## AREA STATEMENT:-

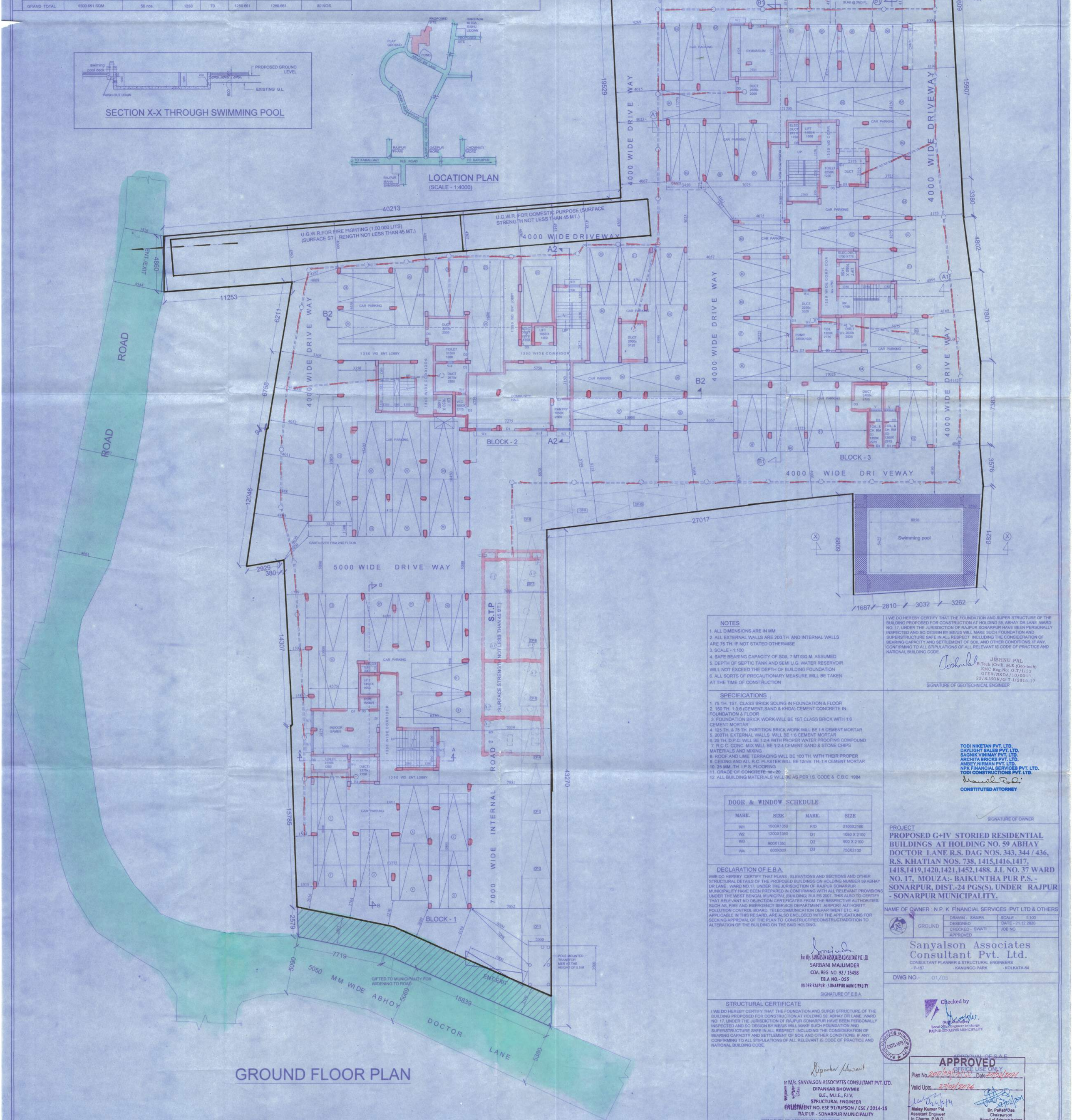
LAND AREA (AS PER ASSESSMENT ) = 54 K - 2 CH - 39 SQFT (3624.025 SQM)
LAND AREA (AS PER PHYSICAL) = 3551.97 SQM = 53 K - 1 CH - 28.41 SFT.
GIFTED AREA = 59.06 SQM
NET LAND AREA = (3551.97 - 59.06) SQM = 3492.91 SQM

PERMISSIBLE F.A.R = 1.75
PERMISSIBLE GROUND COVERAGE @ 50 % = 1775.985 SQM.
PROPOSED GROUND COVERAGE @ 47.89 % = 1758.607 SQM - 50.63 SQM= 1707.977 SQM
PERMISSIBLE AREA AS PER F.A.R = 3551.97 sqm x 1.75 = 6215.95 sqm
PROVIDED SERVICE AREA = 154.420 SQM
NO. OF FLATS = 92 nos.
NO. OF CAR = 70(COV.)+10(OPEN) = 80 nos.

| FLOOR / AREA (SQM) | A | B | B | C | D | E | F | G | H | I | J | K | L | M | N | O | O | P | Q | R |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | TOTAL AREA | EXIST | CUTOUT | TOTAL AREA (EXCLUDING CUTOUT) | WAIST | LIFT AREA | STAIR CASE | ACTUAL AREA (EXCLUDING STAIR CASE) | MIN. MANDATORY STAIR AREA | COMMON MANDATORY STAIR AREA | LIFT COMM AREA | AREA INCLUDING LIFT & COMM. AREA | ACTUAL RESIDENT AREA | COMMERCIAL AREA WITHOUT STAIR | EXISTING (LAP) PARKING AREA & ANC | COMPULSORY GAME ROOM NOS | | G.F AREA | TAKEN AS EXCESS | LAND AREA (SQM) |
| BL-1 | | | | | | | | | | | | | | | | | | | 1.7483 | 3551.97 |
| GR. FLOOR | 355.564 | 5.1 | 0 | 350.464 | 0 | 0 | 0 | 350.464 | 15.86 | 0 | 3 | 333.604 | 0 | | 1280.661 | 0 | 0 | 0 | | |
| 1ST FLOOR | 343.176 | 5.1 | 0 | 338.276 | 0.98 | 2.39 | 0.39 | 334.516 | 15.86 | | 3 | 315.656 | 299.441 | | | 0 | 0 | 0 | | |
| 2ND FLOOR | 343.176 | 5.1 | 0 | 338.276 | 0.98 | 2.39 | 0.39 | 334.516 | 15.86 | | 3 | 315.656 | 299.441 | | | 0 | 0 | 0 | | |
| 3RD FLOOR | 343.176 | 5.1 | 0 | 338.276 | 0.98 | 2.39 | 0.39 | 334.516 | 15.86 | | 3 | 315.656 | 299.441 | | | 0 | 0 | 0 | | |
| 4TH FLOOR | 343.176 | 5.1 | 0 | 338.276 | 0.98 | 2.39 | 0.39 | 334.516 | 15.86 | | 3 | 315.656 | 299.441 | | | 0 | 0 | 0 | | |
| | | | | | | | | | | | | | | | | | | 0 | | |
| BL-2 | | | | | | | | | | | | | | | | | | | | |
| GR. FLOOR | 583.1 | 21.12 | 0 | 561.98 | 0 | 0 | 0 | 561.98 | 26.23 | | 5.75 | 530 | 0 | | | | | 0 | | |
| 1ST FLOOR | 531.285 | 21.12 | 0 | 510.165 | 2.95 | 4.78 | 0.66 | 501.775 | 26.23 | | 5.75 | 469.795 | 433.516 | | | | | 0 | | |
| 2ND FLOOR | 533.362 | 21.12 | 0 | 512.242 | 2.95 | 4.78 | 0.66 | 503.852 | 26.23 | | 5.75 | 471.872 | 435.96 | | | | | 0 | | |
| 3RD FLOOR | 533.362 | 21.12 | 0 | 512.242 | 2.95 | 4.78 | 0.66 | 503.852 | 26.23 | | 5.75 | 471.872 | 435.96 | | | | | 0 | | |
| 4TH FLOOR | 533.362 | 21.12 | 0 | 512.242 | 2.95 | 4.78 | 0.66 | 503.852 | 26.23 | | 5.75 | 471.872 | 435.96 | | | | | 0 | | |
| | | | | | | | | | | | | | | | | | | | | |
| BL-3 | | | | | | | | | | | | | | | | | | | | |
| GR. FLOOR | 661.796 | 24.39 | 0 | 637.406 | 0 | 0 | 0 | 637.406 | 26.73 | | 5.53 | 605.146 | 0 | | | | | 0 | | |
| 1ST FLOOR | 649.75 | 24.39 | 0 | 625.36 | 2.65 | 4.78 | 0 | 617.93 | 26.73 | | 5.53 | 585.67 | 534.7 | | | | | 0 | | |
| 2ND FLOOR | 649.75 | 24.39 | 0 | 625.36 | 2.65 | 4.78 | 0 | 617.93 | 26.73 | | 5.53 | 585.67 | 534.7 | | | | | 6.78 | | |
| 3RD FLOOR | 649.75 | 24.39 | 0 | 625.36 | 2.65 | 4.78 | 0 | 617.93 | 26.73 | | 5.53 | 585.67 | 534.7 | | | | | 0 | | |
| 4TH FLOOR | 649.75 | 24.39 | 0 | 625.36 | 2.65 | 4.78 | 0 | 617.93 | 26.73 | | 5.53 | 585.67 | 534.7 | | | | | 0 | | |
| | | | | | | | | | | | | | | | | | | | | |
| BL-4 | | | | | | | | | | | | | | | | | | | | |
| GR. FLOOR | 107.262 | 0 | 0 | 107.262 | 0 | 0 | 0 | 107.262 | 13.17 | | 3 | 91.092 | 0 | | | | | 0 | | |
| 1ST FLOOR | 107.262 | 0 | 0 | 107.262 | 0.72 | 1.81 | 0.39 | 104.342 | 13.17 | | 3 | 88.172 | 86.118 | | | | | 0 | | |
| 2ND FLOOR | 134.635 | 0 | 0 | 134.635 | 0.72 | 1.81 | 0.39 | 131.715 | 13.17 | | 3 | 115.545 | 112.191 | | | | | 6.78 | | |
| 3RD FLOOR | 134.635 | 0 | 0 | 134.635 | 0.72 | 1.81 | 0.39 | 131.715 | 13.17 | | 3 | 115.545 | 112.191 | | | | | 0 | | |
| 4TH FLOOR | 134.635 | 0 | 0 | 134.635 | 0.72 | 1.81 | 0.39 | 131.715 | 13.17 | | 3 | 115.545 | 112.191 | | | | | 0 | | |
| TOTAL | 8322.764 | 253.05 | 0 | 8069.714 | 29.2 | 55.04 | 5.76 | 7979.714 | 409.95 | 0 | 86.4 | 7483.364 | 5500.651 | 0 | 1280.661 | 0 | 0 | 13.56 | 0 | |

PROPOSED O.T AREA = 13.56 SQM.
PROPOSED TOTAL FLOOR AREA INCLUDING O.T. = 7979.714 SQM + 13.56 SQM = 7993.274 SQM
PROPOSED F.A.R = (7483.384-1280.661) / 3551.97 = 1.7463

| USES | TOTAL AREA | REQUIRED PARKING | | PARKING PROVIDED | | | TOTAL NO. |
|---|---|---|---|---|---|---|---|
| | | COVERED | | COVERED PARKING | | | |
| | | NO | AREA | NO | AREA | DEDUCTABLE AREA | |
| RESIDENTIAL AREA | 5500.651 | 5500.651 /110= 50.27 = 50 NOS. | 50x25 = 1250 | 70 | 1280.661 | 1280.661 | COVERED 70 + OPEN 10 |
| COMMERCIAL AREA / MERCENTILE RETAIL | | | | | | | |
| FOR OTHER USES | | | | | | | |
| GRAND TOTAL | 5500.651 SQM | 50 nos. | 1250 | 70 | 1280.661 | 1280.661 | 80 NOS. |




### 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

### DOOR & WINDOW SCHEDULE

| MARK. | SIZE | MARK. | SIZE |
|---|---|---|---|
| W1 | 1500X1350 | F/D | 2100X2100 |
| W2 | 1200X1350 | D1 | 1050 X 2100 |
| W3 | 900X1350 | D2 | 900 X 2100 |
| W4 | 600X600 | D3 | 750X2100 |

### DECLARATION OF E.B.A.

I/WE DO HEREBY CERTIFY THAT PLANS , ELEVATIONS AND SECTIONS AND OTHER STRUCTURAL DETAILS OF THE PROPOSED BUILDINGS ON HOLDING NUMBER 59 ABHAY DR LANE , WARD NO.17, UNDER THE JURISDICTION OF RAJPUR SONARPUR MUNICIPALITY HAVE BEEN PREPARED IN CONFIRMING WITH ALL RELEVANT PROVISIONS UNDER THE WEST BENGAL MUNICIPAL (BUILDING) RULES 2007. THIS ALSO TO CERTIFY THAT RELEVANT NO OBJECTION CERTIFICATES FROM THE RESPECTIVE AUTHORITIES SUCH AS, FIRE AND EMERGENCY SERVICE DEPARTMENT, AIRPORT AUTHORITY, POLLUTION CONTROL BOARD, TELECOMMUNICATION DEPARTMENT ETC. AS APPLICABLE IN THIS REGARD, ARE ALSO ENCLOSED WITH THE APPLICATIONS FOR SEEKING APPROVAL OF THE PLAN TO CONSTRUCT/RECONSTRUCT/ADDITION TO ALTERATION OF THE BUILDING ON THE SAID HOLDING.

For M/s. SANYALSON ASSOCIATES CONSULTANT PVT. LTD.
SARBANI MAJUMDER
COA. REG. NO. 92 / 15458
EB.A NO.- 055
UNDER RAJPUR - SONARPUR MUNICIPALITY
SIGNATURE OF E.B.A.

### STRUCTURAL CERTIFICATE

I WE DO HEREBY CERTIFY THAT THE FOUNDATION AND SUPER STRUCTURE OF THE BUILDING PROPOSED FOR CONSTRUCTION AT HOLDING 59, ABHAY DR LANE ,WARD NO. 17, UNDER THE JURISDICTION OF RAJPUR SONARPUR HAVE BEEN PERSONALLY INSPECTED AND SO DESIGN BY ME/US WILL MAKE SUCH FOUNDATION AND SUPERSTRUCTURE SAFE IN ALL RESPECT INCLUDING THE CONSIDERATION OF BEARING CAPACITY AND SETTLEMENT OF SOIL AND OTHER CONDITIONS. IF ANY. CONFIRMING TO ALL STIPULATIONS OF ALL RELEVANT IS CODE OF PRACTICE AND NATIONAL BUILDING CODE.

For M/s. SANYALSON ASSOCIATES CONSULTANT PVT. LTD.
DIPANKAR BHOWMIK
B.E., M.I.E., F.I.V.
STRUCTURAL ENGINEER
ENLISTMENT NO. ESE 91/RJPSON / ESE / 2014-15
RAJPUR - SONARPUR MUNICIPALITY
SIGNATURE OF STRUCTURAL ENGINEER

I WE DO HEREBY CERTIFY THAT THE FOUNDATION AND SUPER STRUCTURE OF THE BUILDING PROPOSED FOR CONSTRUCTION AT HOLDING 59, ABHAY DR LANE ,WARD NO. 17, UNDER THE JURISDICTION OF RAJPUR SONARPUR HAVE BEEN PERSONALLY INSPECTED AND SO DESIGN BY ME/US WILL MAKE SUCH FOUNDATION AND SUPERSTRUCTURE SAFE IN ALL RESPECT INCLUDING THE CONSIDERATION OF BEARING CAPACITY AND SETTLEMENT OF SOIL AND OTHER CONDITIONS. IF ANY. CONFIRMING TO ALL STIPULATIONS OF ALL RELEVANT IS CODE OF PRACTICE AND NATIONAL BUILDING CODE.

JISHNU PAL
B.Tech (Civil), M.E (Geo-tech)
KMC Reg.No: G.T/1/32
OTER/NKDA/10/0043
22/RJSON/G-T-1/2016-17
SIGNATURE OF GEOTECHNICAL ENGINEER

TODI NIKETAN PVT. LTD.
DAYLIGHT SALES PVT. LTD.
SAGNIK VINIMAY PVT. LTD.
ARCHITA BRICKS PVT. LTD.
AMBEY NIRMAN PVT. LTD.
NPK FINANCIAL SERVICES PVT. LTD.
TODI CONSTRUCTIONS PVT. LTD.
CONSTITUTED ATTORNEY
SIGNATURE OF OWNER

PROJECT
**PROPOSED G+IV STORIED RESIDENTIAL BUILDINGS AT HOLDING NO. 59 ABHAY DOCTOR LANE R.S. DAG NOS. 343, 344 / 436, R.S. KHATIAN NOS. 738, 1415,1416,1417, 1418,1419,1420,1421,1452,1488. J.L NO. 37 WARD NO. 17, MOUZA:- BAIKUNTHA PUR P.S. - SONARPUR, DIST.-24 PGS(S). UNDER RAJPUR - SONARPUR MUNICIPALITY.**

NAME OF OWNER : N.P. K. FINANCIAL SERVICES PVT LTD & OTHERS

| | | | |
|---|---|---|---|
| GROUND | DRAWN - SAMPA | SCALE - | 1:100 |
| | DESIGNED | DATE - | 21.12.2020 |
| | CHECKED - SWATI | JOB NO. | |
| | APPROVED | | |

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

DWG NO.- 01/05

Checked by
(Rajib Mukherjee)
Local Office Engineer-in-charge.
RAJPUR-SONARPUR MUNICIPALITY.

APPROVAL OF S.A.E
OFFICE USE ONLY
APPROVED
Plan No. 2001/C/RJPSON Date 27/01/2021
Valid Upto 27/01/2024
Malay Kumar Pal
Assistant Engineer
In Charge, P.W.D.
Dr. Pallab Das
Chairperson
Board of Administrators
RAJPUR-SONARPUR MUNICIPALITY