

F.A.R STATEMENT :

AREA OF LAND (AS PER DEED) : 804.538 SQM./ (12 K - 00 CH-20 SFT)
 AREA OF LAND (AS PER PHY.) : 804.538 SQM./ (12 K - 00 CH-20 SFT)
 PERMISSIBLE GROUND COVERAGE : (40%) : 321.815 SQ.M
 PROPOSED GROUND COVERAGE : (38.97%) i.e. 313.595 SQ.M
 PERMISSIBLE F.A.R. : 2.75
 PERMISSIBLE HEIGHT OF BUILDING : NO RESTRICTION
 PROPOSED HEIGHT OF BUILDING : 25.495 M.
 NO OF FLATS : 12 NOS.
 TOTAL NO. OF PARKING REQUIRED : 16 NOS.
 TOTAL NO. OF PARKING PROVIDED : 16 NOS.
 SERVICE AREA : 19.309 SQ.M
 RESIDENTIAL AREA : 600.36 SQ.M
 COMMERCIAL AREA : 1037.628 SQ.M
 F.A.R. CONSUMED : 2.296

AREA CALCULATION

FLOOR	A			B			C			D			E			F			G			H			I			J			K			L			M			N			O		
	TOTAL AREA (SQ M)			DUCT & ELECT DUCT			LIFT WELL (SQ M)			STAIR DUCT (SQ M)			ACTUAL AREA WITHOUT LIFTS+DUCTS E/Fs (B+C+D)			MANDATORY STAIR AREA (INSIDE)			TOTAL STAIR AREA (INSIDE)			LIFT LOBBY AREA (SQ M)			ENTRY LOBBY AREA (SQ M)			ACTUAL AREA DUCTS+LIFTS+LOBBY STAIRS (TOTAL RESI + COM)			ACTUAL RESIDENTIAL AREA (SQ M)			ACTUAL COMMERCIAL AREA (SQ M)			CAR PARKING AREA & NO. PERMISSIBLE			CB AREA			F A R P=H/M)AREA OF PLOT		
	RESI	COM	TOTAL	RESI	COM	TOTAL	RESI	COM	TOTAL	RESI	COM	TOTAL	RESI	COM	TOTAL	RESI	COM	TOTAL	RESI	COM	TOTAL	RESI	COM	TOTAL	RESI	COM	TOTAL	RESI	COM	TOTAL	RESI	COM	TOTAL	RESI	COM	TOTAL	PERM.	PROV.							
GRND. FLOOR	NIL	NIL	309.888	-	-	-	-	-	-	-	-	-	NIL	NIL	309.888	-	-	-	55.392	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
1ST FLOOR	241.206	60.042	301.248	0.375	-	0.375	-	-	4.76	4.76	0.437	2.16	2.597	240.304	53.122	293.516	12.69	43.20	55.89	-	4.97	4.97	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
2ND. FLOOR	241.206	60.042	301.248	0.375	-	0.375	-	-	4.76	4.76	0.437	2.16	2.597	240.304	53.122	293.516	12.69	43.20	55.89	-	4.97	4.97	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
3RD. FLOOR	241.206	60.042	301.248	0.375	-	0.375	-	-	4.76	4.76	0.1272	16.15	16.287	22.704	53.122	298.626	-	43.20	43.20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
4TH. FLOOR	NIL	313.595	313.595	-	0.375	0.375	-	-	4.76	4.76	-	2.16	2.16	-	306.30	306.30	-	43.20	43.20	-	7.407	7.407	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
5TH. FLOOR	NIL	313.595	313.595	-	0.375	0.375	-	-	4.76	4.76	-	2.16	2.16	-	306.30	306.30	-	43.20	43.20	-	7.407	7.407	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
6TH. FLOOR	NIL	313.595	313.595	-	0.375	0.375	-	-	4.76	4.76	-	2.16	2.16	-	306.30	306.30	-	43.20	43.20	-	7.407	7.407	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
7TH. FLOOR	NIL	313.595	313.595	-	0.375	0.375	-	-	4.76	4.76	-	2.16	2.16	-	306.30	306.30	-	43.20	43.20	-	7.407	7.407	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
TOTAL	723.618	1434.51	2468.012	1.125	1.5	2.625	-	-	33.32	33.32	14.00	16.129	12.1	708.492	1384.57	2402.946	25.38	302.40	383.172	-	44.538	51.945	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

TOTAL FLOOR AREA INCLUDING C.B. = 2468.012 + 10.875 = 2478.887 SQM.

PARKING CALCULATION:

SL.NO	TYPE	AREA	REQUIRED PARKING	PERMISSIBLE	PROVIDED
1	RESIDENTIAL	600.36 SQ.M.	600.36/120 = 5.003 = 5 NOS.	16 NOS.	16 NOS.
2	COMMERCIAL	1037.628 SQ.M.	(1037.628-50)/100 = 9.878 10 NOS. For 50= 1 NOS. TOTAL = 11 NOS.	25 NOS. (8 NOS. MECHANICAL PARKING, 400 SQ.M 2 CAR IN EACH BAY)	25 NOS.
	TOTAL		16 NOS.		

NOTES:-

1. ALL DIMENSION ARE IN MILLIMETERS.
2. ONLY WRITTEN DIMENSIONS ARE TO BE FOLLOWED.
3. ROAD CREST LEVEL IS TAKEN AS ±0.00 LVL.
4. ALL SORTS OF PRECAUTIONARY MEASURES WILL BE TAKEN AT THE TIME OF CONSTRUCTION.
5. UNLESS OTHERWISE MENTIONED ALL INTERNAL & EXTERNAL WALLS ARE 75THK & 200THK. RESPECTIVELY.
6. DEPTH OF SEMI UNDER GROUND WATER RESERVOIR & SEPTIC TANK DOSE NOT EXCEED THE DEPTH OF MAJOR FOUNDATION.
7. ALL MATERIALS SHALL BE CONFORMED TO THE PROPORTION OF N.B.C.

SPECIFICATIONS

1. 0.075 TH. 1ST. CLASS BRICK SOLING IN FOUNDATION & FLOOR.
2. 0.150 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. 0.125 TH. & 0.075 TH. PARTITION BRICK WORK WILL BE 1:5 CEMENT MORTAR.
5. 0.200TH. EXTERNAL WALLS. WILL BE 1:6 CEMENT MORTAR.
6. 0.025 TH. D.P.C.WILL BE 1:2:4 WITH PROPER WATER PROOFING COMPOUND.
7. R.C.C. CONC. MIX WILL BE 1:2.5:5 CEMENT SAND & STONE CHIPS.
8. ROOF AND LIME TERRACING WILL BE 0.100 TH. WITH THEIR PROPER MATERIALS AND MIXING.
9. CEILING AND ALL R.C. PLASTER WILL BE 12mm. TH. 1:4 CEMENT MORTAR.
10. 25 MM. TH. MARBLE FLOORING.
11. GRADE OF CONCRETE M - 20.
12. ALL BUILDING MATERIALS WILL BE AS PER I.S. CODE & C.B.C. 1984.

SIGNATURE OF MR. JOYDEEP GHOSH,
 DIRECTOR OF NEO ZEN REAL ESTATE PVT. LTD.
 & CONSTITUTED ATTORNEY OF:-

MR. BHASKAR YOTI ROY
 20/RJPSON/GE

NAME OF GEOTECHNICAL ENGINEER

CERTIFICATE OF STRUCTURAL ENGINEER :

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

SAKTIKRATRA BHATTACHARYYA
 28/RJPSON/EE
 NAME OF E.S.E

DECLARATION OF E.B.A :

BUILDING RULE 1986 AS AMENDED
 CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISIONS OF RAJPUUR SONARPUR MUNICIPALITY
 FROM TIME TO TIME & SITE CONDITIONS INCLUDING THE WIDTH OF ROAD CONFORM WITH THE PLAN PLOT IS DEMARCATED BY BOUNDARY WALL & IT IS A BUILD ABLE, SITE NOT A TANK OR FILLED UP TANK.

NABABRATA GHOSH
 723/RJPSON/LBA
 NAME OF ARCHITECT

PROPOSED G+VII STORIED RESIDENTIAL-COMMERCIAL BUILDING PLAN AT MOUZA - JAGGADAL, J.L. NO.- 071, DAG NO.- LR:3242 RS:3190, LR:3244 RS:3190 / 3507, KHATIAN NO. - LR:3578 RS:606, LR:3584 RS:606, LR:3585 RS:606, LR:3586 RS:606, LR:3587 RS:606, LR:3588 RS:606, LR:4543 RS:606, LR:4544 RS:606, LR:4552 RS:606, LR:4635 RS:606, LR:4636 RS:606, LR:4637 RS:606, LR:4639 RS:606, LR:4640 RS:606, LR:4641 RS:606, LR:4693 RS:606, LR:4694 RS:606, LR:4695 RS:606, LR:3580 RS:606, LR:3581 RS:606, LR:3582 RS:606, LR:3583 RS:606. WARD NO.- 25, HOLDING NO.-125, DR. B.C. ROY ROAD (JAGADDAL), P.S.- SONARPUR, UNDER RAJPUUR SONARPUR MUNICIPALITY

REV. NO. -

SCALE - 1:100, 1:50, 1:300

DATE - 25.02.2025

DWG. NO. RJPSON/MUN/JAGG/AR01

shoilee

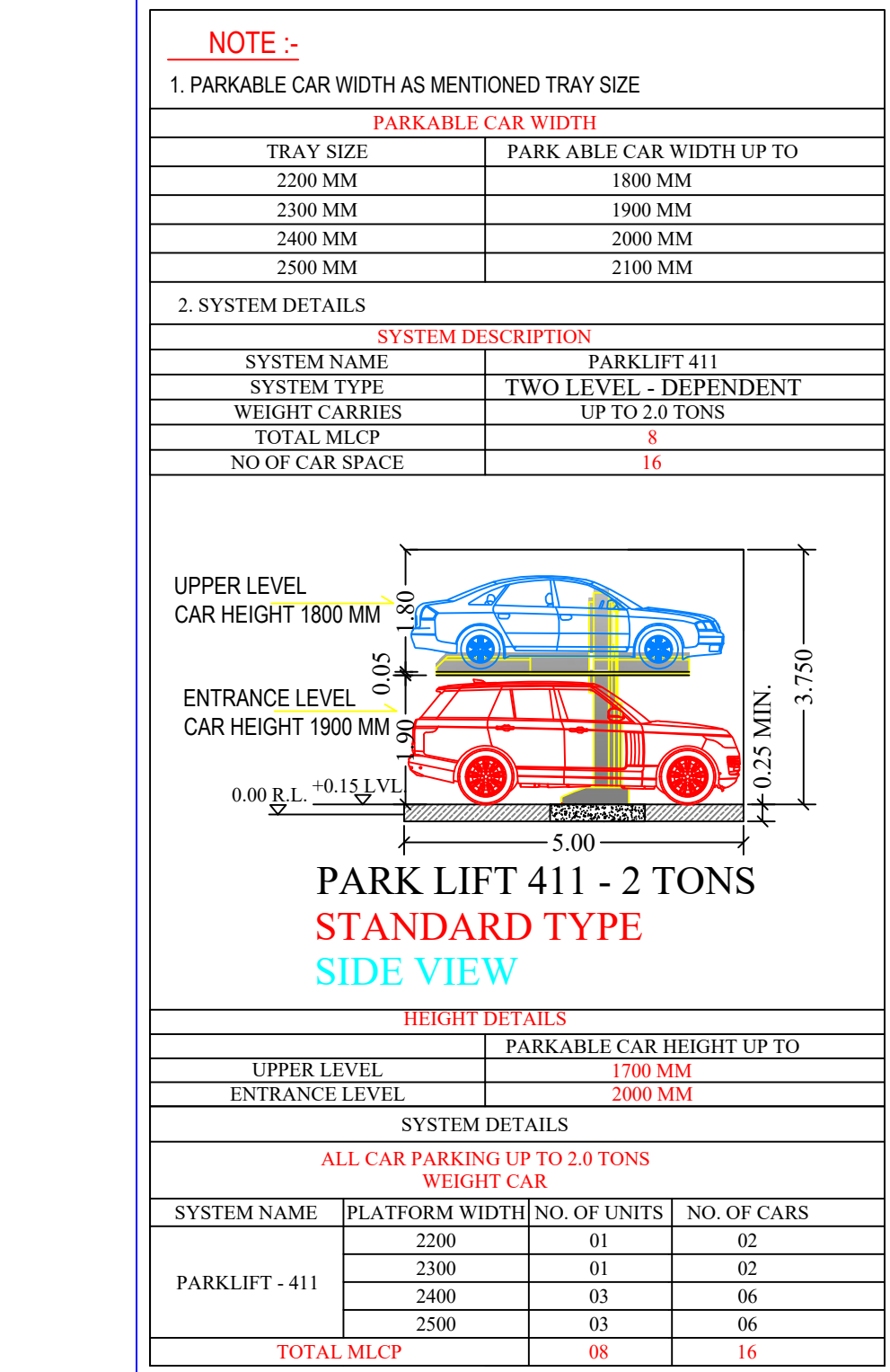
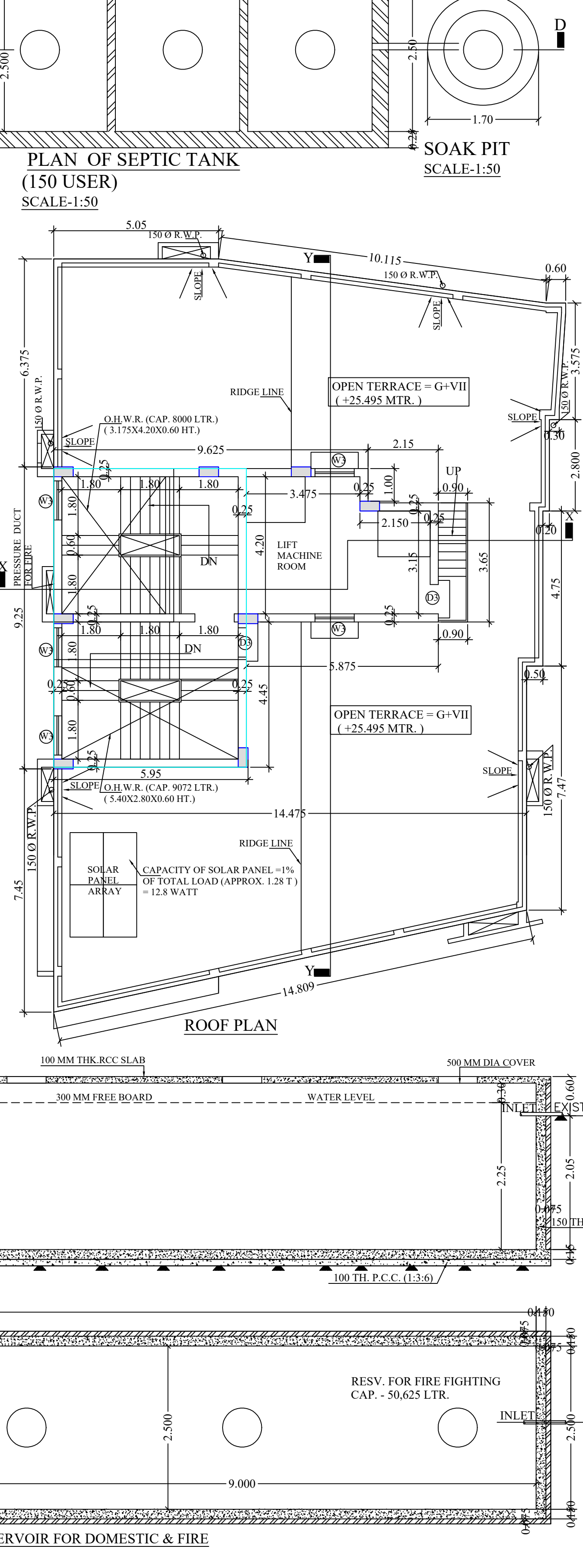
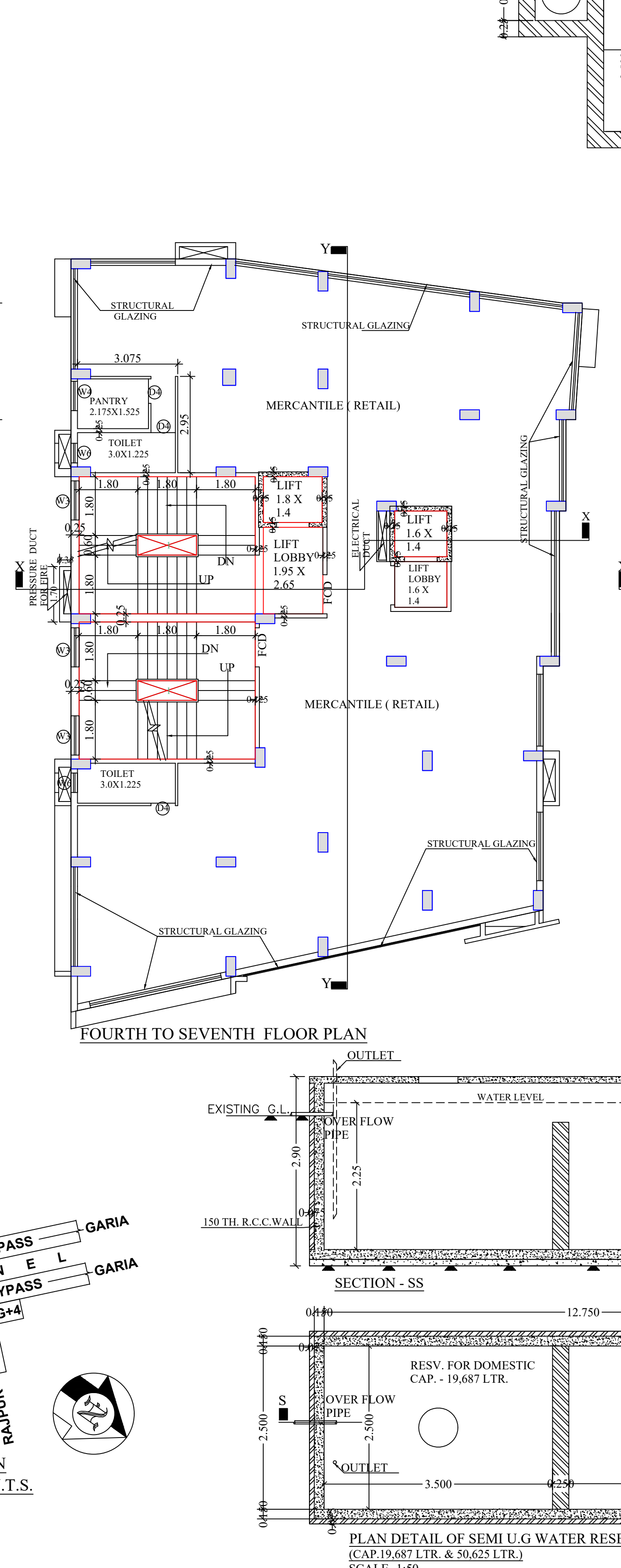
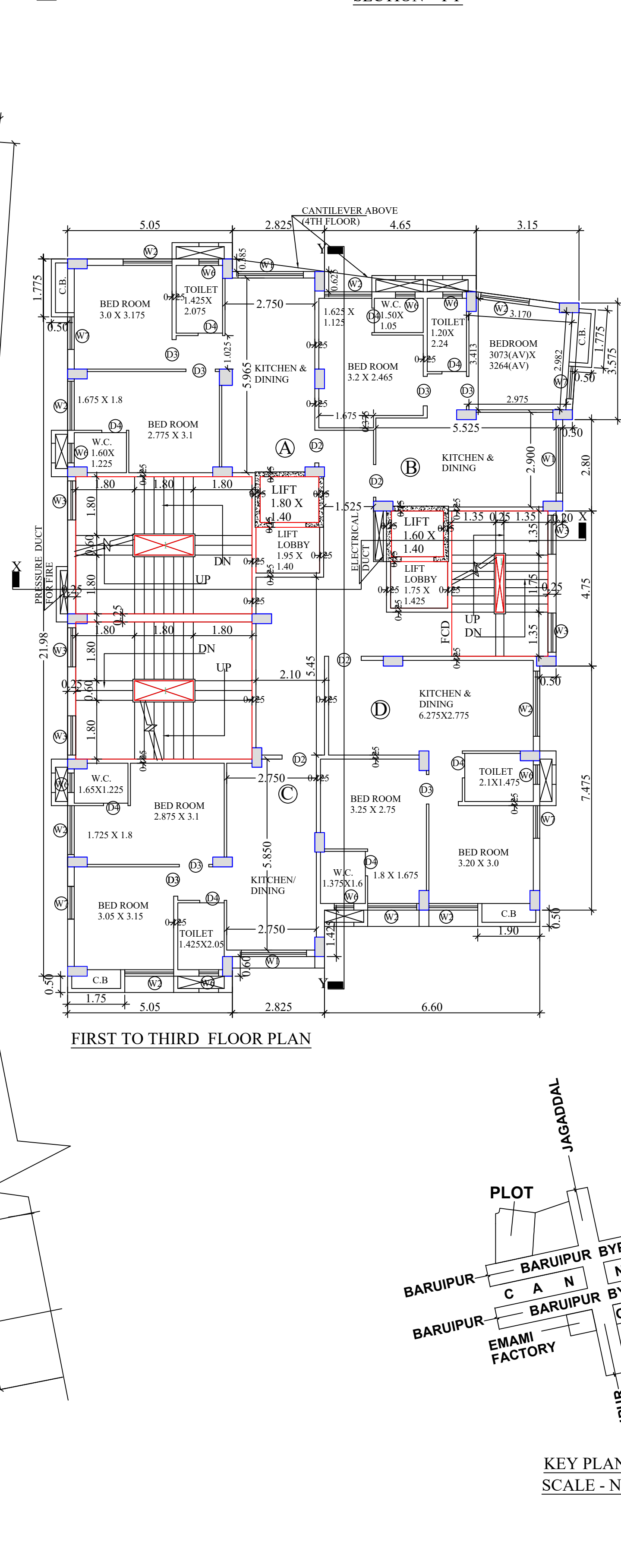
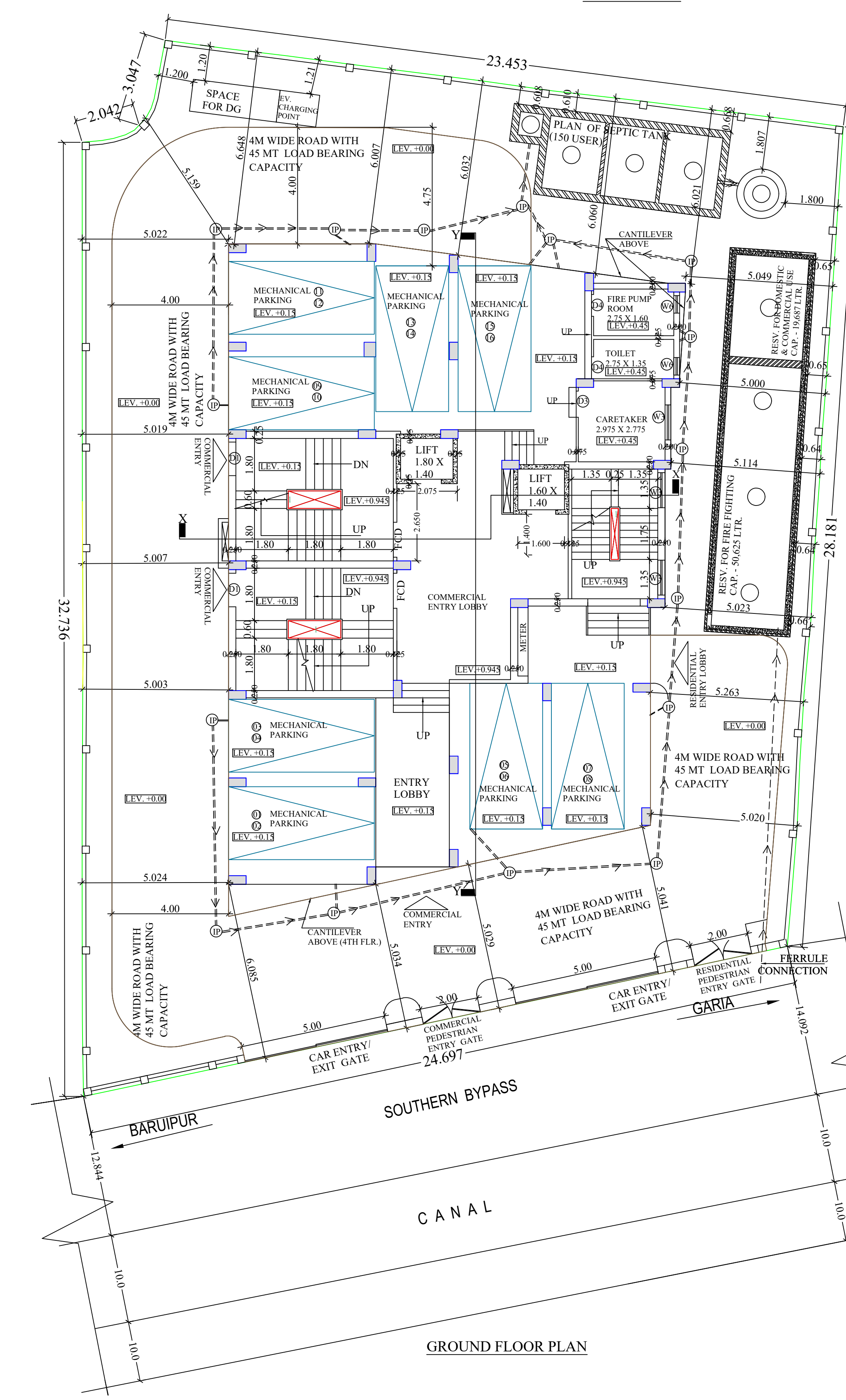
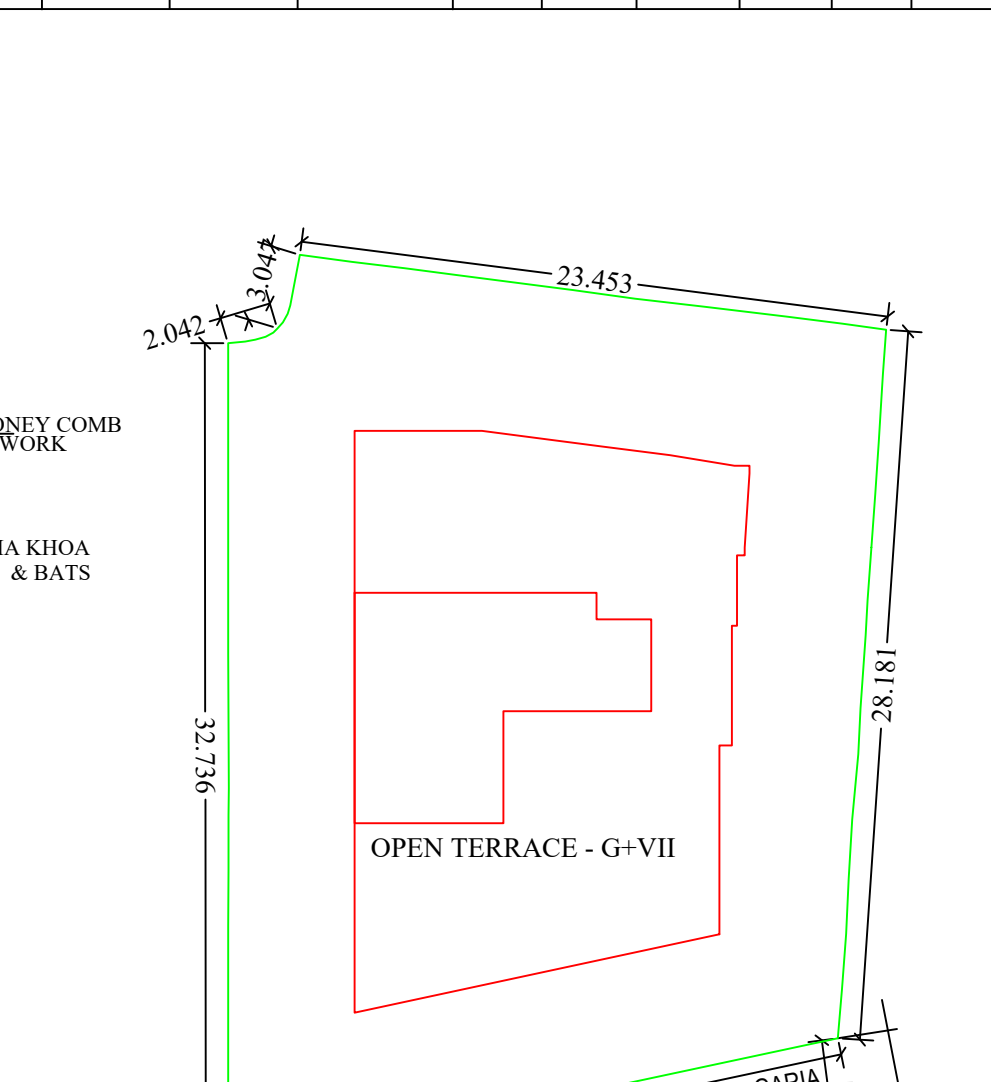
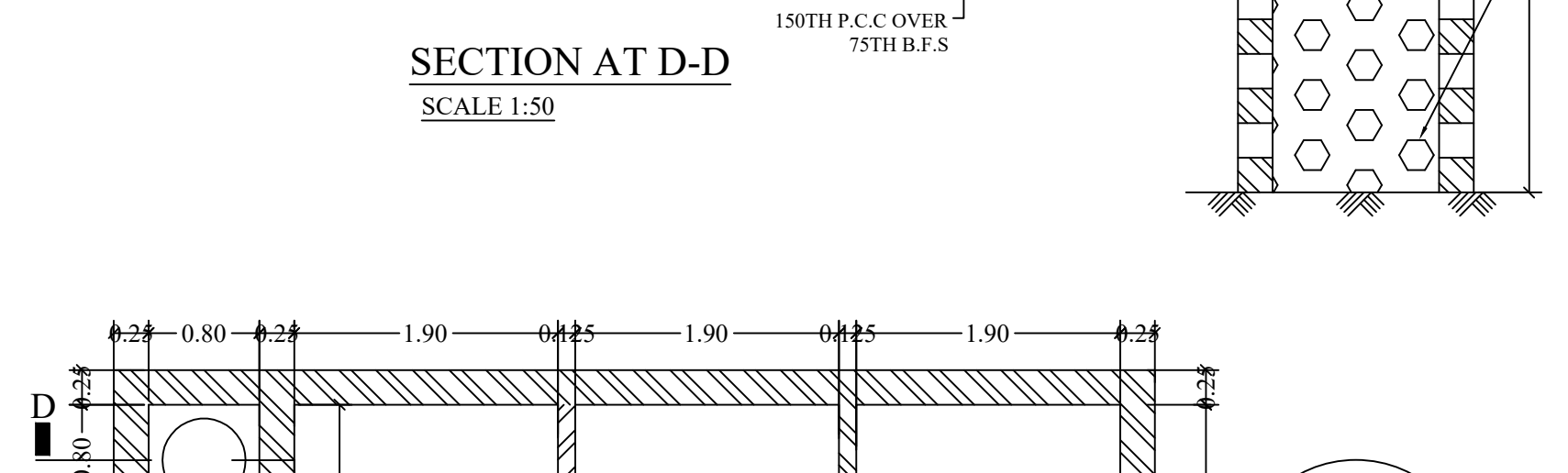
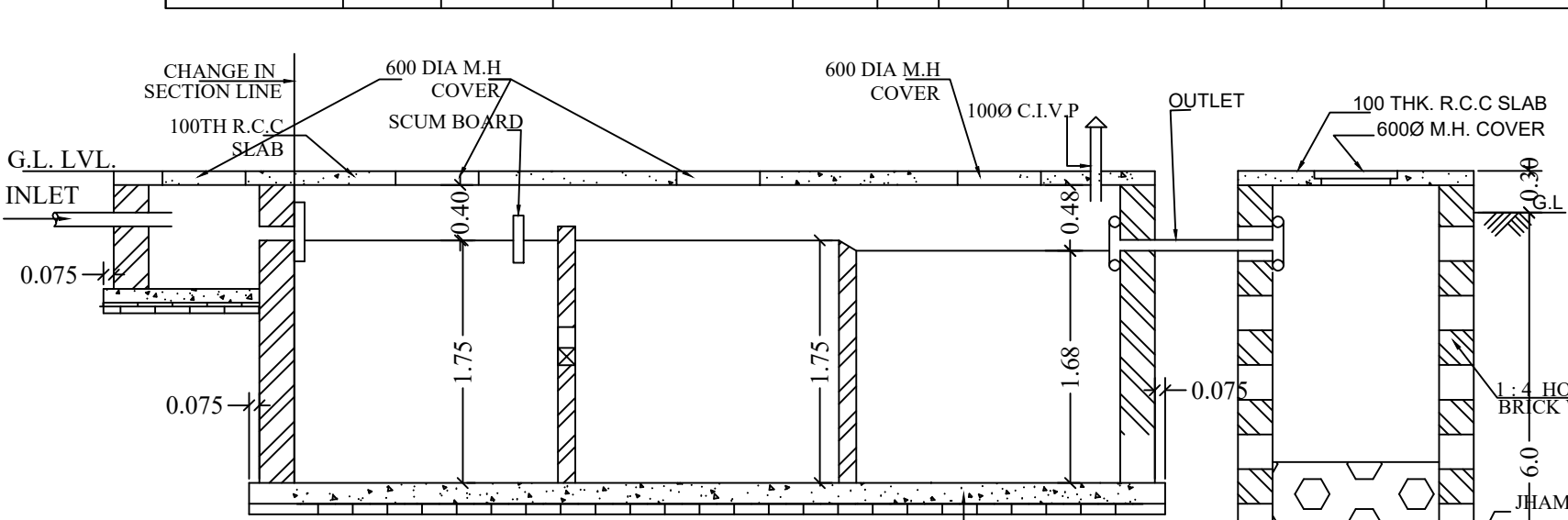
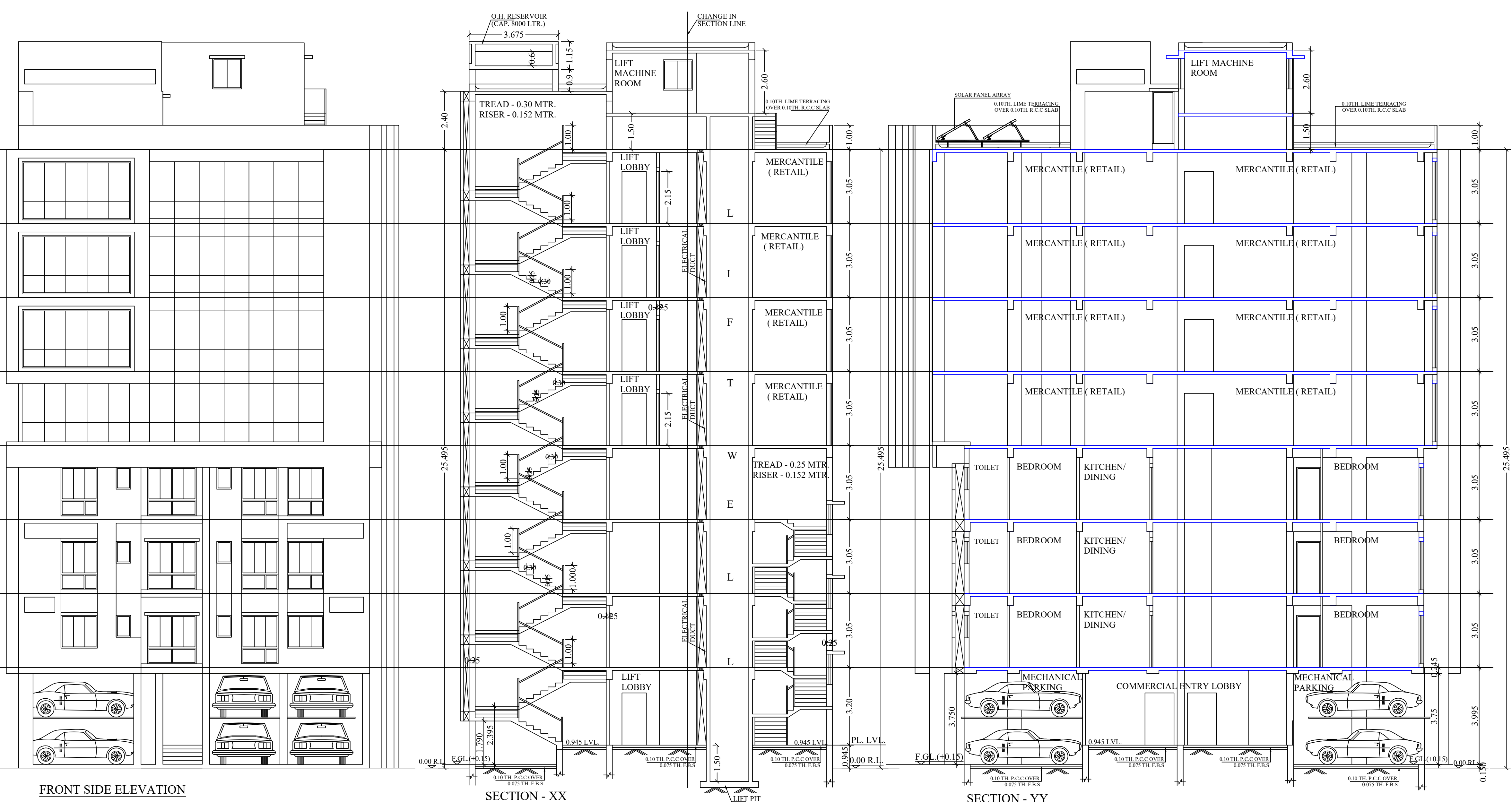
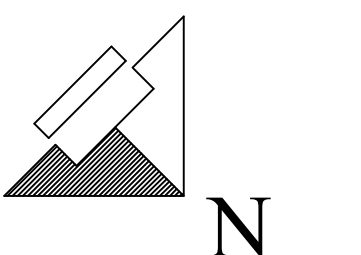
ARCHITECTS TOWN

& INTERIOR DESIGN

A/85, SURVEY PARK,

KOLKATA-700075

E-MAIL: shoileeconsultant@gmail.com



DRAWING AS PER MULTILEVEL CAR PARKING VENDOR

WINDOW SCHEDULE

WINDOW MKD.	ROUGH OPENING SIZE	HEIGHT SILL	HEIGHT LINTEL	REMARKS.
W1	1.8 X 2.0	+0.15	+2.15	
W2	1.5 X 2.0	+0.15	+2.15	
W3	1.2 X 1.25	+0.90	+2.15	
W4	0.90 X 1.25	+1.25	+2.15	
W5	0.90 X 1.25	+0.90	+2.15	
W6	0.60 X 0.90	+1.25	+2.15	
W7	0.80/1.0 X 2.0	+0.15	+2.15	
W8	1.5 X 0.90	+1.25	+2.15	
W9	0.45 X 0.90	+1.25	+2.15	

DOOR SCHEDULE

DOOR MKD.	ROUGH OPENING SIZE	LINTEL HEIGHT	REMARKS.
D1	1.15 X 2.15	+2.15	
D2	1.0 X 2.15	+2.15	
D3	0.90 X 2.15	+2.15	
D4	0.75 X 2.15	+2.15	
SD1	1.90 X 2.15	+2.15	SLIDING DOOR
SD2	2.30 X 2.15	+2.15	SLIDING DOOR
SD3	2.15 X 2.15	+2.15	SLIDING DOOR



KEY PLAN

SCALE - N.T.S.

PLAN DETAIL OF SEMI U.G WATER RESERVOIR FOR DOMESTIC & FIRE

(CAP.19.687 LTR. & 50.625 LTR.)

SCALE - 1:50