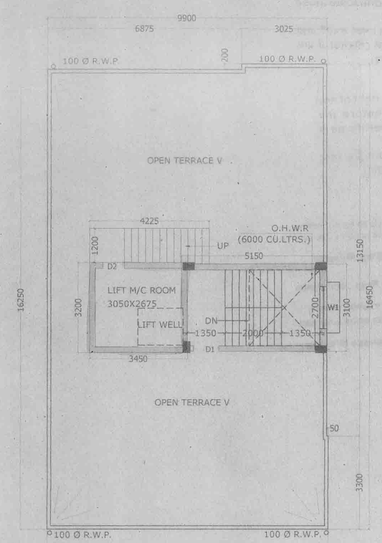
LAND AREA AS PER DEED = 1225.55 Sqm (18K.- 05CH.)
LAND AREA AS PER PHYSICAL MEASUREMENTS = 1226.49 Sqm (18K.-05CH.-17SFT.)
FREE GIFTING AREA = 16.82 Sqm
NET LAND AREA = 1209.67 Sqm
PERMISSIBLE GROUND COVERAGE @ 50.00% = 604.84 Sqm.
PROPOSED GROUND COVERAGE = 604.30 Sqm. = 49.96%
ROAD WIDTH = 10.10 M.
PERMISSIBLE F. A. R. = 2.5
PERMISSIBLE TOTAL FLOOR AREA= 1209.67 X 2.5 = 3024.17 Sqm
PROPOSED TOTAL FLOOR AREA = 2748.74 Sqm
TOTAL NOS OF FLATS BLOCKS (A+B) = 20+8 = 28 NOS.

AREA OF LAND AS PER DEED = 1225.55 SQM. (18K. - 05CH.)
AREA OF LAND [AS PER PHYSICAL MEASUREMENT] = 1226.49 SQ.M.(18K. - 05CH. - 17SQ.FT)
FREE GIFTING AREA = 16.82 Sqm
NET AREA OF LAND = 1209.67 Sqm
PERMISSIBLE GROUND COVERAGE @ 50.00% = 604.84 Sqm.
PROPOSED GROUND COVERAGE = 599.16 Sqm. = 49.53%
ABUTTING ROAD WIDTH = 10.10 M.
PERMISSIBLE F. A. R. = 2.5
PERMISSIBLE HEIGHT OF BUILDING - 18.0 M.
PROPOSED HEIGHT OF BUILDING - 18.0 M.
PERMISSIBLE TOTAL FLOOR AREA FOR F.A.R. CALCULATION = 1209.67 X 2.5 = 3024.17 Sqm
TOTAL NOS OF FLATS BLOCKS (A+B) = 30+8 = 38 NOS.

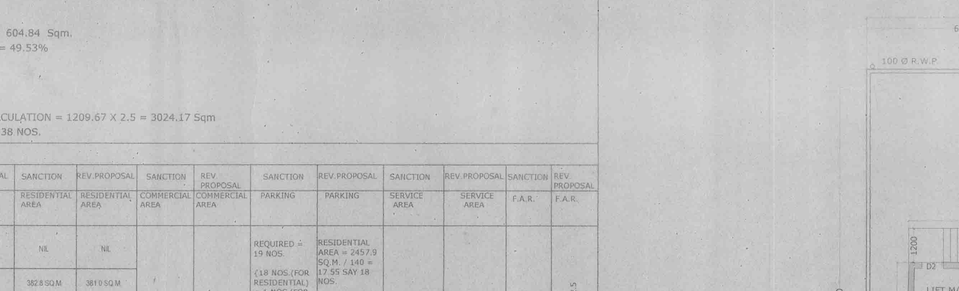
BLOCK-WISE AREA CALCULATION:-

ALL BLOCKS	SANCTION TOTAL AREA (WITHOUT DUCT) (SQ.M.)	REV.PROPOSAC TOTAL AREA (WITHOUT DUCT) (SQ.M.)	SANCTION LIFT WELL & STAIR DUCT (SQ.M.)	REV.PROPOSAL LIFT WELL & STAIR DUCT (SQ.M.)	SANCTION ACTUAL AREA (EXCLUDING LIFT/ STAIR WELL) (SQ.M.)	REV.PROPOSAL ACTUAL AREA (EXCLUDING LIFT/ STAIR WELL) (SQ.M.)	SANCTION LIFT LOBBY AREA (SQ.M.)	REV. PROPOSAL LIFT LOBBY AREA (SQ.M.)	SANCTION STAIR WELL AREA (SQ.M.)	REV.PROPOSAL STAIR WELL AREA (SQ.M.)	SANCTION AREA EXCLUDING LIFT/LIFT LOBBY/STAIR.	REV.PROPOSAL AREA EXCLUDING LIFT/LIFT LOBBY/STAIR.	SANCTION CORRIDOR/ ADDITIONAL LOBBY AREA	REV.PROPOSAL CORRIDOR/ ADDITIONAL LOBBY AREA	SANCTION RESIDENTIAL AREA	REV.PROPOSAL RESIDENTIAL AREA	SANCTION COMMERCIAL AREA	REV. PROPOSAL COMMERCIAL AREA	SANCTION PARKING	REV.PROPOSAL PARKING	SANCTION SERVICE AREA	REV.PROPOSAL SERVICE AREA	SANCTION F.A.R.	REV. PROPOSAL F.A.R.
BLOCK "A"																										
GROUND FLOOR	437.37 SQ.M.	437.52 SQ.M.	NIL	NIL	437.37 SQ.M.	437.52 SQ.M.	6.9 SQ.M.	3.07 SQ.M.	25.74 SQ.M.	25.38 SQ.M.	405.93 SQ.M.	405.07 SQ.M.	NIL	NIL	NIL	NIL	98.51 SQ.M.	97.025 SQ.M.	REQUIRED = 19 NOS. (18 NOS.(FOR RESIDENTIAL) + 1 NOS.(FOR COMMERCIAL)) AREA= 19 X 25 = 475 SQ.M. (PERMISSIBLE) PROPOSED = 19 NOS. AREA= 312.69 SQM. (PROVIDE)	RESIDENTIAL AREA = 2457.9 SQ.M. / 140 = 17.55 SAY 18 NOS. COMMERCIAL AREA = 97.025 SQ.M. (ONE PARKING EVERY 100 SQ.M. OF FLOOR AREA). TOTAL REQUIRED = 19 NOS. (18 NOS.(FOR RESIDENTIAL) + 1 NOS.(FOR COMMERCIAL)) AREA= 19 X 25 = 475 SQ.M. (PERMISSIBLE) PROPOSED = 19 NOS. AREA= 313.598 SQM. (PROVIDE)	85.52 SQ.M.	74.598 SQ.M.	2.272	2.318
1ST FLOOR	437.37 SQ.M.	437.52 SQ.M.	6.53 SQ.M.	2.22 SQ.M.	430.84 SQ.M.	435.3 SQ.M.	6.9 SQ.M.	3.07 SQ.M.	25.74 SQ.M.	25.38 SQ.M.	399.1 SQ.M.	406.85 SQ.M.	16.3 SQ.M.	25.85 SQ.M.	382.8 SQ.M.	381.0 SQ.M.										
2ND FLOOR	437.37 SQ.M.	437.52 SQ.M.	6.53 SQ.M.	2.22 SQ.M.	430.84 SQ.M.	435.3 SQ.M.	6.9 SQ.M.	3.07 SQ.M.	25.74 SQ.M.	25.38 SQ.M.	399.1 SQ.M.	406.85 SQ.M.	16.3 SQ.M.	25.85 SQ.M.	382.8 SQ.M.	381.0 SQ.M.										
3RD FLOOR	437.37 SQ.M.	437.52 SQ.M.	6.53 SQ.M.	2.22 SQ.M.	430.84 SQ.M.	435.3 SQ.M.	6.9 SQ.M.	3.07 SQ.M.	25.74 SQ.M.	25.38 SQ.M.	399.1 SQ.M.	406.85 SQ.M.	16.3 SQ.M.	25.85 SQ.M.	382.8 SQ.M.	381.0 SQ.M.										
4TH FLOOR	437.37 SQ.M.	437.52 SQ.M.	6.53 SQ.M.	2.22 SQ.M.	430.84 SQ.M.	435.3 SQ.M.	6.9 SQ.M.	3.07 SQ.M.	25.74 SQ.M.	25.38 SQ.M.	399.1 SQ.M.	406.85 SQ.M.	16.3 SQ.M.	25.85 SQ.M.	382.8 SQ.M.	381.0 SQ.M.										
5TH FLOOR	437.37 SQ.M.	437.52 SQ.M.	6.53 SQ.M.	2.22 SQ.M.	430.84 SQ.M.	435.3 SQ.M.	6.9 SQ.M.	3.07 SQ.M.	25.74 SQ.M.	25.38 SQ.M.	399.1 SQ.M.	406.85 SQ.M.	16.3 SQ.M.	25.85 SQ.M.	382.8 SQ.M.	381.0 SQ.M.										
TOTAL	2624.22 SQ.M.	2625.12 SQ.M.	32.65 SQ.M.	11.1 SQ.M.	2581.57 SQ.M.	2614.02 SQ.M.	38.8 SQ.M.	18.42 SQ.M.	154.44 SQ.M.	152.28 SQ.M.	2401.13 SQ.M.	2443.32 SQ.M.	81.5 SQ.M.	129.25 SQ.M.	1914.0 SQ.M.	1905.0 SQ.M.										
BLOCK "B"																										
GROUND FLOOR	138.97 SQ.M.	137.26 SQ.M.	NIL	NIL	138.97 SQ.M.	137.26 SQ.M.	2.0 SQ.M.	2.39 SQ.M.	12.69 SQ.M.	12.85 SQ.M.	124.28 SQ.M.	122.02 SQ.M.	NIL	NIL	NIL	NIL										
1ST FLOOR	138.97 SQ.M.	137.26 SQ.M.	2.2 SQ.M.	2.08 SQ.M.	136.77 SQ.M.	135.18 SQ.M.	2.0 SQ.M.	2.39 SQ.M.	12.69 SQ.M.	12.85 SQ.M.	122.08 SQ.M.	119.94 SQ.M.	0.93 SQ.M.	NIL	121.15 SQ.M.	119.94 SQ.M.										
2ND FLOOR	154.87 SQ.M.	161.64 SQ.M.	2.2 SQ.M.	2.08 SQ.M.	152.67 SQ.M.	159.56 SQ.M.	2.0 SQ.M.	2.39 SQ.M.	12.69 SQ.M.	12.85 SQ.M.	137.98 SQ.M.	144.32 SQ.M.	0.93 SQ.M.	NIL	137.05 SQ.M.	144.32 SQ.M.										
3RD FLOOR	154.87 SQ.M.	161.64 SQ.M.	2.2 SQ.M.	2.08 SQ.M.	152.67 SQ.M.	159.56 SQ.M.	2.0 SQ.M.	2.39 SQ.M.	12.69 SQ.M.	12.85 SQ.M.	137.98 SQ.M.	144.32 SQ.M.	0.93 SQ.M.	NIL	137.05 SQ.M.	144.32 SQ.M.										
4TH FLOOR	154.87 SQ.M.	161.64 SQ.M.	2.2 SQ.M.	2.08 SQ.M.	152.67 SQ.M.	159.56 SQ.M.	2.0 SQ.M.	2.39 SQ.M.	12.69 SQ.M.	12.85 SQ.M.	137.98 SQ.M.	144.32 SQ.M.	0.93 SQ.M.	NIL	137.05 SQ.M.	144.32 SQ.M.										
TOTAL	742.85 SQ.M.	759.44 SQ.M.	8.8 SQ.M.	8.32 SQ.M.	733.75 SQ.M.	751.12 SQ.M.	10.0 SQ.M.	11.95 SQ.M.	63.45 SQ.M.	64.25 SQ.M.	660.3 SQ.M.	674.92 SQ.M.	3.72 SQ.M.	NIL	532.3 SQ.M.	552.9 SQ.M.										
TOTAL AREA BLOCKS (A+B)	3366.77 SQ.M.	3384.56 SQ.M.	41.45 SQ.M.	19.42 SQ.M.	3325.32 SQ.M.	3365.14 SQ.M.	48.0 SQ.M.	30.37 SQ.M.	217.89 SQ.M.	216.53 SQ.M.	3061.43 SQ.M.	3118.24 SQ.M.	85.22 SQ.M.	129.25 SQ.M.	2446.3 SQ.M.	2457.9 SQ.M.	98.51 SQ.M.	97.025 SQ.M.	312.69 SQM.	313.598 SQM.	85.52 SQ.M.	74.598 SQ.M.	2.272	2.318		

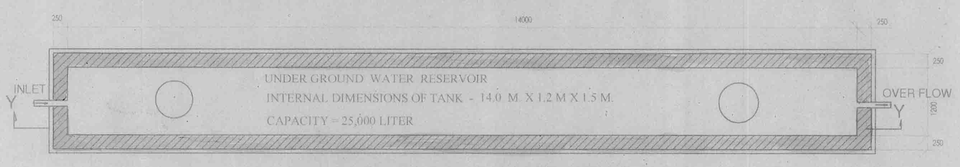


ROOF PLAN
BLOCK - B
SCALE 1:100

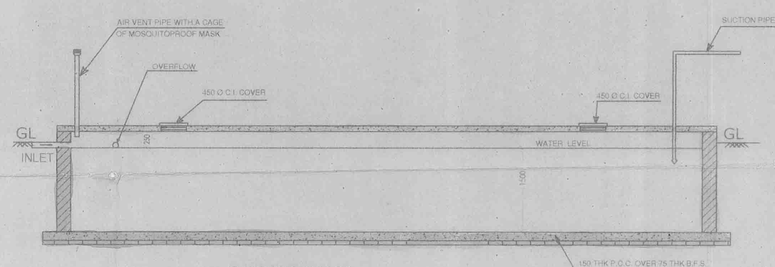
GROUND FLOOR PLAN
SCALE 1:100



SECTION- YY
SCALE 1:50



PLAN OF S.U.G.WATER RESERVOIR
SCALE 1:50



SECTION-XX
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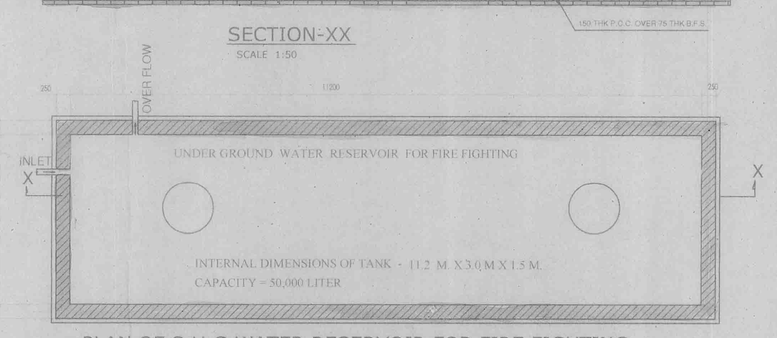
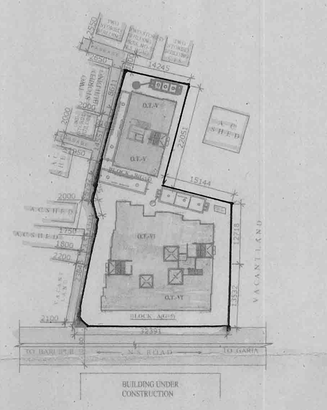
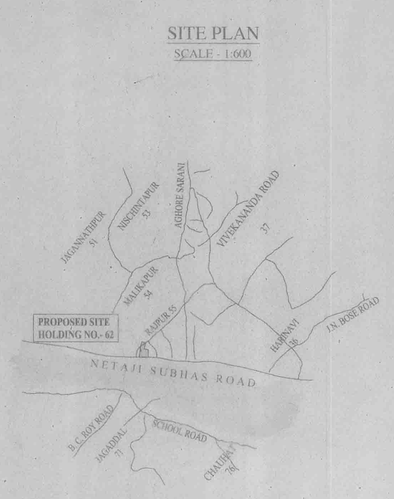


PLAN OF S.U.G.WATER RESERVOIR FOR FIRE FIGHTING
SCALE 1:50



SITE PLAN
SCALE - 1:600



LOCATION PLAN
SCALE - 1:4000

DETAIL SPECIFICATION OF BUILDING

1. ALL DIMENSIONS ARE IN mm UNLESS MENTIONED OTHERWISE.
2. THE DEPTH OF SEPTIC TANK & S.U.G. WATER RESERVOIR SHOULD NOT EXCEED THAT OF THE BUILDING FOUNDATION.
3. ALL EXTERNAL WALLS ARE 200 THK. IN BRICK MASONRY (1:6) UNLESS OTHERWISE MENTIONED.
4. ALL PARTITION WALLS (INTERNAL) ARE 75 mm THK. IN BRICK MASONRY (1:4) UNLESS OTHERWISE MENTIONED.
5. GRADE OF CONCRETE IS M20, CONFORMING TO IS 456-2000.
6. GRADE OF STEEL SHALL BE HYSD BARS, Fe-415.
7. PLAIN CEMENT CONCRETE SHALL BE OF M10 GR.
8. 20 THK EXTERIOR PLASTER WITH 1:6 CEMENT SAND MORTAR.
9. 12 THK INTERIOR PLASTER WITH 1:4 CEMENT SAND MORTAR.
10. ALL CHAJJAS & OTHER PROJECTIONS SHALL BE 500 WIDE.
11. 25 THK DAMP PROOF COURSE WITH 1:2:4 CEMENT CONCRETE WITH WATER PROFING COMPOUND OVER ALL WALLS AT PLINTH LEVEL.

SCHEDULE OF DOORS & WINDOWS

MARKED	SIZE	MARKED	SIZE
D	1000 X 2100	W1	1800 X 1200
D1	900 X 2100	W2	1500 X 1200
D2	750 X 2100	W3	1200 X 1200
		W4	900X900
		W5	600 X 600
		W6	1000 X 1200
		W7	750 X 900

DECLARATION OF E.B.A

I DO HEREBY CERTIFY WITH FULL RESPONSIBILITY THAT THE THE WEST BENGAL MUNICIPAL BUILDING RULES, 2007 AS AMENDED FROM TIME TO TIME.
THAT THE SITE CONDITIONS INCLUDING THE WIDTH OF THE ABUTTING ROAD CONFORM WITH THE PLAN, AND IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK.
THE PROPERTY LINE HAS BEEN DEMARCATED BY BOUNDARY WALL.

MIHIR KANTI GHOSH
RAJPUR SONARPUR MUNICIPALITY
814 / RUPSONEBA / 2015-16
20 AVENUE SOUTH SANTOSHPUR, KOL-75
B. ARCH, CA / 77/3664
Ph.: 98304 03937
SIGNATURE OF E.B.E.

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 NATIONAL BUILDING CODE OF INDIA AND CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECTS.

SUTRIPTA SEN ROY
RAJPUR SONARPUR MUNICIPALITY
ESE-604
2/76A, BIJOYGARH, KOLKATA-32
BE (Civil) ME (Structure)
Ph.:9163175552
SIGNATURE OF S.A.E.

PLEASANT HOMES
Partner
SIGNATURE OF THE OWNER(S)

CONSULTANTS
SAYUZ TECHNOLOGIES
87C, IBRAHIMPUR ROAD, KOLKATA-700032.
Mob. - 91431-75552
Email : sayuz@ymail.com

PROJECT

REVISED PROPOSAL RESIDENTIAL CUM COMMERCIAL BUILDING AT HOLDING NO.- 62, N.S.ROAD, R.S DAG NO - 625, KHATIAN NO - 554, J.L. NO.- 55, MOUZA- RAJPUR, WARD NO. -26, UNDER RAJPUR SONARPUR MUNICIPALITY, KOLKATA.

TITLE

GROUND FLOOR PLAN, S.U.G.W.RESERVOIR, SITE PLAN , KEY PLAN, ETC.
BLOCKS - A & B

DATE	0	1 10.12.2015	2	3
DRAWN BY				
CHECKED BY	S. SEN ROY	SCALE	1:100,600,4000 U.N.O	
DRAWING NO.	NARAYAN_62_RSM_ARCH_01/02			

APPROVAL OF S.A.E

CHECKED & OK
S.A.E.
23/12/15.

RAJPUR-SONARPUR MUNICIPALITY ESTD-1876

APPROVED
Plan No. 1363/Rev/28/26/32 Date 04/01/2016
Valid Upto 04/01/2019
4/01/16
Partha Gupta
Municipal Engineer
04.01.16
Dr. Pallab Das
Chairman
RAJPUR-SONARPUR MUNICIPALITY