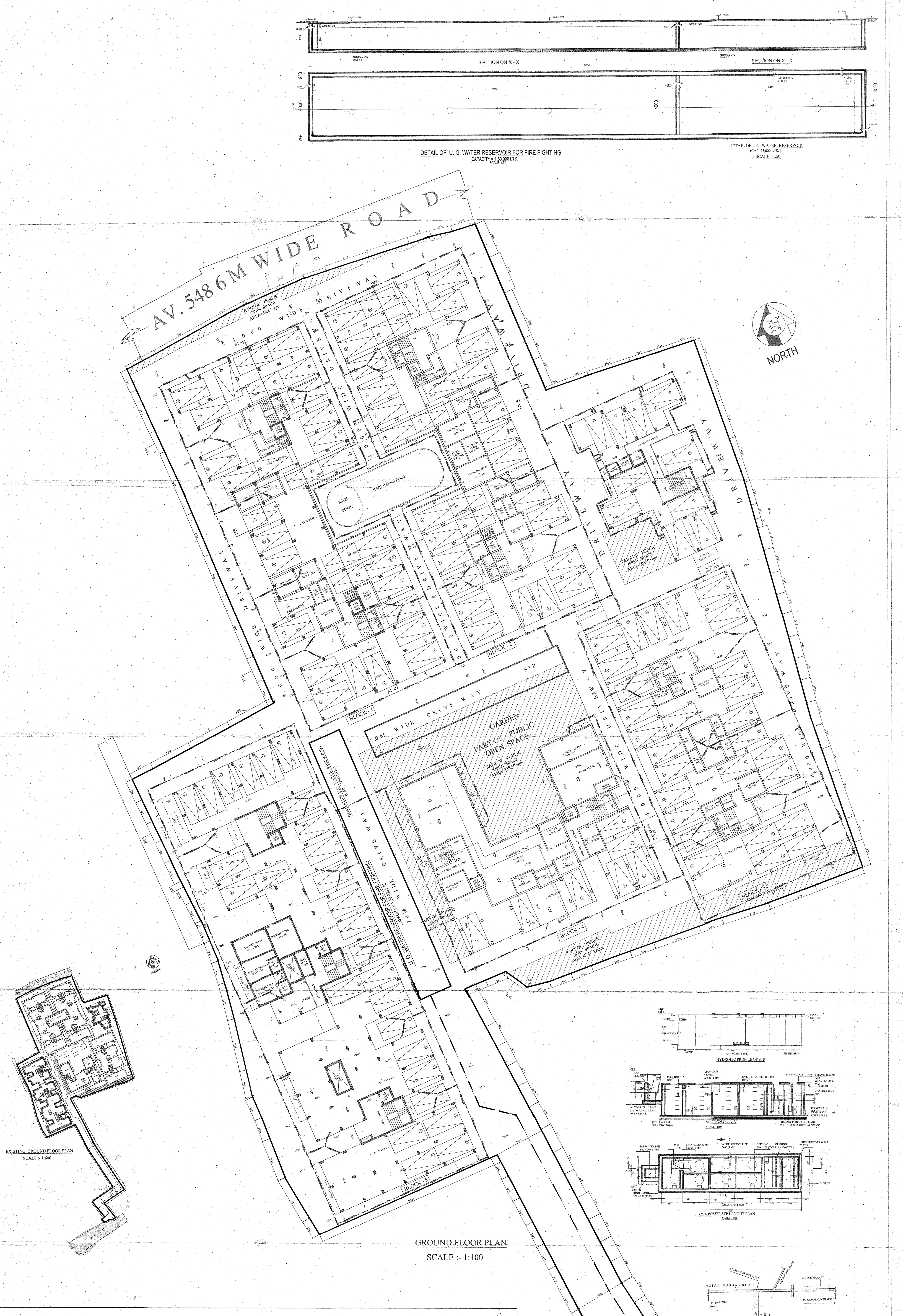

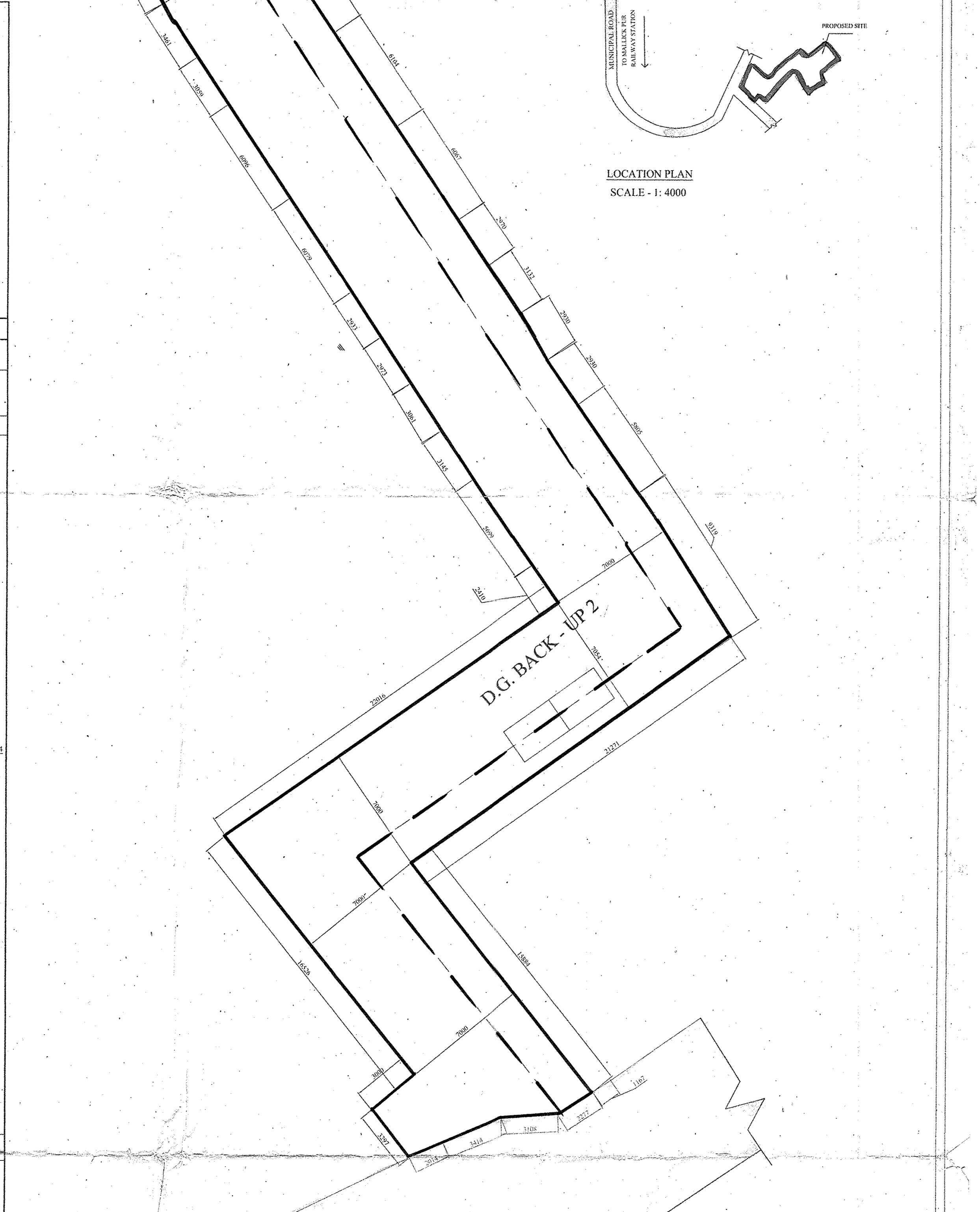

	PERMISSIBLE	SANCTIONED	EXECUTED
AREA OF LAND AS PER DEED		14180.602 Sqm. (212 K)	9793.31 Sqm. (242 DECIMAL)
AREA OF LAND PHYSICAL MESUREMENT		12598.276 Sqm.	8960.81 Sqm. (125k-15ch-6 sqft.)
GIFTED LAND RELEASED :-		-	-
NET LAND AREA :-		-	-
GROUND COVERAGE :- (45.00%)		5669.224 Sqm.	4032.364 Sqm.
PROPOSED GROUND COVERAGE :-		3756.571 Sqm.	3997.033 Sqm.
F.A.R.:-	2.0	1.65	1.756
BUILDING HIGHT:-	14.5 M.	14.5 M.	14.5 M.
PUBLIC OPEN SPACE:-		530.896 Sqm.	698.996 Sqm.
PROVIDED SERVICE AREA:-		-	717.15 Sqm.
NO. OF FLATS:-		184 nos.	218 nos.

BLOCK WISE AREA CALCULATION

	FLOOR AREA (Sqm.)	A		B		C		D		E		F		G		H		I		J		K		L		M		N				O	
		TOTAL AREA		DUCT		SHAFT		LIFT WELL		STAIR DUCT		Actual area without(lift+duct) F=A-(B+C+D+E)		Resi-mandatory stair area (inside)		Comm.-mandatory stair area (inside)		Lift lobby area		Area excluding lift/lobby & stair J=F-(G+H+I)		Actual residen. area		Commercial area		Covered carparking area & no.		Cupboard (sanctioned)		Cupboard (revised)		F.A.R Calculation O=(J-M) / L.A	
		sanc.	revised	sanc.	revised	sanc.	revised	sanc.	revised	sanc.	revised	sanc.	revised	sanc.	revised	sanc.	revised	sanc.	revised	sanc.	revised	sanc.	revised	sanc.	revised	sanc.	revised	permissible	provided	permissible	provided	sanc.	revised
BLOCK 1	Gr. Floor	768.366	768.366	16.45	16.45	—	—	—	—	—	—	751.92	751.92	26.74	26.74	—	—	4.46	4.46	720.72	720.72	—	—			590.423 30 cov.+2 open	628.71 30 cov.+2 open						
	1st. Floor	765.297	765.297	16.45	16.45	1.68	3.66	2.39x2 =4.78	2.39x2 =4.78	2.24	2.24	740.147	738.167	26.74	26.74	—	—	4.46	4.46	708.95	706.97	692.31	682.00					22.20	12.675	22.14	12.675		
	~~2nd. Floor~~	~~776.19~~	~~790.45~~	~~16.45~~	~~16.45~~	~~1.68~~	~~3.66~~	~~4.78~~	~~4.78~~	~~2.24~~	~~2.24~~	~~751.04~~	~~763.32~~	~~26.74~~	~~26.74~~	—	—	~~4.46~~	[illegible]	~~719.84~~	~~732.12~~	682.00	684.50					~~22.531~~	~~12.675~~	~~22.90~~	~~14.50~~		
	3rd. Floor	765.297	775.54	16.45	16.45	1.68	3.66	4.78	4.78	2.24	2.24	740.147	748.41	26.74	26.74	—	—	4.46	4.46	708.95	717.21	682.00	669.60					22.20	12.675	22.45	14.50		
	4th. Floor	765.297	775.54	16.45	16.45	1.68	3.66	4.78	4.78	2.24	2.24	740.147	748.41	26.74	26.74	—	—	4.46	4.46	708.95	717.21	682.00	669.60					22.20	12.675	22.45	14.50		
BLOCK 2	Gr. Floor	767.14	767.14	16.45	16.45	—	—	—	—	—	—	750.69	750.69	26.74	26.74	—	—	4.46	4.46	719.49	719.49	—	—			554.68 29 cov.+2 open	534.68 30 cov.+2 open						
	1st. Floor	766.87	766.87	16.45	16.45	1.68	3.28	2.39x2 =4.78	2.39x2 =4.78	2.24	2.24	741.72	740.12	26.74	26.74	—	—	4.46	4.46	710.52	708.92	680.00	680.00					22.252	13.99	22.252	13.99		
	2nd. Floor	784.94	784.94	16.45	16.45	1.68	3.28	4.78	4.78	2.24	2.24	759.79	758.19	26.74	26.74	—	—	4.46	4.46	728.59	726.99	698.09	698.09					22.79	13.99	22.79	13.99		
	3rd. Floor	766.87	766.87	16.45	16.45	1.68	3.28	4.78	4.78	2.24	2.24	741.72	740.12	26.74	26.74	—	—	4.46	4.46	710.52	708.92	680.00	680.00					22.79	13.99	22.79	13.99		
	4th. Floor	766.87	766.87	16.45	16.45	1.68	3.28	4.78	4.78	2.24	2.24	741.72	740.12	26.74	26.74	—	—	4.46	4.46	710.52	708.92	680.00	680.00					22.79	13.99	22.79	13.99		
BLOCK 3	Gr. Floor	659.786	659.786	18.07	18.07	—	—	—	—	—	—	641.716	641.716	26.74	26.74	—	—	4.46	4.46	610.516	610.516	—	—			531.407 26 cov.+2 open	531.46 26 cov.+2 open						
	1st. Floor	670.708	670.708	18.07	18.07	—	—	2.39x2 =4.78	2.39x2 =4.78	2.24	2.24	645.618	645.618	26.74	26.74	—	—	4.46	4.46	614.42	614.42	596.54	596.54					19.368	9.935	19.368	9.935		
	2nd. Floor	685.00	685.00	18.07	18.07	—	—	4.78	4.78	2.24	2.24	659.91	659.91	26.74	26.74	—	—	4.46	4.46	628.71	628.71	610.84	610.84					19.797	9.935	19.797	9.935		
	3rd. Floor	670.708	670.708	18.07	18.07	—	—	4.78	4.78	2.24	2.24	645.618	645.618	26.74	26.74	—	—	4.46	4.46	614.42	614.42	596.54	596.54					19.368	9.935	19.368	9.935	(17417.82-2668.2) / 8960.81	(18572.453-2833.404) / 8960.81
	4th. Floor	670.708	670.708	18.07	18.07	—	—	4.78	4.78	2.24	2.24	645.618	645.618	26.74	26.74	—	—	4.46	4.46	614.42	614.42	596.54	596.54					19.368	9.935	19.368	9.935		
BLOCK 4	Gr. Floor	527.472	527.472	5.75	5.75	—	—	—	—	—	—	521.722	521.722	26.20	26.20	—	—	4.46	4.46	491.062	491.062	—	—			171.00 8 cov.	170.54 7 cov.	—	—	—	—		
	1st. Floor	517.09	517.09	5.75	5.75	.725	.725	2.39x2 =4.78	2.39x2 =4.78	—	—	505.835	505.835	26.20	26.20	—	—	4.46	4.46	475.175	475.175	462.39	462.39					15.17	11.77	15.17	11.77		
	2nd. Floor	523.99	523.99	5.75	5.75	.725	.725	4.78	4.78	—	—	512.735	512.735	26.20	26.20	—	—	4.46	4.46	482.08	482.08	469.30	469.30					15.38	11.77	15.38	11.77		
	3rd. Floor	517.09	517.09	5.75	5.75	.725	.725	4.78	4.78	—	—	505.835	505.835	26.20	26.20	—	—	4.46	4.46	475.175	475.175	462.39	462.39					15.17	11.77	15.17	11.77		
	4th. Floor	517.09	517.09	5.75	5.75	.725	.725	4.78	4.78	—	—	505.835	505.835	26.20	26.20	—	—	4.46	4.46	475.175	475.175	462.39	462.39					15.17	11.77	15.17	11.77		
BLOCK 5	Gr. Floor	1014.57	974.30	38.208	14.63							976.362	959.67	40.11	40.08	—	—	6.0	6.0	930.252	913.59	—	—			620.69 26 cov.+4 open	758.394 22 cov.+5 open	—	—	—	—		
	1st. Floor	1061.148	1024.21	38.208	14.63	1.83	.863	7.28	7.17	2.88	3.36	1010.95	998.187	40.11	40.08	—	—	6.0	6.0	964.84	952.107	928.58	917.8					30.33	19.15	29.92	16.79		
	2nd. Floor	1061.148	1024.21	38.208	14.63	1.83	.863	7.28	7.17	2.88	3.36	1010.95	998.187	40.11	40.08	—	—	6.0	6.0	964.84	952.107	928.58	917.8					30.33	19.15	29.92	16.79		
	3rd. Floor	1061.148	1024.21	38.208	14.63	1.83	.863	7.28	7.17	2.88	3.36	1010.95	998.187	40.11	40.08	—	—	6.0	6.0	964.84	952.107	928.58	917.8					30.33	19.15	29.92	16.79		
	4th. Floor	1061.148	1024.21	38.208	14.63	1.83	.863	7.28	7.17	2.88	3.36	1010.95	998.187	40.11	40.08	—	—	6.0	6.0	964.84	952.107	928.58	917.8					30.33	19.15	29.92	16.79		
BLOCK 6	Gr. Floor	—	253.82	—	—	—	—	—	—	—	—	—	253.88	—	14.22	—	—	—	2.227	—	237.43	—	—			—	209.62 10 cov.	—	—	—	—		
	1st. Floor	—	259.04	—	—	—	—	—	2.56	—	.63	—	255.85	—	14.22	—	—	—	2.227	—	239.40	—	229.43					—	—	6.9	3.0		
	2nd. Floor	—	265.89	—	—	—	—	—	2.56	—	.63	—	262.7	—	14.22	—	—	—	2.227	—	246.40	—	236.28					—	—	7.08	3.0		
	3rd. Floor	—	259.04	—	—	—	—	—	2.56	—	.63	—	255.85	—	14.22	—	—	—	2.227	—	239.40	—	229.43					—	—	6.9	3.0		
	4th. Floor	—	259.04	—	—	—	—	—	2.56	—	.63	—	255.85	—	14.22	—	—	—	2.227	—	239.40	—	229.43					—	—	6.9	3.0		
TOTAL		18911.941	20055.495	474.64	356.75	23.66	34.112	105.60	115.4	38.4	42.84	18269.645	19506.393	732.65	803.6	—	—	119.20	130.34	17417.82	18572.453	13447.65	14296.49			2668.2/129 nos	2833.404/136 nos	439.864	270.08	466.813	279.94	1.65	1.756

SANC. TOTAL FLOOR AREA INCLUDING C.B = 18269.645+ 270.08
=18539.725 Sqm.

REVISED TOTAL FLOOR AREA INCLUDING C.B+O.T+LOFT AREA = 19506.393+(279.94+57.76+8.78)
=19852.873 Sqm.

CAR PARKING CALCULATION

	SANC.	REVISED
TOTAL NO. OF REQ. CAR PARKING	UPTO 600 / 150 = 4 nos UPTO 5000-600 / 140 = 31.43 nos. = 31 nos. 13447.65 -5000 / 130 = 64.98 nos. = say 65 nos. total no. of parking = 100 nos.	14296.49 / 130 = 109.973 no. say 110 nos CAR
PERMISSIBLE AREA OF CAR PARKING	100x25 = 2500 Sqm.	110x25 = 2750 Sqm.
TOTAL NO. OF PROVIDED CAR PARKING	129 NOS. (119 covered + 10 open)	136 NOS. (125 covered + 11 open)
PROVIDED AREA OF CAR PARKING	2682.2 Sqm.	2833.404 Sqm.

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

ALOK ROY
Enlisted Geotechnical Engineer
Rajpur - Sonarpur Municipality
No. - 008 / G. T. Eng.

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.

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

SIGNATURE OF E.B.A.

(1) AGNI DEALCOM PRIVATE LIMITED, (13) SUCCESS COMMOSALES PRIVATE ...
(2) QUICK COMMOSALES PRIVATE LIMITED, (14) CONNECT DEALCOM PRIVATE LIMITED
(3) ICONIC SUPPLIERS PRIVATE LIMITED, (15) TWIN STAR DEALCOM PRIVATE LIMITED
(4) KAMAKSHYA VINIMAY PRIVATE LIMITED, (16) MOONBILL TRADCOM PRIVATE LIMITED
(5) EKDATA MERCHANDISE PRIVATE LIMITED, (17) FOCUS DEALERS PRIVATE LIMITED
(6) PENTAGON SUPPLIERS PRIVATE LIMITED, (18) ... VINCOM PRIVATE LIMITED
(7) INNOVATIVE COMMOSALES PRIVATE LIMITED, (19) LEAGUE DISTRIBUTORS PVT. LTD.
(8) COMMITMENT VINCOEM PRIVATE LIMITED, (20) OMNI COMMODEAL PRIVATE LIMITED
(9) JACKPOT TRADELINK PRIVATE LIMITED, (21) PASSION DEALERS PRIVATE LIMITED
(10) GLADILUS MERCHANTS PRIVATE LIMITED, (22) WINSOME COMMODEAL PVT. LTD.
(11) JUNIPER COMMOTRADE PRIVATE LIMITED, (23) ZEAL DEALCOM PRIVATE LIMITED
(12) QUEENBEE SALES PRIVATE LIMITED, (24) YOUTH VINCOM PRIVATE LIMITED
(25) FLAME SALES PRIVATE LIMITED, (26) LIMELIGHT MERCHANDISE PRIVATE LIMITED
(27) JALAPENO SALES PRIVATE LIMITED, (28) DECAGON DEALERS PRIVATE LIMITED

SIGNATURE OF OWNERS
AUTHORIZED SIGNATORY

PROJECT

REVISED G+IV STORIED RESIDENTIAL BUILDINGS AT HOLDING NO. 16, DHARMATALA ROAD. L.R KHATIAN NOS. 48,1462,2136,387,1623-1629,4359-4366;4368 - 4372; 4374 - 4382; 4636 - 4641; R.S KHATIAN NO.726, 992,194,726,1222,218 ; R.S. DAG NO, 1399 ,1376,1385,1384,1376,1382,1379,1380,1383,1381 1399(P); L.R. DAG 1623-1629,1646; J.L NO. 35 , WARD NO. 22 , P.S. - SONARPUR MOUZA - KODALIA, RAJPUR SONARPUR MUNICIPALITY,SANC. PLAN NO. 1330/ CB / 22 / 26 ; DATED 21.11.2014.

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

DRAWN - Shompa	SCALE -
DESIGNED	DATE :- 25.8.2016
CHECKED -	JOB NO
APPROVED	

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

DWG NO.- 01/08 GROUND REV

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

CHECKED & OK
S.A.E. 29/08/16

RAJPUR-SONARPUR MUNICIPALITY ESTD-1876

APPROVED
Plan No. 168 / Rev / CB / 22 / 16 Dated 05/09/2016
Valid Upto 05/09/2019

3/09/16
05/9/16

Partha Gupta
Municipal Engineer

Dr. Pallab Das
Chairman

RAJPUR-SONARPUR MUNICIPALITY