AREA STATEMENT :-

LAND AREA (AS PER DEED) = 17280 SQM Nos (18-13 Ka - 10K 3- 16Sqft)
LAND AREA (AS PER PHYSICAL) = 20,074.3 Sqm. (21 Ka - 09 Ch - 28.31 Sqft)
STRIP OF LAND FOR ACQUIRING WIDTH = 71.74 SQM
BOSA AREA (AS PER DEED) = 10,107 SQM (*K-4Ch-7 SQFT)
BOSA AREA (AS PER PHYSICAL) = 10,107 Sqm
NET LAND AREA = 17280 SQ.FT-71.74 Sqm = 17,115.87 SQM
PERMISSIBLE F.A.R. = 1.75
DEVIDED F.A.R. = 1.598
PERMISSIBLE GROUND COVERAGE @ 70 % = 133.897 Sqm.
PROPOSED GROUND COVERAGE @ 65.24 % = 692.71 SQM - 10.75 Sqm = 1016.85 SQM
PERMISSIBLE AREA AS PER F.A.R. = 2247.61 Sqm x 1.75 = 3933.322 sqm
PROVIDED SERVICE AREA = 1044.65 Sqm.
NO. OF FLATS = 38 nos

	FLOOR	A TOTAL AREA	B DUCT	C TOTAL AREA WITHOUT DUCT	D SHAFT	E LIFT WELL	F STAIR DUCT	G ACTUAL AREA WITHOUT(LIFT & DUCT)	H 50% REMOVABLE STAIR AREA (CREDIT)	I LIFT LOBBY	J AREA EXCLUDING LIFT /LOBBY &STAIR	K ACTUAL RESIDENT AREA	L ACTUAL COMMERCIAL AREA	M COVERED CAR PARKING AREA	N FAR CALCULATION	O LAND AREA W/M
															1.5980	2247.613
BLOCK-A (G+5)	GR. FLOOR	980.007	35.71	944.211	0	0	0	944.211	41.445	7.01	895.762	0	28.7	713.52		
	1ST FLOOR	980.852	23.57									522.802			506.038	
	2ND FLOOR	980.852	23.57	969.332	1.33	4.78	3.68	955.542	20.09	4.45	522.802	506.038			506.038	
	3RD FLOOR	980.852	23.57	969.332	1.33	4.78	3.68	955.542	20.09	4.45	522.802	506.038			506.038	
	4TH FLOOR	980.852	23.57	969.332	1.33	4.78	3.68	955.542	20.09	4.45	522.802	506.038			506.038	
	5TH FLOOR	980.852	23.57	969.332	1.33	4.78	3.68	955.542	20.09	4.45	522.802	506.038			506.038	
BLOCK-B	1ST FLOOR	359.63	12.66	334.85	0	2.25	0	334.54	13.365	2.53	330.645	306.13			306.13	
	2ND FLOOR	359.63	12.66	334.85	0	2.25	0	334.54	13.365	2.53	330.645	306.13			306.13	
	3RD FLOOR	359.63	12.66	334.85	0	2.25	0	334.54	13.365	2.53	330.645	306.13			306.13	
	4TH FLOOR	359.63	12.66	334.85	0	2.25	0	334.54	13.365	2.53	330.645	306.13			306.13	
SERVICE	GR. FLOOR	56.43	0	56.43	0	0	0	56.43	8.33	0	42.68	0			0	
	1ST FLOOR	56.43	0	56.43	0	0	0.44	49.97	8.33	0	41.64	0			0	
	TOTAL	4785.08	178.3	4606.185	5.32	28.68	7.96	4564.205	223.925	35.01	4305.27	3248.502		713.52		

TOTAL FLOOR AREA =4564.205 Sqm

USES	TOTAL AREA	REQUIRED PARKING COVERED NO	REQUIRED PARKING COVERED AREA	PARKING PROVIDED COVERED PARKING NO	PARKING PROVIDED COVERED PARKING AREA	PARKING PROVIDED COVERED PARKING DEDUCTABLE AREA	TOTAL NO.
RESIDENTIAL AREA	506.31/unit = 2024.071 sqm 306.13/unit = 1224.52 sqm	3248.502/120 = 27.07 = 27 NOS	27 x 25 = 675	38 nos	713.52	713.52	38 nos
COMMERCIAL AREA / MISCENTILE RETAIL	28.7	29.7					
FOR OTHER USES							
GRAND TOTAL	3485 =3248.502 COMMER= 28.7	27 nos	675	38 nos	713.52	713.52	38 nos

FAR CALCULATION = 4305.27 : 713.52 = 2247.613 = 1.598

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 1964

DOOR & WINDOW SCHEDULE

MARK	SIZE	MARK	SIZE
W1	1500x1350	D	1200 x 2100
W2	1200x1350	D1	1050 x 2100
W3	900x1050	D2	900 x 2100
W4	600x750	D3	750 x 2100

STRUCTURAL CERTIFICATE

I WE DO HEREBY CERTIFY THAT THE FOUNDATION AND SUPER STRUCTURE OF THE BUILDING PROPOSED FOR CONSTRUCTION AT HOLDING 190, PULIN BIHARI BOSU SARANI, WARD NO. 16, UNDER THE JURISDICTION OF RAJPUR SONARPUR MUNICIPALITY 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.

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

SIGNATURE OF STRUCTURAL ENGINEER (E.S.E. NO. 007)

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 NO -190 PULIN BIHARI BOSU SARANI, WARD NO -16 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.

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

SIGNATURE OF E.B.A.

I WE DO HEREBY CERTIFY THAT THE FOUNDATION AND SUPER STRUCTURE OF THE BUILDING PROPOSED FOR CONSTRUCTION AT HOLDING 190, PULIN BIHARI BOSU SARANI WARD NO. 16, UNDER THE JURISDICTION OF RAJPUR SONARPUR MUNICIPALITY 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
M.Tech (Civil), M. E., Gen (Civil)
FIE, C.Eng., F.I.V., F.I.P.H.E.
E.S.I. NO. 1120, CLASS-I
RAJPUR-SONARPUR MUNICIPALITY

SIGNATURE OF GEOTECHNICAL ENGINEER

MKR NIRMAN PVT. LTD.
Director

As Constituted Attorney of
RATAN KUMAR GHOSH
MOM GHOSH
DEB KUMAR MUKHERJEE
TAPAN MUKHERJEE

SIGNATURE OF OWNER

PROJECT
PROPOSED G +IV STORIED RESIDENTIAL BUILDING AT HOLDING NO 190, PULIN BIHARI BOSU SARANI, WARD NO.16 ,J.L NO. 55, R.S KHATIAN NO - 1256, 1255,R.S DAG NO 906,907,908 MOUZA - RAJPUR P.S. - SONARPUR, DIST.-24PGS.(S) , UNDER RAJPUR SONARPUR MUNICIPALITY

NAME OF OWNER :RATAN GHOSH & OTHERS

GROUND FLOOR PLAN | DWG NO :04

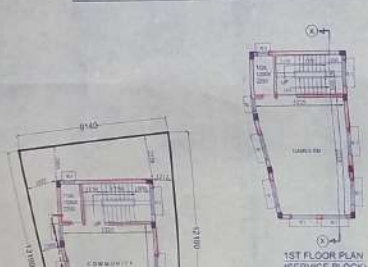
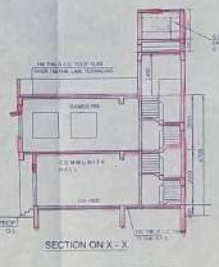
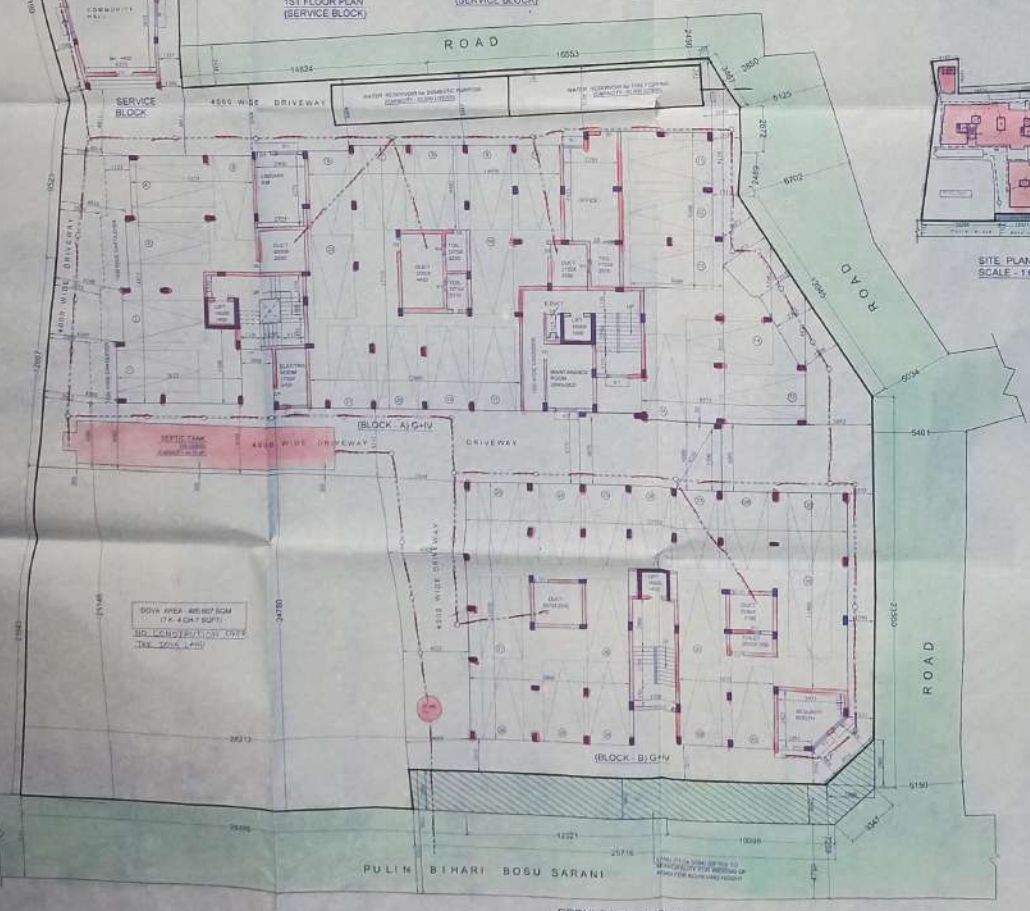
DRAWN : SWATI
DESIGNED : SWATI
CHECKED
APPROVED

SCALE : 1:100
DATE : 04.09.2020

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

Checked by

APPROVAL OF S.A.E

OFFICE USE ONLY

APPROVED
Plan No. 67/2020/RS Date 01/10/2020
Valid Upto 01/10/2025
Sd/- 01/10/2020
Bosu Kumar Pal
Assistant Engineer
In Charge, P.W.D.
Sd/- Partha Das
Chairman
Board of Administrators
RAJPUR-SONARPUR MUNICIPALITY