

AREA OF LAND [AS PER DEED] = 10 KA 13 CH 16 SQ. FT. = 724.73 SQ.M.
 AREA OF LAND [AS PER PHYSICAL MEASUREMENT] = 724.73 SQ.M.
 AREA OF STRIP OF LAND GIFTED TO RSM FOR WIDENING OF ROAD = 36.01 SQ.M.
 AREA OF RELATED CORNER, GIFTED TO RSM = 2.71 SQ.M.

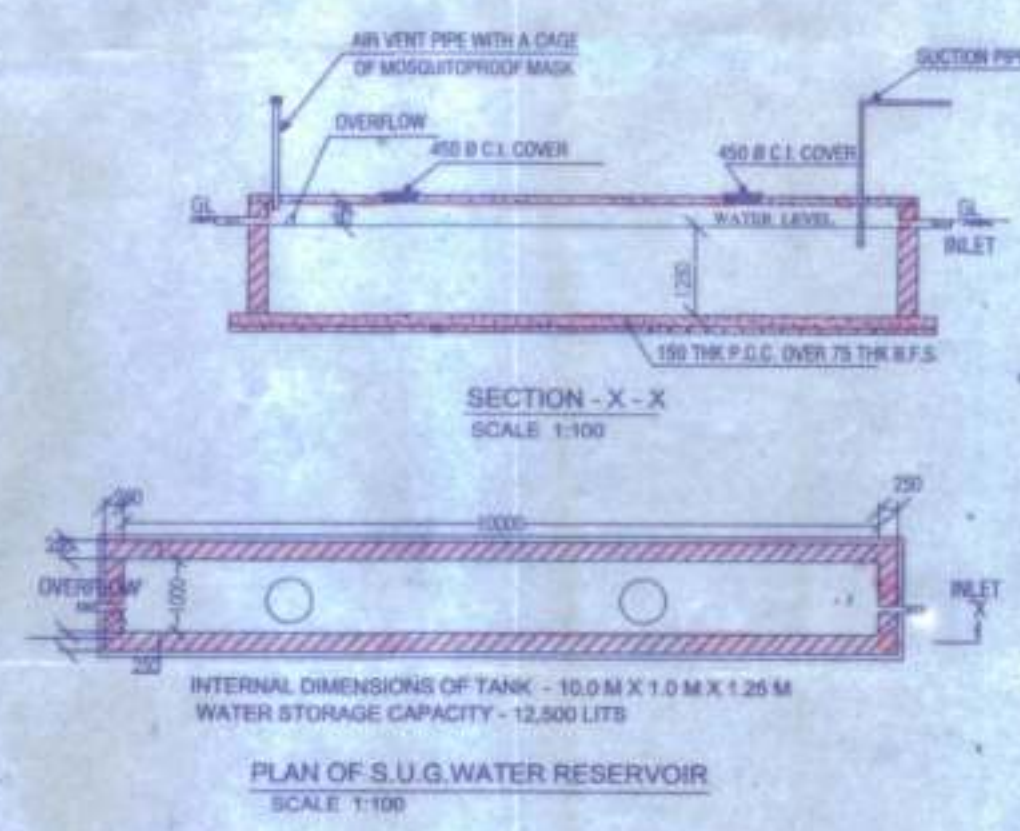
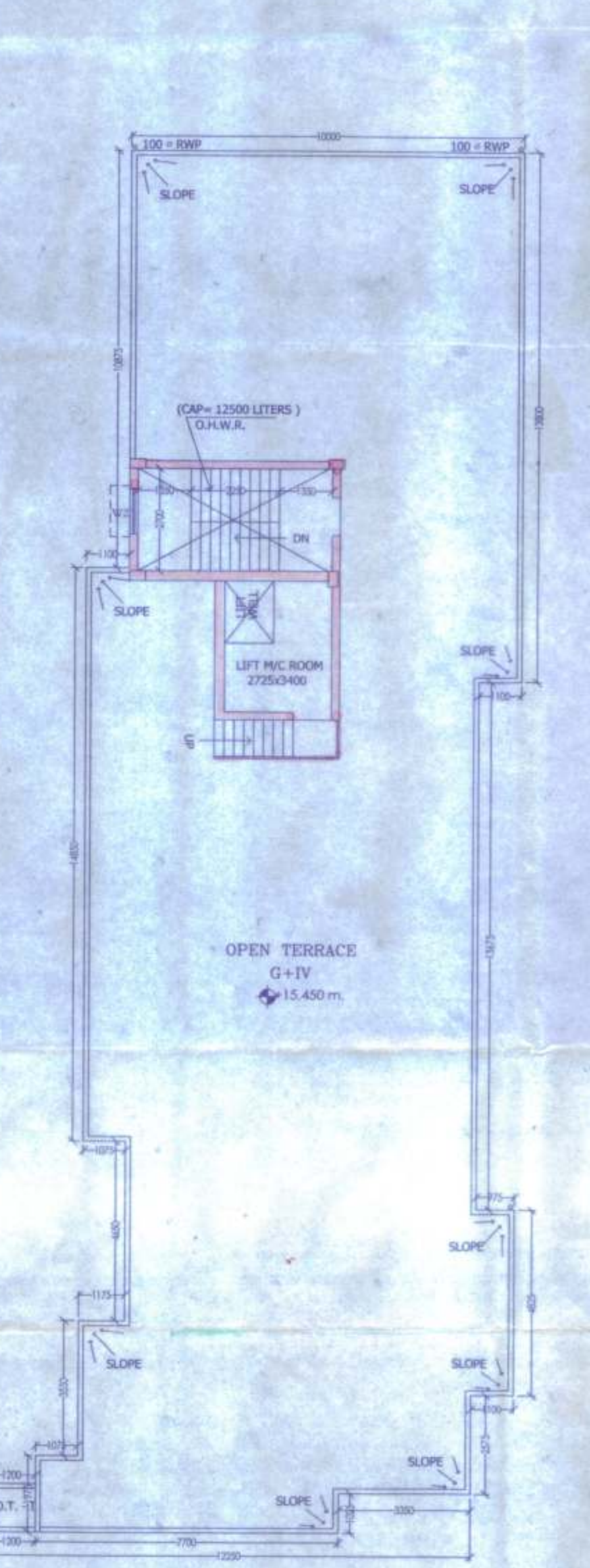
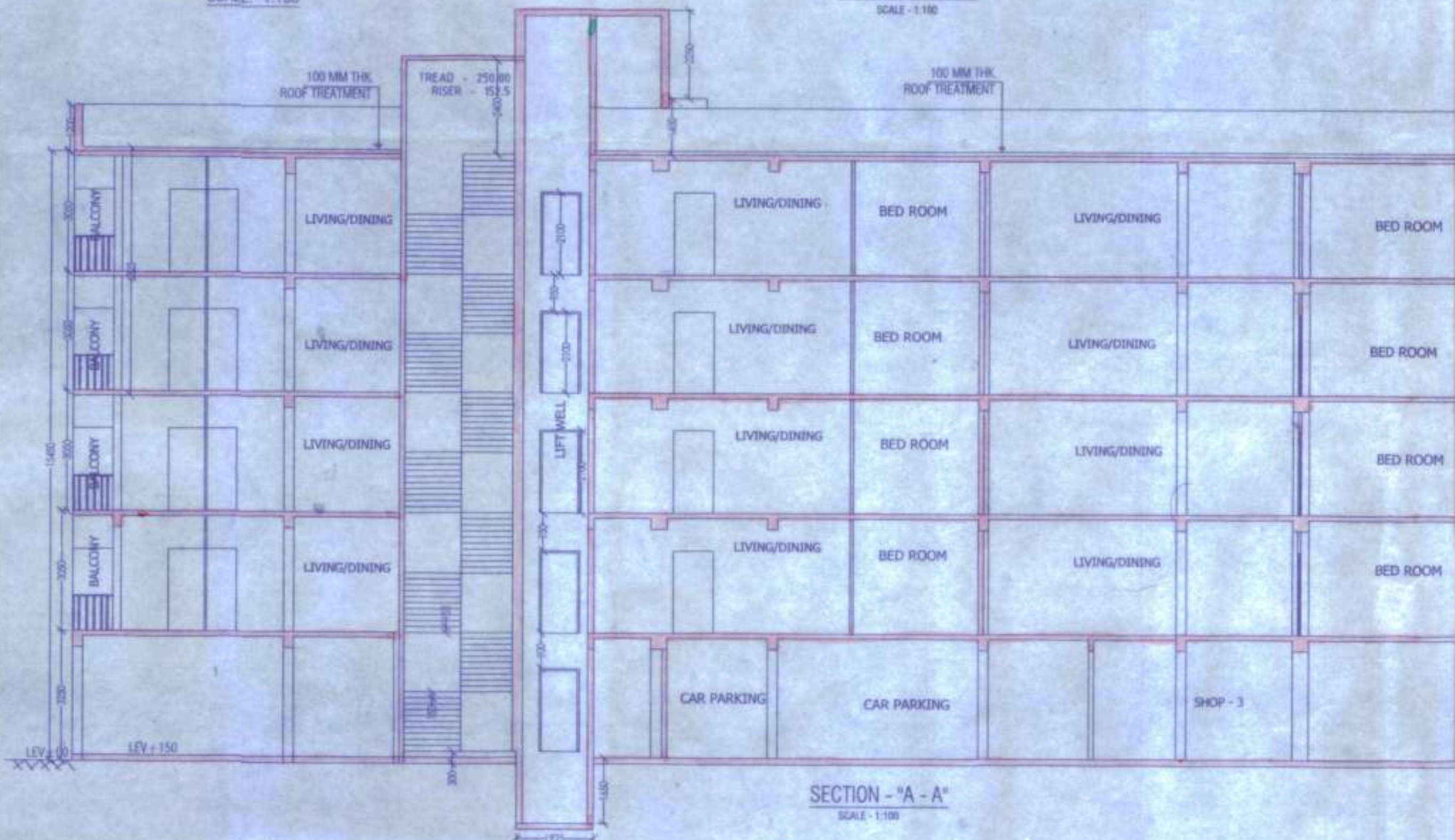
PERMISSIBLE GROUND COVERAGE = 50% (362.365 SQ.M.)
 PROPOSED GROUND COVERAGE = 362.22 SQ.M. (99.98%)
 PERMISSIBLE F.A.R. = 2.25
 ABOUTING ROAD WIDE = 10.363 M. (AV)
 PERMISSIBLE BUILDING HEIGHT = 40.0 M.
 PROPOSED HEIGHT OF BUILDING = 15.45 M.
 NO OF STORES = G+IV
 PERMISSIBLE TOTAL COVERED AREA AS PER F.A.R. = 724.73 X 2.25 = 1630.64 SQ.M.
 TOTAL NO. OF FLOORS = 20 Nos.

AREA CALCULATION:

FLOOR	FLOOR AREA (SQ.M)	LIFT WELL AREA (SQ.M)	ACTUAL AREA (SQ.M)	STAIR WELL AREA (SQ.M)	LIFT LOBBY AREA (SQ.M)	AREA EXCL. LIFT WELL, STAIR WELL AND LIFT LOBBY (SQ.M)	ADDITIONAL LOBBY AREA (SQ.M)	RESIDENTIAL AREA (SQ.M)	COMMERCIAL AREA (SQ.M)	CAR PARKING	SERVICE AREA (SQ.M)	F.A.R.
GR. FLOOR	362.22 SQ.M	NIL	362.22 SQ.M	(+13.365 SQ.M)	(+12.53 SQ.M)	346.322 SQ.M	NIL	NIL	133.5 SQ.M	MANDATORY - 12 NOS.	36.88 SQ.M	2.11
1ST FLOOR	360.72 SQ.M	(+2.03 SQ.M)	362.75 SQ.M	(+13.365 SQ.M)	(+12.53 SQ.M)	347.795 SQ.M	(+16.0 SQ.M)	336.795 SQ.M	NIL	PROVIDED - 12 NOS.		
2ND FLOOR	360.72 SQ.M	(+2.03 SQ.M)	362.75 SQ.M	(+13.365 SQ.M)	(+12.53 SQ.M)	347.795 SQ.M	(+16.0 SQ.M)	336.795 SQ.M	NIL			
3RD FLOOR	360.72 SQ.M	(+2.03 SQ.M)	362.75 SQ.M	(+13.365 SQ.M)	(+12.53 SQ.M)	347.795 SQ.M	(+16.0 SQ.M)	336.795 SQ.M	NIL			
4TH FLOOR	360.72 SQ.M	(+2.03 SQ.M)	362.75 SQ.M	(+13.365 SQ.M)	(+12.53 SQ.M)	347.795 SQ.M	(+16.0 SQ.M)	336.795 SQ.M	NIL	AREA PROVIDED = 157.5 SQ.M		
TOTAL	1405.1 SQ.M	(+8.104 SQ.M)	1706.96 SQ.M	(+56.825 SQ.M)	(+50.15 SQ.M)	1717.500 SQ.M	(+64.0 SQ.M)	1447.18 SQ.M	133.5 SQ.M			

CAR PARKING CALCULATION:
 TOTAL COMMERCIAL AREA = 133.5 SQ.M.
 TOTAL RESIDENTIAL AREA = 1347.96 SQ.M.
 CAR PARKING REQUIRE FOR COMMERCIAL = 1
 CAR PARKING REQUIRE FOR RESIDENTIAL = 1347.96/10 = 134.796
 TOTAL CAR PARKING REQUIRE = 01 (COMMERCIAL) + 134 (RESIDENTIAL) = 135 NOS.
 CAR PARKING PROVIDED: 1) 00V - 12 NOS. 2) OPEN - 00 NOS. 3) AREA - 157.5 SQ.M.

F.A.R. CALCULATION:
 TOTAL AREA EXCLUDING STRAIGHT LIFT LOBBY = 1717.500 SQ.M.
 PROPOSED F.A.R. = (1717.500 SQ.M) / (10.363 M) = 166.72473
 PERMISSIBLE F.A.R. = 2.25
 PERMISSIBLE MAXIMUM G.C. AREA/FLOOR = 208.49 SQ.M. (2.25 X 10.363 M)
 PROVIDED G.C. AREA/FLOOR = 6 SQ.M. (2.25 X 2.66 M)



- DETAIL SPECIFICATION OF BUILDING**
- ALL DIMENSIONS ARE IN mm. UNLESS MENTIONED OTHERWISE.
 - THE DEPTH OF SEPTIC TANK & S.U.G. WATER RESERVOIR SHOULD NOT EXCEED THAT OF THE BUILDING FOUNDATION.
 - ALL EXTERNAL WALLS ARE 200 THK. IN BRICK MASONRY (1:4) UNLESS OTHERWISE MENTIONED.
 - ALL PARTITION WALLS (INTERNAL) ARE 125 THK. IN BRICK MASONRY (1:4) UNLESS OTHERWISE MENTIONED.
 - GRADE OF CONCRETE IS M20 CONFORMING TO IS 456-2000.
 - GRADE OF STEEL SHALL BE HYSD BARS, Fe-415.
 - PLAIN CEMENT CONCRETE SHALL BE OF M10 (1:3:6).
 - 20 THK. EXTERIOR PLASTER WITH 1:4 CEMENT SAND MORTAR.
 - 12 THK. INTERIOR PLASTER WITH 1:4 CEMENT SAND MORTAR.
 - ALL CHAJAS & OTHER PROJECTIONS SHALL BE 500 WIDE.
 - 25 THK. DAMP PROOF COURSE WITH 1:2.5 CEMENT CONCRETE WITH WATER PROOF COMPOUND OVER ALL WALLS AT PLINTH LEVEL.

SCHEDULE OF DOORS & WINDOWS

MARKED	SIZE	MARKED	SIZE
D	1000 X 2100	W1	1500 X 1200
D1	900 X 2100	W2	1200 X 1200
D2	750 X 2100	W3	1000 X 900
		W4	600 X 750
		W5	1000 X 1200
		W6	325 X 750

DECLARATION OF E.B.S.
 I, THE UNDERSIGNED, HEREBY CERTIFY WITH FULL RESPONSIBILITY THAT THE ABOVE DESCRIBED BUILDING IS IN ACCORDANCE WITH THE WEST BENGAL MUNICIPAL BUILDING RULES, 2007 AS AMENDED FROM TIME TO TIME.
 THAT THE SITE CONDITIONS INCLUDING THE WIDTH OF THE ADJOINING ROAD CONFORM WITH THE PLAN AND THAT A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK.
 THE PROPERTY LINE HAS BEEN DEMARCATED BY BOUNDARY WALL.

DECLARATION OF STRUCTURAL ENGINEER
 THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE WIND LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECTS.

CONSULTANTS
SAYUZ TECHNOLOGIES
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 Email - sayuz@yahoo.com

PROJECT
 PROPOSED PLAN FOR THE G+IV STORED RESIDENTIAL BUILDING AT HOLDING NO. - 10, BORAL, R.S. DAG NOS. - 659 & 660, R.S. KHATIAN NO - 231, L.R. DAG NOS. - 872, 873 & 874, L.R. KHATIAN NOS. - 1982, 1983, 2606 & 2607, MOUZA - BORAL, J.L. NO - 61, WARD NO - 34, UNDER RAJPUR SONARPUR MUNICIPALITY P.S. - SONARPUR, DIST - 24 PGNS (S)

TITLE
 GROUND FLOOR PLANS, ELEVATION AND SECTIONAL VIEWS, AND OTHER DETAILS

DATE: 01/01/2019, 23/09/2023, 06/07/2022

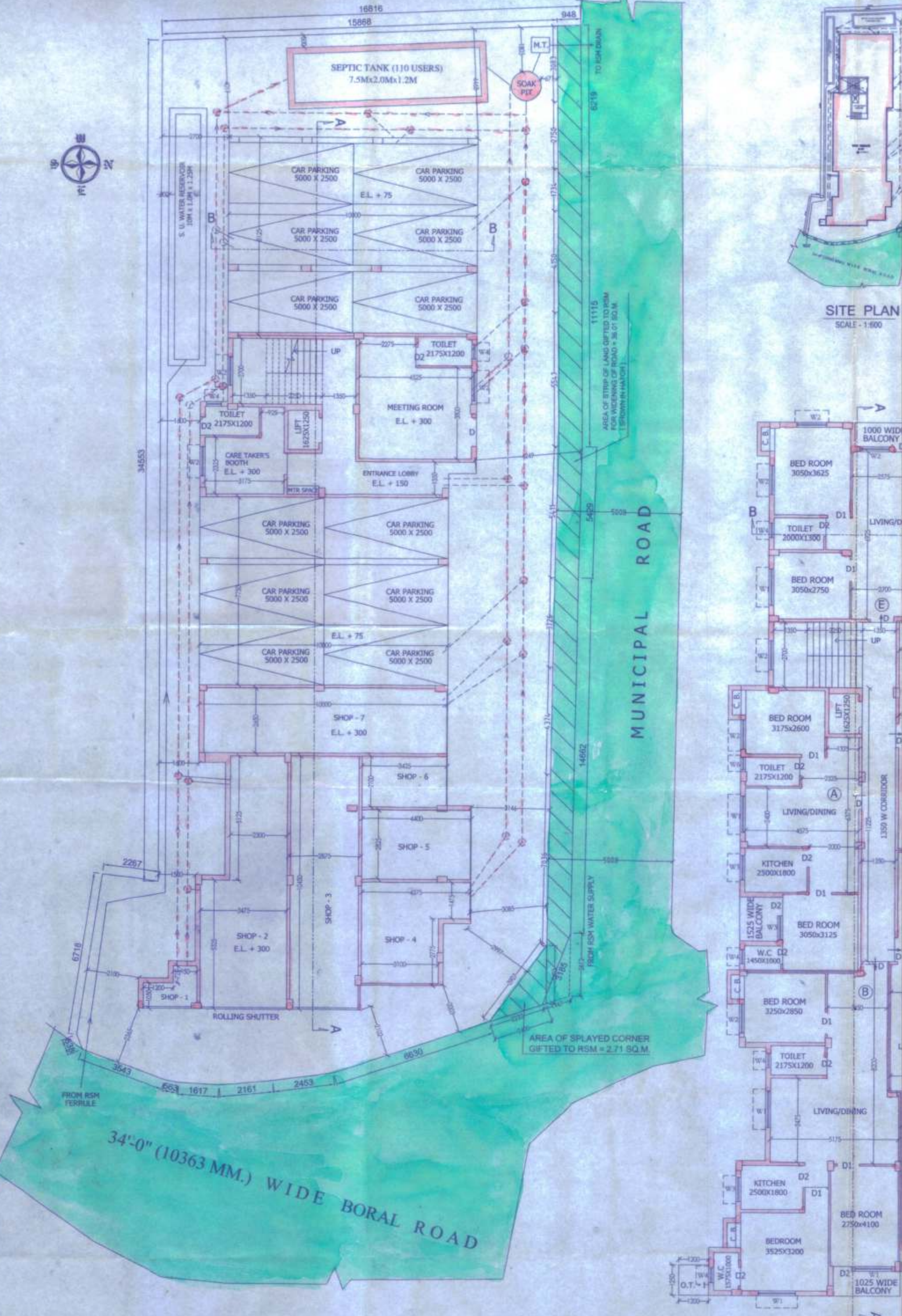
DRAWN BY: S. S. ROY

CHECKED BY: S. S. ROY

DRAWING NO.: BHAY_10_RSM_ARCH_01 of 01

APPROVED
 Plan No. 12/10/24/133, Dated 26/09/2023
 Valid Upto: 26/09/2025

Malay Kumar Pal
 Assistant Engineer Incharge P.W.D.
 RAJPUR SONARPUR MUNICIPALITY
 OFFICE USE



DECLARATION OF OWNERS
 SUTRIPTA SEN ROY
 RAJPUR SONARPUR MUNICIPALITY
 P.S. - SONARPUR, DIST - 24 PGNS (S)

DECLARATION OF ATTORNEY
 SRI SUJOY SACHURJAN
 SRI SUBRATA SAHA

stacking of building materials on roadside the public roads is illegal, and the Municipality may confiscate those materials as per rule.
সড়ক পাশে ভাঙা টুকরার মালা মশলা কচলাই এমা থাকে না। যদি মালা হয় তাহলে গৌরবতা ও মাল মশলা বাজেয়াপ্ত করতে পারবে।

Transfer of occupancy right of any flat of the building before the receipt of completion certificate is illegal.
সমাপ্তি সনদের প্রাপ্তির পূর্বে ফ্লোর কোন ট্রান্সফার বা অংশ হস্তান্তর বৈধ নয়।

This information is to be submitted to the Commissioner of Construction as per sanctioned plan.
এই তথ্য কমিশনারের কাছে প্রাপ্ত হওয়া উচিত।
Any deviation from the sanctioned plan is illegal, and hence punishable under the act.
যদি কোন বিচ্যুতি ঘটে থাকে তাহলে এটি আইনগতভাবে বেআইনি এবং দণ্ডনীয়।
This information is to be submitted to this office after part or full completion of construction work.
এই তথ্য নির্মাণ/সমাপ্তি/অংশের উপস্থাপন হলে পৌরসভায় প্রেরণ করা হবে।



APPROVED
[Signature and Stamp]
[Signature and Stamp]