

PROPOSED B+G+IV STORED RESIDENTIAL APARTMENT BUILDING SITUATED AT R.S. PLOT NO. - 1430, L.R. PLOT NO. - 2389 & 2390, J.L. NO. - 233, MOUZA - PANCHBERIA MILIK, WARD NO. - 1, UNDER KHARAGPUR MUNICIPALITY, P.S. - KHARAGPUR TOWN, DIST. - PASCHIM MEDINIPUR, WEST BENGAL

- NOTES :**
1. ALL DIMENSIONS ARE IN MM, UNLESS OTHERWISE MENTIONED.
  2. ALL P.C.C. WORK IN 1:5.
  3. ALL R.C.C. WORK IN M25 GRADE CONCRETE.
  4. WALLS - ALL EXTERNAL WALLS ARE 200 MM THICK & ALL INTERNAL WALLS ARE 125 MM THICK.
  5. ALL OTHER SPECIFICATIONS OF WORKS SHALL CONFORM TO RELEVANT I.S. CODE.

**DETAILS OF PLAN PROPOSAL:**

1. Area of Plot = 324.08 Sq.M. (APPROX) As per Deed
2. No. of Story = 5
3. No. of Tenement = 15
4. Size of Tenement < 60 Sq.M.

**AREA STATEMENT:**

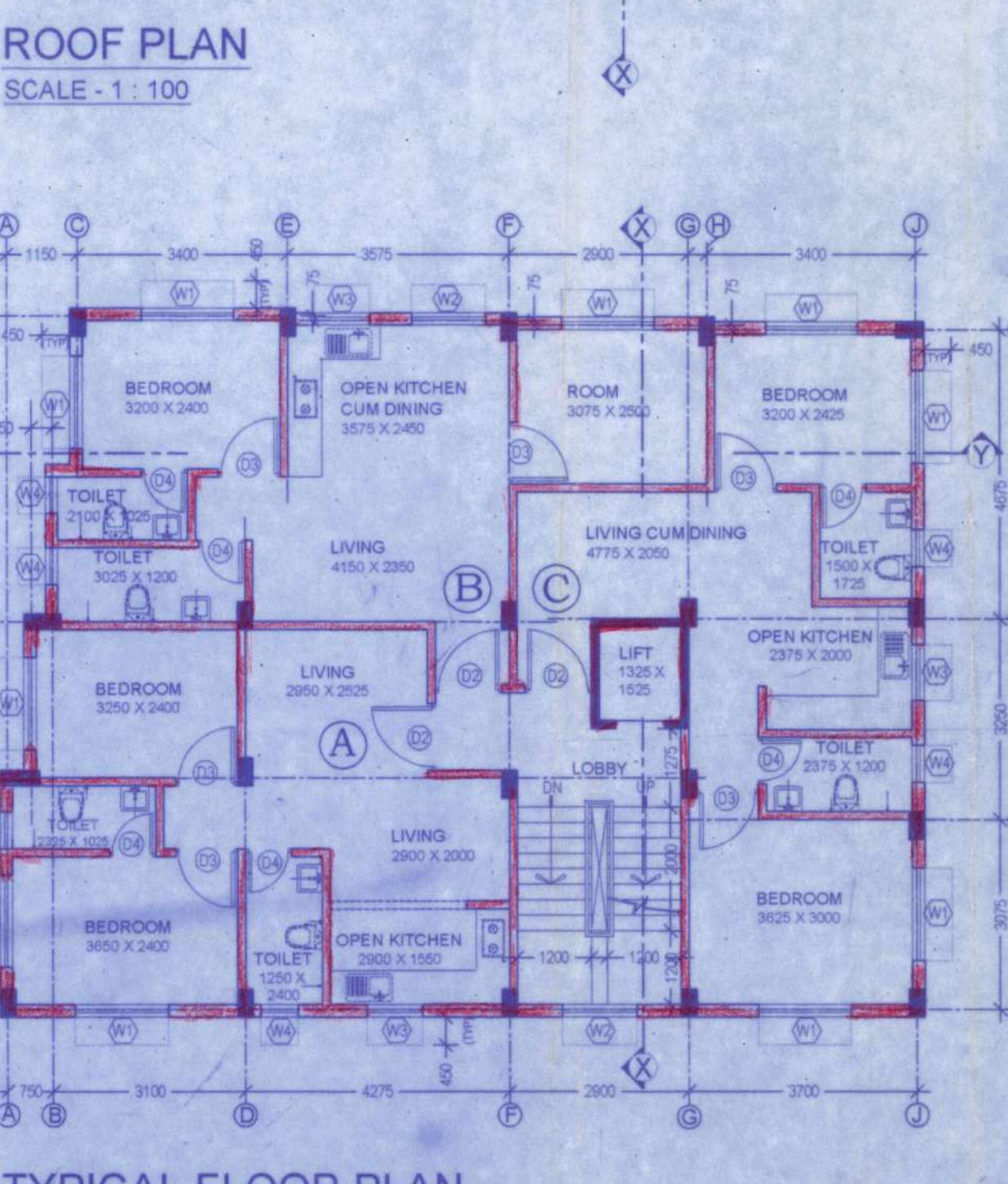
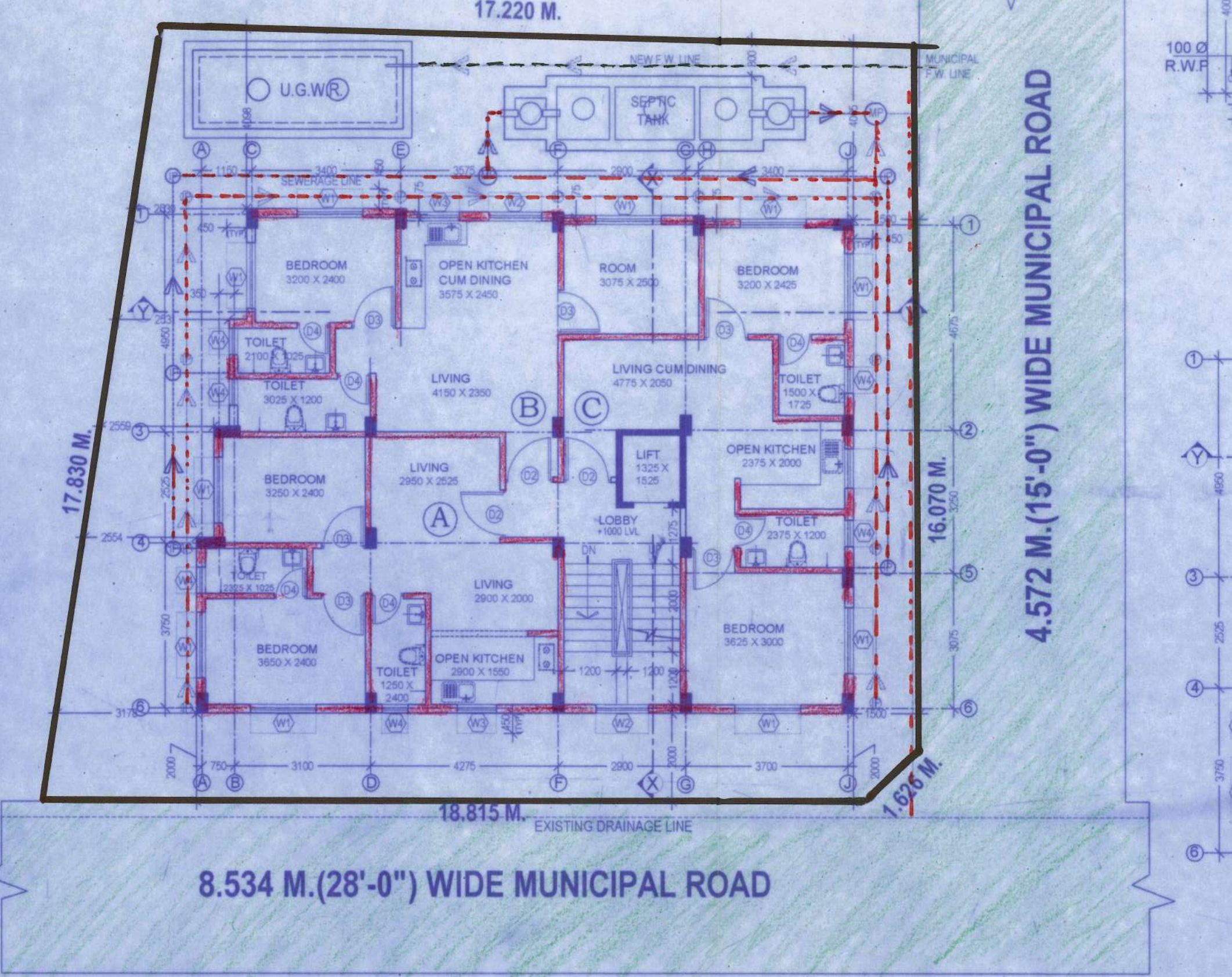
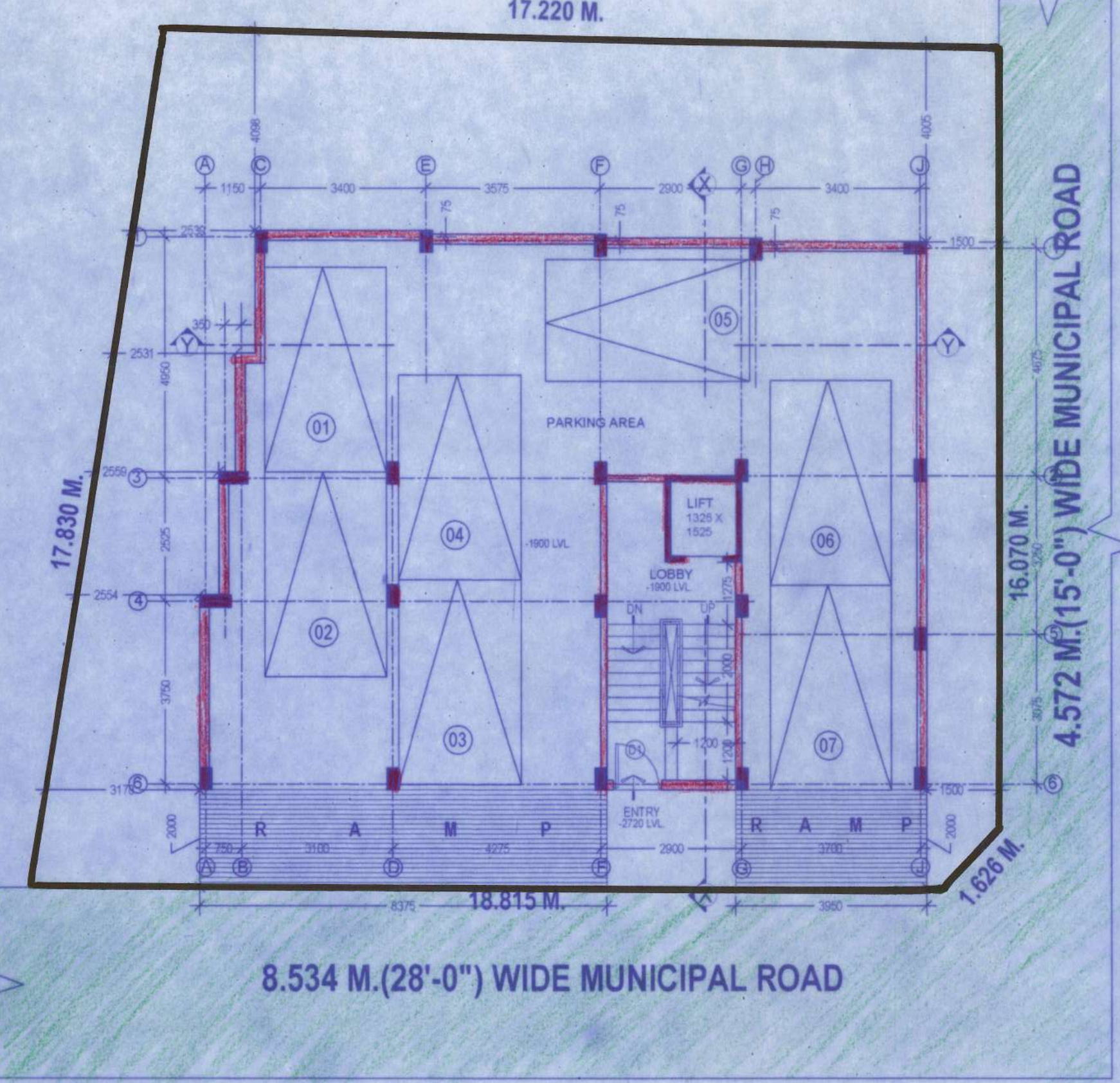
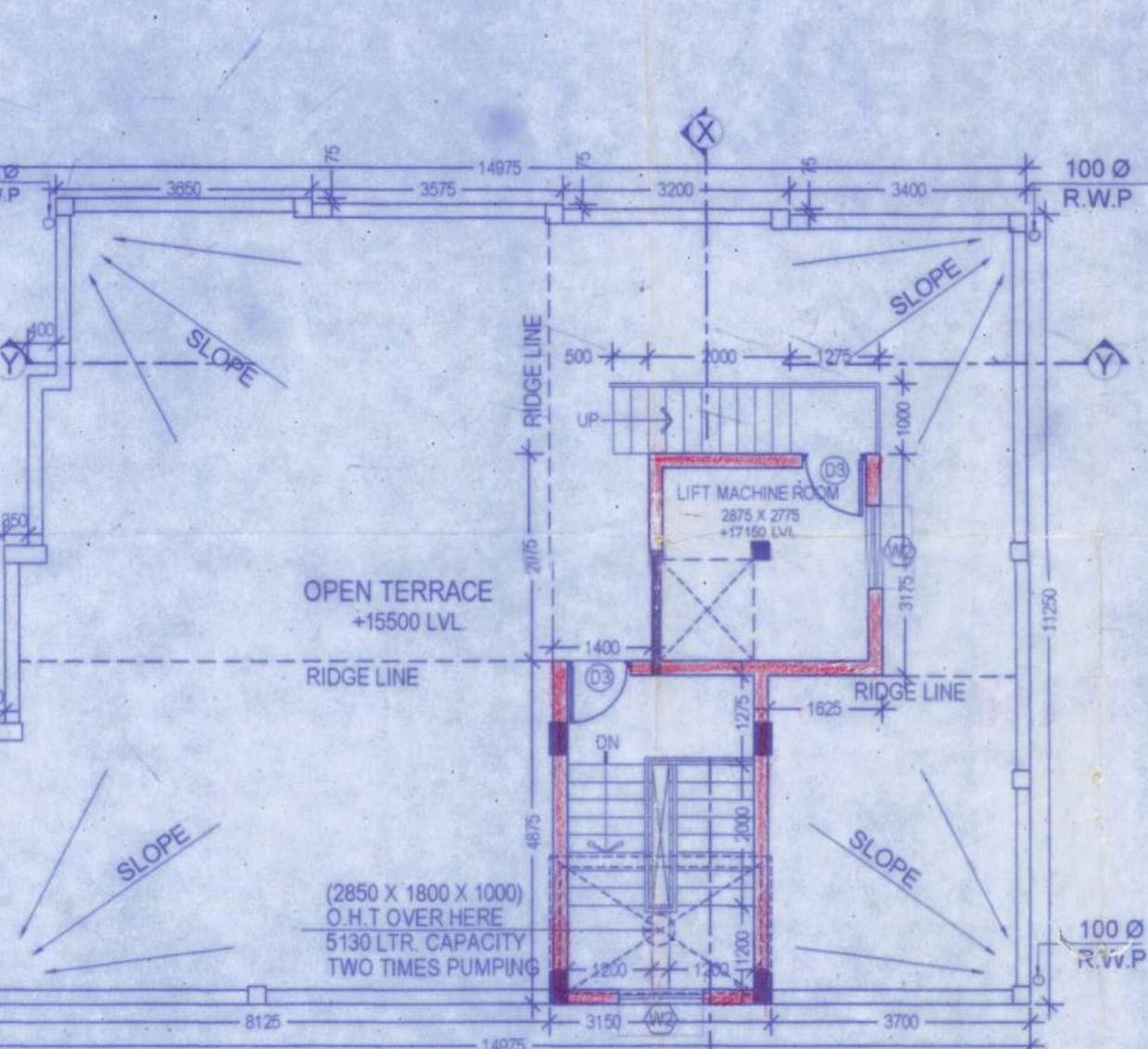
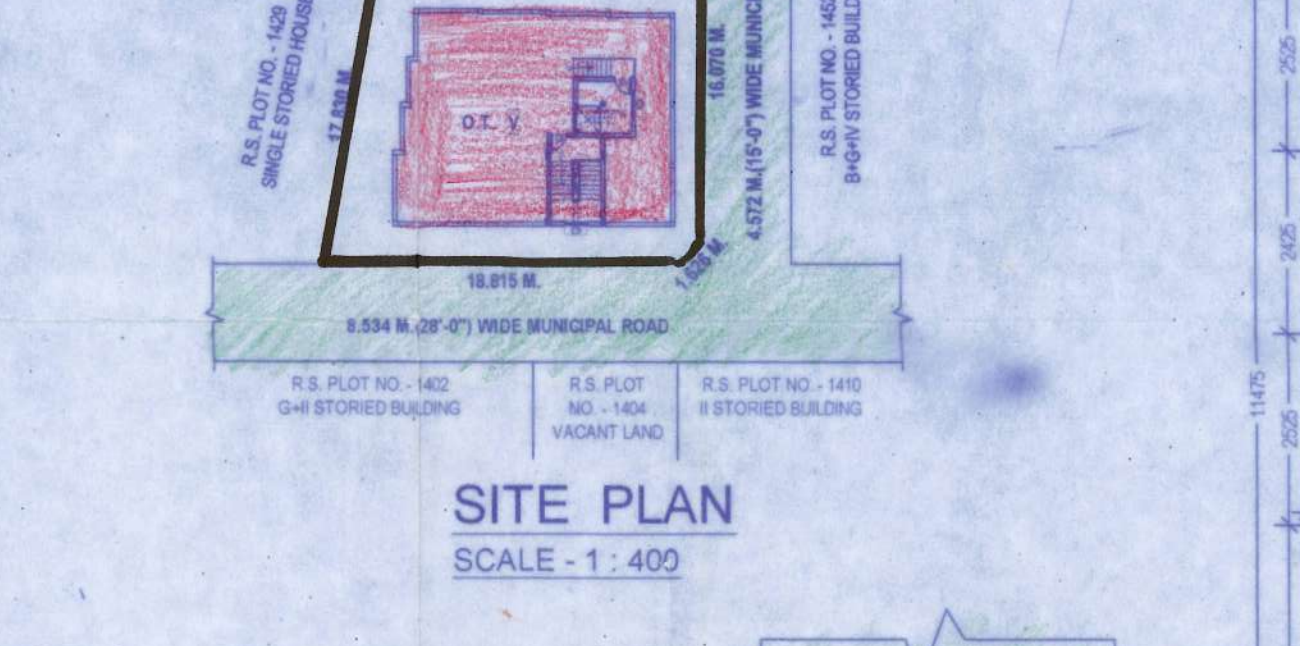
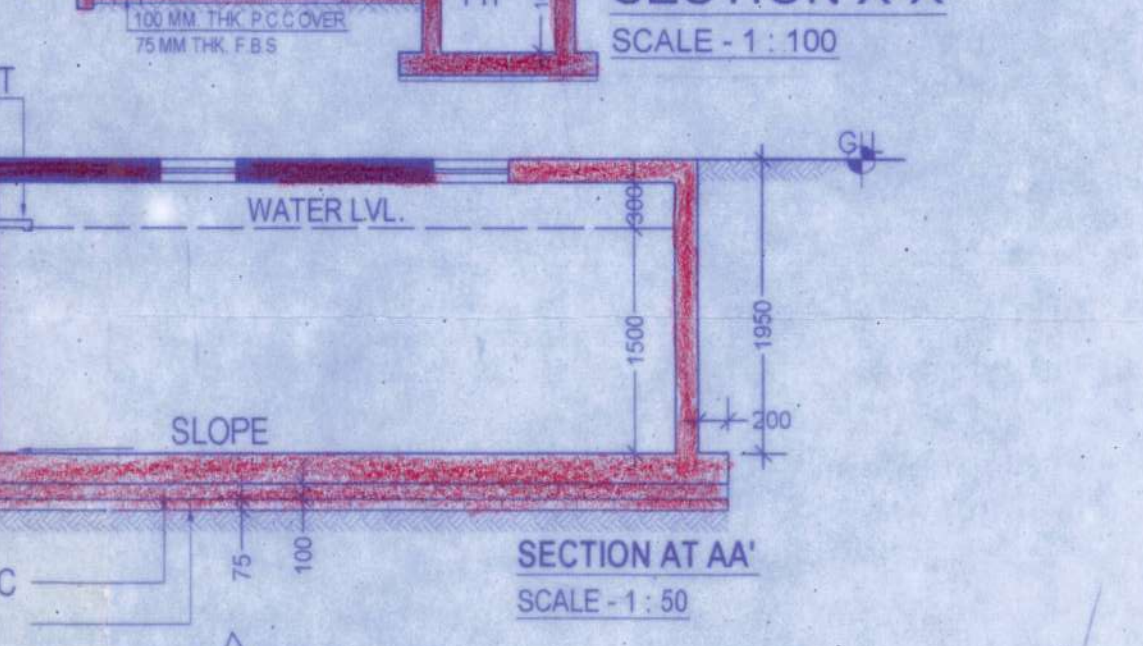
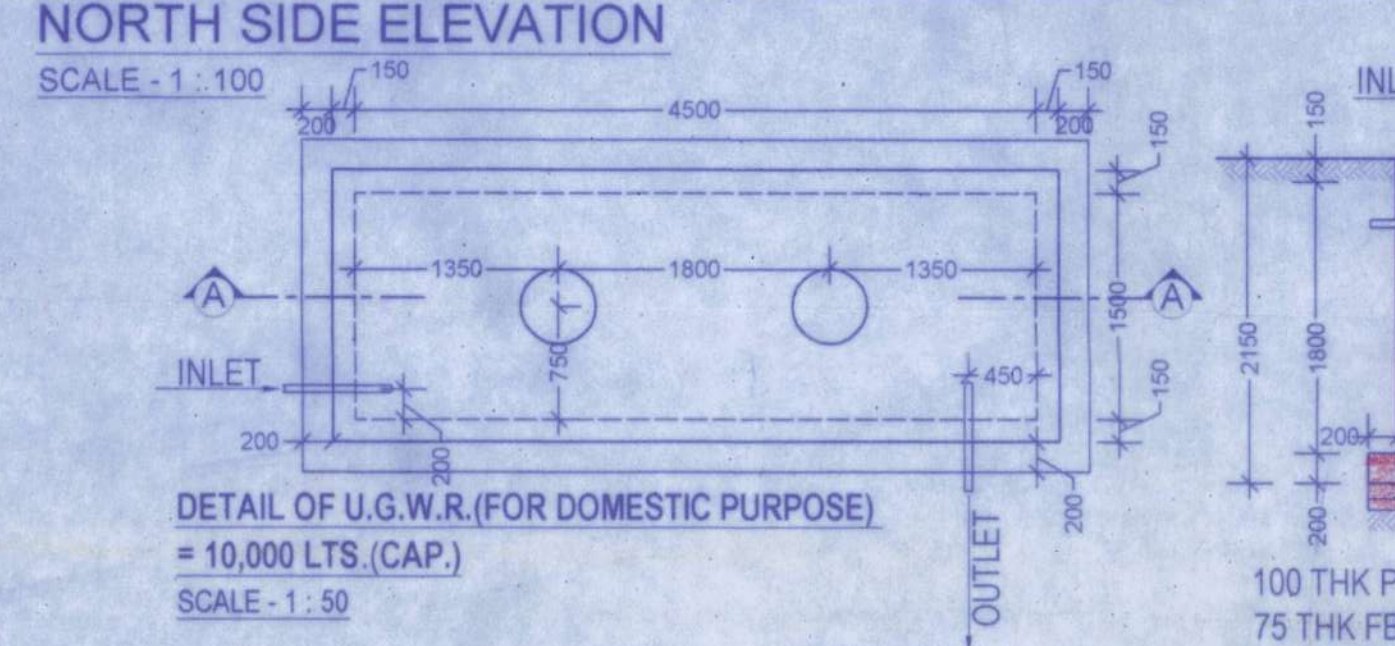
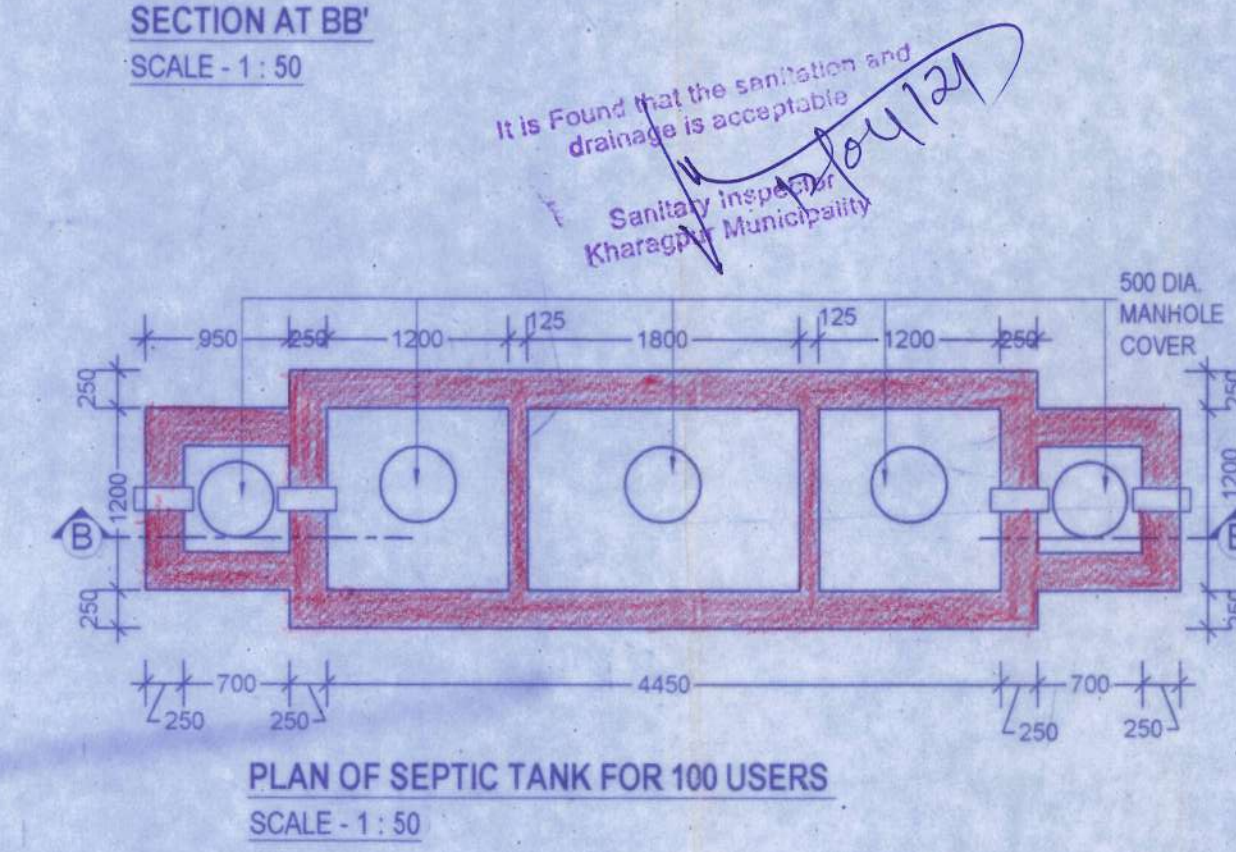
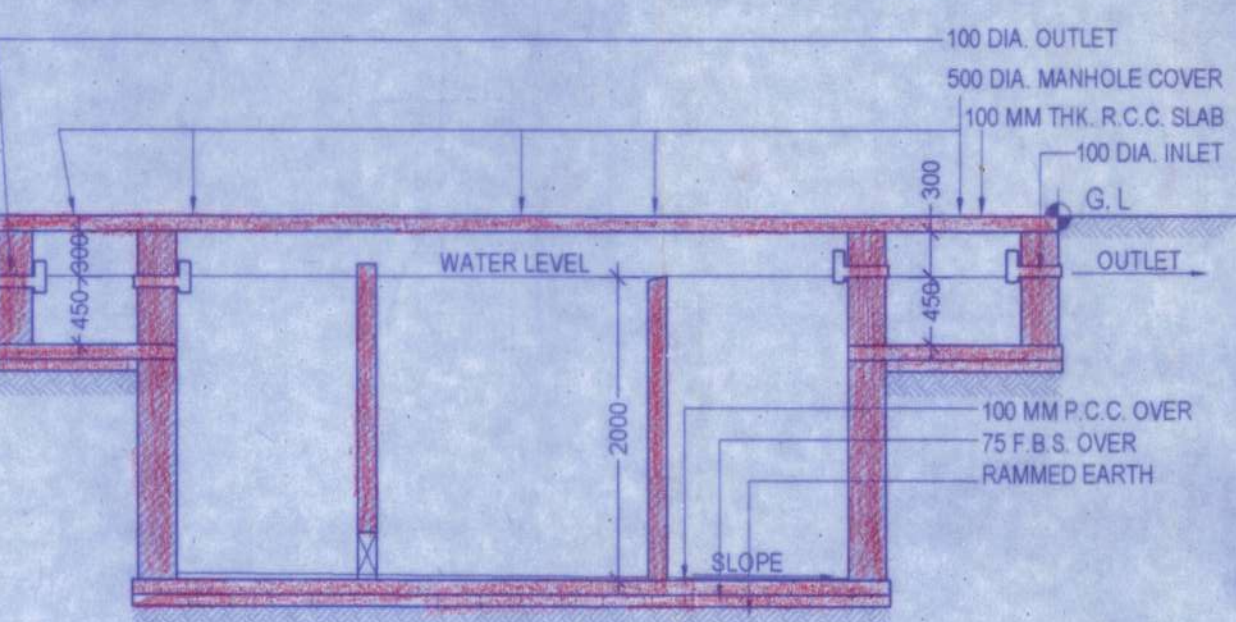
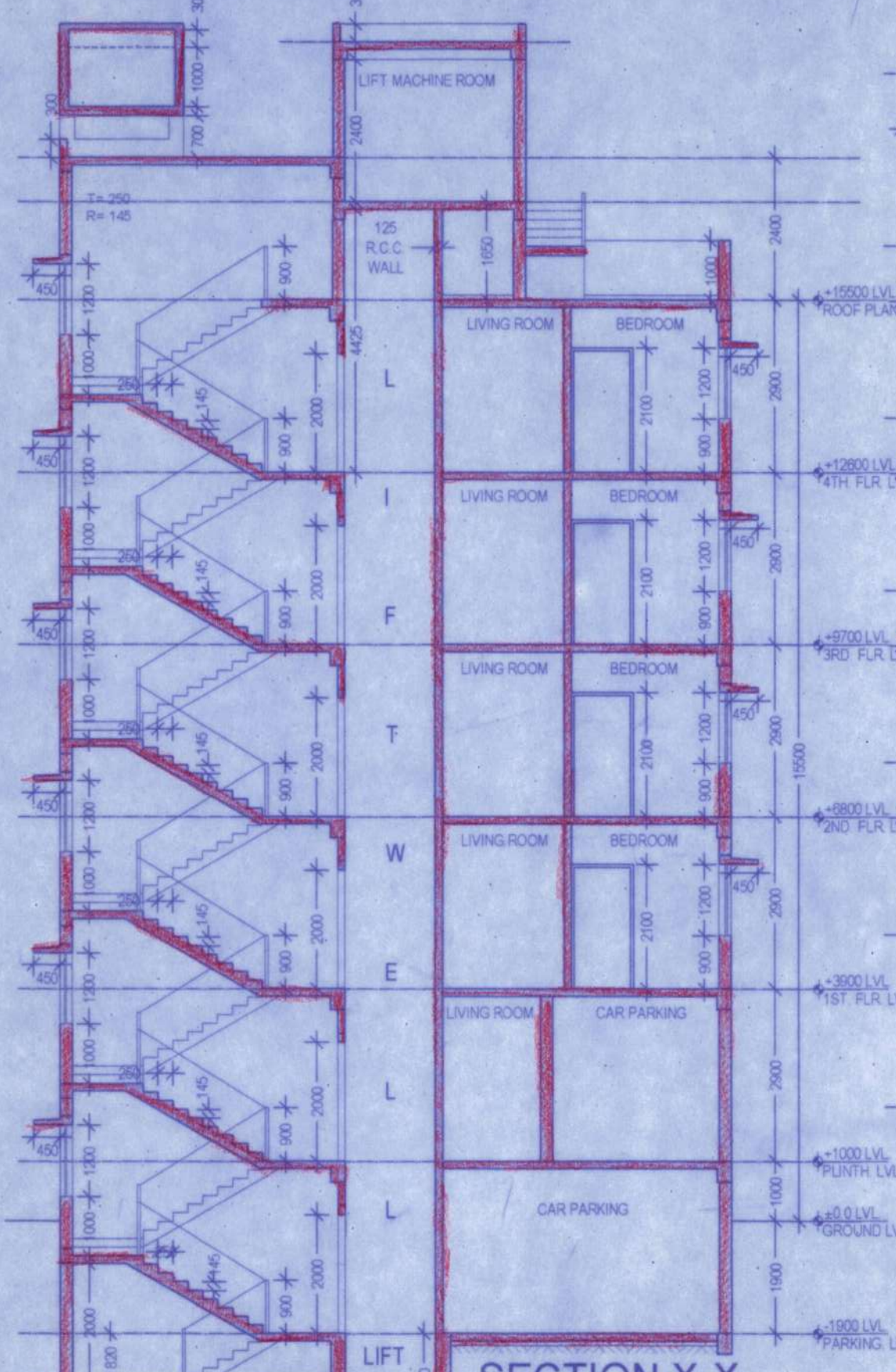
AREA	GROSS COV. AREA	CUT OUT	NET COV. AREA	STAR + STAR LOBBY	LIFT LOBBY	EXEMPTED AREA	NET FLOOR AREA
GROUND FLOOR	184.60 Sq.M.	2.02 Sq.M.	182.58 Sq.M.	12.89 Sq.M.	1.85 Sq.M.	150.41 Sq.M.	148.39 Sq.M.
FIRST FLOOR	184.60 Sq.M.	2.02 Sq.M.	182.58 Sq.M.	12.89 Sq.M.	1.85 Sq.M.	150.41 Sq.M.	148.39 Sq.M.
SECOND FLOOR	184.60 Sq.M.	2.02 Sq.M.	182.58 Sq.M.	12.89 Sq.M.	1.85 Sq.M.	150.41 Sq.M.	148.39 Sq.M.
THIRD FLOOR	184.60 Sq.M.	2.02 Sq.M.	182.58 Sq.M.	12.89 Sq.M.	1.85 Sq.M.	150.41 Sq.M.	148.39 Sq.M.
FOURTH FLOOR	184.60 Sq.M.	2.02 Sq.M.	182.58 Sq.M.	12.89 Sq.M.	1.85 Sq.M.	150.41 Sq.M.	148.39 Sq.M.
<b>TOTAL</b>	<b>923.00 Sq.M.</b>	<b>10.10 Sq.M.</b>	<b>912.90 Sq.M.</b>	<b>64.45 Sq.M.</b>	<b>9.25 Sq.M.</b>	<b>741.22 Sq.M.</b>	<b>741.22 Sq.M.</b>

**TENEMENTS & CAR PARKING CALCULATION:**

TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NUMBER OF TENEMENT	REQUIRED CAR PARKING
49.04 Sq.M.	6.02 Sq.M.	55.06 Sq.M.	5	7 Nos.
47.87 Sq.M.	5.86 Sq.M.	53.75 Sq.M.	5	
50.89 Sq.M.	6.22 Sq.M.	56.91 Sq.M.	5	

Area of Land = 324.08 Sq.M.  
 Road Width = 8.534 M.  
 Permissible Height = 20 M.  
 Proposed Height = 15.5 M.  
 Permissible Ground Coverage (56.2%) = 182.13 Sq.M.  
 Proposed Ground Coverage (50.78%) = 164.89 Sq.M.  
 Star Cover = 14.62 Sq.M.  
 L.R. Machine Room Area = 10.40 Sq.M.  
 L.R. Machine Room Stair Area = 3.77 Sq.M.  
 Roof Tank Area = 6.81 Sq.M.  
 Required Car Parking = 7 nos.  
 Proposed Car Parking = 7 nos.  
 Permissible Bonus Area For 7 nos. parking @ 35 Sq.M. = 245 Sq.M.  
 Proposed Area Of Parking = 147.32 Sq.M.  
 Permiss F.A.R. = 2  
 Proposed F.A.R. = 1.47 (22 Sq.M. / 147.32 Sq.M.) = 593.9 Sq.M. / 324.08 Sq.M. = 1.83 (Hence within limit)

The Plan is Acceptable  
 Surveyor  
 Khargpur Municipality  
 Sub-Assistant Engineer  
 Khargpur Municipality



**DOOR & WINDOW SCHEDULE**

WINDOWS			DOORS			REMARKS
MARKED	WIDTH	HEIGHT	MARKED	WIDTH	LINTEL	
W1	1500	1200	D1	1200	2100	
W2	1200	1050	D2	1000	2100	
W3	900	1050	D3	900	2100	
W4	600	750	D4	750	2100	

**DECLARATION OF THE ARCHITECT:**  
 I certify that the Architectural Drawings as per provision of West Bengal Municipal Building Code 2007 as amended from time to time. I also certify that plans & drawings prepared by me comply with all provisions regarding the site condition including the width of abutting road conform with the plan & that as a building site & not a tank or lined up land. The boundary of the site is clearly marked by the sanctioned plan & documents. Road width in front of the premises, also physically agree with documents & plan. I shall be held responsible if any incorrect information is furnished by me or any violation of provisions of these rules or the prevailing National Building Code in any of the drawings and/or specifications prepared by me and submitted to the sanctioning authority for obtaining sanction. THE PLANT WAS IDENTIFIED BY ME.

**CERTIFICATE OF THE ARCHITECT:**  
 I certify that the Architectural Drawings as per provision of West Bengal Municipal Building Code 2007 as amended from time to time. I also certify that plans & drawings prepared by me comply with all provisions regarding the site condition including the width of abutting road conform with the plan & that as a building site & not a tank or lined up land. The boundary of the site is clearly marked by the sanctioned plan & documents. Road width in front of the premises, also physically agree with documents & plan. I shall be held responsible if any incorrect information is furnished by me or any violation of provisions of these rules or the prevailing National Building Code in any of the drawings and/or specifications prepared by me and submitted to the sanctioning authority for obtaining sanction. THE PLANT WAS IDENTIFIED BY ME.

**DECLARATION OF THE STRUCTURAL ENGINEER:**  
 I certify that the structural drawing and design of both the foundation and superstructure of the building / buildings has been made considering the Soil Test Report, as per these rules and the regulations made under the Act and also considering all possible loads, stresses and the moments generated by the proposed structure as per the Bureau of Indian Standard and National Building Code of India and certified that it is safe and stable in all respect. Also certified that the structural design of the U.G.W. Water reservoir & its top slab has been prepared as so as to withstand the load of the cars parked / moved on it.

**CERTIFICATE OF GEO-TECHNICAL ENGINEER:**  
 It is certified that the comprehensive geo-technical report on soil investigation has been prepared by me for design and calculation of the foundation by analyzing the soil samples for estimating the bearing capacity of the soil on which foundation of the structure will be constructed. I shall also check the nature of the soil after excavation at the site so that foundation is extended up to appropriate depth that has been proposed in the geo-technical report.

**ARCHITECT:**  
 TUSHAR KANTI CHAUDHURI  
 CIVIL ENGINEER  
 L.B.S. Khargpur Municipality  
 Paschim Medinipur  
 Licence No.-K.M.J.L.B.S./20/21/102

**STRUCTURAL ENGINEER:**  
 SUBHAJIT DEY  
 Chartered Architect  
 CA/2002/23773

**GEO-TECHNICAL ENGINEER:**  
 SUBHANKAR ROY  
 Empanelled Geotechnical Engineer  
 Kolkata Municipal Corporation  
 E.G.T. No.-5, Class-I

**STRUC.URAL CONSULTANT:**  
 PRAKALPA Planning Solutions Pvt. Ltd.  
 Registered Office: 908 P & S Road  
 Kolkata-700 030, West Bengal India.  
 Email: prakalpa@praktol.com  
 Phone: 9831337292

**STRUC.URAL CONSULTANT:**  
 BALDOON ENGINEERING  
 Registered Office: 908 P & S Road  
 Kolkata-700 030, West Bengal India.  
 Email: baldoon@baldoon.com  
 Phone: 9831337292

**TITLE:**  
 BASEMENT GROUND FLOOR, TYPICAL (1ST TO 4TH FLOOR & ROOF PLAN ELEVATION & SECTIONS, SITE PLAN, SEPTIC TANK & UNDER GROUND WATER RESERVOIR.

**SCALE:** 1:100, 1:50, 1:600

**DESIGNED BY:**  
 PPSPL / CITYSURV / KHARAGPUR / SANC / AR / 01