

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 (48.407%) = 679.00 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 = 3210.06 SQ.M.
 (667.3+635.69*4)
 PROPOSED TOTAL WARDROBE AREA = 56.0 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 = 557.31 SQ.M.
 (63.45+30.0+463.86)

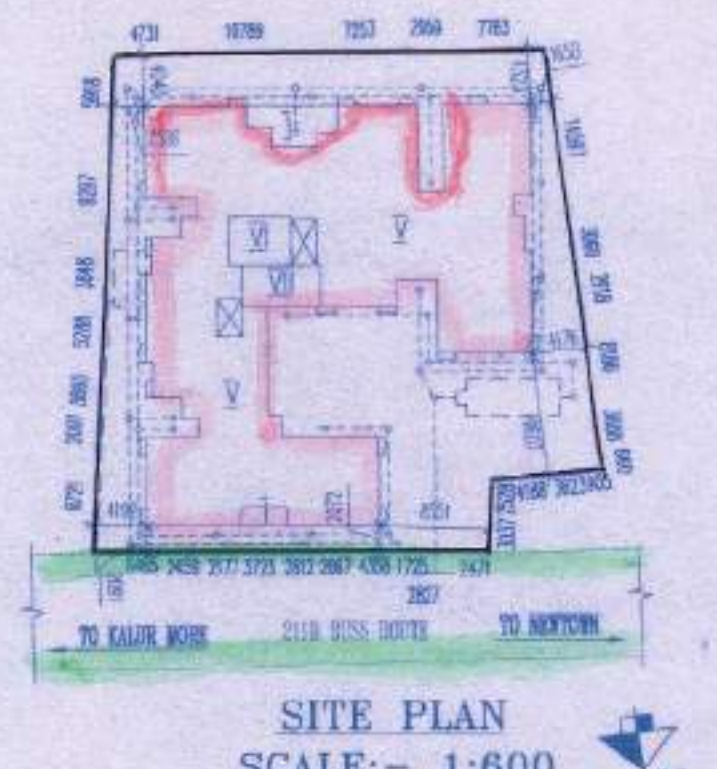
PROPOSED TOTAL FLOOR AREA AFTER EXEMPTION = 2652.75 SQ.M.
 (3210.06-557.31)
 PROPOSED FAR (2652.75/1400.55) = 1.894

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.

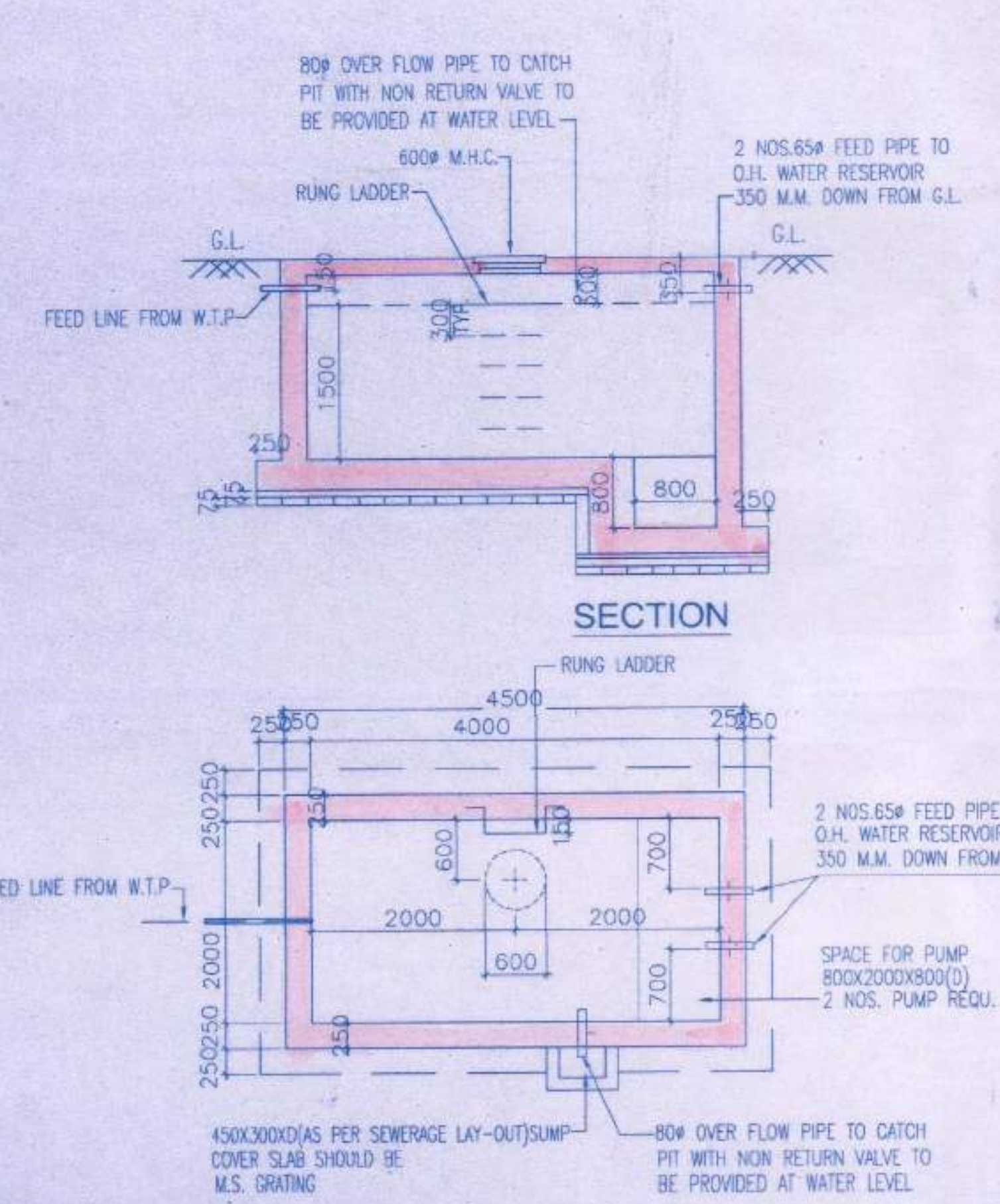
CAR PARKING CALCULATION
 COMMERCIAL
 SHOP AREA AT GROUND FLOOR = 63.71 SQ.M.
 NO. OF CARS REQUIRED = 01 NOS.
 RESIDENTIAL
 FLAT AREA 75 TO 100 SQ.M. = 36 NOS.
 REQUIRED NO. OF CARS = 18 NOS.
 TOTAL NOS. OF CARS REQUIRED (1+18) = 19 NOS.
 TOTAL NOS. OF CARS PROVIDED (COVERED=24 & OPEN=4)

FLAT AREA CHART OF EACH FLOOR

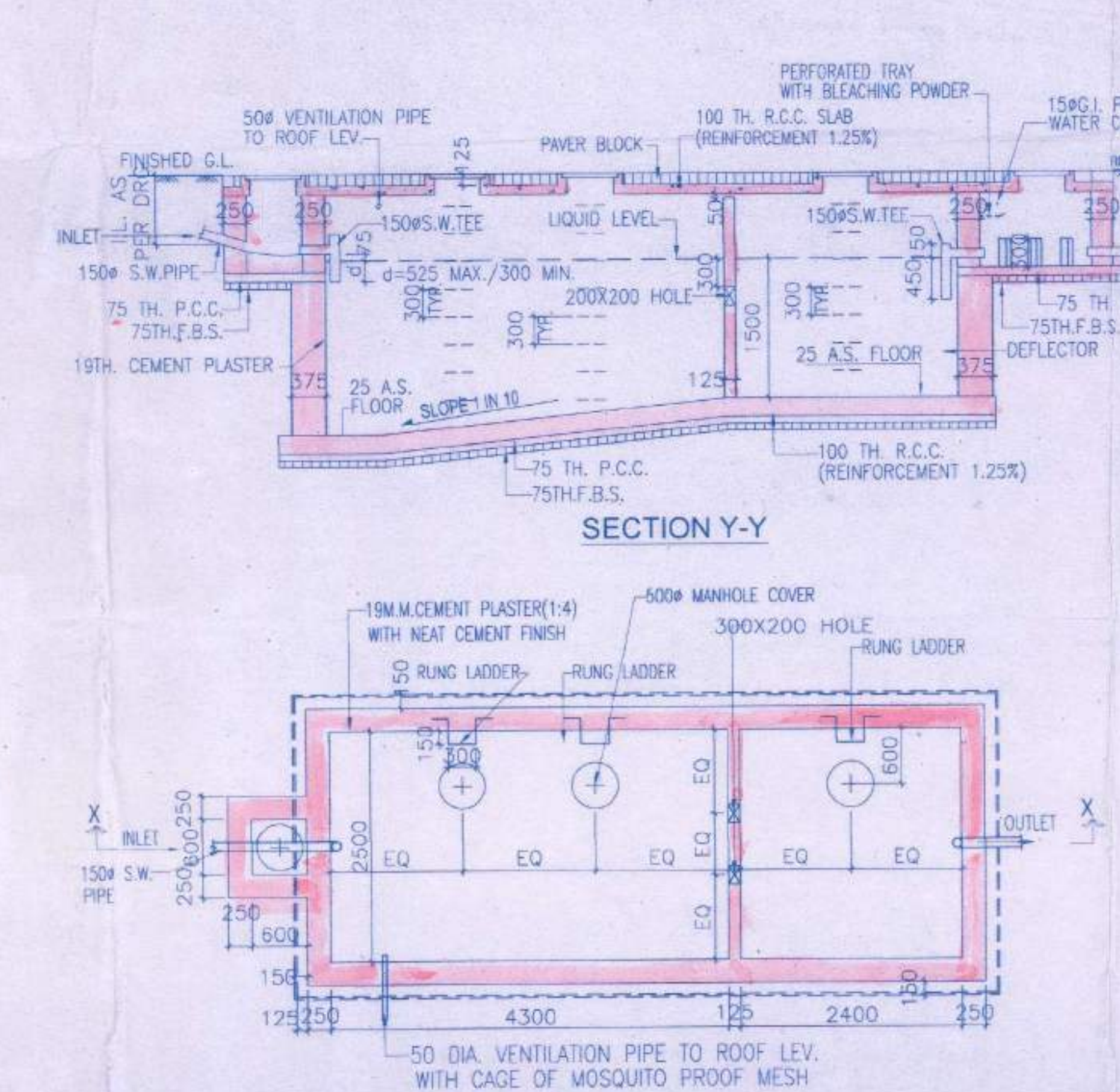
FLAT MKD.	FLAT TYP.	FLAT BUILT UP AREA (SQ.M.)	NOS.
A	2 BHK	67.41	4
B	2 BHK	60.53	4
C	2 BHK	59.24	4
D	2 BHK	59.24	4
E	3 BHK	76.00	4
F	2 BHK	59.88	4
G	2 BHK	59.53	4
H	3 BHK	79.97	4
I	2 BHK	59.47	4



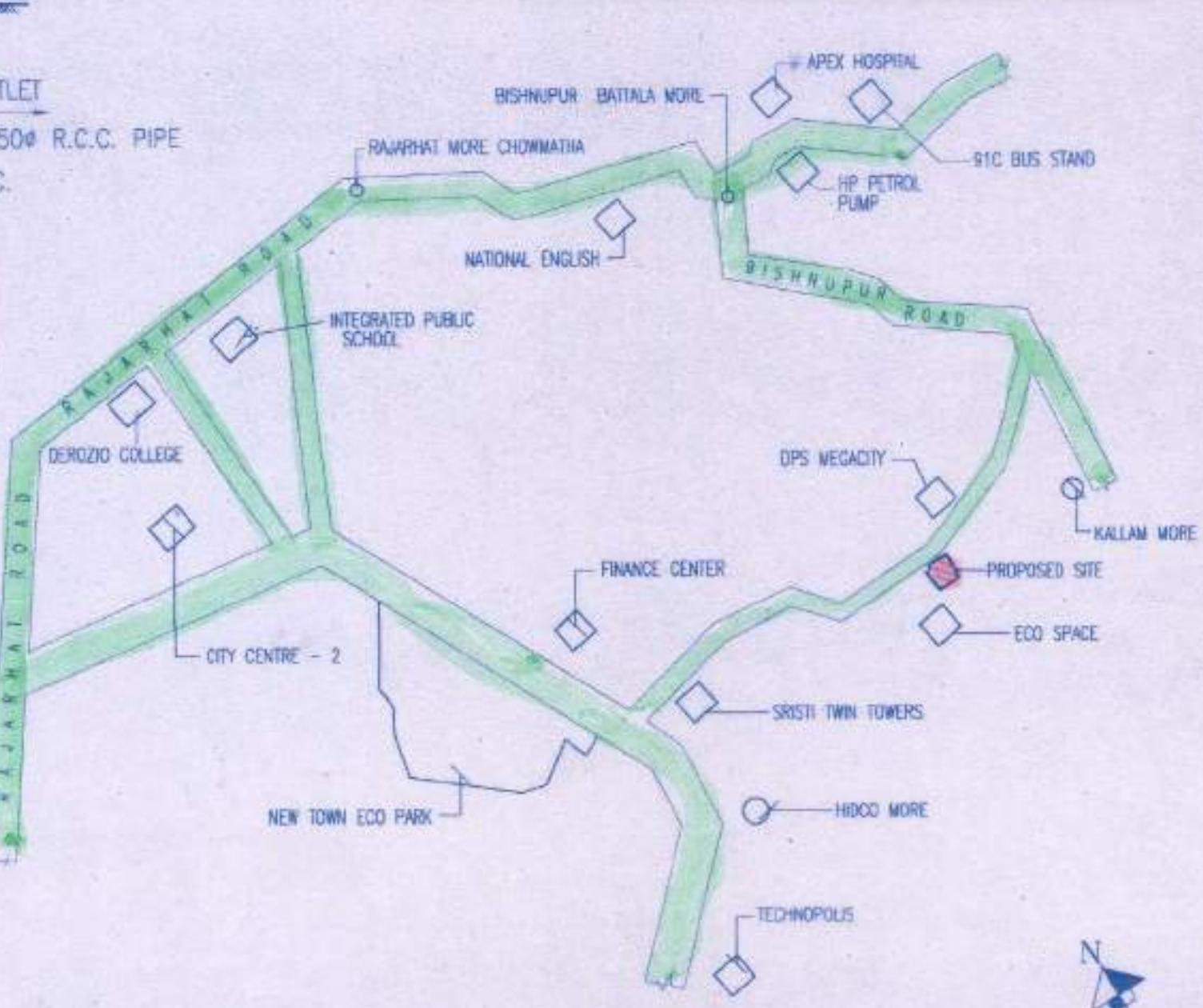
SITE PLAN
SCALE:- 1:600



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



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



LOCATION PLAN
SCALE:- 1:4000

SCHEDULE OF DOORS & WINDOWS

TYPE	SKL	LINTL	SIZE	TYPE	SKL	LINTL	SIZE
D1	2100	1100X2100	W1	275	2100	1500X1250	
D2	2100	1100X2100	W2	275	2100	1500X1250	
D3	2100	900X2100	W3	275	2100	800X1250	
D4	2100	1825X2100	W4	1050	2100	800X1650	
D5	2100	1800X2100	W5	850	2100	1500X1500	
D6	2100	1500X2100	W6	1200	2100	800X900	
D7	2100	1500X2100	W7	1200	2100	800X900	

SPECIFICATION OF BUILDING
 1. ALL DIMENSIONS ARE IN MM.
 2. 1ST CLASS CONCRETE BRICK WORK IN SUPER STRUCTURE.
 3. 125/75 MM THK. 1ST CLASS BRICK WORK 1:4 WITH H.B. WIRE NETTING.
 4. LEAN CONCR. 1:3:6 WITH 16 MM DOWN GRADED STONORIPS.
 5. R.C.C. WORK FOR ROOF, SLAB, LINTEL, BEAM, COLUMN-(15).
 6. CEMENT SAND PLASTER 19 MM THK. ON OUTSIDE & ROSE WALLS ON 12 MM & 8 MM THK. IN CEILING & R.C.C. CHAMPA.
 7. 20 MM THK. U.P.S. FLOORING WITH HEAT CONDUCT AT TOP INCL. SKIRTING.
 8. A BRICK FLAT SLAB IN FLOORING & FOUNDATION.
 9. MILD STEEL T-BEAMS FOR COLUMNS, BEAMS, LINTELS & STAIRS INCLUDING DISTRIBUTORS & BINDERS.
 10. HIRE & LABOUR FOR SHUTTERING OF R.C.C. WORKS INCLUDING STOUT PROPS TO BE PLACED AS PER DIRECTION.
 11. SHUTTER & PLUMBING TILING & FINISH COMPLETE AS PER DIRECTION.
 12. ALL OUTSIDE WALLS 250 MM THK. & INSIDE WALL 125 & 150 MM THK. AS STATED WITH H.B. WIRE NETTING IN EVERY 3RD LAYER.

SIGNATURE OF OWNER
 I/WE CONFIRM THAT THE ERECTION OF BUILDING TO BE UNDERTAKEN SHALL BE STRICTLY IN ACCORDANCE WITH THE NKA&A PLANNING AREA ACT 2014 AND THE RULES MADE THERE UNDER.

CERTIFICATE OF ARCHITECT
 I CERTIFY THAT ALL THE ARCHITECTURAL DRAWINGS OF THE PROJECT AT J.L. NO.-32, DAG NOS.-1610, 1611 KHATIAN NRS. - 8685, 8686, 8690, 8691, 8692, 8693, 8694, 8695 MOUZA - MUHAMMAD PUR, UNDER RAJARHAT-BISHUPUR 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.

SIGNATURE OF ARCHITECT
 Rajkumar Agarwal
 Architect
 Member of Council of Architecture CA / 91 / 17940
 Approval Order No. 156/2018
 Date 28/11/18
 Valid up to 28/11/22

SIGNATURE OF GEO-TECHNICAL ENGINEER
 Dr. Sankar Kumar Chakraborty
 D.E. (Structural) (1982)
 P.R.O. (Structural) (1984)
 I.S.T. (I.S.T. 1972) (1984)
 G.S. (I.S.T. 1972, I.S.M. 011(1980-3))
 C.I.E.R./KOL/13/00005
 Consulting Geotechnical 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."

SIGNATURE OF STRUCTURAL ENGINEER
 Mainak Majumdar
 B.C.E., M.C.E. (Struct)
 M.S.E. - 1992 of CMC
 STERN/IDA/1000020
 07AR/JP/SONESE/11-12

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

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

DATE	JOB NO.	DEALT	CHECKED	SHEET NO.
22.08.17	ARCH/838/2017	SASHA		01 OF 05

SCALE:- 1:50/100
600,4000

ARCHITECT
 RAJ AGARWAL & ASSOCIATES
 88,ROYD STREET, KOLKATA-16

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