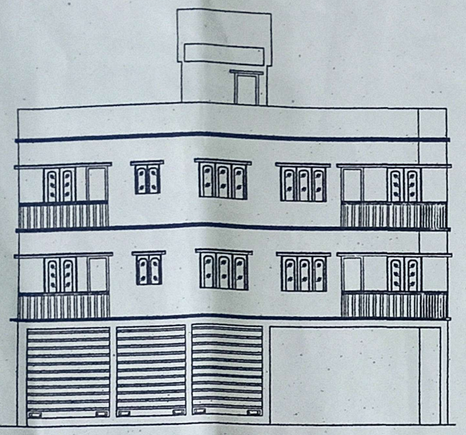
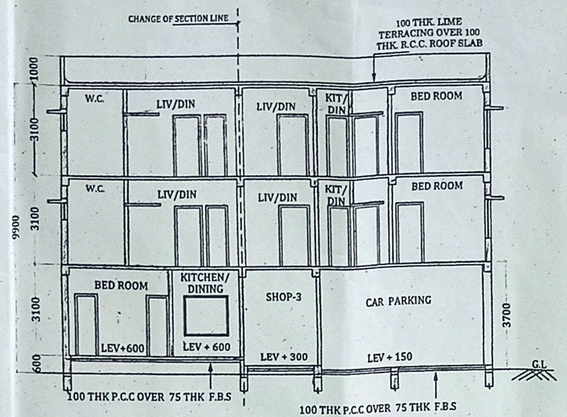
PROPOSED THREE STORIED COMMERCIAL CUM RESIDENTIAL BUILDING PLAN AT

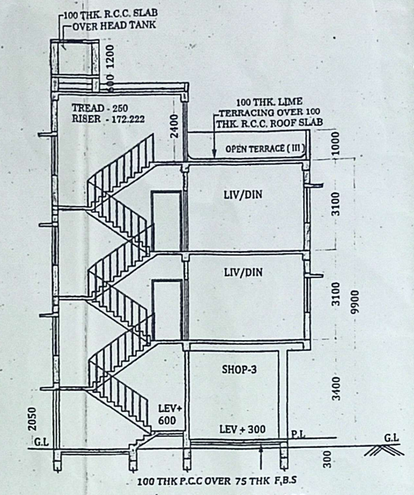
MOUZA - SRIPUR BAGHERGHOLE. R.S & L.R. DAG NO - 166 & 413. R.S & L.R. KH. NO - 966 & 733. J.L. NO - 59.
HOLDING NO - 407. WORD NO - 34. P.S- SONARPUR. DIST - 24 PGS(S). UNDER R.S.M.



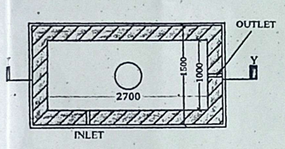
FRONT ELEVATION . SCALE - 1: 100



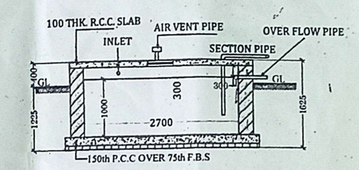
SECTION AT - AA . SCALE - 1: 100



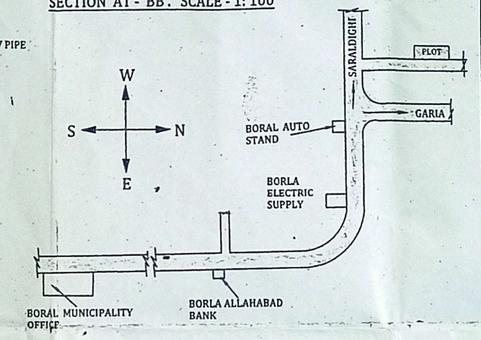
SECTION AT - BB . SCALE - 1: 100



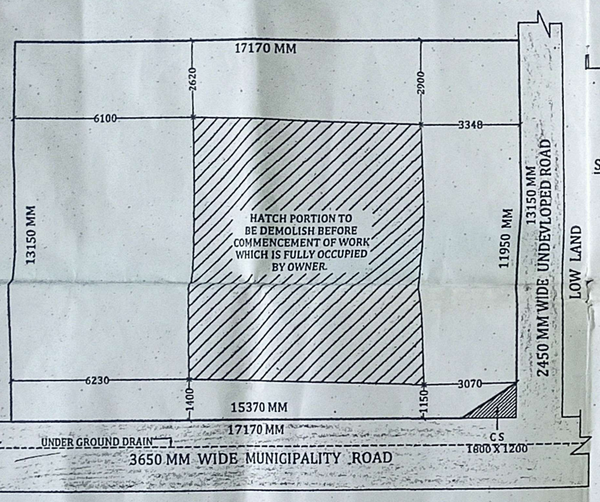
S.U.W. R. (20 USER) - 2700 LITRES.
SCALE - 1:50



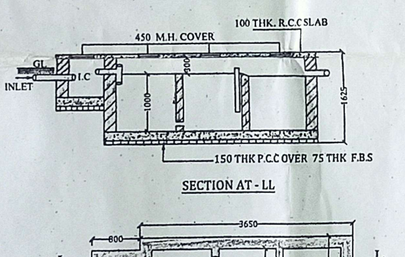
SECTION - YY
SCALE-1:50



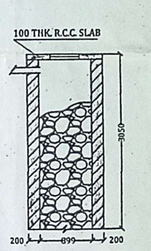
KEY PLAN. NOT TO SCALE .



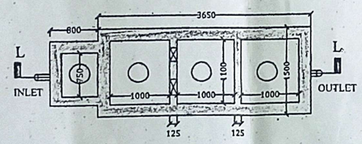
EXISTING GROUND FLOOR PLAN. SCALE - 1:100.



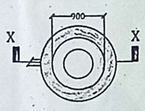
SECTION AT - LL



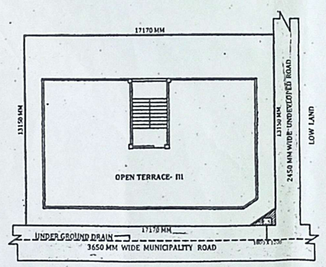
SECTION - XX



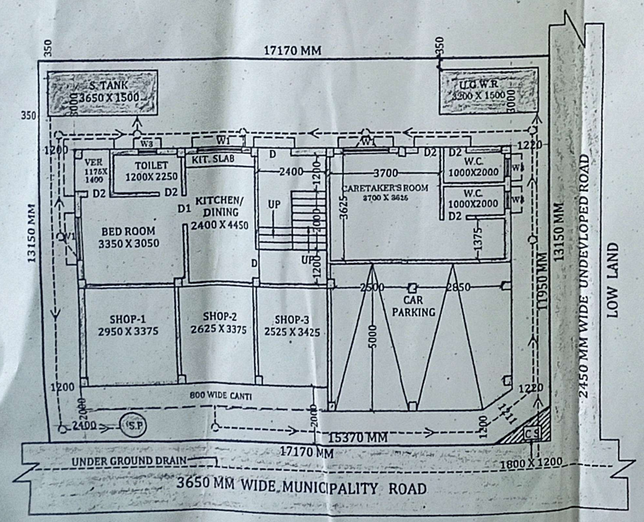
SEPTIC TANK . CAPACITY = 3.3 CUM
(FOR 20 USERS). SCALE - 1: 50



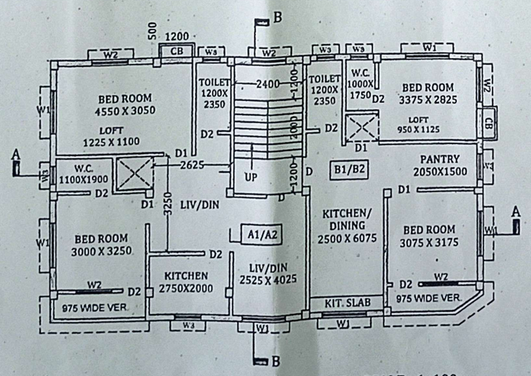
SOAK PIT. SCALE - 1: 50



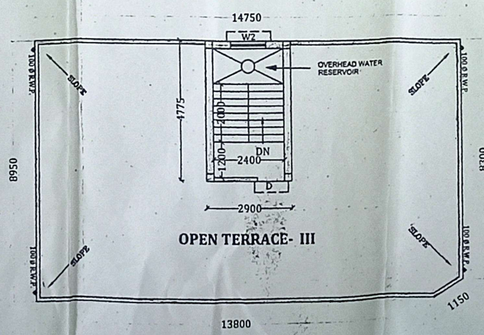
SITE PLAN. SCALE - 1:200



PROPOSED GROUND FLOOR PLAN. SCALE - 1:100.



PROPOSED 1ST & 2ND FLOOR PLAN. SCALE - 1: 100



ROOF FLOOR PLAN. SCALE - 1:100

AREA CALCULATION

A	B	C	D	E	F	G	H	I	J	K	L
FLOOR	AREA (SQ.M.)	STAIR AREA (INSIDE) (SQ.M.)	LIFT AND LOBBY AREA(SQM)	NET FLOOR AREA. (SQ.M.)	NET RESIDENTIAL AREA (SQM)	CAR PARKING AREA (SQM)	F.A.R CALCULATION	C.B AREA SQM	LOFT AREA SQM	SHOP AREA (SQM)	SERVICE AREA (SQM)
GR. FLOOR	124.72	10.56	00	114.16	30.56	PERMISSIBLE 2NOS	356.44 - 29.81 / 225.78 =1.44 < 1.75	00	00	30.00	23.79
1ST FLOOR	131.70	10.56	00	121.14	121.14			1.2	2.415		
2ND FLOOR	131.70	10.56	00	121.14	121.14	PROVIDED-2NO 29.81 SQM		1.2	2.415		
TOTAL	388.12	31.68	00	356.44	272.84			2.4	4.830	30.00	23.79

AREA STATEMENT

LAND AREA (AS PER DEED) =3K- 6 CH- 00 SFT	225.83 SQM
LAND AREA[AS PER SITE]= 3K - 6 CH - 00 SFT	225.78 SQM
CORNER SPLAYED AREA =	1.08 SQM
NET LAND AREA =	224.70 SQM
PERMISSIBLE GROUND COVERAGE = 63.711%	143.84 SQM
PROPOSED GROUND COVERAGE = 58.331 %	131.70 SQM
PERMISSIBLE F.A.R. =	1.75
PROPOSED F.A.R =	1.43

ROAD WIDTH =	3.65 M.
PERMISSBLE BUILDING HEIGHT	10.0 M.
TENEMENT NOS =	5 NOS
CAR PARKING	2 NO
CAR PARKING AREA =	29.81 SQM
SHOP AREA =	30.00 SQM
SERVICE AREA =	23.79 SQM
C.B. AREA =	2.40 SQM
LOFT AREA =	4.83 SQM

CAR PARKING CALCULATION :
272.84 /130 = 2.09 SAY 2 NOS

FLOOR	C.B. AREA	LOFT AREA
1 ST.	2 X 0.6 =1.2 SQM	1.347+1.068 =2.415 SQM
2ND.	2 X 0.6 =1.2 SQM	1.347+1.068 =2.415 SQM
TOTAL	2.4 SQM	4.830 SQM

PROPOSED TOTAL FLOOR AREA INCLUDING CB AND LOFT AREA = 388.12 SQM + 2.40+4.83 SQM = 395.350 SQM

NET RESIDENTIAL AREA :

= GROUND FLOOR AREA - (CAR AREA + SHOP + STAIR + SERVICE AREA)
= 124.72 - (29.81 + 30.0 + 10.56 + 23.79)
= 124.72 - 94.16
= 30.56 SQM

DOOR & WINDOW SCHEDULE

MARK	SIZE
D / D1 / D2	1000 X 2100 / 900 X 2100 / 750 X 2100
W 1 / W2 / W3 / W4	1500 X 1200 / 1200 X 1200 / 900 X 1200 / 600 X 750

SPECIFICATION

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 1:6 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: 1.5: 3 CEMENT SAND & STONE CHIPS.
8. ROOF AND LIME TERRACING WILL BE 100 TH. WITH THEIR PROPER MATERIALS AND MIXING.
9. CEILING AND ALL I.C. PLASTER WILL BE 12 MM. TH. 1:4 CEMENT MORTAR. 25 MM. THK. I.P.S. FLOORING
10. MINIMUM GRADE OF CONCRETE M - 20 AND STEEL Fe415.
11. ALL BUILDING MATERALS WILL BE AS PER I.S. CODE & C.B.C. 456-2000.

DECLARATION OF E.B.S / E.B.A.

I DO HERE BY CERTIFY WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER WEST BENGAL MUNICIPAL (BUILDING) RULES - 2007 WITH AMENDED FROM TIME TO TIME AND THAT THE SITE CONDITIONS INCLUDING THE WIDTH OF THE ABUTTING ROAD CONFIRM WITH THE PLAN & THAT IT IS A BUILDABLE SITE AND IT IS NOT NOT A TANK OR FILLED UP TANK .MOREOVER THE PLOT IS DEMARCATED BY BOUNDARY WALL AND THE BOUNDARY MEASUREMENT AGREE WITH REGD. DEED.

B Paul

Buddhadev Paul (Civil Engineer)
E.B.S. NO : 622 / RJPSON / EBS - 1
CONTACT NO : +91 9903937623
RAJPUR SONARPUR MUNICIPALITY

CORRECTED B Paul 622/RJPSON/EBS-I

SIGNATURE OF E.B.S(I)

DECLARATION OF STRUCTURAL ENGINEER

THIS IS CERTIFY THAT THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECTS.

B Paul

Buddhadev Paul (Civil Engineer)
E.B.S. NO : 622 / RJPSON / EBS - 1
CONTACT NO : +91 9903937623
RAJPUR SONARPUR MUNICIPALITY

SIGNATURE OF E.B.S(I)

OWNER :
GIRINDRA MOHAN GHOSAL.

Girindra Mohan Ghosal

SIGNATURE OF OWNER

Building Planner :

PRAGATI INDIA
Building Planner And Consulting Engineer.
Aditya Bhaban . Sukanta pally. Kolkata- 700154.
Ph- 9831817314. email - prgtindia@gmail.com.

Planne by : B. Paul
Drawn by : S.MONDAL
Ref. No - 11/2019/68/CB.
Scale = 1 : 100 / 1:50 / 1: 600 & Others.

N

CHECKED BY

CHECKED BY 30/9/22
(AMIT ROY)
LOCAL OFFICE
Engineer-In-Charge
Rajpur-Sonarpur Municipality

SIGNATURE OF S.A.E.

FOR OFFICE USE ONLY

APPROVED
Plan No. 01/C3/34/75 Dated 30/04/2022
Valid Upto 30/04/2025

Malay Kumar Pal
Assistant Engineer Incharge P.W.D
RAJPUR-SONARPUR MUNICIPALITY

30/9/22
Dr. Pallab Kumar Das
Chairman