APPROVED

PLAN/Ce/63/18
REGISTERED
APN.....
20.15..... to 19.....
Date 02.05.2019

Mohan Lal Majee,
Planner in-Charge, Building Plan,
Durgapur Municipal Corporation

Commissioner
Durgapur Municipal Corporation

Structural Safety Should be Assured by the Party.

BUILDING PLAN APPROVED ON THE BASIS OF THE INDEMNITY BOND, LAND-SITUATION & CONVERSION IS THE RESPONSIBILITY OF THE OWNER.

PERMISSION ACCORDED U/S 8(3) OF THE WEST BENGAL TOWN AND COUNTRY (PLANNING AND REGULATION) ACT, 1979.

SPECIFICATIONS:

1. All dimensions are in mm
2. Daimgrandies in dimensions or otherwise should be brought to the notice of competent person before starting the work.
3. This drawing supercedes earlier drawings.
4. All brickwork plastering inside or outside are in the ratio of 1:6 & 1:4 respectively & cement plastering on places where proofing.
5. This drawing should be read only and not to be scaled.
6. All civil works are as per I.S.456 and all reinforcement as per I.S.-1786
7. All R. C. C. work should be done as per specifications mentioned in the structural drawings.
8. All precautionary measures shall be taken at the time of construction of storm water drain & reservoir
9. Depth of water reservoir shall not be more than the depth of inlet.
10. All external walls are 250/200 thk. and all internal walls are 125/75 thk. unless otherwise specified.
11. This drawing should be used for Sanction Purpose only.
12. For details of reinforcement & RCC work refer structural drawings.

DOOR & WINDOW SCHEDULE

SL.NO	MARK	LENGTH	HEIGHT	SPECIFICATION	REMARKS
01	D1	1000	2100	PANELLED DOOR	
02	D2	900	2100	DO	
03	D3	750	2100	DO	
04	W1	1500	1200	FULL GLAZED WINDOW	
05	W2	1350	1200	DO	
06	W3	1200	1200	DO	
07	W4	900	1200	DO	
08	W5	900	1000	DO	
09	W6	600	750	DO	

AREA STATEMENT :-

1. LAND AREA : 1.341 Acre Or 134.1 Decimal Or 5426.79 SQM.
2. PERMISSIBLE F.A.R. : 2.75
3. PERMISSIBLE GROUND COVERAGE : 2442.05 SQ.M. (45.0 %)
4. PROPOSED TOTAL GROUND COVERAGE : BLOCK (I+II+III+V+GR. FLOOR ABOVE DRIVEWAY) =(687.63+633.74+742.25+346.03+28.26)=2437.91 SQM (44.92%)
5. PROPOSED TOTAL FLOOR AREA CALCULATION

SL. NO	DESCRIPTION	UNIT	BUILT-UP CLUB	BUILT-UP SHOP	BUILT-UP FLAT	BUILT-UP PARKING	EXEMPTION STAIR, LIFT LOBBY & COMMON	NET
(I)	BLOCK I							
01	Gr. FLOOR AREA	SQM	155.39	311.56	00	82.35	150.48	679.78
02	1ST. FLOOR AREA	SQM	208.09	318.68	00	00	160.86	687.63
03	2ND. FLOOR AREA	SQM	529.81	00	00	00	163.82	687.63
04	3RD. TO 5TH. EACH FLOOR	SQM	00	00	479.38	00	82.45	561.83
	TOTAL AREA BLOCK I	SQM	887.29	630.24	1438.14	82.35	722.57	3740.53
(II)	BLOCK II							
01	GR. FLOOR AREA	SQM	00	00	00	563.56	70.19	633.74
02	1ST. TO 5TH. EACH FLOOR	SQM	00	00	534.46	00	99.28	633.74
	TOTAL AREA BLOCK II	SQM	00	00	2672.30	563.56	586.59	3802.44
(III)	BLOCK III							
01	GR. FLOOR AREA	SQM	00	00	851.16	79.85		731.31
02	1ST. TO 5TH. EACH FLOOR	SQM	00	00	638.33	00	103.92	742.25
	TOTAL AREA BLOCK III	SQM	00	00	3191.65	607.19	590.55	4442.30
(IV)	BLOCK IV							
01	Gr. FLOOR AREA	SQM	00	00	00	284.73	54.63	339.36
02	1ST. TO 5TH. EACH FLOOR	SQM	00	00	297.81	00	48.22	346.03
	TOTAL AREA BLOCK IV	SQM	00	00	1489.05	284.73	265.73	2089.51
	TOTAL AREA IN ALL FLOORS	SQM	887.29	630.24	8791.14	1561.80	2184.38	14054.84

6. CAR PARKING PROVIDING = 66 NOS
7. CAR PARKING REQUIRED = 51 NOS

SL. NO	DESCRIPTION	UNIT	AREA	NUMBER OF DWELLING UNIT (AREA SQM) AREA 50-75	AREA 75-100	AREA 100-200
(I)	BLOCK I					
01	FLAT A	SQM	82.02		5	
02	FLAT B	SQM	87.73		5	
03	FLAT C	SQM	69.28	5		
04	FLAT D	SQM	69.28	5		
05	FLAT E	SQM	82.34		5	
06	FLAT F	SQM	87.73		5	
(II)	BLOCK II					
01	FLAT A	SQM	67.03	5		
02	FLAT B	SQM	67.03	5		
03	FLAT C	SQM	66.82	5		
04	FLAT D	SQM	66.41	5		
05	FLAT E	SQM	66.29	5		
06	FLAT F	SQM	66.82	5		
07	FLAT G	SQM	67.03	5		
08	FLAT H	SQM	67.03	5		
(III)	BLOCK III					
01	FLAT A	SQM	79.27		5	
02	FLAT B	SQM	66.35	5		
03	FLAT C	SQM	64.92	5		
04	FLAT D	SQM	72.65	5		
05	FLAT E	SQM	65.18	5		
06	FLAT F	SQM	79.08		5	
07	FLAT G	SQM	65.5	5		
08	FLAT H	SQM	79.03		5	
09	FLAT I	SQM	66.35	5		
(IV)	BLOCK IV					
01	FLAT A	SQM	73.51	5		
02	FLAT B	SQM	84.33		5	
03	FLAT C	SQM	75.99		5	
04	FLAT D	SQM	67.06	5		
	TOTAL			90	45	

TOTAL DWELLING UNIT 135 NOS.

(i). TOTAL CAR PARKING FOR RESIDENTIAL AREA
(a) 50 TO 75 SQM AREA= 86/4 =21.5 NOS, SAY 22 NOS
(b) 75 TO 100 SQM AREA =37/2 =18.5 NOS SAY 19 NOS.
(i). TOTAL CAR PARKING FOR BLOCK-I CLUB HOUSE & SHOPS
(a) CLUB HOUSE AREA 887.29 SQM =887.30/200= 4.436 NOS, SAY 4 NOS
(b) SHOPS AREA 630.24 SQM =630.24/100= 6.3 NOS, SAY 6 NOS
TOTAL CAR PARKING REQUIRED =(22+19+4+6)=51 NOS
(ii). TOTAL CYCLE PARKING FOR BLOCK-I SHOPS AREA
(a) SHOPS AREA 630.24 SQM =630.24/20= 31.512 NOS, SAY 31 NOS
4. TOTAL MOTOR CYCLE PARKING FOR BLOCK-I SHOPS AREA
(a) SHOPS AREA 630.24 SQM =630.24/40= 15.75 NOS, SAY 15 NOS
8. PROPOSED F.A.R. =[14054.84-(51X18)]/5426.79 =2.42

THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION & SUPER-STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA & CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECT.

SANJOY DAS NEOGI
LIC. NO:- KMC/ESE/I/223
SIGNATURE OF STRUCTURAL ENGINEER

&

SUVANKAR CHOWDHURY
LIC. NO. - AMC-075
SIGNATURE OF GEO-TECHNICAL ENGINEER

Sutri for Bijan.

DIRECTOR
SAGARIKA BUILDCON PVT. LTD.
SIGNATURE OF THE DEVELOPER

Rabeen Chatterjee

SIGNATURE OF THE LAND OWNER

MADHUMOY HALDER
LIC. NO:- CA/2010/50694

JUI CHATTERJEE
LIC. NO:- DMC/BPD/25
SIGNATURE OF THE ARCHITECT

STATEMENT OF THE PLAN PROPOSAL

PROPOSED G+5 STORIED RESIDENTIAL CUM COMMERCIAL PROJECT, OF SRI. RABIN CHATTERJEE, AT MOUZA- GOPINATHPUR, J.L. NO.-85, K.S. & R.S. PLOT NO -1402 & 1404, L.R. PLOT NO-6725, R.S. KHATIAN NO.-737 & 739, L.R. KHATIAN NO-5743, P.S. -COKE OVEN, DIST.- BURDWAN (WEST BENGAL)

PURPOSE	SANCTION DRAWING
MASTER PLAN.	
ARCHITECTURAL DRAWING	
GROUND FLOOR PLAN, SITE PLAN, LOCATION PLAN & U.G.R. DETAIL	

SCALE	DRAWING NO.	DATE	REVISION
1:100 (unless otherwise mentioned)	SAGARBHANGA/AR/SD/01	01.09.2017	R 00

PARKING DETAILS

BLOCK	NO. OF FLATS	NO. OF CAR P/G
I	30	6
II	40	26
III	45	29
IV	20	13
SITE PARKING		64
TOTAL	135	138

BLOCK - I

BLOCK - II

BLOCK - III

BLOCK - IV

PLAN OF UNDER GROUND FIRE & DOMESTIC WATER RESERVOIR

SECTION AT A-A

UNDER GR.WATER RESERVOIR FOR DOMESTIC CAPACITY = 80KL (9.0M(L)X5.0M(B)X1.8M (D))

UNDER GR.WATER RESERVOIR FOR FIRE FIGHTING CAPACITY = 100KL (11.5 M(L)X5M(B)X1.8 M (D))

SUMP = (900/450)X300) (LVL. +150)

LOCATION PLAN
1 :4000

TO KOLKATA
NH-2
TO CITY CENTRE
MUCHIPARA MORE
SITE
BDO MORE
TO BDO MORE

EXISTING SITE PLAN
1 :600

EXISTING STRUCTURE TO BE DEMOLISHED BEFORE STARTING OF CONSTRUCTION AND FULLY OCCUPIED BY OWNER

J. P. AVENUE
RESIDENTIAL HOUSING
DMC DRAIN
68075
19898
13880 (45 FT.)
27775
28100
27250
23049
34156
31619
11733
LAND OF SIMANTH CHATTERJEE
BUILDING LINE
RESIDENTIAL BUILDING
CLUB
12.2 M (40 FT) WIDE ROAD
TO SAGARBANCHA VILLAGE

SITE PLAN
1 :600

GROUND FLOOR PLAN (BLOCK I)

PROPOSED GROUND FLOOR PLAN
1 :100

3.5 M. WIDE DRIVEWAY
4 M. WIDE DRIVEWAY
6 M. WIDE DRIVEWAY
STORM WATER LINE
SEWER LINE
CAR PARKING LEV. +150
LANDSCAPED GARDEN
WATER BODY 17000 X 10000
U.G.R. DOMESTIC/FIRE
PORTICO ABOVE
ENTRY (FOR RESIDENTIAL)
ENTRY (FOR CLUB)
ENTRY (FOR COMMUNITY HALL)
ENTRY (FOR SHOPS)
ENTRY (FOR 1ST & 2ND FLOOR COMMERCIAL)
CYCLE PARKING
SEWAGE TREATMENT PLANT CAPACITY = 80KLD
SPACE FOR GARBAGE DISPOSAL
SPACE FOR ELECTRICAL SUB STATION
RESIDENCE OF REKHA MUKHERJEE
COMMUNITY HALL 11000X4800 571 SQ.FT +300 LVL
PRE FUNCTION AREA 2870X6550
STAIR & LIFT LOBBY
CHILDREN'S PLAY AREA
GAMES ROOM 5300X3150
STORE FOR COMMUNITY HALL 3375X3150
COMMUNITY OFFICE 4225X3300
GYM 4225X6050
CHANGING ROOMS 3000X1350
CHAIRMEN'S ROOM 7350X1800
STEAM 2125X3125
LOCKER
METER ROOM 2025X1800
SHOP -1 4150X2775
SHOP -2 2551X3350
SHOP -3 2300X4550
SHOP -4 3450X4625
SHOP -5 2925X4440
SHOP -6 2925X4120
SHOP -7 3450X3450
SHOP -8 3450X4370
SHOP -9 3500X4600
SHOP -10 3025X4600
SHOP -11 4250X4400
OFFICES FOR SHOPS 2925X3300
PANTRY 2650X3725
KITCHEN 4150X3725
TOILETS 2275X4600
SEWER LINE STORE CUM SERVICES FOR CLUB 5500X2575