



**AREA STATEMENT:-**  
 AREA OF LAND (WITH OUT POND) = 92 DECIMAL, I.e. = 3726.50 SQ.M.  
 PROPOSED GROUND COVERAGE = 60.222 % I.e. 2244.21 SQ.M.  
 PROPOSED HEIGHT OF THE BUILDING - 14.25 M. (PLINTH + 0.60 M.)

**BLOCK - 1:-**  
 PROPOSED GROUND COVERAGE = 345.36 SQ.M.  
 PROPOSED HEIGHT OF THE BUILDING - 14.25 M. (PLINTH + 0.60 M.)

**BUILT UP AREA (BLOCK - 1):-**  
 GROUND FLOOR AREA = 321.96 SQ.M.  
 COMMERCIAL AREA = 63.51 SQ.M.  
 RESIDENTIAL SERVICE AREA = 55.38 SQ.M.  
 TENANT ALLOCATION AREA = 73.07 SQ.M.  
 FIRST FLOOR AREA = 343.20 SQ.M.  
 COMMERCIAL AREA = 320.82 SQ.M.  
 RESIDENTIAL SERVICE AREA = 22.84 SQ.M.  
 SECOND FLOOR AREA = 334.95 SQ.M. (RESIDENTIAL)  
 THIRD FLOOR AREA = 334.95 SQ.M. (RESIDENTIAL)  
 FOURTH FLOOR AREA = 334.95 SQ.M. (RESIDENTIAL)  
 TOTAL BUILT UP AREA = 1476.01 SQ.M.

**BLOCK - 2:-**  
 PROPOSED GROUND COVERAGE = 350.00 SQ.M.  
 PROPOSED HEIGHT OF THE BUILDING - 14.25 M. (PLINTH + 0.60 M.)

**BUILT UP AREA (BLOCK - 2):-**  
 GROUND FLOOR AREA = 320.04 SQ.M.  
 COMMERCIAL AREA = 129.22 SQ.M.  
 RESIDENTIAL SERVICE AREA = 138.62 SQ.M.  
 PARKING = 22.90 SQ.M.  
 FIRST FLOOR AREA = 342.43 SQ.M.  
 COMMERCIAL AREA = 317.71 SQ.M.  
 RESIDENTIAL SERVICE AREA = 24.72 SQ.M.  
 SECOND FLOOR AREA = 342.43 SQ.M. (RESIDENTIAL)  
 THIRD FLOOR AREA = 342.43 SQ.M. (RESIDENTIAL)  
 FOURTH FLOOR AREA = 342.43 SQ.M. (RESIDENTIAL)  
 TOTAL BUILT UP AREA = 1558.56 SQ.M.

**BLOCK - 3:-**  
 PROPOSED GROUND COVERAGE = 411.38 SQ.M.  
 PROPOSED HEIGHT OF THE BUILDING - 14.25 M. (PLINTH + 0.60 M.)

**BUILT UP AREA (BLOCK - 3):-**  
 GROUND FLOOR AREA = 385.08 SQ.M.  
 COMMERCIAL AREA = 153.09 SQ.M.  
 RESIDENTIAL SERVICE AREA = 281.18 SQ.M.  
 PARKING = 22.90 SQ.M.  
 FIRST FLOOR AREA = 408.24 SQ.M. (RESIDENTIAL)  
 SECOND FLOOR AREA = 408.24 SQ.M. (RESIDENTIAL)  
 THIRD FLOOR AREA = 408.24 SQ.M. (RESIDENTIAL)  
 FOURTH FLOOR AREA = 408.24 SQ.M. (RESIDENTIAL)  
 TOTAL BUILT UP AREA = 1732.52 SQ.M.

**BLOCK - 4:-**  
 PROPOSED GROUND COVERAGE = 383.30 SQ.M.  
 PROPOSED HEIGHT OF THE BUILDING - 14.25 M. (PLINTH + 0.60 M.)

**BUILT UP AREA (BLOCK - 4):-**  
 GROUND FLOOR AREA = 320.98 SQ.M.  
 COMMERCIAL AREA = 50.89 SQ.M.  
 RESIDENTIAL SERVICE AREA = 15.22 SQ.M.  
 TENANT ALLOCATION AREA = 53.09 SQ.M.  
 PARKING = 22.90 SQ.M.  
 FIRST FLOOR AREA = 383.30 SQ.M. (COMMUNITY HALL)  
 SECOND FLOOR AREA = 378.48 SQ.M. (RESIDENTIAL)  
 THIRD FLOOR AREA = 378.48 SQ.M. (RESIDENTIAL)  
 FOURTH FLOOR AREA = 378.48 SQ.M. (RESIDENTIAL)  
 TOTAL BUILT UP AREA = 1639.84 SQ.M.

**BLOCK - 5:-**  
 PROPOSED GROUND COVERAGE = 371.04 SQ.M.  
 PROPOSED HEIGHT OF THE BUILDING - 14.25 M. (PLINTH + 0.60 M.)

**BUILT UP AREA (BLOCK - 5):-**  
 GROUND FLOOR AREA = 339.18 SQ.M.  
 COMMERCIAL AREA = 83.03 SQ.M.  
 RESIDENTIAL SERVICE AREA = 68.25 SQ.M.  
 PARKING = 22.90 SQ.M.  
 FIRST FLOOR AREA = 359.18 SQ.M. (RESIDENTIAL)  
 SECOND FLOOR AREA = 359.18 SQ.M. (RESIDENTIAL)  
 THIRD FLOOR AREA = 359.18 SQ.M. (RESIDENTIAL)  
 FOURTH FLOOR AREA = 359.18 SQ.M. (RESIDENTIAL)  
 TOTAL BUILT UP AREA = 1445.80 SQ.M.

**BLOCK - 6:-**  
 PROPOSED GROUND COVERAGE = 188.18 SQ.M.  
 PROPOSED HEIGHT OF THE BUILDING - 14.25 M. (PLINTH + 0.60 M.)

**BUILT UP AREA (BLOCK - 6):-**  
 GROUND FLOOR AREA = 170.60 SQ.M.  
 COMMERCIAL AREA = 36.88 SQ.M.  
 RESIDENTIAL SERVICE AREA = 133.92 SQ.M.  
 PARKING = 22.90 SQ.M.  
 FIRST FLOOR AREA = 188.18 SQ.M. (RESIDENTIAL)  
 SECOND FLOOR AREA = 188.18 SQ.M. (RESIDENTIAL)  
 THIRD FLOOR AREA = 188.18 SQ.M. (RESIDENTIAL)  
 FOURTH FLOOR AREA = 188.18 SQ.M. (RESIDENTIAL)  
 TOTAL BUILT UP AREA = 748.36 SQ.M.

**BLOCK - 7:-**  
 PROPOSED GROUND COVERAGE = 188.18 SQ.M.  
 PROPOSED HEIGHT OF THE BUILDING - 14.25 M. (PLINTH + 0.60 M.)

**BUILT UP AREA (BLOCK - 7):-**  
 GROUND FLOOR AREA = 170.60 SQ.M.  
 COMMERCIAL AREA = 36.88 SQ.M.  
 RESIDENTIAL SERVICE AREA = 133.92 SQ.M.  
 PARKING = 22.90 SQ.M.  
 FIRST FLOOR AREA = 188.18 SQ.M. (RESIDENTIAL)  
 SECOND FLOOR AREA = 188.18 SQ.M. (RESIDENTIAL)  
 THIRD FLOOR AREA = 188.18 SQ.M. (RESIDENTIAL)  
 FOURTH FLOOR AREA = 188.18 SQ.M. (RESIDENTIAL)  
 TOTAL BUILT UP AREA = 748.36 SQ.M.

**TOTAL NOS. OF COVERED CAR PARKING PROVIDED ..... 48 NOS.**

**AREA STATEMENT:-**  
 AREA OF LAND ..... = 92 DECIMAL, I.e. = 3726.50 SQ.M.  
 PERMISSIBLE GR. COVD. AREA ..... = 25% OF LAND AREA = 2484.33 SQ.M.  
 PERMISSIBLE OPEN AREA ..... = 10% OF LAND AREA = 1242.17 SQ.M.  
 PERMISSIBLE F.A.R. .... = 3.25  
 PERMISSIBLE TOTAL FLOOR AREA ..... = 12111.125 SQ.M.

**BLOCK - 1:-**  
 PROPOSED TOTAL BUILT UP AREA = 1476.01 SQ.M.

**BLOCK - 2:-**  
 PROPOSED TOTAL BUILT UP AREA = 1558.56 SQ.M.

**BLOCK - 3:-**  
 PROPOSED TOTAL BUILT UP AREA = 1732.52 SQ.M.

**BLOCK - 4:-**  
 PROPOSED TOTAL BUILT UP AREA = 1639.84 SQ.M.

**BLOCK - 5:-**  
 PROPOSED TOTAL BUILT UP AREA = 1845.81 SQ.M.

**BLOCK - 6:-**  
 PROPOSED TOTAL BUILT UP AREA = 748.36 SQ.M.

**BLOCK - 7:-**  
 PROPOSED TOTAL BUILT UP AREA = 748.36 SQ.M.

**TOTAL PROPOSED TOTAL BUILT UP AREA = 10878.79 SQ.M. + 256.78 SQ.M. = 11135.57 SQ.M.**

**PROPOSED TOTAL FLOOR AREA = (10878.79 SQ.M. + 256.78 SQ.M.) = 11135.57 SQ.M.**

**CERTIFICATE OF ARCHITECT**  
 I CERTIFY WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN AS PER PROVISION OF THE PREVAILING BUILDING RULES. THE SITE CONDITION INCLUDING THE WIDTH OF THE ADJUTING ROAD CONFORM WITH THE PLAN THAT IT IS BUILDABLE AND NOT TANK OR FILLED UP TANK.

*Ar. Minu Paul*  
 Ar. Minu Paul  
 Govt. Regd. Architect (India)  
 L.B.A. No. CA/2022/2977  
 5, Dadya, Andul, Howrah - 711002

*GOPIAL CHANDRA PAUL*  
 Architect  
 Reg. No. CA/2022/2898

**SIGN OF ARCHITECT**

**LAND OWNERS/PRINCIPALS**  
 1. Mr. Ranjit & Infrastructure Ltd.  
 2. Mr. Ranjit & Infrastructure Ltd.  
 3. Mr. Ranjit & Infrastructure Ltd.  
 4. Mr. Ranjit & Infrastructure Ltd.  
 5. Mr. Ranjit & Infrastructure Ltd.  
 6. Mr. Ranjit & Infrastructure Ltd.  
 7. Mr. Ranjit & Infrastructure Ltd.  
 8. Mr. Ranjit & Infrastructure Ltd.  
 9. Mr. Ranjit & Infrastructure Ltd.  
 10. Mr. Ranjit & Infrastructure Ltd.

**SIGN OF OWNER'S**

**NOTE**  
 1. ALL DIMENSION IN MM UNLESS OTHERWISE MENTIONED.  
 2. ALL EXTERNAL WALLS ARE 250 MM THK. AND INTERNAL WALLS ARE 125 MM THK. UNLESS NOTED.  
 3. DEPTH OF U.G.S. SHOULD NOT EXCEED THE DEPTH OF NEIGHBOURING R.C.C. FOUNDATION.  
 4. PROPORTION OF MORTAR IS (1:6) FOR 250 THK. & (1:4) FOR 125 & OTHERS WALL.  
 5. GRADE OF CONCRETE = M20 & M25.  
 6. GRADE OF STEEL FOR CONCRETE F415.  
 7. ALL WORKS SHALL CONFORM TO IS BUILDING CODE 456:2000.  
 8. NO REINFORCEMENT IS TO BE EXPOSED BEYOND CONC. FOR TIME DURING CASTING OR LATER.

**CONSULTANT:**  
 ARCHITECT CONSULTANT  
 17/22, DAKSHINDARI ROAD, KOLKATA-700 048 (NEAR LA TADANGA V.I.P BRIDGE)  
 Tel: 2257 6506, 2534 0561, E-mail: archite@yahoovivo.in, archite@gmail.com

**PROJECT:**  
 PROPOSED (G+IV) STORIED COMMERCIAL CUM RESIDENTIAL BUILDING OF R.S. DAG NO. - 417, L.R. DAG NO. - 417/446, 446, L.R. KH - 1109, 574/1, 65/1, 1135/1, 2493 - 2512, 4006, 9501, 1203/1, 5501, 5502, MOUZZA - ANDUL, J.L. NO. - 29, P.S. - SANKRAIL, DIST. - HOWRAH.

NO.	DATE	TITLE	SCALE
1	01/10/2024	ARCHITECTURAL DRAWING	1/150
2	01/10/2024	SITE PLAN, LOCATION PLAN & AREA STATEMENT	1/150
3	01/10/2024	AREA STATEMENT	1/150

**RELEASED FOR:**  PRELIMINARY  TENDER  SANCTION  APPROVAL  CONSTRUCTION

**DRAWING STATUS:**  ARCHITECTURAL  STRUCTURAL  ELECTRICAL  PLUMBING

Validity of the Sanctioned  
Plan For This Part  
None  
Any Deviation means  
None  
Date: 5/10/16  
5-1016

(27)

Professionally sanctioned the Building  
Plan submitted by the Applicant  
and approved by the Board of  
Health and Safety on the following  
conditions:  
• After Conversion of the Building  
to its Basic Land Use  
• Effective and created as a Functional  
Building Plan.  
• Demolish the Old Building  
• The Construction of the Building  
shall be in accordance with the  
Building Code of the City of  
Houston, Texas.  
5-1016

**RECOMMENDATION**  
All Fertilizer should be placed  
in the basic Land Use  
The Safety of Building should be  
checked as per the Code.  
The Construction should be carried  
out in accordance with the  
Building Code of the City of  
Houston, Texas.  
5-1016

