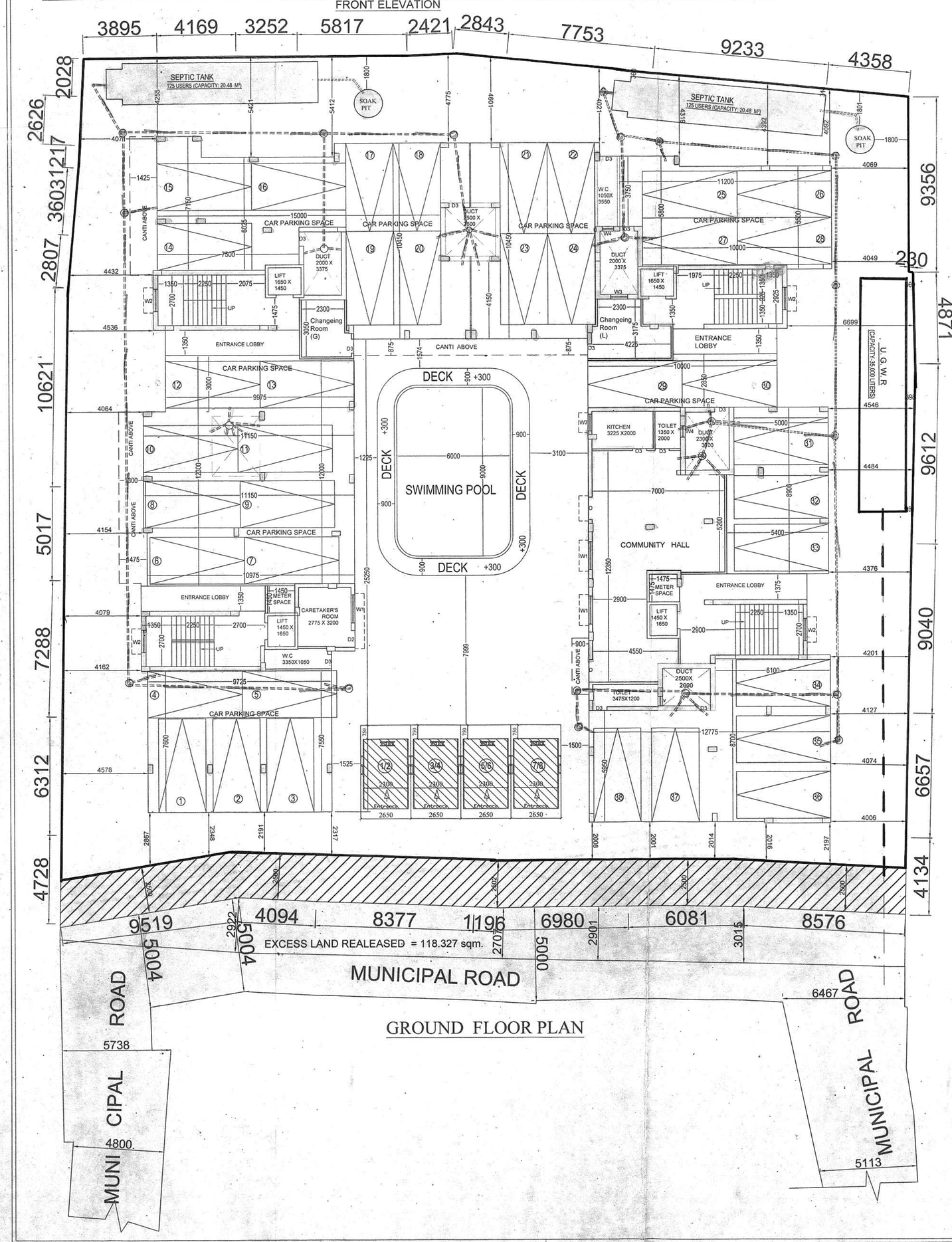
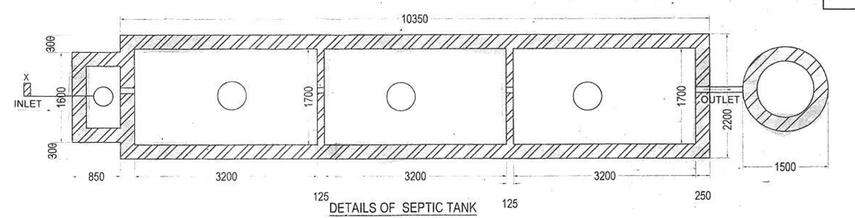
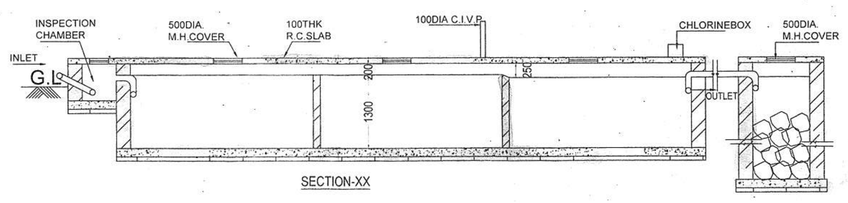
FRONT ELEVATION



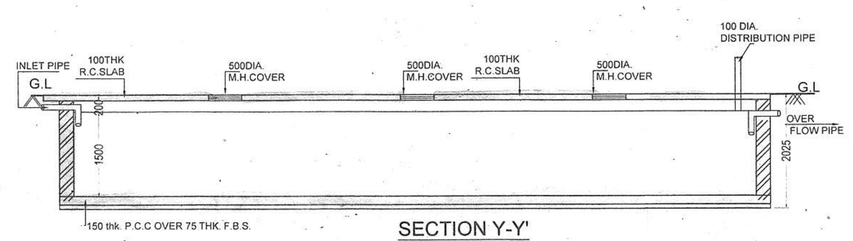
GROUND FLOOR PLAN



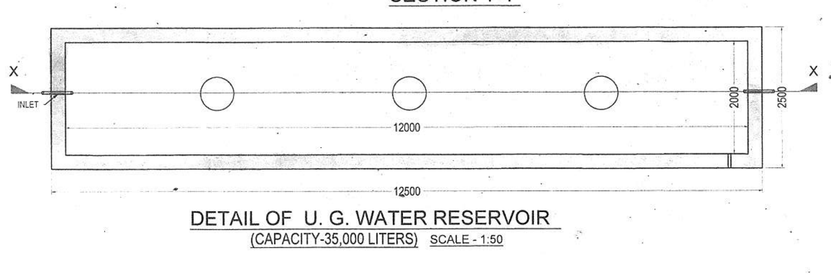
DETAILS OF SEPTIC TANK
135 USERS (CAPACITY 20.48 M³)
SCALE - 1:50



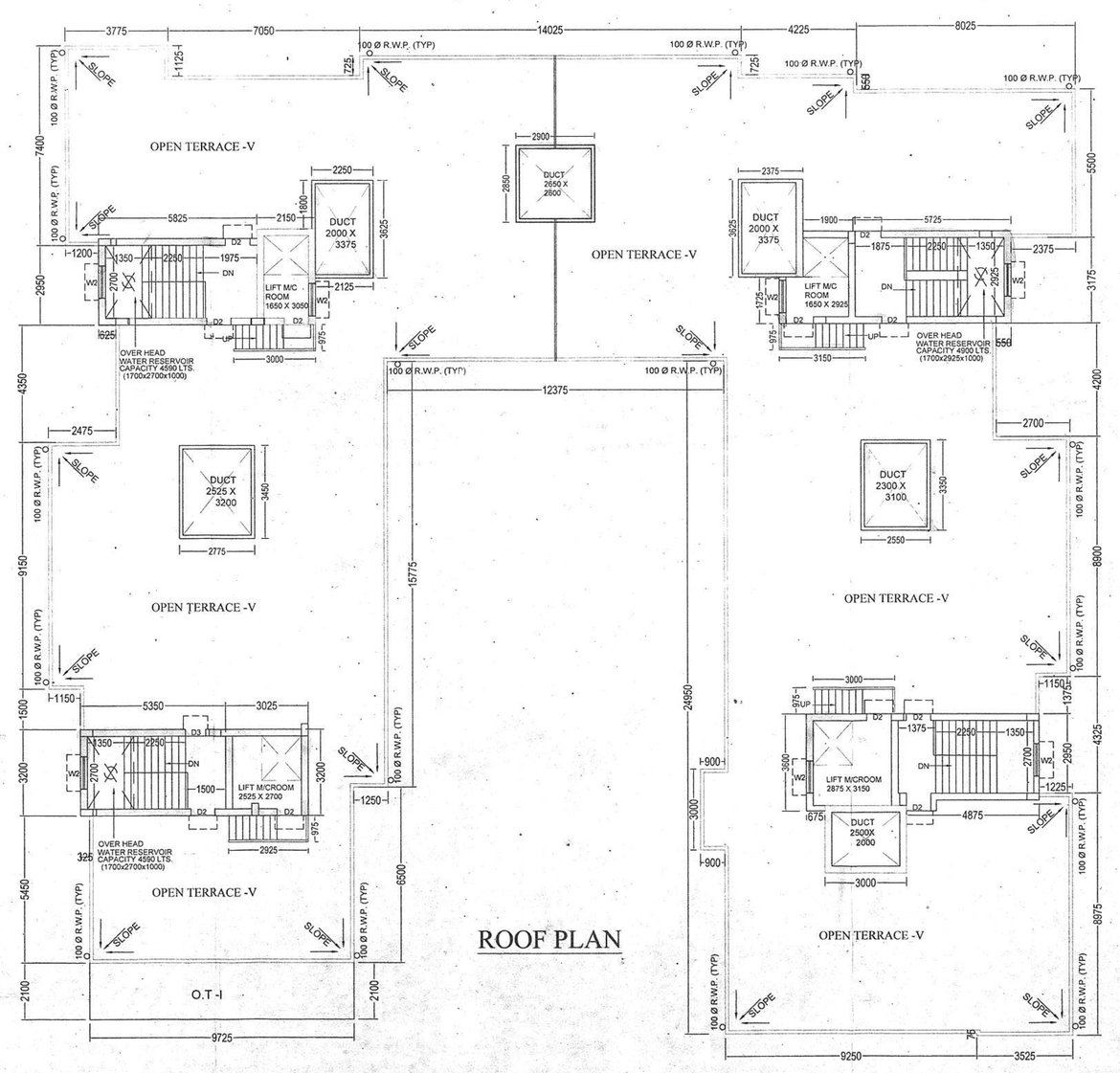
SECTION-XX



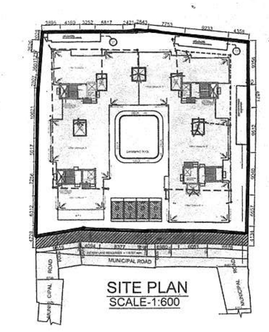
SECTION Y-Y'



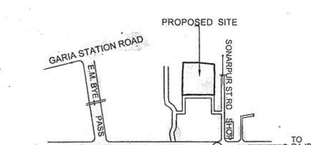
DETAIL OF U. G. WATER RESERVOIR
(CAPACITY-35,000 LITERS) SCALE - 1:50



ROOF PLAN



SITE PLAN
SCALE-1:600



KEY PLAN
SCALE - 1:4000

DOOR & WINDOW SCHEDULE

MARK.	SIZE	MARK.	SIZE
W1	1500X1350	F/D	2100X2100
W2	1200X1350	D1	1050 X 2100
W3	900X1050	D2	900 X 2100
W4	600X750	D3	750X2100
W3a	800X1050		
V	500X500		

AREA STATEMENT

G+IV

AREA OF LAND (AS PER DEED) : - (50SATAK = 30K- 4CH - 00 SQFT.) = 2023.411 sqm.
AREA OF LAND (AS PER PHYSICAL) : - 2119.986 sqm.
EXCESS LAND REALEASED : - 118.327 sqm.
2.5m. STRIP OF LAND THROWN TO MUNICIPALITY FOR ACHIEVEING HEIGHT(15.5m.) = 112.19 SQM.
LAND AREA : - (2119.986 -118.327 - 112.19) SQM = 1889.469 sqm.
AREA OF LAND ON WHICH F.A.R Ccalculated - 2001.659 SQM.
PERMISSIBLE F.A.R = 1.75
PERMISSIBLE GROUND COVERAGE :- @ 50 % OF LAND AREA = 1000.829 sqm.

PROPOSED:-
GROUND COVERAGE :-

GROUND COVERAGE WITH DUCT (Sqm.)	DUCT AREA (Sqm.)	GROUND COVERAGE WITHOUT DUCT (Sqm.)
962.362	40.6	921.762

PROPOSED:-

BLOCK MKD.	TOTAL FLOOR AREA (INCL. DUCT) (Sqm.)	AREA OF DUCT (Sqm.)	STAIR SHAFT (Sqm.)	AREA OF ELEC.+FIRE DUCT (Sqm.)	TOTAL FLOOR AREA (EXCL. DUCT) (Sqm.)	LIFT WELL (Sqm.)	FL. AREA WITHOUT LIFT WELL (Sqm.)	DEDUCTION TABLE FROM F.A.R. LIFT LOBBY (Sqm.)	STAIR WELL (Sqm.)	MANTADORY CAR PARKING	CAR PARKING AREA PROVIDED	C.B AREA (Sqm.)	F.A.R. CALCULATION
GR. FLOOR	925.927	32.52	NIL	NIL	893.407	NIL	893.407	9.32	54.06	650 Sqm.	619.44 Sqm.	NIL	4437.153 - (46.60 + 270.40 + 619.44) 2001.659 = 1.749
1ST FLOOR	941.94	40.6	0.506	3.06	897.774	9.57	888.204	9.32	54.06			9.425	
2ND FLOOR	932.87	40.6	0.506	3.06	888.704	9.57	879.134	9.32	54.06			8.26	
3RD FLOOR	941.94	40.6	0.506	3.06	897.774	9.57	888.204	9.32	54.06			9.69	
4TH FLOOR	941.94	40.6	0.506	3.06	897.774	9.57	888.204	9.32	54.06			10.02	
TOTAL	4684.617	194.92	2.024	12.24	44745.433	38.28	4437.153	46.60	270.40	650 Sqm.	619.44 Sqm.	37.395	

PROPOSED:-
CAR PARKING CALCULATION :-

BLOCK MKD.	TOTAL COVERED AREA OF FLAT IN EACH FLOOR	TOTAL COVERED AREA OF FLATS IN BLOCK	TOTAL
TYPICAL	798.9 Sqm.	798.9 x 3 Sqm.	2396.7 Sqm.
SECOND	788.815 Sqm.	788.815 Sqm.	788.815 Sqm.
TOTAL			3185.515 Sqm.

REQUIREMENT OF CAR :-
3185.515 / 120 = 26.545 NO.S CAR = SAY 27 NO.S CAR
TOTAL = 27 NO.S CAR

TOTAL NOS. OF FLAT = 51 no.s
REQUIRED PARKING AREA = 27 x 25 sqm. = 675 Sqm.
PROVIED PARKING AREA = 619.44 Sqm.
PROVIED NOS. OF CAR = 38 NO.S CAR (COVERED) & 8 NO.S CAR (OPEN)
SERVICE AREA = 133.118 SQM
O.T. AREA = 30.57 SQM
TOTAL FLOOR AREA INCLUDING C.B & O.T = 4437.153 +37.395+30.57 = 4505.118 SQM

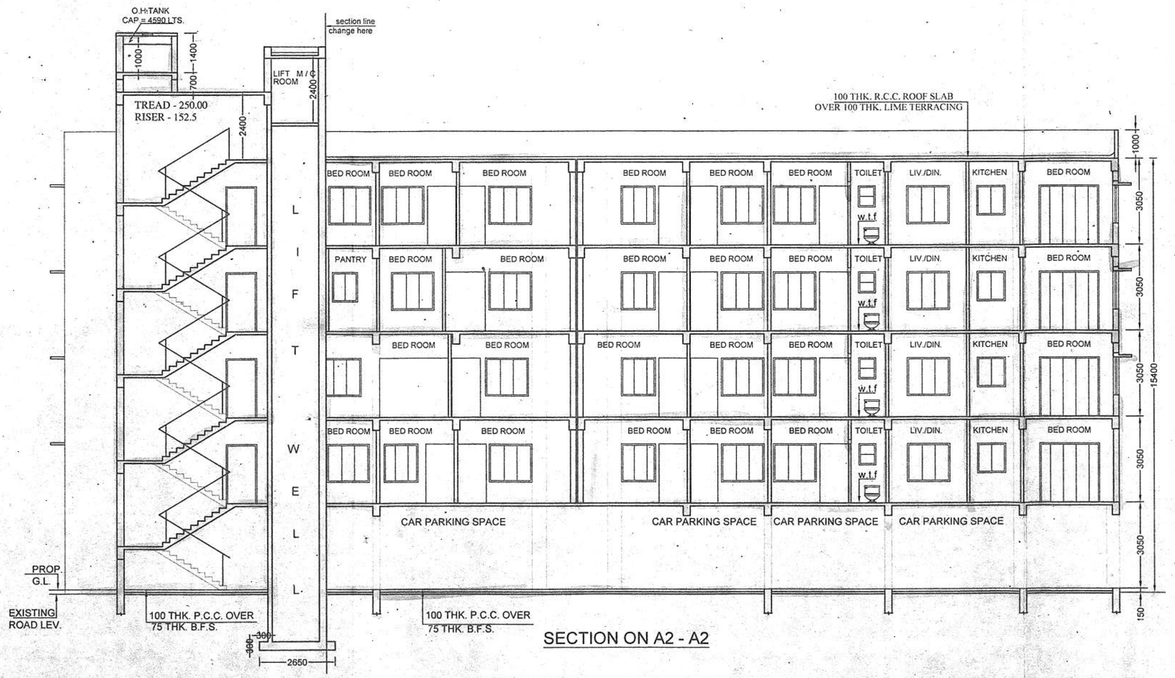
NOTES

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

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

SECTION ON A1 - A1



SECTION ON A2 - A2

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.

CORRECTED

SUBIR CHANDRA SANYAL
B. C.E., A. M. I., STRUCT. I. (I)
E. & S. NO. 845, CLASS-I
E. S. E. NO. 007, CLASS-I
RAJPUR-SONARPUR MUNICIPALITY

SIGNATURE OF E.B.A.

STRUCTURAL CERTIFICATE

THE STRUCTURAL DESING 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

DR. AMAN KUMAR DUTTA
Registered Structural Engineer
No.- SE/R/0000
Registration Valid Upto 31/12/2022

SIGNATURE OF STRUCTURAL ENGINEER [E.S.E. NO. 007]

ALOK ROY
Enlisted Geotechnical Engineer
Regional Development Consultants
No.- 008/ G.T. Eng., Class-I

SIGNATURE OF GEOTECHNICAL ENGINEER

For PARADISE LAND & HOUSING CO.
Proprietor

SIGNATURE OF OWNER

PROJECT
REVISED G+IV STORIED RESIDENTIAL BUILDINGS AT HOLDING NO. 2102, DAKSHIN KUMRAKHALI R.S. DAG NOS. 170,171,172,173,173 /2191, 178,179, R.S. KHATIAN NOS. 620,1317,592,708, 1306,813,817, L.R DAG NO. 183,184,185,186,191, 192,193,L.R KHATIAN NO. 3875, 3876,3877, 3878, 3879, J.L NO. 48 , WARD NO. 29, MOUZA:- KUMRAKHALI, P.S. - SONARPUR, DIST.-24 PGS(S), UNDER RAJPUR - SONARPUR MUNICIPALITY.VIDE SANCTION PLAN NO. 359/CB/27/110 ,DATED : 15.06.2015

NAME OF OWNER : M/S PARADISE LAND AND HOUSING CO.
AND DIPAK KARMAKAR AND OTHERS

DRAWN - sunipa	SCALE - 1:100
DESIGNED	DATE - 14.01.2020
CHECKED - sujoyma	JOB NO.
APPROVED	

Sanyalson Associates Consultant Pvt. Ltd.
CONSULTANT PLANNER & STRUCTURAL ENGINEERS
P-157 - KANKURGO PARK - KOLKATA-54

DWG NO.- 01/02

Checked by
Executive Engineer
Rajpur Sonarpur Municipality
28.01.2020

APPROVAL OF S.A.E

OFFICE USE ONLY

APPROVED
Plan No. 2894/B/R/273 Dated 28/01/2020
Valid Upto 28/01/2025
Mukty Kumar Pal
Assistant Engineer Incharge of BPD
RAJPUR-SONARPUR MUNICIPALITY
Dr. Partho Das
Chairman