



LANDUSE STATEMENT RAGHABPUR		
DETAILS	AREA(SQ.M)	%
Land Area	43267.71	100.00
Land Area For Future Expansion	201.50	0.47
Ground Coverage	18461.10	42.67
Road/Paved Area	10141.50	23.44
Exclusive Tree Plantation Area	8787.30	20.31
Other Green Area	2740.83	6.33
Open Parking Area	2111.41	4.88
Service Area	824.07	1.90
<b>Total</b>	<b>43267.71</b>	<b>100.00</b>

Mouza - Raghobpur, J.L. No.-74				
Serial No.	R.S. Dag No.	L.R. Dag No.	Land Area	
1	197	289	85	
2	200	218	6	
3	201	230	6	
4	222	240	75	
5	223	239	75	
6	224	248	20	
7	225	247	41	
8	226	246	41	
9	227	249	13	
10	228	241	13	
11	229	242	11	
12	230	243	18	
13	231	244	3	
14	232	244	3	
15	233	245	3	
16	234	246	101	
17	235	247	8	
18	236	248	11	
19	237	249	23	
20	238	245	36	
21	239	244	36	
22	240	243	18	
23	241	242	11	
24	242	241	7	
25	243	240	15	
26	244	239	3	
27	245	238	29	
28	246	240	14	
29	247	247	12	
30	248	246	19	
31	249	245	13	
32	250	244	13	
33	251	243	17	
34	252	242	7	
35	253	241	12	
36	254	240	110	
37	255	239	107	
<b>Total</b>				<b>1087</b>

Mouza - Dharmatala, J.L. No. 75				
Serial No.	R.S. Dag No.	L.R. Dag No.	Purchased Area	
1	197	712	16	
2	198	710	18	
<b>TOTAL</b>			<b>34</b>	

**-- SANCTIONED AREA STATEMENT --**

PLOT AREA(S) PER PHYSICAL MEASUREMENT = 39587.82 sq.m  
 PER GROUND COVERAGE = 45% = 17814.519 sq.m.  
 PROPOSED GROUND COVERAGE = 16521.12 sq.m = 41.73%  
 ((62.58\*254)/39587.82)\*100

BUILT-UP AREA OF BUILDING

GROUND FLOOR AREA = 62.58 sq.m  
 1ST FLOOR OF AREA = 57.22 sq.m  
 ROOF TOILET ROOM & STAIR HEADROOM AREA = 32.36 sq.m  
 PRO. BUILT-UP AREA PER UNIT = 152.16 sq.m  
 ((62.58+57.22+32.36) \* 254 NOS.)  
 TOTAL BUILT-UP AREA = 152.16 sq.m X 254 NOS. = 40770.24 sq.m.

RED. OR PARKING FOR RESIDENTIAL = 100% NO. OF UNIT = 254 NOS.  
 PROVIDED CAR PARKING = 254 NOS.  
 EXCLUSIVE TREE PLANTATION AREA = 8193.94 sq.m = 20.70%

**-- PROPOSED AREA STATEMENT --**

PLOT AREA(S) PER PHYSICAL MEASUREMENT = 43267.71 sq.m  
 PER GROUND COVERAGE = 45% = 19470.469 sq.m.  
 PROPOSED GROUND COVERAGE = 18461.1 sq.m = 42.67%  
 ((62.58\*254)/43267.71)\*100

BUILT-UP AREA OF BUILDING

GROUND FLOOR AREA = 62.58 sq.m  
 1ST FLOOR OF AREA = 57.22 sq.m  
 2ND FLOOR AREA = 32.36 sq.m  
 PRO. BUILT-UP AREA PER UNIT = 152.16 sq.m  
 ((62.58+57.22+32.36) \* 254 NOS.)  
 TOTAL BUILT-UP AREA = 152.16 sq.m X 255 NOS. = 44801.2 sq.m.

RED. OR PARKING FOR RESIDENTIAL = 100% NO. OF UNIT = 255 NOS.  
 PROVIDED CAR PARKING = 255 NOS.  
 EXCLUSIVE TREE PLANTATION AREA = 8787.30 SQ.M (20.31%)

For Approval & Per. Ltd. & Others  
**Sahani**  
 Chartered Accountant  
 (Sole Proprietorship Firm)

SIGNATURE OF OWNER

**CERTIFICATE OF STRUCTURAL ENGINEER**  
 I CERTIFY THAT THE STRUCTURAL DESIGN & DRAWINGS OF BOTH FOUNDATION & SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA & CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECTS.

**SANJIV K. SINGH**  
 M.E., M.TECH (STRUCTURAL ENGRG.)  
 R.C.E. (I.I.T. DELHI)  
 R. N. E. 405  
 WITH 12 YEARS, ZILLA PARCHISAD

SIGNATURE OF STRUCTURAL ENGINEER

**CERTIFICATE OF ARCHITECT**  
 I HAVE CERTIFIED ON THE PLAN ITSELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF WEST BENGAL MUNICIPAL BUILDING RULES, 2007, AS AMENDED FROM TIME TO TIME AND THAT THE SITE CONDITION INCLUDING THE WIDTH OF THE ADJOINING ROAD CONFORM WITH THE PLAN AND IT IS A BUILDABLE SITE AND NOT A TANK OR A FILLED UP TANK.

**Raj Kumar Agarwal**  
 Architect  
 Member of Council of Architects (CA) / 94 / 17950

SIGNATURE OF ARCHITECT

**TITLE**  
 MASTER PLAN, LOCATION PLAN & DETAILS OF U.G.W.R., S.T.P. & RAIN WATER HARVESTING.

**PROJECT**  
 REVISED THREE STORED (9.7 M.) RESIDENTIAL BUILDING OF L.R. DAG NO.-  
 282,218,230,240,246,247,248,249,254,  
 253,254,255,256,257,258,259,260,261,262,263,  
 260,262,240,250,248,246,251,249,242,243,262,265,247,  
 245,241 & 244, J.L. NO.- 74,  
 L.R. KHATAN NO.-  
 489,675,490,494,493,492,491,515,579,581,582,577,580,  
 578,533,534,535,536,537,602,603,575,522,523,524,525,  
 526,527,528,529,530,531,463,464,465,466,467,468,469,  
 470,471,472,473,474,475,476,477,478,479,480,481,545,546,547,548,549,  
 553,554,555,459,458,457,456,455,454,453,452,451,450,449,448,447,446,445,444,  
 572,571,569,570,512,513,664,501,502,503,504,505,506,  
 507,508,509,510,511,499,500,555,556,486,497,  
 474,475,476,477,478,479,480,481,545,546,547,548,549,  
 553,554,459,458,457,456,455,454,453,452,451,450,449,448,447,446,445,444,  
 538,514,565,566,567,568,541,542,543,544,885,519,520,  
 521,551,532,575,606,601,629 & 663.

MOUZA - RAGHABPUR  
 L.R. DAG NO.- 212,210  
 J.L. NO.- 75, L.R. KHATAN NO.- 660,661,659,663  
 MOUZA - DHAMATALA.

P.S.- SONARPUR UNDER PLECHYAM GRAM PANCHAYET

**DATE** 17.08.2023 **JOB. NO.** ARCH/2017/035 **CHECKED** RAJ SR **SHEET** 1 OF 3

**SCALE** 1:4000 & 4000

**ARCHITECT**  
**RAJ AGRAWAL & ASSOCIATES**  
 8B, ROY STREET, KOLKATA - 16

Sanction No. 6311/2013-14  
 Date of sanction of building plan No. 120/2013-14  
 Subject to the condition

- Before starting any construction, the site must conform with the plan sanctioned.
- Sanctioned and all the conditions in the plan should be fulfilled.
- All building materials for construction should conform to the standards specified in the plan.
- Necessary steps should be taken for safety of lives of adjoining public and private property during construction.
- Construction site should be maintained to prevent mosquito breeding.
- Design of all structural members including that of the foundation should conform to standard specified in the N.S.C. of India.
- The sanction is valid for 3 years from date of sanctioning.
- Information required by the applicant to this end are: Commencement of work, Completion of structural work up to plinth, Completion of work.
- No rain water pipe should be fixed or discharged on Road or Footpath.
- The construction should be carried out as per specification of I.S. Code and sanctioned plan under the supervision of qualified registered engineers.
- Construction of garbage vat, soak pit & waste water should be done by the owners.
- Any deviation of the sanctioned plan shall mean demolition.

1. There should not be any court case or any complaint from any corner in respect of the said property as per plan.  
 2. "Seah 24 Pargana 24a District" will not be liable if any dispute arises at the site.

*[Signature]*  
 Assistant Engineer  
 South 24 Parganas

*[Signature]*  
 Assistant Engineer  
 South 24 Parganas

VALID UP TO THREE (3) YEARS  
 SANCTIONED CONDITIONALLY  
 SONARPUR PANCHAYAT SAMITY

*[Signature]*  
 Assistant Engineer  
 Sonarpur Panchayat Samity  
 South 24 Parganas

*[Signature]*  
 Executive Engineer  
 Sonarpur Panchayat Samity  
 South 24 Parganas