



AREA STATEMENT

PLOT AREA = 13961.06 SQM.
 PERMISSIBLE GROUND COVERAGE (45%) = 6282.477 SQM.
 PERMISSIBLE BUILT UP AREA = 34902.65 SQM.
 PROPOSED GROUND COVERAGE
 EXISTING B+G+25 STORED BUILDING = 2333.157 SQM.
 EXISTING DISTRIBUTION STATION = 173.64 SQM.
 NEW PROPOSAL = 1242.00 SQM.
 TOTAL (26.85%) = 3748.797 SQM.
 PERMISSIBLE F.A.R. = 2.5
 PROPOSED TOTAL BUILT UP AREA -
 EXISTING (B+G+25) STORED BUILDING = 28366.242 SQM.
 PROPOSED NEW PROPOSAL BUILT UP AREA :-
 BASEMENT = 1122.79 SQM. (PARKING AREA = 1046.419 SQM.)
 GROUND FLOOR = 748.156 SQM. (PARKING AREA = 237.41 SQM.)
 1ST. FLOOR = 694.879 SQM.
 TYPICAL FLOOR (2ND TO 16TH @ 31.13 SQM.) = 7966.95 SQM.
 TOTAL BUILT-UP AREA = 38899.017 SQM.

LESS

i) PARKING AREA
 A) EXISTING (B+G+25) STORED BUILDING = 2400.00 SQM.
 B) NEW PROPOSAL :- BASEMENT = 1046.419 SQM.
 GROUND FLOOR = 237.41 SQM.
 AREA OF TOTAL PARKING = 3683.829 SQM.

ii) STAIRCASE AND LIFT LOBBY AREA FOR NEW PROPOSAL
 GROUND FLOOR = [(17.435X2) + 7.98 + 22.31 + 6] = 71.160 SQM.
 FIRST FLOOR = [(16.875X2) + (19.2975X2) + 22.31 + 6] = 100.655 SQM.
 TYPICAL FL (2ND TO 16TH FL) = 15X(16.875X2 + 6) = 596.25 SQM.
 = 768.065 SQM.

GROSS BUILT-UP AREA = 34447.123 SQM
 PROPOSED F.A.R. = 34447.123 / 13961.06 = 2.46737

PARKING CALCULATION

i) SHOP = 522.06 SQM. / 35 = 14.92 = 14 NOS.
 ii) RESIDENTIAL PARKING
 a) TOTAL FLAT AREA @ 226.59 SQM. = 6797.7 SQM.
 b) TOTAL SERVICE AREA = (223.926 + 429.819) + (78.984X15) = 1838.505 SQM.
 PROPORTIONATE SHARE = 0.27
 SUPER BUILT UP AREA OF FLAT 'A' = 287.77 SQM.
 PARKING REQUIRED :-
 EXISTING (B+G+25) STORED BUILDING = 176 NOS.
 NEW PROPOSAL = [(30X2) + 14] NOS. = 74 NOS.
 TOTAL REQUIRED = 250 NOS.

PROPOSED CAR PARKING :-
 EXISTING (B+G+25) STORED BUILDING, COVERED = 120 NOS.
 NEW PROPOSAL A) COVERED = (36+17) NOS. (COVERED) = 53 NOS.
 B) OPEN = 114 NOS.
 TOTAL PROPOSED PARKING = 287 NOS.

MACHINE ROOM AREA = 73.675 SQM.
 O.H.R. AREA = 17.17 SQM.
 STAIR HEAD ROOM AREA = (20.96X2) = 41.92 SQM.
 TOTAL TERRACE AREA = (5.9X2X2) + 212.4 SQM.
 TOTAL BUILT UP AREA (INCLUDING PARKING AREA) = 110532.775 - (1046.419 + 237.41) = 9248.946 SQM = 2.29%
 TOTAL CURBBOARD AREA = 12.96 X 5 = 64.80 SQM. TOTAL LOFT AREA = 142.96 SQM.



PROJECT
PROPOSED B+G+XVI STORED RESIDENTIAL BUILDING AT PREMISES NO. 37, PANDITIYA ROAD, KOLKATA - 700 029

WARD - 85
 BOURGH - VIII

SPECIFICATION

- ALL DIMENSIONS ARE IN MM UNLESS OTHERWISE MENTIONED
- ALL EXTERNAL BRICK WALLS ARE 200MM THICK AND INTERNAL 100 MM THICK UNLESS OTHERWISE SPECIFIED
- ALL BRICKWORK PLASTERING INSIDE AND OUTSIDE ARE IN THE RATIO OF 1:3:14 RESPECTIVELY AND OUTSIDE PLASTERING CONTAINS WATER PROOFING.
- ALL CIVIL WORKS ARE AS PER IS-45 AND ALL REINFORCEMENT AS PER IS-178
- ALL ELEC. WORKS IN THE RATIO 1:2:4
- ALL PRELIMINARY MEASURES SHALL BE TAKEN AT THE TIME OF CONSTRUCTION OF SEAM UNDERGROUND
- DEPTH OF WATER RESISTANCE SHALL BE MORE THAN THE DEPTH OF MAIN COLUMN FOUNDATION.

SCHEDULES / REVISIONS

SCHEDULE OF DOOR & WINDOWS			
DOORS	TYPE	WIDTH	HEIGHT
D1	WOOD	2100	2100
D2	WOOD	2100	2100
D3	WOOD	2100	2100
D4	WOOD	2100	2100
D5	WOOD	2100	2100
D6	WOOD	2100	2100
D7	WOOD	2100	2100
D8	WOOD	2100	2100
D9	WOOD	2100	2100
D10	WOOD	2100	2100
D11	WOOD	2100	2100
D12	WOOD	2100	2100
D13	WOOD	2100	2100
D14	WOOD	2100	2100
D15	WOOD	2100	2100
D16	WOOD	2100	2100
D17	WOOD	2100	2100
D18	WOOD	2100	2100
D19	WOOD	2100	2100
D20	WOOD	2100	2100
D21	WOOD	2100	2100
D22	WOOD	2100	2100
D23	WOOD	2100	2100
D24	WOOD	2100	2100
D25	WOOD	2100	2100
D26	WOOD	2100	2100
D27	WOOD	2100	2100
D28	WOOD	2100	2100
D29	WOOD	2100	2100
D30	WOOD	2100	2100
D31	WOOD	2100	2100
D32	WOOD	2100	2100
D33	WOOD	2100	2100
D34	WOOD	2100	2100
D35	WOOD	2100	2100
D36	WOOD	2100	2100
D37	WOOD	2100	2100
D38	WOOD	2100	2100
D39	WOOD	2100	2100
D40	WOOD	2100	2100
D41	WOOD	2100	2100
D42	WOOD	2100	2100
D43	WOOD	2100	2100
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D92	WOOD	2100	2100
D93	WOOD	2100	2100
D94	WOOD	2100	2100
D95	WOOD	2100	2100
D96	WOOD	2100	2100
D97	WOOD	2100	2100
D98	WOOD	2100	2100
D99	WOOD	2100	2100
D100	WOOD	2100	2100

GROUND FLOOR PLAN WITH SITE, SITE PLAN, LOCATION PLAN, DETAIL OF U.G.R.

DATE: 15.06.18

STRUCTURAL ENGINEER'S CERTIFICATE

THE STRUCTURAL DESIGN AND DRAWINGS OF THIS BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECTS.

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SIGNATURE OF STRUCTURAL ENGINEER + SEAL

For & on behalf of
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