


**AREA STATEMENT :-**

AREA OF LAND AS PER DEED = 26K .3CH . 23 SFT (1753.808 SQM)  
 AREA OF LAND AS PER PHYSICAL MEASUREMENT = 1780.514 SQ.M.  
 EXCESS LAND = 26.706 Sqm.  
 LAND RELEASED = 27.327 Sqm.(Thrown To Municipality)  
 NET AREA OF LAND = (1780.514 - 27.327) = 1753.187 SQ.M.  
 PERMISSIBLE GROUND COVERAGE = 50.0% = 876.594 sqm  
 PERMISSIBLE F.A.R. = 2.5  
 PERMISSIBLE COVERED AREA = (1753.187 x 2.5) SQ.M. = 4382.968 SQ.M.  
 PROPOSED GROUND COVERAGE = 678.3 SQM

**PROJECT**

**REVISED SANCTION PLAN FOR G +VII  
 STORIED RESIDENTIAL BUILDING AT  
 HOLDING NO. 13,NETAJI SUBHAS ROAD, R.S  
 DAG NO. 38,43, WARD NO. 26, J.L NO. 55, K.H.  
 NO.12, 311, MOUZA:- RAJPUR, P.S. -  
 SONARPUR, DIST.- 24 PGS(S). UNDER RAJPUR  
 SONARPUR MUNICIPALITY.**

B.S. PLAN NO.- 122 / CB / 26 / 26 DATED 13-05-2014

GROUND  DRAWN- Swati SCALE 1:100  
 DESIGNED - DATE 06.02.15  
 CHECKED - S.S. JOB NO  
 APPROVED - S.S. REV

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

DWG NO. 01/03  
 APPROVAL OF S.A.E

CHECKED & OK

S.A.E. 

OFFICE USE ONLY

FL. MKD.	TOTAL FL. AREA IN SQ.M.	DUCT AREA IN SQ.M.	STAIR SHAFT AREA	TOTAL FL. AREA (EXCLUDING DUCT AREA) IN SQ.M.	LIFT WELL IN SQ.M.	FLOOR AREA WITHOUT LIFT WELL	DEDUCTION FROM F.A.R.			FLOOR AREA AFTER DEDUCTION
							LIFT LOBBY	STAIR WELL	MANDATORY PARKING AREA	
GR. FLOOR AREA	678.73	NIL	NIL	678.73	NIL	678.73	6.0	65.748		5111.707 - 481.389.484 = 526.194 SQ.M.
1ST FLOOR AREA	= 330.702 + 318.692 = 649.394	4.303	4.126	640.965	6.84	634.125	6.0	46.248	(27 x 25) = 675	5111.707 - 963.678 SQ.M. = 4148.029 SQM
TYP. FLOOR AREA (2nd To 7th)	= 328.702 + 318.709 = 647.411 x 6 = 3884.466	4.303 x 6 = 25.818	3.126 X 6 = 18.756	639.982 X 6 = 3839.892	6.84 X 6 = 41.04	633.142 x 6 = 3798.852	6.0 X 6 = 36.0	46.248 X 6 = 277.488		
TOTAL AREA	5212.59	30.121	22.882	5159.587	47.88	5111.707	48	389.484	675	526.194

**CAR PARKING CALCULATION**

FL. MKD.	TOTAL FLOOR AREA AT EACH FLOOR (IN SQ.M.)	TOTAL FLOOR AREA (IN SQ.M.)	PARKING REQ. (IN SQ.M.)
1st FLOOR AREA	216.84 SQM	216.84 SQM	600 / 150 = 4 NO.S CAR
2nd FLOOR AREA	484.26 SQM	484.26 SQM	3360.30-600-2760.30 / 140 = 19.72 say 20 NO.S CAR
TYP FLOOR AREA	531.84 x 5 SQM	2659.20 SQM	
COMM. AREA	272.576 SQM	272.576 SQM	272.576 / 100 = 2.725 say 3 NO.S CAR

NO. OF FLATS = 44 NO.S  
 PROVIDED NO. OF CARS = 34 NO.S (27 NO.S COVERED + 7 NO.S OPEN PARKING)  
 REQUIRED NOS. OF CAR = 27 NOS  
 REQUIRED PARKING AREA = 27 x 25 = 675 SQM  
 PROVIDED NO. OF CARS = 34 NO.S (27 NO.S COVERED + 7 NO.S OPEN PARKING)  
 PROVIDED COVERED PARKING AREA = 526.194 SQM  
 PROPOSED F.A.R. = 4148.029 SQM / 1753.187 SQM = 2.366  
 PROPOSED SERVICE AREA = 113.174 SQM

TOTAL AREA TOTAL = 27 NO.S CAR

**NOTES**

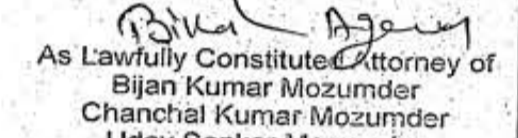
1. ALL DIMENSIONS ARE IN MM.
2. ALL EXTERNAL WALLS ARE 200 TH. AND INTERNAL WALLS ARE 75 TH. IF NOT STATED OTHERWISE
3. SCALE : 1:100
4. SAFE BEARING CAPACITY OF SOIL 7 MT/SQ.M. ASSUMED
5. DEPTH OF SEPTIC TANK AND SEMI U.G. WATER RESERVOIR WILL NOT EXCEED THE DEPTH OF BUILDING FOUNDATION
6. ALL SORTS OF PRECAUTIONARY MEASURE WILL BE TAKEN AT THE TIME OF CONSTRUCTION

**SPECIFICATIONS**

1. 75 TH. 1ST. CLASS BRICK SOLING IN FOUNDATION & FLOOR CEMENT MORTAR
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
8. ROOF AND LIME TERRACING WILL BE 100 TH. WITH THEIR PROPER MATERIALS AND MIXING
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

**DOOR & WINDOW SCHEDULE**

MARK.	SIZE	MARK.	SIZE
W1	1500x1300	D	1200x2100
W2	1200x1350	D1	1050 x 2100
W3	1000x1050	D2	900 x 2100
W4	600x750	D3	750x2100
		FCD	1200x2100

  
 As Lawfully Constituted Attorney of  
 Bijan Kumar Mozumdar  
 Chanchal Kumar Mozumdar  
 Uday Sankar Mozumdar  
 SIGNATURE OF OWNER

**STRUCTURAL CERTIFICATE**

THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT

SUBIR C. SANYAL  
 E.S.E. NO. 007  
 E.B.A. NO. 066  
 UNDER RAJPUR-SONARPUR MUNICIPALITY

SIGNATURE OF STRUCTURAL ENGINEER (E.S.E. NO. 007)

**DECLARATION OF E.B.A.**

I HAVE CERTIFIED ON THE PLAN ITSELF WITH FULL RESPONSIBILITY THAT BUILDING RULES 1990 AS AMENDED FROM TIME TO TIME AND THAT THE SITE CONDITIONS INCLUDING THE ADJUTING ROAD CONFORM WITH THE PLAN AND THAT IT IS A BUILDABLE SITE AND NOT A TANK OR A FILLED UP LAND.

SUBIR C. SANYAL  
 E.S.E. NO. 007  
 E.B.A. NO. 066  
 UNDER RAJPUR-SONARPUR MUNICIPALITY

SIGNATURE OF E.B.A.

CORRECTED

BARUIPUR



NETAJI SUBHAS ROAD

GARIA

**GROUND FLOOR PLAN**

WITHOUT DEMARICATION



**APPROVED**  
 Plan No. 2090/Rev/2018/26/26 Dated 17/03/2018  
 Valid upto 17/03/2018  
  
 Municipal Engineer  
  
 Administrator  
 RAJPUR-SONARPUR MUNICIPALITY