

**PLAN FOR PROPOSED THREE STORIED RESIDENTIAL BUILDING PLAN**  
 HOLDING NO.- 966 SRINAGAR, WARD NO.-01,R.S DAG. NO.- 71,R.S KH.  
 NO.- 187, L.R. DAG NO.- 76, L.R KH. NO.-4704,4705 & 4706, MOUZA-  
 TENTULBERIA, J.L NO.-44, UNDER-RAJPUR SONARPUR MUNICIPALITY,  
 DIST. - 24 PGS (SOUTH), P.S-NARENDRAPUR  
 ASSESSMENT NO.-1104302063951  
 NAME OF THE ASSESSES : PROVATI SAHA & OTHERS

**DECLARATION OF E.S.E.**  
 IT IS CERTIFIED THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF RAJPUR-SONARPUR MUNICIPALITY BLDG. RULES AS AMENDED FROM TIME TO TIME AND THAT SITE CONDITION INCLUDING THE WIDTH OF THE ADJUTING 3.657 M B.T ROAD CONFORMED WITH THE PLAN & CERTIFIED THAT IT IS A BUILDABLE SITE AND IT IS INFORMED BY THE OWNER THAT IT IS NOT A TANK OR FILLED UP TANK. HE PLOT IS DEMARCATED BY BOUNDARY WALL.

**DECLARATION OF GEO-TECH.**  
 UNDERSIGNER HAS INSPECTED THE SITE CARRIED OUT THE SOIL INVESTIGATION THEREIN IT IS CERTIFIED THAT THE EXISTING SOIL OF THE SITE IS ABLE TO CARRY THE LOAD COMING FROM THE PROPOSED CONSTRUCTION & THE FOUNDATION SYSTEM PROPOSED THEREIN IS SAFE & STABLE IN ALL RESPECT FROM GEO TECHNICAL POINT OF VIEW.

**DECLARATION OF E.B.S**  
 IT IS CERTIFIED THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF RAJPUR-SONARPUR MUNICIPALITY BLDG. RULES AS AMENDED FROM TIME TO TIME AND THAT SITE CONDITION INCLUDING THE WIDTH OF THE ADJUTING 3.667 M B.T ROAD CONFORMED WITH THE PLAN & CERTIFIED THAT IT IS A BUILDABLE SITE AND IT IS INFORMED BY THE OWNER THAT IT IS NOT A TANK OR FILLED UP TANK. THE PLOT IS DEMARCATED BY BOUNDARY WALL.

**AREA STATEMENT**

Area of Land (As Per Deed) Record	= 334.448 SQM. (05 K- 00CH- 00 SFT.)
Actual Area of Land(As Per Physical)	= 235.810 SQM. (03 KH.-08CH-18 SFT.)
Corner Spayed AREA	= 3.12 + 3.12 = 6.24 SQM
NET LAND AREA	= (235.810 - 6.24) = 229.57 SQM.
Permissible Ground Coverage	= 149.053 SQM. ( 63.209 %)
Proposed Ground Coverage	= 125.850 SQM. ( 53.369 %)
Permissible F.A.R	= 1.75
Permissible Building Height	= 10.00 M
Proposed Building Height	= 10.00 M
No of Flats =	= 06 NOS.
No of Shop =	= NIL
Total no of Parking Provided	= 01 NOS

**BLOCK WISE AREA CALCULATION**

BLOCK A	TOTAL AREA SQM.	DUCT AREA SQM.	Actual Floor Area with out (Duct) SQM.	LIFT WELL SQM.	Resi Mandatory (Star Area) SQM.	Lift Lobby Area SQM.	Area Excluding (Star+Lift Lobby) SQM.	Service Area SQM.	Commercial Area SQM.	Car parking Area	Cup Board/ Loft Area	Actual Residential Area (SQM.)
GR. FL.	125.850 SQM	NIL	125.850 SQM	NIL	10.560 SQM.	NIL	115.290 SQM.	2.99 sqm.	NIL	13.83 SQM	LOFT - 1.800 SQM CB - 1.780 SQM LOFT - 1.800 SQM CB - 1.780 SQM	FLAT = 59.43+55.38 = 114.81 SQM FLAT = 59.43+55.38 = 114.81 SQM
1ST. FL.	125.850 SQM	NIL	125.850 SQM	NIL	10.560 SQM.	NIL	115.290 SQM.					
2ND. FL.	125.850 SQM	NIL	125.850 SQM	NIL	10.560 SQM.	NIL	115.290 SQM.					
TOTAL	377.550 SQM.	NIL	377.550 SQM.	NIL	31.680 SQM.	NIL	345.870 SQM.	2.99 sqm.	NIL	13.83 SQM	Total - 8.960 SQM.	TOTAL AREA = 330.61 SQM.

**DOORS & WINDOW SCHEDULE**

MKD.	SIZE	MKD.	SIZE
D	1000X2100	W	1500X1200
D1	900X2100	W1	1200X1200
D2	750X2100	W2	1000X1200
		W3	600X700

**DOORS & WINDOW SCHEDULE**

MKD.	SIZE	MKD.	SIZE
D	1000X2100	W	1500X1200
D1	900X2100	W1	1200X1200
D2	750X2100	W2	1000X1200
		W3	600X700

**KEY PLAN**  
NOT TO SCALE

**NOTES.**

- ALL DIMENSIONS ARE IN M.M. UNLESS NOTED OTHERWISE
- THE DRAWING IS DEVELOP AS PER SITE PLAN
- FIRST CLASS BRICK ARE TO BE USED
- ALL PARIPHERALS ARE 200 M.M. THICK.
- ALL PARTITIONS WALLS ARE 125 & 75 M.M. THICK.
- GRADE OF CONCRETE IS M-20 (1:1.5:3).
- GRADE OF STEEL IS Fe-415.
- CLEAR COVER TO MAIN REINFORCEMENT:-  
a) FOOTING = 50 M.M. (b) COLUMN = 40 M.M. (c) BEAM = 25 M.M.

**SPECIFICATION.**

- DEPTH OF SEPTIC TANK WILL NOT BE EXCEEDED THE DEPTH OF FOUNDATION
- PROPORTION TO BRICK EARTH:- (a) PLINTH = 1:4 (b) SUPERSTRUCTURE = 1:6
- 1125 M.M. AND 75 M.M. THICK BRICK WORK CEMENT SAND MORTAR 1:4
- TRADE = 250 M. M. AND RISE = 150 M.M.
- 16 M.M. THICK OUTSIDE PLASTER WITH VEMENT SAND MOTER 1:6
- 12 M.M. THICK INSIDE PLASTER WITH CEMENT SAND MOTER 1:6
- 6 M.M. THICK PLASTER OVER R.C.C. WORK WITH CEMENT SAND MOTER 1:4
- ALL OTHER RECOMMENDATION AS PER I.S. CODE.

**RESIDENTIAL CAR PARKING CALCULATION**

No of Car Parking Requirement = Actual Residential Area / 250  
 TOTAL RESIDENTIAL AREA = 330.61 SQM. / 250 = 1.322 NOS. SAY= 01 NOS.  
 No of Car Parking COMMERCIAL = NIL  
 No of Car Parking Mandatory = 01 NOS. CAR  
 No of Car Parking Provided = 01 NOS. CAR

**F.A.R CALCULATION**

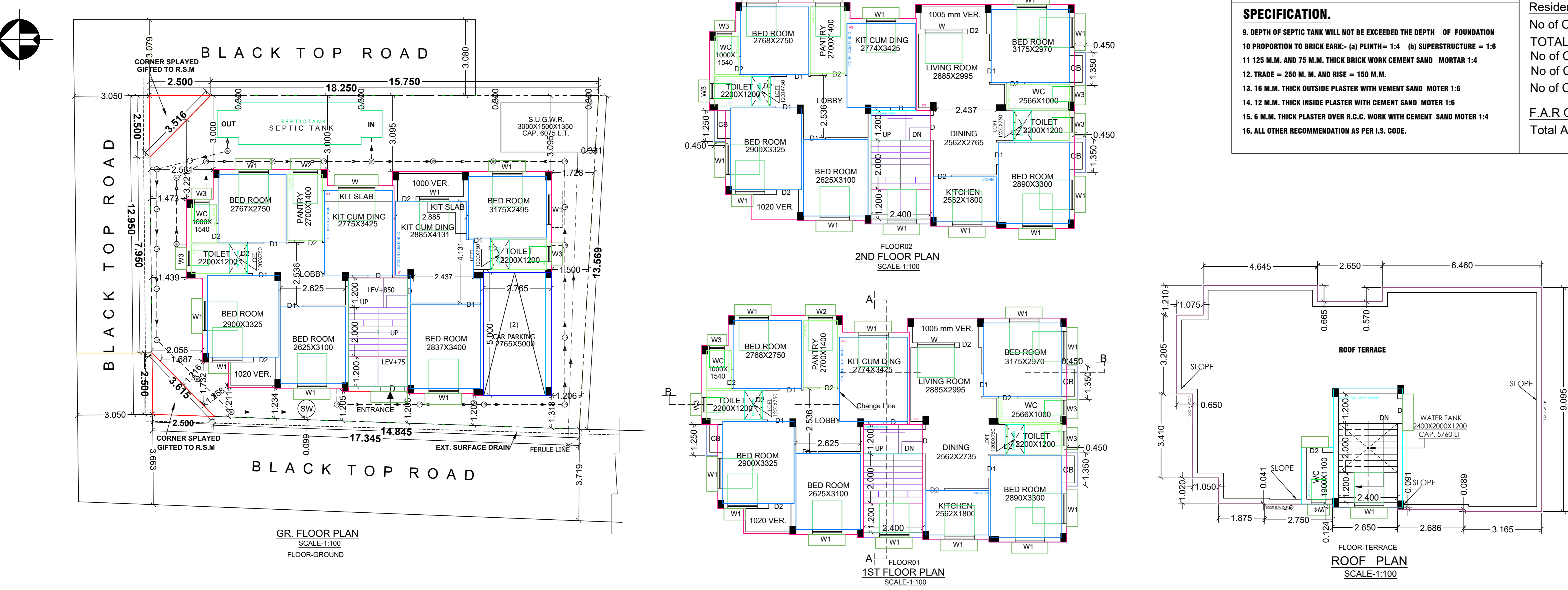
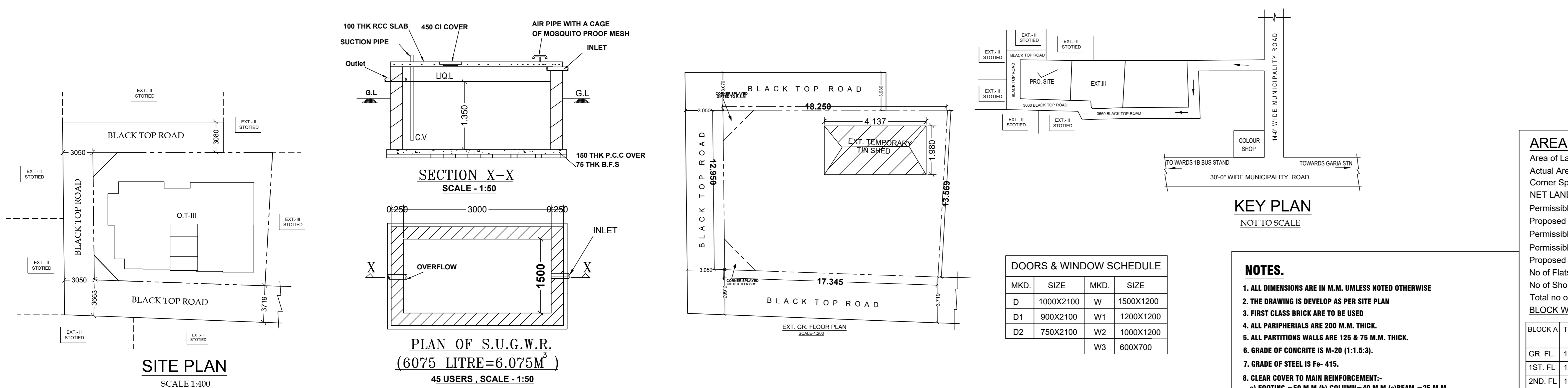
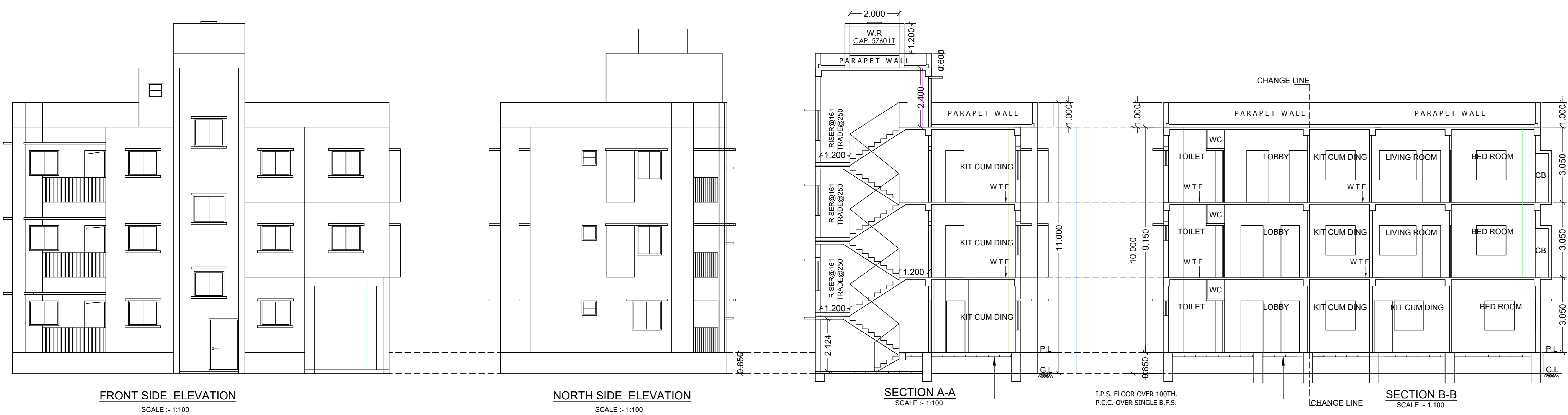
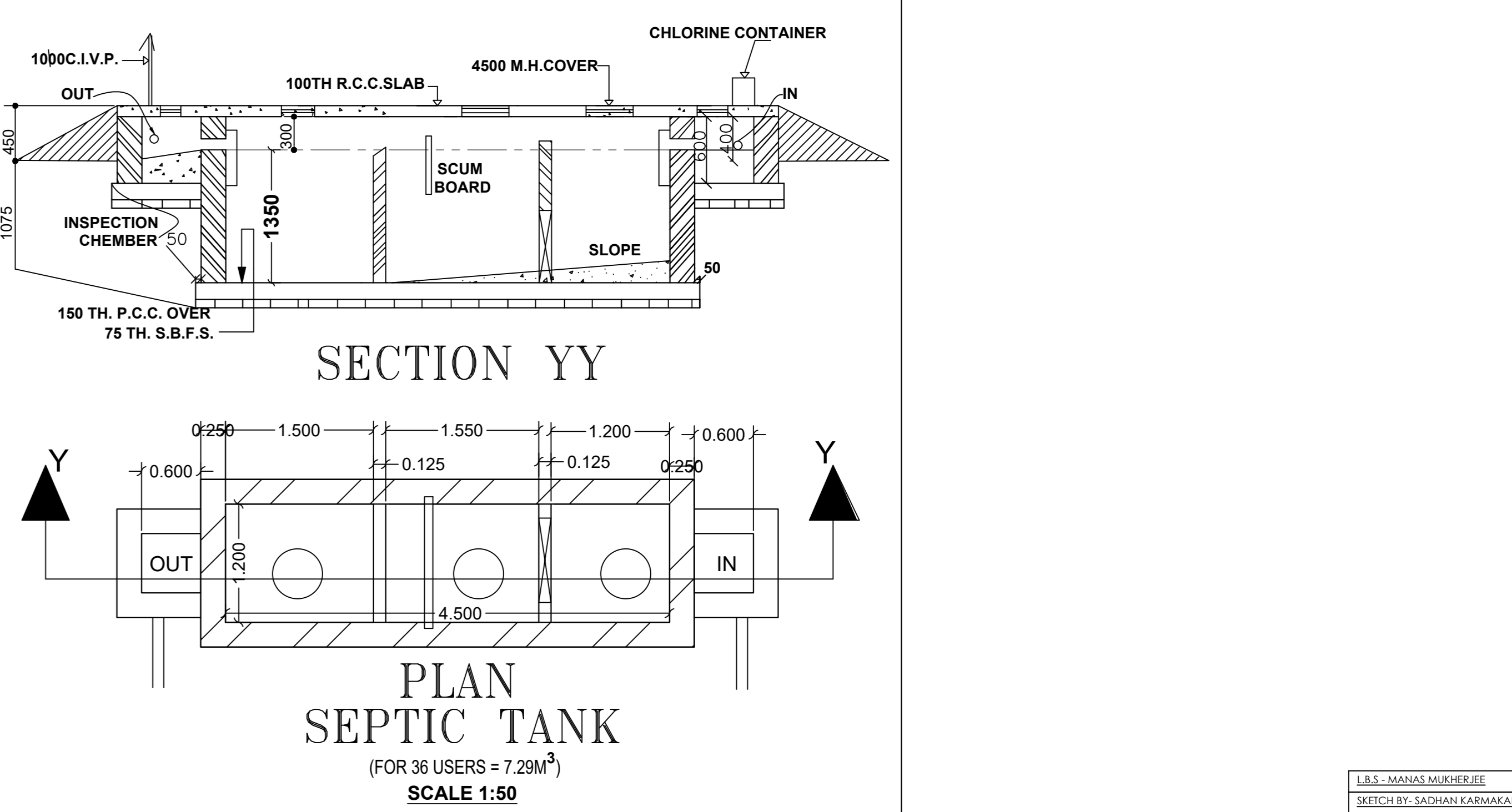
Total Area Excluding = ( 345.870 - 13.83 ) sqm. = 1.408 < 1.75  
 235.810 sqm.

**FLAT AREA :-**

MKD.	AREA	FLOOR NAME
A1	59.43 SQM.	GROUND FL.
A2	59.43 SQM.	
B2	55.38 SQM.	FIRST FLOOR
A3	59.43 SQM.	2ND FLOOR
B3	55.38 SQM.	

**PROP. SANCTION AREA WITHOUT CB & LOFT = 377.550 sqm.**  
**\* CB & LOFT AREA = 8.960 SQM**  
**TOTAL AREA = 386.510 SQM**

**OFFICE USE ONLY**



L.B.S. MANAS MUKHERJEE  
 DESIGNED BY: SAKSHI KUMAR

