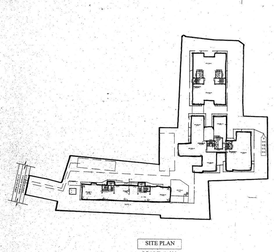


SITE PLAN
SCALE=1:600

SANCTIONED AREA STATEMENT :-

AREA OF LAND (AS PER DEED) :- 139 SATAK = 5634.898 SQM (04 Big - 4K- 3 Ch - 39 Sqft.)
AREA OF LAND (AS PER SERVEY) :- 5379.595 SQM (04 Big - 06 Ch - 35.9 Sqft.)
PERMISSIBLE F.A.R = 3
PERMISSIBLE GROUND COVERAGE :- @ 45% OF LAND AREA = 2420.818 SQM.
PERMISSIBLE AREA AS PER F.A.R = 3 x 5379.595 SQM = 16138.785 SQ.M.

PROPOSED:-
GROUND COVERAGE :- 1932.976 SQM - 10.2 SQM = 1922.596 SQM

PROPOSED:-

BLOCK MKD.	TOTAL FL AREA WITH DUCT (Sqm)	DUCT + STAIR DUCT AREA (Sqm)	TOTAL FL AREA WITHOUT DUCT (Sqm)	LIFT WELL (Sqm)	FL AREA WITHOUT LIFT WELL (x)	DEDUCTION TABLE FROM F.A.R. LIFT LOBBY (Sqm) (B)	STAIR WELL (Sqm) (C)	FL AREA WITHOUT LIFT & STAIRWELL (A=B+C)	PROVIDED CAR PARKING		REQUIRED CAR PARKING	AFTER DEDUCTION FLOOR AREA (Sqm.)
BASEMENT AREA = 1358.676 SQM		NIL	1358.076	NIL	1358.076	NIL	6.55+5.1 =11.65	1346.426	1067.536 Sqm.			6992.187 - 945 Sqm. = 6047.187 Sqm.
GR. FLOOR (WITH LIFT WELL)												
BLOCK - A	477.473	10.2	467.273	NIL	467.273	5.7	11.74+11.74+ 14.54 =38.04	423.533	BLOCK A	303.691 Sqm.		
BLOCK - B	793.045	164.370(omp)+23.875 =188.245	604.79	6.84	597.97	6.0	20.05+8.2+8 =34.785	557.182				
BLOCK - C	468.83	NIL	468.83	6.03	462.80	6.0	23.5+6.699 =30.199	426.601				
TOTAL	1739.346	198.453	1540.893	12.87	1528.043	17.7	103.027	1407.316				
1 st FLOOR (WITH LIFT WELL)												
BLOCK - A	527.489	10.2+(45 X 2) =11.1+11.125 =12.225	515.265	6.84	509.509	5.7	11.74+11.74+ 22.065+98.145	466.539	BLOCK B	425.138 Sqm.		
BLOCK - B	689.522	(0.412+1.485)+2.135 =2.897	661.615	6.84	654.775	6.0	14.265+11.785 =26.05	622.725				
BLOCK - C	447.665	1.275+6.15 =7.425	440.24	6.03	434.21	6.0	23.5	404.71				
TOTAL	1664.676	47.557	1617.12	19.71	1598.494	17.7	85.695	1493.974				
2 nd FLOOR (WITH LIFT WELL)												
BLOCK - A	592.827	10.2+(45 X 2) =11.1	581.727	6.84	574.887	5.7	11.74+11.74+ =23.48	545.707	BLOCK C	354.424 Sqm.		
BLOCK - B	686.468	(0.412+1.485)+2.135 =2.897	658.581	6.84	651.721	6.0	14.265+11.785 =26.05	619.671				
BLOCK - C	447.665	1.275+6.15 =7.425	440.24	6.03	434.21	6.0	23.5	404.71				
TOTAL	1726.96	46.452	1680.548	19.71	1660.818	17.7	73.03	1570.088				
3 rd FLOOR (WITH LIFT WELL)												
BLOCK - A	594.068	10.2+(45 X 2) =11.1	582.968	6.84	576.128	5.7	11.74+11.74+ =23.48	546.948				
BLOCK - B	689.522	(0.412+1.485)+2.135 =2.897	661.615	6.84	654.775	6.0	14.265+11.785 =26.05	622.725				
BLOCK - C	447.665	1.275+6.15 =7.425	440.24	6.03	434.21	6.0	23.5	404.71				
TOTAL	1731.255	46.452	1684.823	19.71	1665.113	17.7	73.03	1574.383				
TOTAL = 20309.359 - 1358.076 = 19951.283	6402.237 + 1358.076 = 7760.313	338.874	7481.44	72.0	7410.544	70.8	346.432	6992.187		2151.009	945 Sqm.	6047.187 Sqm.

CAR PARKING CALCULATION :-

BLOCK MKD.	TOTAL COVERED AREA OF FLAT IN EACH FLOOR	TOTAL
BLOCK - A	297.633 sqm X2 = 296.397 sqm = 891.867 sqm	8781.324 Sqm.
BLOCK - B	572.633 sqm + 575.438 sqm X 2 = 1723.509 sqm	
BLOCK - C	388.714 Sqm. x 3 = 1166.145 sqm	

TOTAL COVERED AREA OF FLATS IN ALL BLOCKS = 8781.324 SQM

TOTAL NO. OF FLAT = A BLOCK= 4 X3 =12 NO.S
B BLOCK= 7 X 3 = 21 NO.S = 54 NO.S FLAT
C BLOCK= 4 X 3 = 21 NO.S

REQUIREMENT OF CAR :-
= UPTO 600 / 150 = 4 NO.S CAR
= 8781.324 - 600 / 140 = 227 NO.S CAR = SAY 23 NO.S CAR

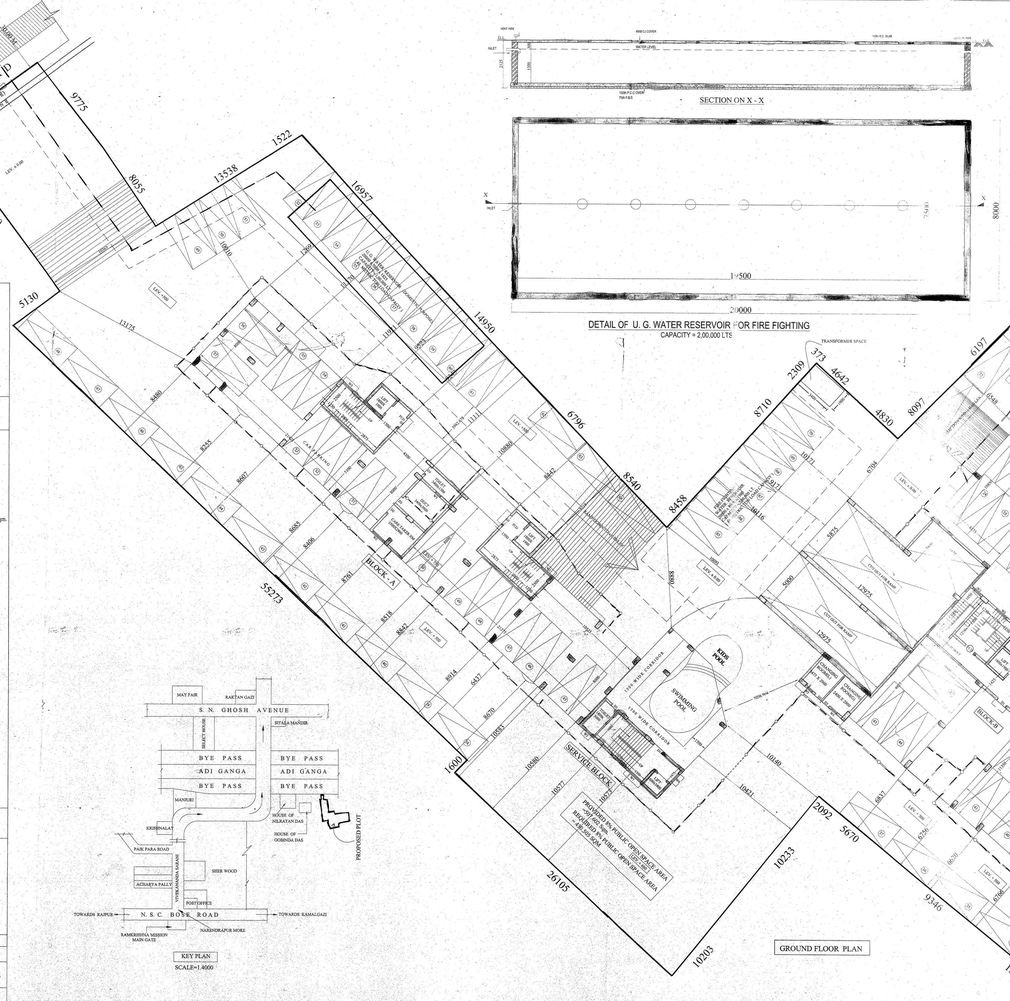
TOTAL NO OF CARS = 77

REQUIRED PARKING AREA = 27x25 ft

PROVIDED NOS. OF CAR = 33 NO.S (BASEMENT)+
39 NO.S (GROUNDS COVERED) = 45 NO.S OPEN CAR PARKING
PROVIED COVERED PARKING AREA = 2178.355 sqm.
PROPOSED F.A.R. = 6047.187 Sqm./ 5379.595 = 1.124
TOTAL SERVICE AREA = 303.691 SQM

PROVIDED

PUBLIC OPEN SPACE AREA = 430.505 SQM	= 8.003 %
GROUND COVERAGE = 1932.976 SQM - 10.2 SQM = 1922.596 SQM	= 35.738 %
ROAD AREA = 2462.134 SQM	= 45.768%
OPEN PARKING AREA = 553.98 SQM	= 10.298 %



-:REVISED AREA STATEMENT :-

AREA OF LAND (AS PER DEED) :- 139 SATAK = 5634.898 SQM (04 Big - 4K- 3 Ch - 39 Sqft.)
AREA OF LAND (AS PER SERVEY) :- 5379.595 SQM (04 Big - 06 Ch - 35.9 Sqft.)
DOBA AREA
- 2 DECIMAL = 81.036 SQM (872 Sqft.)

PERMISSIBLE F.A.R = 3
PERMISSIBLE GROUND COVERAGE :- @ 45% OF LAND AREA = 2420.818 SQM.
PERMISSIBLE AREA AS PER F.A.R = 3 x 5379.595 SQM = 16138.785 SQ.M.

PROPOSED:-
GROUND COVERAGE :- 1925.191 SQM - 10.2 SQM = 1917.312 SQM

PROPOSED:-

BLOCK MKD.	TOTAL FL AREA WITH DUCT (Sqm)	DUCT + STAIR DUCT AREA (ONLY BL.-C) (Sqm.)	TOTAL FL AREA WITHOUT DUCT (Sqm.)	LIFT WELL (Sqm.)	FL AREA WITHOUT LIFT WELL (Sqm) (x)	DEDUCTION TABLE FROM F.A.R. LIFT LOBBY (Sqm) (B)	STAIR WELL (Sqm.) (C)	FL AREA WITHOUT LIFT & STAIRWELL A=(B+C)	REQUIRED CAR PARKING	PROVIDED CAR PARKING	AFTER DEDUCTION FLOOR AREA (Sqm.)
BASEMENT AREA = 1357.671 SQM		NIL	1357.671	NIL	1357.671	NIL	5.85 + 5.1 = 11.05	1346.621		1249.109 Sqm.	
BLOCK - A (WITH LIFT WELL)	389.049	10.2	378.85	NIL	378.85	5.85	11.25 X 2 = 22.5	350.5		303.755 Sqm.	
1 ST/5TH/11 FLOOR	394.269 X 6 = 2365.614	10.2+(.45 X 2) =11.1 X 6 =66.6	383.169 X 6	6.84 x 6 =41.04	376.329 X 5	5.85 x 6 = 35.1	11.25 X 2 = 22.5X6 =135.0	341.979X 5 =2087.874			
2-4/6/8/10/12 FLOOR	383.926 X 6 = 2303.556	10.2+(.45 X 2) =11.1 X 6 =66.6	381.926 X 6	6.84 x 6 =41.04	375.086 X 5	5.85 x 6 = 35.1	11.25 X 2 = 22.5X6 =135.0	346.736 X 6 = 2080.416	= (32x35) + (19x25) = 1155 +1475		= 18454.014 - 2365.122 = 16088.892 Sqm.
SERVICE BLOCK (WITH LIFT WELL)	105.234	NIL	105.234	NIL	105.234	2.36	17.25	85.624			
1st FLOOR	105.234	NIL	105.234	2.24	102.994	2.36	17.25	83.384			
3rd/5 th FLOOR	105.234x2 = 210.468	NIL	105.234x2 = 210.468	2.24x2 =4.48	102.994 x2 =205.988	2.36x2 = 4.72	17.75 X2 = 35.5	84.884 x2 = 169.768			
BLOCK - C (GR. FLOOR) (WITH LIFT WELL)	727.795	104.567	563.228	6.84	556.388	6.0	24.765+8.438 = 33.203	517.185		451.669 Sqm.	
1/3/5/7/9/11 FLOOR	664.648 x 6 = 3987.88	(0.412+2.135+1.485) = 4.032 X 6	660.62 X 6	6.84x6 =41.04	633.77x6	6.0x6 = 36.0	24.765x6 =148.59	623.005 x6 = 3738.03			
2/4/6/8/10 FLOOR	661.843 x 5 = 3309.215	(0.412+2.135+1.485) = 4.032 X 5	657.813 X 5	6.84x5 = 34.2	630.971x5 = 3154.85	6.0x5 = 30.0	24.765x5 =123.825	620.21 x5 = 3101.05			
BLOCK - D (GR. FLOOR) (WITH LIFT WELL)	468.83	NIL	468.83	6.03	462.80	6.0	22.5+6.7 = 29.2	427.6		360.909 Sqm.	
TYPICAL FLOOR	447.65 x 11 = 4924.265	(0.412+1.13) x 11 = 7.13 x 11 = 78.43	440.525 x11	6.03x11 = 66.33	434.495x11	6.0x11 =66.0	22.5x11 = 247.5	405.995X11 =4465.945			
TOTAL	20309.359	430.747	19878.612	243.24	19635.372	229.49	951.868	18454.014	= 2630	= 2365.122	16088.892

CAR PARKING CALCULATION :-

BLOCK MKD.	TOTAL COVERED AREA OF FLAT IN EACH FLOOR	TOTAL
BLOCK - A	308.6 sqm X 7 = 306.38 sqm X 5 = 3692.10 sqm	14347.099 Sqm.
BLOCK - B	581.195 sqm X 6 + 578.395 sqm X 5 = 6379.145 sqm	
BLOCK - C	388.714 Sqm. x 11 = 4275.854 sqm	

TOTAL COVERED AREA OF FLATS IN ALL BLOCKS = 14347.099 Sqm.

TOTAL NO. OF FLAT = A BLOCK= 4 X12 = 48 NO.S
B BLOCK= 7 X 11 = 77 NO.S = (48+77+44) NO.S. = 169 NO.S FLAT
C BLOCK= 4 X 11 = 44 NO.S

REQUIREMENT OF CAR :-
= UPTO 600 / 150 = 4 NO.S CAR
= UPTO 5000 / 140 = 35.91 NO.S CAR = SAY 36 NO.S CAR
= 14347.099 - 5000 / 130 = 67.29 NO.S CAR = SAY 67 NO.S CAR

TOTAL NO OF CARS = 107

REQUIRED PARKING AREA = (33x35) + (39x25) = 1225 +1475 = 2700 sqm

PROVIED NOS. OF CAR = 33 NO.S (BASEMENT)+
39 NO.S (GROUNDS COVERED) = 69 NO.S OPEN CAR PARKING = 161 NOS.
PROVIED COVERED PARKING AREA =2366.839 Sqm.
PROPOSED F.A.R. = 16088.892 Sqm./ 5379.595 = 2.991
TOTAL SERVICE AREA = 465.32 SQM
SWIMMING POOL AREA = 39.49 SQM

Kaushik Kumar Karmakar
M.Sc.Leading Work & Development Planning M
Rajlakshmi Group Promoters
Rajlakshmi Apartment
Sonarpur, Kolkata-700150
(R) Registering Officer
(R) Registering Officer

Kaushik Kumar Karmakar
(1) Locality Developers Library of
(2) Rajlakshmi Group Promoters Dev
(3) Kaushik Kumar Karmakar Dev
(4) Rishabh and Dev & Kaushik Chandra Dev
(5) Mitra & Ritu Dev

SIGNATURE OF OWNER

SPECIFICATIONS

1. 75 TH. IST. CLASS BRICK WORK IN FOUNDATION & PLOCK
2. 1ST TH. 1:3:6 CEMENT SAND & NOKLI CONCRETE IN FOUNDATION & PLOCKS
3. 1:2:4 CEMENT SAND & NOKLI CONCRETE IN ROOF & FLOOR SLAB
4. 1:2:6 & 75 TH. PARTITION BRICK WORK WALL BE 1/2 CEMENT MORTAR
5. 20 TH. EXTERNAL WALLS 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
8. 1:6 CEMENT SAND MIXTURE WILL BE USED IN ALL PLASTERING WITH MATERIALS AND MIXING
9. CEILING WILL ALL R.C. PLASTER WILL BE 12mm. Th. 1:4 CEMENT MORTAR
10. 25 MM TH. (1:4) FLOORING
11. GRADE OF CONCRETE IS : 20
12. ALL BUILDING MATERIALS WILL BE AS PER I.S. CODE & G.B.C. 1984

NOTE :-

1. ALL DIMENSIONS ARE IN MM
2. ALL EXTERNAL WALLS WIRE 225 TH. AND INTERNAL WALLS ARE 75 TH. IF NOT MENTIONED OTHERWISE
3. SCALE = 1:100
4. SAFE BEARING CAPACITY OF SOIL T AT 10.0 M. ASSUMED
5. DEPTH OF SEPTIC TANK AND SOAK (U.G. WATER RESERVOIR) WILL NOT EXCEED THE DEPTH OF BUILDING FOUNDATION
6. ALL ASPECTS OF PRECAUTIONARY MEASURE WILL BE TAKEN AT THETIME OF CONSTRUCTION

DOOR & WINDOW SCHEDULE

MARK.	SIZE	MARK.	SIZE
W1	1500X1200	FD	2100X2100
W2	1500X1200	D1	1050 X 2100
W3	1000X1200	D2	900 X 2100
W4	600X600	D3	750X2100
			750X2100

CORRECTED

I.B.S DECLARETION

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF AND BUILDING RULES 2005 AS AMENDED(2) FROM TIME TO TIME & THAT THE SITE CONDITION INCLUDING THE MEASUREMENT AND DIMENSIONS HAVE BEEN MEASURED AND VERIFIED BY ME. IT IS IS ALSO CERTIFIED THAT A TRIM OUTLEUT AT TIME THE CONSTRUCTION OF BOUNDARY WALL THE PLOT IS BEYOND 950 M FROM EL OF B.W.P. PARS. THE CONSTRUCTION OF U.G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

SUSIN C. SANYAL
B.E.(C.E.) NO. 057
B.E.(L.A.) NO. 058
UNDER SONARPUR MUNICIPALITY
SONARPUR

SIGNATURE OF I.B.S.

DECLARATION OF S.S.E

THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME AND I AM RESPONSIBLE FOR THE STRUCTURAL STABILITY OF THE BUILDING. I HAVE ALSO TAKEN THE SOIL TEST REPORT OF THE PLOT TO SAFE AND STABLE IN ALL RESPECT. SOIL TESTING HAS BEEN DONE BY A COMPANY OF ARE AND DR A GARIA AND ROAD NO.78 THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

SUSIN C. SANYAL
B.E.(C.E.) NO. 057
B.E.(L.A.) NO. 058
UNDER SONARPUR MUNICIPALITY
SONARPUR

SIGNATURE OF STRUCTURAL ENGINEER

PROJECT

REVISED SANCTION PLAN OF G+XII & BASEMENT+G+XI STORIED STORIED RESIDENTIAL BUILDINGS AT HOLDING NO. 57, VIVEKANANDA SARANI; R.S DAG NO. 43, 45, 47, 47/1126, 48, 48/1127, 49, 50 ; WARD NO. 26, L.I. NO. 56; R.S.KHATIAN. NO. 241, 413, 262, 833, 918, 262 ; MOUZA - UKILA PARPARA; P.S. - SONARPUR, DIST - 24 PGNS(S) UNDER RAJPUR SONARPUR MUNICIPALITY, VIDE SANCTION PLAN NO - 2524/CB/26/46 DATED-23.04.2013

NAME OF THE OWNER= HARANATH DAS & OTHERS

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

GROUND FLOOR, SITE PLAN & KEY PLAN.	DRAWING STATI	SCALE 1:100
	DESIGNED	DATE 25.02.14
	CHECKED - S.S.	JOB NO. -
	APPROVED - S.S.	

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

DWG. NO. 01/04 REV. 0

CHECKED & OK
S.S.C.
SIGNATURE
APPROVAL OF S.A.E.

OFFICE USE ONLY

APPROVED
Plan No. 2524/CB/46/13 Dated 25/02/2014
Valid Upto 25/02/2019
Profile Clerk
Municipal Engineer
Municipal Engineer
RAJPUR-SONARPUR MUNICIPALITY