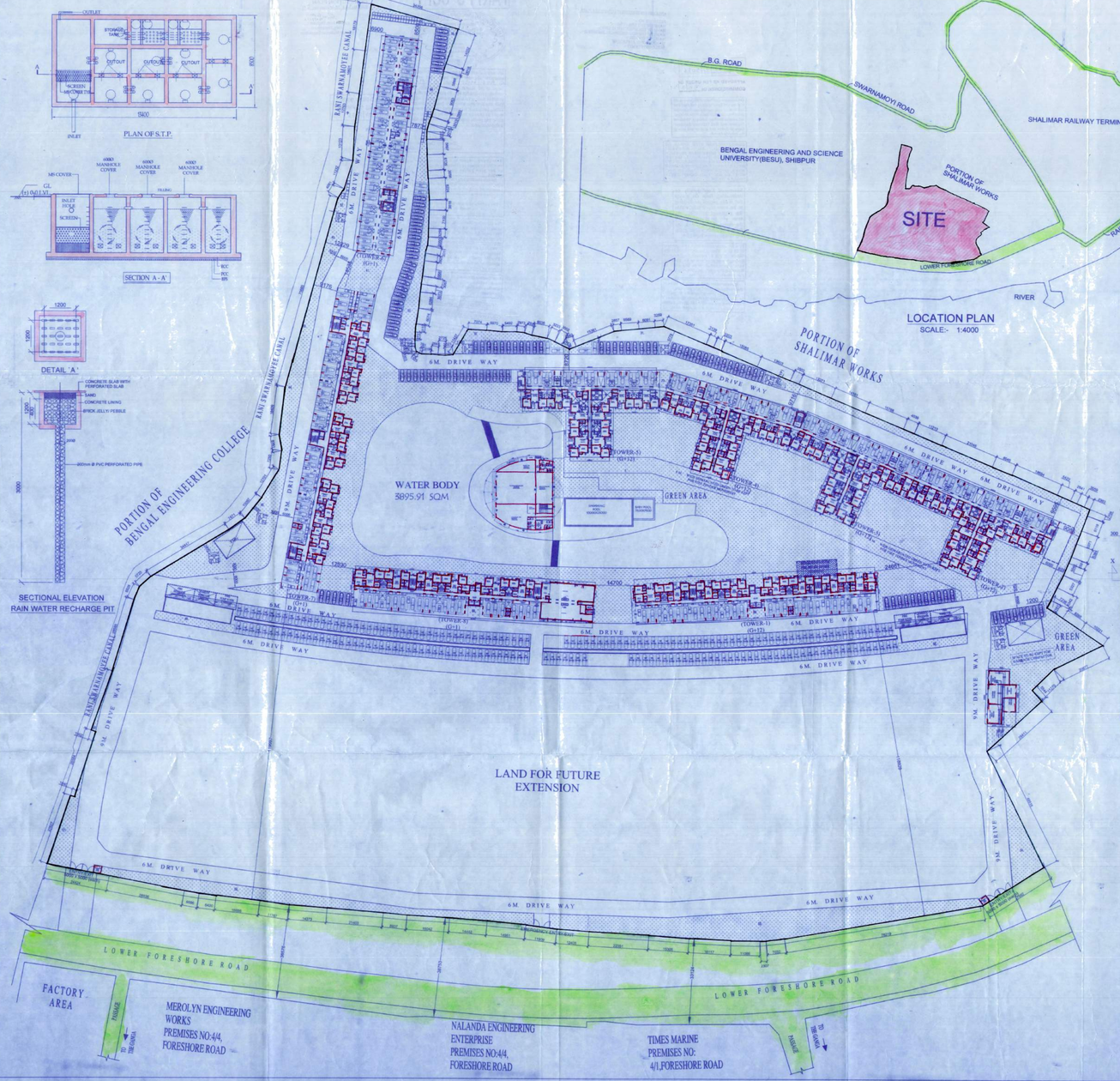
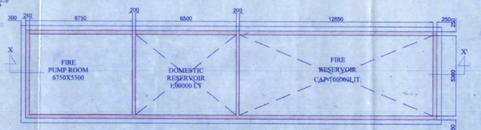


LOCATION PLAN
SCALE:- 1:4000

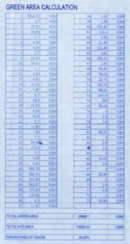
PORTION OF SHALIMAR WORKS



PLAN OF UNDER GROUND RESERVOIR
SCALE-1:100

SECTION THROUGH X-X'
SCALE-1:100

GREEN AREA CALCULATION



AREA STATEMENT

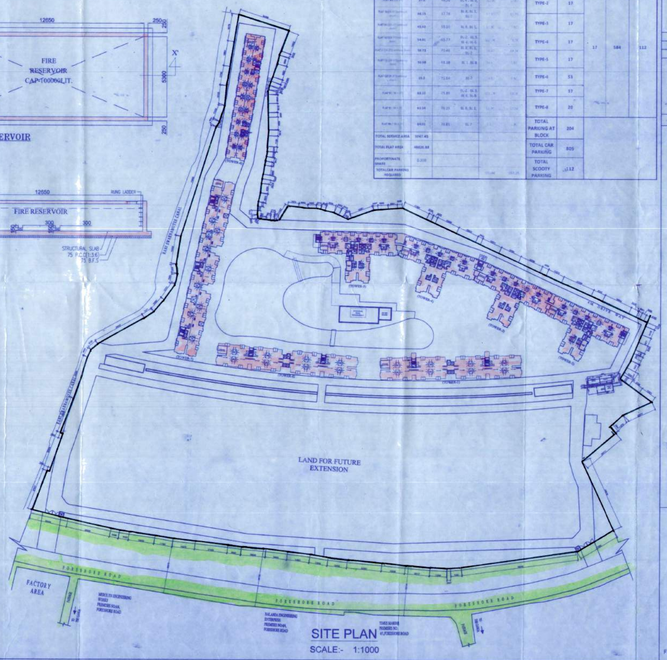
PLOT AREA	38.5225 ACRE	74150.138	SQM.		1561.00 SFT	SQ.FT.
PERMISSIBLE F.A.R		3.00				
P.A.R. PROPOSED		0.7643				
PERMISSIBLE GROUND COVERAGE (45%)		33367.56	SQM.			
PROPOSED GROUND COVERAGE OF BLOCKS AND GYM CHANGING AREA		6767.79	SQ.M.		72.8599	
BLOCK-1		1233.94	SQ.M.			
BLOCK-2		837.554	SQ.M.			
BLOCK-3		837.554	SQ.M.			
BLOCK-4		837.554	SQ.M.			
BLOCK-5		837.564	SQ.M.			
CONNECTING		60.72	SQ.M.			
BLOCK-6		952.363	SQ.M.			
BLOCK-7		1481.23	SQ.M.			
BLOCK-8		1178.5	SQ.M.			
GYM AREA AT 1ST FLOOR COVERAGE		695.403	SQ.M.			
TOTAL		8767.792	SQ.M.			
PERMISSIBLE BUILT-UP AREA		222603.418	SQ.M.			
PROPOSED BUILT-UP AREA		91005.484	SQ.M.			

AREA STATEMENT

TYPE	TYPICAL FLOOR (A)	NO OF BLOCKS (B)	OTHER AREA (D)	GR.FL. AREA (C)=(A×B+D)	GR.FL. FLAT (E)	GR.FL. SERVICE (F)	GR.FL. PARKING (G)	GR. FL. SHOP (S)	1ST AND 2ND FL (H)	TYP.FL. AREA (EACH)(I)	TOTAL BUILT-UP(H) (J=B×7XARB)	STAIR CARPET(K)	LIFT LOBBY(L)	LESS TOTAL BUILT-UP AREA FOR FAR (LET) (K+L=M)	LESS ROOF SERVICE OF ALL BLOCKS STAIR HEAD,LIFT M/R ROOM (O)	LESS LOBBY(P)	LESS TOILET AND LIFT M/R ROOM (Q)	TYPICAL FLOOR COVERED AREA	PERCENTAGE
TOWER 1	12	1		1112.910	420.82	76.56	615.530	NIL		1055.220	13160.02	521.10	156.00	14682.92	54.3	0	NIL	3458	30.900	2.87
TOWER 2,3,4	12	3		790.433	415.28	67.599	923.880	NIL		749.039	28411.841	475.41	234.00	27703.425	48.48	0	NIL	45.45	21.490	2.87
TOWER 5	12	1		790.433	415.28	67.599	307.960	NIL		749.039	9470.947	256.47	78.00	9234.477	15.15	26.52	41.91	15.15	21.490	2.87
CONNECTING CORRIDOR AND FIRE REFUGE STAIR	12	1		0.000	0.00	80.72	0.000			80.72	1068.36	500.11	0.00	543.95	47.99		NIL			
TOWER 6	3	1		952.363	0.00	101.065	851.348	NIL		837.755	938.77	48.76	24.00	866.05	30.03	0	NIL	30.03	25.000	2.96
TOWER7	3	1		1430.280	472.66	543.365	906.357	NIL		1327.680	1941.803	81.90	36.00	1823.903	54.03	0	NIL	38.45	38.250	2.86
TOWER 8	3	1		1135.960	311.16	394.57	430.230	NIL		1055.220	1760.95	69.60	24.00	1667.35	34.5	0	0	34.50	30.900	2.87
CLUB 1 GYM CHANGING GROUND FLOOR				595.403					94.52		689.923	34.020		655.903						
TOTAL											57424.634	1669.15	552.000	55203.464	264.15	26.52	41.91		

CAR PARKING PROVIDED

PARKING PROVIDED	BLOCK COVER	OPEN	MECHANI SED/OTH ICAL	PARKING
TYPE-1	26			
TYPE-2	15			
TYPE-3	13			
TYPE-4	17	17	184	112
TYPE-5	17			
TYPE-6	51			
TYPE-7	17			
TYPE-8	26			
TOTAL PARKING AT BLOCK	204			
TOTAL CAR PARKING	800			
TOTAL SCOOTY PARKING	112			



SITE PLAN
SCALE:- 1:1000

PROJECT (PHASE-I)

PROPOSED AFFORDABLE HOUSING UNDER PRADHAN MANTRI AWAS YOJANA AT PRE. NO.39/1 SHALIMAR ROAD, MOUZA SHIBPUR SHEET NO.169,170,179,180, J.L NO. 3 , L.R. KHATIAN NO. 170,9,15,17, L.R. DAG NO. 17,13,39,40,41,42,44,45,60,61,62,63,6,7,8,9,10,11,12,13, 14,15,16,17,21,22,24,1,2,11 P.S-SHIBPUR, WARD NO-39, BOROUGH -V,DIST HOWRAH-711103, UNDER HOWRAH MUNICIPAL CORPORATION.WEST BENGAL.

TITLE :

OVERALL GROUND FLOOR PLAN, SITE PLAN , LOCATION PLAN , S.T.P DETAIL AND U.G.R DETAIL(PHASE-I)

N

SPECIFICATION

1. 1ST CLASS CEMENT BRICK WORK IN SUPERSTRUCTURE
2. 200, THK EXT. BRICK WALL & 100, THK, INT. BRICK WALL IN 1:4 CEM-SAND MORTAR.
3. LEAN CONC. (1:3:6) WITH 19 MM. DOWN GRADED STONE CHIPS FOR ALL P. C. C. WORKS.
4. M-25 CONC.(1 : 1 : 2) FOR ALL R.C.C. WORKS.
5. 20 MM. & 15 MM. THK. PLASTER (1:5) ON EXT. & INT. BRICK WALL RESPECTIVELY & 10-MM. THK. PLASTER (1:3) ON CEILING
6. 20 X 6 FLAT ORNAMENTAL GRILL WITHIN WINDOW FRAME & AV. 40 MM. THK. MARBLE FLOORING INCLUDING SKIRTING OVER R.C.C. FLOOR SLAB
7. SINGLE LAYER F.B.S. IN FOUNDATION & PLINTH
8. HIRE & LABOUR FOR SHUTTERING & LABOUR WORKS INCLUDING STOUT PROPS TO BE PLACED AS PER DIRECTION
9. TOR STEEL BAR FOR ALL R.C.C. WORKS INCLUDING DISTRUTERS & SPACERS
10. SANITARY & PLUMBING FITTING & FIXING COMPLETE AS PER RULE
11. MATERIALS TO BE USED : CEMENT- PORTLAND, SAND- MEDIUM COARSE.
12. STONE CHIPS- 19 MM. DOWN GRADED.
12. CLEAR COVER TO MAIN REFN.: FOUNDATION- 50 MM., COLUMN- 40 MM., BEAM- 25 MM., SLAB- 20 MM.
13. GAL WOOD TO BE USED FOR DOOR & WINDOW FRAME & TEAK WOOD FOR SHUTTERS
14. ALL DIMENSIONS ARE IN MM. UNLESS OTHERWISE MENTIONED & WRITTEN DIMENSIONS WILL SUPERCEDE MEASURED DIMENSIONS.

D E C L A R A T I O N

THE PLOT IS BUTTED & BOUNDED BY BOUNDARY WALL. THE CHARACTER OF THE ROAD IS A M.C. ROAD. I DO HEREBY DISCLARE WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN BY ME AS PER PROVISION OF K.M.C. BUILDING RULES 2009 AS EXTENDED MUTATIS - MUTANDIS TO H.M.C. AND THE SITE CONDITION INCLUDING THE WIDTH OF THE ABUTTING ROAD CONFIRM WITH THE SITE PLAN AND THAT IS BUILDABLE SITE AND NOT A TANK OR FILLED UP LAND.

By OSEL BUSINESS AND SITE PRIVATE LIMITED
Director

SANJAY KUMAR GHOSH
Regn. No. CA/027/14004
31-A, Ganesh Chandra Road
Kolkata-700 013
APPOINTED AS ARCHITECT BY
SANJAY KUMAR GHOSH
RESI. NO. (LANDMARK)
28A, Dr. SARAT BANERJEE ROAD,
KOLKATA-700 029

SIGNATURE OF APPLICANT

D E C L A R A T I O N

1. CERTIFIED THAT THE FOUNDATION AND THE SUPER - STRUTURE OF THE BUILDING HAVE BEEN SO DESIGNED BY ME THAT IT IS SAFE IN ALL RESPECT INCLUDING IN THE CONSIDERATION OF THE BEARING CAPACITY & SETTLEMENT OF SOIL.
2. THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN DESIGNED BY ME CONSIDERING ALL POSSIBLE LOADS (HORIZONTAL & VERTICAL) AS PER THE NATIONAL BUILDING CODE OF INDIA.

BIBEK BIJAY MULLICK
B.E.E., 1175
KOLKATA MUNICIPAL CORPORATION
REGISTER OF STRUCTURAL ENGINEERS
BIBEK BIJAY MULLICK

SIGNATURE OF STRUCTURAL ENGINEER

UNDERTAKING

1) I / WE UNDERTAKE THAT WHEN THE SEWER LINE WILL BE AVAILABLE, I / WE SHALL TAKE CONNECTION AT MY OWN COST & AS PER RULE.
2) NO BUILDING MATERIALS WILL BE STACKED / DEPOSITED ON ROAD OVERNIGHT.
3) I / WE SHALL ARRANGE FOR RAISING & MAINTENANCE OF TREE AS SHOWN IN THE DRAWING AT MY OWN COST.

SCALE	1:500	REF NO.	EP/2018/SHIBPUR/HMC/BOR-V-39
DATE	8.11.18	SHT. NO.	
SEAT	P.S.I.B	DESIGNED	MS

ARCHITECTS

SANJAY KUMAR GHOSH
Regn. No. CA/027/14004
31-A, Ganesh Chandra Road
Kolkata-700 013
(WEST BENGAL)

SANJAY KUMAR GHOSH
28A, DR. SARAT BANERJEE ROAD,
KOLKATA 700 029
PH.NO- 2465-4130,4159

KMC/STR./140 NO. 3

THE DRAWINGS ARE PROPERTY OF SERVICE , 28 A , SARAT BANERJEE ROAD, KOLKATA-700 029, ANY REPRODUCTION ,CHANGES, DEVIATIONS IS NOT PERMISSIBLE, WITHOUT PRIOR INTIMATION TO SERVICE IN THE CONTRARY, THEY WILL BE TREATED AS ILLEGAL ACT

HOWRAH MUNICIPAL CORPORATION
BUILDING DEPARTMENT

FOR H.M.C. PURPOSE

APP-2-21

PARTY'S COPY

HOWRAH MUNICIPAL CORPORATION
Building Permit No. 334 / BP-125
Date 13/12/2021
Building Department

CORRECTION PLAN
BRC No.555/13.3/Ward No. 32

Asst. Engineer
Bldg. Department
Howrah Municipal Corporation

APPLICANT HAS TO EXHIBIT IT AT A CONSPICUOUS PLACE

PREMISES NO. :
NAME OF THE LBA : LBS :
NAME OF THE STRUCTURAL ENGG. :-
NAME OF THE GEO-TECHNICAL ENGINEER :-
NAME OF THE OWNER :-
NAME OF THE APPLICANT :-
BUILDING PERMIT :-

THE SANCTION IS VALID UP TO...22/4/2024

APPROVED AS PER ORDER OF COMMISSIONER Dt. 8/12/21

The applicant shall keep all the sub-soil trial plans and Specifications and shall also display a Board at the entrance of the Premises. The name of the Architect or Licensed Building Surveyor, Structural Engineer and Geo Technical Engineer, Name of Owner and number and date of the Building Permit.

CONSTRUCTION SITE SHALL BE MAINTAINED TO PREVENT MOSQUITO BREEDING IN SUCH CONSTRUCTION SITE, ANY WATER COLLECTION & PARTICULARLY LIFT WELLS, VATS, BASEMENT CURING SITES, OPEN RECEPTACLES ETC. MUST BE EMPTIED COMPLETELY ONCE A WEEK.

Sanctioned Conditionally on undertaking from the owner that if any part of the building to be constructed falls within the alignment of HMC, the same will be demolished by the owner at his/her risk and for this the owner will not claim any compensation from HMC.

Plan for sewer connection arrangement SEMI U. G. should be submitted at the Office of the Assistant Engineer of Borough and sanction to be obtained before proceeding with the work of Water Supply. Any alteration may lead to cancellation of sanction.

No rain water pipe should be fixed or connected to the sewer/gully. Drainage plan should be submitted at the Borough Assistant Engineer's Office and the sanction obtained before proceeding with the drainage work.

Structural plan and design calculation as submitted by the structural engineer have been kept with B.P. No. 334 / BP-125 Date 13/12/21 for record of the Howrah Municipal Corporation without verification for deletion from the submitted structural plan should be made at the time of erection which may lead to cancellation of sanction and demolition of the structure should be taken by the owner at his/her risk and necessary steps should be taken for the safety of the adjoining premises public and private properties and safety of human Life during construction.

Executive Engineer
Building Department
Howrah Municipal Corporation

PLACED IN MUNICIPAL BUILDING COMMITTEE DATED..8/12/21.....

Sanctioned subject to demolition of existing structure to provide open space as per plan before construction is started.

Before starting any Construction the site must confirm with the plan sanctioned and all the conditions as proposed in the plan should be fulfilled.

The validity of the written permission to execute the work is subject to the above conditions.

The Building Materials necessary for construction should conform to standard specified in the National Building Code of India.

Design of all structural Members including that of the foundations should conform to Standards specified in the National Building Code of India.

Non Commencement or Erection/ Re-Erection within Two Year will Require Fresh Application for Sanction.

RESIDENTIAL BUILDING

DEVATION WOULD BE AS PER DRAWING

Hazardous areas should be taken the priority of the form of an adjoining public and private premises during demolition. Also to avoid pollution due to dust particulate matter NOISE, Vibrations in general.