

Sanyalson Associates Consultant Pvt. Ltd.

(Consultant Planner & Structural Engineers)

CIN- U74140WB1993PTCO60948.

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AREA STATEMENT:-

AREA OF LAND (AS PER DEED) = 991.472 Sqm. (24.5 DECIMEL)
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 = 50 M

PERMISSIBLE BUILDING HEIGHT = 25.0 M

PROPOSED BUILDING HEIGHT = 24.7 M

PROVIDED SERVICE AREA = 55.87 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	600X750	D3	750X2100

FLOOR MKD	TOTAL AREA	DEDUCT AREA				ACTUAL AREA WITHOUT (LIFT, DUCT)	RESL. STAIR AREA ((INSIDE)	LIFT LOBBY AREA	AREA EXCLUDING LIFT LOBBY +STAIR AREA	CAR PARKING AREA			CUPBOARD AREA		CALCULATION
		DUCT	LIFT WELL	STAIR DUCT	ELEC. DUCT					PERMISSIBLE	PROVIDED	DEDUCTABLE	PERMISSIBLE	PROVIDED	
BASEMENT	146.6	NIL	NIL	NIL	NIL	146.6	15.00	NIL	131.6						
GROUND FLOOR	355.63	NIL	NIL	NIL	NIL	355.63	22.50	6.0	327.13	450	229.89	229.89			
FIRST FLOOR	355.63	NIL	4.78	1.875	0.83	348.145	22.50	6.0	319.645				10.44	2.56	2696.245
SECOND FLOOR	355.63	NIL	4.78	1.875	0.83	348.145	22.50	6.0	319.645				10.44	2.56	
THIRD FLOOR	355.63	NIL	4.78	1.875	0.83	348.145	22.50	6.0	319.645				10.44	2.56	
FOURTH FLOOR	355.63	NIL	4.78	1.875	0.83	348.145	22.50	6.0	319.645				10.44	2.56	
FIFTH FLOOR	355.63	NIL	4.78	1.875	0.83	348.145	22.50	6.0	319.645				10.44	2.56	
SIXTH FLOOR	355.63	NIL	4.78	1.875	0.83	348.145	22.50	6.0	319.645				10.44	2.56	
SEVENTH FLOOR	355.63	NIL	4.78	1.875	0.83	348.145	22.50	6.0	319.645				10.44	2.56	
TOTAL FL. AREA	2991.64	NIL	33.46	13.125	5.81	2939.245	195.00	48.0	2696.245	450	229.89	229.89	73.08	17.92	

TOTAL FL. AREA WITH C.B - 2939.245+ 17.92 = 2957.165 SQMT. + 2.94 (ROOF SERVICE) = 2960.105 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		19	229.89	229.89	19
COMMERCIAL AREA (store)	130.207	1	130.207	130.207/100= 1.3=1	18x25				
RETAIL									
FOR OTHER USES									
GRAND TOTAL					18	450	19		19

SPECIFICATIONS

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

Sanyalson Associates

For M/s SANYALSON ASSOCIATES CONSULTANT PVT. LTD.
SARBANI MAJUMDER
COA. REG. NO. 92 / 15458
E.B.A NO. - 055
UNDER RAJPUR - SONARPUR MUNICIPALITY

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UNDER RAJPUR SONARPUR MUNICIPALITY
SIGNATURE OF E.B.A.

PROJECT

PROPOSED G+VII STORIED RESIDENTIAL BUILDINGS AT HOLDING NO. 2404, DAKSHIN KUMRAKHALI. L.R. DAG NO. 1623, L.R. KHATTIAN 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.

DRAWING NAME : AREA DETAIL

OWNER'S NAME : PANKAJ PODDAR AND OTHERS



DRAWN -
DESIGNED
DATE - 01.09.2023

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Consultant Pvt. Ltd.

CONSULTANT PLANNER & STRUCTURAL ENGINEERS
P-157 KANUNGO PARK KOLKATA-84