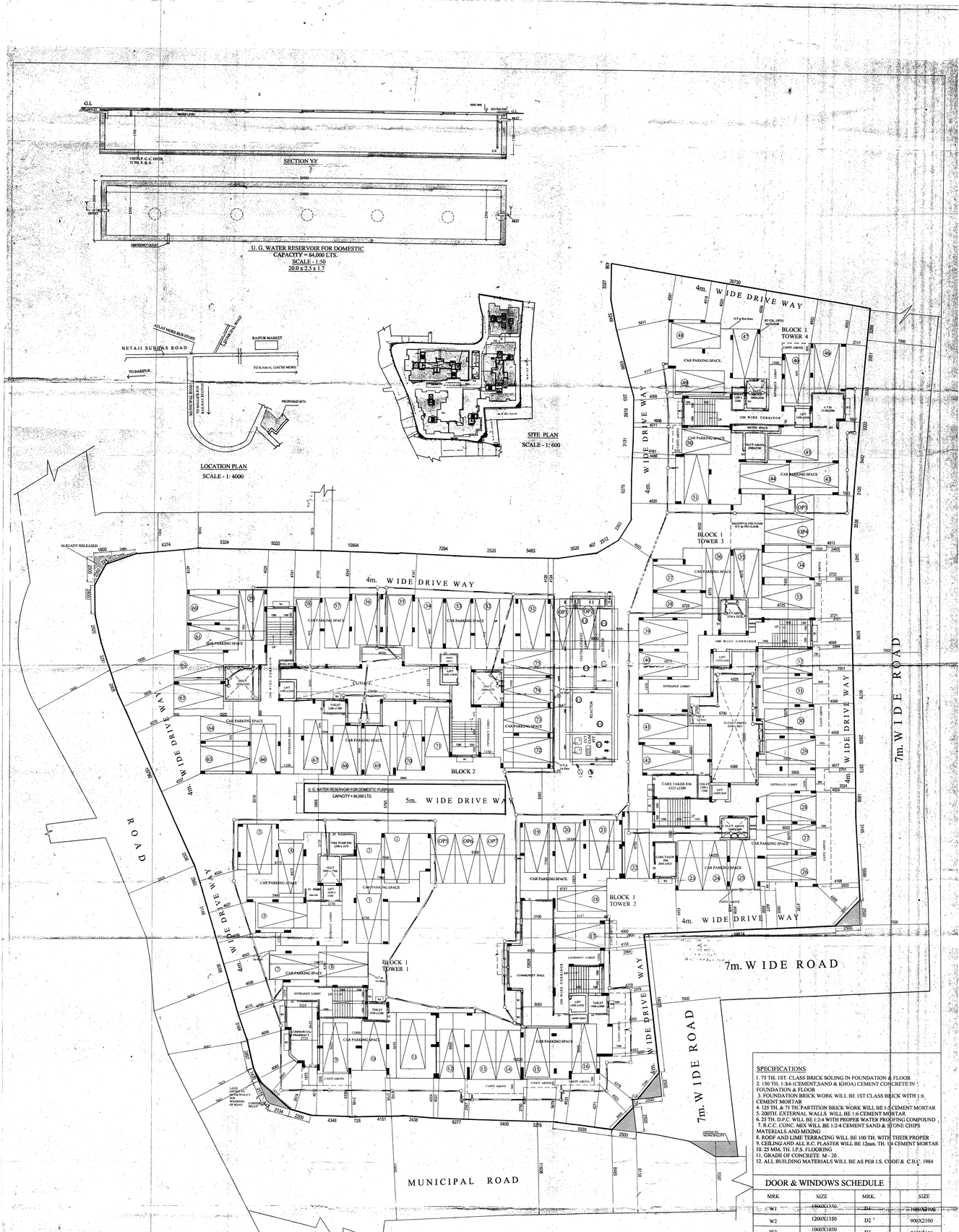

SPECIFICATIONS

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

DOOR & WINDOWS SCHEDULE

MRK.	SIZE	MRK.	SIZE
W1	1500X1350	D1	1050X2100
W2	1200X1350	D2	900X2100
W3	1000X1050	D3	750X2100
W4	600X750		

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

AREA STATEMENT:-

LAND AREA (AS PER DEED)= 4896.66 sqm. (73 K-3 CH - 12.65 SQFT)
LAND AREA (AS PER PHYSICAL) =4174.684 sqm. (62 K-6CH - 26.30 SQFT)
LAND GIFTED TO MUNICIPALITY FOR WIDENING OF ROAD = 0.813 sqm
CORNER SPLAY - 11.52 sqm
PERMISSIBLE F.A.R = 2.0
PROPOSED F.A.R = 1.91
PERMISSIBLE GROUND COVERAGE @ 50 % = 2087.342 SQM
PROPOSED GROUND COVERAGE :- @ 49.51 % OF LAND AREA = 2066.85 SQM.
PERMISSIBLE AREA AS PER F.A.R =2.0 x 4174.684 = 8349.368 SQM.
WIDTH OF THE ROAD = 7.0 M
PERMISSIBLE BUILDING HEIGHT = 15.5 M
PROPOSED BUILDING HEIGHT = 15.49 M
PROVIDED SERVICE AREA = 98.66 SQ.M.
NO. OF FLATS = 124
TOTAL NO. OF PARKING PROVIDED = 82 NOS.(75 cov.+7 open)

FLOOR NAME	HEIGHT	A	B	D	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
		TOTAL AREA	PART	COVERED	TOTAL AREA WITHOUT FIRE	PART	GET FIRE	FIRE PART	ACTUAL AREA WITHOUT FIRE STAIRS	FIRE MANDATORY STAIR FIRE PASSAGE	CONVERT MANDATORY STAIR PASSAGE	LIFT LOBBY AREA	AREA EXCLUDING LIFT LOBBY & STAIR	ACTUAL REQUIRED AREA	CONVERTED AREA	UNCOVED CAR PARKING AREA AND TERRACE	CAPTURED CARS COVERED	CAPTURED CARS OPEN	S.C. AREA	TOTAL AREA CALCULATION	LAND AREA SQM
BLOCK 1 TOWER 1	GROUND	340.72	5.4	0	335.32	0	0	0	335.32	13.365			321.955			213	25/2.57	10	3.82		4174.684
	FIRST FLOOR	345.08	5.4	0	339.68	2.187	2.187	0.5	335.493	13.365		2.227	327.899	256.485				10	3.82		
	SECOND FLOOR	345.08	5.4	0	339.68	2.187	2.187	0.5	335.493	13.365		2.227	327.899	256.485				10	3.82		
	THIRD FLOOR	345.08	5.4	0	339.68	2.187	2.187	0.5	335.493	13.365		2.227	327.899	256.485				10	3.82		
	4TH FLOOR	345.08	5.4	0	339.68	2.187	2.187	0.5	335.493	13.365		2.227	327.899	256.485				10	3.82		
BLOCK 1 TOWER 2	GROUND	319.37	0	0	319.37	0	0	0	319.37	12.69		2.227	304.213			202.23					
	FIRST FLOOR	319.39	0	0	319.39	1.56	1.092	0	316.298	12.69		2.227	301.379	276.4				9.46	3.79		
	SECOND FLOOR	319.39	0	0	319.39	1.56	1.092	0	316.298	12.69		2.227	301.379	276.4				9.46	3.79		
	THIRD FLOOR	319.39	0	0	319.39	1.56	1.092	0	316.298	12.69		2.227	301.379	276.4				9.46	3.79		
	4TH FLOOR	319.39	0	0	319.39	1.56	1.092	0	316.298	12.69		2.227	301.379	276.4				9.46	3.79		
BLOCK 1 TOWER 3	GROUND	1,016.02	13.07	70.04	932.89	0.875	0.394	0	931.519	27.41		4.62	899.489			560.64		16.48	5.49		
	FIRST FLOOR	1,016.02	13.07	70.04	932.89	0.875	0.394	0	931.519	27.41		4.62	899.489	499.22				16.48	5.49		
	SECOND FLOOR	1,016.02	13.07	70.04	932.89	0.875	0.394	0	931.519	27.41		4.62	899.489	499.22				16.48	5.49		
	THIRD FLOOR	1,016.02	13.07	70.04	932.89	0.875	0.394	0	931.519	27.41		4.62	899.489	499.22				16.48	5.49		
	4TH FLOOR	1,016.02	13.07	70.04	932.89	0.875	0.394	0	931.519	27.41		4.62	899.489	499.22				16.48	5.49		
BLOCK 1 TOWER 4	GROUND	276.79	13.3	0	263.49	1.2	0	0	263.49	12.69		1.82	248.98		31.94	206.68					
	1st FLOOR	272.14	13.3	0	258.84	0.96	2.892	0	257.892	12.69		1.82	243.382	233.313				7.72	2.52		
	2nd FLOOR	269.67	13.3	0	256.37	0.96	2.892	0	256.412	12.69		1.82	241.903	241				7.72	2.52		
	3rd FLOOR	272.14	13.3	0	258.84	0.96	2.892	0	257.892	12.69		1.82	243.313	233.313				7.72	2.52	0.53	
	4th FLOOR	272.14	13.3	0	258.84	0.96	2.892	0	257.892	12.69		1.82	243.313	233.313				7.72	2.52		
BLOCK 2	1st FLOOR	649.7	20.252	16.16	612.288	0	0	0	612.288	26.85		5.24	580.208			466.98		16.35	5.67		
	2nd FLOOR	649.62	20.252	16.07	611.298	3.76	4.705	0	614.052	26.85		5.24	581.561	487.21				16.35	5.67		
	3rd FLOOR	649.62	20.252	16.07	611.298	3.76	4.705	0	614.052	26.85		5.24	581.561	487.21				16.35	5.67		
	4th FLOOR	649.62	20.252	16.07	611.298	3.76	4.705	0	614.052	26.85		5.24	581.561	487.21				16.35	5.67		
	5th FLOOR	649.62	20.252	16.07	611.298	3.76	4.705	0	614.052	26.85		5.24	581.561	487.21				16.35	5.67		
	TOTAL	13,888.184	223.85	678.1	10,985.274	24.008	34.58	2	11014.266	463.825	0	81.443	9451.818	7152.261	31.24	1482.1	248.08	82.76	59.16	

PROPOSED F.A.R = 9451.818 - 1482.1
= 7969.718
4174.684
= 1.91

PROPOSED O.T. AREA = 18.16 SQM.

TOTAL FLOOR AREA INCLUDING C.B+OT.= 9994.286+82.76 =18.16= 10095.206 SQM.

USES	TOTAL AREA	REQUIRED PARKING		PARKING PROVIDED				TOTAL NO.
		COVERED		COVERED PARKING				
		NO	AREA	NO	AREA	DEDUCTABLE AREA		
RESIDENTIAL AREA	7152.261	7152.261 / 110= 65.02=65	65x25 = 1625	75	1482.1	1482.1		COVERED = 75 NOS. OPEN = 7 NOS.
COMMERCIAL AREA / MERCENTILE	33.24	33.24 / 100 = .3						
RETAIL								
FOR OTHER USES								
GRAND TOTAL			1625	75				82 NOS.

STRUCTURAL CERTIFICATE

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

SUBE CHANDRA SANYAL
B.E , A.M.I. STRUCT. E. (I)
E.&S. NO. 840, CLASS-I
E.S.E. NO. 007, CLASS-I
RAJPUR-SONARPUR MUNICIPALITY

SIGNATURE OF STRUCTURAL ENGINEER (E.B.S. 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 ABUTTING ROAD CONFORM WITH THE PLAN AND THAT IT IS A BUILDABLE SITE AND NOT A TANK OR A FILLED UP LAND.

SUBE CHANDRA SANYAL
B.E , A.M.I. STRUCT. E. (I)
E.&S. NO. 840, CLASS-I
E.S.E. NO. 007, CLASS-I
RAJPUR-SONARPUR MUNICIPALITY

SIGNATURE OF E.B.A.

(1) ASIA SOLUTION PRIVATE LIMITED, (2) BLESSED COMMODITIES PRIVATE LIMITED, (3) CHITRA DEALCOM PRIVATE LIMITED, (4) DEALCOM PRIVATE LIMITED, (5) GANG SUPPLIER PRIVATE LIMITED, (6) TARA STAR DEALCOM PRIVATE LIMITED, (7) GANGOTRI VYAPAR PRIVATE LIMITED, (8) HORIZEL TRADCOM PRIVATE LIMITED, (9) INDIA TRADCOM PRIVATE LIMITED, (10) JAYANTI TRADCOM PRIVATE LIMITED, (11) PRAKASH SUPPLIER PRIVATE LIMITED, (12) SHUBH TRADE PRIVATE LIMITED, (13) SWASTIKA COMMODITIES PRIVATE LIMITED, (14) LEADER DISTRIBUTORS PVT. LTD. (15) SOMNATH VINCOM PRIVATE LIMITED, (16) SAHI COMMERCIAL PRIVATE LIMITED, (17) CHOICE TRADECAM PRIVATE LIMITED, (18) PARSON DEALCOM PRIVATE LIMITED, (19) SUMMIT DEALCOM PRIVATE LIMITED, (20) SAMRIDDHI TRADECOM PRIVATE LIMITED, (21) SOMNATHCO PRIVATE LIMITED, (22) JOY DEALCOM PRIVATE LIMITED, (23) CUSTOMER SALES PRIVATE LIMITED, (24) YOUTH VINCOM PRIVATE LIMITED, (25) SAHI TRADECOM PRIVATE LIMITED, (26) SOMNATH TRADECOM PRIVATE LIMITED, (27) ALANKRIT SALES PRIVATE LIMITED, (28) SUDHAKAR TRADECOM PRIVATE LIMITED

SIGNATURE OF OWNERS

ALOK BOY
Assistant Geotechnical Engineer
Rajpur-Sonarpur Municipality
Reg. No- 009 / C.S. Engg. Council

SIGNATURE OF GEO TECHNICAL ENGINEER

CORRECTED

OWNER'S NAME : AGNI DELCOM PVT. LTD. & OTHERS

DRAWN – SHAMPA	SCALE 1:100
DESIGNED	DATE 20.7.2017
CHECKED	JOB NO
APPROVED	

NORTH

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

DWG NO.– 01/05 | GROUND | REV

SHEET CONTENT : GROUND FLOOR PLAN, W.R. DETAIL , S.T.P. DETAIL , KEY PLAN, EX. GR. FL. PLAN

Checked by
Local GIS & Engineer-in-charge
RAJPUR-SONARPUR MUNICIPALITY

APPROVAL OF S.A.E.

OFFICE USE ONLY

APPROVED
Plan No. 139/B/22/29 Date 21/08/2017
Valid Upto 21/08/2022
Partha Chatterjee
Municipal Engineer
Dr. Partha Das
Chairman
RAJPUR MUNICIPALITY