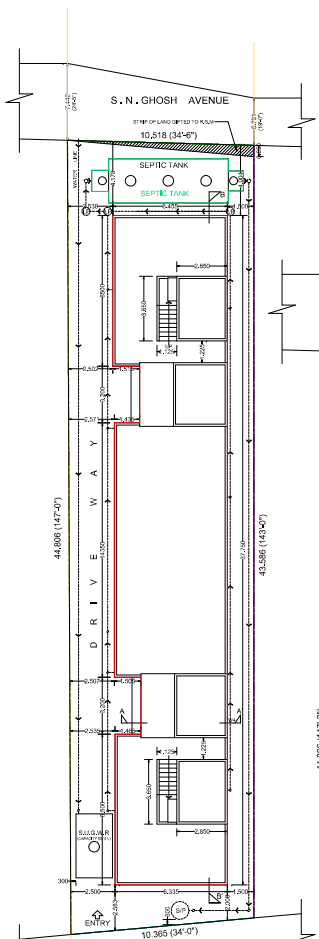
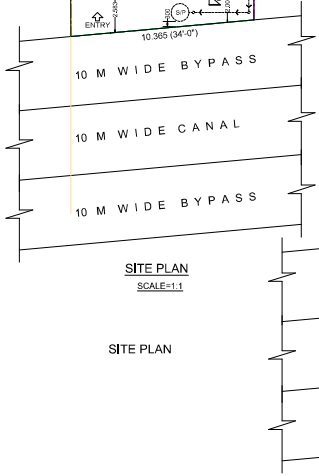
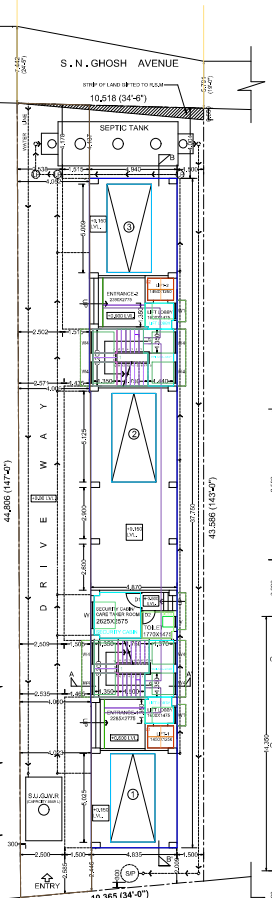



SITE PLAN

SCALE=1:1



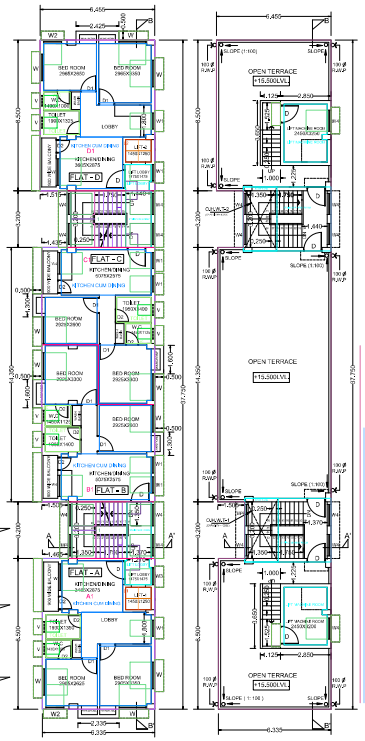

SITE PLAN




GROUND FLOOR PLAN

SCALE=1.1

FLOOR-GROUND




TYPICAL FLOOR PLAN

SCALE=1:1

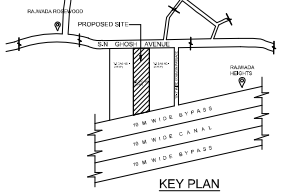
FLOOR-TYPICAL




ROOF PLAN

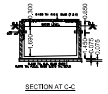
SCALE=1:1

FLOOR-TERRACE



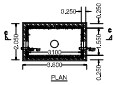

KEY PLAN

(NOT TO SCALE)



SECTION AT C-C

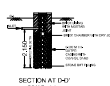
SCALE - 1:1



PLAN

DETAIL OF S.U.G TANK

SCALE - 1:1

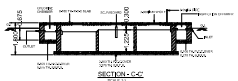


SECTION AT D-D'

SCALE - 1:1

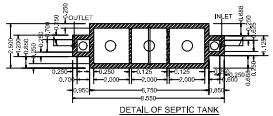
DETAIL OF SOAK PIT

SCALE - 1:1



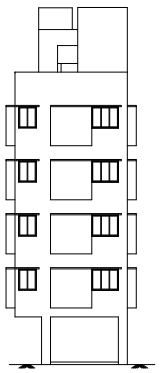
SECTION - C-C

SCALE - 1:1



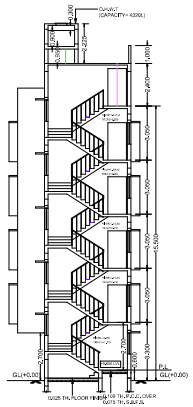

DETAIL OF SEPTIC TANK

SCALE - 1:1 (CAPACITY - 12.6 CUM)



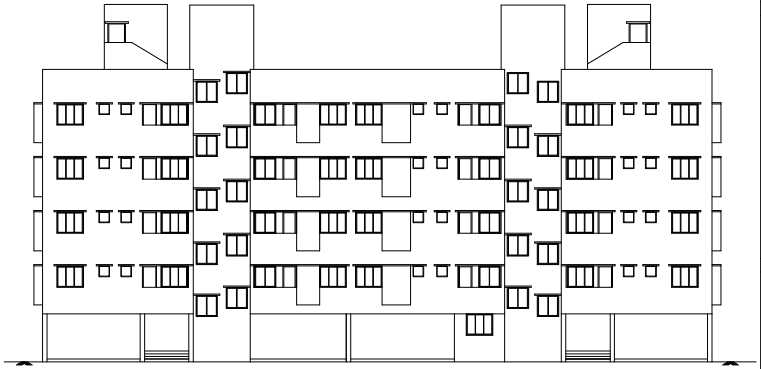
FRONT ELEVATION

SCALE=1:1




SECTION AT A-A'

SCALE=1:1



EAST SIDE ELEVATION

SCALE=1:1

SECTION AT B-B'

SCALE=1:1

| AREA STATEMENT | | |
|---|---|---|
| AREA OF LAND AS PER DEED | = 06K - 14CH - 16 SFT. | 461.52 SQM |
| AREA OF LAND AS MEASURED | = 06K - 14CH - 6.80 SFT. | 460.48 SQM |
| AREA OF LAND GIFTED TO R.S.M FOR ROAD WIDENING | | 3.41 SQM |
| NET AREA OF LAND (AFTER GIFTING TO R,S,M) | | 457.07 SQM |
| PERMISSIBLE GROUND COVERAGE | = 51.98 % | 239.36 SQM |
| PROPOSED GROUND COVERAGE | = 50.29% | 231.80 SQM |
| PEMISSIBLE F.A.R | | 3.00 |
| PROPOSED F. A . R | | 1.85 |
| ROAD WIDTH | | 30.00 M |
| PERMISSIBLE BUILDING HEIGHT | | NO RESTRICTION |
| PROPOSED BUILDING HEIGHT | | 15.50 M |
| PERMISSIBLE FLOOR AREA FOR CALCULATION | = ( 3.0 X 460.48 ) | 1381.44 SQM |
| NO. OF FLATS ( TENEMENTS) | | 16 NOS. |
| TOTAL SANCTION AREA WITHOUT WARDROBE | | 1089.31 SQM |
| PROPOSED TOTAL WARDROBE AREA | = (5.28 X 4) | 21.12 SQM |
| TOTAL SANCTION AREA WITH WARDROBE | | 1110.43 SQM |

| PARKING AREA CALCULATION | | | |
|---|---|---|---|
| | RESIDENTIAL AREA ( SQM ) | REQUIRED PARKING | PARKING PROVIDED |
| GROUND FLOOR | | | |
| FIRST FLOOR | 226.23 - ( 27.07 + 4.23 ) = 194.93 | 775.72 / 250 = 3.11 | 3 NOS |
| SECOND FLOOR | 226.23 - ( 27.07 + 4.23 ) = 194.93 | ( INDIVIDUAL TENEMENTS SIZE NOT EXCEEDING 60 SQM ) | |
| THIRD FLOOR | 226.23 - ( 27.07 + 4.23 ) = 194.93 | | |
| FOURTH FLOOR | 226.23 - ( 27.07 + 4.23 ) = 194.93 | | |
| TOTAL AREA | 775.72 | | |

| DOOR & WINDOW SCHEDULE (CLEAR MASONRY OPENING) | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| SL NO | MARK | SILL | LINTEL | SIDE | SL NO | MARK | SILL | LINTEL | SIDE |
| 1. | D | - | 2100 | 1050 X 2100 | 6. | W2 | 900 | 2100 | 1000 X1200 |
| 2. | D1 | - | 2100 | 900 X 2100 | 7. | W3 | 900 | 2100 | 720 X1200 |
| 3. | D2 | - | 2100 | 750 X 2100 | 8. | W4 | 900 | 2100 | 1200 X1200 |
| 4. | W | 900 | 2100 | 1500 X1200 | 9. | V | 1500 | 2100 | 600 X 600 |
| 5. | W1 | 900 | 2100 | 900 X 1200 | | | | | |

AREA CALCULATION

| | A | B | C | D | E | F | G | H | I | J | | K | L | M | N |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | TOTAL AREA (SQM) | ELEC. DUCT (SQM) | LIFT WELL (SQM) | STAIR DUCT (SQM) | ACTUAL AREA WITHOUT A+B+C+D) (SQM) | STAIR INSIDE AREA (SQM) | LIFT LOBBY AREA (SQM) | AREA EXCLUDING G+F+G) (SQM) | ACTUAL RESIDENTIAL AREA (SQM) | AREA OF CAR PARKING (SQM) | | CUPBOARD/ WARDROBE AREA (SQM) | SERVICE AREA (SQM) | PASSAGE AREA (SQM) | F.A.R CALCULATION N= (H-I) / LAND AREA |
| | | | | | | | | | | PERMISSIBLE | PROVIDED | | | | |
| GROUND FLOOR | 184.39 | 0.00 | 0.00 | 0.00 | 184.39 | 26.83 | 4.57 | 150.99 | | 75.00 | 107.43 | 0.00 | 11.32 | 0.00 | (930.71 - 75.00)/460.48 = 1.85 |
| FIRST FLOOR | 231.60 | 0.00 | 3.62 | 1.75 | 226.23 | 27.07 | 4.23 | 194.93 | 194.93 | | | 6.95 | 5.28 | | |
| SECOND FLOOR | 231.60 | 0.00 | 3.62 | 1.75 | 226.23 | 27.07 | 4.23 | 194.93 | 194.93 | | | 6.95 | 5.28 | | |
| THIRD FLOOR | 231.60 | 0.00 | 3.62 | 1.75 | 226.23 | 27.07 | 4.23 | 194.93 | 194.93 | | | 6.95 | 5.28 | | |
| FOURTH FLOOR | 231.60 | 0.00 | 3.62 | 1.75 | 226.23 | 27.07 | 4.23 | 194.93 | 194.93 | | | 6.95 | 5.28 | | |
| TOTAL AREA | 1110.79 | 0.00 | 14.48 | 7.00 | 1089.31 | 137.11 | 21.49 | 930.71 | 778.72 | 75.00 | 107.43 | 27.80 | 21.12 | 11.32 | 0.00 |

NOTES

1. ALL DIMENSIONS ARE IN M. ( UNLESS & OTHERWISE MENTIONED)
2. DEPTH OF THE FOUNDATION OF SUMP UNDERGROUND WATER RESERVOIR WILL NOT EXCEED THE DEPTH OF THE BUILDING FOUNDATION
3. ALL CHAJJAS ARE 0.500 M PROJECTED AND 0.150 M BEARING WITH EACH SIDE OF THE OPENING.
4. ONLY WRITTEN DIMENSIONS ARE TO BE FOLLOWED.

SPECIFICATIONS

ALL EXTERNAL WALLS ARE 0.200 M. THICK, EXCEPT OTHERWISE MENTIONED , CONSTRUCTION WITH CEMENT, SAND MORTER (1:6)
ALL PARTITION WALLS ARE 0.125 M & 0.075 M THICK , CONSTRUCTION WITH CEMENT ; SAND MORTAR (1:4)
PLASTER = CEMENT , SAND (1:4), (1:6).
FLOORING = TERRAZZO / CERAMIC TILES
ROOF = R.C.C ROOF WITH WATER PROOFING MATERIALS.
R.C.C = WITH CEMENT , SAND AND STONE CHIPS (1:2:4), (1:1.5:3), (1:1:2).
P.C.C = PLAIN CEMENT CONCRETE WITH STONE CHIPS ( 1:3:6)
STEEL = Fe 500
CONCRETE = M25

DECLARATION OF OWNER

I DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE L.B.A & E.S.E DURING CONSTRUCTION AND FOLLOW THE INSTRUCTION OF L.B.A & E.S.E DURING CONSTRUCTION OF THE BUILDING ( AS PER DRAWING) AND IT IS CERTIFIED THAT I HAVE COME THROUGH THE WEST BENGAL MUNICIPAL ( BUILDING) RULES, 2007, AND ALSO UNDER TAKE TO ABIDE BY THOSE RULES DURING AND AFTER THE CONSTRUCTION OF THE BUILDING.

MADHUSUDON PRAMANIK AS CONSTITUTED ATTORNEY OF

MANAGING DIRECTOR OF RAJRATH TRADEN PVT.LTD
REGD OFFICE :- SIMLA DAKSHIN, GAIKHAL LANE, SRIRAGAR MAIN ROAD, KOLKATA-700102
MOBILE NO. 9891771475.

1) MONOTOSH NASKAR
2) SANTU NASKAR
3) ANKIT NASKAR
4) BABULAL NASKAR

SIGNATURE OF OWNER

CERTIFICATE OF STRUCTURAL ENGINEER

I / WE DO HEREBY CERTIFY THAT THE FOUNDATION AND SUPER STRUCTURE OF THE BUILDING PROPOSED FOR CONSTRUCTION AT HOLDING NO - 756 , STREET - NASHOSH AVENUE , WARD NO = 26 , UNDER THE JURISDICTION OF RAJPUR-SONARPUR MUNICIPALITY HAVE BEEN PERSONALLY INSPECTED AND SO DESIGNED BY ME / US WILL MAKE SUCH FOUNDATION AND SUPER STRUCTURE SAFE IN ALL RESPECT INCLUDING THE CONSIDERATION OF BEARING CAPACITY AND SETTLEMENT OF SOIL, ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOADS AND OTHER CONDITIONS, IF ANY , CONFORMING TO ALL STIPULATIONS OF ALL RELEVANT IS CODE OF PRACTICE AND NATIONAL BUILDING CODE OF INDIA.

NAME & ADDRESS OF S.C.E.:
BHASKARJYOTI ROY
52,SANTGARIA FLAT NO.(FIRST FLOOR),
KOLKATA - 700032
EMPANELLED NO
ZOR/PSON/CLC/L/0116-17
MOBILE NO - 9038815383

NAME & ADDRESS OF G.T.P.:
SUJIT KUMAR BOSE
74(A), SULTAN ALAM ROAD,
KOLKATA - 700033
EMPANELLED NO
ZSR/PSON/CLC/L/0221
MOBILE NO - 9804409360

SIGNATURE OF G.T.P.

NAME & ADDRESS OF E.S.E.:
KOUSHIK SENGUPTA
1(3), MANJUR HOSAIN,
KOLKATA - 700081
EMPANELLED NO
137/PSON/ESE/2015/24
MOBILE NO - 9830753811

SIGNATURE OF E.S.E

DECLARATION OF ARCHITECT

I DO HEREBY CERTIFY THAT PLANS, ELEVATIONS AND SECTIONS AND OTHER STRUCTURAL DETAILS OF THE PROPOSED BUILDING ON HOLDING NO - 756, STREET - SUVOSH AVENUE, WARD NO - 26 UNDER THE JURISDICTION OF RAJPUR-SONARPUR MUNICIPALITY HAVE BEEN PREPARED IN CONFORMING WITH ALL RELEVANT PROVISIONS UNDER THE WEST BENGAL MUNICIPAL(BUILDING) RULES, 2007.

NAME OF ARCHITECT : DULAL MAZUMDER
COA REGISTRATION NO. CA / 96 / 19984
ENLISTMENT NO : 918 / RJPSON/EBA/2019-20

SIGNATURE OF ARCHITECT

TITLE:

GROUND FLOOR PLAN, TYPICAL FLOOR PLAN (FIRST TO FOURTH FLOOR PLAN),ROOF PLAN , SITE PLAN , LOCATION PLAN ( KEY PLAN) , SECTIONS, ELEVATIONS, U.G.W.R, SEPTIC TANK, SOAK PIT.

PROJECT:

PROPOSED (G+IV) RESIDENTIAL BUILDING NAMED B,L NABHOMANI AT S.N.GHOSH AVENUE ,R.S DAG NO - 2131(PART), L.R DAG NO - 2177(P), R.S KHATIAN NO - 636, L.R. KHATIAN NO-2867,2868,2869,2870, MOUZA - ELACHI, J.L NO - 70, HOLDING NO - 756, WARD NO - 26, P.S - SONARPUR, DIST.- SOUTH 24 PARGANAS, UNDER RAJPUR- SONARPUR MUNICIPALITY.

ARCHITECT:

ART & ARCHITECTURE
ARCHITECTS, ARTISTS, INTERIOR DESIGNERS, ENGINEERS
FLAT NO - C1, DHRITI APARTMENT, BMC-23/46, SAHABAGAN, KOLKATA-700059
E-MAIL: mazumdard2008@gmail.com
PH - 7439 766787, 9433 231409

| | |
|---|---|
| DRAWING | SITE PLAN/GROUND/TYPICAL/ROOF/ARCH/RSM - 01 |
| SCALE | 1:1 |
| DATED | 22 |
| DRAWN | |
| CHECKED | |

N