

AREA STATEMENT

PREMISES NO = J. N. Mukherjee road
 UNDER MUNICIPAL AUTHORITY = Howrah Municipal Corporation
 TYPE OF THE PROJECT = RESIDENTIAL

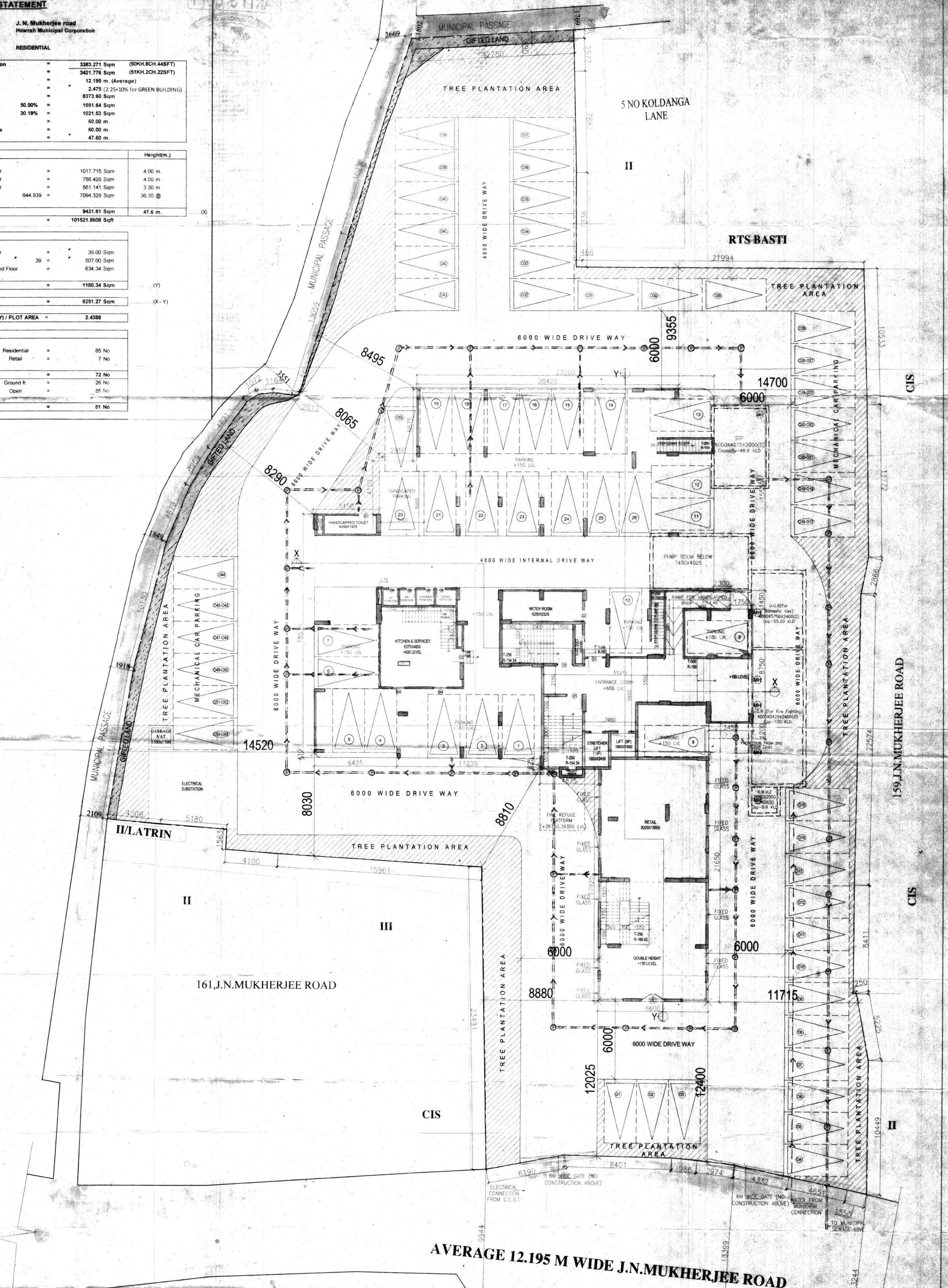
Total plot area as per Boundary declaration	=	3383.271 Sqm	(50KH.8CH.44SFT)
Total plot area as per Deed	=	3421.776 Sqm	(51KH.2CH.22SFT)
Width of Access Road	=	12.195 m. (Average)	
Permissible Floor Area Ratio (F.A.R.)	=	2.475 (2.25+10% for GREEN BUILDING)	
Permissible Built-up area	=	8373.60 Sqm	
Permissible Ground Coverage	=	50.00%	
Proposed Ground Coverage	=	1691.64 Sqm	
Permissible Height as per building rules	=	1021.53 Sqm	
Permissible Height as mandatory setbacks	=	60.00 m.	
Proposed Height of the building	=	47.60 m.	

PROPOSED AREA:		Height(m.)	
Area of the Ground Floor	=	1017.715 Sqm	4.00 m.
Area of the First Floor	=	758.426 Sqm	4.00 m.
Area of the 2ND Floor	=	561.141 Sqm	3.30 m.
Typical floor (3RD TO 13TH)	11 @	644.939 =	7094.329 Sqm
TOTAL BUILT UP AREA	=	9431.61 Sqm	47.6 m.
TOTAL FAR EXEMPTED AREA	=	101521.8608 Sqft	

FAR EXEMPTED AREA	
Stair & Lift Lobby at Ground Floor	= 39.00 Sqm
Stair & Lift Lobby in typical	@ 39 = 507.00 Sqm
Covered car parking at Ground Floor	= 634.34 Sqm
TOTAL FAR EXEMPTED AREA	= 1180.34 Sqm

PROPOSED FAR BUILT-UP AREA	=	8251.27 Sqm
FLOOR AREA RATIO (F.A.R.) = (X - Y) / PLOT AREA	=	2.4388

CAR PARKING:	
Required car parking for use of Residential	= 65 No
Required car parking for use of Retail	= 7 No
TOTAL REQUIRED CAR PARKING	= 72 No
Proposed car parking in Ground fl.	= 26 No
Proposed car parking in Open	= 55 No
TOTAL PROPOSED CAR PARKING	= 81 No



AVERAGE 12.195 M WIDE J.N.MUKHERJEE ROAD

GROUND FLOOR PLAN WITH SITE
SCALE-1:100

- NOTES:-**
1. ALL DIMENSIONS ARE IN MM. UNLESS OTHERWISE MENTIONED.
 2. ALL EXTERNAL WALLS ARE 200 THK & INTERNAL WALLS ARE 125 THK. UNLESS OTHERWISE MENTIONED.
 3. ALL CHAJJAS ARE 150 THK & 600 MM PROJECTED.
 4. DEPTH OF UNDERGROUND WATER RESERVOIR SHOULD NOT EXCEED THE DEPTH OF FOUNDATION.
 5. GRADE OF CONCRETE & GRADE OF STEEL USED ARE M20 & Fe415 RESPECTIVELY.
 6. R.C.C. FRAMED STRUCTURE.
 7. ANY DISCREPANCY IN SCALE, THE WRITTEN DIMENSION SHALL GOVERN.
 8. FOR SPECIFICATION OF MATERIALS & WORKMANSHIP N.B.C. 2005 TO BE FOLLOWED.
 9. OPEN TERRACE WITH SLOPE TERRACING OF RATIO 1:24.
 10. DAMP PROOF COURSE TO BE PROVIDED WITH R.C.C. (1:2:4).

DOOR WINDOW SCHEDULE			
MARK	WIDTH	HEIGHT	SILL
W1	1500	1800	600
W2	1200	1800	600
W3	900	1800	600
W4	1000	1200	1200
W5	900	1800	600
W6	900	1200	1200
DOOR SCHEDULE			
D1	1200	2400	0
D2	900	2400	0
D3	900	2400	0
D4	1200	2100	0
D5	1000	2400	0
D6	750	2400	0
D7	2100	2400	0
D8	2400	2400	0

DECLARATION:
 THE APPLICANT SHALL ARRANGE TO RAISE AND MAINTAIN THE PLANTATION AT HIS OWN COST. TREE PLANTATION AREA-511.26 SQ.M. (15.37%)

THIS IS TO CERTIFY THAT THE STRUCTURAL DESIGN & DRAWINGS OF BOTH FOUNDATION AND SUPER-STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE WITH ALL RESPECTS.

Prabir Kumar Chattopadhyay
 37, Lakshmi Das Lane, How-1
 License No. 555 (1) 06

I DO HEREBY CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF H.M.C. BUILDING RULES AS AMENDMENTS TIME THAT THE WIDTH OF THE BUILDING ROADS CONFORM WITH THE BUILDING PLAN AND IT IS NOT A TANK OR A FILLED UP TANK THE SITE, IS DEMARCAED BY BOUNDARY WALLS AND MEASUREMENT AGREED WITH THE DEED PLAN, IT IS FULLY OCCUPIED BY THE OWNER.

MAHESHWARI & ASSOCIATES
 ARCHITECTS

PROJECT:
 PROPOSED G+XIII STORIED RESIDENTIAL BUILDING PLAN AT HOLDING NO-160 J.N.MUKHERJEE ROAD, HOWRAH -711106. WARD NO-4, JL NO-1, MOUZA & P.S - MALIPANCHGHARA, LR KHATIAN NO - RS 148, LR & RS DAG NO -297,298.

ARCHITECTS MAHESHWARI & ASSOCIATES
 37A, BAKER ROAD, 2ND FLOOR, KOLKATA - 700027.
 TEL : 65228584, www.architectmaheswari.com

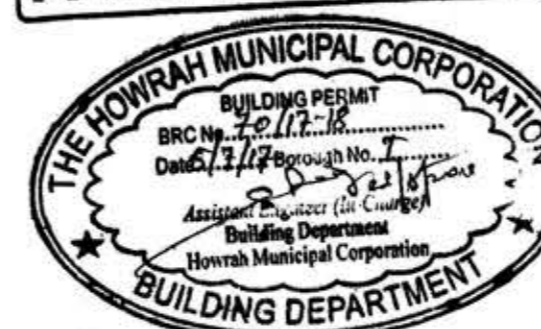
TITLE GROUND FLOOR PLAN WITH SITE

NORTH	DRG.NO.	MA/J.N.MUKHERJEE/ARCH/S/D/01
REV. DATE	REV. NO.	
SCALE	1:100	DEALT <i>Sonal</i>
DATE	07.06.17	CHECKED <i>Rabin</i>



APPLICANT HAS TO DISPLAY AT A CONSPICUOUS PLACE:
PREMIER AND
NAME OF THE BUILDING
NAME OF THE ARCHITECT/ENGINEER
NAME OF OWNER
NAME OF THE APPLICANT
BUILDING PERMIT

PARTY'S COPY



CORRECTED PALN
BRC No. 16/17/17 Ward No. 04
Sub. Insp. Engineer
Bldg. Department
Howrah Municipal Corporation

THE SANCTION IS VALID UP TO 03/04/2023.

Sanctioned as per
MFC Meeting
Decision D... 16/11/17
Sl. No. 24/17

The applicant shall keep at the site one set of plans and specifications and shall also exhibit a Completion plan the number of the Premises. The Name of the Architect or Licensed Building Surveyor, Structural Engineer and Gas Technical Engineer, Name of Owner and number and date of the Building Permit.

CONSTRUCTION SITE SHALL BE MAINTAINED TO PREVENT MOSQUITO BREEDING IN SUCH MANNER SO THAT ALL WATER COLLECTION PARTICULARLY LEFT WELLS, WATS, BASEMENT CURING PITS, OPEN RECEPTACLES ETC. MUST BE EMPTIED COMPLETELY ONCE A WEEK.

Sanctioned Conditionally on undertaking from the owner that if any part of the building to be constructed falls within the alignment of HMC, the same will be demolished by the owner at his/her risk and for this the owner will not claim any compensation from HMC.

No rain water pipe should be fixed or discharged on Road or Footpath. Drainage plan should be submitted at the Borough Assistant Engineer's Office and the sanction obtained before proceeding with the drainage work.

Plan for water connection arrangement SPM U. G. should be submitted at the Office of the Assistant Engineer of Borough and sanction to be obtained before proceeding with the work of Water Supply. Any deviation may lead to disconnection / demolition.

Structural plan and design calculation as submitted by the structural engineer have been kept with B.P. No. 24/17/17. For record of the Howrah Municipal Corporation without verification by division from the submitted structural plan should be made at the time of erection without consulting with structural plan along with design calculation and stability certificate in the prescribed form. Necessary steps should be taken for the safety of the adjoining premises public and private properties and safety of Human Life during construction.

Sanctioned subject to demolition of existing structure to provide open space as per plan before construction is started.

Before starting any Construction the site must conform with the plans sanctioned and all the conditions as proposed in the plan should be fulfilled.

The validity of the written permission to execute the work is subject to the above conditions.

The Building Materials necessary for construction should conform to standard specified in the National Building Code of India.

Non Commencement of Erection / Re-erection within Two Years will Require Fresh Application for Sanction.

Design of all structural Members including that of the foundation should conform to Standards specified in the National Building Code of India.

RESIDENTIAL BUILDING

DEVIATION WOULD MEAN DEMOLITION

Necessary steps should be taken to the safety of the lives of the adjoining public and private properties during construction. Also to avoid penalties as per MFCB Guidelines.

PLACED IN MUNICIPAL BUILDING COMMITTEE DATED 21/11/17

23/17