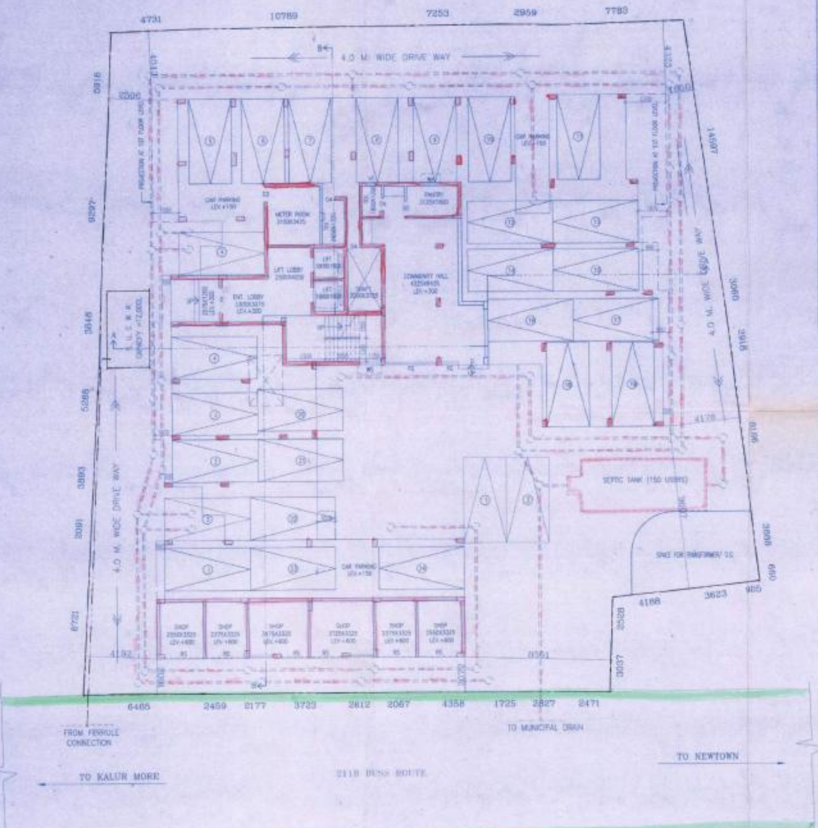
Latitude: 22.587473 N
Longitude: 88.497395 E



GROUND FLOOR PLAN
SCALE:- 1:100

AREA STATEMENT:-

AREA OF PLOT (40 DEC.)	= 1618.73 SQ.M.
AREA OF PLOT (AS PER PHYSICAL)	= 1400.55 SQ.M.
PERMISSIBLE F.A.R.	= 2.0
PERMISSIBLE BUILT UP AREA (1400.55*2.0)	= 2801.1 SQ.M.
PROPOSED BUILDING HT.	= G+IV
PERMISSIBLE GROUND COVERAGE (50%)	= 700.275 SQ.M.
PROPOSED GROUND COVERAGE (48.487%)	= 679.09 SQ.M.
PROPOSED GROUND FLOOR AREA	= 667.30 SQ.M.
PROPOSED TYPICAL(1ST TO 4TH) FLOOR AREA	= 635.69 SQ.M.
PROPOSED TOTAL FLOOR AREA (667.3+635.69*4)	= 3210.06 SQ.M.
PROPOSED TOTAL WARDROBE AREA	=56.6 SQ.M.

EXEMPTION

RESIDENTIAL STAIR AREA (12.69*5 FLS.)	= 63.45 SQ.M.
LIFT LOBBY AREA (6.0*5 FLS.)	= 30.0 SQ.M.
CAR PARKING AREA AT GROUND FLOOR	= 463.86 SQ.M.
TOTAL EXEMPTION AREA (63.45+30.0+463.86)	= 557.31 SQ.M.
PROPOSED TOTAL FLOOR AREA AFTER EXEMPTION (3210.06-557.31)	= 2652.75 SQ.M.
PROPOSED FAR (2652.75/1400.55)	= 1.894

FLAT DETAIL (PROPOSED)

2BHK	=7*4 FLS.	= 28 NOS.
3BHK	=2*4 FLS.	= 08 NOS.

TOTAL NO OF FLAT=36 NOS.

TOTAL NO OF USERS (36 FLATS @ 5 PERSON) =180 NOS.

CAR PARKING CALCULATION

COMMERCIAL

SHOP AREA AT GROUND FLOOR	=63.71 SQM.
NO. OF CARS REQUIRED	=01 NOS.

RESIDENTIAL

FLAT AREA 75 TO 100 SQ.M.	=36 NOS.
REQUIRED NO. OF CARS	=18 NOS.
TOTAL NOS. OF CARS REQUIRED (1+18)	=19 NOS.
TOTAL NOS. OF CARS PROVIDED (COVERED=24 & OPEN=4)	=28 NOS.

TYPICAL FLAT AREA CHART OF EACH FLOOR

FLAT MKD.	FLAT TYP.	FLAT BUILT UP AREA (SQ.M.)	NOS.
A	2 BHK	82.41	4
B	2 BHK	80.53	4
C	2 BHK	58.24	4
D	2 BHK	58.24	4
E	3 BHK	78.36	4
F	2 BHK	58.88	4
G	2 BHK	58.53	4
H	3 BHK	79.87	4
I	2 BHK	58.47	4

SCHEDULE OF DOORS & WINDOWS

[illegible]

SPECIFICATION OF BUILDING

[illegible]

SIGNATURE OF OWNER

I/WE CONFIRM THAT THE ERECTION OF BUILDING TO BE UNDERTAKEN SHALL BE STRICTLY IN ACCORDANCE WITH THE WEST BENGAL TOWN AND COUNTRY PLANNING AREA ACT 2014 AND THE RULES MADE THERE UNDER

Magnetic Infrastructure

NAME OF OWNER

CERTIFICATE OF ARCHITECT

I CERTIFY THAT ALL THE ARCHITECTURAL DRAWINGS OF THE PROJECT AT J.L. NO. - 32, DAG NOS. - 1610, 1611 KHATIAN NOS. - 8685, 8686, 8690, 8691, 8692, 8693, 8694, 8695 MOUZA - MUHAMMAD PUR, UNDER RAJARHAT - BISHNUPUR NO - 1 GRAM PANCHAYET RAJARHAT, DIST. - NORTH 24 PARGANAS HAVE BEEN PREPARED BY ME COMPLYING WITH THE NEW TOWN KOLKATA PLANNING AREA (BUILDING) RULES 2014. I ALSO CERTIFY THAT THE PLANS AND DRAWINGS PREPARED BY ME COMPLYING WITH ALL THE PROVISIONS REGARDING THE FIRE PROTECTION AS PER THE PREVAILING NATIONAL BUILDING CODE OF INDIA. 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 IS FOUND IN ANY OF THE DRAWINGS AND DOCUMENTS, SIGNED BY ME AND SUBMITTED TO THE SANCTIONING AUTHORITY FOR OBTAINING SANCTION.

Rajkumar Agarwal
Architect
Member of Council of Architecture CA / 94 / 17946

SIGN. OF ARCHITECT

IT IS HEREBY CERTIFIED THAT THE STRUCTURAL DRAWINGS ARE PREPARED FOR EARTHQUAKE RESISTANCE IN ACCORDANCE WITH BIS & NBC 2005.

DR. SAMIRESH KUMAR CHAKRABORTY
[illegible]
Consulting Geotechnical Engineer

SIGN. OF GEO-TECHNICAL ENGINEER

CERTIFICATE OF STRUCTURAL ENGINEER

CERTIFIED THAT "THE STRUCTURAL DRAWING & DESIGN OF BOTH FOUNDATION & SUPER STRUCTURE OF THE BUILDING / BUILDINGS HAS BEEN MADE CONSIDERING THE SOIL TEST REPORT, AS PER THE RULES AND REGULATIONS MADE UNDER THE ACT AND ALSO CONSIDERING ALL POSSIBLE LOADS, SEISMIC LOAD 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 & STABLE IN ALL RESPECT AND THESE PROVISIONS SHALL BE ADHERED TO DURING THE CONSTRUCTION.

Mainak Majumder
B.C.E., M.C.E. (Struct)
[illegible]

SIGN. OF STRUCTURAL ENGINEER

TITLE

GROUND FLOOR PLAN, SITE PLAN, LOCATION PLAN, DETAIL OF SEPTIC TANK & DETAIL OF UNDER GROUND WATER WATER RESERVOIR.

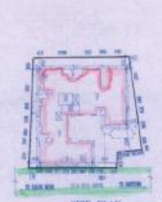
PROJECT

PROPOSED G+IV STORIED (14.95 MT. HT.) RESIDENTIAL BUILDING AT J.L. NO. - 32, DAG NOS. - 1610, 1611 KHATIAN NOS. - 8685, 8686, 8690, 8691, 8692, 8693, 8694, 8695 MOUZA - MUHAMMAD PUR, UNDER RAJARHAT - BISHNUPUR NO - 1 GRAM PANCHAYET RAJARHAT, DIST. - NORTH 24 PARGANAS.

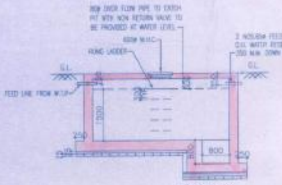
DATE	JOB NO.	DEALT	CHECKED	SHEET NO.
22.06.17	ARCH/638/2017	SAIKAT		01 OF 05
SCALE-1:50,1:100, 1:600,1:4000	ARCHITECT			

RAJ AGARWAL & ASSOCIATES

FOR OFFICE USE ONLY



SITE PLAN
SCALE:- 1:600



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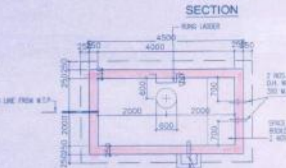
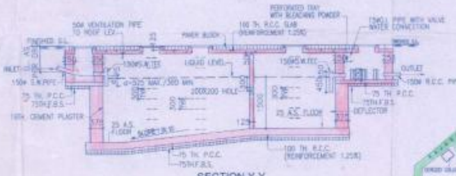
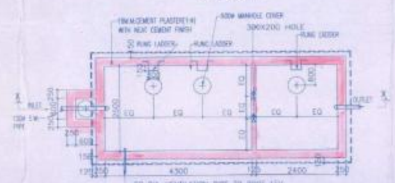


S. U. G. W. R. FOR DOMESTIC
CAP:-12,000 LTS.
SCALE-1:50



SECTION Y-Y



PLAN OF SEPTIC TANK
(150 USER)
SCALE-1:50

LOCATION PLAN
SCALE:- 1:4000

The structural analysis reports & soil reports are kept for reference in this office. The clearance is accorded subject to certificate of architect, Str. Engineer, Geo-Tech Engineer.

District Engineer
(N) 24 Parganas Zilla Parishad

SANCTIONED & APPROVED