

PLAN SHOWS THE BASEMENT PLUS GROUND PLUS FOUR(B+G+IV)STORIED APARTMENT TYPE RESIDENTIAL CUM COMMERCIAL BUILDING OF SRI INDRA KUMAR GUPTA.S/O SRI PREM CHAND GUPTA OF KULTI NEW ROAD ON PLOTNO-993,L.R.KH.NO.4150, J.L.NO -16.MOUZA-KULTI.WARDNO-64.P.S.KULTI.DIST PASCHIM BARDHAMANN UNDER A.M.C.BOROUGH NO-X.

OFFICE

*Sub-Assistant Engineer*  
Asansol Municipal Corporation

*Assistant Engineer*  
Asansol Municipal Corporation  
*Town Planner*  
Asansol Municipal Corporation

*Executive Engineer*  
Asansol Municipal Corporation

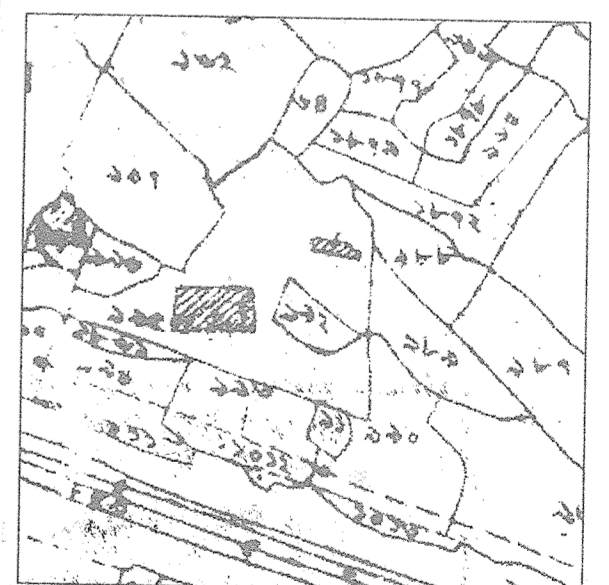
**Plan Sanctioned**  
SECRETARY  
Asansol Municipal Corporation

MEMO No. 155/BC/ARC/140/21  
DATE 25.11.2021

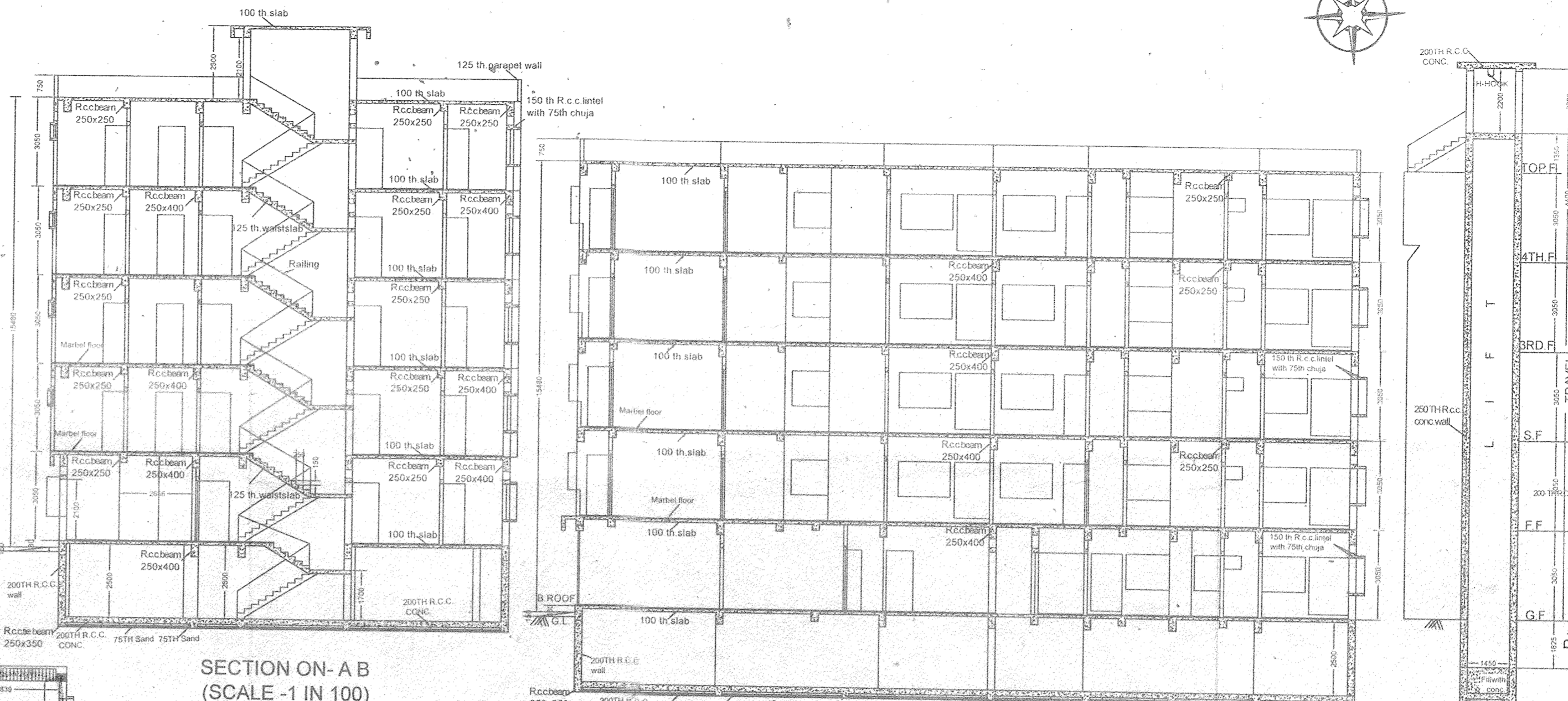
The sanctioned building plan will remain at 50% structural stability lies with the Owner. Sanctioned valid for three years. The owner will give notice regarding the commencement & completion of building.

Deviation means Demolition

PLINTH LEVEL CERTIFICATE & OCCUPANCY CERTIFICATE ARE MANDATORY AS PER BUILDING RULES



MOUZA MAP

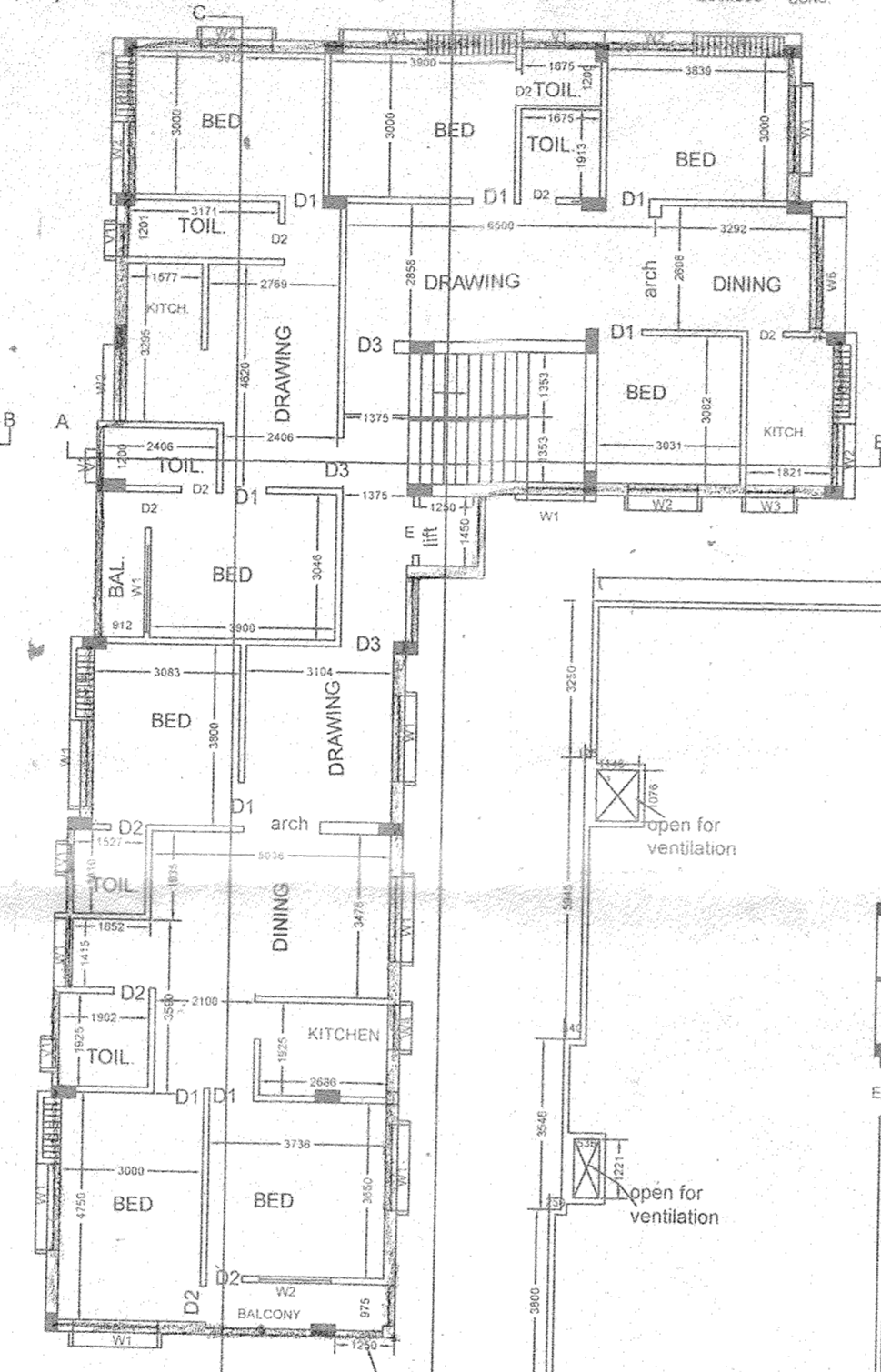
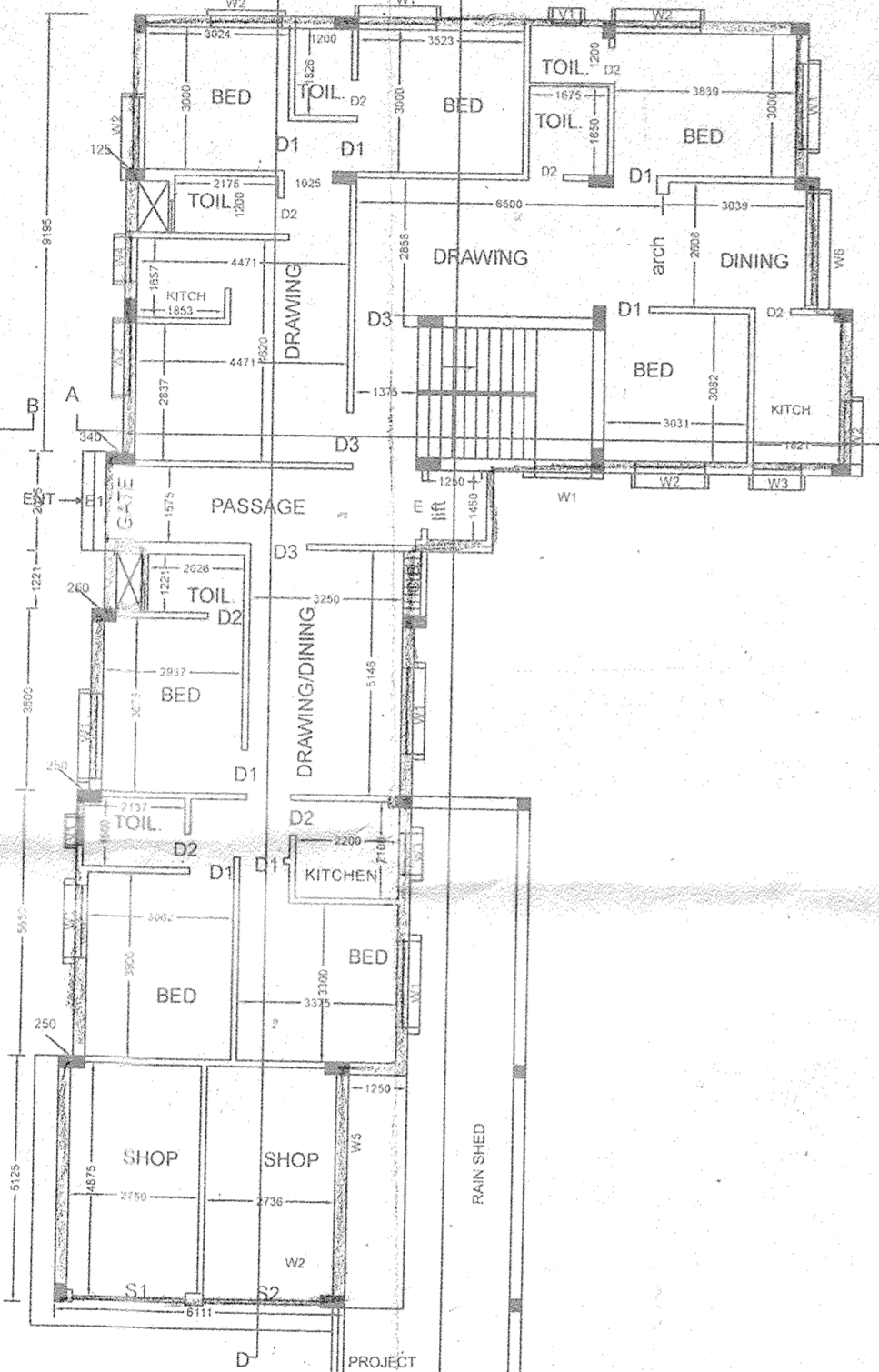
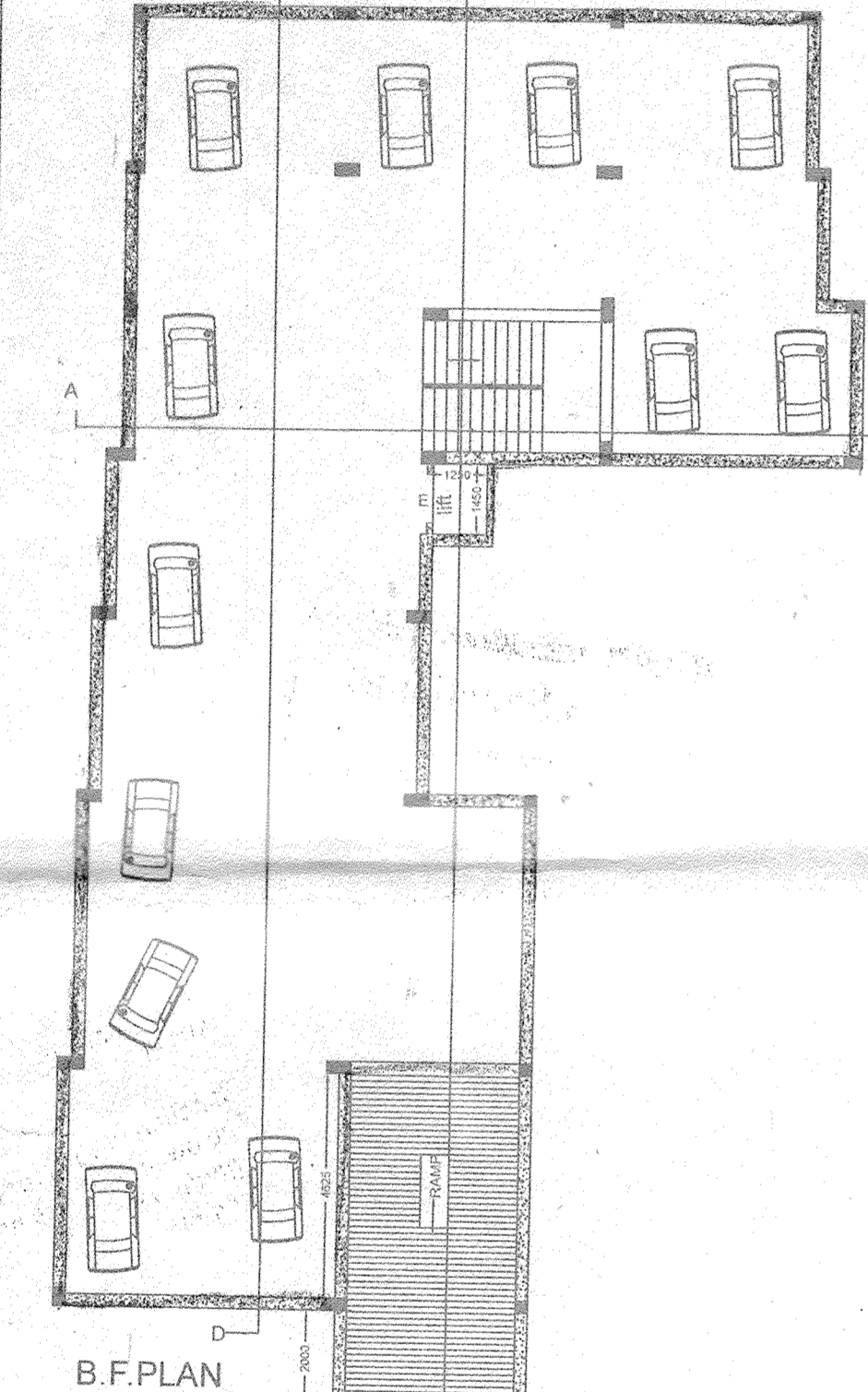


FRONT ELEVATION (SCALE -1 IN 100)

ELEVATION FROM LEFT SIDE (SCALE -1 IN 100)

SECTION ON-A B (SCALE -1 IN 100)

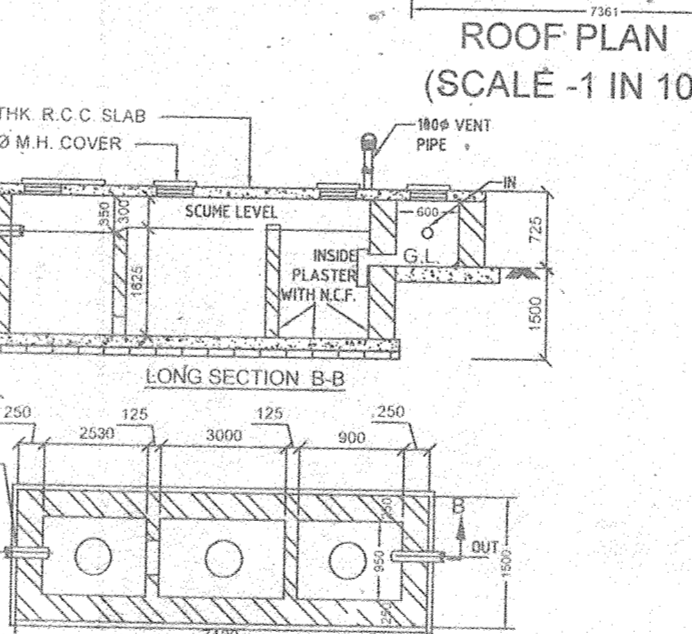
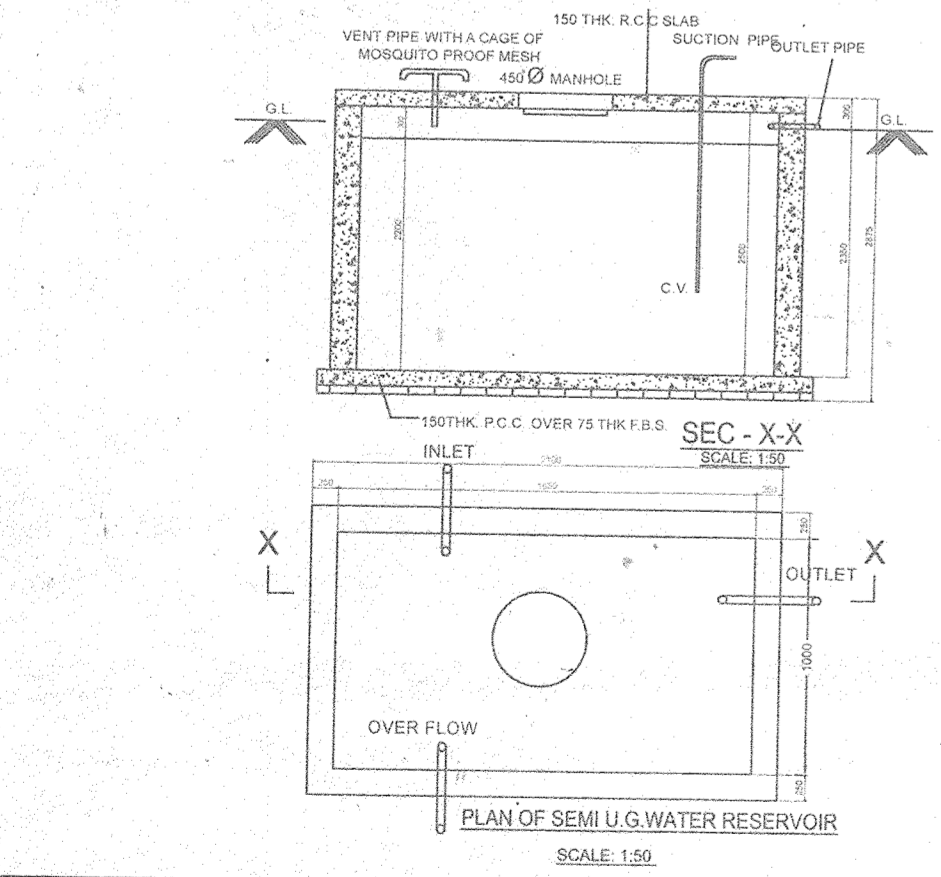
SECTION ON-CD (SCALE -1 IN 100)



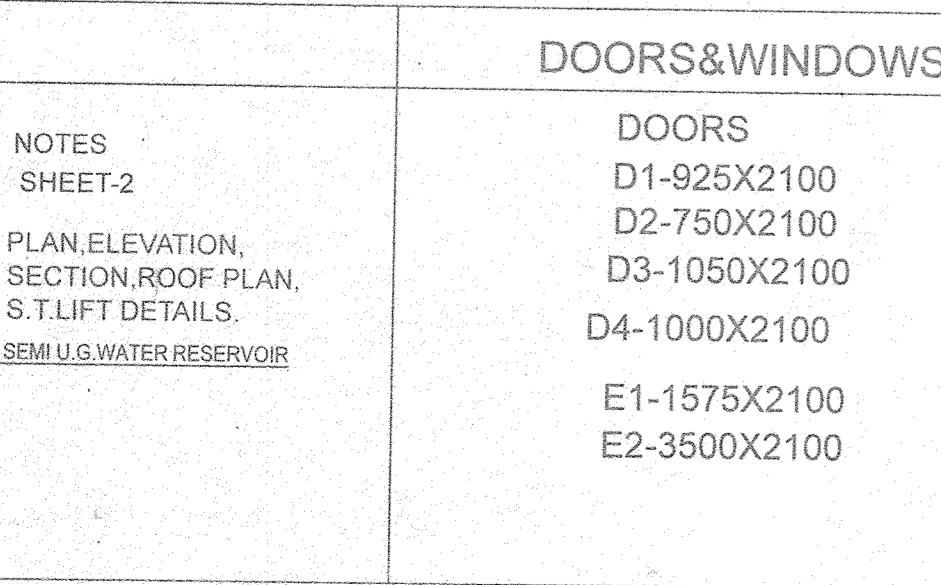
B.F. PLAN (SCALE -1 IN 100)

G.F. PLAN (SCALE -1 IN 100)

F.F. TO FOURTH FLOOR PLAN (SCALE -1 IN 100)



DETS. OF SEPTIC TANK AND SOAKPIT(100-USER'S) SCALE = 1:50



PLAN OF SEMI U.G. WATER RESERVOIR (SCALE 1:50)

**NOTES**  
(1) All dimensions are in M.K.S. (mm)  
(2) Only vertical dimensions are to be followed.  
(3) The layout of building shall be given from the architectural drawings (4) The foundation has been designed for 16,000kg bearing capacity is to be assumed (5) The foundation is to be placed on the firm soil if encountered the foundation should be placed on the firm soil (6) All reinforcement shall be T.M.T. bars of grade Fe-500 conforming to IS-1786.  
(7) Concrete mix M-25 shall be used for R.C.C. works (8) Lean concrete 1:2:4  
(9) Concrete covers - (a) Cover to main reinforcement  
Element Top/Bottom cover  
column 50mm  
footing 50mm  
beam 25mm  
slab 15mm or dia of bar R-15mm  
(b) Cover to secondary reinforcement shall not be less than 15mm  
(10) Not more than one half of the bars shall be lapped at one section. (Lap shall be staggered)  
(11) Development length shall be fifty times  
(12) Lap length in longitudinal bar in columns shall equal to development length in tension.  
(13) In case of difficulty in providing caused ties, it may be provide.  
(14) Any discrepancy between architectural and structural drawing shall be intimated

**AREA CHART**

AREA OF LAND AS PER PORCHA = 12 Decimal = 485.79sqm
LAND LEFT FOR ROAD = 0
EFFECTIVE AREA = 485.79sqm
BASEMENT FLOOR AREA = 262.42sqm
GROUND FLOOR COMMERCIAL AREA = 31.71sqm (6.53%)
GROUND FLOOR RESIDENTIAL AREA = 226.52sqm (46.62%)
FIRST FLOOR AREA = 267.87sqm
SECOND FLOOR AREA = 267.87sqm
THIRD FLOOR AREA = 267.87sqm
FOURTH FLOOR AREA = 267.87sqm
TOTAL BUILT UP AREA = 1329.71sqm (WITH OUT BASEMENT)
VACANT AREA = 225.28sqm
PERCENTAGE OF GROUND COVERAGE AREA = 53.15%
PERMISSIBLE GROUND COVERAGE AREA CALCULATED FOR AREA FROM 20.1sqm TO BELOW 500sqm AS PER DIRECT INTERPOLATION (NOT EXCEED 58%)
* PLANTATION AREA = 5.61sqm + 82.52sqm + 10.19sqm = 98.32sqm
20.23% of project area
PERMISSIBLE PLANTATION AREA = 20% of project area

**FLOOR AREA RATIO CALCULATION**

EFFECTIVE AREA OF LAND	BUILT UP AREA
485.79sqm	G.F. = 258.23sqm
	F.F. = 267.87sqm
	THIRD = 267.87sqm
	FOURTH = 267.87sqm
	TOTAL = 1329.71sqm
AREA DEDUCT FOR F.A.R. OF EACH FLOOR	
LIFT WITH LOBBY = 6.95sqm	
STAIR (WITH LANDINGS) LOBBY = 17.17sqm	
TOTAL = 24.12sqm	
TOTAL NET BUILT UP AREA = 1329.71 - 24.12 = 1299.11sqm	
PROPOSED F.A.R. = 1299.11sqm / 485.79sqm = 2.67	
PERMISSIBLE F.A.R. FOR ROAD WIDTH ABOVE 45m (G.T. ROAD) = 3	

**CAR PARKING**

PERMISSIBLE CAR PARKING
1329.71/130 = 10.22 = 11 no
AVAILABLE = 12NO

**OWNER'S SIGN**

I do hereby declare that the land use for the construction of the building is free from any dispute and court case.

*Sri Indra Kumar Gupta*

**ENGINEER'S & ARCHITECTS**

B.G. CONSULTANCY  
BARID BARAN GHOSH  
KULTI D.V.C. COLONY (MOB-9832168263)  
B-TECH (CIVIL) AMI (C)  
L.B.S. STRUCTURAL ENGINEER  
DECLARATION OF L.B.S. STRUCTURAL ENGINEER  
CERTIFIED THAT THE SITE HAS BEEN INSPECTED PERSONALLY AND THE PLANS HAS BEEN DRAWN STRICTLY ACCORDING TO THE RULES OF A.M.C. ALSO CERTIFIED THAT THE STRUCTURAL DRAWING DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOADS AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECT.

*Barid Baran Ghosh*  
Barid Baran Ghosh  
B. Tech (CIVIL)  
Structural Engineer

2-B-5-179/AMC/20-21, STRUCTURAL-180/21/23  
L.B.S. STRUCTURAL ENGINEER'S SIGN

**DOORS & WINDOWS**

<b>DOORS</b>	<b>WINDOWS</b>
D1-925X2100	W1-1800X1200
D2-750X2100	W2-1500X1200
D3-1050X2100	W3-1200X1200
D4-1000X2100	W4-925X1200
E1-1575X2100	W5-1800X900
E2-3500X2100	W6-2333X1800
	VI-600X450

NOTES SHEET-2  
PLAN, ELEVATION, SECTION, ROOF PLAN, S.T. LIFT DETAILS  
SEMI U.G. WATER RESERVOIR