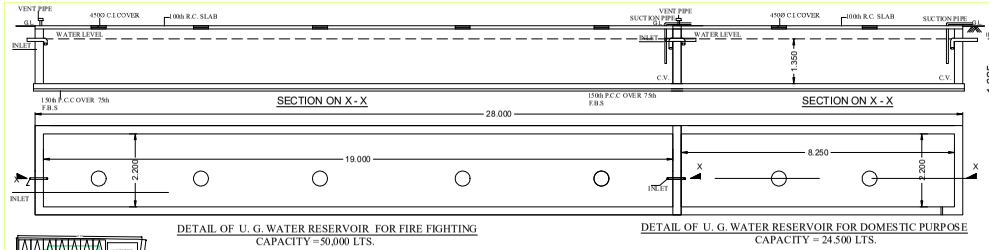
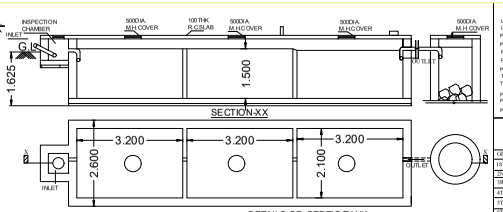




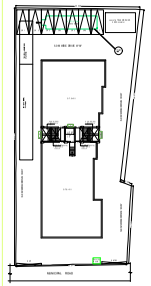
AREA STATEMENT

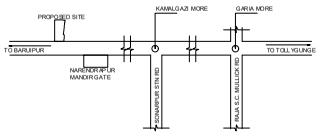
LAND AREA AS PER DEED (1BK-6 CH-34 SFT)= 0.216075 SQM.
LAND AREA AS PER PHYSICAL = 1150.65 TS SM
PERMISSIBLE GROUND COVERAGE @ 60% = 690.4 TS SQM.
PROPOSED GROUND COVERAGE = 428.09 sqm
PERMISSIBLE F.A.R.=2.5
PERMISSIBLE BUILDING HEIGHT - 25.0 m.
PROPOSED BUILDING HEIGHT - 25.4 m.
TOTAL NO. OF FLATS = 32 nos.
TOTAL NO. OF PARKING PROVIDED - 23 nos.
Proposed Area at G.F. (Caretaker Room & Toilet) =210.525 Sqm
Proposed Area at F.F. (Community Hall & Toilet) = 218.244 Sqm
PROP. TOTAL BUILT UP AREA = 3163.942 Sqm
PROP. TOTAL SERVICE AREA = 46.730 Sqm

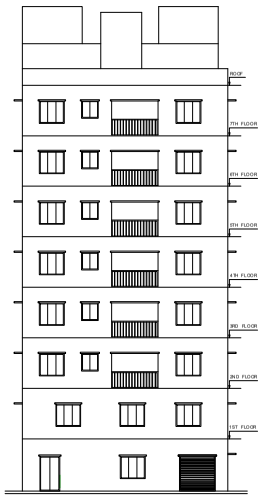
CAR PARKING CALCULATION :

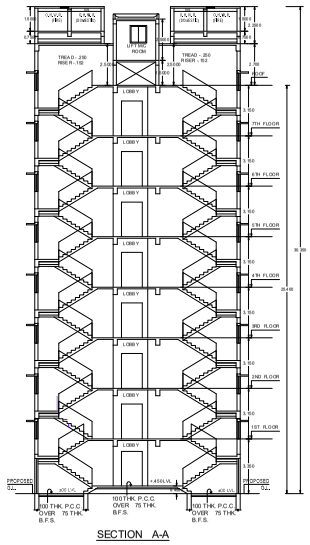
TOTAL RESIDENTIAL AREA = 2303.634 SQM
REQUIRED NO OF CAR PARKING = 2303.634/120 = 19.94, SAY 20 NOS
TOTAL COMMERCIAL AREA = 326.068 SQM
REQUIRED NO OF CAR PARKING = 326.068 / 100 = 3.26, SAY 3 NOS
TOTAL NO OF REQUIRED CAR PARKING = 20 + 3 = 23 NOS
PROPOSED NO OF CAR PARKING :
a) Covered - 16 NOS
b) Open - 07 NOS
Proposed Total No Of Car Parking = 16 + 07 = 23
Maximum Parking Area for FAR benifit = 16 X 25 = 400 Sqm.
Car Parking Area Actually Proposed = 212.748 Sqm.

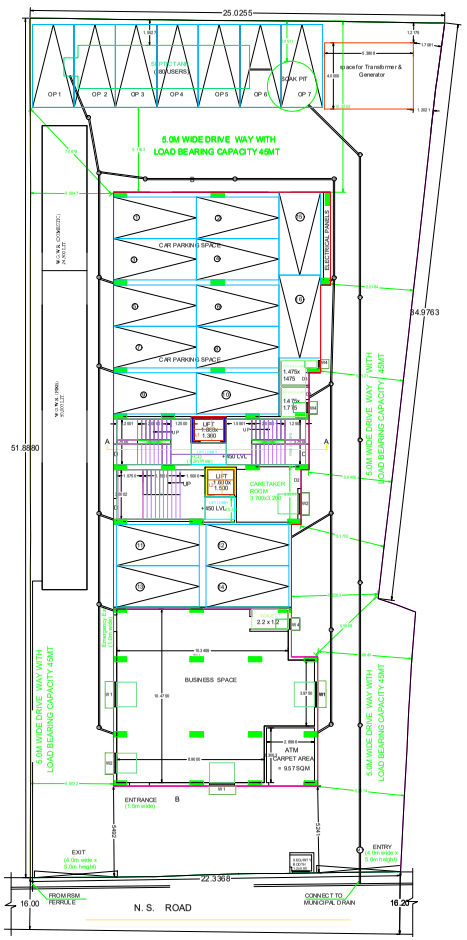
FLOOR NAME	TOTAL AREA (sqm.)	SOCIETY AREA (sqm.)	STAIR AREA (sqm.)	LIFT WELL (sqm.)	ACTUAL AREA WITHOUT LIFT WELL (sqm.)	STAIR AREA (INSIDE)	LIFT AREA	LOBBY AREA	AREA EXCLUDING STAIR, LIFT, LOBBY (sqm.)	RESIDENTIAL AREA (sqm.)	COMMERCIAL/ BUSINESS AREA (SQ.M)	CAR PARKING AREA	C.B. and LOFT Area (Sqm) C.B.	LOFT	C.B. + LOFT	FAR CALCULATION
GR. FLOOR	428.147	NIL	NIL	NIL	428.147	-40.404	5.40	31.459	376.319	NIL	150.587	PERM	PROP		PERM PROP	(3147.952 - 212.748) / 1150.957 = 2.485
1ST FLOOR	428.147	NIL	NIL	5.94	422.207	-40.404	5.40	31.459	376.319	197.683	138.524	400	212.748	0.370	0.370	
2ND FLOOR	428.147	NIL	NIL	5.94	422.207	-24.768	12.75	31.459	398.329	154.616						
3RD FLOOR	428.147	NIL	NIL	5.94	422.207	-24.768	12.75	31.459	398.329	375.819						
4TH FLOOR	428.147	NIL	NIL	5.94	422.207	-24.768	12.75	31.459	398.329	375.819						
5TH FLOOR	428.147	NIL	NIL	5.94	422.207	-24.768	12.75	31.459	398.329	375.819						
6TH FLOOR	428.147	NIL	NIL	5.94	422.207	-24.768	12.75	31.459	398.329	375.819						
7TH FLOOR	428.147	NIL	NIL	5.94	422.207	-24.768	12.75	31.459	398.329	375.819						
TOTAL FLOOR AREA	3425.176	NIL	NIL	39.58	3405.796	-229.684	28.50	31.47052	2393.634	3260.068		400	212.748	0.370	0.370	

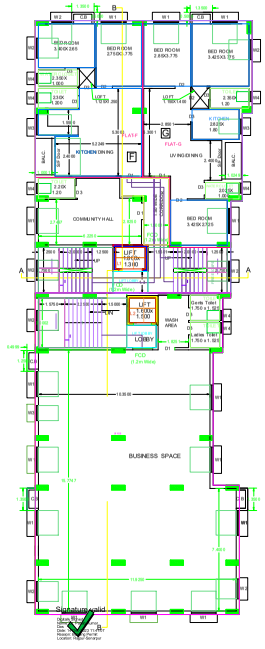


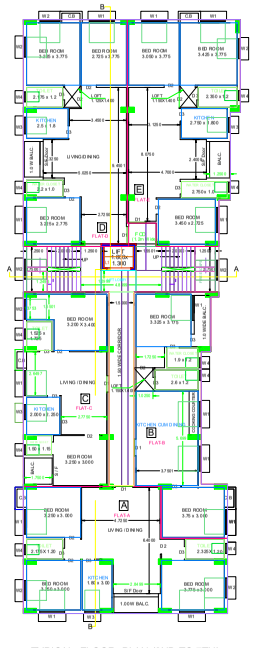


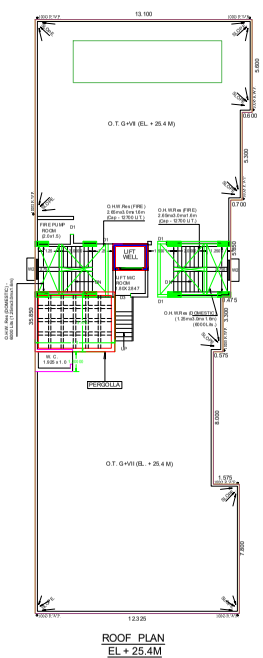


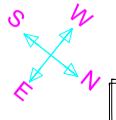


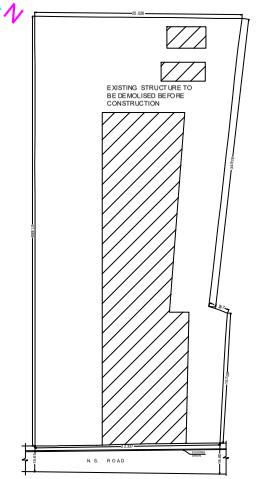












LOFT & C.B. AREA (SQM)

FLAT MARK	LOFT AREA	C.B. AREA
A	31.5	31.075
B	1.560	31.075
C	1.600	31.075
D	1.575	31.075
E	1.610	31.075
TOTAL	8.558	5.325

TOTAL C.B. AND LOFT AREA IN BUILT UP PORTION = (31.075 x 10) + 8.558 = 319.308 SQM

LOFT & C.B. AREA (SQM)

FLAT MARK	LOFT AREA	C.B. AREA
F	1.575	31.075
G	1.610	31.075
BUSINESS	NIL	1.975
FIRST FLOOR (TOTAL)	3.110	3.325

TOTAL C.B. AND LOFT AREA IN FIRST FLOOR = 6.435 SQM

AREA AT TERRACE

Area of Pergola = 14.63 Sq.m.
Area of W.C. = 27 Sq.m.

Total Addl.Area Area at Terrace = 39.38 Sqm

SCHEDULE OF DOORS & WINDOWS

MARKED	SIZE	MARKED	SIZE
D1	1050 X 2100	W1	1500 X 1200
D2	900 X 2100	W2	1200 X 1200
D3	750 X 2100	W3	900 X 1050
		W4	600X750

DETAIL SPECIFICATION OF BUILDING

1. ALL DIMENSIONS ARE IN mm, UNLESS MENTIONED OTHERWISE.
2. THE DEPTH OF SEPTIC TANK & SUMP WATER RESERVOIR SHOULD NOT BE LESS THAT OF THE HOLDING FOUNDATION.
3. ALL EXTERNAL WALLS ARE 200 THK. IN BRICK MASONRY (1:6) UNLESS OTHERWISE MENTIONED.
4. ALL PARTITION WALLS ENTERNAL SAME 75 mm. THK. IN BRICK MASONRY (1:6) UNLESS OTHERWISE MENTIONED.
5. GRADE OF CONCRETE USED IN CONFORMING TO IS 456-2000.
6. GRADE OF STEEL SHALL BE HYSD BARS, Fe 415
7. PLAIN CEMENT CONCRETE TO SHALL BE OF MIX 1:3:6.
8. 20 THK. EXTERIOR PLASTER WITH 1:4 CEMENT SAND MORTAR.
9. 12 THK. INTERIOR PLASTER WITH 1:4 CEMENT SAND MORTAR.
10. ALL CHAJJA SUN OTHER PROJECTIONS SHALL BE 900 MM WIDE.
11. 25 THK. DAMP PROOF COURSE WITH 1:24 CEMENT CONCRETE WITH WATER PROOFING COMPOUND OVER ALL WALL SAT PLINTH LEVEL.

NOTE :- EXISTING GROUND LEVEL 2M0 FROM CREST OF THE ABUTTING ROAD LEVEL.

DECLARATION OF E.B.A

I DO HEREBY CERTIFY WITH FULL RESPONSIBILITY THAT THE BUILDING WHICH IS PROPOSED TO BE CONSTRUCTED AT HOLDING NO. - 197, NETAJI SUBHAS ROAD, WARD NO. - 26, MOUZA - UKHILA PAIKPARA, L.R. DAG NO. - 2, L.R. KHATIAN - 1993, 1994, 1999 & 2041, J.L. NO. - 56, UNDER RAJPUR - SONARPUR MUNICIPALITY, SOUTH 24 PARGANAS. IS IN CONFORMITY WITH THE BUILDING RULES, 2019 AS AMENDED FROM TIME TO TIME. THAT THE SITE CONDITIONS INCLUDING THE WIDTH OF THE ABUTTING ROAD CONFORMS WITH THE PLAN, AND THAT A SEPARATE WATER SUPPLY, SEPTIC TANK, SOAK PIT, UNDERGROUND TANK, THE PROPERTY LINE HAS BEEN DEMARCATED BY BOUNDARY WALL.

SIGNATURE OF BUILDER

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 SEISMIC LOAD AS PER THE PROVISION OF BUILDING CODE OF INDIA AND I CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECTS.

SIGNATURE OF C.S.E.

SIGNATURE OF GEOTECHNICAL ENGINEER

SIGNATURE OF RECOMMENDER

CONSULTANTS
SAYUJ TECHNOLOGIES
87C, 1BHARAMPUR ROAD, KOLKATA- 700032.
Mob :- 91 431 - 75 7552
Email :- sayuz@ymail.com

PROJECT

PROPOSED PLAN FOR G + VII STORIED RESIDENTIAL CUM COMMERCIAL BUILDING AT HOLDING NO.- 197, NETAJI SUBHASH ROAD, WARD NO.- 26, MOUZA - UKHILA PAIKPARA, L.R. DAG NO.;- 2,L.R. KHATIAN - 1993, 1994, 1999 & 2041, J.L. NO. - 56, UNDER RAJPUR -SONARPUR MUNICIPALITY, SOUTH 24 PARGANAS.

TITLE

GROUND & TYPICAL FLOOR PLAN, ROOF PLAN, ELEVATION , SECTIONS,SITE PLAN,KEY PLAN WATER RESERVOIR & SEPTIC TANK.

DATE	27.03.2020	15.03.2021	23.07.2021	17.09.2021	23.09.2021
DRAWN BY				
CHECKED BY	S. SEN ROY	SCALE	1:100 U.N.O	
DRAWING NO.	TS-ASSO_RT_JESM_MCH_Fin_0.1/19			

APPROVAL OF S.A.E