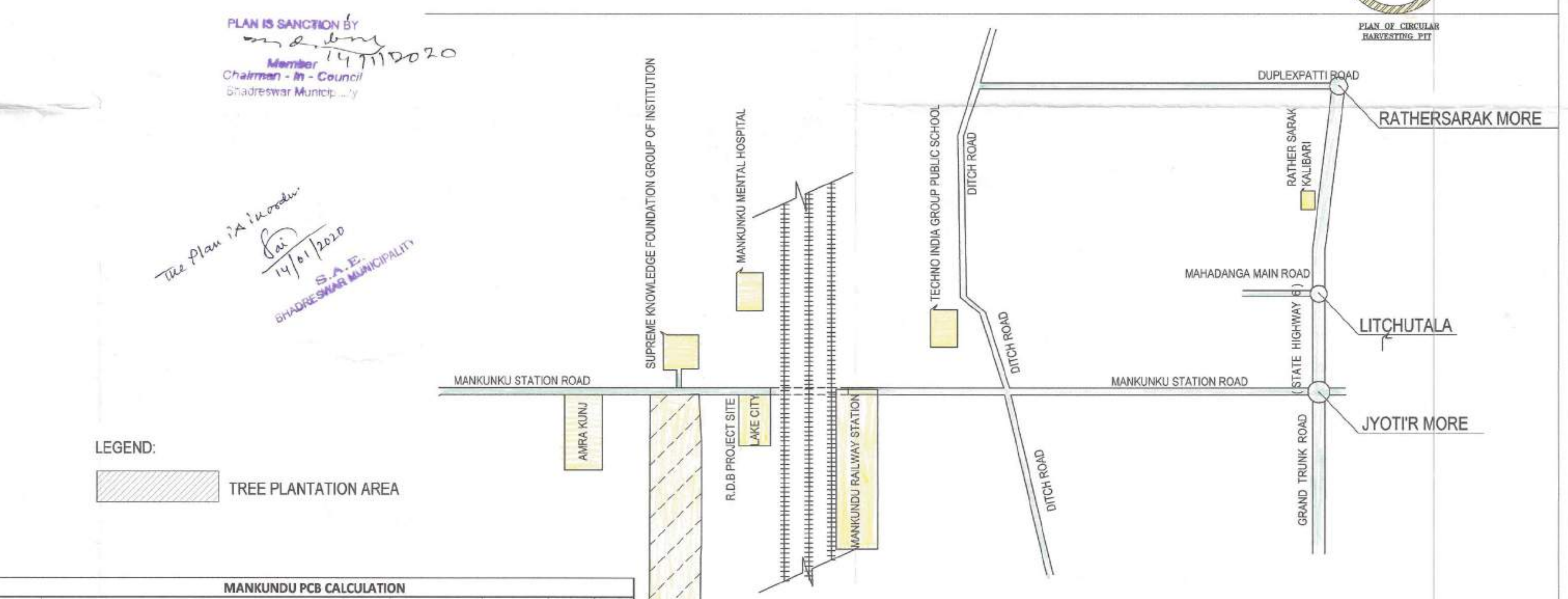
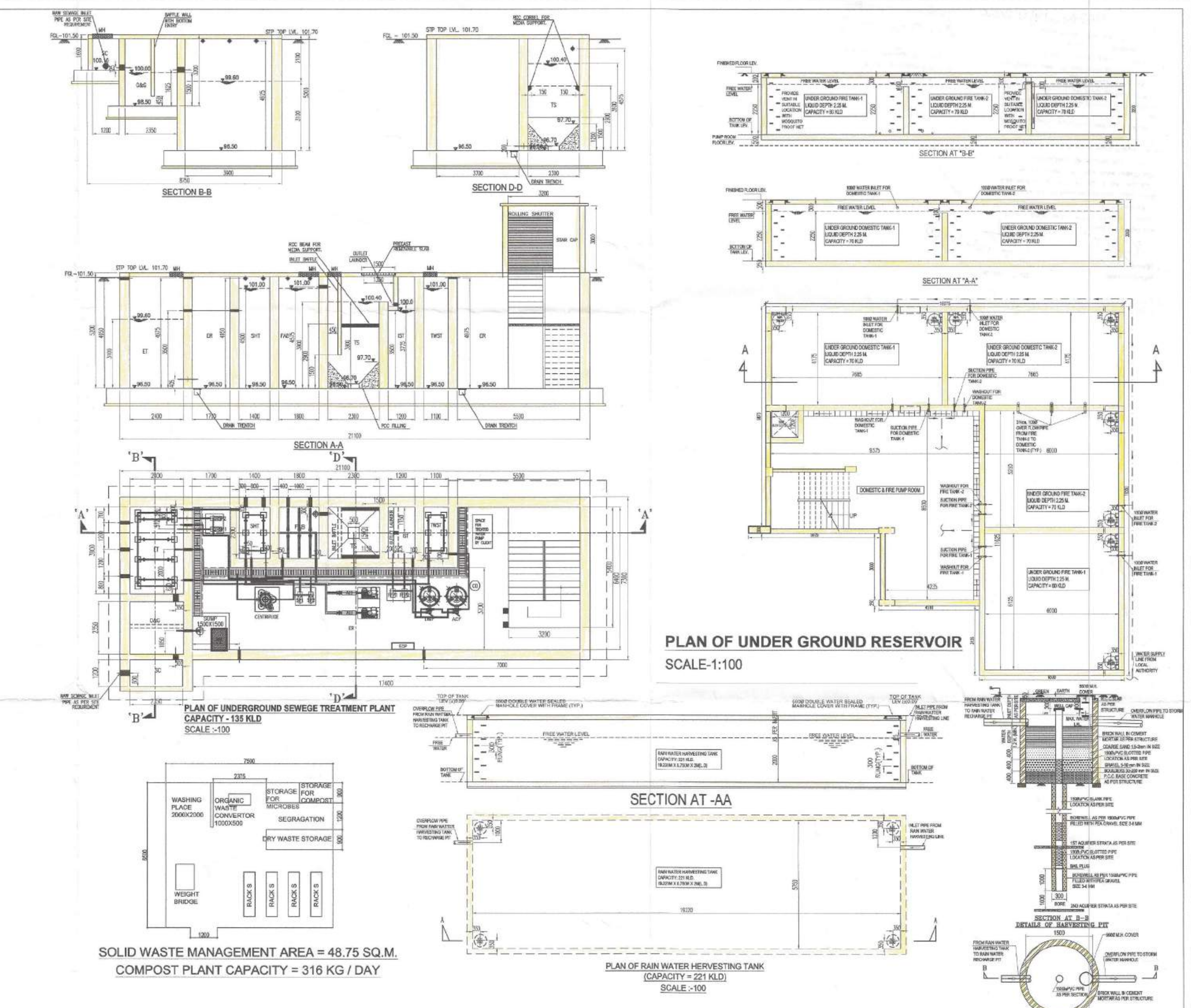


GROUND FLOOR PLAN WITH SITE



MANKUNDU PCB CALCULATION

Sl. NO.	ITEM	AREA (SQM)	(%)
1	TOTAL LAND AREA	18696.458	100.00%
2a)	GROUND COVERAGE PHASE - I	2722.930	14.56%
2b)	GROUND COVERAGE PHASE - II	4013.510	21.47%
3	SERVICES & AMENITIES	556.990	2.98%
4	TREE PLANTATION AREA	436.577	2.33%
5	SOFT AREA	397.182	2.12%
6	PAVED ROAD AREA	4281.120	22.90%
7	SEMI PAVED 1 (ROAD) @ 50% HARD & 50% GREEN	275.430	1.47%
8	SEMI PAVED 2 (PARKING) @ 20% HARD & 80% GREEN	3644.720	19.49%
9	AREA GIFTED TO MUNICIPALITY	488.900	2.62%
	TOTAL	18696.458	100.00%
10	TOTAL HARDSCAPE AREA (C=50% OF D+10% OF E)	4588.307	24.51%

1) AREA STATEMENT

1a) PLOT AREA	18696.458
1b) AREA OF STRIP GIFT	418.900
1c) NET LAND AREA AFTER STRIP GIFT	18277.558
2) ABUTTING ROAD WIDTH (AFTER GIFT)	21.4 m
3) PERMISSIBLE BUILDING HEIGHT	36.00 m
4) PROPOSED BUILDING HEIGHT (TOP OF SLAB)	31.45 m
5) PERMISSIBLE F.A.R.	2.26
6) PROPOSED F.A.R.	1.286
7) PERMISSIBLE GROUND COVERAGE	45.00%
8a) GROUND COVERAGE PHASE - I	14.56%
8b) GROUND COVERAGE PHASE - II	21.47%
9) PERMISSIBLE BUILT UP AREA	43067.031
10) PERMISSIBLE CUP BOARD AREA (3% OF B.U.A)	1262.011
11) EXISTING CUP BOARD AREA	377.510

2) EXISTING COVERED AREA FOR F.A.R.

BLOCK - 1 (G+VI)	GROUND FLOOR AREA	867.874
1ST FLOOR AREA	798.120	
2ND FLOOR PLAN	246.500	
3RD FLOOR PLAN	594.08	
TYPICAL FLOOR AREA (1ST TO 9TH)	543.03 x 5	2715.150
TOTAL AREA OF BLOCK 1	5221.724	
BLOCK 2 (G+IV)	GROUND FLOOR AREA	479.831
TYPICAL FLOOR AREA (1ST TO 9TH)	486.16 x 9	4375.44
TOTAL AREA OF BLOCK 2	4855.271	
BLOCK 3 (G+IV)	GROUND FLOOR AREA	835.46
1ST FLOOR AREA	518.37	
TYPICAL FLOOR AREA (2ND TO 9TH)	509.61 x 8	4076.88
TOTAL AREA OF BLOCK 3	5430.7	
BLOCK 4 (G+IX)	GROUND FLOOR AREA	539.78
TYPICAL FLOOR AREA (1ST TO 9TH)	543.3 x 9	4889.7
TOTAL AREA OF BLOCK 4	5429.48	

3) PROPOSED COVERED AREA FOR F.A.R.

46 NOS. ROW HOUSES (G+H) (TYPE - 12 NOS. & TYPE II - 34 NOS.)	3130.80
GROUND FLOOR AREA	1127.58
FIRST FLOOR AREA	1158.78
SECOND FLOOR AREA	743.16
TOTAL AREA OF 46 NOS. ROW HOUSES	2834.335

3) EXISTING EXEMPTION FOR F.A.R. :-

BLOCK 1	ACTUAL AREA OF COVERED PARKING	123.39
BLOCK 2	ACTUAL AREA OF COVERED PARKING	342.6
BLOCK 3	ACTUAL AREA OF COVERED PARKING	398.16
BLOCK 4	ACTUAL AREA OF COVERED PARKING	163.88
(a) EXISTING TOTAL CAR PARKING EXEMPTION		1028.03
BLOCK 1	AREA OF STAIR & LIFT LOBBY	315
BLOCK 2	STAIR AREA (GR TO 9TH)	31.5 x 10 x 1 = 315
BLOCK 3	LIFT LOBBY (GR TO 9TH)	6 x 10 x 1 = 60
BLOCK 4	STAIR AREA (GR & 1ST)	42.86 x 2 x 1 = 85.72
BLOCK 5	STAIR AREA (2ND TO 9TH)	31.5 x 8 x 1 = 252
BLOCK 6	LIFT LOBBY AREA (GR & 1ST)	6 x 2 x 1 = 12
BLOCK 7	LIFT LOBBY AREA (2ND TO 9TH)	6 x 8 x 1 = 48
BLOCK 8	STAIR AREA (GR TO 9TH)	31.5 x 10 x 1 = 315
BLOCK 9	LIFT LOBBY (GR TO 9TH)	6 x 10 x 1 = 60
BLOCK 10	STAIR AREA (GR, 1ST & 3RD)	69.234 x 3 x 1 = 207.702
BLOCK 11	LIFT LOBBY (GR, 1ST & 3RD)	12 x 3 x 1 = 36
BLOCK 12	STAIR AREA (2ND, 4TH TO 8TH)	31.5 x 6 x 1 = 189
BLOCK 13	LIFT LOBBY (2ND, 4TH TO 8TH)	6 x 6 x 1 = 36
(b) TOTAL EXISTING STAIR AREA EXEMPTION (BLOCK-1+2+3+4)		1364.422
(c) TOTAL EXISTING LIFT LOBBY AREA EXEMPTION (BLOCK-1+2+3+4)		252
(d) PROPOSED EXEMPTION FOR F.A.R. :-		
(a) TOTAL EXISTING STAIR AREA EXEMPTION	36.28 x 46 =	1668.88
TOTAL EXEMPTION AREA (a+b+c+d) =		4313.332
PROPOSED BUILT-UP AREA		24041.003
FLOOR AREA RATIO (F.A.R.) CONSUMED	24041.003 / 18696.458 =	1.286
CAR PARKING REQUIREMENT		
TOTAL REQUIRED CAR PARKING FOR EXISTING DEVELOPMENT		144.00
TOTAL PROVIDED CAR PARKING FOR EXISTING DEVELOPMENT		144.00
TOTAL REQUIRED CAR PARKING FOR PROPOSED DEVELOPMENT		46.00
TOTAL PROVIDED CAR PARKING FOR PROPOSED DEVELOPMENT		46.00
AREA OF SOLID WASTE MANAGEMENT		48.750
ROW HOUSE MATRIX		
3 BHK BUNGLOW ROW HOUSE		34
4 BHK BUNGLOW ROW HOUSE		12

LOCATION PLAN
SCALE :-1:4000

NOTES :-

- ALL DIMENSIONS ARE IN MM. UNLESS OTHERWISE MENTIONED.
- ALL EXTERNAL WALLS ARE 200 THK & INTERNAL WALLS ARE 125 THK.
- IF NOT STATED IN 1:4 CEMENT SAND MORTAR.
- ALL HORIZONTAL PROJECTION ARE 125 THK & 500 MM. PROJECTED.
- DEPTH OF SEPTIC TANK & UNDERGROUND WATER RESERVOIR SHOULD NOT EXCEED THE DEPTH OF FOUNDATION.
- GRADE OF CONCRETE & GRADE OF STEEL USED ARE M30 & M50 & F6500 RESPECTIVELY.
- R.C.C. FRAMED STRUCTURE.
- ANY DISCREPANCY IN SCALE, THE WRITTEN DIMENSION SHALL GOVERN.
- FOR SPECIFICATION OF MATERIALS & WORKMANSHIP N.B.C. 1984 TO BE FOLLOWED.
- OPEN TERRACE WITH LIME TERRACING OF RATIO 2:2:7.
- DAMP PROOF COURSE TO BE PROVIDED WITH P.C.C. (1:2:4).

CERTIFICATE OF OWNER/DEVELOPER :

CERTIFIED THAT I HAVE GONE THROUGH THE BUILDING RULES OF WEST BENGAL MUNICIPAL (BUILDING) RULES, 2007 AND ITS AMENDMENTS ALSO UNDERTAKE TO ABIDE BY THOSE RULES DURING & AFTER THE CONSTRUCTION OF THE BUILDING.

Certificate of Structural Reviewer

I/WE HEREBY CERTIFY THAT THE FOUNDATION AND SUPERSTRUCTURE OF PROPOSED RESIDENTIAL COMPLEX OF 46 NOS. OF G+H STORED ROW HOUSE & EXISTING 1 NO. OF G+VI STORED (BLOCK-1), 3 NOS. OF G+IX STORED (BLOCK-2,3,4) RESIDENTIAL BUILDING AT HOLDING NOS. OF L.R. DAG NO. 898, 47, 51, 55, 60, 61, 107, 139, 181 & 183 WITHIN THE MUNICIPAL LIMITS OF BHADRESWAR MUNICIPALITY AND UNDER WARD NO. 28, ROAD NAME KHAN ROAD, MOUZA - MANKUNDU, J.L. NO. - 9 DIST. - HOOGHLY, P.S. - BHADRESWAR HAVE BEEN PERSONALLY VISITED BY ME/US AND ALL THE DESIGNS, DRAWINGS, SOIL TEST REPORT AND LOAD TEST RESULTS FOR FOUNDATION AND SUPERSTRUCTURE HAVE BEEN DULY REVIEWED CONFORMING TO STIPULATIONS OF ALL LATEST RELEVANT IS CODE OF PRACTICE AND NATIONAL BUILDING CODE AND IT IS FOUND THAT EVERYTHING IS COMPLETELY IN ORDER AND THE PROPOSED FOUNDATION AND SUPER STRUCTURE ARE SAFE IN ALL RESPECT.

Certificate of Architect

I/WE HEREBY CERTIFY THAT THE PLANS, ELEVATIONS AND SECTIONS AND OTHER STRUCTURAL DETAILS OF PROPOSED RESIDENTIAL COMPLEX OF 46 NOS. OF G+H STORED ROW HOUSE & EXISTING 1 NO. OF G+VI STORED (BLOCK-1), 3 NOS. OF G+IX STORED (BLOCK-2,3,4) RESIDENTIAL BUILDING AT HOLDING NOS. OF L.R. DAG NO. 898, 47, 51, 55, 60, 61, 107, 139, 181 & 183 WITHIN THE MUNICIPAL LIMITS OF BHADRESWAR MUNICIPALITY AND UNDER WARD NO. 28, ROAD NAME KHAN ROAD, MOUZA - MANKUNDU, J.L. NO. - 9 DIST. - HOOGHLY, P.S. - BHADRESWAR HAVE BEEN PREPARED IN CONFORMITY WITH ALL RELEVANT PROVISIONS UNDER WEST BENGAL MUNICIPAL (BUILDING) RULES 2007 & AMENDMENTS. THIS ALSO TO CERTIFY THAT RELEVANT "NO OBJECTION" CERTIFICATES FROM THE RESPECTIVE AUTHORITIES SUCH AS FIRE AND EMERGENCY SERVICES DEPARTMENT, AIRPORT AUTHORITY, POLLUTION CONTROL BOARD, TELECOMMUNICATION DEPARTMENT ETC AS APPLICABLE IN THIS REGARD ARE ALSO CONSIDERED WITH THE APPLICATION FOR SEEKING APPROVAL OF THE PLAN TO CONSTRUCTION RECONSTRUCT ADDITION TO ALTERATION OF THE BUILDING ON THE SAID PLOT.

SIGNATURE OF ARCHITECT

PROJECT :

PROPOSED RESIDENTIAL COMPLEX OF 46 NOS. OF G+H STORED ROW HOUSE & EXISTING 1 NO. OF G+VI STORED (BLOCK-1), 3 NOS. OF G+IX STORED (BLOCK-2, 3 & 4) RESIDENTIAL BUILDING AT HOLDING NOS. 183 / I, KHAN ROAD, L.R. DAG NO. 898, 900, UNDER MOUZA - MANKUNDU, J.L. NO. 9, WITHIN THE MUNICIPAL LIMITS OF BHADRESWAR MUNICIPALITY AND UNDER WARD NO. 01, DISTRICT - HOOGHLY, P.S. - BHADRESWAR, PIN - 712139.

MAHESHWARI & ASSOCIATES
37A BAIER ROAD, 2ND FLOOR, ALPORE, KOLKATA- 700027.
Tel: 65334968, 65228884.

INTERIORS

SUBMISSION DRAWING

NORTH	DRG NO.	MA / MANKUNDU / AURA / ARCH / SD 701A
REV. DATE	14/06/2020	REV. NO. 0
SCALE	1:100, 1:50	DEALT M/USUMI
DATE	16.11.19	CHECKED K.P.

PLAN IS SANCTIONED BY
Member
Chairman - In - Council
Bhadreswar Municipality
14/11/2020

The Plan is sanctioned
14/11/2020
S.A. J.
BHADRESWAR MUNICIPALITY

LEGEND:
TREE PLANTATION AREA