

PROPOSED G+III STORIED RESIDENTIAL CUM COMMERCIAL
BUILDING PLAN AT MOUZA-RAMCHANDRAPUR, J.L.NO-58,
L.R.DAG NO-782, L.R.KHATIAN NO- 3678, 4151,4479, P.S.- NARENDRAPUR,
DIST-24PGS(S), UNDER BANHOOGLY GRAM PANCHAYET -1.

DOOR & WINDOW SCHEDULE

MKD.	SIZE
C.G	1200X2100
D1	1100X2100
D1'	930X2100
D2	900X2100
D3	800X2100
D4	750X2100
D5	700X2100
SD1	1850X2100
MKD.	SIZE
W1	1500X1350
W2	1200X1350
W3	1050X1350
W4	900X1350
W5	900X1050
W6	600X700

AREA STATEMENT:

AREA OF LAND (AS PER DEED) : 316.239 SQM./4K-11CH- 29 SQFT.
AREA OF LAND (AS PER PHY.) : 316.239 SQM./4K-11 CH- 29 SQFT.
PERMISSIBLE GROUND COVERAGE : (69.188%) 187.176 SQ.M
PROPOSED GROUND COVERAGE : (69.123%) i.e. 186.970 SQ.M
PERMISSIBLE HEIGHT OF BUILDING : 12.0 M.
PROPOSED HEIGHT OF BUILDING : 12.0 M.

AREA CALCULATION

PROPOSED GROUND FLOOR AREA	186.970 SQM.
PROPOSED 1ST FLOOR AREA	186.970 SQM.
PROPOSED 2ND FLOOR AREA	186.970 SQM.
PROPOSED 3RD FLOOR AREA	186.970 SQM.
TOTAL FLOOR AREA	747.880 SQM.
TOTAL C.B. AREA	3.897X3 = 10.191 SQM.
TOTAL NO. OF FLAT	12 NOS.
SERVICE AREA	10.818 SQM.
COMMERCIAL AREA	67.778 SQM.
PARKING AREA	87.306 SQM.

RESIDENTIAL PARKING CALCULATION:

PARKING REQUIRED FOR RESIDENTIAL AREA = ACTUAL RESIDENTIAL AREA/250
(AS ALL THE FLATS ARE BELOW 60 SQM.)

(FLAT A + FLAT B+FLAT C+FLAT D)X3= 47.91+46.736+22.390+46.539X3 = 489.882/250 = 1.960 = 2 NOS.
TOTAL REQUIRED PARKING = 2 NOS.
COMMERCIAL PARKING CALCULATION:
PARKING REQUIRED FOR 67.778 SQM. COMMERCIAL AREA FOR UP TO 50 SQM. 01 NO.REST AREA 17.778/100=0.178 NO. = NIL
TOTAL REQUIRED PARKING FOR COMMERCIAL = 1 NO.
TOTAL REQUIRED PARKING = 2 +1 = 3 NOS.
TOTAL PROVIDED PARKING = 5 NOS.
TOTAL FLOOR AREA EXCLUDING C.B. = 747.880 SQM.
TOTAL FLOOR AREA INCLUDING C.B. = 758.071 SQM.

NOTES

1. ALL DIMENSIONS ARE IN MM.
2. ALL EXTERNAL WALLS ARE 200 TH. AND INTERNAL WALLS ARE 75 TH IF NOT STATED OTHERWISE
3. SCALE : 1:100
4. SAFE BEARING CAPACITY OF SOIL 7 MT/SQ.M. ASSUMED
5. DEPTH OF SEPTIC TANK AND SEMI U.G. WATER RESERVOIR WILL NOT EXCEED THE DEPTH OF BUILDING FOUNDATION
6. ALL SORTS OF PRECAUTIONARY MEASURE WILL BE TAKEN AT THE TIME OF CONSTRUCTION

SPECIFICATIONS

1. 75 TH. 1ST. CLASS BRICK SOLING IN FOUNDATION & FLOOR.
2. 150 TH. 1:3:6 (CEMENT, SAND & KHDA) CEMENT CONCRETE IN FOUNDATION & FLOOR.
3. FOUNDATION BRICK WORK WILL BE 1ST CLASS BRICK WITH 1:5 CEMENT MORTAR.
4. 125 TH. & 75 TH. PARTITION BRICK WORK WILL BE 1:5 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 1:2:4 CEMENT SAND & STONE CHIPS.
8. ROOF AND LIME TERRACING WILL BE 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. THK. MARBLE FLOORING.
11. GRADE OF CONCRETE - M-20.
12. ALL BUILDING MATERIALS WILL BE AS PER I.S. CODE & C.B.C. 1984.

VASTU REALTORS

Partner Partner
As Lawful and
Constituted Attorney of
Mrs. Namita Dutta
Mr. Rajib Kumar Dutta
Mr. Sayak Som

SIGNATURE OF OWNER

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 RESPECTS.

DISTRICT ENGINEER

PARTHA GHOSH
B.E. CIVIL
E.S.E.-1/532
(K.M.C.)

SIGNATURE OF E.S.E.

DECLARATION OF ARCHITECT:

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISIONS OF RAIPUR SONARPUR MUNICIPALITY BUILDING RULE 1986 AS AMENDED 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.

SYED WASEH NAZAKAT

Registered Architect
Reg. No.-CA/2024/175708

SIGNATURE OF ARCHITECT

CONSULTANT:-

DREAM
BUILT

D-15, K.C. AVENUE, CALCUTTA-700094

MOBILE :- 091438141 / 09700306655

Mail:- arya500@gmail.com

USED SCALE

1:6, 1:1, 1:2

NORTH

1:6, 1:1, 1:2

1:6, 1:1, 1:2

1:6, 1:1, 1:2

1:6, 1:1, 1:2

1:6, 1:1, 1:2

1:6, 1:1, 1:2

976/1106/XMDA.uplo. 61.111 Height 12.00 mt. Subject to the condition

- Vetted and recommended for sanction the building plan No. 976/1106/XMDA.uplo. 61.111 Height 12.00 mt. Subject to the condition
- Before starting any construction the site must conform with the plans Sanctioned and all the condition as proposed in the plan should be fulfilled.
- All building materials necessary for construction should conform to standard specified in the N.B.C. of India
- Necessary steps should be taken for safety of lives of the adjoining public and private property during construction.
- Construction site should be maintained to prevent mosquito breeding.
- Design of all Structural members including that of the foundation should conform to standard specified in the N.B.C. of India

1. There should not be any court case or any complains from any corner in respect of the said property as per plan.

2. "South 24 Parganas Zilla Parishad" will not be liable if any dispute arises at the site.

The non-converted land areas shall not be used for any permanent or temporary constructions / erections / designated open car parking spaces or any other structures. Violation of the same will automatically revoke the sanction / completion certificate.

- The sanction is valid for 3 years from date of sanctioning
- Information required by the applicant to this end are:-
 - Commencement of work.
 - Completion of structural work up to plinth.
 - Completion of work.
- No rain water pipe should be fixed or discharged on Road or Footpath.
- The construction should be carried out as per specification of I.S. Code and sanctioned plan under the supervision of qualified empanelled engineers.
- Construction of garbage vat, soak pit & waste water should be done by the owners.
- Any deviation of the sanctioned plan shall mean demolition

KG 8 MO- CV 5054112308

2XED M2EH N2SVKVL

VALID UPTO THREE (3) YEARS
SANCTIONED CONDITIONALLY
SONARPUR PANCHAYAT SAMITI

ASSISTANT ENGINEER
South 24 Pgs. Z.P.

DISTRICT ENGINEER
South 24 Pgs. Z.P.

Sanction should be obtained from concern Panchayat Samiti

Assistant Engineer
South 24 Pgs. ZP

District Engineer
South 24 Pgs. ZP

Executive Officer
Sonarpur Panchayet Samity
South 24 Parganas

JUNIOR ENGINEER (RWS)
Sonarpur Dev. Block