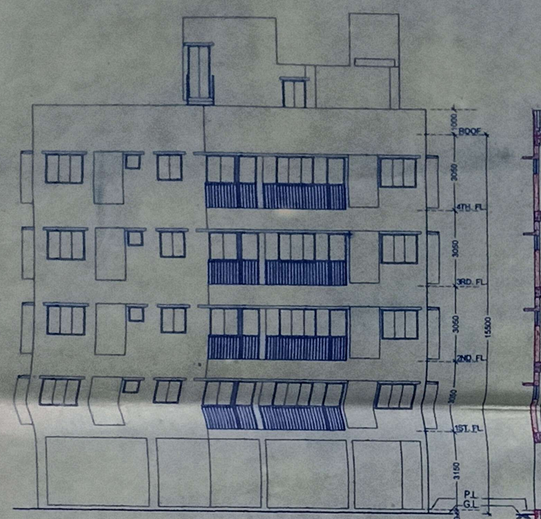
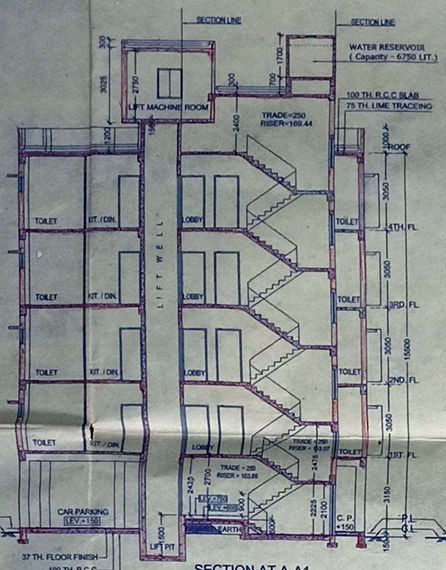
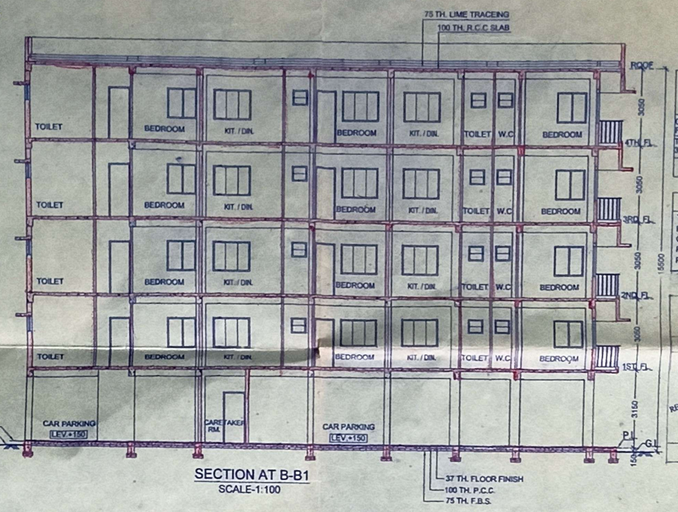


FRONT ELEVATION
SCALE-1:100



SECTION AT A-A1
SCALE-1:100



SECTION AT B-B1
SCALE-1:100

AREA STATEMENT

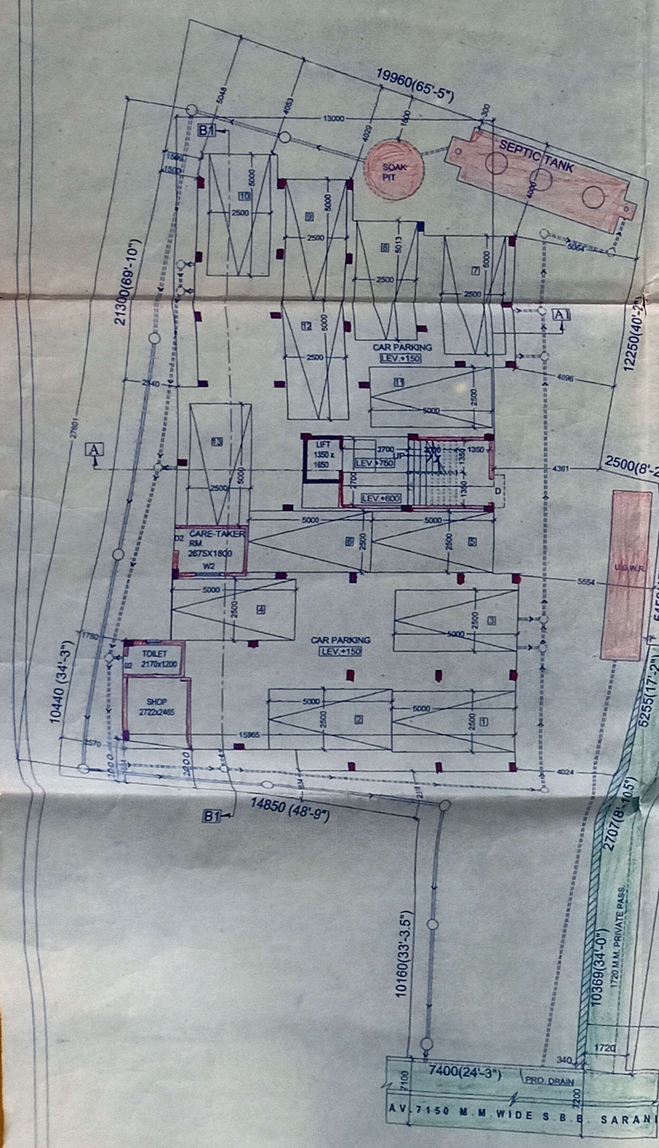
AREA OF LAND AS PER DEED :- 10K. 11CH. 42 SQ.FT. = 719.05 SQ.M.
PHYSICAL MESUREMENT :- 709.75 SQ.M.
GIFTED AREA = 5.51 SQ.M.
AREA AFTER GIFTED = 704.24 SQ.M.
ROAD WIDTH:- AV. 7150 M.M.
PERMISSIBLE GROUND COVERAGE :- (50.00%) :- 354.88 SQ.M.
PERMISSIBLE F.A.R. :- 1.75
PERMISSIBLE AREA AS PER F.A.R. = 1242.06 SQ.M.
PROPOSED HIGHT:-15.5 M.
PROPOSED GROUND COVERAGE :- 320.22 SQ.M.

FLOOR	TOTAL FLOOR AREA (SQ.M.)		LIFT-WELL (SQ.M.)		FLOOR AREA WITHOUT LIFT-WELL (SQ.M.)		REDUCTION FOR F.A.R. CALCULATION: LIFT-LOBBY (SQ.M.)		STAIR-WELL (SQ.M.)		CAR PARKING (SQ.M.) SANCTIONED: REQUIRED	SANCTIONED: PROVIDE	REVISED: REQUIRED	REVISED: PROVIDE	AFTER DEDUCTION FLOOR AREA (SQ.M.) SANCTIONED	REVISED	FLOOR	C.B. AREA (SQ.M.) SANC.	REV.
	SANCTIONED	REVISED	SANCTIONED	REVISED	SANCTIONED	REVISED	SANCTIONED	REVISED	SANCTIONED	REVISED									
GROUND FLOOR	320.22	320.22	NIL	NIL	320.22	320.22	2.23	2.23	12.69	12.69	8X25 =200	278.74	8X25 =200	15 NOS. 278.74 SQ.M.	=1238.84	=1238.84	1ST. FL.	8.41	7.66
TYPICAL(1, 2, 3 & 4th.) FLOOR	320.22x4 =1280.88	320.22x4 =1280.88	2.23x4 =8.92	2.23x4 = 8.92	317.99X4 =1271.96	317.99X4 =1271.96	2.23x4 = 8.92	2.23x4 = 8.92	12.69X4 = 50.76	12.69X4 = 50.76							2ND. FL.	8.41	7.66
																	3RD. FL.	8.41	7.66
																	4TH. FL.	8.41	7.66
TOTAL	1601.10	1601.10	8.92	8.92	1592.18	1592.18	11.15	11.15	63.45	63.45	200.0	278.74	200.0	278.74	=1238.84	=1238.84	TOTAL	33.64	30.64

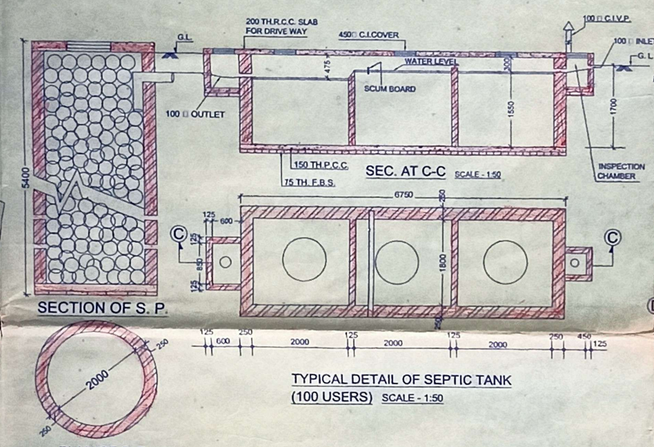
SANCTIONED	REVISED
TOTAL AREA FOR FEES CALCULATION = 1592.18+33.64 = 1625.82 SQ.M.	TOTAL AREA FOR FEES CALCULATION = 1592.18+30.64 = 1622.82 SQ.M.
PROPOSED GROUND FLOOR AREA :- 320.22 SQ.M.	PROPOSED GROUND FLOOR AREA :- 320.22 SQ.M.
CAR PARKING AREA :- 278.74 SQ.M.	CAR-PARKING AREA :- 278.74 SQ.M., SHOP AREA - 7.74 SQ.M.
PRO. TYP. (1,2,3 & 4) FL. AREA = (320.22-2.23)=317.99 SQ.M.	PRO. TYP. (1,2,3 & 4) FL. AREA = (320.22-2.23)=317.99 SQ.M.
PRO. TOTAL FLOOR AREA = 1592.18 SQ.M.	PRO. TOTAL FLOOR AREA = 1592.18 SQ.M.

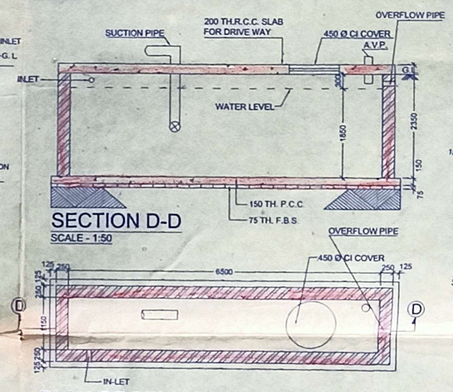
	SANCTIONED: FLOOR	CORRIDOR (SQ.M.)	FLOOR AREA (SQ.M.)	TOTAL FL. (SQ.M.)	CAR-PARKING (SQ.M.): REQUIRED	PROVIDED	REVISED: CORRIDOR (SQ.M.)	FLOOR AREA (SQ.M.)	TOTAL FL. (SQ.M.)	CAR-PARKING (SQ.M.): REQUIRED	PROVIDED
COMM.	GR. FLOOR	NIL	NIL	NIL			NIL	7+7.4	7+7.4	NIL	NIL
RESIDENTIAL	1ST. FLOOR	2.27	317.99 - (2.23+2.27+12.69) = 300.80	1203.20	600/150 = 4NOS.	8 NOS.	3.23	317.99 - (3.23+3.23+12.69) = 299.84	1199.36	(1199.36 / 150) = 8.32 NOS. = 9 NOS.	13 NOS.
	2ND. FLOOR	2.27	300.80		(1203.20 - 600) / 140 = 4.308 NOS. = 4 NOS.		3.23	299.84			
	3RD. FLOOR	2.27	300.80				3.23	299.84			
	4TH. FLOOR	2.27	300.80				3.23	299.84			
	TOTAL CAR-PARKING					8 NOS.					13 NOS.

SANCTIONED	REVISED
REQUIRED NOS. OF CAR = 8 NOS.	REQUIRED NOS. OF CAR = 8 NOS.
PRO. REQUIRED PARKING AREA = 8X25 =200 SQ.M.	PRO. REQUIRED PARKING AREA = 8X25 =200 SQ.M.
PRO. PROVIDED NOS. OF CAR = 12 NOS.	PRO. PROVIDED NOS. OF CAR = 13 NOS.
PRO. PROVIDED COVERED PARKING AREA =278.74 SQ.M.	PRO. PROVIDED COVERED PARKING AREA =278.74 SQ.M.
PRO. HEIGHT:-14.5 M.	PRO. HEIGHT:-15.5 M.
PRO. F.A.R. :- 1238.84/709.75 = 1.745	PRO. F.A.R. :- 1238.84/709.75 = 1.745
PRO. SERVICE AREA = 9.97 SQ.M.	PRO. SERVICE AREA = 9.96 SQ.M.
NOS. OF FLATS = 5 X 4 =20 NOS.	NOS. OF FLATS = 5 X 4 =20 NOS.

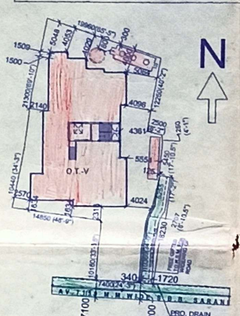


GROUND FLOOR PLAN
SCALE-1:100





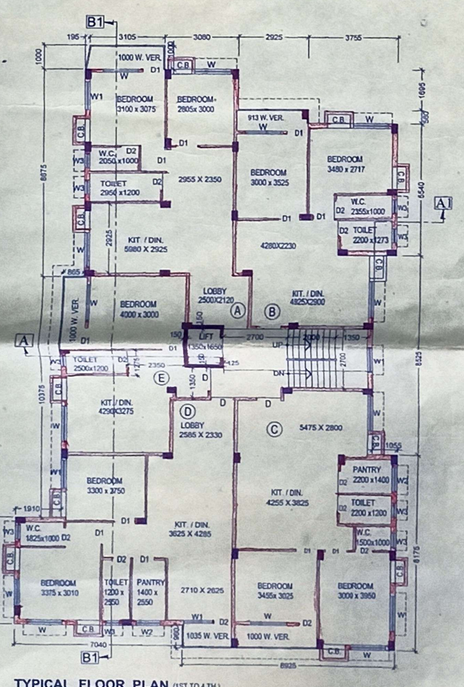
PLAN OF SEMI UNDER-GROUND WATER RESERVOIR (13500 LITERS)
SCALE - 1:50



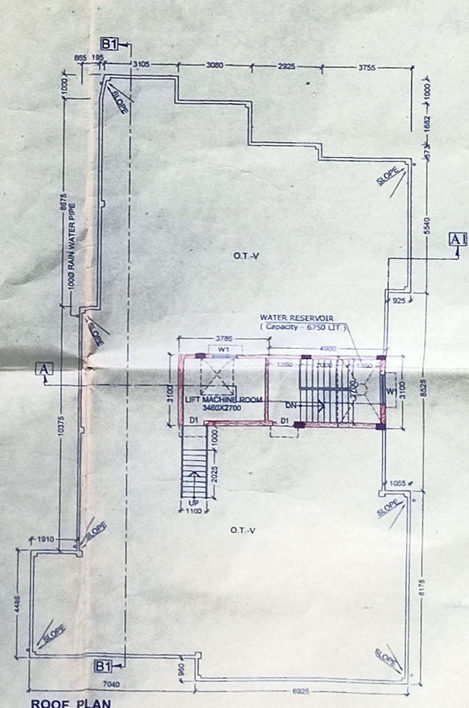
SITE PLAN SCALE-1:400

DOOR & WINDOW SCHEDULE

MARK	SIZE	REMARKE
D	1000x2000	WODDEN PANELD DOOR
D1	900x2000	"
D2	750x2000	P.V.C DOOR
W	1500x1200	STEEL WINDOW
W1	1200x1200	"
W2	1000x1050	"
W3	600x900	"



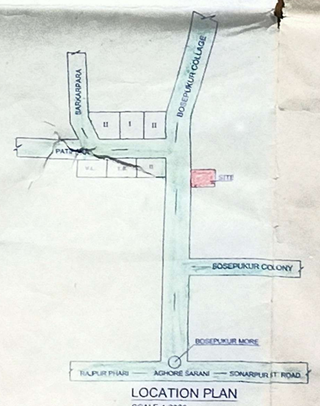
TYPICAL FLOOR PLAN (1ST TO 4 TH.)
SCALE-1:100



ROOF PLAN
SCALE-1:100

SPECIFICATION

1. ALL DIMENSIONS ARE IN M.M. UNLESS OTHERWISE SPECIFIED
2. ALL OUTER WALLS ARE 200M.M.
3. ALL PARTITION WALLS ARE 75 , 125 M.M. UNLESS OTHERWISE SPECIFIED.
4. BRICK WORK OF ALL 200 WALLS SHALL BE IN C.M.(1:6)
5. BRICK WORK OF ALL 75 WALLS SHALL BE IN C.M.(1:4) WITH H-B NETTING.
6. 15 M.M. TH C.PLASTER WITH C.M.(1:6) FOR OUTER WALLS.
7. 20 M.M. TH C.PLASTER WITH C.M.(1:6) FOR INSIDE WALLS.
8. 10 M.M. TH C.PLASTER WITH C.M.(1:6) FOR CEILING.
9. 25 M.M. TH D.P.C (1:2:4) SHALL BE PROVIDED.
10. 40 M.M. TH. I.P.S. FLOORING (1:2:4)
11. 150 M.M. WIDE SKIRTING (1:2:4)
12. THE DEPTH OF SEPTIC TANK & WATER RESERVOIR WOULD NOT EXCEED THE DEPTH OF MAIN BUILDING FOUNDATION
13. GRADE OF CONCRETE (R.C.C.) M-20 (MIX. 1:1.5:3)
14. GRADE OF STEEL-- Fe-415
15. THE CRUSHING STRENGTH SHOULD NOT BE LESS THAN 75 KG./Cu.M.



LOCATION PLAN
SCALE-1:2000

REVISED G+4 STORIED RESIDENTIAL BUILDING ON THE LAND OF R.S. DAG NO.- 403; L.R. DAG NO.- 456; R.S. KH. NO.- 13; L.R. KH. NO.- 1284,1285,1286,1344, 1345 & 1287; J.L. NO.- 54; MOUZA - MALIKAPUR; HOLDING NO.- 619, SAHID BISWANATH B. SARANI; WARD NO.- 16; P.S.- SONARPUR; UNDER RAJPUR-SONARPUR MUNICIPALITY.

NAME OF OWNER - 1) MOLOY GHOSH
2) AMITA GHOSH

DEE-AAR CONSULTANT
ARCHITECT & CIVIL ENGINEER
SARADA APARTMENT
29 N.S.C. BOSE ROAD, MAHAMAYATALA KOLKATA - 700084
PH. NO. - 2435-4223 / 2435-2863 / 6535-0105
9830876813 (M)
EMAIL :- ramaengg1@gmail.com
DESIGNED BY - RAMA CHAKRABORTY
CHARTERED ENGINEER
MEMBER OF INSTITUTE OF ENGINEERS (INDIA)

Moloy Ghosh
Amita Ghosh
SIGN. OF OWNER

RAMA CHAKRABORTY
(CHARTERED ENGINEER)
ARCHITECT / STRUCTURAL ENGINEER
RAJPUR-SONARPUR MUNICIPALITY
SIGN. OF ENGINEER

CORRECTED

Checked by
Local Office Engineer incharge
RAJPUR-SONARPUR MUNICIPALITY

APPROVED
Plan No. 205/KM/03/16/02 Dated 18/11/2019
Valid Upto 18/11/2024
Malay Kumar Pal
Assistant Engineer Incharge P.W.D
Dr. Pallab Das
Chairman
RAJPUR-SONARPUR MUNICIPALITY