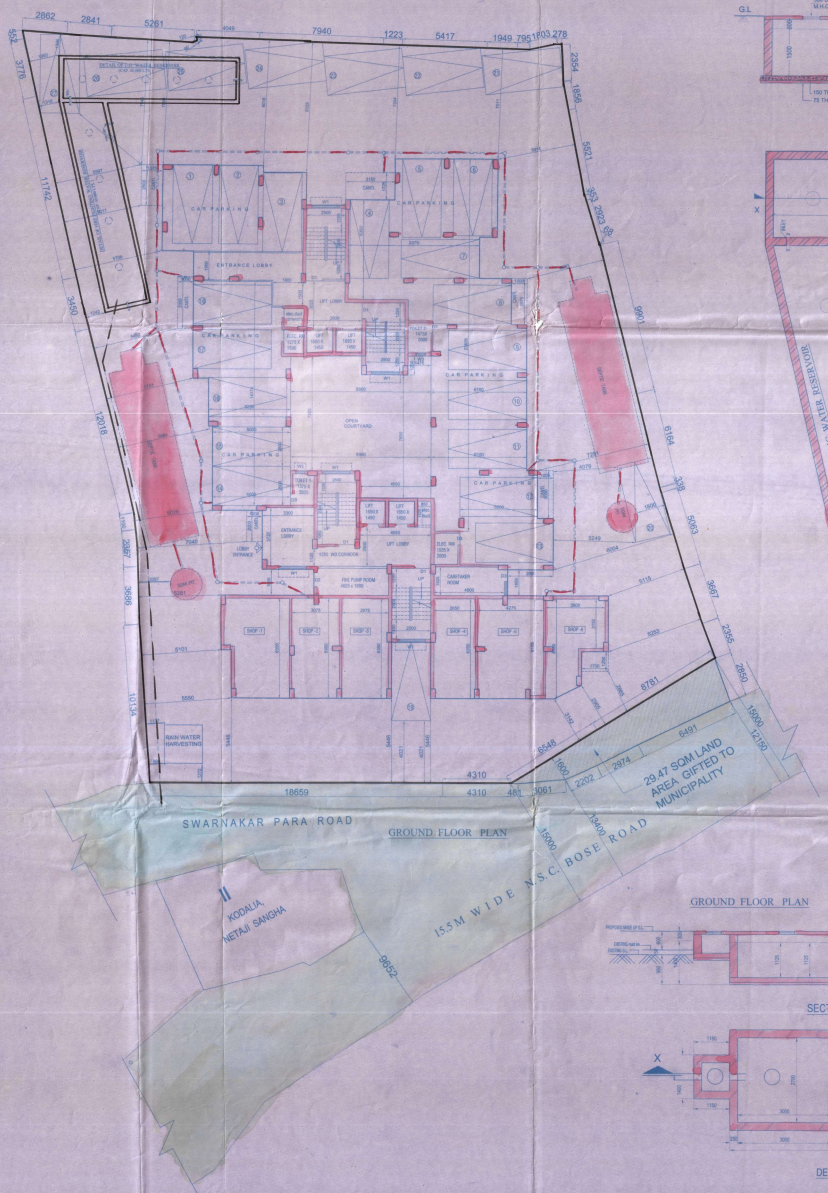

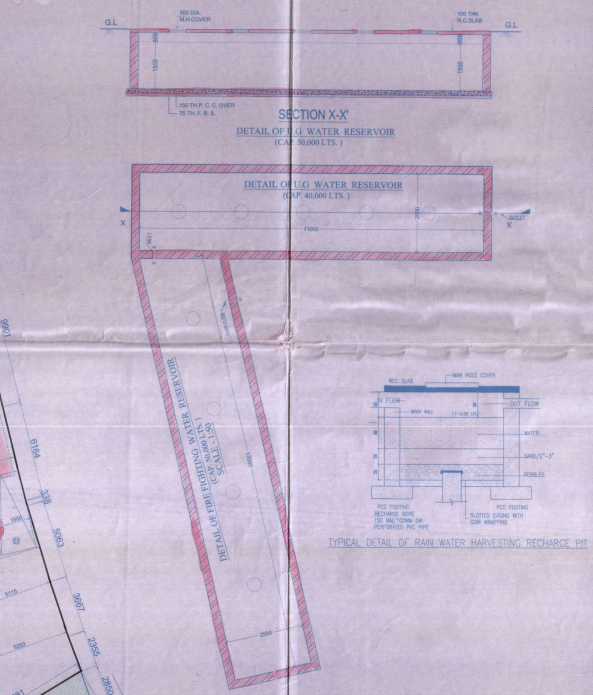

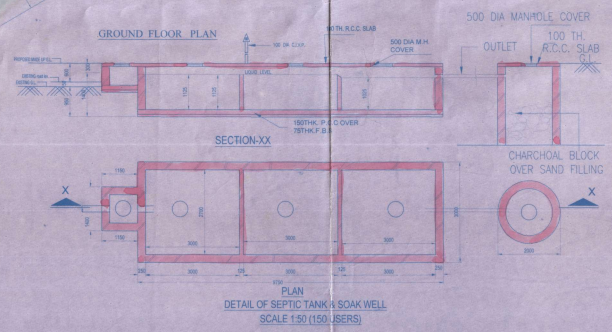

-: AREA STATEMENT AS PER REVISED: -

AREA OF LAND (AS PER ASSESMENT) :-	= 1 B.-4 K.-3 Ch.-00 Sft. = 1617.893 Sqm.
AREA OF LAND (as per servey) :-	= 1614.958 SQM
GIFTED AREA :-	= 29.47 SQM
NET LAND AREA :-	= 1585.49 SQM
PER. GROUND COVERAGE (@50%)	= 807.479 SQM
PER. TOTAL FLOOR :- 1614.958 SQM X 2.5	= 4037.395 SQM
PERMISSIBLE F. A. R.	= 2.5

PROPOSED:-

GROUND COVERAGE :-

GROUND COVERAGE			
(WITH INTERNAL COURTYARD)	(COURTYARD AREA)	(WITHOUT COURTYARD AREA)	TOTAL
699.748 Sqm.	69.80 Sqm.	629.948 Sqm.	629.948 Sqm. (39.70 %)

PROPOSED :-

BLOCK NO.	FL. AREA (Sqm.)	COURTYARD AREA (Sqm.)	SHAFT AREA (Sqm.)	LIFT WELL (Sqm.)	FL. AREA WITHOUT DUCT,SHAFT & LIFT WELL (Sqm.)	DEDUCTION TABLE FROM F.A.R. LIFT LOBBY (Sqm.)	STAIR WELL (Sqm.)	PROVIDED CAR PARKING	AFTER DEDUCTION FLOOR AREA
GR. FLOOR (WITH LIFT DUCT)	677.243	69.64	NIL	NIL	607.603 Sqm.	6.0	45.00		4754.056-(45.00+360.00 + 309.421) = 4754.056 - 717.421 = 4036.635 Sqm.
TYPICAL FLOOR (1st-6th FLOOR)	696.345 x5 = 3481.225	69.64x5 = 348.20	2.83x5 =14.65	9.57 x5 =47.85	614.105x5 =3070.525	6.0x5 =30.00	45.00x5 =225.00		
6th FLOOR	677.75	2.93	9.57	595.035	6.0	45.00	309.421 Sqm.		
7th FLOOR (PART)	220.00	NIL	2.93	9.57	207.493	6.0	45.00		
TOTAL	5321.036	487.48	20.51	66.99	4754.056	48.00	360.00	309.421 Sqm.	4036.635 Sqm.

PROPOSED :-
CAR PARKING CALCULATION :-

TOTAL COVERED AREA OF FLAT IN EACH FLOOR	TOTAL COVERED AREA OF FLATS IN BLOCK	TOTAL
524.095 Sqm. (1st-5th floor)	524.095 x 5 Sqm.	2620.475 Sqm.
504.916 Sqm. (6th floor)	504.916 Sqm.	504.916 Sqm.
345.37 (7th floor)	345.37 Sqm.	345.37 Sqm.
TOTAL COVERED AREA OF FLATS IN ALL BLOCKS = 3470.761 Sqm.		

TOTAL NO. OF FLATS = 52
REQUIREMENT OF CAR :-
= 3470.761 Sqm./ 140 = 24.79 NO.S CAR = SAY 25 NO.S CAR
FOR SHOP AREA = 137.815 Sqm. NO. OF CARS = 2 NOS.

TOTAL NO. OF CAR PARKING = 27 NOS.

REQUIRED PARKING AREA = 27 Sqm.x 25 = 675 Sqm.
PROVIDED NOS. OF CAR = 27 NO.S CAR (covered parking =17 nos.,open parking = 10 nos.)
PROVIDED COVERED PARKING AREA = 309.421 Sqm.
PROPOSED F.A.R. = 4036.635 Sqm. / 1614.958= 2.499
TOTAL SERVICE AREA = 79.92 Sqm. (GR. FL.+ 7TH FL.)
TOTAL SHOP AREA = 137.815 Sqm.

AREA OF PERSONAL O.T. = 132.618 SQM
THEREFORE TOTAL AREA FOR FEES CALCULATION = (4754.056 SQM+ 132.618 SQM) = 4886.674 SQM

-: AREA STATEMENT AS PER SANCTIONED: -

AREA OF LAND (AS PER ASSESMENT) :-	= 1 B.-4 K.-3 Ch.-00 Sft. = 1617.893 Sqm.
AREA OF LAND (as per servey) :-	= 1614.958 SQM
AREA OF LAND (GIFTED TO MUNICIPALITY) :-	= 29.474 SQM
PER. GROUND COVERAGE (@50%)	= 807.479 SQM
PER. TOTAL FLOOR :- 1614.958 SQM X 2.5	= 4037.395 SQM
PERMISSIBLE F. A. R.	= 2.5

CORRECTED

PROPOSED:-

GROUND COVERAGE :-

GROUND COVERAGE			
(WITH INTERNAL COURTYARD)	(COURTYARD AREA)	(WITHOUT COURTYARD AREA)	TOTAL
696.143 Sqm.	69.54 Sqm.	626.603 Sqm.	626.603 Sqm.

PROPOSED :-

BLOCK NO.	FL. AREA (Sqm.)	COURTYARD AREA (Sqm.)	SHAFT AREA (Sqm.)	LIFT WELL (Sqm.)	FL. AREA WITHOUT DUCT,SHAFT & LIFT WELL (Sqm.)	DEDUCTION TABLE FROM F.A.R. LIFT LOBBY (Sqm.)	STAIR WELL (Sqm.)	PROVIDED CAR PARKING	AFTER DEDUCTION FLOOR AREA (Sqm.)
GR. FLOOR (WITH LIFT DUCT)	670.473	69.54	NIL	NIL	603.933	6.0	45.00		3058.697 -(30.00+225.00 +304.056) = 3058.697 - 559.056 = 2499.641 Sqm.
TYPICAL FLOOR (1st-6th FLOOR)	696.143 x 4	69.54x4	3.342x4	9.57 x 4	613.691 x 4	6.0x4 =24.00	45.00x4 =180.00	304.056 Sqm.	
TOTAL	3458.045	347.7	13.368	38.28	3058.697	30.00	225.00	304.056 Sqm.	2499.641 Sqm.

PROPOSED:-
CAR PARKING CALCULATION :-

TOTAL COVERED AREA OF FLAT IN EACH FLOOR	TOTAL COVERED AREA OF FLATS IN BLOCK	TOTAL
524.175 Sqm. (1st-4th floor)	524.175 x4 Sqm.	= 2096.7 Sqm.

TOTAL NO. OF FLATS = 32
REQUIREMENT OF CAR :-
= UPTO 800 / 150 = 4 NO.S CAR
= UPTO 2096.7 Sqm. - 800 / 140 = 10.69 NO.S CAR = SAY 11 NO.S CAR
FOR SHOP AREA = 137.64 Sqm. NO. OF CARS= 2 NOS.

TOTAL NO. OF CAR PARKING = 17 NOS.

REQUIRED PARKING AREA = 17 Sqm.x 25 = 425 Sqm.
PROVIDED NOS. OF CAR = 26 NO.S CAR (covered parking =17 nos.,open parking =09 nos.)
PROVIED COVERED PARKING AREA = 304.056 Sqm.
PROPOSED F.A.R. = 2499.641 / 1614.958 = 1.548
TOTAL SERVICE AREA = 26.54 Sqm.
TOTAL SHOP AREA = 137.64 Sqm.

DOOR & WINDOW SCHEDULE

MARK.	SIZE	MARK.	SIZE
W1	1650X1350	D1	900 X 2100
W2	1150X1650	D2	800 X 2100
W3	900X750	D3	750X2100

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. SAFE 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.

FOR MUNICIPALITY

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 1:5 CEMENT MORTAR
4. 125 TH. & 75 TH. PARTITION BRICK WORK WILL BE 1:5 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

STRUCTURAL CERTIFICATE

THE STRUCTURAL DESING AND DRAWING OF BOTH FOUNDATION AND CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME PER NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.

SUBIR C. SANYAL
(E.B.E. NO. 007)
E.B.A. NO. 099
UNDER RAJPUR-SONARPUR MUNICIPALITY

SIGNATURE OF STRUCTURAL ENGINEER (E.B.E. NO. 007)

DECLARATION OF E.B.A.

I HAVE CERTIFIED ON THE PLAN ITSELF WITH FULL RESPONSIBILITY THAT BUILDING RULES 1990 AS AMENDED FROM TIME TO TIME AND THAT THE SITE CONDITIONS INCLUDING THE ABUTTING ROAD CONFORM WITH THE PLAN AND THAT IT IS A BUILDABLE SITE AND NOT A TANK OR A FILLED UP LAND.

SUBIR C. SANYAL
E.B.E. NO. 007
E.B.A. NO. 099
UNDER RAJPUR-SONARPUR MUNICIPALITY

SIGNATURE OF E.B.A.

DEBADIDEV GAYEN
Constituted Attorney of
SRI GAUTAM GHOSH
SMT. SURABHI GHOSH
SRI ANUBRAB GHOSH
SRI VAIBHAV GHOSH.
SIGNATURE OF OWNERS

PROJECT

REVISED G+VII STORIED RESIDENTIAL BUILDINGS AT HOLDING NO. 12, SWARNOKAR PARA ROAD, WARD NO. 20 ; DAG NO. 226 , KHATIAN NO. -361 , MOUZA :- KODALIA, J.L. NO. 35 , P.S. - SONARPUR, DIST.- 24 PGS(S). UNDER RAJPUR SONARPUR MUNICIPALITY. VIDE SANCTION PLAN NO. 2214 / CB / 20 / 23 ; DATED=13.03.2015.

SHEET CONTAIN :- GROUND FLOOR, SITE PLAN ,KEY PLAN , SEPTIC TANK , F.A.R. STATEMENT.

OWNER'S NAME :- GOUTAM GHOSH & OTHERS

DRAWN :- Swati	SCALE :-
DESIGNED	DATE :- 05-12-15
CHECKED :-	JOB NO.
APPROVED	

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

DWG NO.-01/02 REV

CHECKED & OK
S.A.E.

APPROVAL OF S.A.E.

OFFICE USE ONLY

APPROVED
Plan No. 1375/Rev/15/2015 Date 04/01/2016
Valid Upto 04/01/2019

Partha Gupta
Municipal Engineer
RAJPUR-SONARPUR MUNICIPALITY

Dr. Pallab Das
Chairman
RAJPUR-SONARPUR MUNICIPALITY

Stacking of building materials on / before the public roads is illegal, and the municipality may confiscate those materials as per rule.

[illegible]

Transfer of occupancy right of any flat of the building before the receipt of completion certificate is illegal.

[illegible]

Unless information in the prescribed form is to be submitted [illegible] the commencement of construction [illegible]

[illegible]

Any [illegible] from the [illegible] plan is illegal, and [illegible]

[illegible]

[illegible]

APPROVED PLAN IS RENEWED FOR FIVE YEARS

VALID UPTO 04/01/2021

[illegible]

DATE 08/02/2022

Assistant Engineer
Ishwarpur PWD
Rajpur-Sonarpur Municipality

APPROVED PLAN IS RENEWED FOR FIVE YEARS

VALID UPTO 04/01/2026

[illegible]

DATE 08/02/2022

Assistant Engineer
Ishwarpur PWD
Rajpur-Sonarpur Municipality