

PROJECT LOCATION AND ACCESSIBILITY

45 CROSSING

PATULI CROSSING

E. M. BY-PASS

GARIA

DHALAI B

PROJECT NAME: NEER
PROJECT LOCATION: 1411, GARIA STATION ROAD,
WARD NO. 29,
KOLKATA - 700 084

PROJECT COORDINATE-
LATITUDE : 22°27'54.05"N
LONGITUDE: 88°23'22.65"E

INDIAN ESTABLISHMENT
Indira Gandhi

NEER



AREA STATEMENT :-

AREA OF LAND (AS PER DEED) :- = 66 DECIMAL = 1B- 19K - 14 CH. - 42 SQFT. = 2671.126 SQ.M
 AREA OF LAND (AS PER SERVEY) :- 39K-9CH-17.43 SQ.FT.(2647.94 SQ.MT.)
 WIDTH OF ROAD = ABOVE 24.00 M.
 PERMISSIBLE F.A.R = 3.0
 PERMISSIBLE GROUND COVERAGE :- (50%) = 1323.97 SQ.M.
 PERMISSIBLE AREA AS PER F.A.R = (2647.94 SQ.M x 3.0) = 7943.82 SQ.M.
 PROPOSED:-
 GROUND COVERAGE :- 1260.221 SQM (47.59 %)
 PROPOSED:-

BLOCK MKD.	TOTAL FL. AREA WITH DUCT (Sq.m)	DUCT AREA (Sq.m)	STAIR SHAFT AREA (Sq.m)	TOTAL FL. AREA WITHOUT DUCT + STAIR WELL (Sq.m)	LIFT WELL (Sq.m)	FL. AREA WITHOUT LIFT WELL (Sq.m)	LIFT LOBBY (Sq.m)	STAIR AREA (Sq.m)	REQUIRED CAR PARKING	PROVIDED CAR PARKING	AFTER DEDUCTION FLOOR AREA (Sq.m)
BASEMENT	1171.248	NIL	---	1171.248	NIL	1171.248	NIL	8.3+11.05 = 19.35		1050.755 Sqm.	
GR. FLOOR (WITH LIFT WELL)	1241.671	96.532 (RAMP)	---	1145.139	NIL	1145.139	6.0	(8.3+11.275) + (11.875+11.688+13.666+12.22) + (15.438+15.75) = 19.575 + 49.449 + 31.188 = 100.212		348.637 Sqm.	= 9893.608 - (48.0 + 513.352 + 1399.392) = 9893.608 - 1960.744 = 7932.864
1ST FLOOR	1232.334	= 1.372+3.126+2.95 + 7.448	= 0.728+0.805+0.438 + 0.438 = 2.419	1222.467	18.0375	1204.429	6.0	= (11.875+11.25+12.928+11.425) + (15+15.75) = 47.47 + 30.75 = 78.22	= 28X35 = 21X25 = 980+ 525 = 1505 sqm		
2ND FLOOR	1243.941	= (9+9+9.675) + (1.372+3.126+2.95) + 27.675 + 7.448 = 35.123	= 0.728+0.805+0.438 + 0.438 = 2.419	1206.399	18.0375	1188.3615	6.0	= (11.875+11.25+12.928+11.425) + (15+15.75) = 47.47 + 30.75 = 78.22			
3RD FLOOR	1157.943	= (9+9+9.675) + (1.372+3.126+2.95) + 27.675 + 7.448 = 35.123	= 0.728+0.805+0.438 + 0.438 = 1.971	1120.84	18.0375	1110.018	6.0	= (11.875+11.25+12.928+11.425) = 47.47			
TYPICAL FLOOR (4TH TO 6TH)	1157.943 X 3	= (9+9+9.675) + (1.372+3.126+2.95) + 27.675 + 7.448 = 35.123 X 3	= 0.728+0.805+0.438 + 1.971 X 3	1120.84 X 3	18.0375 X 3	1110.018 X 3	6.0X3	= (11.875+11.25+12.928+11.425) = 47.47 X 3			
7TH FLOOR	780.115	= (9+9.675) + (1.372+3.126+2.95) + 18.675 + 4.322 = 22.997	= 0.728+0.805+0.438 + 1.971	755.147	18.0375	744.323	6.0	= (11.875+11.25+12.928+11.425) = 47.47			
TOTAL	= 10301.081	302.592	14.693	9983.796	90.188	9893.608	48.0	513.352	= 1505 sqm	1399.392 Sqm.	7932.864 Sqm.

CAR PARKING CALCULATION :-

FLOOR MKD.	TOTAL COVERED AREA OF FLAT IN EACH FLOOR	TOTAL
1ST & 2ND & 7TH FL.	140.09 + 401.01 + 409.41 sqm = 950.51 SQM	
TYPICAL	985.08 sqm x 3 = 3940.32 sqm	4890.83 Sqm.

COMMERCIAL AREA = (GR) 598.30 SQM + (1ST) 985.335 + (2ND) 642.869 SQM = 2226.506 SQM

TOTAL NO. OF FLAT - 1ST & 2ND = 2 + 5 = 7 NO.S
 TYPICAL = 11 X 4 = 44 NO.S
 7TH = 4 NO.S
 = 55 NO.S FLAT

REQUIREMENT OF CAR :-
 = UPTO 600 / 150 = 4 NO.S CAR
 = UPTO 4890.83 - 600 / 140 = 30.65 NO.S = SAY 31 NO.S

TOTAL NO OF CARS = 35

COMMERCIAL AREA = (GR) 598.30 SQM + (1ST) 985.335 + (2ND) 642.869 SQM = 2226.506 SQM / 100 = 22.26 NO.S CAR = SAY 22 NO.S

REQUIRED NO. OF CAR PARKING = 35 + 22 = 57 NO.S
 PROVIDED NO. OF CAR PARKING = 28 NO.S (BASEMENT) + 21 NO.S (G.R.) + 10 NO.S (OPEN) = 59 NO.S

PROVIDED COVERED PARKING AREA = 1399.392 Sqm.
 PROPOSED F.A.R. = 7932.864 Sqm / 2647.94 SQM = 2.995
 PROVIDED SERVICE AREA = 269.124 SQM

L.B.S DECLARATION

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF NBC BUILDING RULES 2009 AS AMENDED FROM TIME TO TIME & THAT THE SITE CONDITION INCLUDING THE ADJUTING ROAD CONFORMS WITH THE PLAN WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE AND NOT A TANK OR FLEED UP TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL. THE PLOT IS BEYOND 900.0 M FROM CL OF M BY PASS. THE CONSTRUCTION OF U.G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

SUBIR C. SANYAL
 E.S.E. NO. 007
 UNDER RAJPUR SONARPUR MUNICIPALITY
 SIGNATURE OF L.B.S.

DECLARATION OF E.S.E

THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME. CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOADS AS PER NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECTS. SOIL TESTING HAS BEEN DONE BY S.CHANDRABABU OF M.S.M.A.S OF A GARFA MAIN ROAD KOL. THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

SUBIR C. SANYAL
 E.S.E. NO. 007
 UNDER RAJPUR SONARPUR MUNICIPALITY
 SIGNATURE OF STRUCTURAL ENGINEER

for ADCO Construction Pvt. Ltd.
 Sunil Kedia
 Chartered Accountant
 SIGNATURE OF OWNER

PROJECT

PROPOSED BASEMENT + G + VII STORIED RESIDENTIAL BUILDINGS AT HOLDING NO. 1411, GARIA STATION ROAD, R.S DAG NO. 830, 831, 829, 832; WARD NO. 29, J.L. NO. 47; R.S.KHATIAN, NO. 318, 332, 12; MOUZA - BARHANS FARTABAD; P.S. - GARIA, DIST. - 24 PGS(S), UNDER RAJPUR SONARPUR MUNICIPALITY, KOLKATA - 700 084

NAME OF THE OWNER - ADCO CONS. PVT. LTD

SHEET CONTAINS:- GROUND FLOOR, SITE PLAN & KEY PLAN

GROUND FLOOR, SITE PLAN & KEY PLAN.	DRAWN - SWATI	SCALE 1:100
	DESIGNED - DATE 05.06.14	
	CHECKED - S.S.	
	APPROVED - S.S.	

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

DWG NO. 01/04

SPECIFICATIONS

- 75 TH. 1ST. CLASS BRICK SOLING IN FOUNDATION & FLOOR
- 100 TH. 1.38 (CEMENT SAND & IRON) CEMENT CONCRETE IN FOUNDATION & FLOOR
- FOUNDATION BRICK WORK WILL BE 1ST CLASS BRICK WITH 1:6 CEMENT MORTAR
- 85 TH. & 75 TH. PARTITION BRICK WORK WILL BE 1:6 CEMENT MORTAR
- 200 TH. EXTERNAL WALLS WILL BE 1:6 CEMENT MORTAR
- 25 TH. D.P.C. WILL BE 1:2 WITH PROPER WATER PROOFING COMPOUND
- R.C.C. CONC. WORK WILL BE 1:2 CEMENT SAND & STONE CHIPS
- ROOF AND LIME TERRACING WILL BE 150 TH WITH THEIR PROPER MATERIALS AND MIXING
- CEILING AND ALL R.C. PLASTER WILL BE 12mm TH. 1:4 CEMENT MORTAR
- 25 MM TH. L.P.S. FLOORING
- GRADE OF CONCRETE M-20
- ALL BUILDING MATERIALS WILL BE AS PER I.S. CODE & C.B.C. 1984

NOTE:-

- ALL DIMENSIONS ARE IN MM
- ALL EXTERNAL WALLS ARE 200 TH AND INTERNAL WALLS ARE 75 TH IF NOT STATED OTHERWISE
- SAFE BEARING CAPACITY OF SOIL 7 MTS/M ASSUMED
- DEPTH OF SEPTIC TANK AND SEMI U.G. WATER RESERVOIR WILL NOT EXCEED THE DEPTH OF BUILDING FOUNDATION
- ALL SORTS OF PRECAUTIONARY MEASURE WILL BE TAKEN AT THE TIME OF CONSTRUCTION

DOOR & WINDOW SCHEDULE

MARK.	SIZE	MARK.	SIZE
W1	1500X1200	F/D	2100X1100
W2	1200X1200	D1	1200 X1100
W3	1000X1050	D2	1050 X1100
W4	600X600	D3	800 X100

CHECKED & O.K.
 Sanyalson Associates
 09/06/2014

APPROVAL OF S.A.E

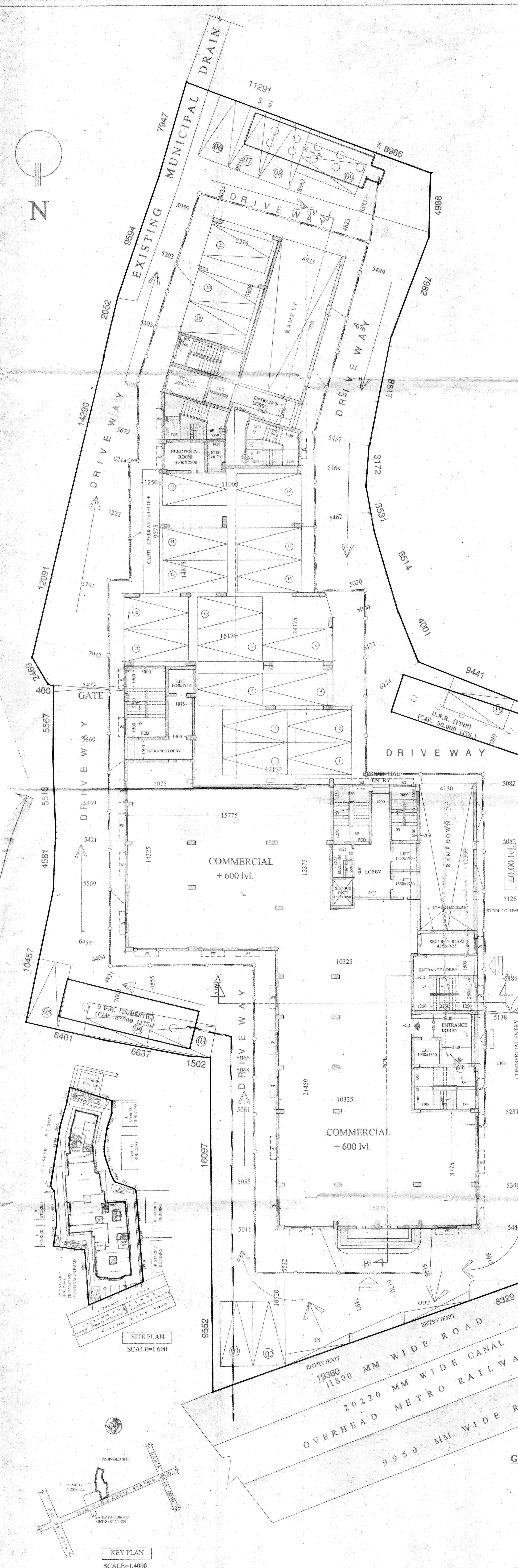
OFFICE USE ONLY

APPROVED

Plan No. 55/100/2014 Date: 13/07/2014

Valid upto: 13/07/2017

Partha Gupta
 Municipal Engineer
 RAJPUR SONARPUR MUNICIPALITY



GROUND FLOOR PLAN

EXISTING GROUND FLOOR PLAN
 SCALE = 1:500

KEY PLAN
 SCALE=1:4000

SITE PLAN
 SCALE=1:600

Striking of building materials on / beside the public roads is illegal. The Municipality may confiscate these materials as per rule.
স্ট্রাইকিং ব্লডিং ম্যাটেরিয়ালস অন / বাইদে দ্য পাবলিক রোডস ইলিগেল। দ্য ম্যুনিসিপ্যালিটি ম্যা কনফিসকেট দ্যেস ম্যাটেরিয়ালস অস পের রুল।

Transfer of occupancy right of any flat of the building before the receipt of completion certificate is illegal.
ট্রান্সফার অফ অকুপ্যান্সি রাইট অফ এনি ফ্লাট অফ দ্য ব্লডিং বিফোর দ্য রিসিভিং অফ কম্প্লিটন সার্টিফিকেট ইলিগেল।

Written information in the prescribed form is to be submitted 7 days before the commencement of construction-work as per sanctioned plan.
লিখিত তথ্য এক নির্দিষ্ট ফর্ম এ ৭ দিন আগে নির্মাণের আদিতে প্রেরিত হওয়া উচিত।
Any deviation from the sanctioned plan is illegal, and hence punishable under the Act.
কোনো বিচ্যুতি নির্মাণ পরিকল্পনা থেকে ইলিগেল, এবং এতে দণ্ডযোগ্য।
Written information is to be submitted to this authority 7 days before the commencement of construction-work.
লিখিত তথ্য নির্মাণের আদিতে প্রেরিত হওয়া উচিত।

DECLARATION

I **SRI AMAL KUMAR DAS**, son of Late Madhusudan Das, by faith Hindu, by occupation Business, residing at A/177, Ramkrishna Nagar, Garia, P.S. - Sonarpur, Kolkata - 700084, Director of **M/S. ADCO CONSTRUCTION PVT. LTD.**, a company incorporated under the provisions of the Companies Act, 1956 and having its registered office at Aparupa Apartment, Ground floor, Garia Station Road, P.O. - Garia, P.S. - Sonarpur, Kolkata - 700084, do hereby solemnly affirm and declare that:

- 1) I am the absolute owner of the plot of land having Holding No. 1411 Garia Station Road, P.O - Garia, P.S. - Sonarpur, District - South 24-pargans, Ward No.: 29, Mouja - Barhans Fartabad, JI. No. 47, Khatian No. 318, 332, 12, Dag Nos. 831, 830, 829, 832, area of land measuring 67 satak. (40 katha 8 chittack 16 sqft).
- 2) There is no Court case against the above mentioned plot of land.
- 3) If any such cases / litigations crops up the municipal authority will not be responsible / liable.
- 4) Full responsibility / Liability will be borne by me/us.

For **ADCO Construction Pvt. Ltd.**
Sunil Kumar
Chartered Accountant
DECLARANT JK

APPROVED PLAN IS RENEWED FOR
VALIDITY UNTIL 12/07/2019
& SHOULD BE USED WITHIN THIS PERIOD
DATE 29/07/2019
Associated Engineer
In-charge PWD
Rajpur-Sonarpur Municipality