

GROUND FLOOR PLAN  
SCALE:- 1:100

**AREA STATEMENT:-**  
 AREA OF PLOT (40 DEC.) = 1618.73 SQ.M.  
 AREA OF PLOT (AS PER PHYSICAL) = 1400.55 SQ.M.  
 PERMISSIBLE F.A.R. = 2.0  
 PERMISSIBLE BUILT UP AREA (1400.55\*2.0) = 2801.1 SQ.M.  
 PROPOSED BUILDING HT. = G+IV  
 PERMISSIBLE GROUND COVERAGE (50%) = 700.275 SQ.M.  
 PROPOSED GROUND COVERAGE (48.487%) = 679.09 SQ.M.  
 PROPOSED GROUND FLOOR AREA = 667.30 SQ.M.  
 PROPOSED TYPICAL (1ST TO 4TH) FLOOR AREA = 635.69 SQ.M.  
 PROPOSED TOTAL FLOOR AREA (667.3+635.69\*4) = 3210.06 SQ.M.  
 PROPOSED TOTAL WARDROBE AREA = 56.0 SQ.M.

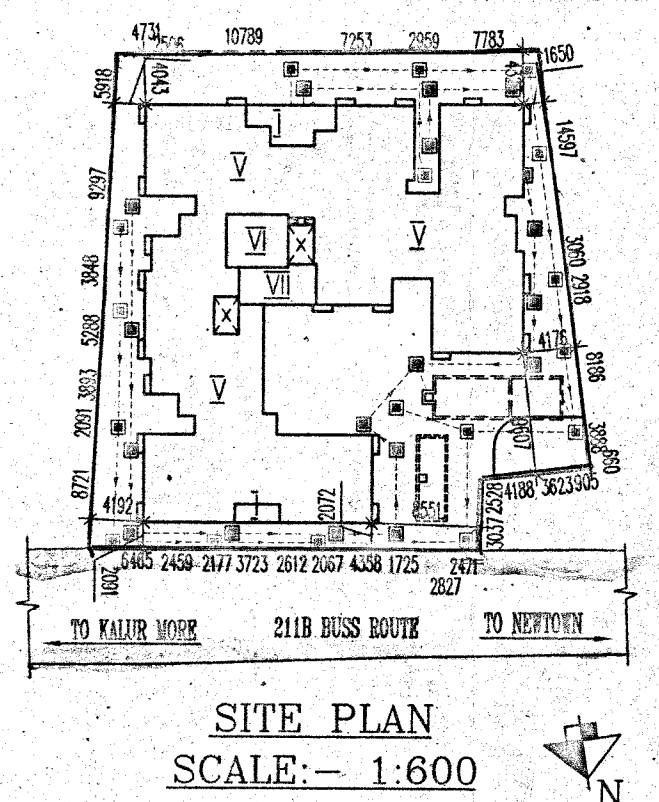
**EXEMPTION**  
 RESIDENTIAL STAIR AREA (12.69\*5 FLS.) = 63.45 SQ.M.  
 LIFT LOBBY AREA (6.0\*5 FLS.) = 30.0 SQ.M.  
 CAR PARKING AREA AT GROUND FLOOR = 463.86 SQ.M.  
 TOTAL EXEMPTION AREA (63.45+30.0+463.86) = 557.31 SQ.M.  
 PROPOSED TOTAL FLOOR AREA AFTER EXEMPTION = 2652.75 SQ.M.  
 (3210.06-557.31)  
 PROPOSED FAR (2652.75/1400.55) = 1.894

**FLAT DETAIL (PROPOSED)**  
 2BHK = 7\*4 FLS. = 28 NOS.  
 3BHK = 2\*4 FLS. = 08 NOS.  
 TOTAL NO OF FLAT=36 NOS.  
 TOTAL NO OF USERS (36 FLATS @ 5 PERSON) =180 NOS.

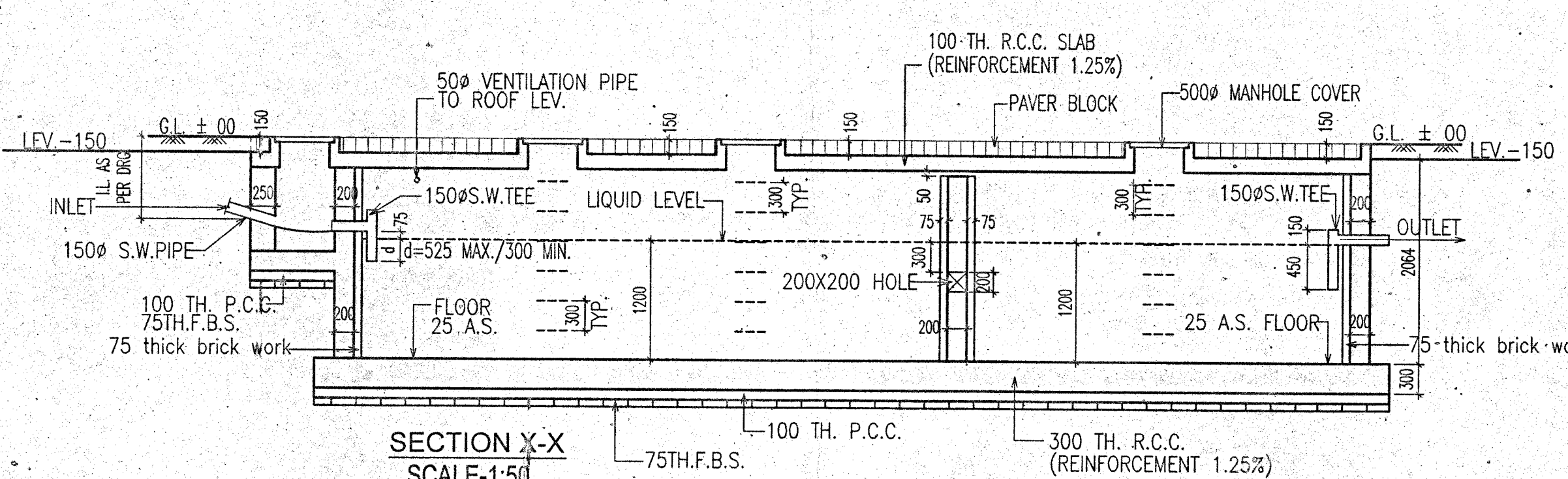
**CAR PARKING CALCULATION**  
**COMMERCIAL**  
 SHOP AREA AT GROUND FLOOR = 63.71 SQ.M.  
 NO. OF CARS REQUIRED = 01 NOS.  
**RESIDENTIAL**  
 FLAT AREA 75 TO 100 SQ.M. = 36 NOS.  
 REQUIRED NO. OF CARS = 18 NOS.  
 TOTAL NOS. OF CARS REQUIRED (1+18) = 19 NOS.  
 TOTAL NOS. OF CARS PROVIDED (COVERED=24 & OPEN=4) = 28 NOS.

**TYPICAL FLAT AREA CHART OF EACH FLOOR**

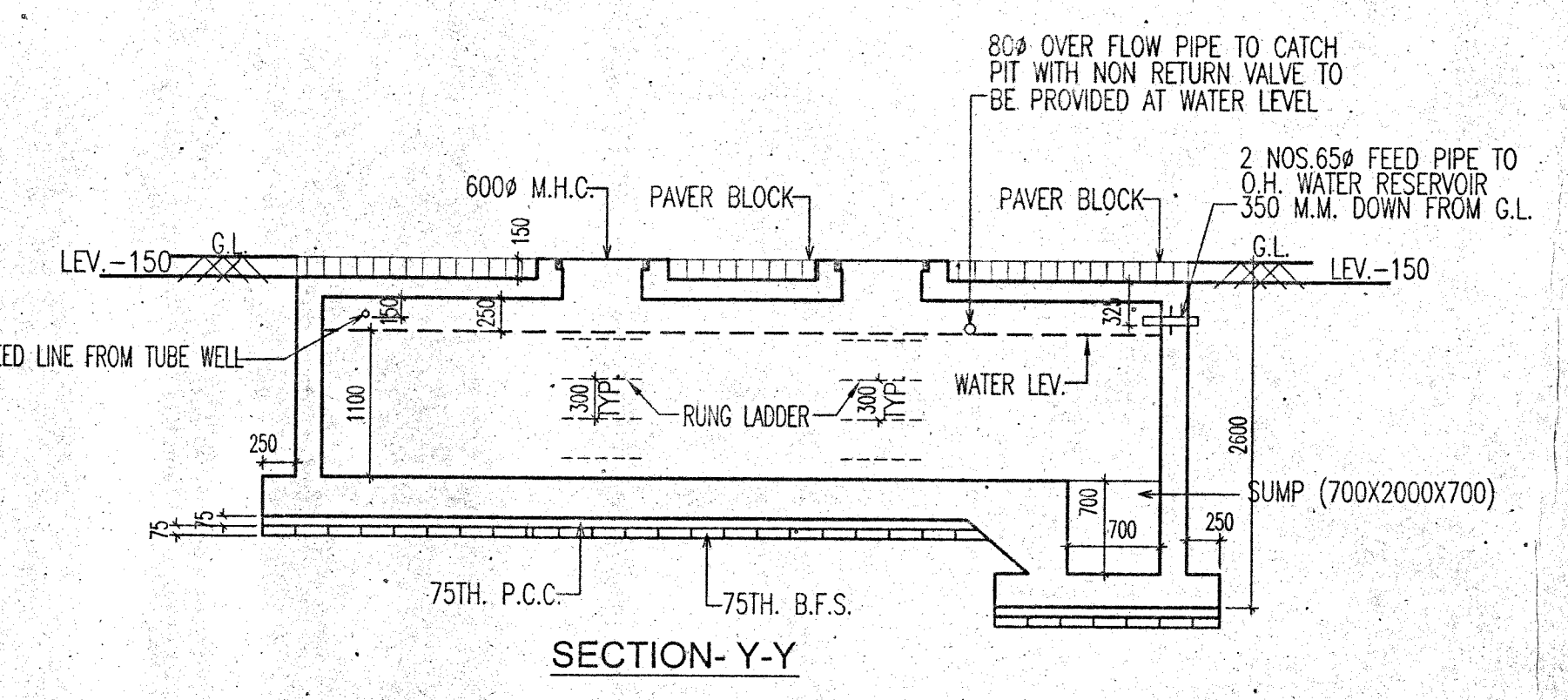
FLAT MKD.	FLAT TYP.	FLAT BUILT UP AREA (SQ.M.)	NOS.
A	2 BHK	62.41	4
B	2 BHK	60.53	4
C	2 BHK	59.24	4
D	2 BHK	59.24	4
E	3 BHK	76.90	4
F	2 BHK	59.88	4
G	2 BHK	59.53	4
H	3 BHK	79.97	4
I	2 BHK	59.47	4



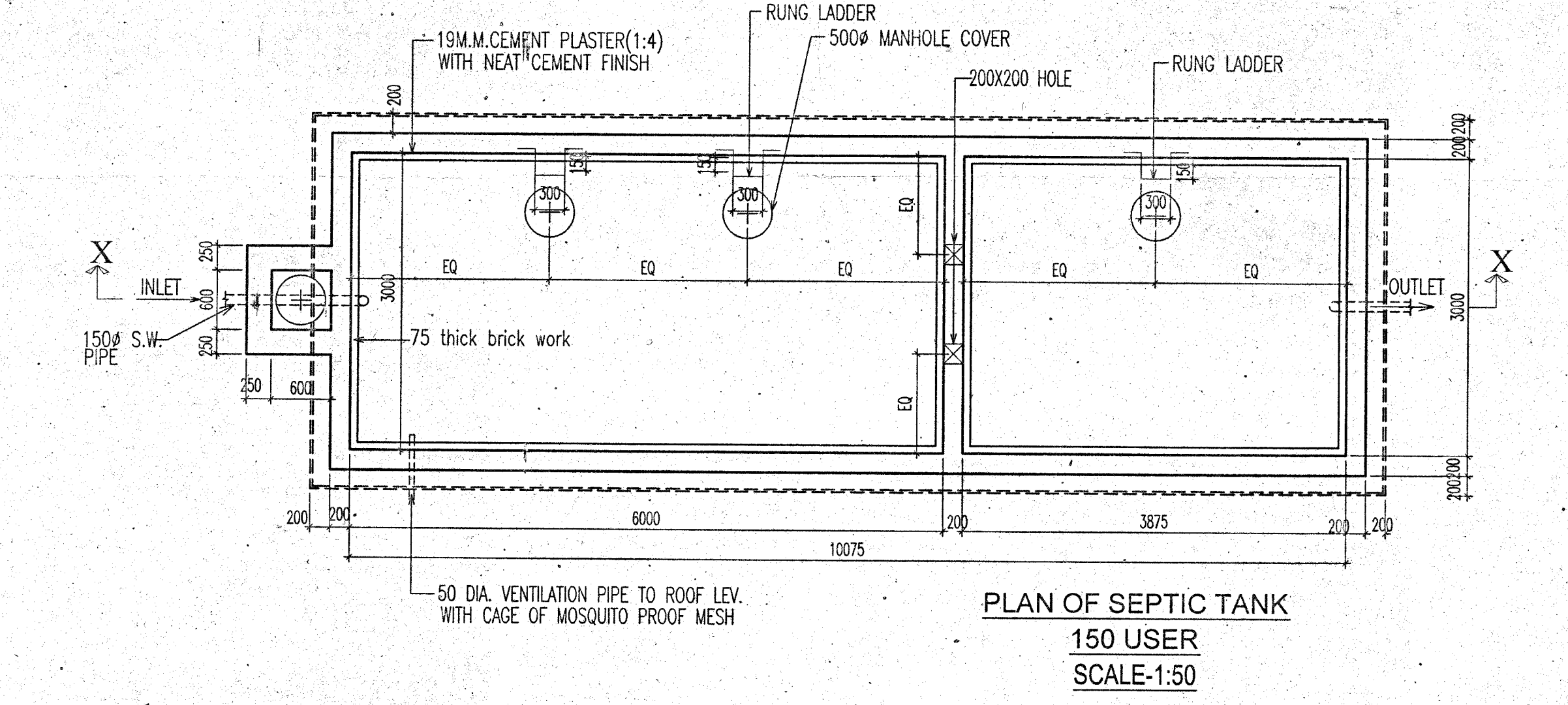
SITE PLAN  
SCALE:- 1:600



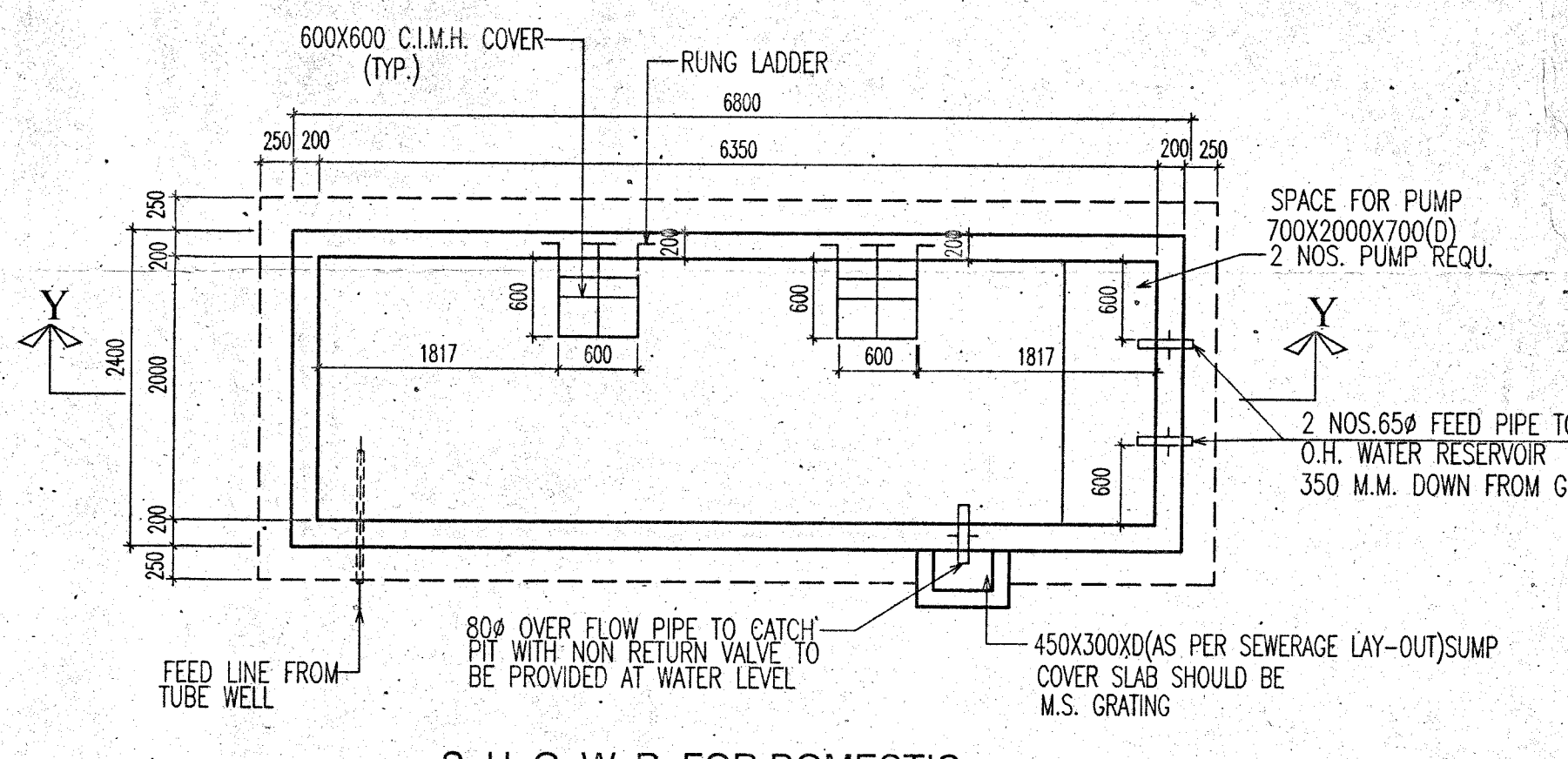
SECTION X-X  
SCALE:1:50



SECTION Y-Y  
SCALE:1:50



PLAN OF SEPTIC TANK  
150 USER  
SCALE:1:50



S. U. G. W. R. FOR DOMESTIC  
CAP:-14,000 LTS.  
SCALE:1:50

**SCHEDULE OF DOORS & WINDOWS**

TYPE	SKILL	LEVEL	SIZE	TYPE	SKILL	LEVEL	SIZE
D	-	2100	1500X2100	WT	275	2100	1500X1825
D1	-	2100	1100X2100	WTA	275	2100	1400X1825
D2	-	2100	900X2100	W2	275	2100	1100X1825
D3	-	2100	825X2100	W3	275	2100	900X1825
D4	-	2100	750X2100	WK	1650	2100	900X1850
DW	-	2100	1500X2100	WS	300	2100	1300X2000
				WS1	275	2100	1500X1825
				V1	1200	2100	600X900
				V2	1200	2100	500X900

**SPECIFICATION OF BUILDING**

- ALL DIMENSIONS ARE IN MM.
- 1ST CLASS CEMENT BRICK WORK IN SUPER STRUCTURE.
- 125X75 MM THK. 1ST CLASS BRICK WORK 1:4 WITH H.B. WIRE NETTING.
- LEAN CONC. 1:3:6 WITH 16 MM. DOWN GRADED STONCHIPS.
- R.C.C. WORK FOR ROOF, SLAB, LEVEL, BEAM, COLUMN (M-15).
- CEMENT SAND PLASTER 19 MM. THK. ON OUTSIDE & INSIDE WALLS ON 12 MM. & 6 MM. THK. IN CEILING & R.C.C. CHAJJA.
- 20 MM. THK. L.P.S. FLOORING WITH HEAT CEMENT AT TOP INCL. SKIRTING.
- A BRICK FLAT SOLING IN FLOORING & FOUNDATION.
- MILD STEEL T BARS FOR COLUMNS, BEAMS, UTILITY & STAIRS INCLUDING DISTRIBUTORS & BINDERS.
- HIRE & LABOUR FOR SHUTTERING OF R.C.C. WORKS INCLUDING STOUT PROP. TO BE PLACED AS PER DIRECTION.
- SANITARY & PLUMBING, FITTING & FIXING COMPLETE AS PER DIRECTION.
- ALL OUTSIDE WALLS 250 MM. THK. & INSIDE WALL 125 & 75 MM. THK. AS STATED WITH H.B. WIRE NETTING IN EVERY 3RD LAYER.

**SIGNATURE OF OWNER**  
 I/WE CONFIRM THAT THE ERECTION OF BUILDING TO BE UNDERTAKE SHALL BE STRICTLY IN ACCORDANCE WITH THE NRDA PLANNING AREA ACT 2014 AND THE RULES MADE THERE UNDER.

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**CERTIFICATE OF ARCHITECT**

I CERTIFY THAT ALL THE ARCHITECTURAL DRAWINGS OF THE PROJECT AT J.L. NO. -32, DAG NOS.-1610, 1611 KHATHAN NOS. - 8685, 8686, 8690, 8691, 8692, 8693, 8694, 8695 MOUZA - MUHAMMAD PUR, UNDER RAJARHAT-BISHNUPUR NO -1 GRAM PANCHAYET RAJARHAT, DIST.- NORTH 24 PARGANAS. HAVE BEEN PREPARED BY ME COMPLYING WITH THE NEW TOWN KOLKATA PLANNING AREA (BUILDING) RULES, 2014. I ALSO CERTIFY THAT THE PLANS AND DRAWINGS PREPARED BY ME COMPLYING WITH ALL THE PROVISIONS REGARDING THE FIRE PROTECTION AS PER THE PREVAILING NATIONAL BUILDING CODE OF INDIA. I SHALL BE HELD RESPONSIBLE IF ANY INCORRECT INFORMATION IS FURNISHED BY ME OR ANY VIOLATION OF PROVISIONS OF THESE RULES OR THE PREVAILING NATIONAL BUILDING CODE IS FOUND IN ANY OF THE DRAWINGS AND DOCUMENTS, SIGNED BY ME AND SUBMITTED TO THE SANCTIONING AUTHORITY FOR OBTAINING SANCTION.

**SIGNATURE OF ARCHITECT**  
 Rajkumar Agarwa  
 Architect  
 Member of Council of Architecture CA / 94 / 17940

**SIGNATURE OF ARCHITECT**  
 It is HEREBY CERTIFIED THAT THE STRUCTURAL DRAWINGS ARE PREPARED FOR EARTHQUAKE RESISTANCE IN ACCORDANCE WITH BIS & NBC 2005.

**SIGNATURE OF GEO-TECHNICAL ENGINEER**  
 Rupak Kumar Banerjee  
 RUPAK KUMAR BANERJEE  
 B.C.E., M.E., M.I.S.  
 M.I.E., CHARTERED ENGINEER  
 ENLISTED GEO TECHNICAL ENGINEER (M.I.C.)  
 G.1785 (M.I.C.), LM-4275, M-1530765

**CERTIFICATE OF STRUCTURAL ENGINEER**  
 CERTIFIED THAT THE STRUCTURAL DESIGN & DESIGN OF BOTH FOUNDATION & SUPER STRUCTURE OF THE BUILDING / BUILDINGS HAS BEEN MADE CONSIDERING THE SOIL TEST REPORT, AS PER THE RULES AND REGULATIONS MADE UNDER THE ACT AND ALSO CONSIDERING ALL POSSIBLE LOADS, STRESSING LOADS AND THE MOMENTS GENERATED BY THE PROPOSED STRUCTURE AS PER THE BUREAU OF INDIAN STANDARD AND NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECT AND THESE PROVISIONS SHALL BE ADHERED TO DURING THE CONSTRUCTION.

**SIGNATURE OF STRUCTURAL ENGINEER**  
 Mainak Majumdar  
 B.C.E., M.E., (Struct)  
 ESE-152/A of CMC  
 STERN/INDIA/10/0020  
 074/RUPSON/ESSE/1412

**TITLE**  
 GROUND FLOOR PLAN, SITE PLAN, LOCATION PLAN, DETAIL OF SEPTIC TANK & DETAIL OF UNDER GROUND WATER WATER RESERVOIR.

**PROJECT**  
 COMPLETION PLAN OF G+IV STORED (L.95 MT. HT.) RESIDENTIAL BUILDING AT J.L. NO. - 32, DAG NOS. - 1610, 1611 KHATHAN NOS. - 8685, 8686, 8690, 8691, 8692, 8693, 8694, 8695 MOUZA - MUHAMMAD PUR, UNDER RAJARHAT-BISHNUPUR NO -1 GRAM PANCHAYET RAJARHAT, DIST.- NORTH 24 PARGANAS.

DATE	JOB. NO.	DEALT	CHECKED	SHEET NO.
28.01.2020	ARCH/638/2017	SOMNATH		01 OF 05

SCALE:- 1:50 (100)  
600,4000

**ARCHITECT**  
 RAJ AGARWAL & ASSOCIATES  
 88,ROYD STREET, KOLKATA-10

**FOR OFFICE USE ONLY**  
 Executive Officer  
 Rajarhat Panchayat Samity  
 Rajarhat, North 24 Parganas

SANCTIONED & APPROVED