



AREA CALCULATION

AREA OF LAND = 45 DEC. = 19602 SQFT. =	1921.07 SQM.
AVAILABLE ROAD WIDTH =	10.50 MT.
PERMISSIBLE FAR =	2.25
PERMISSIBLE BUILT UP AREA =	4097.41 SQM.
(1821.07*2.25)	
PERMISSIBLE GROUND COVERAGE = (50%) =	910.54 SQM.
PROPOSED BUILDING HEIGHT =	14.95 MT.

BLOCK - 1 (G+4 FLS.)

PROPOSED GROUND COVERAGE =	402.08 SQM.
PROPOSED GROUND FLOOR AREA =	589.37 SQM.
PROPOSED TYPICAL FLOOR (1ST TO 4TH) AREA =	374.21 SQM.
PROPOSED TOTAL FLOOR AREA =	1886.21 SQM.
(389.37+374.21*4 FLS.)	

BLOCK - 2 (G+4 FLS.)

PROPOSED GROUND COVERAGE =	403.93 SQM.
PROPOSED GROUND FLOOR AREA =	396.28 SQM.
PROPOSED TYPICAL FLOOR (1ST TO 4TH) AREA =	376.06 SQM.
PROPOSED TOTAL FLOOR AREA =	1800.52 SQM.
(396.28+376.06*4 FLS.)	

PROPOSED TOTAL WAREHOUSE AREA = 17.40 SQM.
(8.65+8.75)

PROPOSED ACTUAL CAR PARKING AREA = 512.22 SQM.
(264.97+247.25)

PROPOSED GROUND COVERAGE (44.26%) = 806.01 SQM.
(402.08+403.93)

PROPOSED TOTAL BUILT UP AREA = 3766.73 SQM.
(1886.21+1900.52)

EXEMPTION

TOTAL STAIR AREA =	126.90 SQM.
(12.69*5 FLS.) * 2 NOS.	
TOTAL LIFT LOBBY AREA =	30.00 SQM.
(3*5 FLS.) * 2 NOS.	
TOTAL CAR PARKING AREA =	700.00 SQM.
(28 NOS. CAR * 25)	
TOTAL EXEMPTION AREA =	856.90 SQM.
(126.9+30.0+700.00)	

PROPOSED TOTAL BUILT UP AREA FOR FAR = 2929.83 SQM.
(3766.73-856.9)

PROPOSED FAR = 1.61
(2929.83/1821.07)

NO. OF FLAT CALCULATION

BLOCK - 1	
3 BED ROOM FLAT =	8.00 NOS.
2 BED ROOM FLAT =	12.00 NOS.
BLOCK - 2	
3 BED ROOM FLAT =	8.00 NOS.
2 BED ROOM FLAT =	12.00 NOS.
TOTAL NOS OF FLAT =	40.00 NOS.
TOTAL NOS OF USERS =	200.00 NOS.
(40 NOS. FLAT X 5 PERSON)	

CAR PARKING CALCULATION

RESIDENTIAL	
FLAT AREA 75 SQM. TO 100 SQM. =	24.00 NOS.
REQUIRED NOS. OF CAR =	12.00 NOS.
FLAT AREA ABOVE 100 SQM. =	16.00 NOS.
REQUIRED NOS. OF CAR =	16.00 NOS.
TOTAL NOS OF CAR REQUIRED =	28.00 NOS.
TOTAL NOS OF CAR PROVIDED =	28.00 NOS.
(COVERED = 26 & OPEN = 2)	

TYPICAL FLAT AREA CHART OF EACH FLOOR

BLOCK MKD.	FLAT MKD.	FLAT TYPE	BUILT UP AREA (SQM.)	NOS.
1	A	3 BHK	80.08	4 NOS.
	B	2 BHK	59.35	4 NOS.
	C	3 BHK	74.63	4 NOS.
	D	2 BHK	59.11	4 NOS.
	E	3 BHK	80.02	4 NOS.
2	F	3 BHK	80.08	4 NOS.
	G	3 BHK	81.85	4 NOS.
	H	2 BHK	59.24	4 NOS.
	I	3 BHK	74.63	4 NOS.
J	2 BHK	59.35	4 NOS.	

SCHEDULE OF DOORS & WINDOWS

TYPE	SILL	UNTEL	SIZE	TYPE	SILL	UNTEL	SIZE
D	-	-	2100	1500X2100	W1	275	2100
D1	-	-	2100	1100X2100	W2	275	2100
D2	-	-	2100	900X2100	W3	275	2100
D4	-	-	2100	750X2100	W4	800	2100
DW	-	-	2100	1800X2100	WS	800	2100
DW1	-	-	2100	1500X2100	WS	1050	2100
DW2	-	-	2100	1425X2100	WS	1050	2100
				V1	1200	2100	600X900
				V2	1200	2100	350X900

SPECIFICATION OF BUILDING

- ALL DIMENSIONS ARE IN MM.
- 1ST CLASS CEMENT BRICK WORK IN SUPER STRUCTURE.
- 120TBS 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, LANTER, 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 NEAT CEMENT AT TOP INCL. SKIRTING.
- A BRICK FLAT SOLING IN FLOORING & FOUNDATION.
- MILD STEEL BARS FOR COLUMNS, BEAMS, LANTERS & SLABS INCLUDING DISTRIBUTORS & BRIDGES.
- HIRE & LABOUR FOR SHUTTERING OF R.C.C. WORKS INCLUDING STOOD PROP. TO BE PLACED AS PER DIRECTION.
- SAVITRY & PLUMBING, FITTING & FINISH 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

CERTIFICATE OF ARCHITECT

I CERTIFY THAT ALL THE ARCHITECTURAL DRAWINGS OF THE PROJECT AT J.L. NO. - 28, DAG NOS. - 701(P), 701/860 KHATIAN NOS. - 3037, MOUZA - BHATTENDA, 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 FOR 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 Agarwal
Architect
Member of Council of Architecture CA/94/17949

SIGN. OF ARCHITECT

CERTIFICATE OF STRUCTURAL ENGINEER

I HEREBY CERTIFY THAT THE STRUCTURAL DRAWINGS ARE PREPARED FOR EARTHQUAKE RESISTANCE IN ACCORDANCE WITH IS & IS 2006.

Signature of Structural Engineer: Mainak Majumdar
B.C.E., M.C.E. (Struct)
REG-1827 of CMC
STER/NK/NO/10/0020
074/R/PS/NO/ISE/11-12

SIGN. OF STRUCTURAL ENGINEER

TITLE

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

PROJECT

COMPLETION PLAN OF G+V STORIED (14.95 MT. HT.) RESIDENTIAL BUILDING AT J.L. NO. - 28, DAG NOS. - 701(P), 701/860 KHATIAN NOS. - 3037, MOUZA - BHATTENDA, UNDER RAJARHAT - BISHNUPUR NO. - 1 GRAM PANCHAYET RAJARHAT, DIST. - NORTH 24 PARGANAS.

DATE	JOB. NO.	DEALT	CHECKED	SHEET NO.
18.11.2020	ARCH/631/2017	SOMNATH		02 OF 05

SCALE: 1:50, 1:100, 1:600, 1:4000

ARCHITECT

RAJ AGARWAL & ASSOCIATES
88, ROYD STREET, KOLKATA - 16

FOR OFFICE USE ONLY

Executive Officer:
Rajarhat Panchayat Samity