



**AREA STATEMENT**

- 1) PLOT AREA : 1B - 16 K - 11 CH - 06 SFT = 2454.57 sq.mt.
- 2) PERMISSIBLE GROUND COVERAGE AREA : (50.00%) = 1227.29 sq.mt.
- 3) ROAD WIDTH = 3.805 MT
- 4) PROPOSED GROUND COVERAGE AREA : 49.97% = 1226.57 sq.mt.
- 5) PERMISSIBLE F.A.R. : 1.75

	PREVIOUS AREA	PROPOSED AREA
6) GROUND FLOOR AREA	1107.60 sq.m.	1107.60 sq.m.
7) FIRST FLOOR AREA	1208.12 sq.mt.	1208.12 sq.m.
8) SECOND FLOOR AREA	1208.12 sq.mt.	1208.12 sq.m.
9) THIRD FLOOR AREA	1208.12 sq.mt.	1208.12 sq.m.
10) FOURTH FLOOR AREA	1208.12 sq.mt.	1208.12 sq.m.
11) FIFTH FLOOR AREA	1208.12 sq.mt.	1208.12 sq.m.
12) SIXTH FLOOR AREA	1208.12 sq.mt.	1208.12 sq.m.
13) SERVICE AREA ON ROOF	105.16 sq.m.	105.16 sq.m.
14) TOTAL FLOOR AREA	6577.88 sq.m.	6356.32 sq.m.

- 15) PREVIOUS AREA DEDUCTION FROM F.A.R. : 1289.3 sq.m.(Y)
- 16) STAIR CASE AREA @ (54.86 X 5) = 274.3 sq.m.
- 17) LIFT LOBBY @ 6 sq.m./FL = ((6x3)X5) = 90.00 sq.m.
- 18) COVERED CAR PARKING AREA (IN GROUND) = 37x25 = 925 sq.m.
- 19) FL AREA UNDER F.A.R. CONSIDERATION( 5577.88-1289.3) = 4288.58 SQM
- 20) PROPOSED AREA DEDUCTION FROM F.A.R. : 1510.02 sq.m.(Y)
- 21) STAIR CASE AREA @ (54.86 X 7) = 384.02 sq.m.
- 22) LIFT LOBBY @ 6 sq.m./FL = ((6x3)X7) = 126.00 sq.m.
- 23) COVERED CAR PARKING AREA (IN GROUND) = 40x25 = 1000 sq.m.
- 24) FL AREA UNDER F.A.R. CONSIDERATION( 6356.32-1510.02) = 4846.3 SQM
- 25) PREVIOUS PROVIDED NO. OF PARKING = 39NOS.
- 26) PROPOSED REQUIRED NO. OF PARKING = 60NOS.
- 27) PROPOSED PROVIDED NO. OF PARKING = 60NOS.

- SPECIFICATIONS:**
1. ALL DIMENSIONS ARE IN MM
  2. ALL EXTERNAL WALLS ARE 200/250THK. AND INTERNAL WALLS 150/125 THK IN 1:6 CEMENT MORTAR
  3. EXTERNAL PLASTER IS 19 MM THK. INTERNAL PLASTER 12 MM THK. IN 1:5 CEMENT MORTAR
  4. ALL DOOR FRAMES ARE OF GOOD QUALITY SL WOOD
  5. GRADE OF CONCRETE IS M-20
  6. ALL WINDOWS ARE OF ALUMINIUM & 4 mm THK CLEAR GLASS
  7. ALL REINFORCEMENT TO CONFORM WITH I.S. 456 1978.
  8. ALL P.C.C. IS IN 1:3:6 (CEMENT SAND AGGR).
  9. SLOPE ON ROOF IS IN 1:120
  10. ALL INTERNAL WALLS ARE TO BE FINISHED WITH PLASTER OF PARIS WHILE EXTERNAL SURFACE TO BE FINISHED WITH TWO COATS CEMENT BASED PAINTS.

**SCHEDULE OF DOORS AND WINDOWS**

TYPE	WIDTH	HEIGHT	SILL LEV.	REMARKS
D1	1200	2100	-	REVOLVING DOOR (MAIN)
D2	1200	2100	-	FLUSH DOOR (MAIN)
D3	1000	2100	-	FLUSH DOOR
D3E	1000	2100	-	ELECTRICAL & LIFT MACHINE ROOM DOOR
D4	850	2100	-	FLUSH DOOR
D5	750	2100	-	FLUSH DOOR
SD	2400	2100	-	SLIDING DOOR
W1	1250	1200	900	ALUMINIUM SLIDING WINDOW WITH 4mm. THK.GLASS (BED ROOM/DRW./DIN.)
W2	1500	1200	900	KITCHEN WINDOW WITH EXHAUST
W4	750	1100	1000	TOILET WINDOW WITH EXHAUST
W5	450	1200	1000	TOILET WINDOW WITH EXHAUST
STW1	1500	1200	900	ALUMINIUM (STAIR) WINDOW
SD	2800	2100	-	SLIDING DOOR

**UNDERTAKING**  
I UNDERTAKE THAT I SHALL CONNECT THE WATER CLOSET WITH THE SEWER LINE AT OUR OWN COST WHEN IT IS AVAILABLE AT OUR SITE.

**DECLARATION**  
THE PLOT IS ABUTTED BY BOUNDARY WALL BOUNDARY MEASUREMENT MORE OR LESS MATCHES WITH REGD. DEED REFERENCE OF DECLARATION ATTACHED WITH THE CASE FILE. THE CHARACTER OF THE ROAD IS A.H.M.C. ROAD. I DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN BY ME AS PER PROVISION OF H.M.C. BUILDING RULES 2009 AS PER AMENDED TIME TO TIME AND THE SITE CONDITION INCLUDING THE WIDTH OF THE ABUTTING ROAD NOT WITH THE H.M.C. SURVEY AND IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK.

**SIG. OF OWNER**  
Orient Dealcom Pvt. Ltd.  
Kris Hemendu Choudhary  
Director

**SIG. OF ARCHITECT**  
Sunil Maniramka  
SUNIL MANIRAMKA, (B. Arch.)  
Consulting Architect  
Council of Architecture (Regn. No. CA/93/16636)

**STRUCTURAL DECLARATION**

1. CERTIFIED THAT THE FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN SO DESIGNED BY ME TO BE SAFE IN ALL RESPECT INCLUDING IN THE CONSIDERATION OF THE BEARING CAPACITY & SETTLEMENT OF SOIL.
2. THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION & SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS HORIZONTAL & VERTICAL AS PER THE NATIONAL BUILDING CODE OF INDIA.

Chandi Prosad Khanra  
CHANDI PROSAD KHANRA  
BE (Civil), ME (Struct.), MIE (India)  
ESE - 1/2  
SIG. OF STR. ENGINEER

ADDITION OF 5TH & 6TH FLOOR AND ALTERATION OF EXISTING G+4(15.5 M. HT.) STORIED RESIDENTIAL BUILDING UNDER SECTION 394 AT PREMISES NO.- 1, SHREMANI BAGAN LANE, P.O-SALKIA, P.S.- GOLABARI, WARD NO. - 15, PURBACHUGCHIN NO:02,R.S DAG NO:- 308,R.S KHATIAN NO:-156 MOUZA :- GOLABARI, HOWRAH - 711106, UNDER HOWRAH MUNICIPAL CORPORATION.  
PREVIOUS BUILDING PLAN NO.= BRC-102/13-14  
DATED: 07.11.2013  
TOTAL HEIGHT OF BUILDING PROPOSED (G+6) = 21.600 MT.

**SANCTION DRAWING (ARCHITECTURAL)**

**SANCTIONED GROUND FLOOR PLAN,**

DATE: 12.02.16 SCALE: 1:150 DEALT: APARNA DRG.NO-SRIMANI BAGAN LANE/SD/01  
ARCHITECTS:  
**MANIRAMKA AND ASSOCIATES**  
74 B, A. J. C. BOSE ROAD, KOLKATA-700 016  
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FILE PATH :- C:\CORP-LAND\PARANACORPORATION\SHREMANI BAGAN LANE\Final Sanction

THE HOWRAH MUNICIPAL CORPORATION  
BUILDING PERMIT  
BRC No. 102/13-14  
Date: 12/02/16  
Building Department  
Howrah Municipal Corporation  
BUILDING DEPARTMENT

STRUCTURE SHOWN IN YELLOW FIRM LINE ARE SANCTIONED & SHALL BE CONSTRUCTED.  
STRUCTURE SHOWN IN YELLOW DOTTED LINE ARE SANCTIONED BUT SHALL NOT BE CONSTRUCTED.  
STRUCTURE SHOWN IN RED HATCH ARE NOT SANCTIONED BUT PROPOSED FOR CONSTRUCTION.

SPACE FOR MUNICIPAL SEAL



