



SPACE FOR OFFICE USE ONLY :-

ABSTRACT AREA STATEMENT :

AREA OF THE LAND : 72 KATHA - 09 CH - 27 SFT. i.e. 52272 SQ.FT. i.e. 4856.187 SQ.M. [AS PER DEED]
 PERMISSIBLE F.A.R. : 4.000
 [EXISTING ACCESS : 20.360 METER WIDE BLACK TOP ROAD]
 PERMISSIBLE TOTAL BUILT UP AREA : 19424.748 SQ.M.
 PERMISSIBLE BUILDING HEIGHT : NO RESTRICTION.
 PERMISSIBLE GROUND COVERAGE : 66.000 % i.e. 3205.083 SQ.M.

PROPOSED BASEMENT BUILT UP AREA : 2807.127 SQ.M.
 PROPOSED GROUND FLOOR BUILT UP AREA : 2470.773 SQ.M.
 PROPOSED FIRST FLOOR BUILT UP AREA : 2538.828 SQ.M.
 PROPOSED TYPICAL FLOOR (2nd, 3rd & 4th) BUILT UP AREA : 2652.585 SQ.M. [EACH]
 PROPOSED TOTAL BUILT UP AREA : [2807.127 + 2470.773 + 2538.828 + (2652.585 X 3)]
 = 15774.483 SQ.M.

CAR PARKING PROVIDED : 60 NOS.
 GOODS VAN PARKING PROVIDED : 10 NOS.
 TWO WHEELER CAR PARKING PROVIDED : 23 NOS.
 AREA PROVIDED FOR CAR PARKING AT BASEMENT : 2389.332 SQ.M.
 AREA EXEMPTED AREA FOR CAR PARKING = 10 % OF THE PERMISSIBLE F.A.R.
 i.e. 1942.475 SQ.M.
 [AS PER HOWRAH ZILLA PARISHAD BYE LAWS 2005, AS AMENDED FROM TIME TO TIME]
 PROPOSED BUILDING HEIGHT : 15.600 METER
 [BASEMENT + GROUND + FOUR STORIES] + 0.600 M. FOR PLINTH I.E. TOTAL 15.600 M.
 PROPOSED GROUND COVERAGE : 2807.127 SQ.M. i.e. 57.805 %
 PROPOSED F.A.R. : [(15774.483 - 1942.475) / 4856.187] = 2.848

SPECIFICATION OF CONSTRUCTION :-

- 250 THK. 1ST CLASS CEMENT BRICK WORK FOR EXTERNAL WALL IN SUPER STRUCTURE IN 1 : 6
- 125 THK. 1ST CLASS CEMENT BRICK WORK FOR INTERNAL WALL IN 1 : 4
- LEAN CONCRETE, 1 : 3 : 6 WITH 19 MM DOWN GRADED STONE CHIPS (M-15)
- R.C.C. 1 : 2 : 4 FOR ROOF SLAB, BEAM, LINTEL, CHAJJA ETC.
- CEMENT SAND PLASTER 18 MM. ON OUTSIDE & 12 MM. ON INSIDE WALL IN 1 : 6 & CEILING & CHAJJA IN 1 : 4.
- D.P.C. SHALL BE 50MM. THICK IN 1 : 1.5 : 3 TONE WITH WATER PROOFING ADMIXTURE
- 25 MM. THK. I.P.S. FLOORING WITH NEAT CEMENT FINISH AT TOP
- 75 MM. THK. SINGLE BRICK FLAT SOLING ON FOUNDATION
- + 600 LVL. TO THE FINISHED GROUND FLOOR LVL. & 300 LVL. PLINTH AT GROUND FLOOR.
- TREAD WIDTH 250 EACH & 23 EQ. NOS. RISER HEIGHT IS 130.435 MM. FOR
- FLOOR TO SLAB HEIGHT SHALL BE 3000 FOR GROUND FLOOR & 2900 MM. THICKNESS OF THE SLAB SHALL BE 100 MM.

MATERIALS :-
 STEEL MUST CONFORMED WITH IS 1786
 GRADE OF CONCRETE :- M 20 (C : S : ST :: 1 : 1.5 : 3) & GRADE OF STEEL :- Fe 550
 CEMENT - ORDINARY PORTLAND & SAND - MEDIUM COARSE
 STONE CHIPS - 20 MM. DOWN GRADED
 OTHER DETAILS AS PER ARCHITECT OR ENGINEER - IN - CHARGE

DOOR & WINDOW SCHEDULE :-

MARKED	TYPE	SILL HEIGHT FROM FLOOR	LINTEL HEIGHT FROM FL.	SIZE
D1	SOLID FLUSH	----	2100	2000 X 2100
D2	SOLID FLUSH	----	2100	900 X 2100
RS	METAL SHUTTER	----	2100	----
FCD	----	----	----	AS PER DWG.
W1	GLAZED	600	2100	1800 X 1500
W2	GLAZED	600	2100	1350 X 1500
W3	GLAZED	1350	2100	600 X 750

DECLARATION OF ENGINEER / ARCHITECT.
 I / WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I / WE SHALL ENGAGE L.B.A & E.S.E DURING CONSTRUCTION I / WE SHALL FOLLOW THE INSTRUCTIONS OF L.B.A & E.S.E DURING CONSTRUCTION OF THE BUILDING (AS PER B.S PLAN) GRAM PANCHAYET AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE GRAM PANCHAYET AUTHORITY MAY REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF WATER RESERVOIR WILL BE UNDER TAKEN UNDER THE GUIDANCE OF E.S.E / L.B.A BEFORE STARTING OF BUILDING FOUNDATION WORK.

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CERTIFICATE OF STRUCTURAL ENGINEER
 CERTIFY THAT THE STRUCTURAL DRAWING AND DESIGN OF BOTH THE FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING / BUILDINGS HAS BEEN MADE CONSIDERING THE SOIL TEST REPORT (AS PER THESE RULE AND REGULATIONS MADE UNDER THE ACT) AND ALSO CONSIDERING ALL POSSIBLE LOADS, SEISMIC LOAD AND THE MOMENTS GENERATED BY THE PROPOSED STRUCTURE AS PER CURRENT CODES. THE BUREAU OF INDIAN STANDARD AND NATIONAL BUILDING CODE OF INDIA AND CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT UP TO GHY. STORIES AND THESE PROVISIONS SHALL BE ADHERED TO DURING THE CONSTRUCTION.

PROJECT :-
 PROPOSED BASEMENT + GROUND + FOUR STORIED [15.600 METER HEIGHT]
 COMMERCIAL BUILDING AT R.S. DAG NO. 637, 656, 657, 658, 659, 660, 661 / 2107, 661 & 662, L.R. KHATIAN NO. 1203, 1223, 1398, 1364, 1393 & 336, L.R. KHATIAN NO. 1748, MOUZA - BANKRA, J.L. NO. 55, TOUZI NO. 3989, R.S. NO. 1954, UNDER BANKRA - 1 GRAM PANCHAYET, P.S. DOMJUR, DISTRICT HOWRAH, WEST BENGAL, PIN : 711 403.

TITLE :-
 GROUND FLOOR PLAN, SITE PLAN & LOCATION PLAN

DRAWING SHEET NO. 01
DEALT : A.BARMAN & S.KHANDA
DATE : 31.08.2019
SCALE 1 : 100
 (UNLESS OTHERWISE MENTIONED)

ALL DIMENSIONS ARE IN M.M. (UNLESS OTHERWISE MENTIONED)

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