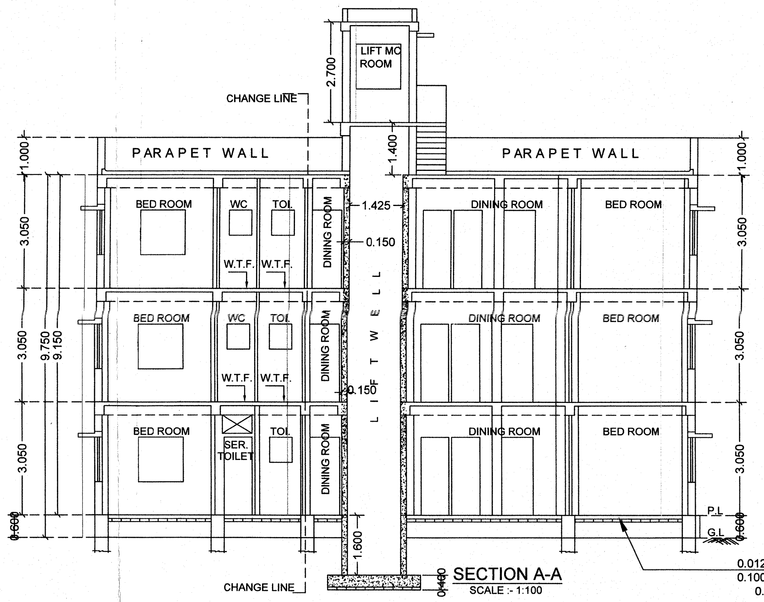
PLAN FOR PROPOSED THREE STORIED RESIDENTIAL BUILDING

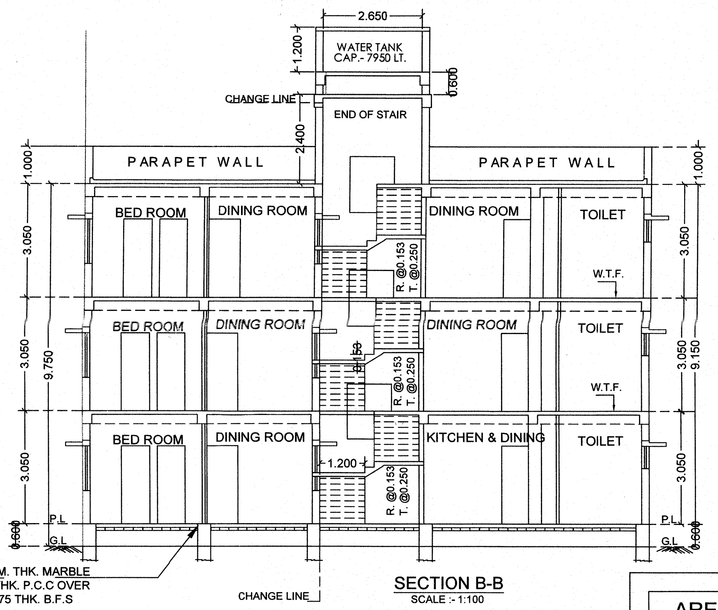
PLAN AT HOLDING NO.- 477 BORAL-C,MOUZA-BORAL, J.L NO- 61,
R.S. DAG. NO.- 280, R.S KH. NO.-531, L.R DAG NO. 390,
L.R KH.- 3129 & 3300, WARD NO.-34, P.S - SONARPUR (OLD),
NARENDRAPUR (NEW), UNDER RAJPUR SONARPUR
MUNICIPALITY, DIST- 24 PGS(SOUTH),
ASSESSMENT NO.: 1104302051319

OWNER'S NAME: BISWAJIT MUKHERJEE & MAHUA MUKHERJEE

FRONT SIDE ELEVATION
SCALE :- 1:100



SECTION A-A
SCALE :- 1:100



SECTION B-B
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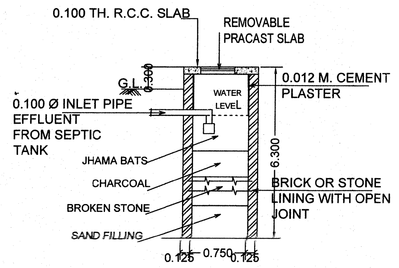
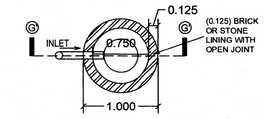


SECTION THROUGH G - G'
SCALE : 1 : 50

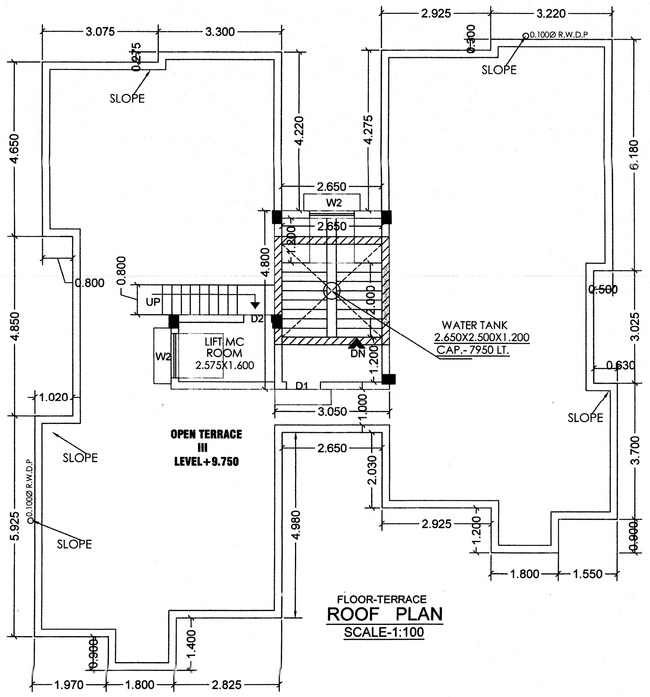


DETAIL OF SOAK PIT WITH LINING
SCALE : 1 : 50

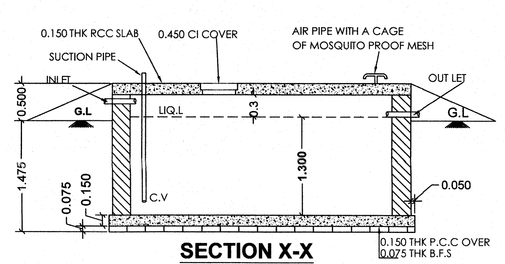
NOTES.

1. ALL DIMENSIONS ARE IN MT. UMLESS NOTED OTHERWISE
2. THE DRAWING IS DEVELOP AS PER SITE PLAN
3. FIRST CLASS BRICK ARE TO BE USED
4. ALL PARIPHERIALS ARE 0.200 M. THICK.
5. ALL PARTITIONS WALLS ARE 0.125 & 0.075 M. THICK.
6. GRADE OF CONCRITE IS M-20 (1:1.5:3).
7. GRADE OF STEEL IS Fe- 415.
8. CLEAR COVER TO MAIN REINFORCEMENT:-
   a) FOOTING =0.050M.(b) COLUMN=0.040 M.(c)BEAM =0.025 M.
   b) SLAB = 0.020 M.

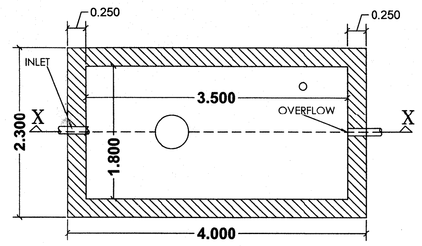
GROUND FLOOR PLAN
SCALE-1:100
FLOOR-GROUND



FLOOR-TERRACE
ROOF PLAN
SCALE-1:100



SECTION X-X
SCALE - 1:50



PLAN OF S.U.G.W.R.
(CAP.- 8190 LITRE =8.190M³)
61 USERS , SCALE - 1:50

AREA STATEMENT

1.) Area of Land (As Per Deed) Record	= 423.030 SQM. (06 K.- 05CH.- 8.5 SFT.)
2.) Actual Area of Land(As Per Physical)	= 422.998 SQM. (06 K.- 05CH.- 8.1 SFT.)
3.) EXE. LAND RELEASED FOR ROAD	= NIL
4) NET LAND AREA	= 422.998 SQM. (06 K.- 05CH.- 8.1 SFT.)
5.) Permissible Ground Coverage	= 227.784 SQM. (53.850 %)
6.) Proposed Ground Coverage	= 190.914 SQM. (45.133 %)

7.) Permissible BUILDING HEIGHT	= 10.0 M
8.) Proposed BUILDING HEIGHT	= 9.750 M.
9.) Permissible F.A.R	= 1.25
10) TOTAL NOS OF FLATS	= 12 NOS.
11) No of OFFICE	= NIL
12) Total OPEN PARKIKNG PROVIDE	= 02 NOS
13) ROAD WIDTH = 3.080 M. WIDE	

FLOOR	TYPE OF FLOOR
GR. FLOOR =	MARBLE
1ST FLOOR =	MARBLE
2ND FLOOR =	MARBLE

BLOCK WISE AREA CALCULATION

	A	B	C	D	E	F	G	H	I		J	K	L		M
	TOTAL AREA (SQM.)	LIFT WELL (SQM.)	STAIR DUCT (SQM.)	ACTUAL AREA WITHOUT {A-(B+C)} SQM	STAIR WELL (SQM.)	LIFT LOBBY (SQM.)	AREA EXCLUDING {D-(E+F)} SQM.	ACTUAL RESI. AREA (SQM.)	CAR PARKING AREA (SQM.) PERMISSI.	PROVIDED	COMMERCIAL AREA (SQM.)	SERVICE AREA SQM.	CB & LOFT AREA @3% SQM PERMI.	PROV.	F.A.R CALCULATION M= G / LAND AREA (SQM.)
GR. FL.	190.914	NIL	NIL	190.914 SQM	11.660	1.844	177.410 SQM	162.975 SQM	RESI.- 02 & COMM.-NIL	RESI.- 02 OPEN PARKING	NIL	5.136+ 2.880(TOI.) SQM.	5.727	NIL	528.596 SQM / 422.998 SQM
1ST FL.	190.914	1.817	0.500	188.597 SQM	11.160	1.844	175.593 SQM	170.991 SQM	TOTAL- 02 @ 50.00 SQM.	TOTAL- 02			5.727	2.430-CB	
2ND FL.	190.914	1.817	0.500	188.597 SQM	11.160	1.844	175.593 SQM	170.991 SQM					5.727	2.430-CB	
TOTAL =	572.742	3.634	1.000	568.108 SQM	33.980	5.532	528.596 SQM	504.957 SQM	50.00	NIL	NIL	8.016 SQM	17.181	4.860 SQM	= 1.249<1.25

** TOTAL SANCTION AREA WITHOUT CB = 572.742 SQM

** TOTAL AREA (SANCTION + CB) = 572.742 +4.860 = 577.602 SQM

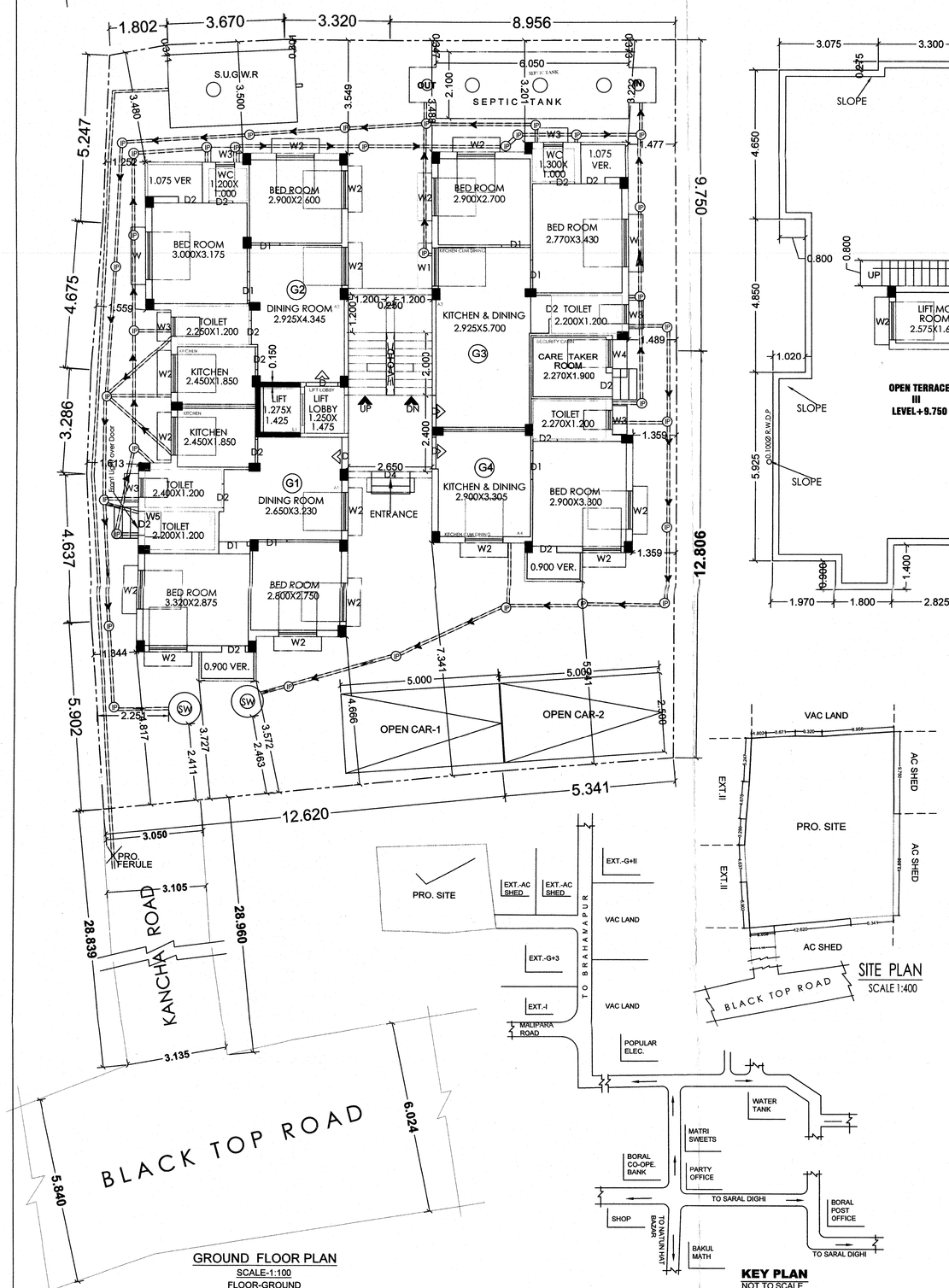
ENTRANCE LOBBY = NIL
STAIR HEAD ROOM AREA = 14.640 sqm
LIFT MC ROOM AREA = 5.550 sqm

** NOTE : ALL FLAT AREA < 60 SQM.

	PARKING AREA CALCULATION	REQ. PARKING	PRO. PARKING
GR FL.	FLAT = 44.100+45.870+45.658+27.347 = 162.975 SQM	504.957 / 250 = 2.020 NOS. SAY = 02 NOS. AND COMMERCIAL = NIL (INDIVIDUAL TENEMENTS SIZE NOT EXCEEDING <60.00 SQM)	PRO.- 02 NOS OPEN CAR PARKING
1ST FL.	FLAT = 46.980+45.870+50.793+27.347 = 170.991 SQM		
2ND FL.	FLAT = 46.980+45.870+50.793+27.347 = 170.991 SQM		
	TOTAL AREA = 504.957 SQM	TOTAL REQ. = 02 NOS.	

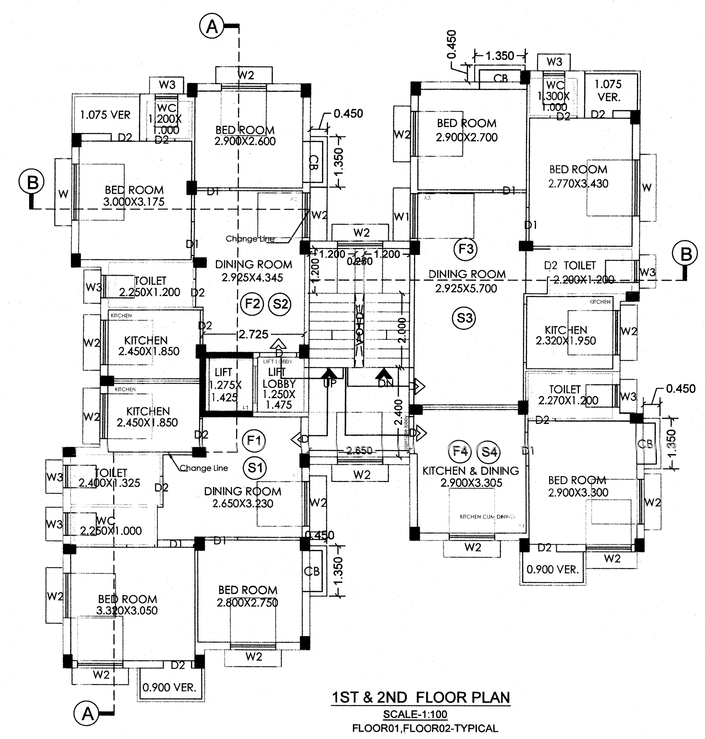
DOORS & WINDOW SCHEDULE

MKD.	SIZE	MKD.	SIZE
D4 Main Door	1.200X2.100	W	1.500X1.200
D	1.000X2.100	W1	1.200X1.500
D1	0.900X2.100	W2	1.200X1.200
D2	0.750X2.100	W3	0.600X0.700
		W4	0.900X1.200
		W5 From LIFT Side Door	0.800X0.500

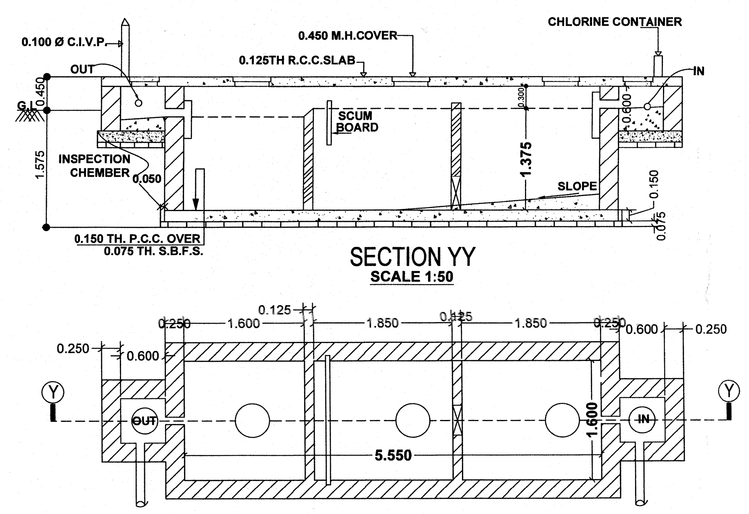


SITE PLAN
SCALE 1:400

KEY PLAN
NOT TO SCALE



1ST & 2ND FLOOR PLAN
SCALE-1:100
FLOOR01,FLOOR02-TYPICAL



SECTION YY
SCALE 1:50

SEPTIC TANK PLAN
SCALE 1:50
(FOR 61 USERS = 12.21 M3)

DECLARATION OF E.S.E.

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 3.080 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. HE PLOT IS DEMARCATED BY BOUNDARY WALL.

SAMIRAN MUKHERJEE
CLASS-II(057) R.S.M
NAME OF E.S.E

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 3.080 M UNDEVELOPED 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.

MANAS MUKHERJEE
CLASS-I(38) R.S.M
NAME OF E.B.S.

DECLARATION OF GEO-TECH.

UNDERSIGNED HAS INSPECTED THE SITE CARRIED OUT THE SOIL INVESTIGATION THEREIN. IT IS CERTIFIED THAT THE EXISTING SOIL OF THE SITE IS ABLE TO CARRY THE LOAD COMING FROM THE PROPOSED CONSTRUCTION & THE FOUNDATION SYSTEM PROPOSED THEREIN IS SAFE & STABLE IN ALL RESPECT FROM GEO TECHNICAL POINT OF VIEW.

SAMIRAN MUKHERJEE
CLASS-I(30) R.S.M
NAME OF GEO-TECH

NAME OF THE OWNER

BISWAJIT MUKHERJEE &
MAHUA MUKHERJEE
NAME OF THE APPLICANT'S

Signature valid
Digitally signed by
Date: 2025.12.13 15:06:13
Reason: SignerDocAuthor
Location: Rajpur Sonarpur