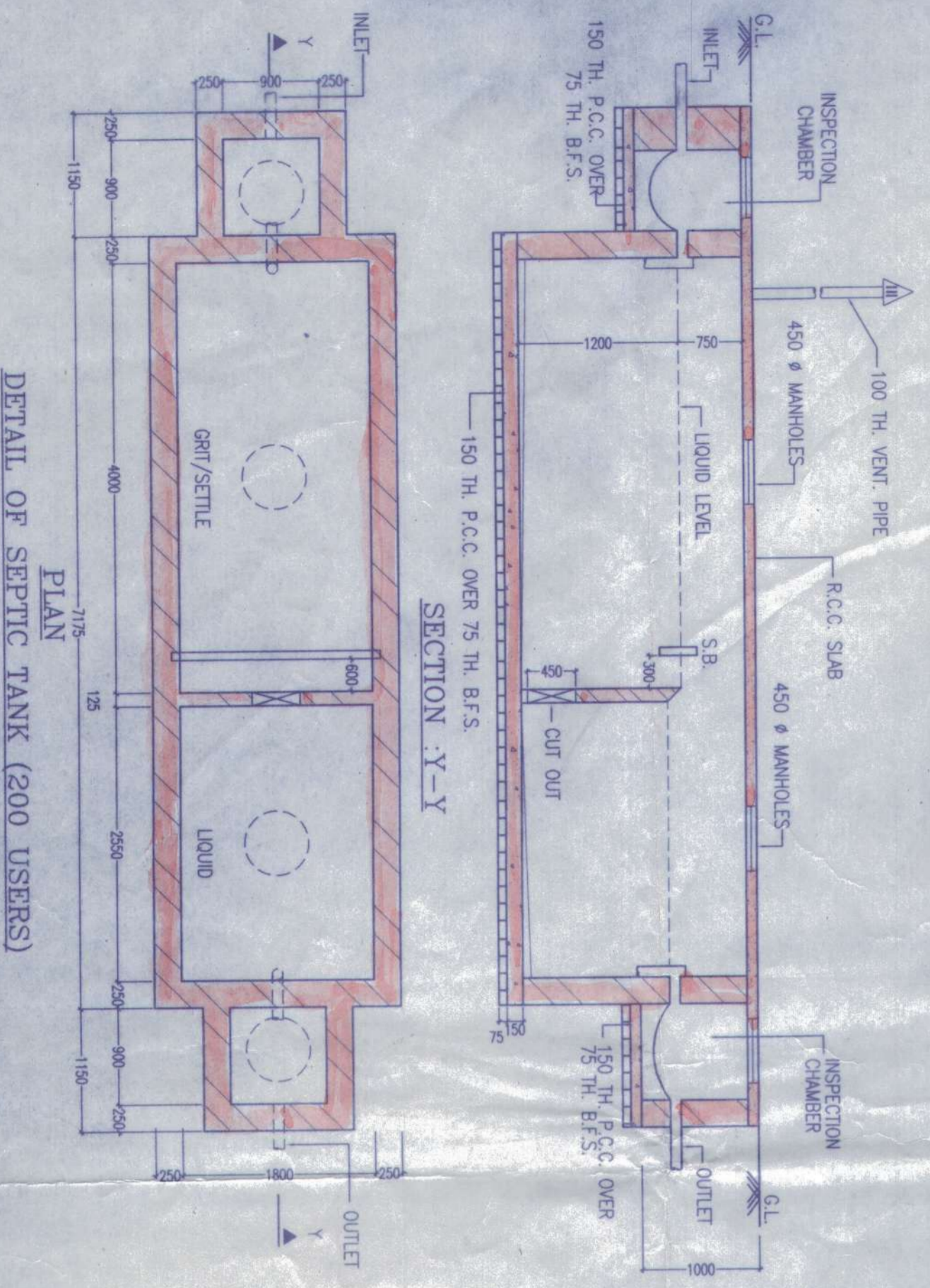
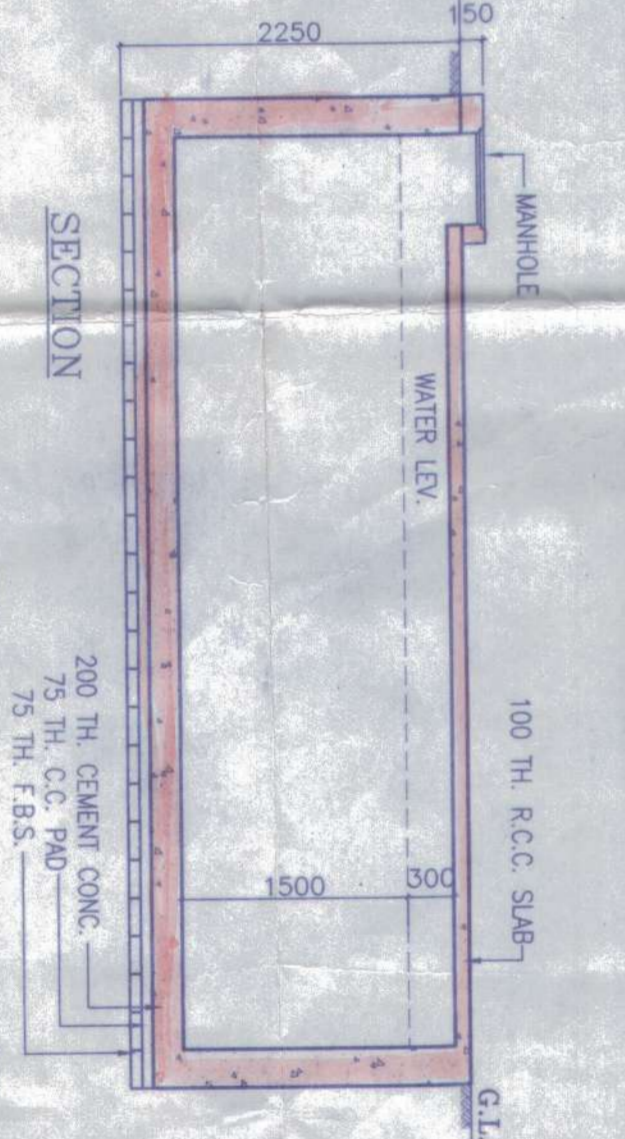


OVERALL GROUND FLOOR PLAN
SCALE:- 1:100



DETAIL OF SEPTIC TANK (200 USERS)
SCALE:- 1:50



DETAIL OF UNDERGROUND WATER TANK
CAPACITY-25000 LTR
SCALE:- 1:50



SITE PLAN
SCALE:- 1:600

LOCATION PLAN
SCALE:- 1:4000

TYPICAL AREA CHART OF EACH FLOOR			
BLOCK MKD.	FLAT MKD.	FLAT TYPE	BUILT-UP AREA (SQ.M.)
1	A	2 BHK	48.63
	B	2 BHK	49.11
	C	2 BHK	45.81
	D	2 BHK	50.11
	E	2 BHK	47.82
2	A	2 BHK	48.63
	B	2 BHK	49.11
	C	2 BHK	45.81
	D	2 BHK	50.11
E	2 BHK	47.82	

AREA STATEMENT:-
 AREA OF PLOT (AS PER PLAN) = 1098.978 SQ.M.
 PERMISSIBLE F.A.R. AREA (1098.97*2.25) = 2463.16 SQ.M.
 PROPOSED BUILDING FT. (G+H) = 2.25
 PERMISSIBLE GROUND COVERAGE (50%) = 549.49 SQ.M.
 PROPOSED GROUND COVERAGE (49.92%) = 547.32 SQ.M.
 PROPOSED GROUND FLOOR AREA = 477.86 SQ.M.
 PROPOSED TYPICAL (1ST TO 4TH) FLOOR AREA = 540.87 SQ.M.
 PROPOSED TOTAL WAREHOUSE AREA = 22.40 SQ.M.
 5.60*4 = 2263.74 SQ.M.
 (477.86+540.87+22.40)
EXEMPTION
 STAIR AREA (12.69+12.69)*5 FLS.) = 128.90 SQ.M.
 LIFT LOBBY AREA (6.0*5 FLS.*2) = 60.0 SQ.M.
 CAR PARKING AREA AT GROUND FLOOR = 353.09 SQ.M.
 PROPOSED TOTAL WAREHOUSE AREA = 22.40 SQ.M.
 TOTAL EXEMPTION AREA = 582.39 SQ.M.
 (126.90+60.0+353.09+22.40)
 PROPOSED TOTAL FLOOR AREA AFTER EXEMPTION = 2101.35 SQ.M.
 (2663.74-562.39)
 PROPOSED PAR (2101.35/1098.98) = 1.9156
FLAT DETAIL (PROPOSED)
 TOTAL NO OF FLAT 2BHK = 40 NOS.
 TOTAL NO OF USERS (40 FLATS @ 4 PERSON) = 160 NOS.
CAR PARKING CALCULATION
 RESIDENTIAL = 40 NOS.
 FLAT AREA 50 TO 75 SQ.M. = 10 NOS.
 REQUIRED NO. OF CARS = 21 NOS. (COVERED)
 TOTAL NOS. OF CARS PROVIDED = 21 NOS. (COVERED)

SCHEDULE OF DOORS & WINDOWS

TYPE	SILL	UNSEL	SIZE	TYPE	SILL	UNSEL	SIZE
D	2100	1500X2100	WT	900	2100	1500X2100	
D1	2100	1100X2100	WT	900	2100	1200X2100	
D2	2100	900X2100	WT	900	2100	1500X2100	
D3	2100	750X2100	WT	900	2100	900X2100	
D4	2100	1450X2100	WT	900	2100	900X2100	
DW	2100	1425X2100	WT	900	2100	1500X2100	
			V	1200	2100	600X900	

SPECIFICATION OF BUILDING

- ALL DIMENSIONS ARE IN MM.
- 1ST CLASS GENERAL BRICK WORK IN SUPER STRUCTURE.
- 1250 MM THK. 1ST CLASS BRICK WORK IN SUB STRUCTURE.
- 150 MM THK. 1ST CLASS BRICK WORK IN FOUNDATION.
- R.C.C. WORK FOR ROOF, SLAB, LIFT, BEAM, COLUMN (M20).
- CONCRETE SAND PLASTER 13 MM THK. ON OUTSIDE & INSIDE WALLS ON 12 MM & 6 MM THK. IN CEILING & R.C.C. CHALK.
- 20 MM THK. 1.25 FLOORING WITH NEAR GRAB AT TOP NO. SPRING.
- A BRICK FLAT SOUCE IN FLOORING & FOUNDATION.
- MILD STEEL T BARS FOR COLUMNS, BEAMS, LINTELS & SABS INCLUDING DISTRIBUTORS & BRIDGES.
- HERE & LABOUR FOR SPLICING OF R.C.C. WORKS INCLUDING STOOD PROP. TO BE PLACED AS PER DIRECTION.
- SAWING & PLANING, FITTING & TRING COMPLETE AS PER DIRECTION.
- ALL OUTSIDE WALLS 200 MM THK. & INSIDE WALL 125 & 75 MM THK. AS STATED WITH H.B. WIRE NETTING IN EVERY 3RD LAYER.

SIGNATURE OF OWNER

Magnolia Infrastructure Development Ltd.
Director

CERTIFICATE OF ARCHITECT

THE I.B.A. HAS GEFERRED ON THE PLAN ITSELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF WEST BENGAL MUNICIPAL BLDG. RULES 2007, AND AMENDMENT 2016 AND THAT THE SITE CONDITION INCLUDING THE WIDTH OF THE ABUTTING ROAD CORNER WITH THE PLAN AND IT IS A BUILDABLE SITE AND NOT A TANK OR A FILLED UP TANK.

CERTIFICATE OF STRUCTURAL ENGINEER

CERTIFIED THAT THE STRUCTURAL DESIGN & DRAWINGS OF BOTH FOUNDATION & SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY REGISTERED ARCHITECTS AS PER THE NATIONAL BUILDING CODE OF INDIA & CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECTS.

SIGNATURE OF ARCHITECT
Rajkumar Agarwal
Member of Council of Architecture (CA/94/17940)

SIGNATURE OF STRUCTURAL ENGINEER

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

PROJECT
PROPOSED G+H+V STORED (15.50 MT. HT.) RESIDENTIAL BUILDING AT L.R. DAG NO. 225 KHATAN NO. 148/1, 208/1, MOUDA PASCHIM CHAABUR, J.I. NO.-29, UNDER BARASAT MUNICIPALITY, P.S.-BARASAT, DIST.-NORTH 24 PGS. WEST BENGAL

DATE	JOB NO.	DEALT	CHECKED SHEET NO.
08/04/19	ARCH/06/2019	SOMNATH	01 OF 03

ARCHITECT
RAJ AGARWAL & ASSOCIATES
88, BROAD STREET, KOLKATA-16

APPROVED BY:-

FOR OFFICE USE ONLY

Sanction Serial No. 1456
Sanctioned / Approved
Barasat Municipality

Building Plan Sanctioned Meeting Date 27/09/19
Checked & Verified
Assistant Municipal Engineer
Barasat Municipality

Stamp: E.S.T.D. 1858