

SPECIFICATION

- 1 ALL DIMENSION IN MM UNLESS OTHERWISE MENTIONED.
- 2 ALL EXTERNAL WALLS ARE 200 MM THK AND INTERNAL WALLS ARE 125 MM THK UNLESS NOTED.
- 3 DEPTH OF U.G.R. SHOULD NOT EXCEED THE DEPTH OF NEIGHBOURING R.C.C FOUNDATION.
- 4 PROPORTION OF MORTAR IS 1:5 FOR 250 THK & 1:4 FOR 125 THK OTHER WALL.
- 5 GRADE OF CONCRETE = M20 & M15.
- 6 GRADE OF STEEL FOR CONCRETE IS 415.
- 7 ALL WORKS SHALL CONFORM TO IS BUILDING CODE 486:2000.
- 8 NO REINFORCEMENT IS TO BE EXPOSED BEYOND CONC. FOR OTHER CASTING OR LATER.

AREA STATEMENT

TOTAL AREA OF THE PLOT = 1497.21 SQ.M. (1611.80 FT. x 122.86 FT.)

FORBIDDABLE GROUND AREA (GFA) = 648.23 SQ.M. (6973.92 FT. x 122.86 FT.)

2 NOS. OF BLOCK PRESENT IN ALLOT. MENTIONED GROUND COVER AREA = 275.58 SQ.M. (551.16 SQ.M. x 42.51 FT.)

PROPOSED HEIGHT OF THE BUILDING = 17.50 M.

SANCTIONED COVERED AREA (FOR G+V)

BLOCK-1 & BLOCK-2

BLOCK-1

GROUND FLOOR AREA	= 261.98 SQ.M.
1ST FLOOR AREA	= 275.58 SQ.M.
2ND FLOOR AREA	= 275.58 SQ.M.
3RD FLOOR AREA	= 275.58 SQ.M.
4TH FLOOR AREA	= 275.58 SQ.M.
5TH FLOOR AREA	= 275.58 SQ.M.
TOTAL COVERED AREA	= 1566.82 SQ.M.

BLOCK-2

GROUND FLOOR AREA	= 245.85 SQ.M.
1ST FLOOR AREA	= 275.58 SQ.M.
2ND FLOOR AREA	= 275.58 SQ.M.
3RD FLOOR AREA	= 275.58 SQ.M.
4TH FLOOR AREA	= 275.58 SQ.M.
5TH FLOOR AREA	= 275.58 SQ.M.
TOTAL COVERED AREA	= 1528.77 SQ.M.

SANCTIONED TOTAL COVERED AREA = (1566.82 + 1528.77) = 3095.59 SQ.M.

F.A.R. CALCULATION

EXISTING GROUND FLOOR AREA = 42.51 SQ.M.

LESS AREA FOR STAIR & LIFT LOBBY = (11.76 x 5.5) + (2.4 x 4.0) = 87.12 SQ.M.

LESS AREA FOR CAR PARKING = (16 x 20) = 320.00 SQ.M.

TOTAL F.A.R. AREA = (177.24) = 177.24 SQ.M.

PROPOSED F.A.R. = 275.58 x 1.12 = 308.65 SQ.M.

PROPOSED COVERED AREA (FOR G+V)

PROPOSED 5TH FLOOR COVERED AREA = 275.58 SQ.M. (BLOCK - 1)

PROPOSED 4TH FLOOR COVERED AREA = 275.58 SQ.M. (BLOCK - 1)

PROPOSED TOTAL COVERED AREA = (275.58 + 275.58) = 551.16 SQ.M. @ 1932.64 Sq.ft.

PROPOSED F.A.R. CALCULATION

LESS AREA FOR STAIR & LIFT LOBBY = (11.76 x 5.5) + (2.4 x 4.0) = 87.12 SQ.M.

LESS AREA FOR CAR PARKING = (16 x 20) = 320.00 SQ.M.

TOTAL F.A.R. AREA = (177.24) = 177.24 SQ.M.

PROPOSED F.A.R. = 275.58 x 1.12 = 308.65 SQ.M.

TOTAL F.A.R. = 177.24 + 308.65 = 485.89

CAR PARKING CALCULATION (RESIDENTIAL PORTION)

BLOCK-1

EXISTING GROUND FLOOR AREA	= 42.51 SQ.M.
EXISTING 1ST FLOOR AREA	= 275.58 SQ.M.
EXISTING 2ND FLOOR AREA	= 275.58 SQ.M.
EXISTING 3RD FLOOR AREA	= 275.58 SQ.M.
EXISTING 4TH FLOOR AREA	= 275.58 SQ.M.
EXISTING 5TH FLOOR AREA	= 275.58 SQ.M.
TOTAL COVERED AREA	= 1566.82 SQ.M.

BLOCK-2

EXISTING GROUND FLOOR AREA	= 42.51 SQ.M.
EXISTING 1ST FLOOR AREA	= 275.58 SQ.M.
EXISTING 2ND FLOOR AREA	= 275.58 SQ.M.
EXISTING 3RD FLOOR AREA	= 275.58 SQ.M.
EXISTING 4TH FLOOR AREA	= 275.58 SQ.M.
EXISTING 5TH FLOOR AREA	= 275.58 SQ.M.
TOTAL COVERED AREA	= 1528.77 SQ.M.

TOTAL COVERED AREA = 3095.59 SQ.M.

LESS AREA FOR STAIR & LIFT LOBBY = 87.12 SQ.M.

LESS AREA FOR CAR PARKING = 320.00 SQ.M.

NET AREA FOR CAR PARKING = 2688.47 SQ.M.

AREA FOR CAR PARKING = 2688.47 SQ.M. @ 16m x 20m = 167.03 CAR PARKING.

TOTAL CAR PARKING REQUIRED = 31 NOS.

AREA FOR CAR PARKING CALCULATION (COMMERCIAL PORTION)

COMMERCIAL AREA FOR SHOP CAR PARKING REQUIRED FOR COMMERCIAL PART = 1 NO.

TOTAL CAR PARKING REQUIRED = 31 + 1 = 32 NOS.

TOTAL CAR PARKING PROVIDED = 167.03 NOS.

(17 NOS. COVERED, 150 NOS. OPEN)

SCHEDULE OF DOOR & WINDOW

TYPE	DESCRIPTION	NO.	HEIGHT	REMARKS
01	ROLL UP DOOR	01	2100	
02	FLUSH WOODEN DOOR	100	2100	
03	FLUSH DOOR	86	2100	
04	FLUSH P.V.C. DOOR	70	2100	
05	ALUMINUM SLIDING DOOR	825	1800	
06	ROLLING SHUTTER	1175	2400	
07	ROLLING SHUTTER	258	2400	
08	ROLLING SHUTTER	1175	2400	
09	ROLLING SHUTTER	1175	2400	
10	ALUMINUM SLIDING DOOR	180	1800	
11	ALUMINUM SLIDING DOOR	180	1800	
12	ALUMINUM SLIDING DOOR	180	1800	
13	ALUMINUM SLIDING DOOR	180	1800	
14	ALUMINUM SLIDING DOOR	180	1800	
15	ALUMINUM SLIDING DOOR	180	1800	
16	ALUMINUM SLIDING DOOR	180	1800	
17	ALUMINUM SLIDING DOOR	180	1800	

CERTIFICATE OF F.A.R.

I CERTIFY WITH FULL RESPONSIBILITY, THAT THE BUILDING PLAN HAS BEEN DRAWN AS PER PROVISION OF THE WEST BENGAL MUNICIPAL BUILDING RULES 2007. THE SITE CONDITION INCLUDING THE WIDTH OF THE ABUTTING ROAD CONFIRM WITH THE PLAN THAT IT IS FEASIBLE AND NOT TANK OR FILLED UP TANK.

CERTIFICATE OF E.S.E.

I CERTIFY WITH FULL RESPONSIBILITY, THAT THE FOUNDATION AND THE SUPER STRUCTURE OF THE BUILDING HAS BEEN DESIGNED BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND ALSO CONSIDERING THE BEARING CAPACITY AND SETTLEMENT OF SOIL AND CERTIFY THAT THE BUILDING IS SAFE & STABLE IN ALL RESPECT.

RASHMI DEALER PVT. LTD.
Pradeep Bhowmik
Director

SHREESHAM CONSTRUCTION PVT. LTD.
S. S. Saha
Director

PROJECT: REVISED (G+V) RESIDENTIAL BUILDING AT MOUDA, GHOLA HOLDING NO. 2, M.D. KALACHAND ROAD AT J.L. NO. 14, TQ. NO. 8, B.NO. 103 COMPRISED OF 8 DAG NO. 834 (P. & 83) APPARTAINING TO R.S. KHATUN NO. 1580 CORRESPONDING TO L.R. KHATUN NO. 897 UNDER THE POSSESSION OF GHOLA WITH IN THE LIMIT OF PANCHAIAT MUNICIPALITY IN WARD NO. 30 IN THE DISTRICT OF NORTH 24 PARGANAS. PROPOSED SANCTION PLAN NO. - 1160/10/3

CONSULTANTS: ARCHISTAR CONSULTANTS
1792 DAKSHINABATI ROAD, FAKIRA TOLA, DIST. BIRSA (NEAR ULTADANGA V.I.P. BARRAGE)
Tel: 93261 6506, 2534 0551 / 91-9051378702 E-mail: archistar@yahoo.co.in, archistar@gmail.com

DRG. No. A/C-275-A-R/S-2-0-04-17-01

ARCHITECTURAL DRAWINGS

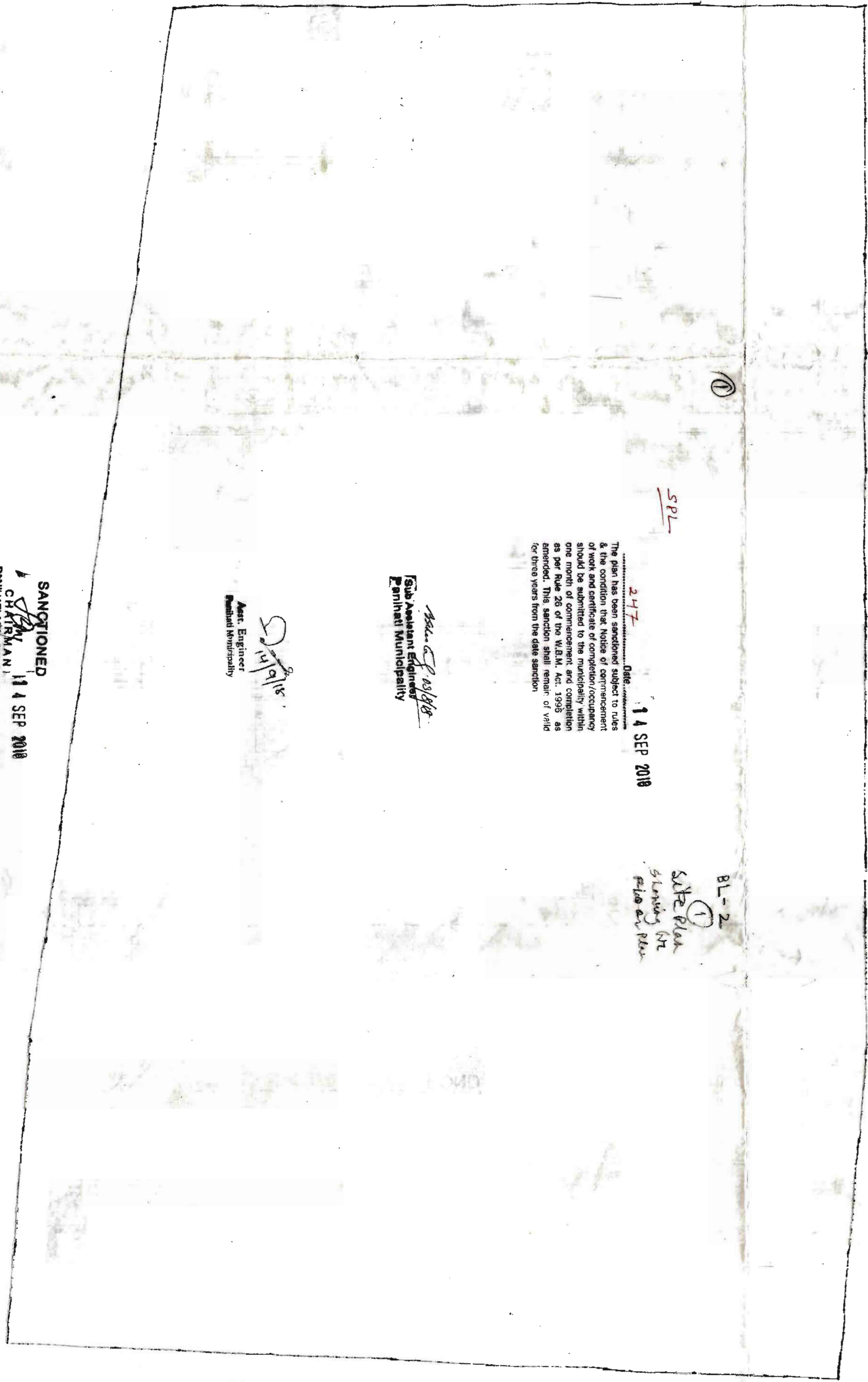
SCALE: 1:100, 1:50, 1:30

SHEET 1 OF 6

DATE: 29.04.2017

RELEASED FOR: [] PRELIMINARY [] TENDER [] INFORMATION [] APPROVAL [] CONSTRUCTION []

DRAWING STATUS: [] ARCHITECTURAL [] STRUCTURAL [] ELECTRICAL [] PLUMBING



The plan has been reviewed subject to the conditions that the proposed development should be submitted to the necessary planning authorities for their consideration and approval. This sanction shall remain of valid effect from the date of issue.

BL-2
 11 SEP 2018
 S. J. White
 Planning Officer

Site Plan
 Planning Officer

SANCTIONED
 11 SEP 2018
 Planning Officer



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