

AREA OF LAND (AS PER ASSESSMENT) = 6044.55 S.M. (90K - 5ch - 38.59 sqft.)  
 AREA OF LAND (AS PER PHYSICAL) = 6043.41 S.M. (90K - 5ch - 26.272sqft.)  
 AREA GIFTED FOR HEIGHT CONSUMPTION = 86.02 SQM.  
 200mm WIDTH STRIP OF LAND WILL BE DONATED FOR ROAD WIDENING = 26.26 SQM.  
 NET LAND AREA = (6043.41 - 86.02 - 26.26) SQM = 5931.13 SQM.  
 AREA OF LAND ON WHICH F.A.R. TO BE CALCULATED = 6043.41 SQM.  
 PER. GROUND COVERAGE @ 45% = 2719.534 SQM  
 PROPOSED GROUND COVERAGE - @ 39.27% OF LAND AREA = 2373.316 Sqm.  
 PERMISSIBLE F.A.R. = 2.0  
 PERMISSIBLE PUBLIC OPEN SPACE = 8% = 483.47 Sqm  
 PROPOSED PUBLIC OPEN SPACE = (271.784 + 212.31) = 484.098 Sqm.  
 POND AREA AS PER DEC-364 (60X74 - 550FT) = 364.176 SQM.  
 POND AREA AS PER PHYSICAL = 364.09 SQM.  
 WIDTH OF THE ROAD = 7.001 M  
 PERMISSIBLE BUILDING HEIGHT = 25.5 M  
 PROPOSED BUILDING HEIGHT = 24.7 M  
 PROVIDED SERVICE AREA = 308.51 Sqm.  
 NO. OF FLATS = 179  
 TOTAL NO. OF PARKING PROVIDED = 131 (78 (covered) and 53 (mechanical) and 2 nos. (open))

BLOCK	FLOOR	TOTAL AREA	DUCT	LIFT	STAR	ELECT.	ACTUAL AREA WITHOUT (LIFT-DUCT)	RES. MANDATORY STAIR AREA (INSIDE)	LIFT LOBBY AREA	AREA EXCLUDING STAIR LIFT LOBBY	ACTUAL RESIDENTIAL AREA	PERMISSIBLE	PROVIDED	DEDUCTIBLE	C.B AREA PERM.	C.B AREA PROV.	F.A.R. CALCULATION
BLOCK-1	GROUND FLOOR	285.028	-	-	-	-	285.028	14.44	3.0	277.588	-	-	-	-	-	-	-
	TYPICAL FLOOR (1st TO 4TH)	282.24X4 = 1128.96	-	3.04x4 = 12.16	-	-	279.20 X 4 = 1116.80	14.44 X 4 = 57.76	3.0 X 4 = 12.0	261.76 X 4 = 1047.04	244.8 X 4 = 979.40	-	-	-	8.5X4	2.85X4	-
BLOCK-2	GROUND FLOOR	2112.87	82.75	27.37	4.275	5.81	1836.125	98.04	22.4	1515.685	1233.934	2375 sqm.	1782.301 sqm.	1782.301 sqm.	-	-	13629.987 - 1782.301 6043.41
	1st FLOOR	1758.33	82.75	27.37	4.275	5.81	1636.125	98.04	22.4	1515.685	1233.934	-	-	-	49.08	16.01	-
	2nd FLOOR	1758.33	82.75	27.37	4.275	5.81	1636.125	98.04	22.4	1515.685	1233.934	-	-	-	49.08	16.47	-
	3rd TO 5th FLOOR	1758.33X3	82.75X3 = 248.25	27.37X3 = 82.11	4.275X3 = 12.825	5.81X3 = 17.43	1636.125 X 3 = 4908.375	98.04X3 = 294.12	22.4 X 3 = 67.2	1515.685 X 3 = 4547.055	1233.934 X 3 = 3701.802	-	-	-	147.24	49.473	-
	6th FLOOR	1805.806	82.75	27.37	4.275	5.81	1685.401	98.04	22.4	1564.961	1425.01	-	-	-	50.56	18.47	-
	7th FLOOR	1692.84	82.75	27.37	4.275	5.81	1572.835	98.04	22.4	1452.195	1318.386	-	-	-	47.2	17.22	-
	TOTAL FL AREA	15816.952	682.00	203.75	29.25	40.67	14880.607	858.52	194.20	13829.887	10476.21	2375 sqm.	1782.301 sqm.	1782.301 sqm.	377.16	136.96	-

RESIDENTIAL AREA	TOTAL AREA / FLOOR	NO OF FLOOR	TOTAL AREA	COVERED	COVERED PARKING	DEDUCTIBLE AREA	TOTAL NO.
BL=1	244.6	4	978.46	10479.21 / 110	55 X 25	= 85.265	78
BL=2	1233.334 + 1802.874 + 1425.51 + 1316.366	7	5500.81	say 55	= 237.6		

78 nos. (covered) + 32 nos. (mechanical) + 2 nos. (open) = 112 nos.

TOTAL FLOOR AREA INCLUDING O.T AND C.B = (14880.607 + 326.79 (O.T) + 136.96 (C.B)) = 15344.367 sqm.

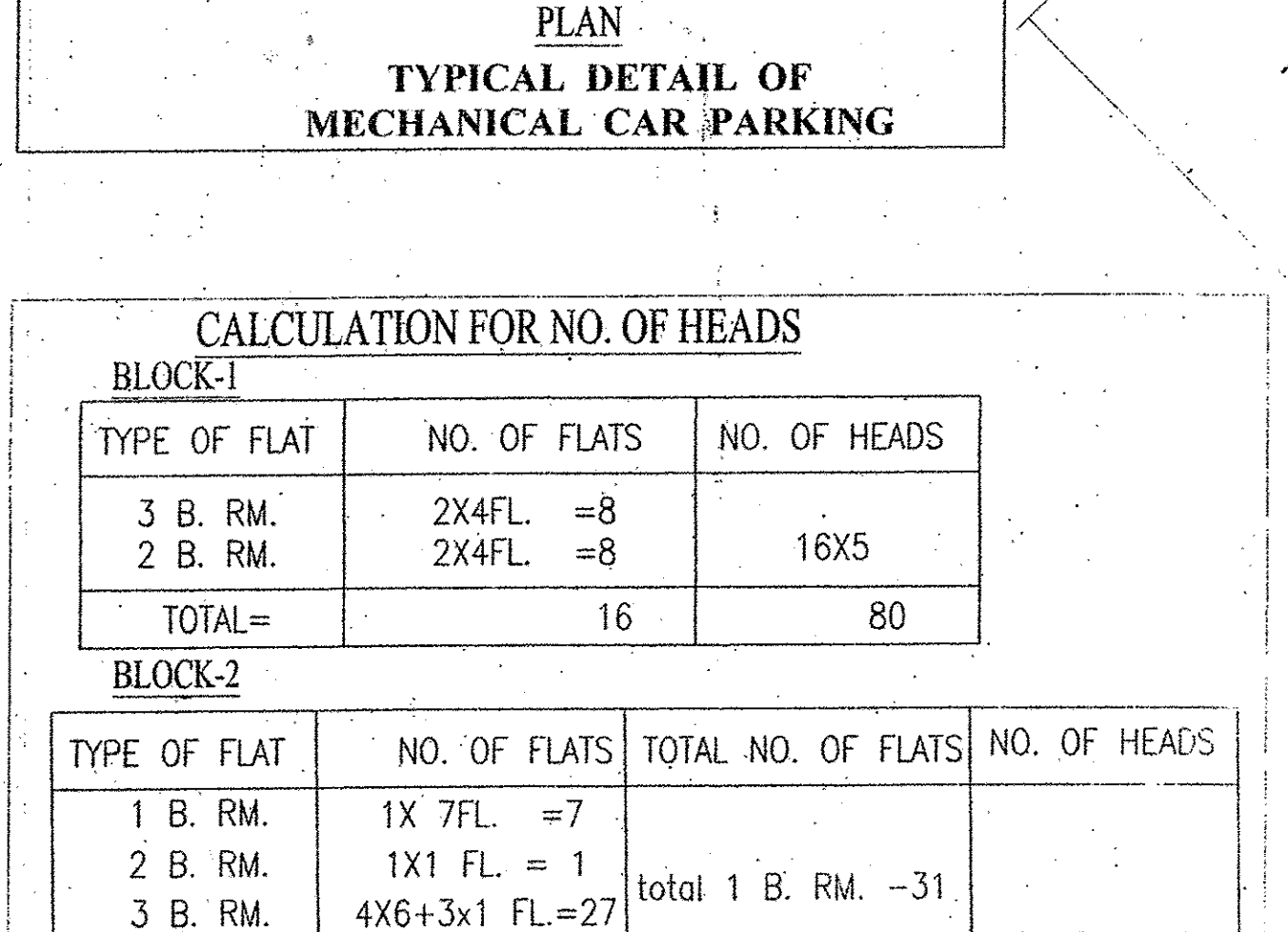
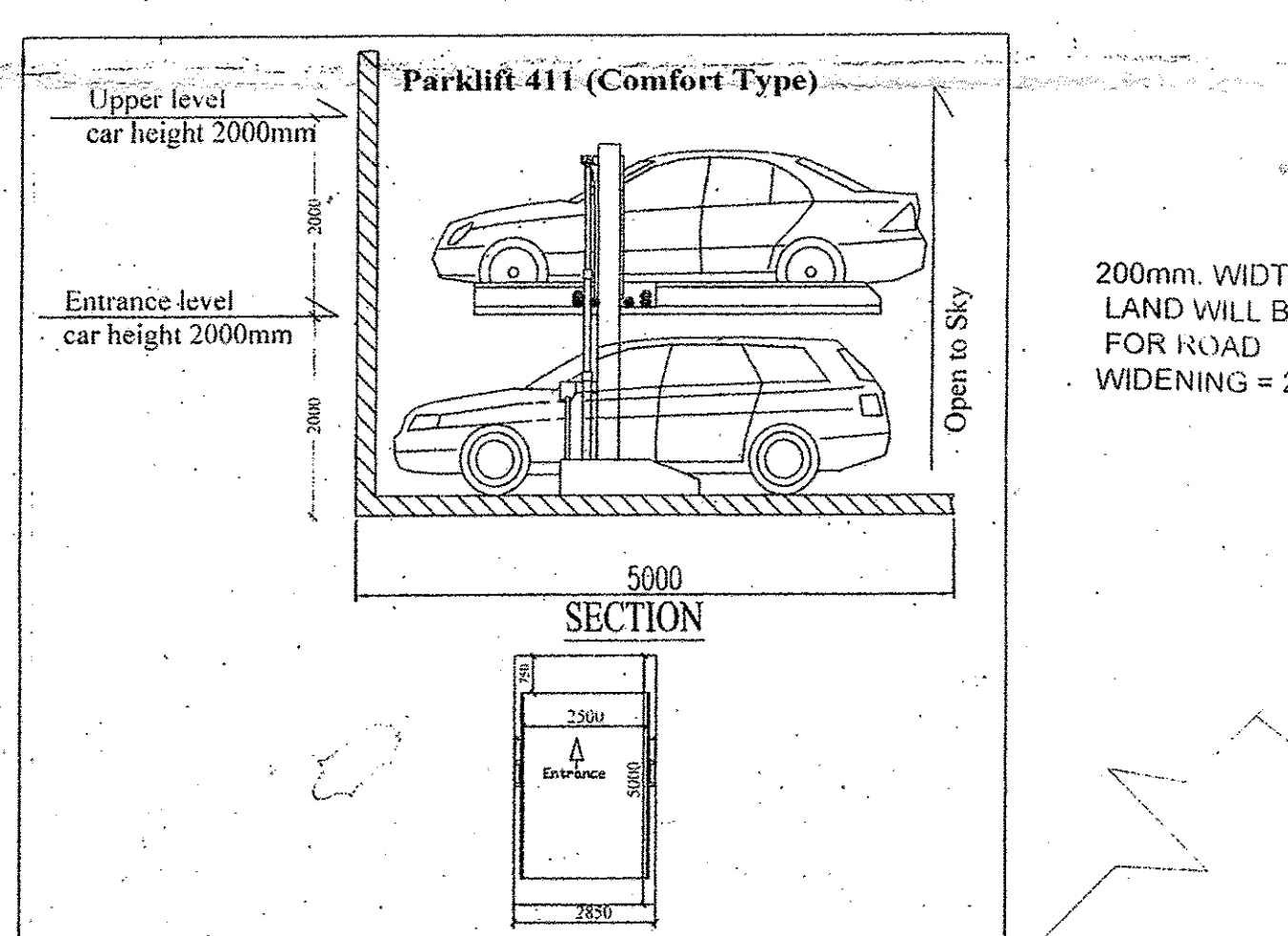
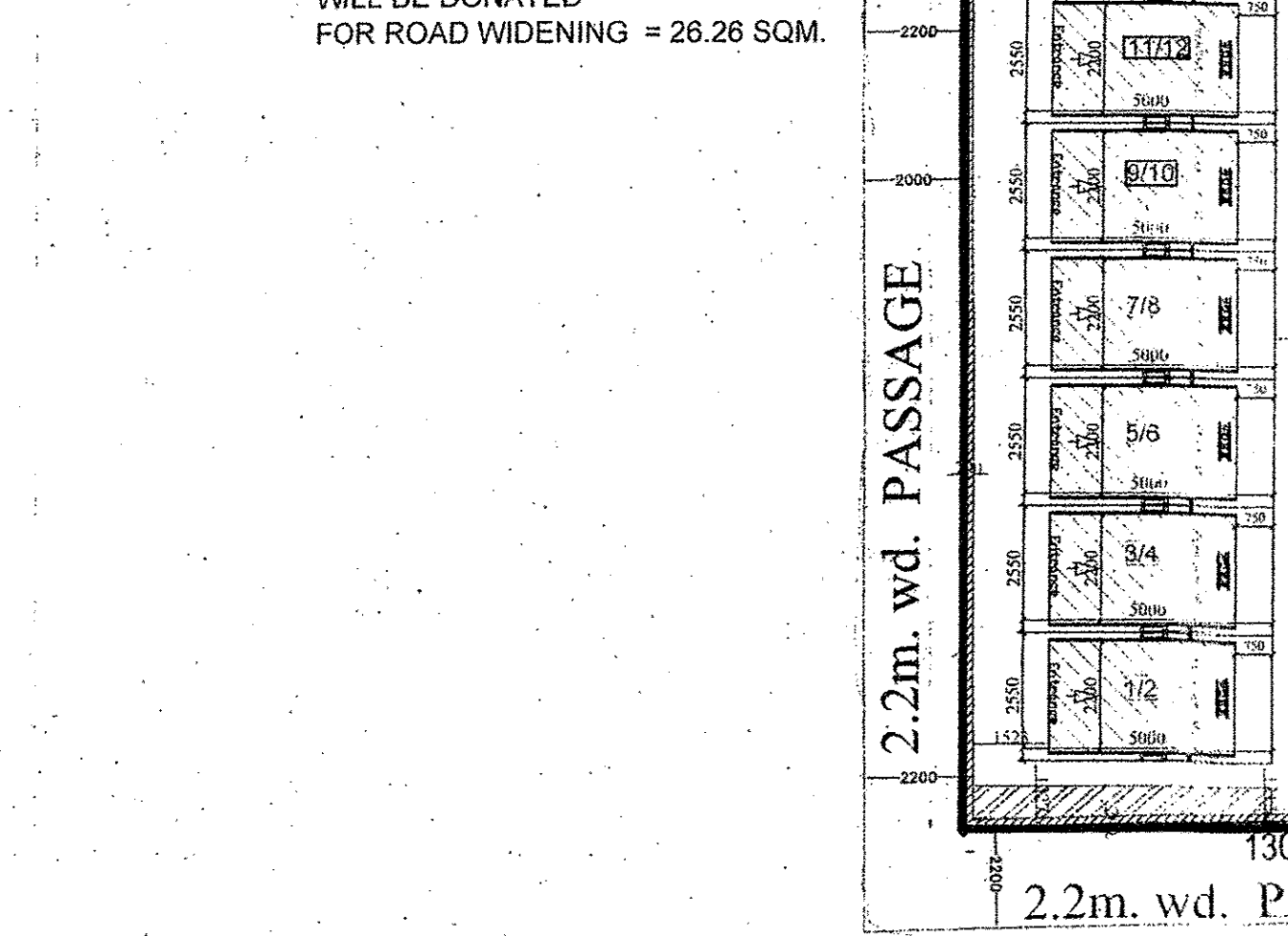
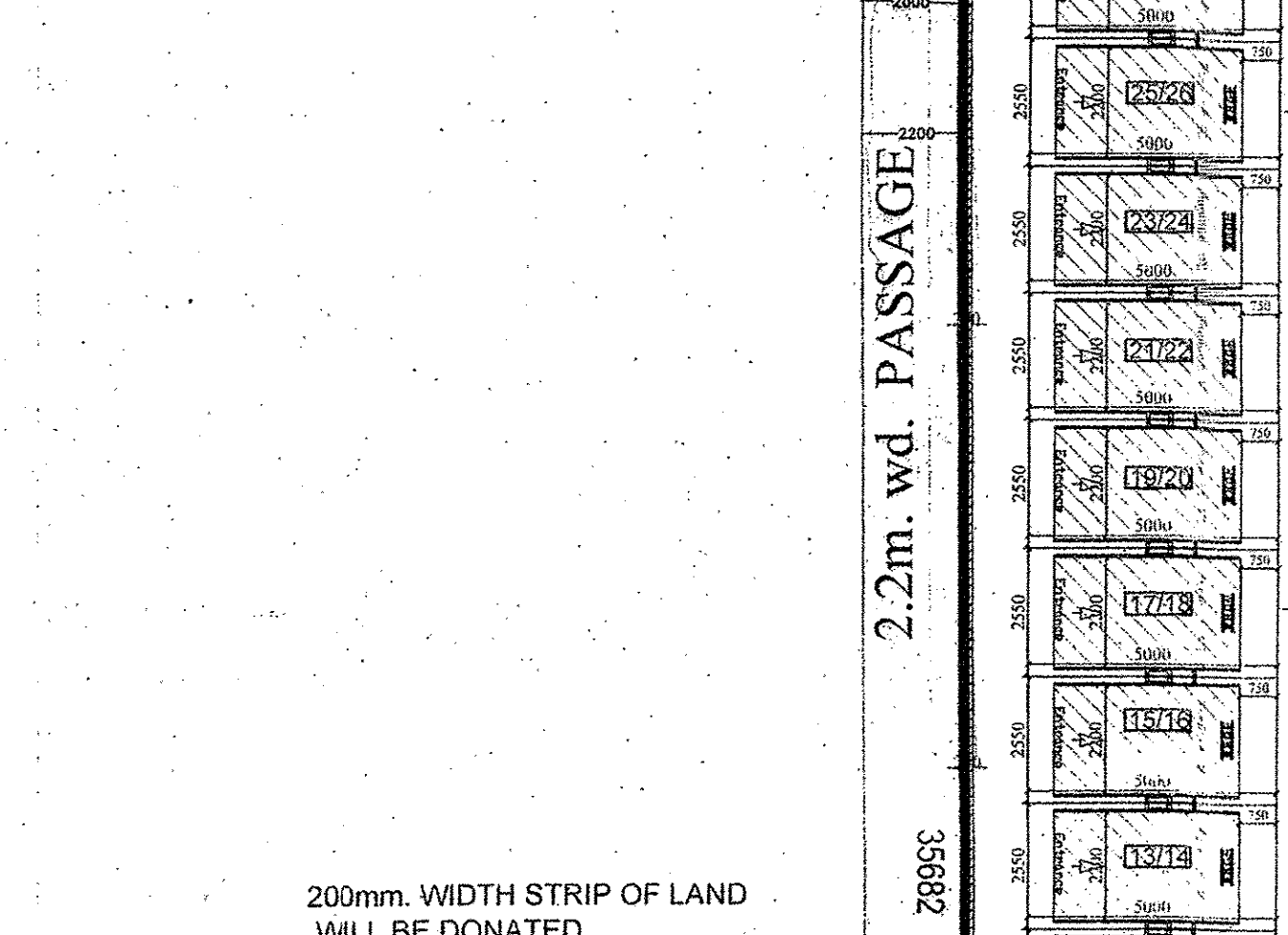
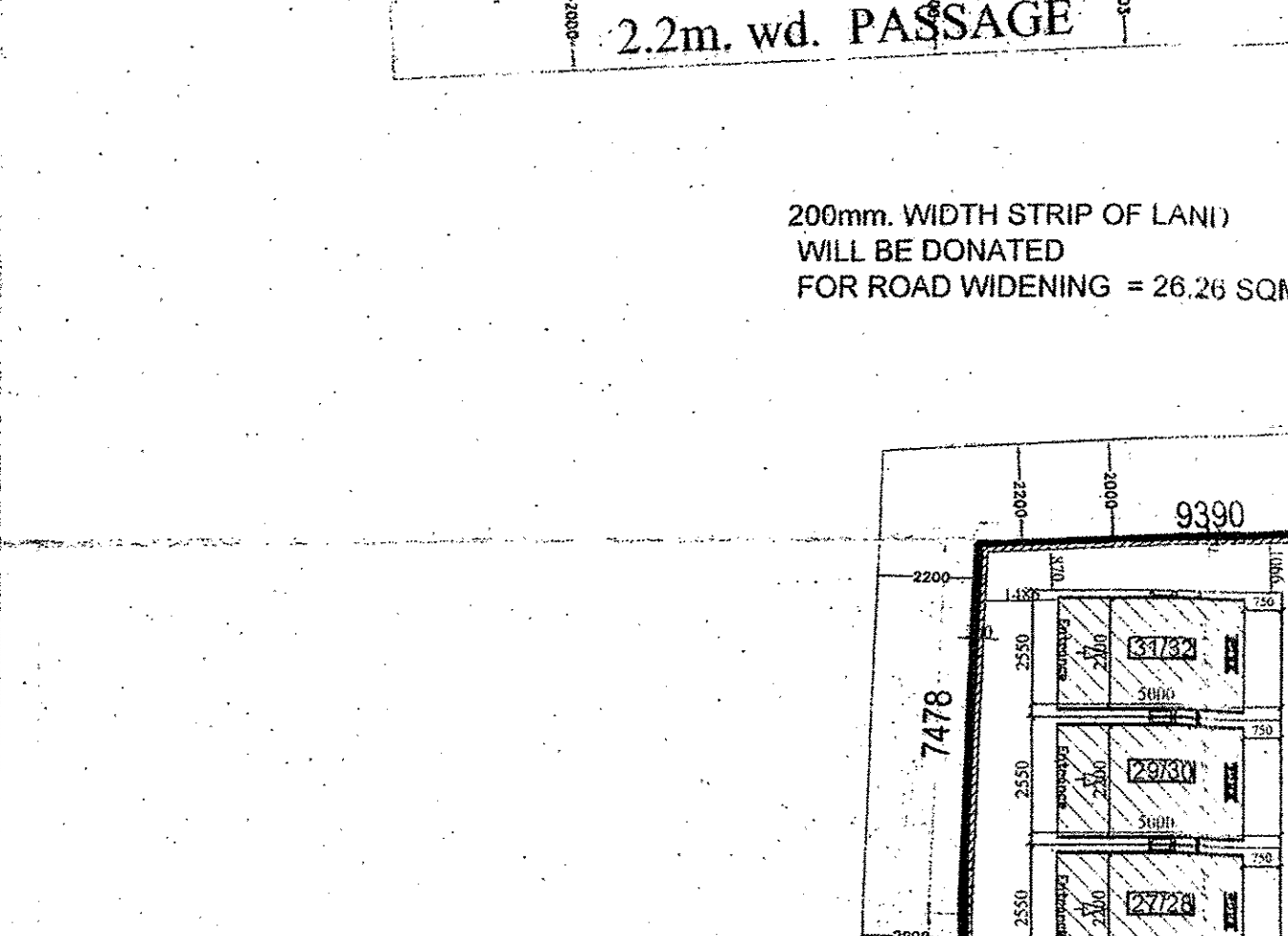
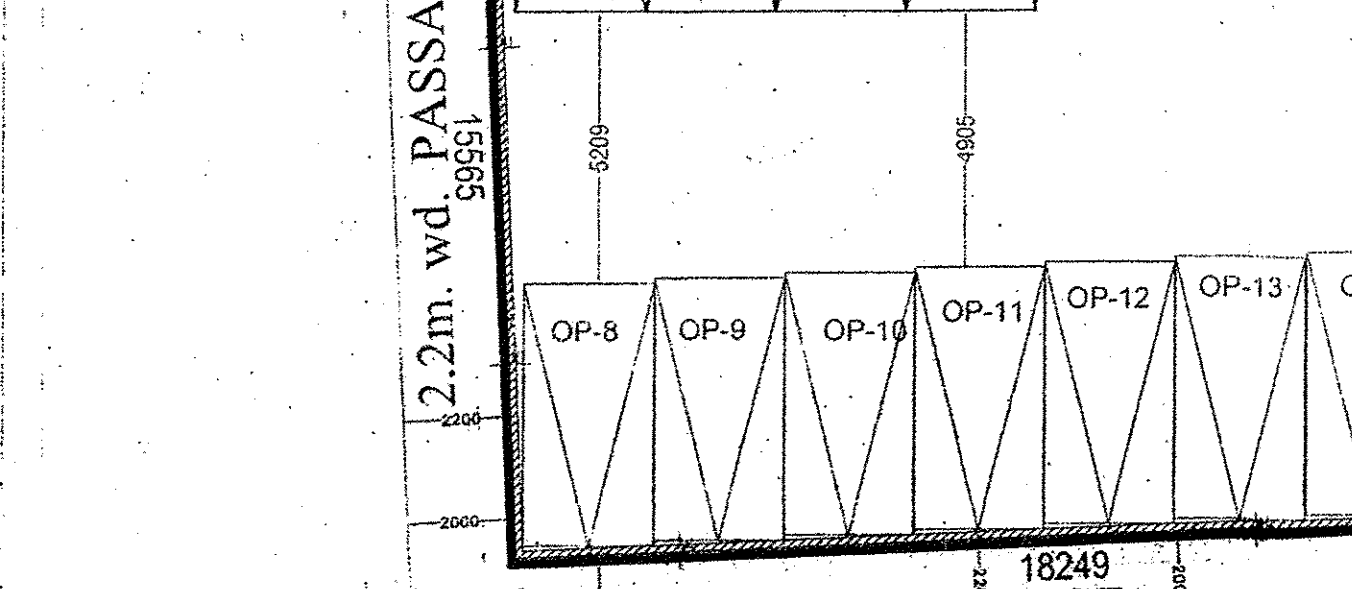
**S.T.P. CALCULATION**

TOTAL WATER REQUIRED = 895X135 = 120825 + 12082.5 (10% WASTAGE) = 132907.5 LTS. 133000 LTS.

CAPACITY OF S.T.P. (NEEDED) = 133000X0.8X0.8 = 85120 LTS. 85120 CUM.

SIZE OF S.T.P. (PROVIDED) = 17.2M X 5.2M X 2.35M (D) = 210.184 CUM.

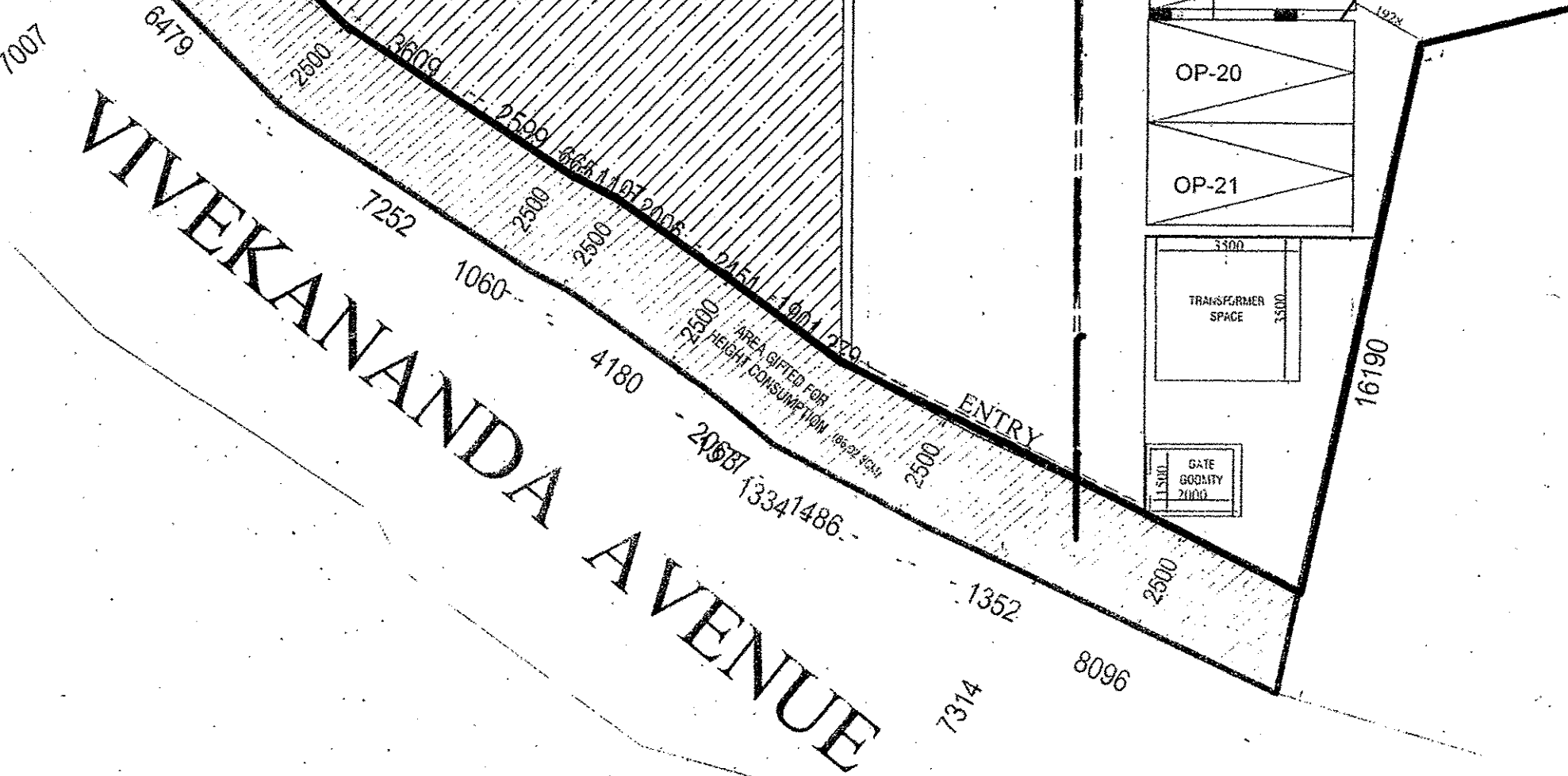
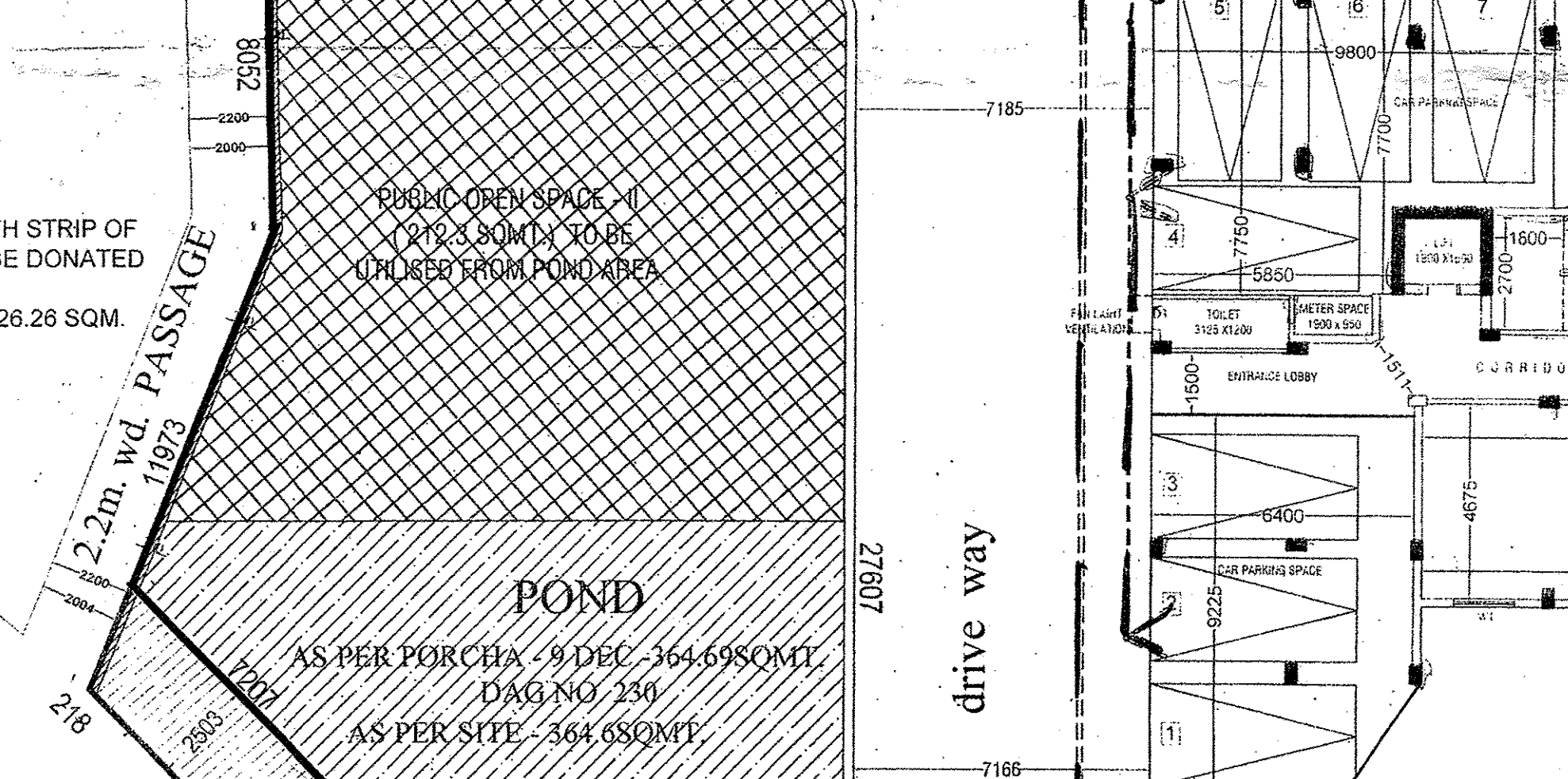
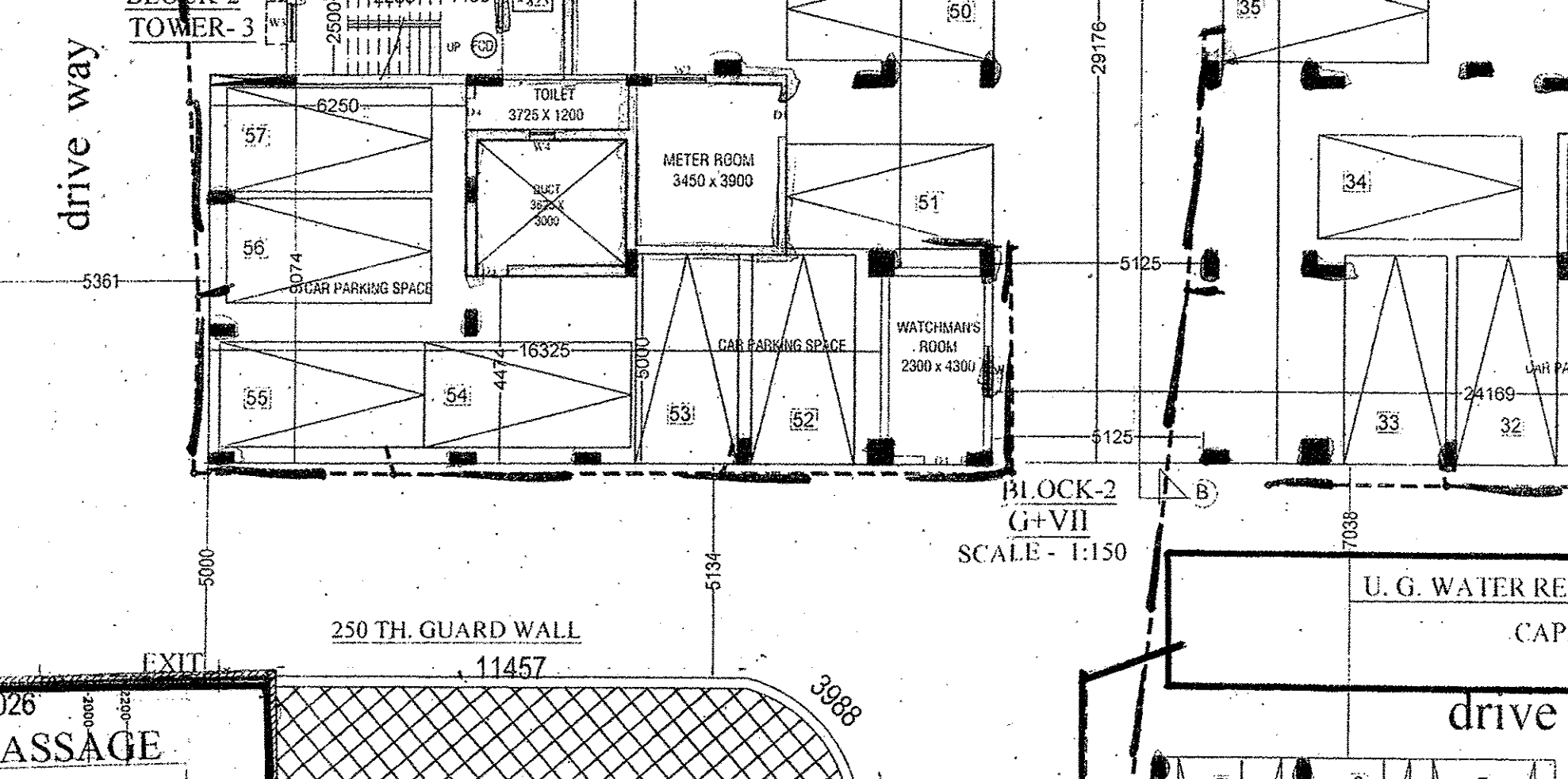
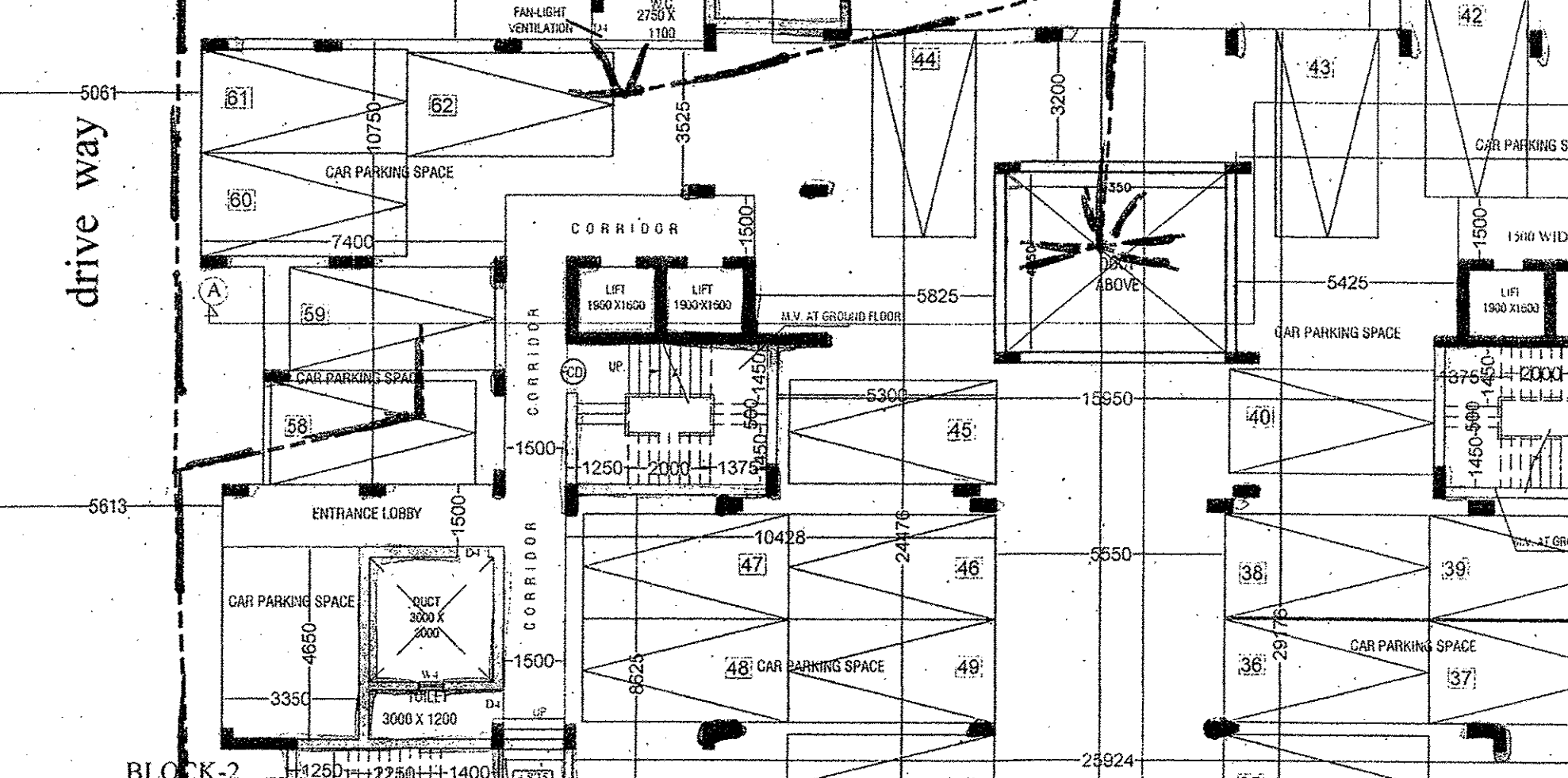
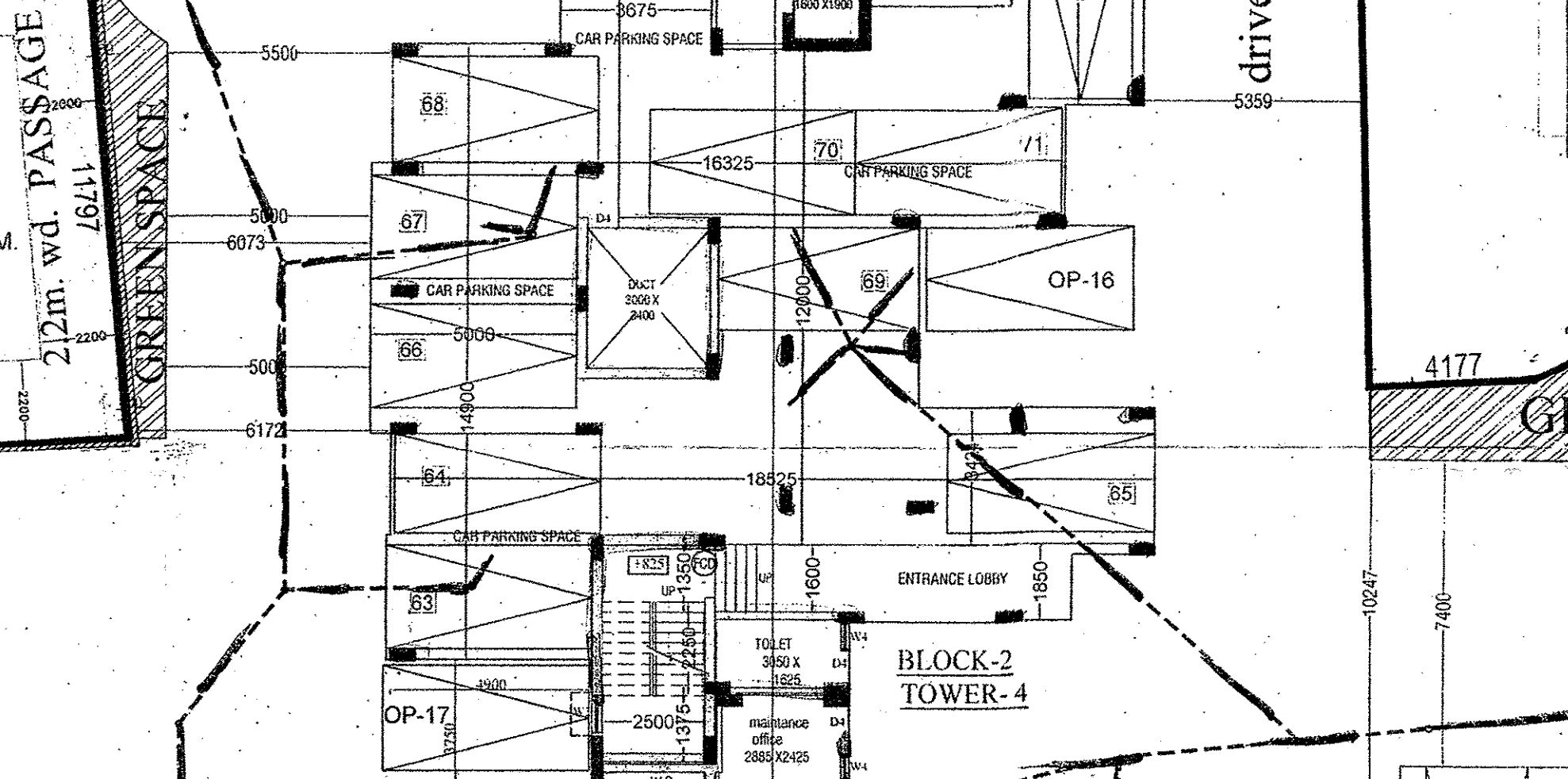
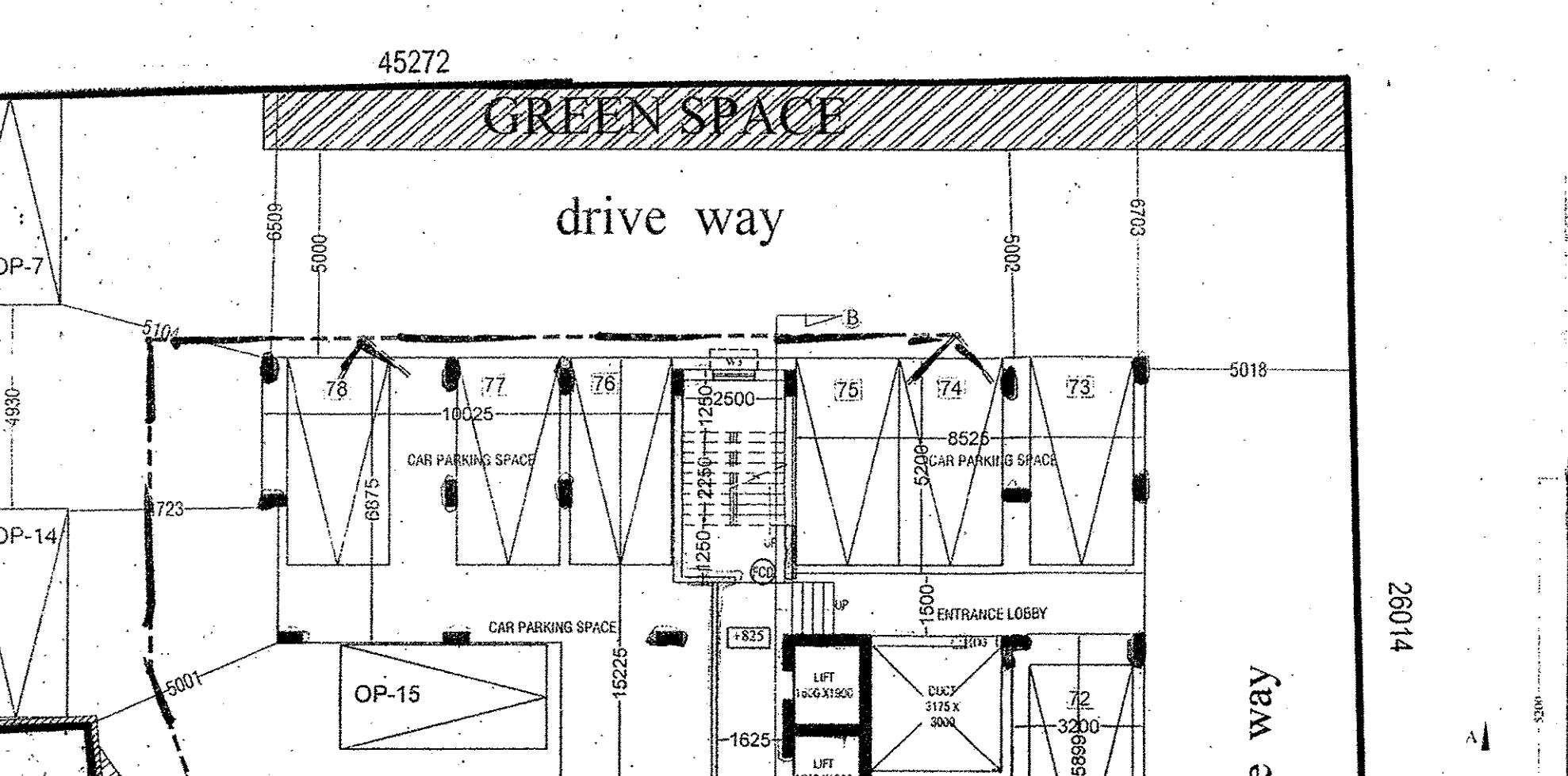
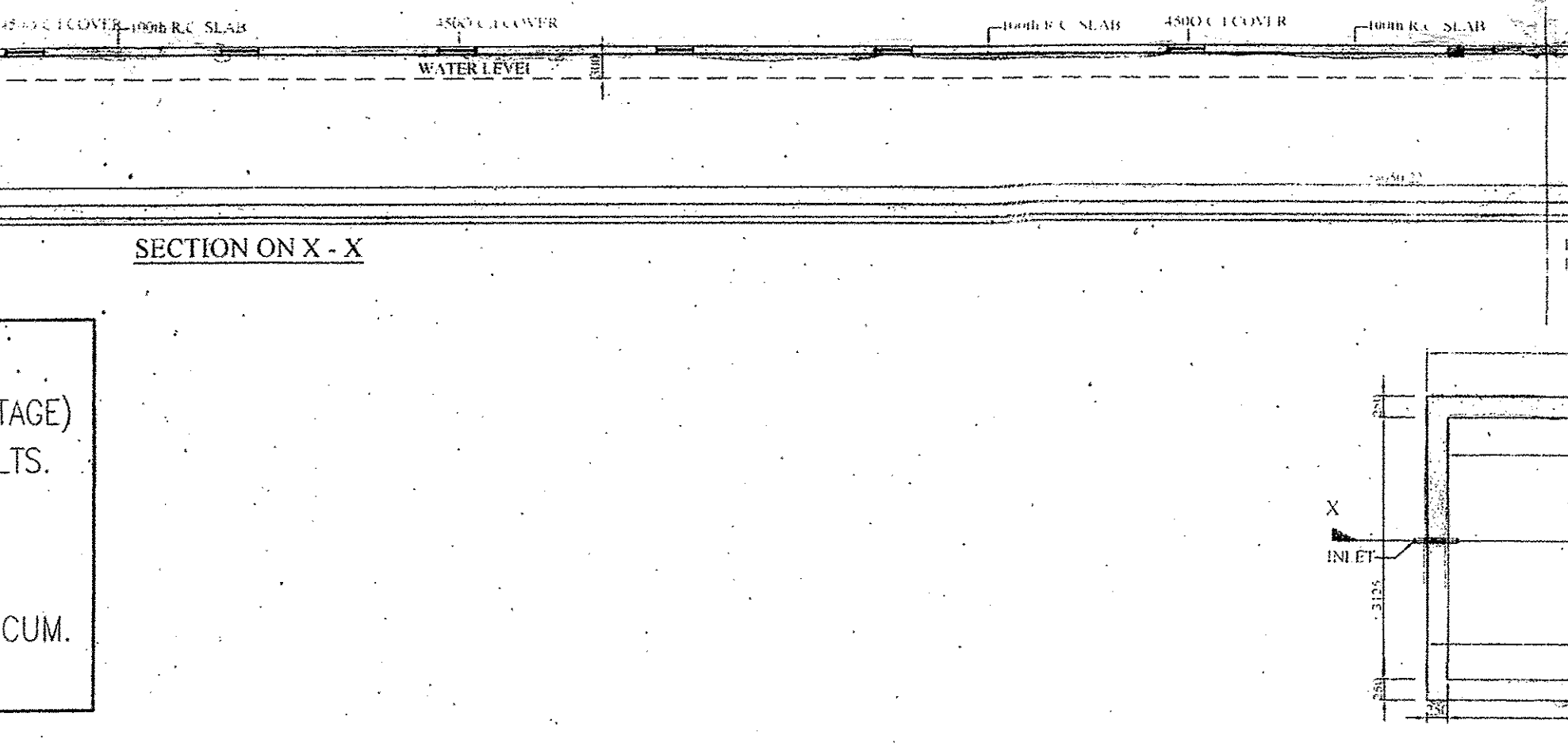
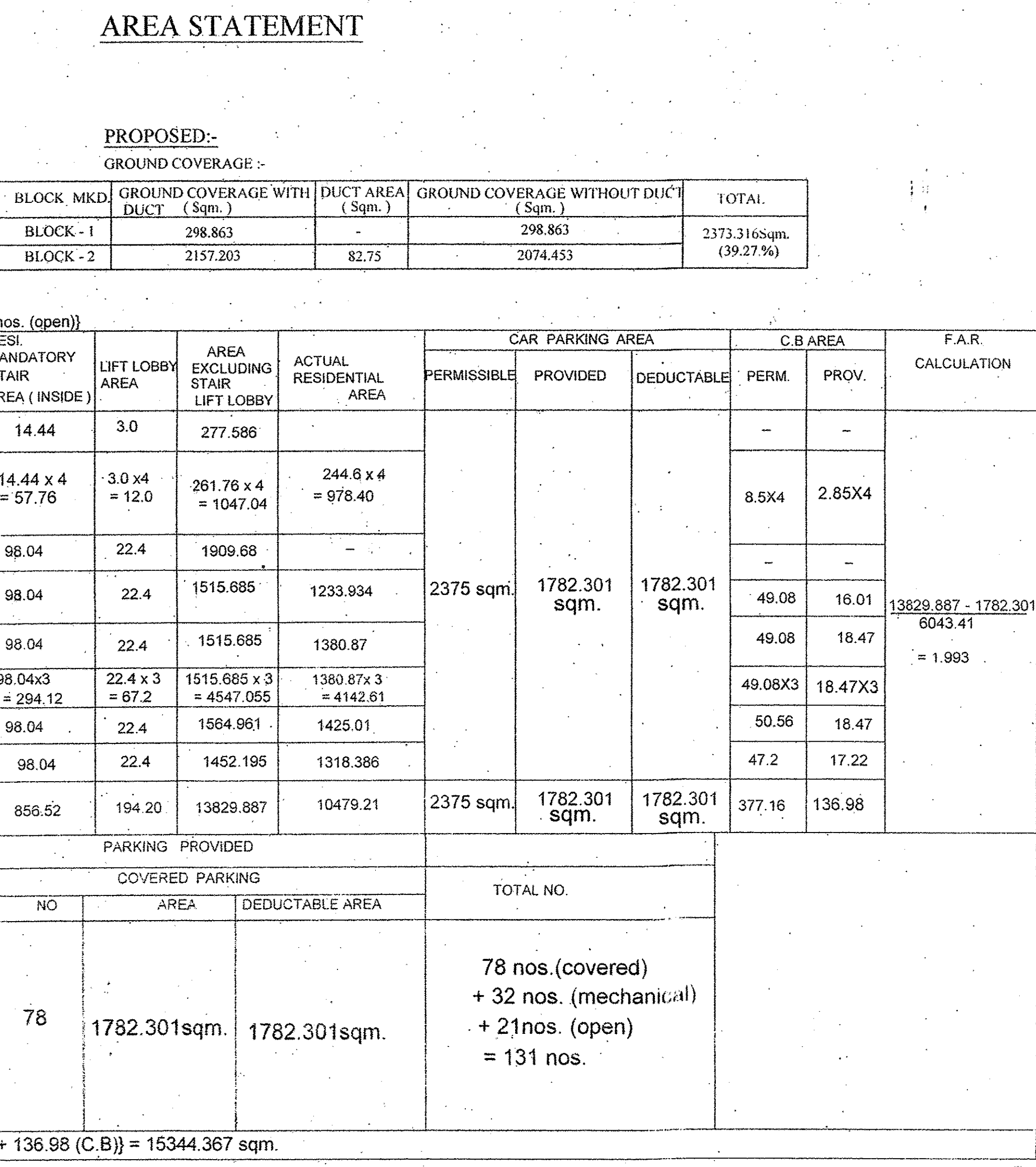
\*PROVIDE ANAEROBIC TYPE S.T.P.



**CALCULATION FOR NO. OF HEADS**

BLOCK	TYPE OF FLAT	NO. OF FLATS	NO. OF HEADS
BLOCK-1	3 B. RM.	2X4FL = 8	16X5
	2 B. RM.	2X4FL = 8	16X5
	TOTAL	16	80
BLOCK-2	1 B. RM.	1X7FL = 7	-
	2 B. RM.	1X1 FL = 1	-
	3 B. RM.	4X6+3X1 FL = 27	total 1 B. RM. - 31
	1 B. RM.	4X6 FL = 24	total 2 B. RM. - 84
	2 B. RM.	11X1 FL = 11	total 3 B. RM. - 48
	TOTAL	3X7 FL = 21	753

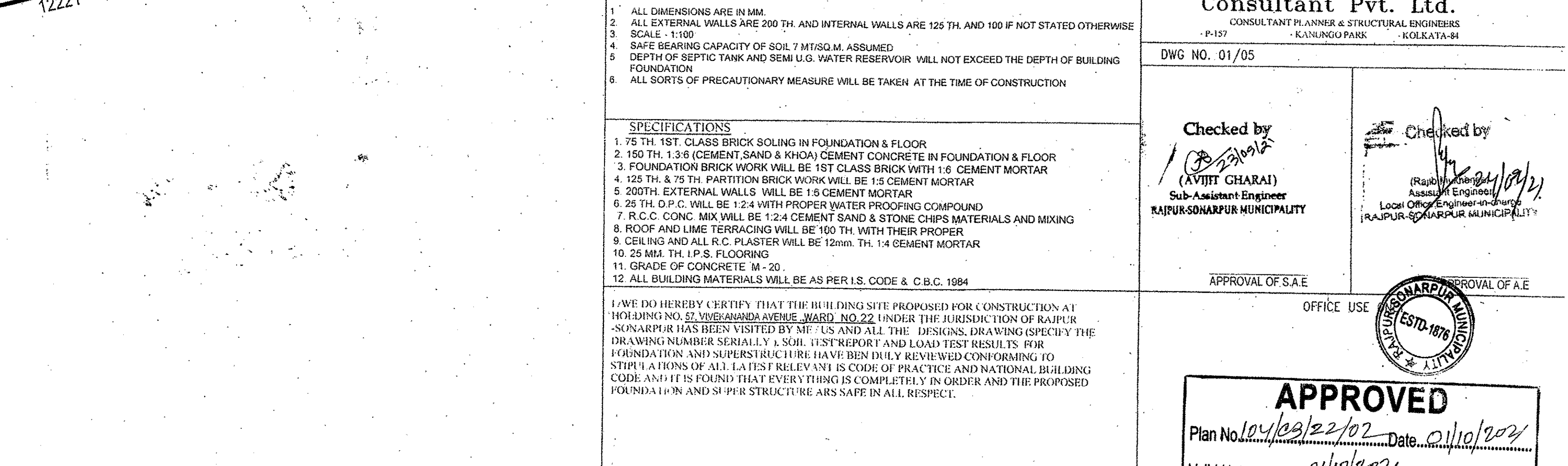
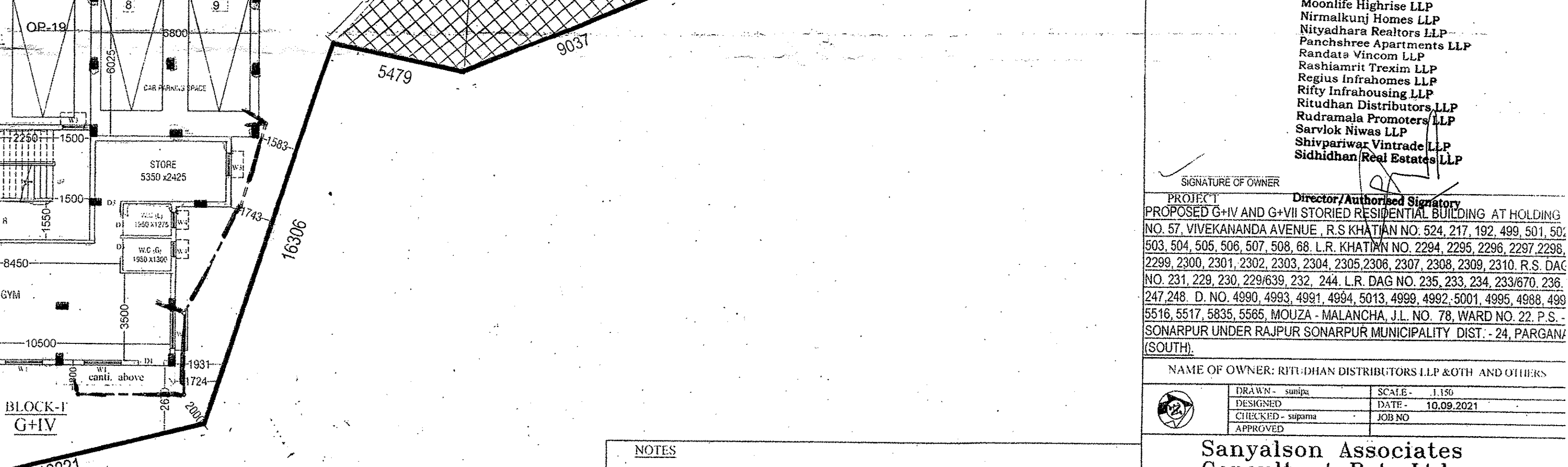
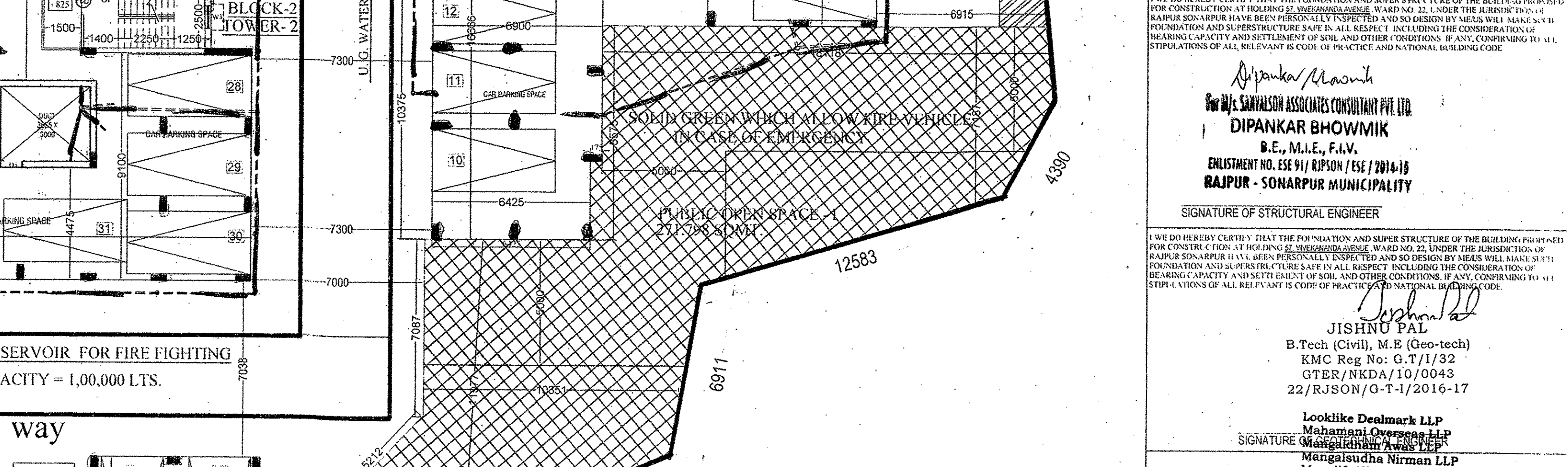
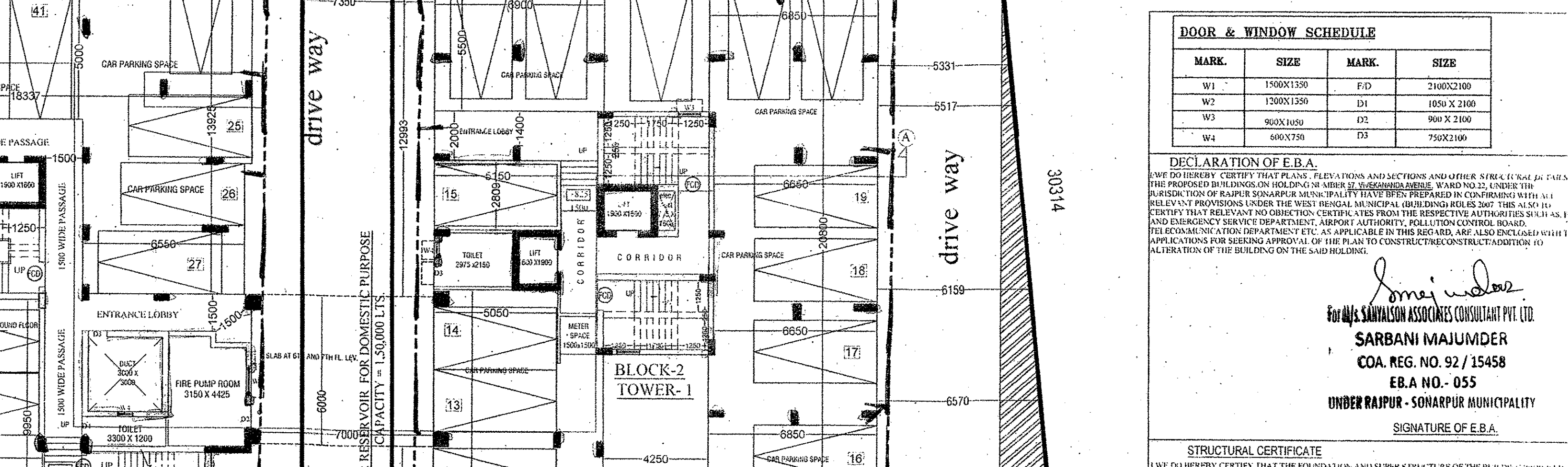
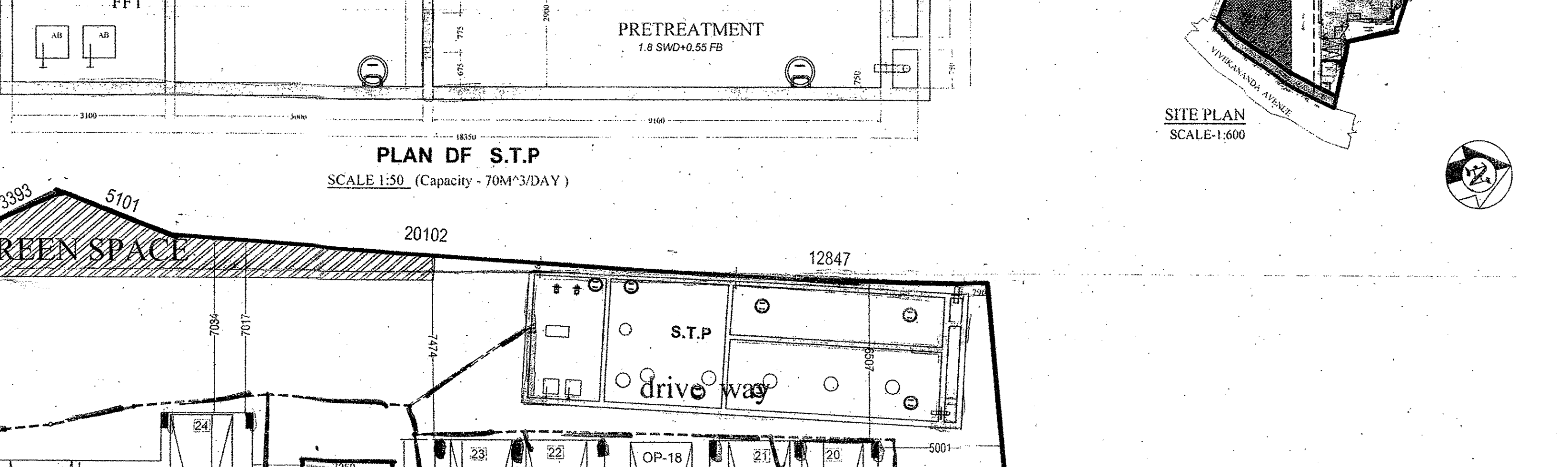
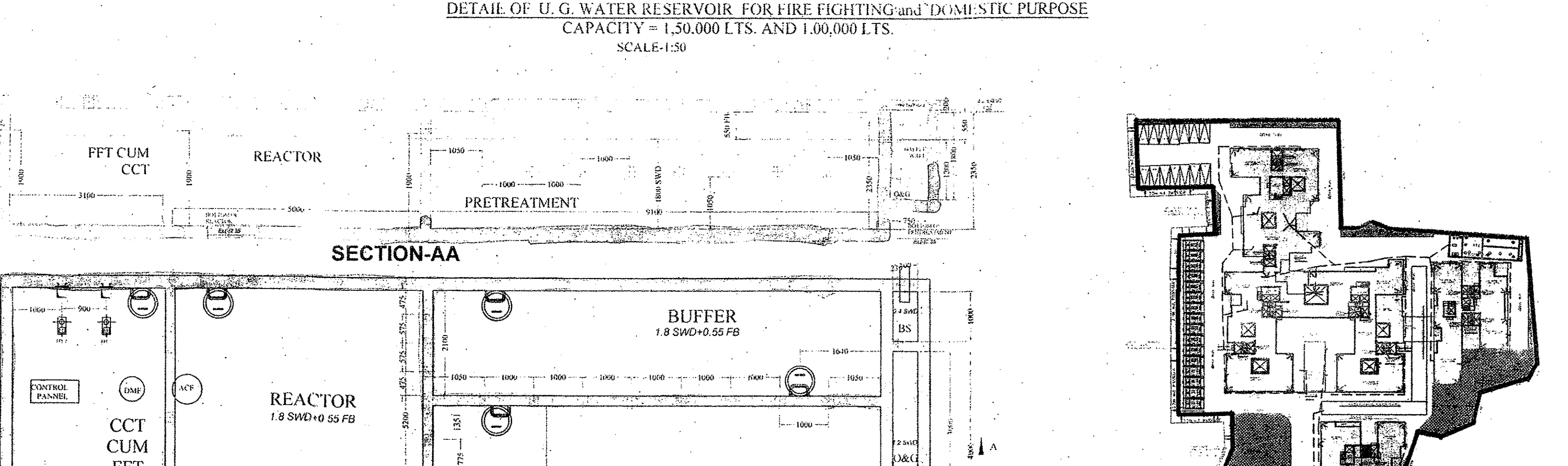
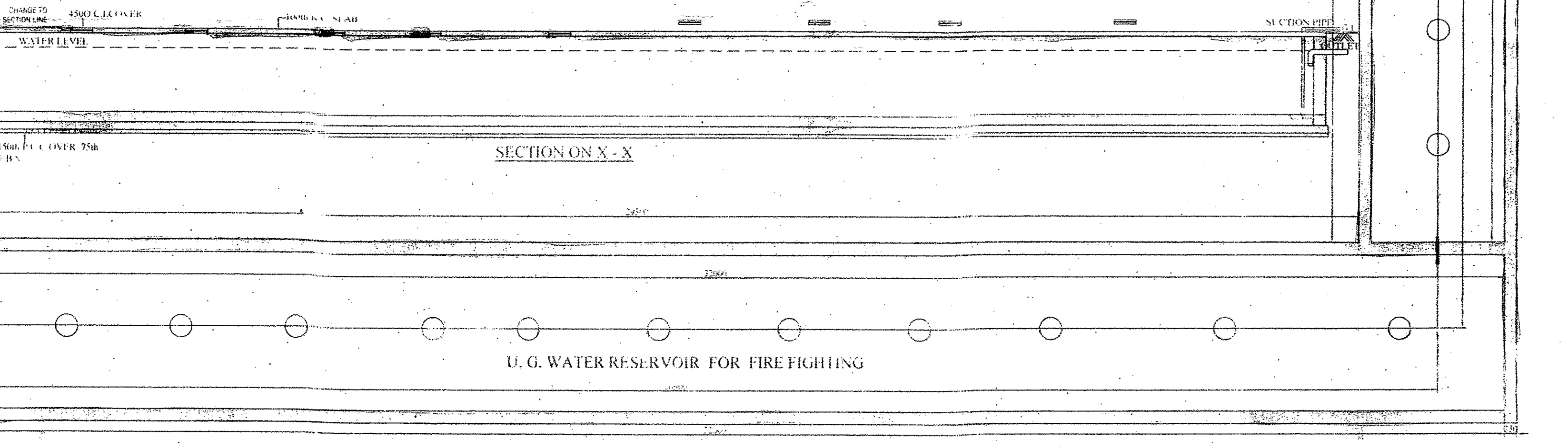
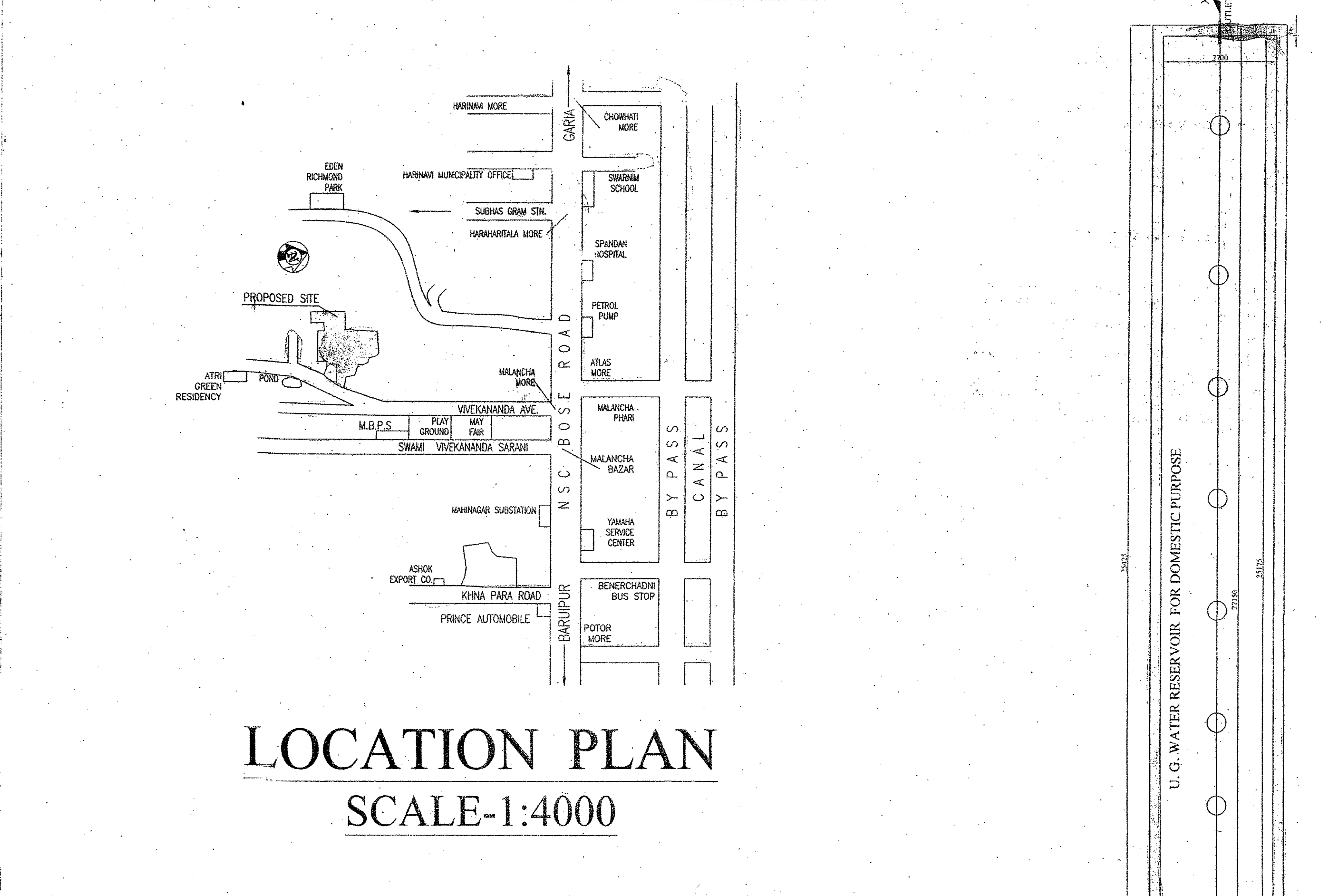
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**APPROVED**  
 Plan No. 10/10/2022 Date: 10/10/2022  
 Valid Upto: 10/10/2026  
 M. K. Pal  
 Assistant Engineer  
 In Charge, P.W.D.  
 RAPUR, SONARPUR MUNICIPALITY



Ground floor plan (A4)

Stacking of building materials on  
beside the public roads is illegal, and  
the Municipality may confiscate those  
materials as per rule.  
প্রাঙ্গণ উপর বাইরে দেওয়ান মাল কামাই করা  
আবদ না। যদি প্রাঙ্গণ হয় তাহলে পৌরসভা এই মাল  
অপসংকরিত করিতে পারিব।

Transfer of occupancy right of any  
flat of the building before the  
receipt of completion certificate is  
illegal.  
কোনো ভাড়াপাশের বাড়ির পূর্বে গৃহীত লেন  
প্রাপ্তি বা অংশ হস্তান্তর অবৈধ।

Written information in the prescribed form is to be submitted  
7 days before the commencement of construction-work as  
per sanctioned plan.  
প্রিন্ট করা তথ্যসহ নথি পূর্ণ চিহ্নিতকৃত পত্রটি পূর্বে নির্ধারিত  
সময়সূচীতে  
Any deviation from the sanctioned plan is illegal, and hence  
punishable under the act.  
সংশোধিত প্রিন্ট করা তথ্যসহ নথি পূর্ণ চিহ্নিতকৃত পত্রটি  
Written information is to be submitted to this office after part  
or full completion of construction-work.  
প্রিন্ট করা তথ্যসহ নথি পূর্ণ চিহ্নিতকৃত পত্রটি পূর্বে নির্ধারিত  
সময়সূচীতে

APPROVED