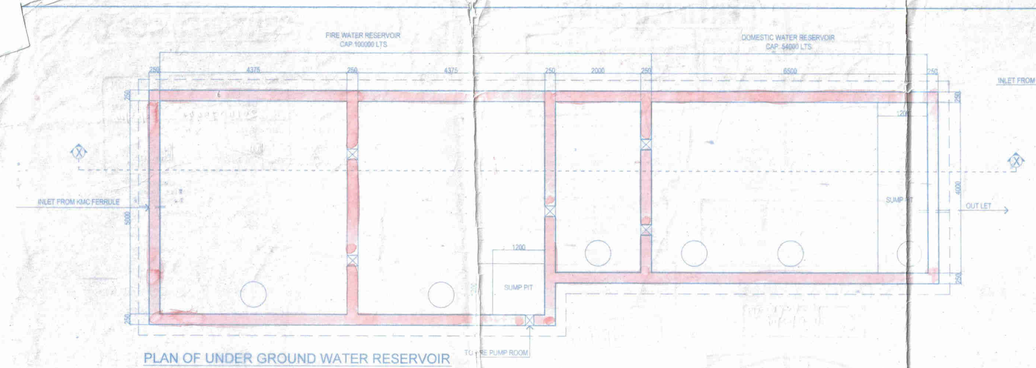
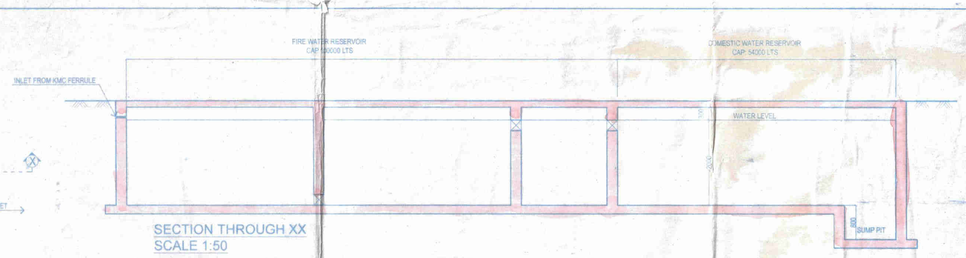
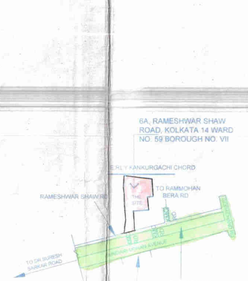


PLAN OF UNDER GROUND WATER RESERVOIR
SCALE 1:50
(CAPACITY 154000 LTS)



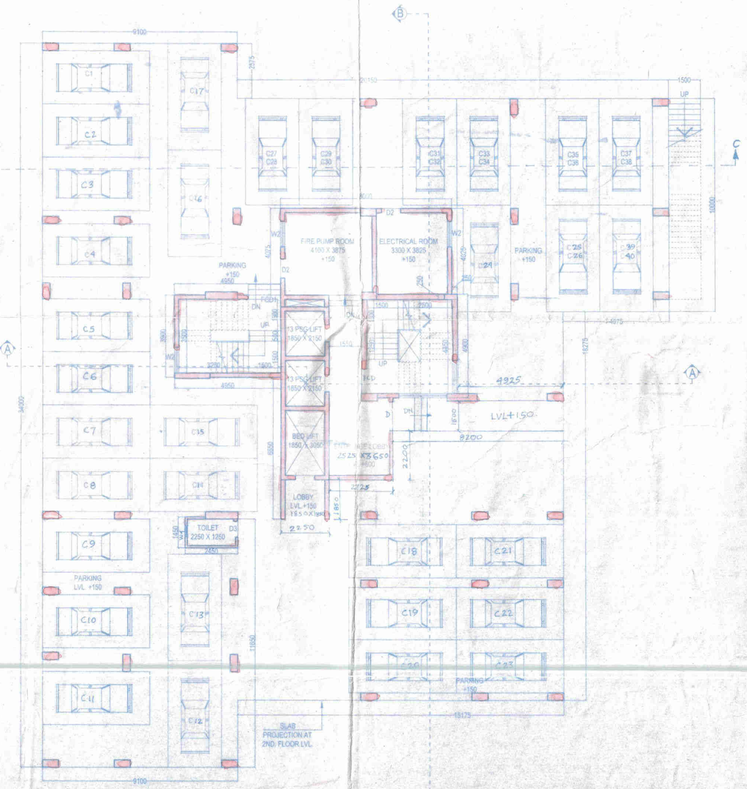
SECTION THROUGH XX
SCALE 1:50



LOCATION PLAN
SCALE 1:4000

SITE PLAN
SCALE 1:600

GROUND FLOOR PLAN ON SITE
SCALE 1:200



GROUND FLOOR PLAN
SCALE = 1:100

PROJECT
PLAN PROPOSAL OF A G+XVI STORIED RESIDENTIAL BUILDING AT PRE. NO - 6A, RAMESHWAR SHAW ROAD, KOLKATA - 700014

WARD - 59 | BOROUGH - VII

TITLE :
LOCATION PLAN, SITE PLAN, GROUND FLOOR PLAN ON SITE, U.G.R. PLAN, & U.G.R. SECTION

N

1. ASSESSEE NO. - 110591900134
2. DETAILS OF REGISTERED DEED
DISTRICT REGISTRAR
a) BOOK NO. - I, b) VOLUME NO. - 32
c) PAGES - 4283 TO 4304
d) BEING NO. - 14111
e) YEAR - 2000
f) OFFICE - A.R.A - I KOLKATA
g) BOOK NO. - I, b) VOLUME NO. - 32
c) PAGES - 4261 TO 4282
d) BEING NO. - 14110
e) YEAR - 2000
f) OFFICE - A.R.A - I, KOLKATA.
3. DETAILS OF POWER OF ATTORNY - N.A.
4. (a) PLOT AREA = 3803.631 SQ.M.
(b) NOS OF STOREYS INDICATING = G+XVI
5. BUILDING HEIGHT = 57.7 M.
6. NO OF TENAMENTS = 59 NOS.
7. NOS TENAMENTS = 59 NOS.
FLAT - A - 139.4782 SqM = 14 NOS.
FLAT - B = 173.15032 SqM = 15 NOS.
FLAT - C = 139.60 SqM = 19 NOS.
FLAT - D = 173.022 SqM = 15 NOS.
8. CAR PARKING -
a) REQUIRED PARKING = 59 NOS.
b) PARKING PROVIDED = 115 NOS
9. AREA OF SEVICE AT ROOF TOILET = 36.0 SQM
10. AREA OF D.H.W.R = 20.58 + 13.80 = 34.38 SQM
11. AREA OF S.H.R. (2NOS.) = 20.80+22.32
= 42.92 SQM.
12. AREA OF C.B
2ND-15TH FLOOR = 9.36 SQM
= 36 % OF GROSS FLOOR AREA
16TH FLOOR = 7.8 SQM
= 16 % OF GROSS FLOOR AREA
13. L.M.C. AREA = 62.40 SQM
14. TERRACE AREA = 409.55 SQM
15. TOTAL C.B AREA = 136.84 SQM.
16. TOTAL AREA OF OUT FROM LIVING ROOMS = 138.014 SQM.

PLOT AREA = 3803.631 SQ.M.
PERMISSIBLE GROUND COVERAGE = 40 % = 1521.45 SQ.M.
PROPOSED GROUND COVERAGE = 22.27 % = 846.16 SQ.M.
PERMISSIBLE F.A.R = 2.25
PROPOSED F.A.R = 2.049
PERMISSIBLE BUILT-UP AREA = 3803.631 X 2.25 = 8558.1697 SQ.M.
PROPOSED BUILT-UP AREA = 7794.90 SQ.M. (EXCLUDING PARK.)
GROUND FLOOR AREA = 788.22 SqM
(PARKING = 656.43 + SERVICE = 131.79 SQ.M.)
1st FLOOR AREA = 328.8625 SQ.M.
TYP. FLOOR AREA (2ND.-15TH.) = 328.8625 X 14 SQ.M. = 4604.075 SQ.M.
16th FLOOR AREA = 484.49 SQ.M.
GROSS TOTAL = 7794.5625 SQ.M.

AREA EXEMTED FOR -
STAIR & LIFT LOBBY = ((16.625 X 17) + (17.80 X 17) + 6X17)
= 282.625 + 302.60 + 102.00 = 687.225 SqM
NET FLOOR AREA = 3901.0325 - 687.225 SqM = 3213.8275 SqM
CAR PARKING PROVIDED = 115 nos.
F.A.R = (NET FLOOR AREA - CAR PARKING - TAKEN AREA)
/(PLOT AREA)
= (3213.8275 - 115 X 23.22 - 136.84)/3803.631
= 2.049

BUILT-UP AREA AT FLAT -
FLAT - A = 139.4782 SqM (14 nos.) = 1502.07 SqM
FLAT - B = 135.91 SqM (15 nos.) = 2039.15 SqM
FLAT - C = 139.60 SqM (19 nos.) = 2653.40 SqM
FLAT - D = 134.91 SqM (15 nos.) = 2023.65 SqM
TOTAL AREA OF FLAT = 7218.12 SqM.

SERVICE AREA -
GROUND FLOOR SERVICE AREA = 131.79 SQ.M
1ST FLOOR AREA = 328.8625 SqM
TYPICAL FLOOR AREA = (0.103 X 328.8625)X14 = 1474.13 SqM
16TH FLOOR AREA = 168.72 SqM
TOTAL SERVICE AREA = 2043.50 SQM

SHARE OF SERVICE AREA -
TOTAL SERVICE AREA / TOTOTAL FLAT AREA =
2043.50/7218.12 = 0.2829

SUPER BUIL-UP AREA OF FLAT -
FLAT - A = (108.755 X(1+0.2829)) = 139.4782 SqM. (14 NOS.)
FLAT - B = (135.01 X(1+0.2829)) = 173.15032 SqM. (15 NOS.)
FLAT - C = (108.6561X(1+0.2829)) = 139.60 SqM. (19 NOS.)
FLAT - D = (134.91 X(1+0.2829)) = 173.022 SqM. (15 NOS.)

PARKING CALCULATION
FLAT - A = 139.4782 SqM (14 NOS.) = 14 NOS
FLAT - B = 173.15032 SqM (15 NOS.) = 15 NOS
FLAT - C = 139.60 SqM (19 NOS.) = 19 NOS
FLAT - D = 173.022 SqM (15 NOS.) = 15 NOS
TOTAL PARKING REQUIRED FOR FLAT = 59 NOS.

TOTAL PARKING PROVIDED
COVER PARKING 40 NOS. (INCLUDING DOUBLE LAYER PARKING)
(SINGLE LAYER 36 NOS
DOUBLE LAYER 2 NOS. (X 2)
OPEN PARKING - 5 NOS
TOTAL PARKING = 40 + 75 = 115

SCHEDULE OF DOORS & WINDOWS

DOORS				WINDOWS				
TYPE	WIDTH	HEIGHT	REMARKS	TYPE	SIZE	LINTEL	REMARKS
D1	3000	2100	SLIDING DOOR	W1	1800X1800	2100	
D2	1050	2100		W2	1200X1800	2100	
D3	900	2100		W3	500X750	2100	
D4	750	2100					
D5	1050	2100					
D6	900	2100					
D7	3250	2100					
D8	3350	2100					
D9	1500	2100					

SPECIFICATION

1. ALL DIMENSIONS ARE IN MM UNLESS IT IS MENTIONED
2. ALL EXTERNAL BRICK WALLS ARE 200 MM THICK AND INTERNAL 100 MM THICK UNLESS IT IS OTHERWISE MENTIONED
3. ALL BRIDWORK, PLASTERING INSIDE OR OUTSIDE ARE IN THE RATIO OF 1:6 & 1:4 RESPECTIVELY AND OUTSIDE PLASTERING CONTAINS WATER PROOFING
4. ALL CIVIL WORKS ARE AS PER IS 456 AND ALL REINFORCEMENT AS PER IS 1786
5. ALL R.C.C. WORKS ARE IN THE RATIO 1:1:5:3
6. ALL PRECAUTIONERY MEASURES SHALL BE TAKEN AT THE TIME OF CONSTRUCTION OF SEMI UNDERGROUND WATER RESERVOIR
7. DEPTH OF WATER RESERVOIR SHALL NOT BE MORE THAN THE DEPTH OF MAIN COLUMN FOUNDATION

Goldmine Vincom Private Limited
Niratan Vincom Private Limited
P.S. Group Realty Limited
Authorized Signatory/Director

Suhana Developers Pvt. Ltd.
Emerald Enclave Pvt. Ltd.
Aspirations Hiriaz Pvt. Ltd.
Aspirations Developers Pvt. Ltd.
Aspirations Properties Pvt. Ltd.
Director
SIGNATURE OF OWNERS

STRUCTURAL ENGINEERS CERTIFICATE

THE STRUCTURAL DESIGN AND DRAWINGS OF BOTH FOUNDATION & SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECTS

BIBEK BIKASH MULLICK
E.S.E. - I/75
KOLKATA MUNICIPAL CORPORATION
Signature of Struc. Reviewer

KOUSHIK SENGUPTA
B.E.(CIVIL), M.E. (STRUCTURE)
EMS - I/20 (K. M. C.)
SIGNATURE OF STRUCTURAL ENGINEER

THE PLOT HAS BEEN INSPECTED BY ME AND ON THAT BASIS I DO CERTIFY WITH FULL RESPONSIBILITY THAT THE PROPOSED BUILDING PLAN HAS BEEN DRAWN AS PER PROVISION OF K.M.C. BUILDING RULE 2009 AS AMENDED FROM TIME TO TIME. THE PLOT IS DEMARCATED BY BOUNDARY WALL ON ALL SIDES. THE SITE PLAN AND LOCATION PLAN CONFIRMS THE SITE

DEBATOSH SAHU
Architect • Urban Designer
M.ARCH, RIA, FIUDI, AID,
Regn. No. CA/89/12368
SIGNATURE OF ARCHITECT

SCALE	1: 4000, 600, 200, 100, 50	
DATE	30.01.2013	
DEALT -	KOYEL	SHEET NO. - AR - 01

ESPACE
KOLKATA
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MUSCAT

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