

**PLAN FOR PROPOSED G+IV STORED RESIDENTIAL BUILDING AT MOUZA - SRIPUR BAGHARGHOLE, J.L.NO. 59, R.S. DAG NO.- 473,475,478,479,482,484 AND 485, R.S. KH. NO.-1232,248,500,108,148,165,300, L.R. DAG.NO.- 859,863,864,865, LR. KH NO- 748,44,965, HOLDING NO.- 352, SUKANTA PALLY, BORAL-B, WARD NO - 32,P.8-SONARPUR, DIST.- 24 PGS SOUTH, KOLKATA - 700 154 UNDER RAJPUR-SONARPUR MUNICIPALITY OWNERS NAME: SWAPAN BRAHMA**

**DETAILS SPECIFICATION OF BUILDING.**

**NOTES:**

- ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE SPECIFIED.
- FLOOR FINISH: 150 CM FINISH OVER 150 MM THK P.C.C. OVER 150 MM THK S.S.
- WALL FINISH: 150 CM FINISH OVER 150 MM THK P.C.C. OVER 150 MM THK S.S.
- CEILING FINISH: 150 CM FINISH OVER 150 MM THK P.C.C. OVER 150 MM THK S.S.
- ROOF FINISH: 150 CM FINISH OVER 150 MM THK P.C.C. OVER 150 MM THK S.S.
- FOUNDATION: 150 CM FINISH OVER 150 MM THK P.C.C. OVER 150 MM THK S.S.
- CONCRETE GRADE: ALL CONCRETE GRADES SHALL BE AS PER IS 456:2000.
- STEEL GRADE: ALL STEEL GRADES SHALL BE AS PER IS 2262:2008.
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SL.NO.	SYMBOL	CLEAR/MASONRY WIDTH	CLEAR/MASONRY DEPTH	DESCRIPTION
1	D	1000	2100	PANELLED
2	D	900	2100	PANELLED
3	D	700	2100	GLASSED
4	W	1500	1200	GLASSED
5	W	1500	1200	GLASSED
6	W	600	600	GLASSED

DR. ANIL CHANDRA GHOSH  
SMT SHILPI GHOSH  
SRI ANIL CHANDRA GHOSH  
SMT SHILPI GHOSH  
AS CONSTITUTED ATTORNEY OF  
SRI SWAPAN KUMAR BRAHMA.  
**SIGNATURE OF OWNER**

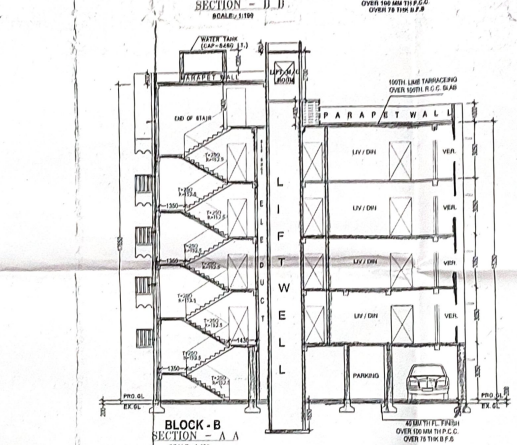
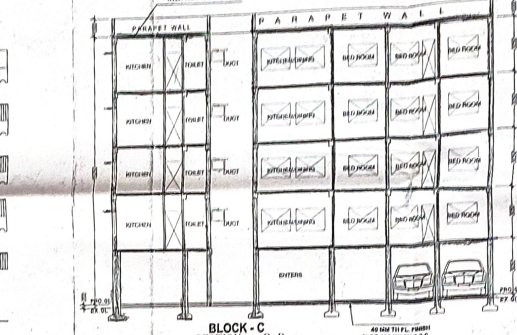
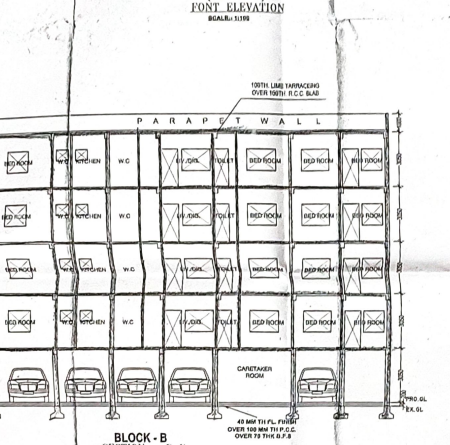
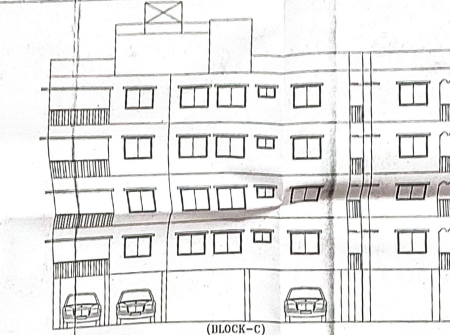
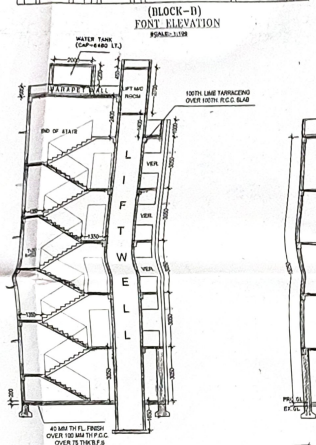
**DECLARATION OF E.B.S.**  
IT IS CERTIFIED THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF RAJPUR-SONARPUR MUNICIPALITY BLDG. RULES, AS AMENDED FROM TIME TO TIME AND THAT SITE CONDITION INCLUDING THE WIDTH OF THE ABUTTING ROAD CONFORMED WITH THE PLAN & CERTIFIED THAT IT IS A BUILDABLE SITE AND IT IS INFORMED BY THE OWNER THAT IT IS NOT A TANK OR FILLED UP TANK THE PLOT IS DEMARCATED BY BOUNDARY WALL.

**SIGNATURE OF E.B.S.**  
MANAS MUKHERJEE  
Rajpur Sonarpur Municipality  
Floor-3 Cell(1)

**DECLARATION OF GEO-TECH.**  
THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION & SUPER-STRUCTURE OF THE BUILDING HAS BEEN MADE BY THE CONDITION OF SOIL TAKING OF ALL PROBABLE LOADS OF INDIA INCLUDING THE SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.

**OFFICE USE**  
CHECKED BY: \_\_\_\_\_  
DATE: \_\_\_\_\_  
LOCAL OFFICE  
ENGINEER IN CHARGE:  
RAJPUR-SONARPUR MUNICIPALITY

**APPROVED**  
Plan No: 134/2021/32/26, dated: 08/08/2021  
Date: 08/08/2021  
Dr. Pradyumn Chandra Ghosh  
Principal Engineer  
RAJPUR-SONARPUR MUNICIPALITY



**AREA STATEMENT**

• AREA OF LAND AS PER DEED = 41.00 DECIMAL = 1902.34 SQM (29.91 \* 10 CH - 18 FOOT)  
 • AREA OF LAND AS PER SITE = 43.01 DEC. = 1920.30 SQM (29.99 \* 10 CH - 23 FOOT)  
 • PERMISSIBLE GROUND COVERAGE @ 50 % = 975.15 SQM  
 • ROAD WIDTH - 7.30 M (AVG.)  
 • PERMISSIBLE P.F. R. 1.00  
 • PERMISSIBLE AREA AS PER P.F. R. = 1920.30 SQM \* 1.00 = 1920.30 SQM  
 • PROPOSED HEIGHT OF BLDG. 13.20 M  
 • PROPOSED HEIGHT OF BLDG. 13.20 M  
 • PROPOSED GROUND COVERAGE 50% OF 975.15 SQM = 487.57 SQM  
 • DUCT AREA (2 BLOCKS) = 42.80 SQM

BLOCK	FLOOR AREA	LIFT AREA	ACTUAL AREA	STAIR AREA	LIFT LOBBY	AREA EXCLUDING LIFT LOBBY/STAIR	RESIDENTIAL AREA	COMMERCIAL AREA
GR. FLOOR	114.84 SQM	NIL	114.84 SQM	13.30 SQM	1.40 SQM	109.74 SQM	99.75 SQM	NIL
	114.84 SQM	2.13 SQM	116.97 SQM	13.30 SQM	1.40 SQM	109.74 SQM	99.75 SQM	NIL
1ST FLOOR	114.84 SQM	2.13 SQM	116.97 SQM	13.30 SQM	1.40 SQM	109.74 SQM	99.75 SQM	NIL
	114.84 SQM	2.13 SQM	116.97 SQM	13.30 SQM	1.40 SQM	109.74 SQM	99.75 SQM	NIL
2ND FLOOR	114.84 SQM	2.13 SQM	116.97 SQM	13.30 SQM	1.40 SQM	109.74 SQM	99.75 SQM	NIL
	114.84 SQM	2.13 SQM	116.97 SQM	13.30 SQM	1.40 SQM	109.74 SQM	99.75 SQM	NIL
3RD FLOOR	114.84 SQM	2.13 SQM	116.97 SQM	13.30 SQM	1.40 SQM	109.74 SQM	99.75 SQM	NIL
	114.84 SQM	2.13 SQM	116.97 SQM	13.30 SQM	1.40 SQM	109.74 SQM	99.75 SQM	NIL
TOTAL	574.20 SQM	8.52 SQM	582.72 SQM	66.50 SQM	5.60 SQM	499.54 SQM	448.50 SQM	NIL

**CAR PARKING CALCULATION**

\* TOTAL RESIDENTIAL AREA = 2981.12 SQM (24 BAY \* 24 NOS. CAR)  
 \* TOTAL PROVIDED CAR PARKING AREA = 24 NOS. CAR \* 10.00 SQM = 240.00 SQM  
 \* TOTAL PROVIDED CAR PARKING AREA = 240.00 SQM  
 \* TOTAL PROVIDED SERVICE AREA = 24.75 SQM  
 \* PROVIDED COMMUNITY HALL AREA = 4.87 SQM (3 NOS.)  
 \* PROVIDED ENTRANCE LOBBY AREA = 21.18 SQM (3 NOS.)

**F.A.R. CALCULATION**

\* TOTAL AREA EXCLUDING STAIR / LIFT / LOBBY = 3582.93 SQM  
 \* LESS CAR PARKING AREA 240.00 SQM = 3342.93 SQM  
 \* ADOP. F.A.R. = 1.95 (3.30 / 1.68)

