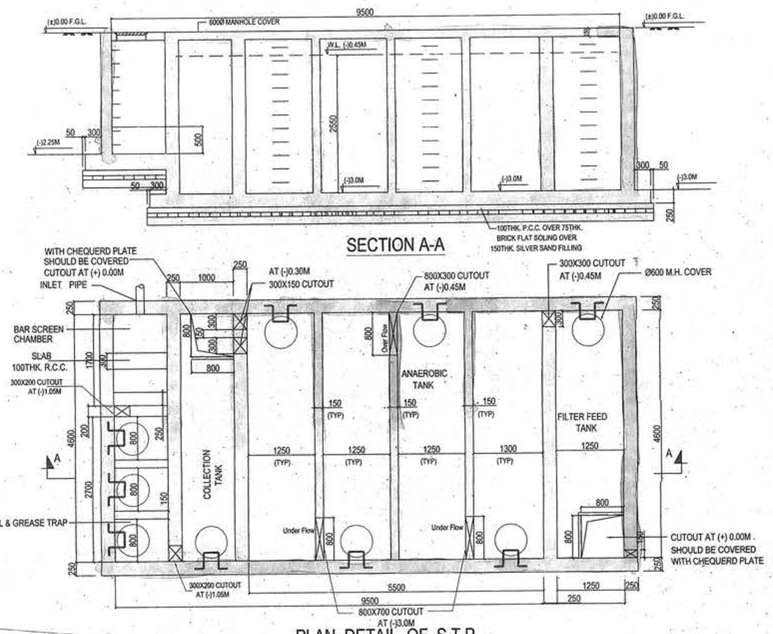
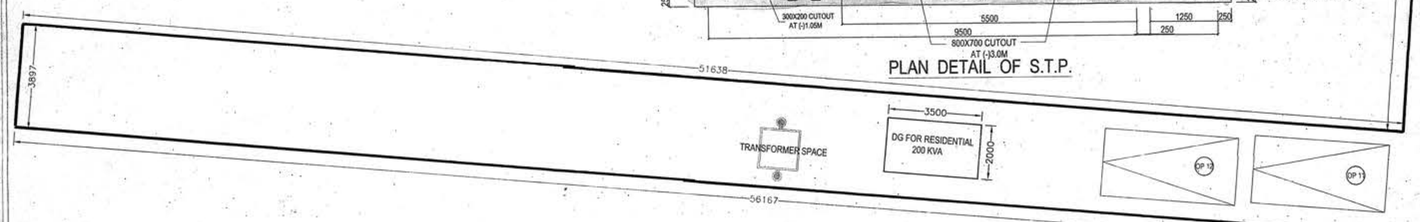
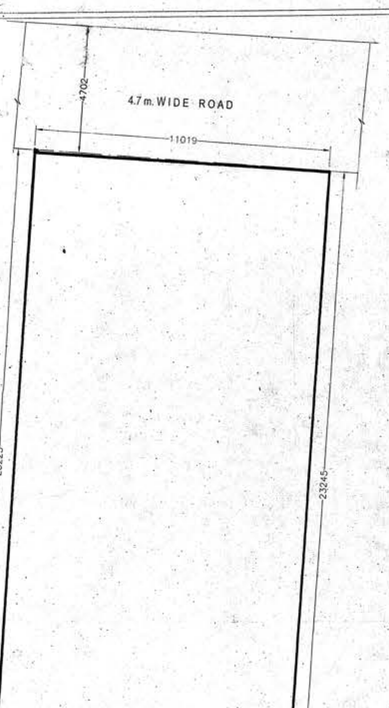
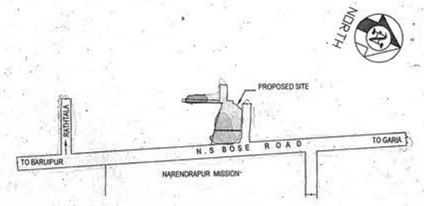


SECTION A-A

PLAN DETAIL OF S.T.P.

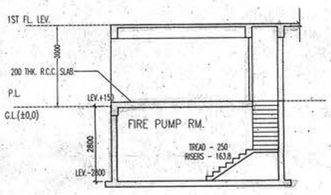






LOCATION PLAN

SCALE 1:4000



PART SECTION AT XX

FIRE PUMP ROOM AT BASEMENT

AREA STATEMENT:-

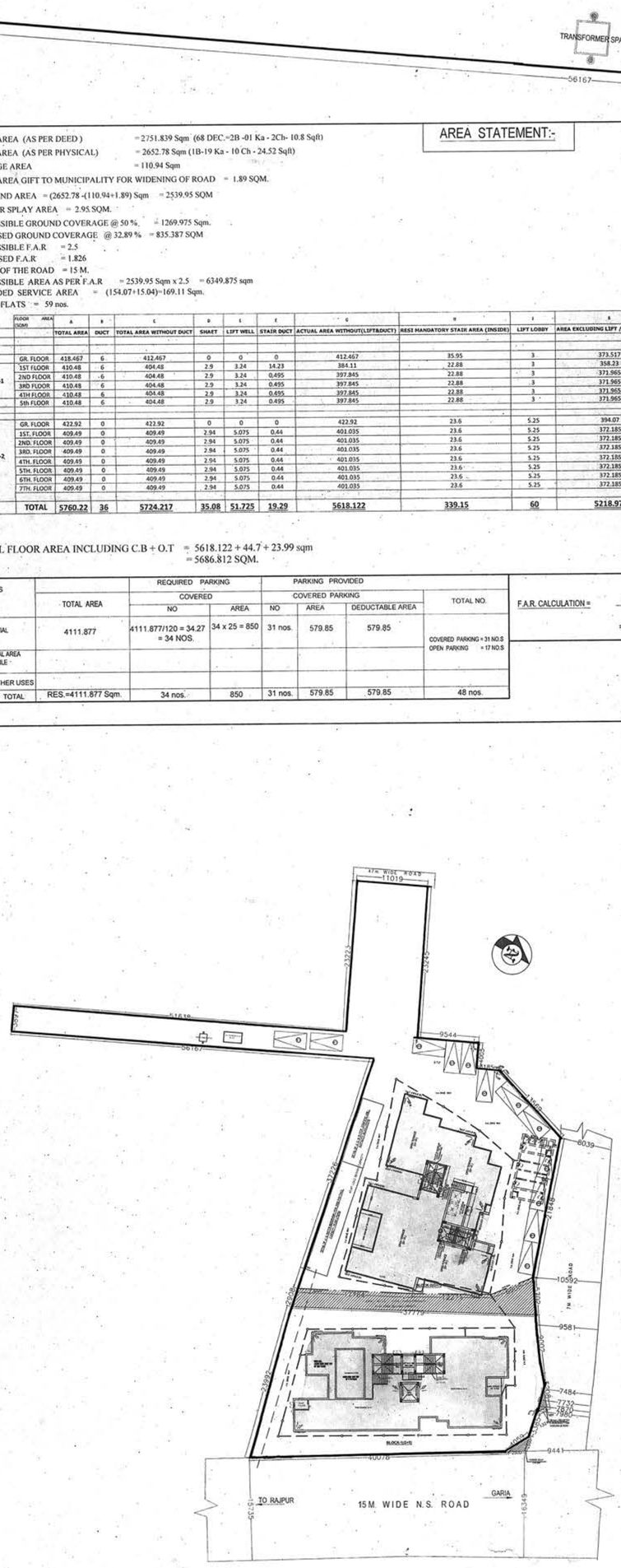
LAND AREA (AS PER DEED) = 2751.839 Sqm (68 DEC.=2B -01 Ka - 2Ch- 10.8 Sqft)
LAND AREA (AS PER PHYSICAL) = 2652.78 Sqm (1B-19 Ka - 10 Ch - 24.52 Sqft)
PASSAGE AREA = 110.94 Sqm
LAND AREA GIFT TO MUNICIPALITY FOR WIDENING OF ROAD = 1.89 SQM.
NET LAND AREA = (2652.78 -(110.94+1.89) Sqm = 2539.95 SQM
CORNER SPLAY AREA = 2.95 SQM.
PERMISSIBLE GROUND COVERAGE @ 50 % = 1269.975 Sqm.
PROPOSED GROUND COVERAGE @ 32.89 % = 835.387 SQM
PERMISSIBLE F.A.R = 2.5
PROPOSED F.A.R = 1.826
WIDTH OF THE ROAD = 15 M.
PERMISSIBLE AREA AS PER F.A.R = 2539.95 Sqm x 2.5 = 6349.875 sqm
PROVIDED SERVICE AREA = (154.07+15.04)=169.11 Sqm.
NO. OF FLATS = 59 nos.

	FLOOR	AREA SQM	A	B	C	D	E	F	G	H	I	J	L	N	CB AREA permissible	CB AREA proposed	O.T AREA	FAR CALCULATION	LAND AREA SQM
			TOTAL AREA	DUCT	TOTAL AREA WITHOUT DUCT	SHAFT	LIFT WELL	STAIR DUCT	ACTUAL AREA WITHOUT(LIFT&DUCT)	RESI MANDATORY STAIR AREA (INSIDE)	LIFT LOBBY	AREA EXCLUDING LIFT /LOBBY &STAIR	ACTUAL RESIDENT AREA	COVERED CAR PARKING AREA					
																		1.826	2539.95
	GR. FLOOR	418.467	6		412.467	0	0	0	412.467	35.95	3	373.517	0	233.39	0	0			
	1ST FLOOR	410.48	6		404.48	2.9	3.24	14.23	384.11	22.88	3	358.23	264.97		11.77	2.44	5.67		
BLOCK -1	2ND FLOOR	410.48	-6		404.48	2.9	3.24	0.495	397.845	22.88	3	371.965	344.92		11.795	3.74			
	3RD FLOOR	410.48	6		404.48	2.9	3.24	0.495	397.845	22.88	3	371.965	344.92		11.795	3.74			
	4TH FLOOR	410.48	6		404.48	2.9	3.24	0.495	397.845	22.88	3	371.965	344.92		11.795	3.74			
	5th FLOOR	410.48	6		404.48	2.9	3.24	0.495	397.845	22.88	3	371.965	344.92		11.795	3.74			
	GR. FLOOR	422.92	0		422.92	0	0	0	422.92	23.6	5.25	394.07	0	346.46	0	0			
	1ST. FLOOR	409.49	0		409.49	2.94	5.075	0.44	401.035	23.6	5.25	372.185	352.461		12.03	3.9	18.32		
	2ND. FLOOR	409.49	0		409.49	2.94	5.075	0.44	401.035	23.6	5.25	372.185	352.461		12.03	3.9			
BLOCK -2	3RD. FLOOR	409.49	0		409.49	2.94	5.075	0.44	401.035	23.6	5.25	372.185	352.461		12.03	3.9			
	4TH. FLOOR	409.49	0		409.49	2.94	5.075	0.44	401.035	23.6	5.25	372.185	352.461		12.03	3.9			
	5TH. FLOOR	409.49	0		409.49	2.94	5.075	0.44	401.035	23.6	5.25	372.185	352.461		12.03	3.9			
	6TH. FLOOR	409.49	0		409.49	2.94	5.075	0.44	401.035	23.6	5.25	372.185	352.461		12.03	3.9			
	7TH. FLOOR	409.49	0		409.49	2.94	5.075	0.44	401.035	23.6	5.25	372.185	352.461		12.03	3.9			
	TOTAL	5760.22	36		5724.217	35.08	51.725	19.29	5618.122	339.15	60	5218.972	4111.877	579.85	143.16	44.7	23.99		

TOTAL FLOOR AREA INCLUDING C.B + O.T = 5618.122 + 44.7 + 23.99 sqm
= 5686.812 SQM.

USES	TOTAL AREA	REQUIRED PARKING COVERED NO	REQUIRED PARKING COVERED AREA	PARKING PROVIDED COVERED PARKING NO	PARKING PROVIDED COVERED PARKING AREA	PARKING PROVIDED COVERED PARKING DEDUCTABLE AREA	TOTAL NO.
RESIDENTIAL AREA	4111.877	4111.877/120 = 34.27 = 34 NOS.	34 x 25 = 850	31 nos.	579.85	579.85	COVERED PARKING = 31 NO.S OPEN PARKING = 17 NO.S
COMMERCIAL AREA / MERCENTILE / RETAIL							
FOR OTHER USES							
GRAND TOTAL	RES.=4111.877 Sqm.	34 nos.	850	31 nos.	579.85	579.85	48 nos.

F.A.R. CALCULATION = 5218.972 - 579.85 / 2539.95 = 1.826



SITE PLAN
(1:600)

GROUND FLOOR PLAN

DOOR & WINDOWS SCHEDULE			
MRK.	SIZE	MRK.	SIZE
W1	1500X1350	D	1200X2100
W2	1200X1350	D1	1050X2100
W3	1000X1050	D2	900X2100
W4	600X750	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

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 1:5 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

I WE DO HEREBY CERTIFY THAT THE FOUNDATION AND SUPER STRUCTURE OF THE BUILDING PROPOSED FOR CONSTRUCTION AT HOLDING 225; N.S ROAD ,WARD NO. 26, 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.

For M/s. SANYALSON ASSOCIATES CONSULTANT PVT. LTD.
DIPANKAR BHOWMIK
B.E., M.I.E., F.I.V.
ENLISTMENT NO. ESE 91/ RIPSON / ESE / 2014-15
RAJPUR - SONARPUR MUNICIPALITY
SIGNATURE OF STRUCTURAL ENGINEER

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 225 N.S ROAD, WARD NO.26, 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.
SARBANI MAJUMDER
COA. REG. NO. 92 / 15458
EB.A NO.- 055
UNDER RAJPUR - SONARPUR MUNICIPALITY
SIGNATURE OF E.B.A.

I WE DO HEREBY CERTIFY THAT THE FOUNDATION AND SUPER STRUCTURE OF THE BUILDING PROPOSED FOR CONSTRUCTION AT HOLDING 225, N.S ROAD ,WARD NO. 26, 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.

ALOK ROY
Enlisted Geotechnical Engineer
Rajpur-Sonarpur Municipality
No.- 008/ G.T. Eng., Class-I
SIGNATURE OF GEO-TECHNICAL ENGINEER

As Lawfully Self & Constituted Attorney of
Rajwada Developers Partners.
1) Parveen Agarwal
2) Rajkumar Agarwal
As Lawful Constituted Attorney of
Rajiv Kumar Gupta
Hiralal Gupta
Keshav Kumar Gupta
Shivam Gupta
Nripesh Gupta
Monika Gupta
R. K. Investment
SIGNATURE OF OWNERS

PROJECT

PROPOSED G+V (23.6 m. ht.)& G+VII (29.850 m. ht.) STORIED RESIDENTIAL BUILDINGS AT HOLDING NO. 225, N.S. ROAD. R.S DAG NOS. 2409/2906,2409, 2407,2408, 2400,2406, 2931, L.R. DAG NO.2411,2409,2407, 2408,2400, 2410, 2406. R.S. KHATIAN NOS. 442,344,1077,575, 143,147, 332. L.R. NO. 2125,2026, 2022,2024.J.L NO. 56 , WARD NO. 26, MOUZA:- UKHILA PAIKPARA, P.S. - SONARPUR, DIST.-24 PGS(S) . UNDER RAJPUR - SONARPUR MUNICIPALITY.

DRAWN:- Shampa	SCALE:-
DESIGNED	DATE:- 19.1.21
CHECKED:-	JOB NO
APPROVED	

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

GROUND FLOOR,SITE PLAN & KEY PLAN; DETAIL OF STP | DWG NO.:- 1/3

NAME OF OWNER : HIRALAL GUPTA & OTHERS.

Checked by
(AVIJIT GHARAI)
Sub-Assistant Engineer
RAJPUR-SONARPUR MUNICIPALITY

Checked by
(Rajib Mukherjee)
Local Office Engineer-in-charge.
RAJPUR-SONARPUR MUNICIPALITY.

APPROVAL OF S.A.E.
OFFICE USE ONLY

APPROVED
Plan No. 224/03/26/27 Date 13/03/2021
Valid Upto 12/03/2026
Malay Kumar Pal
Assistant Engineer
In Charge, P.W.D.
12/3/2021
Dr. Partha Das
Chairperson
Board of Administrators
RAJPUR-SONARPUR MUNICIPALITY