

| FLAT MKD. | TYPE  | FLAT AREA     | FLOOR MKD.           |
|-----------|-------|---------------|----------------------|
| FLAT - A  | 3 BHK | 77,287 SQ.M.  | 1ST FLOOR            |
| FLAT - B  | 2 BHK | 74,610 SQ.M.  | 1ST FLOOR            |
| FLAT - C  | 3 BHK | 88,389 SQ.M.  | 2ND, 3RD & 4TH FLOOR |
| FLAT - D  | 3 BHK | 87,821 SQ.M.  | 2ND, 3RD & 4TH FLOOR |
| TOTAL     |       | 682,527 SQ.M. |                      |

**PROPOSED F.A.R. = TOTAL EFFECTIVE FLOOR AREA - CAR PARKING PROVIDED**  
LAND AREA = 846,507 - 115,131 SQ.M. = 731,376 SQ.M.

**PROPOSED FLOOR AREA, WITHOUT CUP - BOARD :** 922,782 SQ.M.

**PROPOSED CUP - BOARD AREA :** 19,660 SQ.M.

**PROPOSED STAIR HEAD ROOM AREA :** 16,660 SQ.M.

**PROPOSED TOTAL FLOOR AREA WITH CUP - BOARD & STAIR HEAD ROOM :** (922,782 + 19,660 + 16,660) = 959,092 SQ.M.

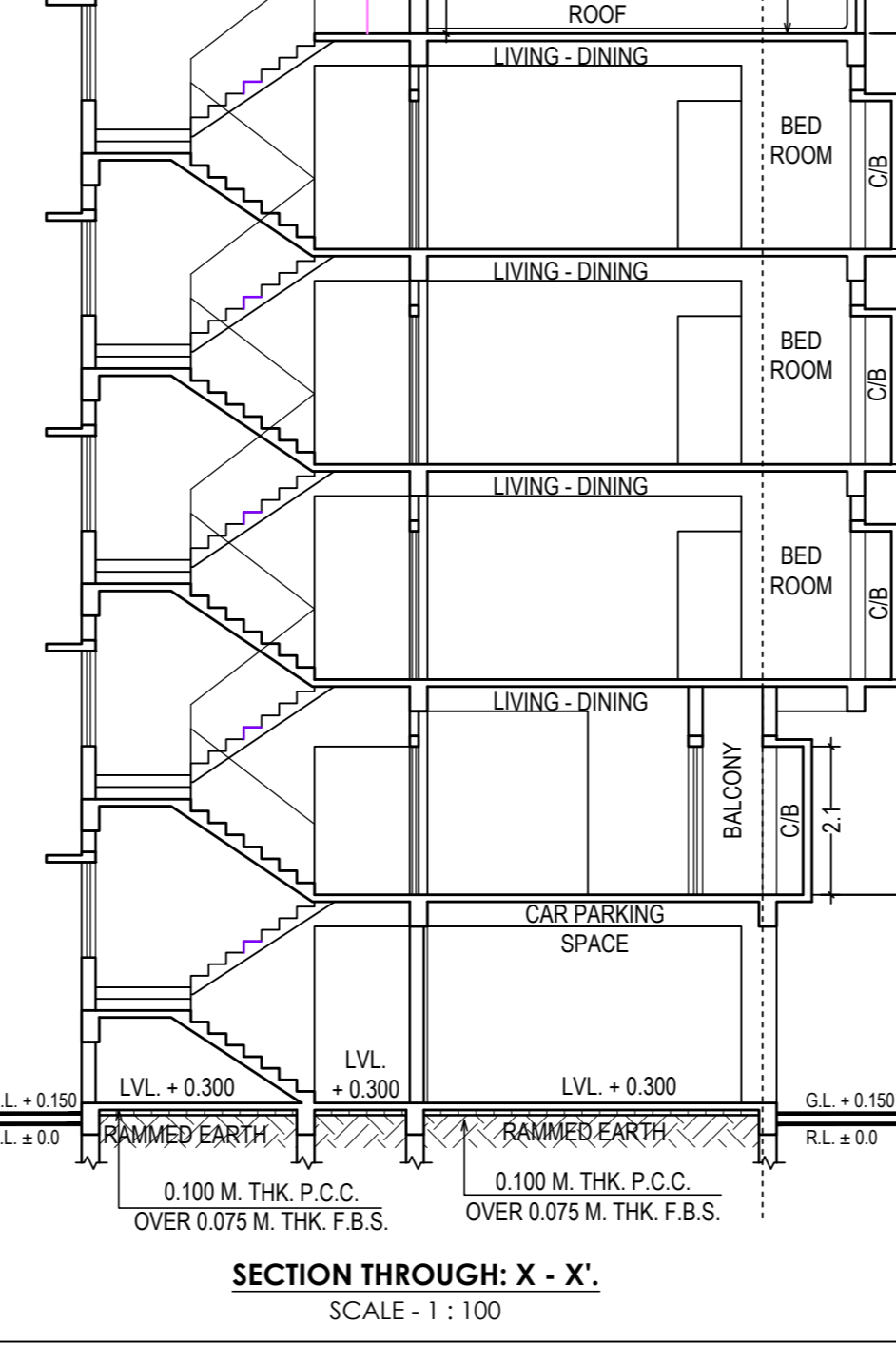
**AREA STATEMENT**

LAND AREA:  
AS PER DEED - 05 K - 14 CH - 00 SQ.FT. i.e. 4230 SQ.FT. i.e. 392,977 SQ.M.  
AS PER PHYSICAL - 384,317 SQ.M.  
LAND RELEASED FOR ROAD WIDENING - 3,325 SQ.M.  
NET LAND AREA - 65 K - 11 CH - 06 SQ.FT. i.e. 4101 SQ.FT. i.e. 380,992 SQ.M.

**GROUND COVERAGE :**  
PERMISSIBLE : 55.950 % i.e. 213,165 SQ.M.  
PROPOSED : 51.394 % i.e. 195,808 SQ.M.

PERMISSIBLE BUILDING HEIGHT : 20,000 METER  
PROPOSED BUILDING HEIGHT : 15,450 METER

| FLOOR        | COVERED AREA         | WELL               |                    | COVERED AREA EXCEPT LIFT WELL & STAIR WELL | STAIR AREA (CARPET) |            | LIFT LOBBY AREA (CARPET) | TOTAL EFFECTIVE AREA FOR F.A.R. | CORRIDOR & PASS AREA (COV.) | EFFECTIVE AREA FOR CAR - PARKING CALCULATION |          | COMMERCIAL AREA INCL. COMMERCIAL STAIR, LIFT & LOBBY | CAR PARKING AREA      |                      | SERVICE AREA | CB AREA             |                     |
|--------------|----------------------|--------------------|--------------------|--|---------------------|------------|--------------------------|---------------------------------|-----------------------------|--|----------|--|-----------------------|----------------------|--------------|---------------------|---------------------|
|              |                      | LIFT WELL          | STAIR WELL         |  | RESIDENTIAL         | COMMERCIAL |                          |                                 |                             | REQUIRED                                     | PROVIDED |  | PERMISSIBLE C.B. AREA | PROPOSED C.B. AREA   |              |                     |                     |
| GROUND FLOOR | 173,495 SQ.M.        |                    |                    | 173,495 SQ.M.                              | 12,690 SQ.M.        |            | 2,565 SQ.M.              | 158,240 SQ.M.                   |                             |  |          |  | 28,276 SQ.M.          |                      |              | 5,118 SQ.M.         | 4,500 SQ.M.         |
| FIRST FLOOR  | 173,495 SQ.M.        | 2,470 SQ.M.        | 0,438 SQ.M.        | 170,587 SQ.M.                              | 12,690 SQ.M.        |            | 2,565 SQ.M.              | 155,332 SQ.M.                   | 1,935 SQ.M.                 | 153,897 SQ.M.                                |          |  | 28,276 SQ.M.          | 67 NOS. 150.00 SQ.M. |              | 5,787 SQ.M.         | 5,050 SQ.M.         |
| SECOND FLOOR | 195,808 SQ.M.        | 2,470 SQ.M.        | 0,438 SQ.M.        | 192,900 SQ.M.                              | 12,690 SQ.M.        |            | 2,565 SQ.M.              | 177,645 SQ.M.                   | 1,435 SQ.M.                 | 176,210 SQ.M.                                |          |  | 28,276 SQ.M.          | 06 NOS. 150.00 SQ.M. |              | 5,787 SQ.M.         | 5,050 SQ.M.         |
| THIRD FLOOR  | 195,808 SQ.M.        | 2,470 SQ.M.        | 0,438 SQ.M.        | 192,900 SQ.M.                              | 12,690 SQ.M.        |            | 2,565 SQ.M.              | 177,645 SQ.M.                   | 1,435 SQ.M.                 | 176,210 SQ.M.                                |          |  | 28,276 SQ.M.          | 06 NOS. 150.00 SQ.M. |              | 5,787 SQ.M.         | 5,050 SQ.M.         |
| FOURTH FLOOR | 195,808 SQ.M.        | 2,470 SQ.M.        | 0,438 SQ.M.        | 192,900 SQ.M.                              | 12,690 SQ.M.        |            | 2,565 SQ.M.              | 177,645 SQ.M.                   | 1,435 SQ.M.                 | 176,210 SQ.M.                                |          |  | 28,276 SQ.M.          | 06 NOS. 150.00 SQ.M. |              | 5,787 SQ.M.         | 5,050 SQ.M.         |
| <b>TOTAL</b> | <b>934,414 SQ.M.</b> | <b>9,880 SQ.M.</b> | <b>1,752 SQ.M.</b> | <b>922,782 SQ.M.</b>                       | <b>63,450 SQ.M.</b> |            | <b>12,825 SQ.M.</b>      | <b>846,507 SQ.M.</b>            | <b>6,240 SQ.M.</b>          | <b>840,267 SQ.M.</b>                         |          |  | <b>28,276 SQ.M.</b>   | <b>115,131 SQ.M.</b> |              | <b>22,479 SQ.M.</b> | <b>19,660 SQ.M.</b> |



**DOOR & WINDOW SCHEDULE :**

| MARKED | TYPE           | SELL HEIGHT FROM FLOOR | LINTEL HEIGHT FROM FL | SIZE        |
|--------|----------------|------------------------|-----------------------|-------------|
| D      | SOLID FLUSH    | 2100                   | 2000 X 2100           |             |
| D2     | SOLID FLUSH    | 2100                   | 1050 X 2100           |             |
| D2     | SOLID FLUSH    | 2100                   | 0900 X 2100           |             |
| D3     | SOLID FLUSH    | 2100                   | 0750 X 2100           |             |
| DW     | SLIDING GLAZED | 2100                   | 2150 X 2100           |             |
| W1     | GLAZED         | 0750                   | 2100                  | 1350 X 1350 |
| W2     | GLAZED         | 0750                   | 2100                  | 1200 X 1350 |
| W3     | GLAZED         | 1100                   | 2100                  | 1000 X 1350 |
| W4     | GLAZED         | 1350                   | 2100                  | 0600 X 0750 |

**SPECIFICATION OF CONSTRUCTION :**

- 0.250 M. (10.00 M) THK. 1ST CLASS CEMENT BRICK WORK FOR EXTERNAL WALL IN SUPER STRUCTURE IN 1 - 6
- 0.125 M. (5.00 M) THK. 1ST CLASS CEMENT BRICK WORK FOR INTERNAL WALL IN 1 - 4
- LEAN CONCRETE, 1:3 WITH 0.019 M. DOWN GRADED STONE CHIPS (M-15)
- R.C.C. 1:1:2 FOR ROOF SLAB, BEAM, LINTEL, CHAJJA ETC.
- CEMENT SAND PLASTER 0.019 M. ON OUTSIDE & 0.012 M. ON INSIDE WALL IN 1 - 6 & CEILING & CHAJJA IN 1 - 4.
- D.P.C. SHALL BE 0.050 M. THICK IN 1:1.5:3 TONE WITH WATER PROOFING ADMIXTURE
- 0.075 M. THK. SINGLE BRICK PLASTING ON FOUNDATION
- 0.150 M. THK. TO THE FINISHED GROUND FLOOR LVL
- TREAD WIDTH 0.250 M. EACH & RISER HEIGHT IS 0.169 M. EACH
- 10 FLOOR TO SLAB HEIGHT SHALL BE 1000 M. & THICKNESS OF THE SLAB SHALL BE 0.100 M. THEREFORE, CLEAR HEIGHT OF EACH FLOOR SHALL BE 2.850 M.

**MATERIALS :**  
STEEL MUST BE CONFIRMED WITH IS 1786 GRADE OF CONCRETE - M 25 (C. S. ST. : 1 : 1 : 2) & GRADE OF STEEL - Fe 550  
CEMENT - ORDINARY PORTLAND & SAND - MEDIUM COARSE  
STONE CHIPS - 0.060 M. (DOWN GRADED)  
OTHER DETAILS AS PER ARCHITECT OR ENGINEER - IN - CHARGE

**OFFICE USE ONLY :**

**OWNERS' DECLARATION :**

- THAT, I/WE ARE THE OWNERS OF THE HOLDING NO. 635, GARIA ROAD, WARD NO. 29, MEASURING ABOUT: 05 K - 11 CH - 06 SQ.FT. i.e. 380,992 SQ.M. i.e. 4101 SQ.FT. UNDER THE JURISDICTION OF RAJAPUR SONARPUR MUNICIPALITY OF VACANT / EXISTING STRUCTURE WHICH IS FULLY SEIZED POSSESSED AND OCCUPIED BY ME / US
- THAT, WE PROPOSE TO CONSTRUCT A BUILDING IN THE AFORESAID HOLDING
- THAT, THE LAND BOUNDED BY THE BOUNDARY WALL / DEMARCATED PILLAR WHICH IS IDENTIFIED BY ME / US TO THE E.S.S. / E.B.A. AND THE LAND ABUTTING ROAD / ROADS WIDTH OF THE HOLDING HAS BEEN MEASURED BY THE E.S.A. / E.B.S. WHICH HAS BEEN SHOWN IN THE BUILDING PLAN PROPOSAL. WHEREAS THE LAND IS 380,992 SQ.M. AND THE ABUTTING ROAD WIDTH IS 7.100 METER (MINIMUM)
- THAT, THE LAND / PROPERTY IS FREE FROM ALL ENCUMBRANCE AND THERE IS NO PENDING CASE OR LITIGATION WHATSOEVER ON THIS LAND / PROPERTY.

THAT, THE ABOVE STATEMENTS ARE TRUE TO BEST OF MY / OUR KNOWLEDGE AND BELIEF.

MR. BIJAN THOMAS, MR. KARTICK GHOSH, MR. PRABIR ROY, SRI SIDDESHWAR MONDAL & SRI MILAN MONDAL, PARTNERS OF ASHIRANA CONSTRUCTIONS & CONSTITUTED ATTORNEY OF MR. DEBARAJA BARMAN, MR. SUBRATA BARMAN, MR. SUDIPTA BARMAN & MR. SATRETHA BARMAN. NAME OF OWNERS' AUTHORITY

**CERTIFICATE OF ARCHITECT :**  
I/DO HEREBY CERTIFY THAT PLANS, ELEVATIONS AND SECTIONS AND OTHER STRUCTURAL DETAILS OF THE PROPOSED BUILDING ON HOLDING NO. 635, GARIA ROAD, WARD NO. 29 UNDER THE JURISDICTION OF RAJAPUR - SONARPUR MUNICIPALITY HAVE BEEN PREPARED IN CONFORMING WITH ALL THE RELEVANT PROVISIONS UNDER THE WEST BENGAL MUNICIPAL BUILDING RULES, 2007. THIS IS ALSO TO CERTIFY THAT RELEVANT NO OBJECTION CERTIFICATES FROM THE RESPECTIVE AUTHORITIES SUCH AS, FIRE AND EMERGENCY SERVICES DEPARTMENT, KMDA, AIRPORT AUTHORITY, POLLUTION CONTROL BOARD, TELE-COMMUNICATION DEPARTMENT, ETC. AS APPLICABLE IN THIS REGARD, ARE ALSO INCLUDED WITH THE APPLICATION FOR SEEKING APPROVAL OF THE PLAN TO CONSTRUCT/RECONSTRUCT/ADDITION OR ALTERATION OF THE BUILDING ON THE SAID HOLDING.

**CERTIFICATE OF STRUCTURAL ENGINEER :**  
I/DO HEREBY CERTIFY THAT THE FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING PROPOSED FOR CONSTRUCTION AT HOLDING NO. 635, GARIA ROAD, WARD NO. 29, DISTRICT SOUTH 24 - PARGANAS, UNDER RAJAPUR - SONARPUR MUNICIPALITY, HAVE BEEN PERSONALLY INSPECTED AND SO DESIGNED BY ME. I 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, CONFORMING TO ALL STIPULATIONS OF ALL RELEVANT IS CODE OF PRACTICE AND NATIONAL BUILDING CODE, OF LATEST REVISION AND CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT.

NAME OF ARCHITECT  
AR. ANUPAM GHOSH  
Registered Architect  
E.B.A. No. - 738/RJSPON/BA2013-14  
REG. NO. (CA) 2005 / 36565

NAME OF STRUCTURAL ENGINEER  
Mr. BIREK BIKASH MULLICK  
Empowered No. 048/RJSPON/SE-TEC/2012-13

NAME OF GEO-TECHNICAL ENGINEER  
MR. SANKAR CHARRABARTI  
Empowered No. 048/RJSPON/SE-TEC/2012-13

**PROPOSED G + FOUR STORIED [ 15.450 M. HEIGHT ] RESIDENTIAL BUILDING AT HOLDING NO. 635, GARIA ROAD, WARD NO. 29, L.R. DAG NO. 878, L.R. KHATAN NO. 4531, 4532, 4533 & 4534, R.S. DAG NO. 878, R.S. KHATAN NO. 249, J.L. NO. 47, MOUZA : BARHANS-FARTABAD, P.S. - NABENDRAPUR, DISTRICT - SOUTH 24 - PARGANAS, UNDER RAJAPUR - SONARPUR MUNICIPALITY.**

NAME OF THE OWNER/S -  
MR. DEBARAJA BARMAN, MR. SUBRATA BARMAN, MR. SUDIPTA BARMAN & MR. SATRETHA BARMAN

ALL DIMENSIONS ARE IN M. (UNLESS OTHERWISE MENTIONED)

TITLE :-  
GROUND FLOOR PLAN, (TYPICAL) 1ST TO 4TH FLOOR PLAN, ROOF PLAN, SEPTIC TANK DETAILS, SOAK PIT DETAILS & U/G W.R. DETAILS

DWG SHEET NO. COLLAGE / SAND/ISS/GARIA ROAD/1-1  
DATE : 05.01.2026  
DEAL : S.P.

Architect & Designers :

**COLLAGE ARCHITECTS**

1486, RADANAGA MAIN ROAD, (OPPOSITE PURBA ABASAN, OF BLOCK), KOLKATA 700 107, INDIA  
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