AREA STATEMENT:-

AREA OF LAND (AS PER ASSESSMENT) = 991.472 Sqm.(14 Ka - 13 Ch - 20 Sqft.)
LAND AREA(AS PER PHYSICAL) = 986.73 Sqm.(14 Ka - 12 Ch - 01 Sqft.)

PERMISSIBLE F.A.R = 2.5
PER. GROUND COVERAGE @ 50% OF LAND AREA = 493.365 SQM.
PROPOSED GROUND COVERAGE :- @ 36.1% OF LAND AREA = 355.89 SQM
PERMISSIBLE AREA AS PER F.A.R = 2.5 x 986.73 SQM = 2466.825 SQ.M.
WIDTH OF THE ROAD = 75 M
PERMISSIBLE BUILDING HEIGHT = 25.0 M
PROPOSED BUILDING HEIGHT = 24.7 M
PROVIDED SERVICE AREA =70.715 Sqm.
NO. OF FLATS =. 28
TOTAL NO. OF PARKING PROVIDED = 19

DOOR & WINDOW SCHEDULE

MARK.	SIZE	MARK.	SIZE
W1	1500X1350	D	1200X2100
W2	1200X1350	D1	1050 X 2100
W3	900X1050	D2	900 X 2100
W4	800X750	D3	750X2100

FLOOR MKD	TOTAL AREA	DEDUCT AREA				ACTUAL AREA WITHOUT (LIFT+ DUCT)	RESI. MANDATORY STAIR AREA (INSIDE)	LIFT LOBBY AREA	AREA EXCLUDING LIFT LOBBY +STAIR AREA	CAR PARKING AREA			CUPBOARD AREA		F.A.R. CALCULATION
		DUCT	LIFT WELL	STAIRS DUCT	LIFT DUCT					PERMISSIBLE	PROVIDED	DEFICIENCY	PERMISSIBLE	PROVIDED	
BASEMENT	146.6	NIL	NIL	NIL	NIL	146.6	15.00	NIL	131.36						
GROUND FLOOR	355.63	NIL	NIL	NIL	NIL	355.63	22.50	6.0	327.13	425	226.424	226 424			
FIRST FLOOR	355.63	NIL	4.78	2.31	0.83	347.71	22.50	6.0	319.21				10.44	2.56	2693.2 - 226.424
SECOND FLOOR	355.63	NIL	4.78	2.31	0.83	347.71	22.50	6.0	319.21				10.44	2.56	986.73
THIRD FLOOR	355.63	NIL	4.78	2.31	0.83	347.71	22.50	6.0	319.21				10.44	2.56	= 2.459
FOURTH FLOOR	355.63	NIL	4.78	2.31	0.83	347.71	22.50	6.0	319.21				10.44	2.56	
FIFTH FLOOR	355.63	NIL	4.78	2.31	0.83	347.71	22.50	6.0	319.21				10.44	2.56	
SIXTH FLOOR	355.63	NIL	4.78	2.31	0.83	347.71	22.50	6.0	319.21				10.44	2.56	
SEVENTH FLOOR	355.63	NIL	4.78	2.31	0.83	347.71	22.50	6.0	319.21				10.44	2.56	
TOTAL FL AREA	2991.64	NIL	33.46	16.17	5.81	2936.20	195.00	48.0	2693.2	425	226.424	226 424	73.08	17.92	

TOTAL FL. AREA WITH C.B - 2936.20+ 17.92 = 2954.12 SQMT.

USES	TOTAL AREA / FLOOR	NO.OF FLOOR	TOTAL AREA	REQUIRED PARKING		PARKING PROVIDED			TOTAL NO.
				COVERED		COVERED PARKING			
				NO	AREA	NO	AREA	DEDUCTABLE AREA	
RESIDENTIAL AREA	294.01	7	2058.07	2058.07/120=17.15= 17	17x25	19	226.424	226.424	19
COMMERCIAL AREA / MERCENTILE									
RETAIL									
FOR OTHER USES									
GRAND TOTAL				17	425	19			19

SPECIFICATIONS

1. 75 TH. 1ST. CLASS BRICK SOLING IN FOUNDATION & FLOOR
2. 150 TH. 1:3:6 (CEMENT,SAND & KHOA) CEMENT CONCRETE IN FOUNDATION & FLOOR
3. FOUNDATION BRICK WORK WILL BE 1ST CLASS BRICK WITH 1:6 CEMENT MORTAR
4. 125 TH. & 75 TH. PARTITION BRICK WORK WILL BE 1:6 CEMENT MORTAR
5. 200TH. EXTERNAL WALLS WILL BE 1:6 CEMENT MORTAR
6. 25 TH. D.P.C. WILL BE 1:2:4 WITH PROPER WATER PROOFING COMPOUND
7. R.C.C. CONC. MIX WILL BE 1:2:4 CEMENT SAND & STONE CHIPS MATERIALS AND MIXING
8. ROOF AND LIME TERRACING WILL BE 100 TH. WITH THEIR PROPER
9. CEILING AND ALL R.C. PLASTER WILL BE 12mm. TH. 1:4 CEMENT MORTAR
10. 25 MM. TH. I.P.S. FLOORING
11. GRADE OF CONCRETE M - 20 .
12. ALL BUILDING MATERIALS WILL BE AS PER I.S. CODE & C.B.C. 1984

NOTES

1. ALL DIMENSIONS ARE IN MM.
2. ALL EXTERNAL WALLS ARE 200 TH. AND INTERNAL WALLS ARE 75 TH. IF NOT STATED OTHERWISE
3. SCALE - 1:100
4. S=FE BEARING CAPACITY OF SOIL 7 MT/SQ.M. ASSUMED
5. DEPTH OF SEPTIC TANK AND SEMI U.G. WATER RESERVOIR WILL NOT EXCEED THE DEPTH OF BUILDING FOUNDATION
6. ALL SORTS OF PRECAUTIONARY MEASURE WILL BE TAKEN AT THE TIME OF CONSTRUCTION

DECLARATION OF E.B.A.

I/WE DO HEREBY CERTIFY THAT PLANS , ELEVATIONS AND SECTIONS AND OTHER STRUCTURAL DETAILS OF THE PROPOSED BUILDINGS ON HOLDING NUMBER **2404, DAKSHIN KUMRAKHALI,** WARD NO.27, UNDER THE JURISDICTION OF RAJPUR SONARPUR MUNICIPALITY HAVE BEEN PREPARED IN CONFIRMING WITH ALL RELEVANT PROVISIONS UNDER THE WEST BENGAL MUNICIPAL (BUILDING) RULES 2007. THIS ALSO TO CERTIFY THAT RELEVANT NO OBJECTION CERTIFICATES FROM THE RESPECTIVE AUTHORITIES SUCH AS, FIRE AND EMERGENCY SERVICE DEPARTMENT, AIRPORT AUTHORITY, POLLUTION CONTROL BOARD, TELECOMMUNICATION DEPARTMENT ETC. AS APPLICABLE IN THIS REGARD, ARE ALSO ENCLOSED WITH THE APPLICATIONS FOR SEEKING APPROVAL OF THE PLAN TO CONSTRUCT/RECONSTRUCT/ADDITION TO ALTERATION OF THE BUILDING ON THE SAID HOLDING.

For M/s. SANYALSON ASSOCIATES CONSULTANT PVT. LTD.
SARBARI MAJUMDER
COA. REG. NO. 92 / 15458
E.B.A. NO.- 955
UNDER RAJPUR - SONARPUR MUNICIPALITY
SIGNATURE OF E.B.A.

STRUCTURAL CERTIFICATE

I WE DO HEREBY CERTIFY THAT THE FOUNDATION AND SUPER STRUCTURE OF THE BUILDING PROPOSED FOR CONSTRUCTION AT HOLDING NO. **2404, DAKSHIN KUMRAKHALI,** WARD NO.27, UNDER THE JURISDICTION OF RAJPUR SONARPUR HAVE BEEN PERSONALLY INSPECTED AND SO DESIGN BY ME/US WILL MAKE SUCH FOUNDATION AND SUPERSTRUCTURE SAFE IN ALL RESPECT INCLUDING THE CONSIDERATION OF BEARING CAPACITY AND SETTLEMENT OF SOIL AND OTHER CONDITIONS. IF ANY, CONFIRMING TO ALL STIPULATIONS OF ALL RELEVANT IS CODE OF PRACTICE AND NATIONAL BUILDING CODE.

Dipankar Bhowmik
For M/s. SANYALSON ASSOCIATES CONSULTANT PVT. LTD.
DIPANKAR BHOWMIK
B.E., M.I.E., F.I.V.
CHARTERED NO. FSE 97/ KMSDN / CEE / 2014-15
RAJPUR - SONARPUR MUNICIPALITY
SIGNATURE OF STRUCTURAL ENGINEER

I WE DO HEREBY CERTIFY THAT THE FOUNDATION AND SUPER STRUCTURE OF THE BUILDING PROPOSED FOR CONSTRUCTION AT HOLDING NO. **2404, DAKSHIN KUMRAKHALI,** WARD NO.27, UNDER THE JURISDICTION OF RAJPUR SONARPUR HAVE BEEN PERSONALLY INSPECTED AND SO DESIGN BY ME/US WILL MAKE SUCH FOUNDATION AND SUPERSTRUCTURE SAFE IN ALL RESPECT INCLUDING THE CONSIDERATION OF BEARING CAPACITY AND SETTLEMENT OF SOIL AND OTHER CONDITIONS. IF ANY, CONFIRMING TO ALL STIPULATIONS OF ALL RELEVANT IS CODE OF PRACTICE AND NATIONAL BUILDING CODE.

SIGNATURE OF GEOTECHNICAL ENGINEER

I WE DO HEREBY CERTIFY THAT THE BUILDING SITE PROPOSD FOR CONSTRUCTION AT HOLDING NO. **2404, DAKSHIN KUMRAKHALI,** WARD NO.27, UNDER THE JURISDICTION OF RAJPUR SONARPUR MUNICIPALITY HAS BEEN VISITED BY ME/US AND ALL THE DESIGNS , DRAWING (SPECIFY THE DRAWING NUMBER SERIALLY), SOIL TEST REPORT AND LOAD TEST RESULTS FOR FOUNDATION AND SUPERSTRUCTURE HAVE BEEN DULY REVIEWED CONFORMING TO STIPULATIONS OF ALL LATEST RLEVANT IS COD OF PRACTIC AND NATIONAL BUILDING COD AND IT IS FOUND THAT EVERYTHING IS COMPLETELY IN ORDER AND THE PROPOSD FOUNDATION AND SUPER STRUCTURE ARE SAFE IN ALL RESPECT.

SIGNATURE OF STRUCTURAL REVIWER

1) Pankaj Poddar
2) Vijaya Poddar
3) Pramod Rungta
4) Puja Rungta
PANKAJ PODDAR
VIJAYA PODDAR
PRAMOD DAYAL RUNGTA
PUJA RUNGTA
SIGNATURE OF OWNER

PROJECT
PROPOSED G+VII STORIED RESIDENTIAL BUILDINGS AT HOLDING NO. 2404, DAKSHIN KUMRAKHALI. R.S DAG NOS. 1539,L.R. DAG NO. 1623, R.S. KHATIAN NOS. 1103, L.R. KHATIAN NO. 4245,4246,4247,4248, J.L NO. 48 , WARD NO. 27, MOUZA:- KUMRAKHALI, P.S. - SONARPUR, DIST.-24 PGS(S) . UNDER RAJPUR - SONARPUR MUNICIPALITY.

OWNER'S NAME : PANKAJ PODDAR AND OTHERS

DRAWN - sunipa		SCALE -	1:100
DESIGNED		DATE -	09.11.2022
CHECKED -		JOB NO	
APPROVED			

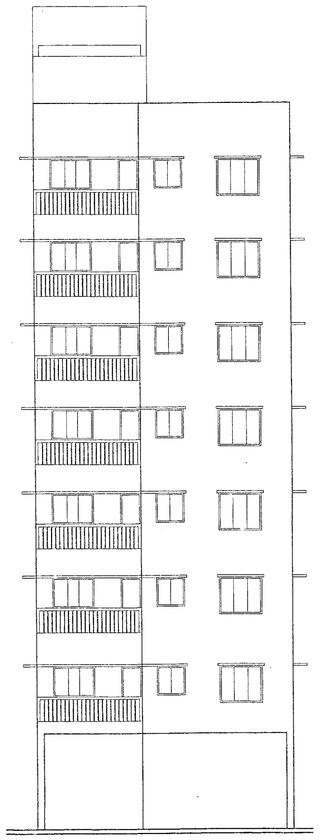
Sanyalson Associates Consultant Pvt. Ltd.
CONSULTANT PLANNER & STRUCTURAL ENGINEERS
P-157 KANUNGO PARK KOLKATA-84

CHECKED

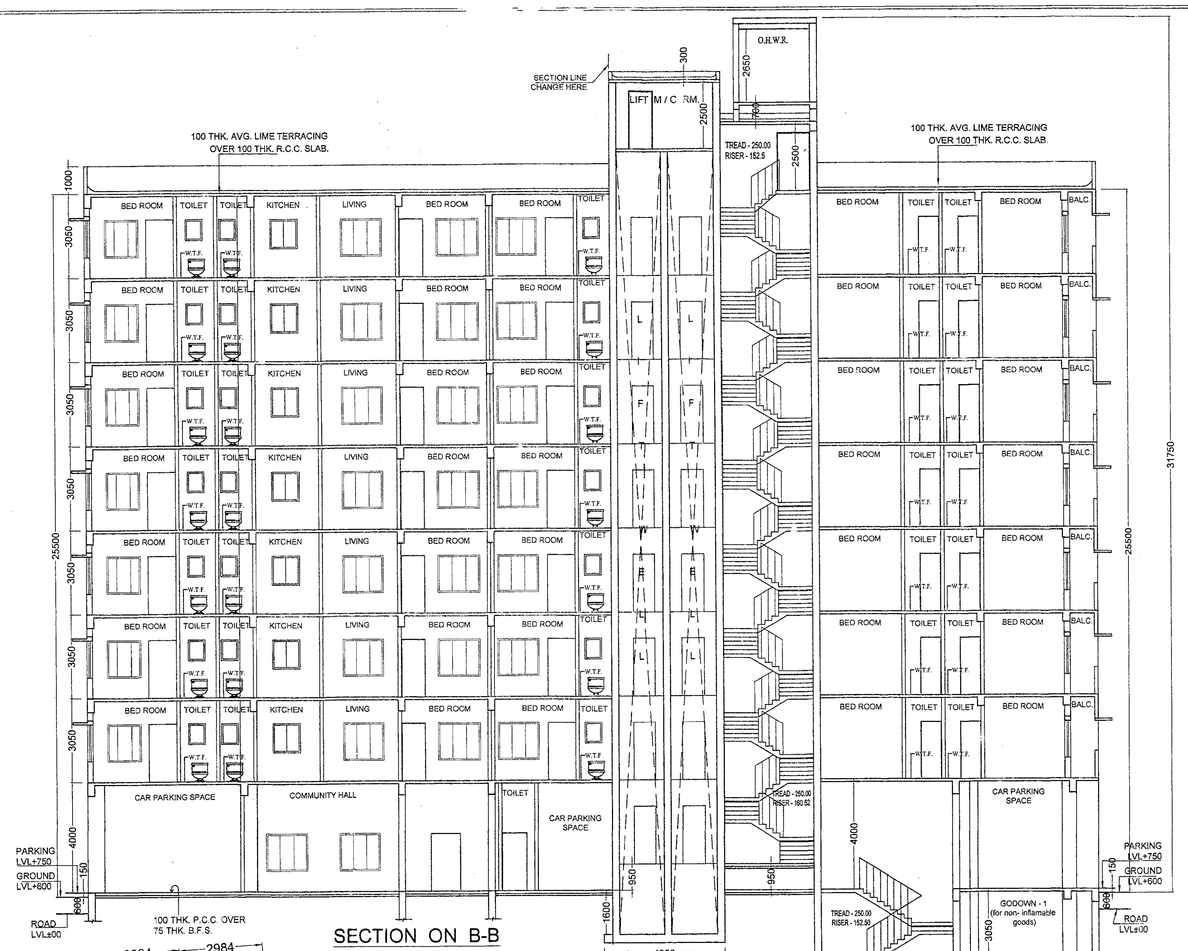
APPROVAL OF S.A.E

OFFICE USE ONLY

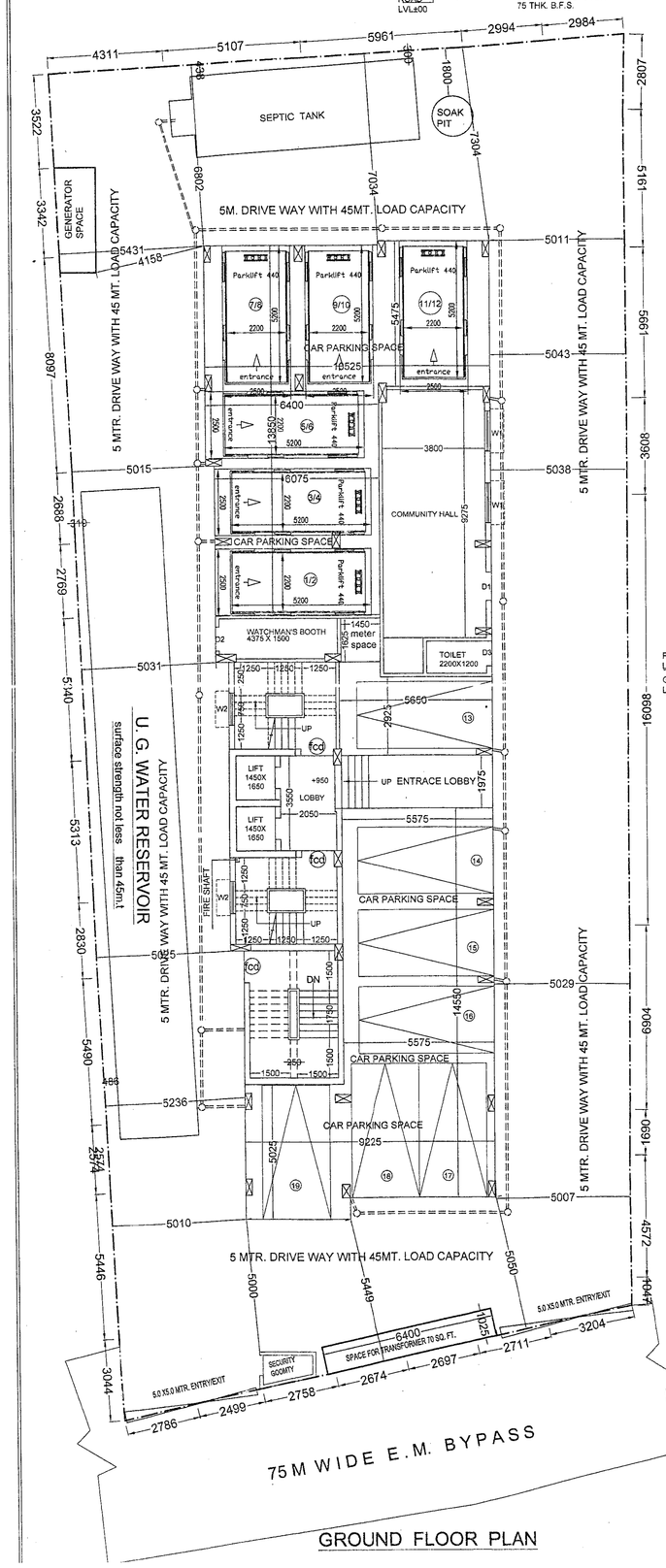
The Plan is generally in conformity with the Development Control Regulations for the WEST BENGAL HOUSING BOARD Area



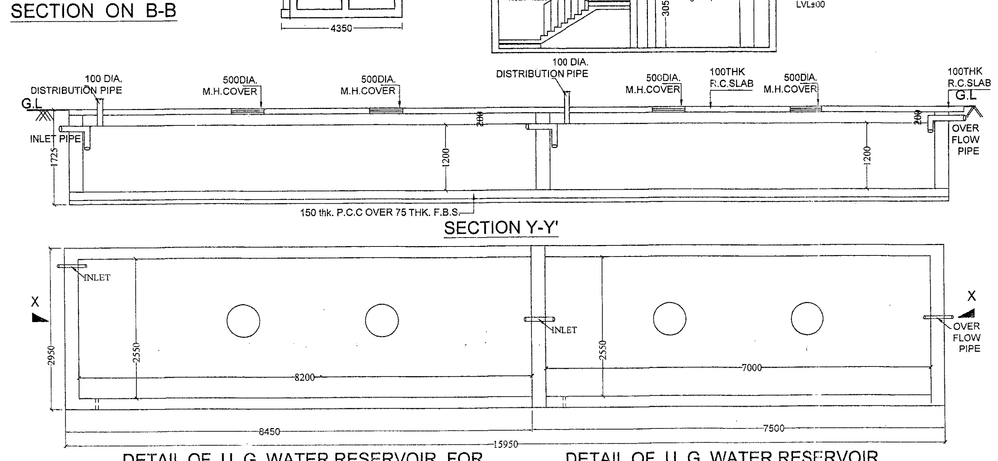
FRONT ELEVATION



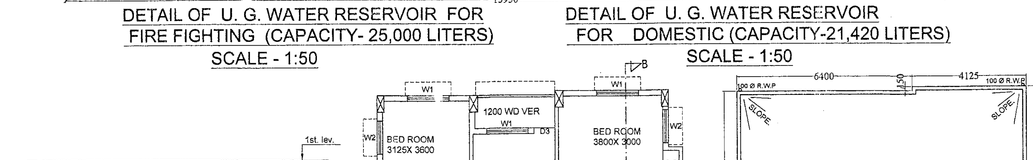
SECTION ON B-B



GROUND FLOOR PLAN

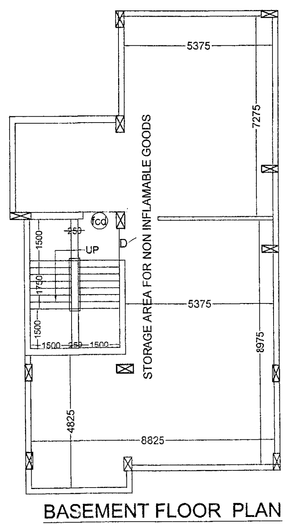


SECTION Y-Y'

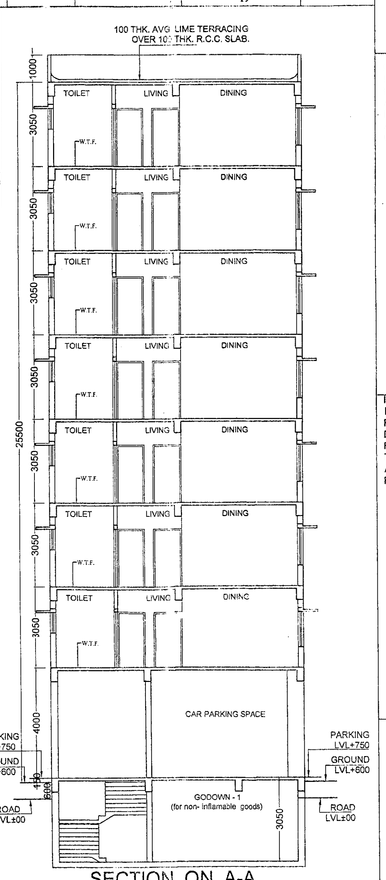


DETAIL OF U. G. WATER RESERVOIR FOR FIRE FIGHTING (CAPACITY- 25,000 LITERS)
SCALE - 1:50

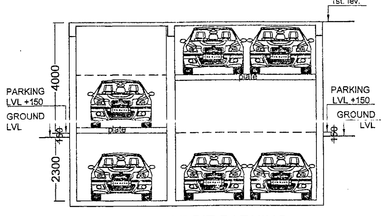
DETAIL OF U. G. WATER RESERVOIR FOR DOMESTIC (CAPACITY-21,420 LITERS)
SCALE - 1:50



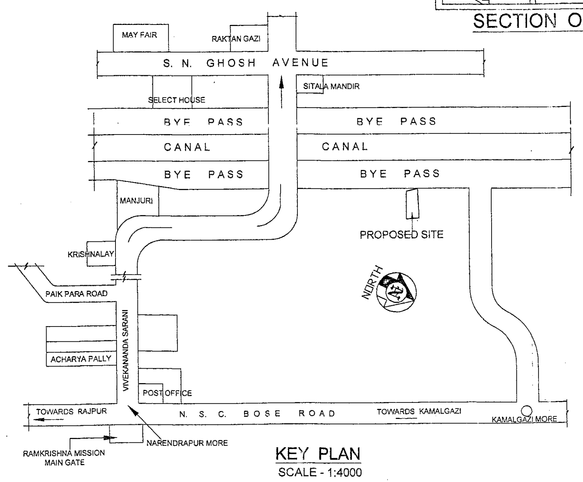
BASEMENT FLOOR PLAN



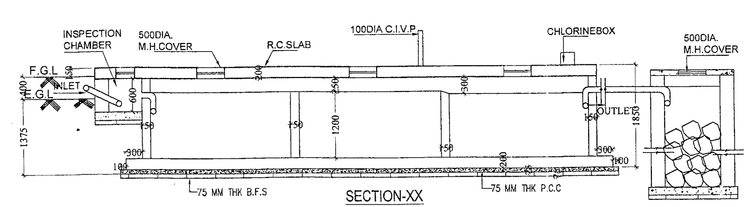
SECTION ON A-A



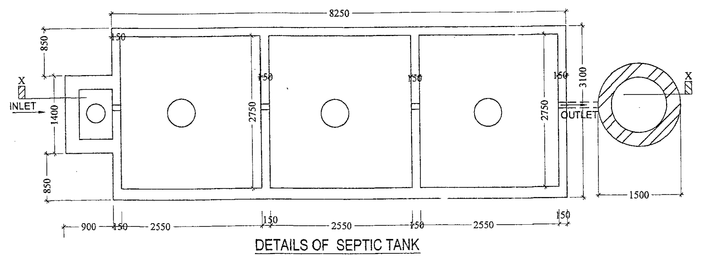
SECTION OF PIT PARKING



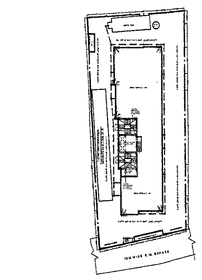
KEY PLAN
SCALE - 1:4000



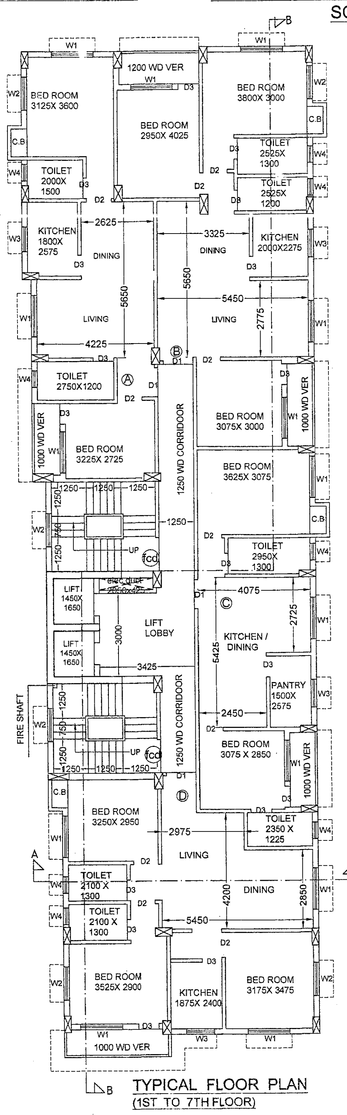
SECTION-XX



DETAILS OF SEPTIC TANK (150USERS)
(CAPACITY- 25.245m³)



SITE PLAN
SCALE - 1:600



TYPICAL FLOOR PLAN
(1ST TO 7TH FLOOR)

ROOF PLAN