-:AREA STATEMENT:-

	PERMISSIBLE	SANCTIONED	REVISED
AREA OF LAND AS PER DEED		(313.15 DEC.) 5711.538 Sqm. (85 Ka - 06 Ch - 09 Sqft.)	(313.15 DEC.) 5711.538 Sqm. (85 Ka - 06 Ch - 09 Sqft.)
AREA OF LAND AS PER PHYSICAL		6060.429 Sqm. (90 Ka - 9 Ch - 29.46 Sqft.)	6060.429 Sqm. (90 Ka - 9 Ch - 29.46 Sqft.)
EXCESS LAND RELEASED TO ROAD		349.368 Sqm.	349.368 Sqm.
AVAILABLE NET LAND AREA		5711.646 Sqm.	5711.061 Sqm.
GROUND COVERAGE :- (45.00%)	2569.98 Sqm. (45.00%)	1220.92 Sqm.(21.38%)	1655.04 Sqm.(28.98%)
F.A.R.:-	3.00	.826	2.926
PUBLIC OPEN SPACE:-	456.88 Sqm.	464.97 Sqm.	457.00 Sqm.
PROVIDED SERVICE AREA:-		124.29 Sqm.	239.62 Sqm.
NO. OF FLATS:-		47 nos.	214 nos.

CAR PARKING CALCULATION

	SANCTIONED	REVISED
TOTAL NO. OF REQ. CAR PARKING	upto 600/150=4 nos. car upto 4065.12-600/140=24.75 =25 nos. TOTAL NO OF CARS= 29 nos.	14444.32 / 110 = 131.312 = 131 nos. TOTAL NO OF CARS = 131 nos.
PERMISSIBLE AREA OF CAR PARKING	29x25 = 725 Sqm.	131 x 25 = 3275 Sqm.
TOTAL NO. OF PROVIDED CAR PARKING	121 NOS. (41 covered + 80 open)	132 NOS. (68 covered+24 open+40 mech.)
PROPOSED AREA OF CAR PARKING	854.835 Sqm.	1340.97 Sqm.

F.A.R CALCULATION

SANCTIONED	REVISED
F.A.R = 4719.911 / 5711.646 = .826	F.A.R = 16707.972 / 5711.061 = 2.926

APPROVED
Plan No. 160/new/RS/24/25 Date 24/12/2025
Valid Upto 24/12/2026
Malay Kumar Pal, Assistant Engineer In Charge, P.W.D.
Dr. Pallab Das, Chairperson, Board of Administrators
RAJPUR-SONARPUR MUNICIPALITY

Structural plan as submitted by the structural Engineer have been kept with Building Plan.
Signature of Assistant Engineer
In charge P.W.D.
Board of Administrators
RAJPUR-SONARPUR MUNICIPALITY

	FLOOR AREA (SQM)	A		B		B		C		D		E		F		G		H		J		K		L		N		O		P		Q		R	
		TOTAL AREA		DUCT		CUTOUT		TOTAL AREA WITHOUT DUCT		SHAFT		LIFT WELL		STAIR DUCT		ACTUAL AREA WITHOUT(LIFT& DUCT)		RESI MANDATORY STAIR AREA (INSIDE)		LIFT LOBBY AREA		AREA EXCLUDING LIFT /LOBBY &STAIR		ACTUAL RESIDENT AREA		COVERED CAR PARKING AREA		CUPBOARD		O.T AREA		FAR CALCULATION		LAND AREA SQM	
		SANC.	REV.	SANC.	REV.	SANC.	REV.	SANC.	REV.	SANC.	REV.	SANC.	REV.		REV.	SANC.	REV.	SANC.	REV.	SANC.	REV.	SANC.	REV.	SANC.	REV.	SANC.	REV.	permissible	REV.	SANC.	REV.	SANC.	REV.	SANC.	REV.
TOWER 1	GR. FLOOR	625.167	864.24	27	36.53	0	0	598.167	827.71	0	0	0	0	0	0	598.167	827.71	30	21.25	6	4.773	562.167	801.687	0	0		665.29	0	0			0.826	2.926	5711.646	5711.06
	1ST FLOOR	637.46	792.85	27	70.96	0	0	610.46	721.89	10.326	1.54	7.22	8.72	0	0.375	592.914	711.255	30	21.25	6	4.773	556.914	685.232	447.2	465.84			21.4	13.9	0	67.6				
	2ND FLOOR	636.76	792.85	27	70.96	0	0	609.76	721.89	10.326	1.54	7.22	8.72	0	0.375	592.214	711.255	30	21.25	6	4.773	556.214	685.232	516.89	607.76			21.4	13.9						
	3RD FLOOR	636.76	792.85	27	70.96	0	0	609.76	721.89	10.326	1.54	7.22	8.72	0	0.375	592.214	711.255	30	21.25	6	4.773	556.214	685.232	516.89	607.76			21.4	13.9						
	4TH FLOOR	636.76	792.85	27	70.96	0	0	609.76	721.89	10.326	1.54	7.22	8.72	0	0.375	592.214	711.255	30	21.25	6	4.773	556.214	685.232	516.89	607.76			21.4	13.9						
	5th FLOOR		792.85		70.96		0		721.89		1.54		8.72		0.375		711.255		21.25		4.773		685.232		607.76				13.9						
	6th FLOOR		792.85		70.96		0		721.89		1.54		8.72		0.375		711.255		21.25		4.773		685.232		607.76				13.9						
	7th FLOOR		792.85		70.96		0		721.89		1.54		8.72		0.375		711.255		21.25		4.773		685.232		607.76				13.9						
	8th FLOOR		792.85		70.96		0		721.89		1.54		8.72		0.375		711.255		21.25		4.773		685.232		607.76				13.9						
	9th FLOOR		792.85		70.96		0		721.89		1.54		8.72		0.375		711.255		21.25		4.773		685.232		607.76				13.9						
	10th FLOOR		792.85		70.96		0		721.89		1.54		8.72		0.375		711.255		21.25		4.773		685.232		607.76				13.9						
	11th FLOOR		792.85		70.96		0		721.89		1.54		8.72		0.375		711.255		21.25		4.773		685.232		607.76				13.9						
	12th FLOOR		792.85		70.96		0		721.89		1.54		8.72		0.375		711.255		21.25		4.773		685.232		607.76				13.9						
TOWER 2	GR. FLOOR	625.167	864.24	27	36.53	0	0	598.167	827.71	0	0	0	0	0	0	598.167	827.71	30	21.25	6	4.773	562.167	801.687	0	0	854.835	675.68	0	0						
	1ST FLOOR	636.76	792.85	27	70.96	0	0	609.76	721.89	10.326	1.54	7.22	8.72	0	0.375	592.214	711.255	30	21.25	6	4.773	556.214	685.232	516.89	607.76			21.4	13.9	0	67.6				
	2ND FLOOR	636.76	792.85	27	70.96	0	0	609.76	721.89	10.326	1.54	7.22	8.72	0	0.375	592.214	711.255	30	21.25	6	4.773	556.214	685.232	516.89	607.76			21.4	13.9						
	3RD FLOOR	636.76	792.85	27	70.96	0	0	609.76	721.89	10.326	1.54	7.22	8.72	0	0.375	592.214	711.255	30	21.25	6	4.773	556.214	685.232	516.89	607.76			21.4	13.9						
	4TH FLOOR	636.76	792.85	27	70.96	0	0	609.76	721.89	10.326	1.54	7.22	8.72	0	0.375	592.214	711.255	30	21.25	6	4.773	556.214	685.232	516.89	607.76			21.4	13.9						
	5th FLOOR		792.85		70.96	0	0		721.89		1.54		8.72		0.375		711.255		21.25		4.773		685.232		607.76				13.9						
	6th FLOOR		792.85		70.96	0	0		721.89		1.54		8.72		0.375		711.255		21.25		4.773		685.232		607.76				13.9						
	7th FLOOR		792.85		70.96	0	0		721.89		1.54		8.72		0.375		711.255		21.25		4.773		685.232		607.76				13.9						
	8th FLOOR		792.85		70.96	0	0		721.89		1.54		8.72		0.375		711.255		21.25		4.773		685.232		607.76				13.9						
	9th FLOOR		792.85		70.96	0	0		721.89		1.54		8.72		0.375		711.255		21.25		4.773		685.232		607.76				13.9						
	10th FLOOR		792.85		70.96	0	0		721.89		1.54		8.72		0.375		711.255		21.25		4.773		685.232		607.76				13.9						
	11th FLOOR		792.85		70.96	0	0		721.89		1.54		8.72		0.375		711.255		21.25		4.773		685.232		607.76				13.9						
	12th FLOOR		792.85		70.96	0	0		721.89		1.54		8.72		0.375		711.255		21.25		4.773		685.232		607.76				13.9						
	TOTAL	6345.114	20756.88	270	1776.1	0	0	6075.114	18980.78	82.608	36.96	57.76	209.28	0	9	5934.746	18725.54	300	552.5	60	124.098	5574.746	18048.942	4065.43	14444.32	854.835	1340.97	342.4	333.6	0	135.2				

SANCTIONED TOTAL FLOOR AREA INCLUDING C.B+O.T = 5934.746 Sqm.

REVISED TOTAL FLOOR AREA INCLUDING C.B+O.T= 18725.54 +333.6+135.2 = 19194.34 SQM.

SCHEDULE OF DOORS & WINDOWS

TYPE	NO.	WIDTH	SIZE	TYPE	NO.	LENTH	SIZE
D1	-	2100	2100X1000	W	107	2100	1800X2100
D2	-	2750	2750X1200	W1	102	2100	2100X1200
D3	-	2100	2100X1100	W2	102	2100	1200X2100
D4	-	2100	2100X700	W3	102	2100	900X2100
D5	-	2100	2100X1100	W4	102	2100	1500X2100
D6	-	2100	2100X900	W5	102	2100	900X2100
				W6	102	2100	750X2100
				W7	102	2100	600X2100
				W8	102	2100	1500X2100
				W9	102	2100	1200X2100
				W10	102	2100	1200X2100
				W11	102	2100	1200X2100
				W12	102	2100	1200X2100
				S1	1002	2100	600X600

GENERAL NOTES

1. ALL DIMENSIONS ARE IN MM.
2. ALL BRICKWORK SHALL BE 230MM IN THICKNESS WITH BRICK WALLS (10 CM. THICK CONCRETE BRICKWORK) UNLESS OTHERWISE MENTIONED.
3. ALL MASONRY WORKS ARE BONDED BY CEMENT MORTAR (1:6) & C.M.
4. ALL WALLS PLASTED IS 25TH & INTERNAL PLASTER IS 12MM. THICKNESS.
5. ALL CONC. GRADE IS M200 (1:1.5:3)

As Liability Consultant Attorney of
Ambalika Housing (P) Ltd.
Mrittika Builders (P) Ltd.
Nepali Tracon Com (P) Ltd.
SIGNATURE OF OWNER

CERTIFICATE OF STRUCTURAL ENGINEER

I AM SO HEREBY CERTIFY THAT THE FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAVE BEEN DESIGNED BY ME AND SUPERVISED BY ME DURING THE CONSTRUCTION OF THE BUILDING AND I HEREBY CERTIFY THAT THE SAID BUILDING HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE SAID PLAN AND SPECIFICATIONS AS APPROVED BY ME AND IS SAFE AND STABLE AND CONFORMS TO THE RELEVANT PROVISIONS OF THE BUILDING RULES AND OTHER CONDITIONS IF ANY IMPOSED BY THE SANCTIONING AUTHORITY AND THAT THE MATERIALS USED AND WORKMANSHIP ARE SATISFACTORY AS PER THE STANDARD LAID DOWN IN THE CODE OF PRACTICE AND WINDING BUILDING CODE.

For M/s. SANVEER CONSTRUCTION PVT. LTD.
DIPANKAR BHOWMIK
Director
ENGINEER
RAJPUR - SONARPUR MUNICIPALITY

ALOK ROY
Enlisted Structural Engineer
Rajpur-Sonarpur Municipality
No. - 009 / S.T. Engg. Class I
SIGNATURE OF STRUCTURAL ENGINEER

Structural plan as submitted by the structural Engineers have been kept with Building Plan.
Signature of Assistant Engineer
In charge P.W.D.
Board of Administrators
RAJPUR-SONARPUR MUNICIPALITY

CERTIFICATE OF STRUCTURAL ENGINEER

CERTIFICATE OF ARCHITECT

I AM HEREBY CERTIFY THAT THE BUILDING SITE PROPOSED FOR DEVELOPMENT IS SITUATED IN MOUZA - RAJPUR, J.L. NO. 35, WARD NO. 26, P.S. SONARPUR, DIST - 24PGS(S), UNDER RAJPUR SONARPUR MUNICIPALITY VIDE SANC. PLAN NO. RS/1126/17 DATED-30.08.2019 AND THAT THE BUILDING PLAN SUBMITTED HEREWITH IS PREPARED BY ME AND THAT THE SAID BUILDING HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE SAID PLAN AND SPECIFICATIONS AS APPROVED BY ME AND IS SAFE AND STABLE AND CONFORMS TO THE RELEVANT PROVISIONS OF THE BUILDING RULES AND OTHER CONDITIONS IF ANY IMPOSED BY THE SANCTIONING AUTHORITY AND THAT THE MATERIALS USED AND WORKMANSHIP ARE SATISFACTORY AS PER THE STANDARD LAID DOWN IN THE CODE OF PRACTICE AND WINDING BUILDING CODE.

Rajkumar Agarwal
Architect
Member of Council of Architectures CA/1995/17940
SIGNATURE OF ARCHITECT

TITLE: TOWER - 1 & 2
AREA STATEMENT

PROJECT

REVISED G+12 (39.95 MTR. HT.) STORIED RESIDENTIAL BUILDING COMPLEX AT HOLDING NO. 153 SCHOOL RD. R.S. DAG NO. 51, 52,53,54,56, 57 & 58, R.S. KHATIAN NO. 2309, 2310,602, MOUZA - RAJPUR, J.L. NO 35, WARD NO 26, P.S SONARPUR, DIST - 24PGS(S), UNDER RAJPUR SONARPUR MUNICIPALITY VIDE SANC. PLAN NO. RS/1126/17 DATED-30.08.2019

OWNERS NAME
1. M/S AMBALIKA HOUSING PVT. LTD.& OTHERS

DATE	JOB NO.	DRAFT	CHECKED	SHEET NO.
23.09.2021	ARCHITECTURE	SUPERVISED	CHECKED	1 OF 1

SCALE: 1:100

ARCHITECT

RAJ AGRAWAL & ASSOCIATES
36, ASHUTOSH MUKHERJEE ROAD, KOLKATA - 700 025

Sanyasiom Associates Consultant Pvt. Ltd.
Structural Engineers & Consultants
Kolkata

Checked by (AVIJIT GHARAI) Sub-Assistant Engineer, RAJPUR-SONARPUR MUNICIPALITY

Checked by Assistant Engineer, Local Office Engineer-in-charge, RAJPUR-SONARPUR MUNICIPALITY

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