

**AREA STATEMENT:-**

LAND AREA (AS PER DEED) = 1541.434 SQM. (23K-325FT.)  
 LAND AREA (AS PER PHYSICAL) = 1528.562 SQM. (22 Ka - 13 Ch - 28.441 Sqft.)  
 PERMISSIBLE F.A.R. = 2.25  
 PROPOSED F.A.R. = 1.935  
 PERMISSIBLE GROUND COVERAGE @ 50% = 764.281 Sqm.  
 PERMISSIBLE AREA AS PER F.A.R. = 2.25 x 1528.562 = 3439.264 SQM.  
 WIDTH OF THE ROAD = 11.75 M  
 PERMISSIBLE BUILDING HEIGHT = 16.8 M  
 PROPOSED BUILDING HEIGHT = 16.4 M  
 PROVIDED SERVICE AREA = 83.1618 SQM.  
 NO. OF FLATS = 37  
 TOTAL NO. OF PARKING PROVIDED = 24

**PROPOSED:-**

**GROUND COVERAGE:-**

BLOCK MKD	GROUND COVERAGE WITH DUCT (Sq.m.)	DUCT AREA (Sq.m.)	GROUND COVERAGE WITHOUT DUCT (Sq.m.)	TOTAL
BLOCK - 1	237.258	nil	237.258	= 750.168 Sqm.
BLOCK - 2	525.823	12.913	512.91	(49.076%)

BLOCK	FLOOR MKD	TOTAL AREA	DUCT	LEFT WELL	STAIR	SHAFT	ACTUAL AREA WITHOUT (LIFT+DUCT)	RESI. MANDATORY STAIR AREA (INSIDE)	COMM. MANDATORY STAIR AREA (INSIDE)	LIFT LOBBY AREA	AREA EXCLUDING LIFT LOBBY + STAIR AREA (G+IV)	ACTUAL RESIDENTIAL AREA	COMMERCIAL AREA	PERM. PROVIDED	DUCTABLE AREA	PERM. PROVIDED	F.A.R. CALCULATION (Q=(I+J)/LAND AREA)	
BLOCK 1	GROUND FLOOR	234.681	-	-	-	-	234.681	13.835	10.420	1.721	208.905	127.789	200.380	58.531 sqm.	58.531 sqm.	6.675 X 3 = 20.019	1.675 X 3 = 5.025	
	FIRST FLOOR	232.273	2.39	0.7	0.506	228.677	13.635	13.635	10.420	1.721 X 3 = 5.163	203.5 X 3 = 610.5	-590.16	nil	575 sqm.	58.531 sqm.	6.675 X 3 = 20.019	1.675 X 3 = 5.025	
BLOCK 2	GROUND FLOOR	523.033	12.913	-	-	-	510.12	26.730	10.420	4.702	478.688	450.383 X 4 = 1801.532	328.169	357.932 sqm.	357.932 sqm.	15.514 X 4 = 62.059	4.375 X 4 = 17.5	
	TYPICAL FLOOR	517.160 X 4 = 2068.640	51.652 X 4 = 206.608	119.14	1.871 X 4 = 7.484	497.591 X 4 = 1990.364	106.92	26.730 X 4 = 106.92	10.420	4.702 X 4 = 18.808	456.159 X 4 = 1804.636	-1801.532	328.169	357.932 sqm.	357.932 sqm.	15.514 X 4 = 62.059	4.375 X 4 = 17.5	
TOTAL FL. AREA		3725.983	64.565	28.70	2.8	9.508	3620.41	201.825	10.420	32.115	3376.05	2391.692	328.169	875 sqm.	416.463 sqm.	416.463 sqm.	82.078	23.125

TOTAL FLOOR AREA INCLUDING C.B. = 3620.41 + 23.125 = 3643.535

USES	TOTAL AREA / FLOOR	NO. OF FLOOR	TOTAL AREA	REQUIRED PARKING		PARKING PROVIDED		TOTAL NO.	
				NO.	AREA	NO.	AREA		
RESIDENTIAL AREA									
BL=1	196.720	196.720 X 3	590.16	2391.692 / 120 = 19.930 SAY 20	23 X 25 = 575	24	416.463 sqm.	416.463 sqm.	24
BL=2	450.383	450.383 X 4	1801.532						
COMMERCIAL AREA / MERCENTILE	GR. - 127.789		328.169	328.169/100 = 3.281 SAY 3					
RETAIL	1ST. - 200.380								
FOR OTHER USES									
GRAND TOTAL						575 sqm.	416.463 sqm.	416.463 sqm.	24

**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 PLAN 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

**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 CHANDRA SANYAL  
 B. C. E., A. M. I., STRUCT. E. (I)  
 E. S. E. NO. 240, CLASS-I  
 E. S. E. NO. 007, CLASS-I  
 RAIPUR-SONARPUR MUNICIPALITY  
 SIGNATURE OF E.B.A.

**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 CHANDRA SANYAL  
 B. C. E., A. M. I., STRUCT. E. (I)  
 E. S. E. NO. 240, CLASS-I  
 E. S. E. NO. 007, CLASS-I  
 RAIPUR-SONARPUR MUNICIPALITY  
 SIGNATURE OF STRUCTURAL ENGINEER (E.S.E. NO. 007)

**SIGNATURE OF GEOTECHNICAL ENGINEER**

FOR & AS CONSTITUTED ATTORNEY OF  
 M/S BETA PROPERTIES PVT. LTD.  
 REPRESENTED BY ITS DIRECTORS  
 AGNIDIP TO TARAFDER  
 CHAITALI TARAFDER  
 ASINDAM TARAFDER  
 FOR & AS CONSTITUTED ATTORNEY OF  
 SUSANTA DAS  
 PROSANTA DAS  
 PRATIMA MOHANTY  
 KALPANA DAS  
 SADANANDA DAS  
 SIGNATURE OF OWNER

SUBIR CHANDRA SANYAL  
 B. C. E., A. M. I., STRUCT. E. (I)  
 E. S. E. NO. 240, CLASS-I  
 E. S. E. NO. 007, CLASS-I  
 RAIPUR-SONARPUR MUNICIPALITY  
 SIGNATURE OF E.B.A.

**PROJECT**  
 PROPOSED G + IV STORIED RESIDENTIAL BUILDING  
 AT AT HOLDING NO. 167, KUMRAKHALI,  
 R.S.DAG NO. - 1523  
 L.R. DAG NO. - 1594, 1595, 1598, 1602.  
 R.S. KHATIAN NO. - 1585  
 L.R. KHATIA NO. - 1224, 1311, 508/1, 1217, 902/1,  
 J.L. NO. - 48  
 WARD NO. - 27  
 MOUZA- KUMRAKHALI  
 P.S.-SONARPUR,  
 DIST.-24PGS.(S),  
 UNDER RAJPUR SONARPUR MUNICIPALITY

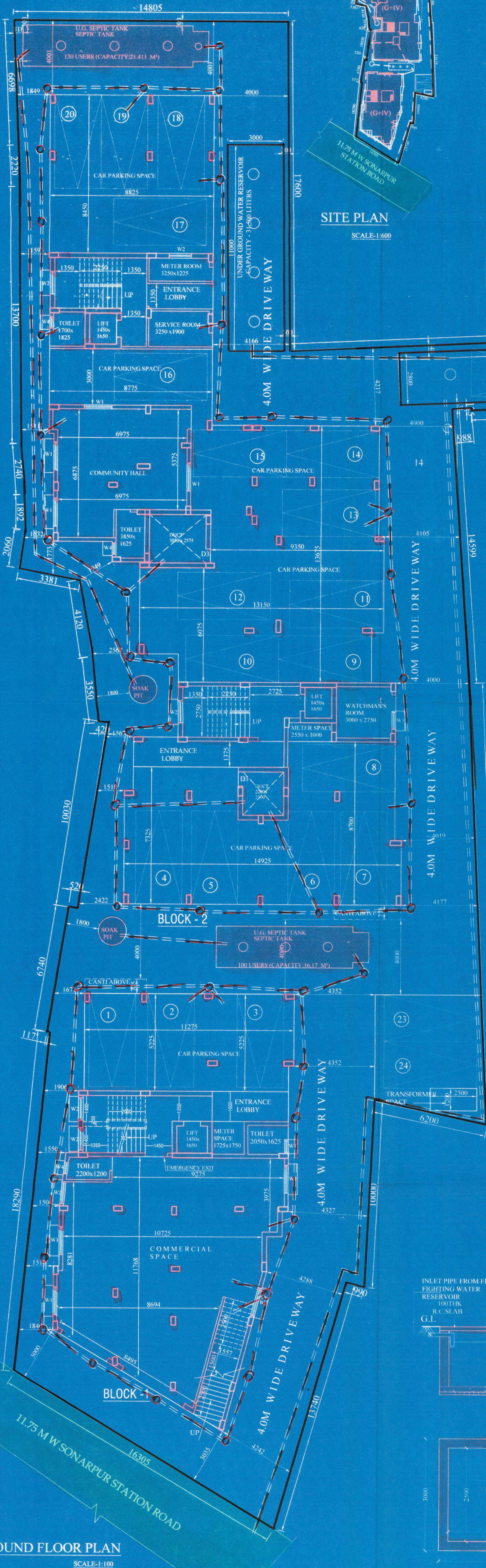
NAME OF OWNER: BETA PROPERTIES PVT. LTD. & OTHERS  
 DRAWN - SUPARNA  
 DESIGNED - SUPARNA  
 CHECKED - SUPARNA  
 APPROVED - SUPARNA  
 SCALE - 1:100  
 DATE - 17.12.2016  
 JOB NO

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

DWG NO. - 01/03 GROUND FLOOR REV

Checked by  
 Local Office, Rajpur Sonarpur Municipality  
 RAIPUR-SONARPUR MUNICIPALITY

APPROVAL OF S.A.E  
 OFFICE USE ONLY  
 APPROVED  
 Plan No. 318/06/27/40 Date: 06/04/2017  
 Valid upto: 06/04/2022  
 Partha Gupta  
 Municipal Engineer  
 RAIPUR-SONARPUR MUNICIPALITY  
 Dr. Pallab Das  
 Chairman  
 RAIPUR-SONARPUR MUNICIPALITY

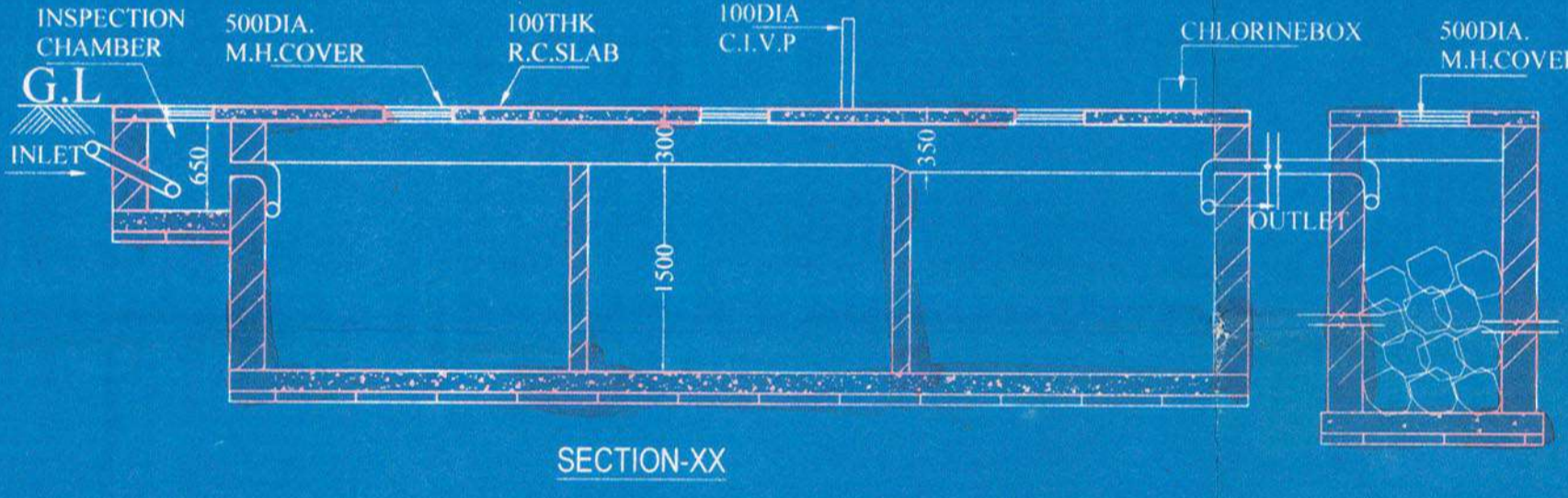


**GROUND FLOOR PLAN**  
 SCALE: 1:100

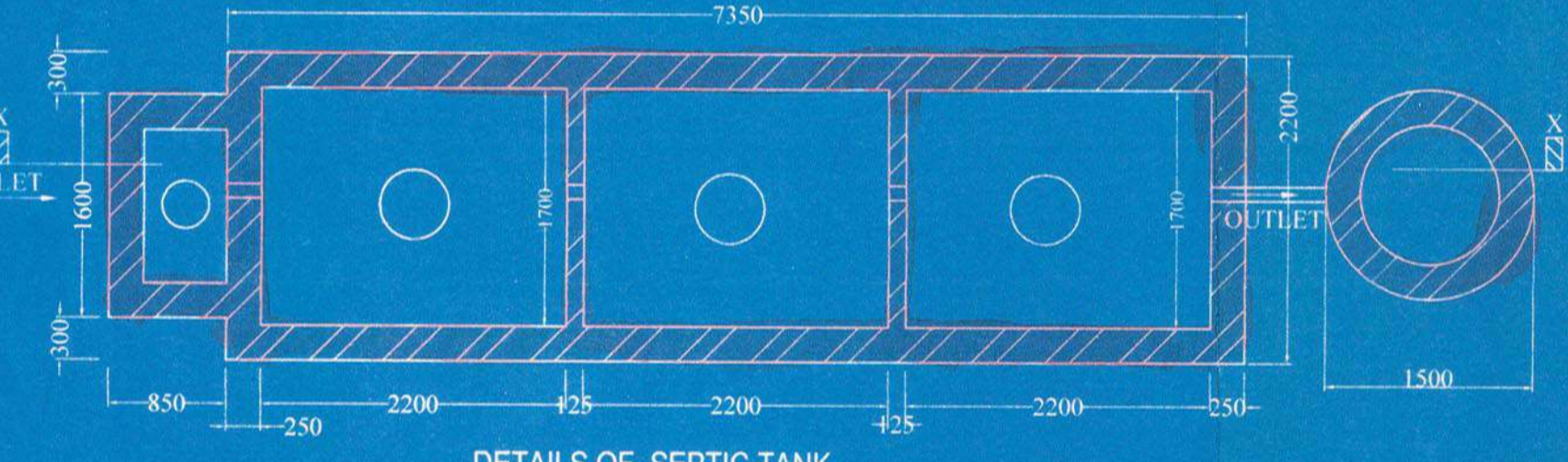
**SITE PLAN**  
 SCALE: 1:600

**DOOR & WINDOW SCHEDULE**

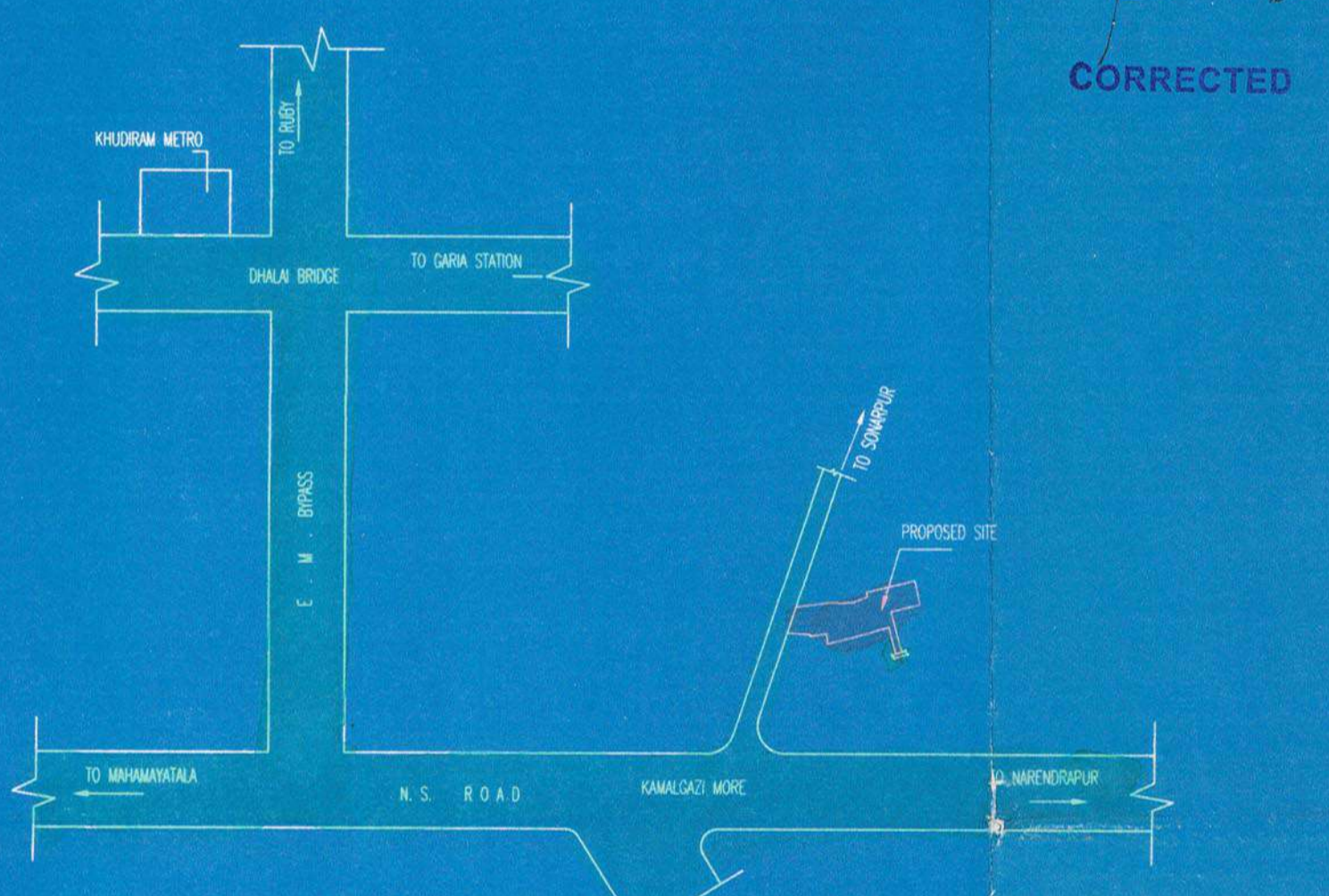
MARK.	SIZE	MARK.	SIZE
W1	1500X1350	F/D	2100X2100
W2	1200X1350	D1	1050 X 2100
W3	900X1350	D2	900 X 2100
W4	600X600	D3	800X2100
		D4	750X2100



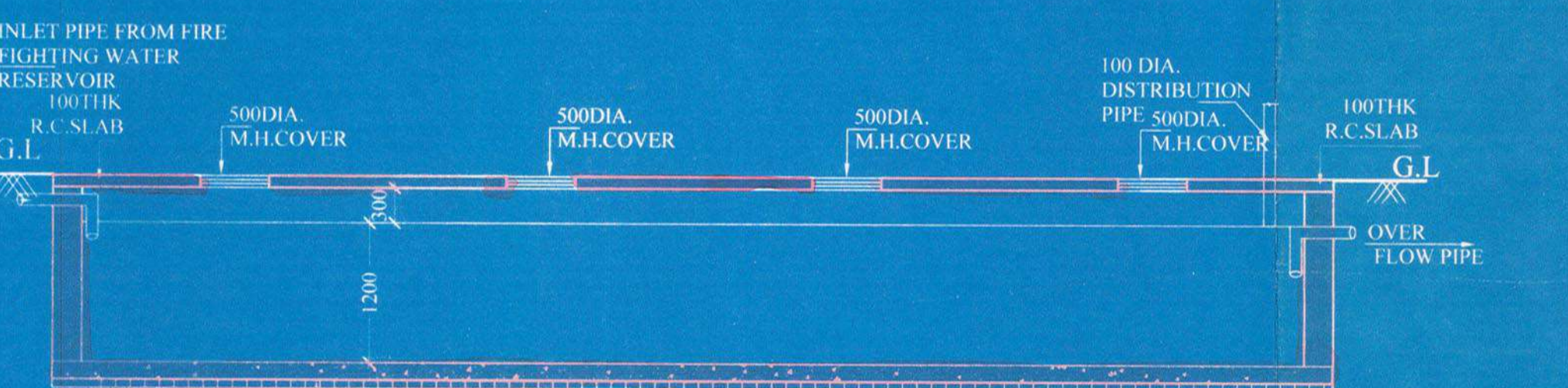
SECTION-XX



DETAILS OF SEPTIC TANK  
 100 USERS (CAPACITY: 18.17 M³)  
 SCALE: 1:50



**LOCATION PLAN**  
 SCALE: 1:4000



SECTION Y-Y  
 150 THK. P.C.C. COVER 75 THK. F.B.S.

**DETAIL OF U. G. WATER RESERVOIR (FOR DOMESTIC)**  
 (CAPACITY- 31,500 LITERS)  
 SCALE: 1:50