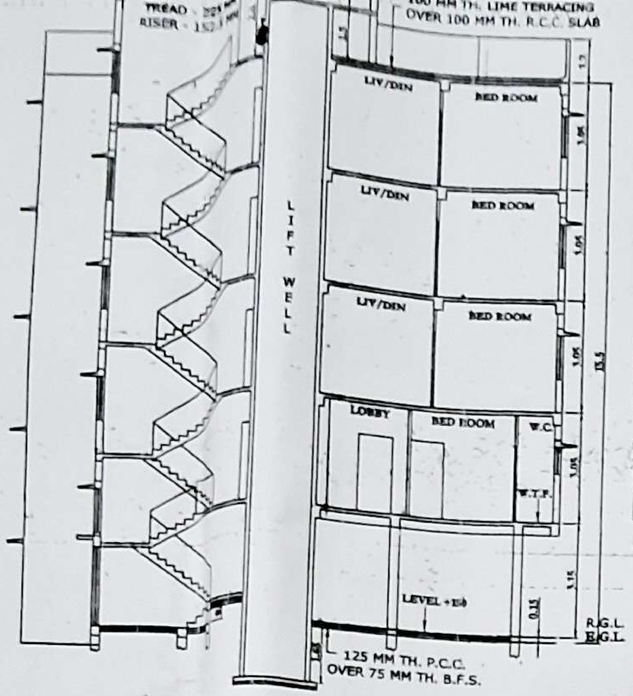
ONT ELEVATION

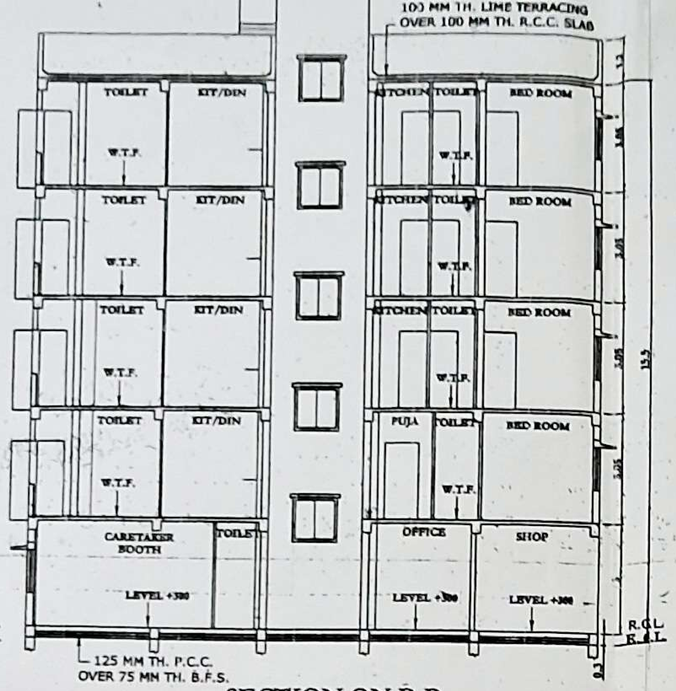
T P-P1

AK-PIT

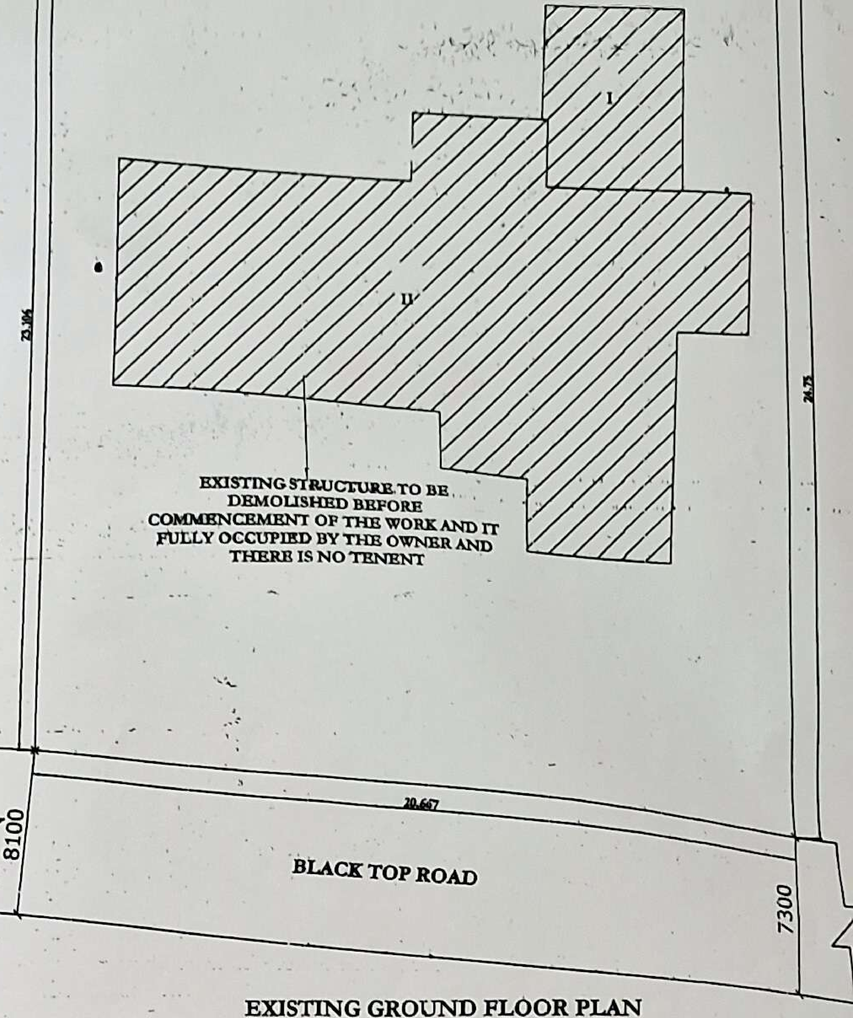
BOUNDARY WALL DETAIL



SECTION ON A-A



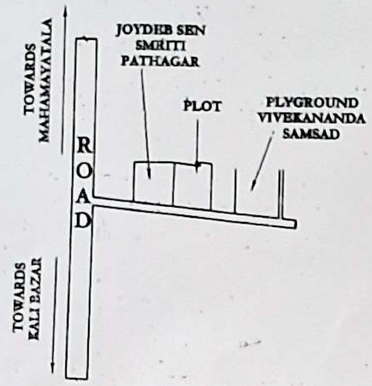
SECTION ON B-B



EXISTING GROUND FLOOR PLAN
SCALE - 1:100

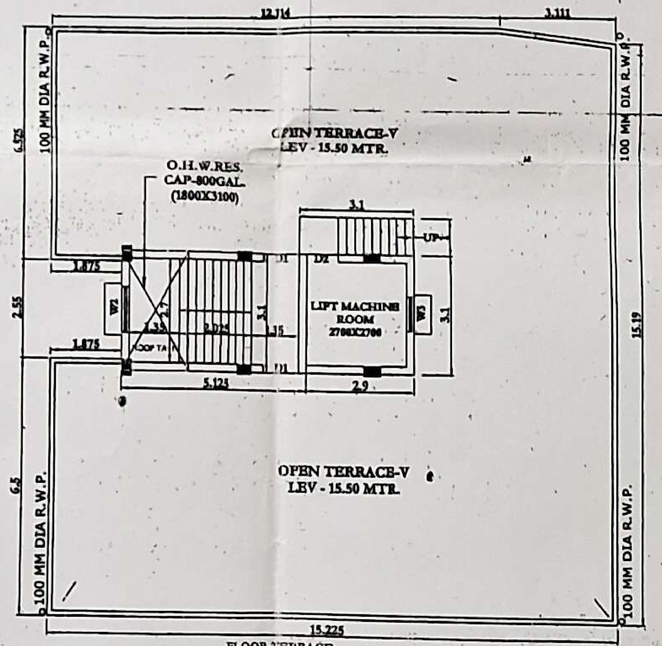
SCHEDULE OF DOORS & WINDOWS

MKD.	SIZE	MKD.	SIZE
D	1200X2100	V	2200X1350
D1	1000X2100	V1	1500X1350
D2	900X2100	V2	1200X1350
D3	750X2100	V3	800X750
		V4	600X750



KEY PLAN
SCALE - 1:4000

N

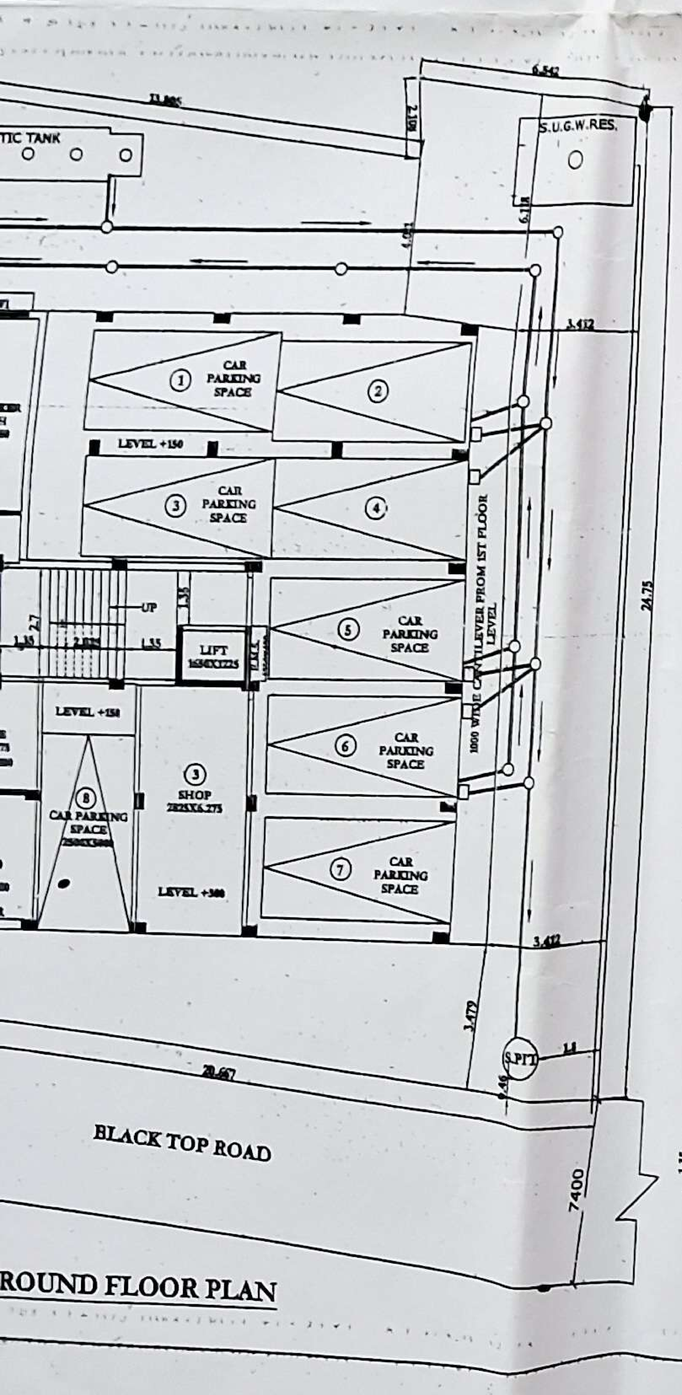


ROOF PLAN

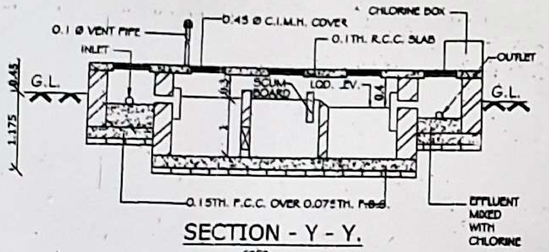
C.I.P BOARD AND LOFT AREA

FLOOR MKD.	PERMISSIBLE	P
FIRST FLOOR	6.97 Sq.m.	2.72
SECOND FLOOR	6.97 Sq.m.	2.72
THIRD FLOOR	6.97 Sq.m.	2.72
FOURTH FLOOR	6.97 Sq.m.	2.72
TOTAL	27.88 Sq.m.	10.88

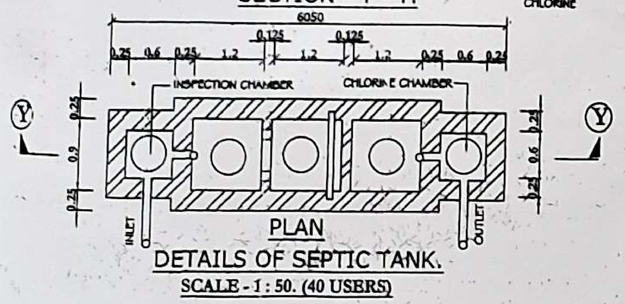
TENAMENT MKD.	TENAMENT AREA
F-1	67.40 Sq.m.
F-2	67.40 Sq.m.
F-3	49.04 Sq.m.
S-1	67.40 Sq.m.
S-2	66.86 Sq.m.
S-3	49.04 Sq.m.
S-4	46.86 Sq.m.
T-1	67.40 Sq.m.
T-2	66.86 Sq.m.
T-3	49.04 Sq.m.
T-4	46.86 Sq.m.
FO-1	67.40 Sq.m.
FO-2	66.86 Sq.m.
FO-3	49.04 Sq.m.
FO-4	46.86 Sq.m.
TOTAL	858.76 Sq.m.



ROUND FLOOR PLAN

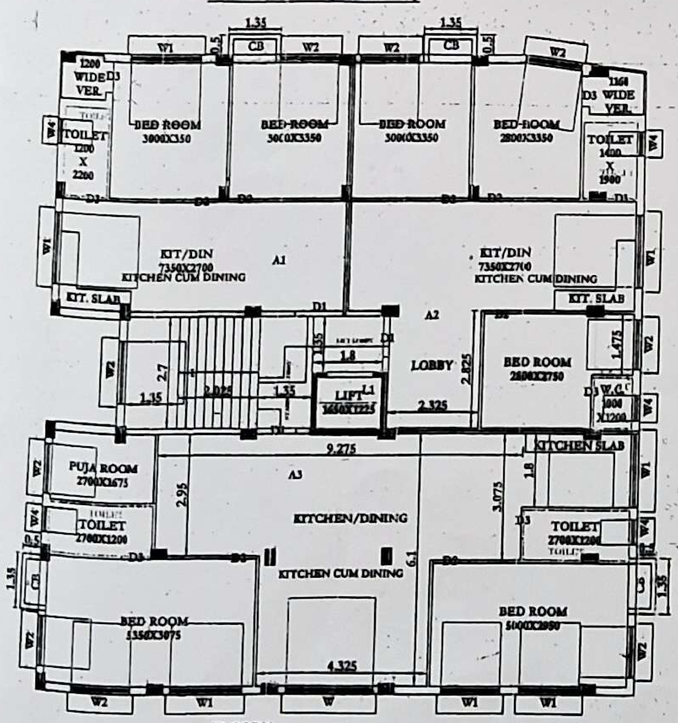


SECTION - Y - Y.



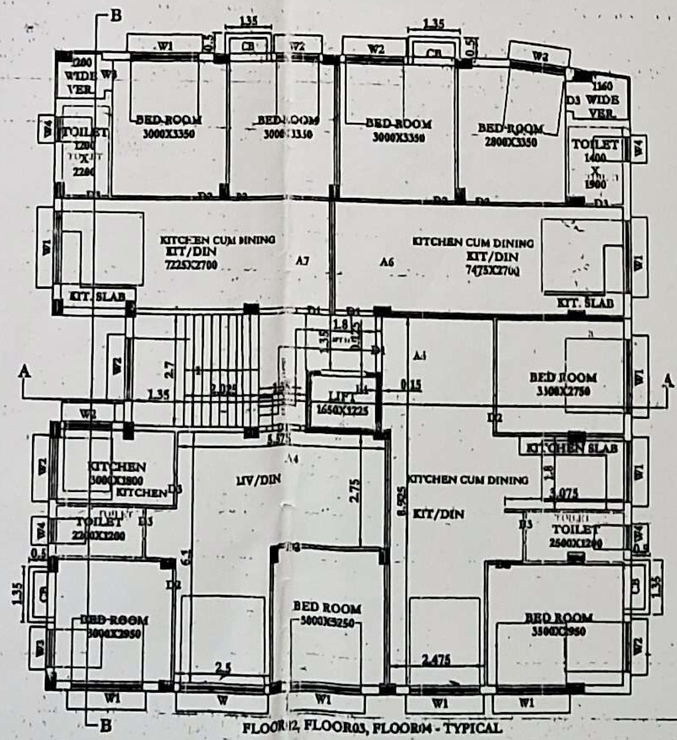
PLAN

DETAILS OF SEPTIC TANK.
SCALE - 1 : 50. (40 USERS)



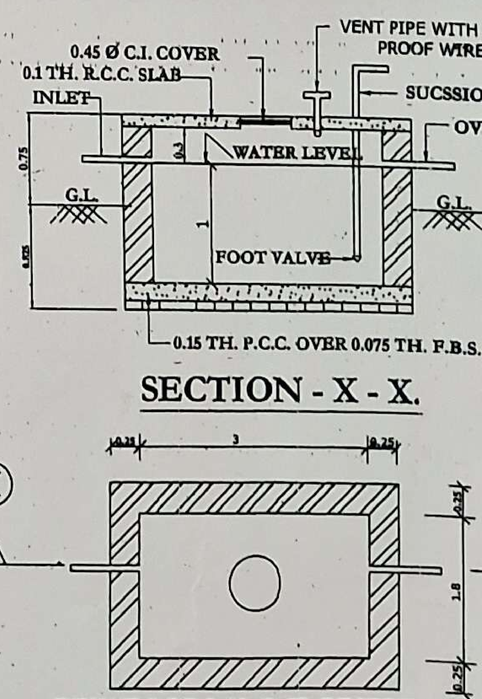
FLOOR01

1ST FLOOR PLAN



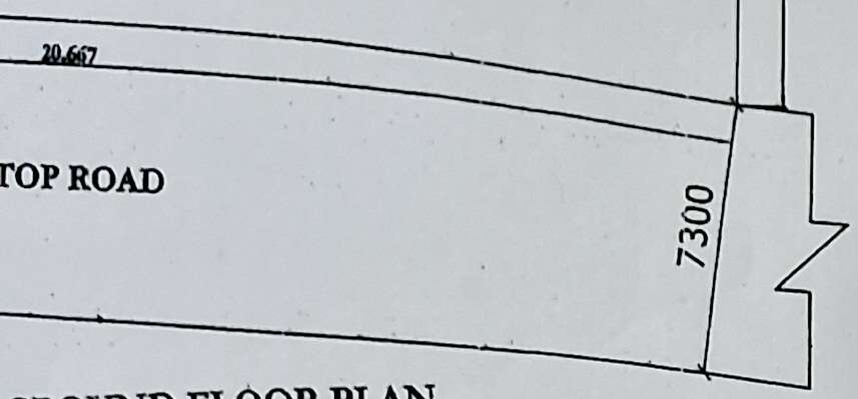
FLOOR02, FLOOR03, FLOOR04 - TYPICAL

2ND, 3RD & 4TH FLOOR PLAN



SECTION - X - X.

DETAILS OF S. U. G. W. RESERVOIR PLAN
SCALE - 1 : 50.
CAPACITY - 1200 GAL. (5400 LTRS.)



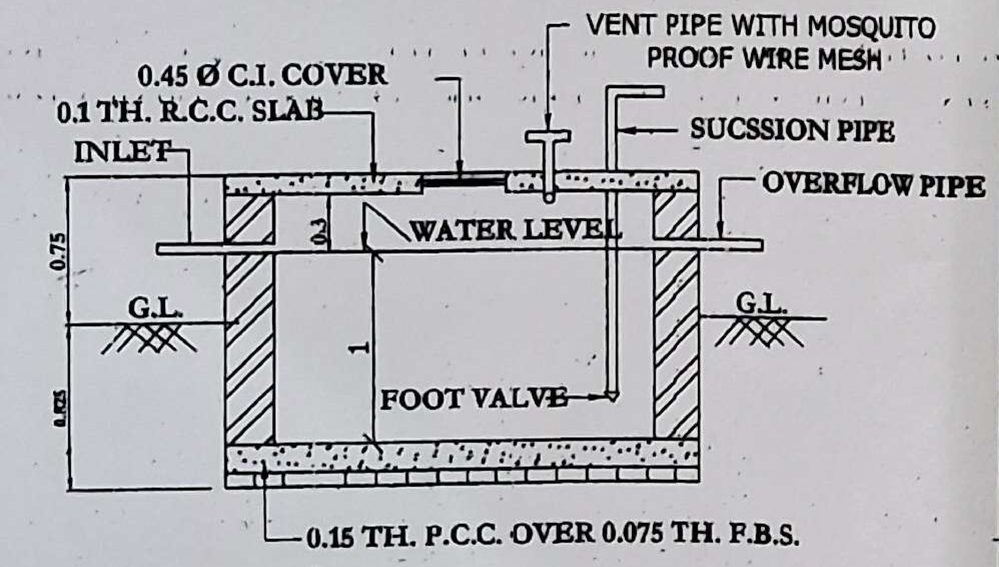
GROUND FLOOR PLAN

SCALE - 1:100

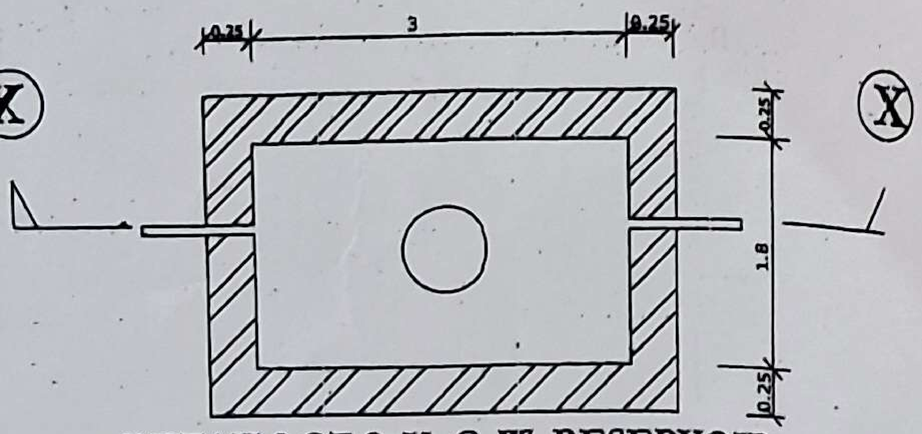
TENAMENT MKD.	TENAMENT AREA
F-1	57.55 Sq.m.
F-2	57.40 Sq.m.
F-3	49.24 Sq.m.
S-1	57.40 Sq.m.
S-2	58.86 Sq.m.
S-3	49.04 Sq.m.
S-4	48.89 Sq.m.
T-1	57.40 Sq.m.
T-2	58.86 Sq.m.
T-3	49.04 Sq.m.
T-4	48.89 Sq.m.
FO-1	57.40 Sq.m.
FO-2	58.86 Sq.m.
FO-3	49.04 Sq.m.
FO-4	48.89 Sq.m.
TOTAL	856.76 Sq.m.

C.I.P BOARD AND LOFT AREA :-

FLOOR MKD.	PERMISSIBLE	PROPOSED C.B.	PROPOSED LOFT
FIRST FLOOR	6.97 Sq.m.	2.72 Sq.m.	—
SECOND FLOOR	6.97 Sq.m.	2.72 Sq.m.	—
THIRD FLOOR	6.97 Sq.m.	2.72 Sq.m.	—
FOURTH FLOOR	6.97 Sq.m.	2.72 Sq.m.	—
TOTAL	27.88 Sq.m.	10.88 Sq.m.	—



SECTION - X - X.



DETAILS OF S. U. G. W. RESERVOIR PLAN

SCALE - 1:50.

CAPACITY - 1200 GAL. (5400 LTRS.)

PARKING AREA CALCULATION

FLOOR	RESIDENTIAL AREA (SQM)	COMMERCIAL AREA (SQM)
GR. FLOOR		=40.50
1ST FLOOR	229.73 - 12.76 - 2.46 = 214.51	
2ND FLOOR	229.73 - 12.76 - 2.46 = 214.51	
3RD FLOOR	229.73 - 12.76 - 2.46 = 214.51	
4TH FLOOR	229.73 - 12.76 - 2.46 = 214.51	
TOTAL	= 858.04	=40.50

CB AREA = 10.88 SQM.

TOTAL FLOOR AREA WITH CB (1143.50 + 10.88 = 1154.38 SQM.)

NO OF FLATS = 15 NO

NO OF SHOP = 03 NO

REQUIRED PARKING	PARKING PROVIDE
FOR COMMERCIAL 40.50/50 = 0.81	8 NO
FOR RESIDENTIAL =858.04/120 =7.15	
TOTAL =8 NOS.	

SRI. NIRANJAN KAUNDA	KALYAN CHAKRABORTTY E.B.A - 309
NAME OF OWNER.	NAME OF ARCHITECT
SRI ASHOK KUMAR GHOSH PROPRIETOR OF JAYA CONSTRUCTION	SAMIRAN MUKHERJEE GEOTECH G.T.E-30(CLASS-1)
NAME OF POWER HOLDER.	NAME OF G.T.E.
SOUMEN DEY E.B.S. NO.- 102(CLASS-I) P.O.-BORAL , MAJHER PARA, P.S.-NARENDERPUR KOLKATA - 700154,	SAMIRAN MUKHERJEE B.C.E. E.S.E. NO .- 57
NAME OF CONSULTANT.	NAME OF E.S.E.

PROPOSED G+IV STORIED RESIDENTIAL BUILDING PLAN AT HOLDING NO. 320, PEYARA BAGAN, WARD NO. - 031, R.S. DAG NO. 587, L.R.DAG NO.- 1290 , R.S. KHATIAN NO. 699, L.R.KHATIAN NO.- 649 , J.L NO. - 57, MOUZA - LASKARPUR, DISTRICT. - SOUTH 24 PARGANAS, UNDER RAJPUR SONARPUR MUNICIPALITY

OWNER'S NAME - Sri Ashok Kumar Ghosh

Proprietor of Jaya Construction C.A. of

Sri. ~~Niranjan Kaunda~~

DETAILS SPECIFICATION OF BULDING

1: ALL DIMENSIONS ARE IN MILLIMETER UNLESS MENTION.
2: ALL EXTERNAL WALLS 200 M.M. THICK, EXCEPT OTHERWISE MENTIONED CONSTRUTION WITH CEMENT - SAND MORTAR (1:6).
3: ALL PARTITION(INTERNAL)WALLS 125 & 75 M.M. THICK CONSTRUCTION WITH CEMENT-SAND MORTER(1:4).
4: ALL PROJECTED CHAJJA SHALL BE 450 M.M. WIDE & 150 M.M. BEARING WITH EACH SIDE OF THE OPENING.

AREA OF LAND [AS PER DEED] 07 KA 02 CH 30 SFT.=		479.38	SQM.
AREA OF LAND [AT PRESENT] 7 KA 2 CH 22 SFT =		478.66	SQM.
PERMISSIBLE GROUND COVERAGE =	51.007 %	244.44	SQM.
PROPOSED GROUND COVERAGE=	48.42 %		
		231.75	SQM.
PERMISSIBLE F.A.R. =		2.00	
ROAD WIDTH =		7.75	M.
PERMISSIBLE BUILDING HEIGHT =		15.5	M.
PROPOSED BUILDING HEIGHT =		15.5	M.
PERMISSIBLE FLOOR AREA FOR F.A.R CALCULATION=(2 x 478.66)		957.32	SQM.

AREA CALCULATION:-

	A		C		E	F	G	H	I	J		K	L	M	N
	TOTAL AREA		LIFT WELL		ACTUAL AREA WITHOUT A-(B+C+D)	STAIR INSIDE AREA	LIFT LOBBY AREA	AREA EXCL-UDING E-(F+G)	ACTUAL RESI-DENTIAL AREA	AREA OF CARPARKING (SQM)		COMM-ERCIAL AREA	SERVICE AREA	ENT.LOBBY AREA	F.A.R. CALCULATION N=(H-J)/LAND AREA
	(SQM.)		(SQM.)		(SQM.)	(SQM.)	(SQM.)	(SQM.)	(SQM.)	PERMISS	PROVIDE	(SQM.)	(SQM.)	(SQM.)	(SQM.)
GR. FL.	216.5				216.5	12.76	2.46	201.28		200	137.29	40.5	18.07	0	=1059.32-137.29/ 478.66 =1.928
1ST FL.	231.75		2.02		229.73	12.76	2.46	214.51	214.51						
2 ND FL.	231.75		2.02		229.73	12.76	2.46	214.51	214.51						
3 RD FL.	231.75		2.02		229.73	12.76	2.46	214.51	214.51						
4TH FL.	231.75		2.02		229.73	12.76	2.46	214.51	214.51						
TOTAL AREA	1143.5		8.08		1135.42	63.8	12.3	1059.32	858.04	200	137.29	40.5	18.07	0	

PARKING AREA CALCULATION

FLOOR	RESIDENTIAL AREA (SQM)	COMMERCIAL AREA (SQM)	REQUIRED PARKING	PARKING PROVIDE
GR. FLOOR		=40.50	FOR COMMERCIAL 40.50/50 = 0.81	8 NO
1ST FLOOR	229.73 - 12.76 - 2.46 = 214.51		FOR RESIDENTIAL	
2ND FLOOR	229.73 - 12.76 - 2.46 = 214.51		=858.04/120	=7.15
3RD FLOOR	229.73 - 12.76 - 2.46 = 214.51			
4TH FLOOR	229.73 - 12.76 - 2.46 = 214.51		TOTAL =8 NOS.	
TOTAL	= 858.04	=40.50		

CB AREA = 10.88 SQM.

TOTAL FLOOR AREA WITH CB (1143.50 + 10.88 = 1154.38 SQM.)

NO OF FLATS =	15 NO
NO OF SHOP =	03 NO

24.75

7300

BOARD AND LOFT AREA

PROPOSED G+IV STORIED RESIDENTIAL BUILDING PLAN AT HOLDING NO. 320, PEYARA BAGAN, WARD NO. - 031, R.S. DAG NO. 587, L.R.DAG NO.- 1290 , R.S. KHATIAN NO. 699, L.R.KHATIAN NO.- 649 , J.L NO. - 57, MOUZA - LASKARPUR, DISTRICT. - SOUTH 24 PARGANAS, UNDER RAJPUR SONARPUR MUNICIPALITY

OWNER'S NAME - Sri Ashok Kumar Ghosh
Proprietor of Jaya Construction C.A. of
Sri. Niranjan Kaunda

DETAILS SPECIFICATION OF BUILDING

1. ALL DIMENSIONS ARE IN MILLIMETER UNLESS MENTION.
2. ALL EXTERNAL WALLS 200 M.M. THICK, EXCEPT OTHERWISE MENTIONED CONSTRUCTION WITH CEMENT SAND MORTAR (1:6).
3. ALL PARTITION/INTERNAL WALLS 125 & 75 M.M. THICK CONSTRUCTION WITH CEMENT-SAND MORTER(1:4).
4. ALL PROJECTED CHAJJA SHALL BE 450 M.M. WIDE & 150 M.M. BEARING WITH EACH SIDE OF THE OPENING.

AREA OF LAND (AS PER DEED) 07 KA 03 CH 00 SFT.=	476.26 SQM.
AREA OF LAND (AT PRESENT) 7 KA 1 CH 01 SFT =	476.66 SQM.
PERMISSIBLE GROUND COVERAGE = 75.00%	344.44 SQM.
PROPOSED GROUND COVERAGE= 48.46%	
PERMISSIBLE F.A.R. =	3.00
ROAD WIDTH =	7.78 MTR.
PERMISSIBLE BUILDING HEIGHT =	16 MTR.
PROPOSED BUILDING HEIGHT =	15 MTR.
PERMISSIBLE FLOOR AREA FOR F.A.R CALCULATION=(3x 476.66)	1429.98 SQM.

AREA CALCULATION :-

	A TOTAL AREA	C LIFT WELL	B ACTUAL AREA WITHOUT A+(B+C+D+E)	F STAIR BRIDGE AREA	G LIFT LOBBY AREA	H AREA EXCL. LOBBY G+F+G	I ACTUAL RESI-CENTIAL AREA	J AREA OF CAR PARKING (SCOM)	K COMM. SPACE AREA	L MERCANTILE AREA	M INST./LOBBY AREA	N F.A.R. CALCULATION H+(A-B)LAND AREA
	(SQM.)	(SQM.)	(SQM.)	(SQM.)	(SQM.)	(SQM.)	(SQM.)	PARKING	PROVIDE (SQM.)	(SQM.)	(SQM.)	(SQM.)
GR. FL.	216.3		216.3	13.79	3.48	201.38		350	137.39	65.8	15.87	0
1ST FL.	251.79	3.02	228.73	13.79	3.48	214.01	214.01					
2 ND FL.	251.79	3.02	228.73	13.79	3.48	214.01	214.01					
3 RD FL.	251.79	3.02	228.73	13.79	3.48	214.01	214.01					
4TH FL.	251.79	3.02	228.73	13.79	3.48	214.01	214.01					
TOTAL AREA	1143.5	6.05	1130.42	68.9	13.5	1068.32	1066.04	350	137.39	65.8	15.87	0

PARKING AREA CALCULATION

FLOOR	RESIDENTIAL AREA (SQM)	COMMERCIAL AREA (SQM)	REQUIRED PARKING	PARKING PROVIDED
GR. FLOOR		=65.80		
1ST FLOOR	228.73 - 13.79 - 3.48 = 214.01		FOR COMMERCIAL	
2ND FLOOR	228.73 - 13.79 - 3.48 = 214.01		65.80/50 = 1.31	1 NO
3RD FLOOR	228.73 - 13.79 - 3.48 = 214.01		FOR RESIDENTIAL	
4TH FLOOR	228.73 - 13.79 - 3.48 = 214.01		1066.04/150 = 7.10	
TOTAL	= 856.04	=65.80	TOTAL =8 NOS.	

GR. GF AREA = 10,000 SQM.
TOTAL FLOOR AREA WITH CB (1143.50 + 10.00 = 1153.50 SQM.)
NO OF FLATS = 15 NO
NO OF SHOP = 03 NO

SRI. NIRANJAN KAUNDA	KALYAN CHAKRABORTTY B.B.A - 309
NAME OF OWNER	NAME OF ARCHITECT
SRI ASHOK KUMAR GHOSH PROPRIETOR OF JAYA CONSTRUCTION	SAMIRAN MUKHERJEE GEOTECH G.T.E-30(CLASS-1)
NAME OF POWER HOLDER	NAME OF G.T.E
SOUMEN DEY E.B.S. NO.- 102(CLASS-I) P.O.-BORAL , MAJHER PARA, P.S.-NARENDERPUR KOLKATA - 700154,	SAMIRAN MUKHERJEE B.C.E. E.S.E. NO - 57
NAME OF CONSULTANT.	NAME OF E.S.E.

FRONT ELEVATION

SECTION ON A-A

SECTION ON B-B

EXISTING STRUCTURE TO BE DEMOLISHED BEFORE COMMENCEMENT OF THE WORK AND IT FULLY OCCUPIED BY THE OWNER AND THERE IS NO TENENT

BLACK TOP ROAD

EXISTING GROUND FLOOR PLAN

SECTION AT P-P1

DETAILS OF SOAK-PIT

BOUNDARY WALL DETAIL

SCHEDULE OF DOORS & WINDOWS

MRK	SIZE	MRK	SIZE
D	1
D1	1
D2	1
D3	1
V	3
V1	1
V2	1
V3	1
V4	1
V5	6

KEY PLAN

SECTION - Y - Y.

PLAN

DETAILS OF SEPTIC TANK.

SCALE - 1 : 50. (40 USERS)

ROOF PLAN

TENAMENT SCHEDULE

TENAMENT NO.	TENAMENT AREA
F-1	
F-2	
F-3	
1-1	
1-2	
1-3	
1-4	
FO-1	
FO-2	
FO-3	
FO-4	
TOTAL	

C.P. BOARD AND LIFT AREA :

FLOOR NAME	PROPOSED C.B.	PROPOSED LIFT
FIRST FLOOR		
SECOND FLOOR		
THIRD FLOOR		
FOURTH FLOOR		
TOTAL		

SECTION - X - X.

DETAILS OF S. U. G. W. RESERVOIR PLAN

SCALE - 1 : 50.

CAPACITY - 1200 GAL. (5400 LTRS.)

GROUND FLOOR PLAN

1ST FLOOR PLAN

2ND, 3RD & 4TH FLOOR PLAN

PROPOSED G+IV STORIED RESIDENTIAL BUILDING PLAN AT HOLDING NO. 320, PEYARA BAGAN, WARD NO. - 031, R.S. DAG NO. 587, L.R.DAG NO.- 1290 , R.S. KHATIAN NO. 699, L.R.KHATIAN NO.- 649 , J.L NO. - 57, MOUZA - LASKARPUR, DISTRICT. - SOUTH 24 PARGANAS, UNDER RAJPUR SONARPUR MUNICIPALITY

OWNER'S NAME - Sri Ashok Kumar Ghosh
Proprietor of Jaya Construction C.A. of
Sri. ~~Niranjan Kaunda~~

DETAILS SPECIFICATION OF BUILDING

1. ALL DIMENSIONS ARE IN MILLIMETER UNLESS MENTION.
2. ALL EXTERNAL WALLS 300 M.M. THICK, EXCEPT OTHERWISE MENTIONED CONSTRUCTION WITH CEMENT SAND MORTAR (1:6).
3. ALL PARTITION & TERRACE WALLS 125 & 75 M.M. THICK CONSTRUCTION WITH CEMENT SAND MORTAR (1:4).
4. ALL PROJECTED CHAJA SHALL BE 450 M.M. WIDE & 150 M.M. BEARING WITH EACH SIDE OF THE OPENING.

AREA OF LAND (AS PER DEED) OF 10 KATHA OF 1/3 GHATAK =	6720.00 SQ.FT.
LESS OF LAND (1/3 PART) OF 1 KATHA 10 CHATAK 0 SQ.FT =	2240.00 SQ.FT.
PERMISSIBLE GROUND COVERAGE = 75.00%	1680.00 SQ.FT.
PROPOSED GROUND COVERAGE = 46.42%	1040.00 SQ.FT.
PERMISSIBLE F.A.R. =	3.50
PROPOSED F.A.R. =	2.79 NOS.
PERMISSIBLE BUILDING HEIGHT =	15.00 MT.
PROPOSED BUILDING HEIGHT =	15.00 MT.
PERMISSIBLE FLOOR AREA PART 1.3 (CALCULATION) = 6720.00	6720.00 SQ.FT.

AREA CALCULATION :-

SL.	A TOTAL AREA	C LIFT WELL	E ACTUAL AREA (EXCEPT S.W.P.)	F STAIR WIDER AREA	G LIFT LOBBY AREA	H AREA EXCL. COMM. S.W.P.	I ACTUAL RESI. AREA	J AREA OF CAR PARKING	K COMM. (RETAIL) AREA	L OVERHEAD WATER TANK	M W.C. WITH LOBBY	N F.A.R. CALCULATION (W.C.+LOBBY AREA + S.W.P.)
	(SQ.M.)	(SQ.M.)	(SQ.M.)	(SQ.M.)	(SQ.M.)	(SQ.M.)	(SQ.M.)	(NOS.)	(SQ.M.)	(SQ.M.)	(SQ.M.)	(SQ.M.)
GR. FL.	218.3		218.3	12.75	2.45	207.20		2ES	107.39	45.5	10.97	1
1ST FL.	231.75	3.02	228.73	12.75	2.45	214.51	214.51					
2ND FL.	231.75	3.02	228.73	12.75	2.45	214.51	214.51					
3RD FL.	231.75	3.02	228.73	12.75	2.45	214.51	214.51					
4TH FL.	231.75	3.02	228.73	12.75	2.45	214.51	214.51					
TOTAL AREA	1145.3	9.06	1132.43	63.8	12.3	1065.23	1066.04	2ES	107.39	45.5	10.97	1

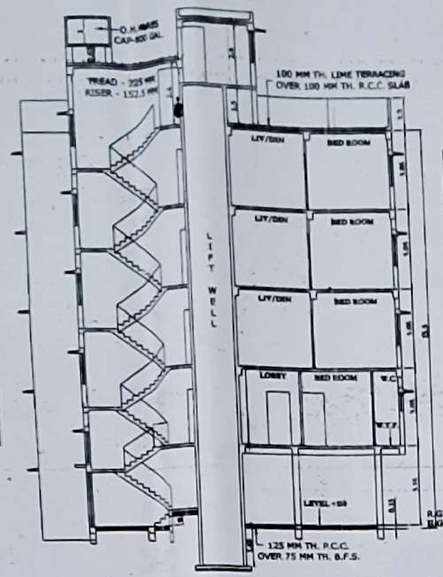
PARKING AREA CALCULATION

FLOOR	RESIDENTIAL AREA (SQM)	COMMERCIAL AREA (SQM)	REQUIRED PARKING	PARKING PROVIDED
GR. FLOOR		45.50	FOR COMMERCIAL 45.50/50 = 0.91	1 NO
1ST FLOOR	228.73 - 12.75 - 2.45 = 214.51			
2ND FLOOR	228.73 - 12.75 - 2.45 = 214.51		FOR RESIDENTIAL 214.51/100 = 2.15	
3RD FLOOR	228.73 - 12.75 - 2.45 = 214.51			
4TH FLOOR	228.73 - 12.75 - 2.45 = 214.51			
TOTAL	= 858.04	= 45.50	TOTAL = 3 NOS.	

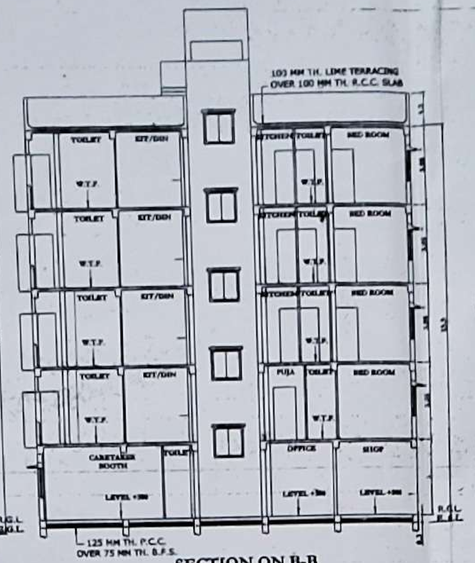
GR AREA = 10.48 SQM.
TOTAL FLOOR AREA WITH GR (1145.30 + 10.48 = 1155.78 SQM.)
NO OF FLATS = 2 NO
NO OF SHOP = 03 NO

SRI. NIRANJAN KAUNDA NAME OF OWNER	KALYAN CHAKRABORTTY E.B.A - 309 NAME OF ARCHITECT
SRI ASHOK KUMAR GHOSH PROPRIETOR OF JAYA CONSTRUCTION NAME OF POWER HOLDER	SAMIRAN MUKHERJEE GEOTECH G.T.S-30(CLASS-1) NAME OF G.T.E.
SOUMEN DEY E.B.S. NO.- 102(CLASS-I) P.O.-BORAL , MAJHER PARA, P.S.-NARENDERPUR KOLKATA - 700154, NAME OF CONSULTANT.	SAMIRAN MUKHERJEE B.C.E. E.S.E. NO.- 57 NAME OF E.S.E.

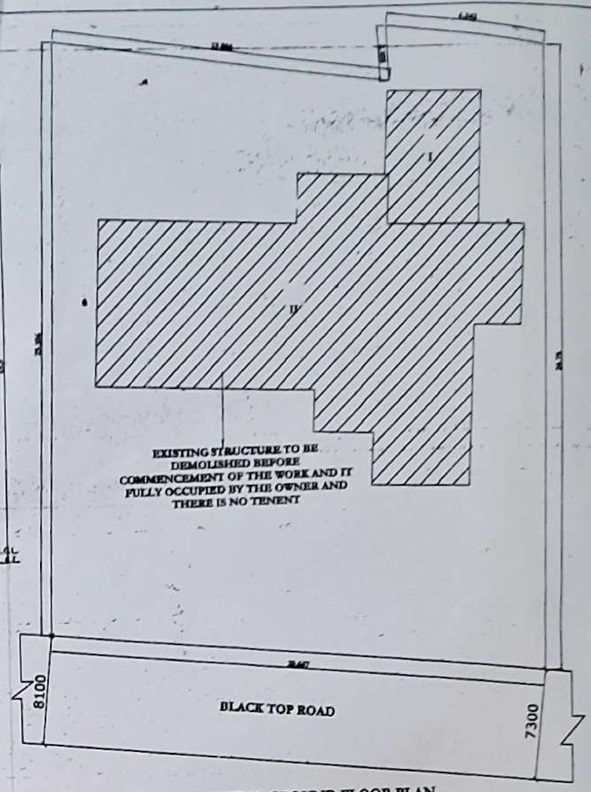
FRONT ELEVATION



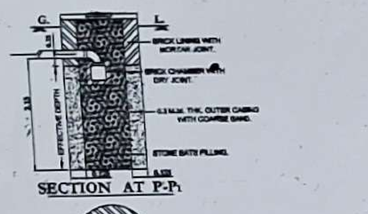
SECTION ON A-A



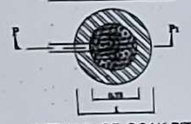
SECTION ON B-B



EXISTING GROUND FLOOR PLAN
SCALE - 1:100



SECTION AT P-P

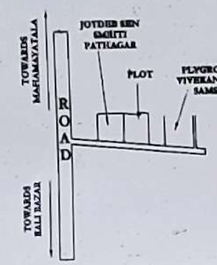


DETAILS OF SOAK-PIT
SCALE - 1:100

BOUNDARY WALL DETAIL

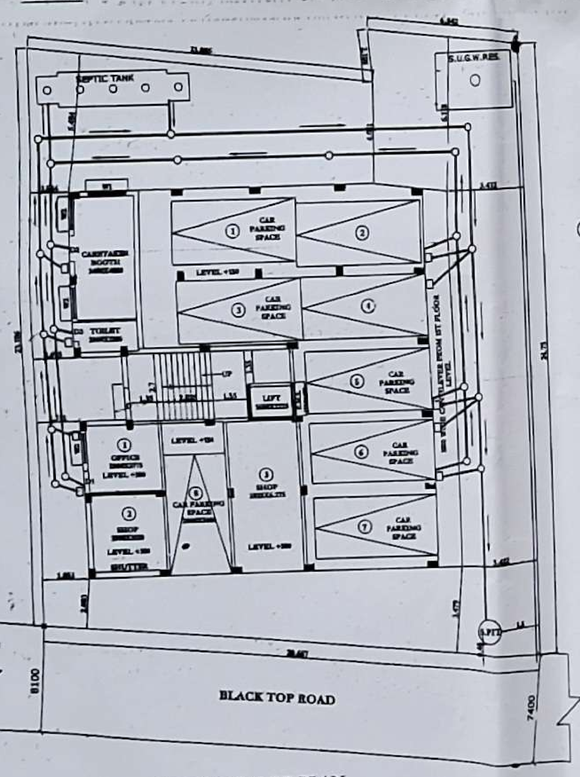
SCHEDULE OF DOORS & WINDOWS

MK	SIZE	MK	SIZE
D	1200X2100	V	2200X1350
D1	1000X2100	V1	1500X1350
D2	900X2100	V2	1200X1350
D3	750X2100	V3	900X750
		V4	600X750

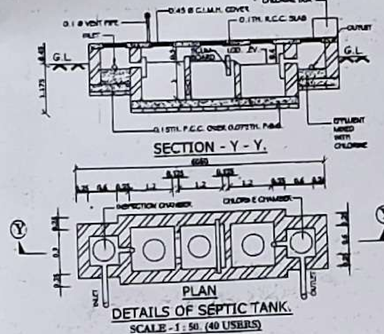


KEY PLAN
SCALE - 1:400

N



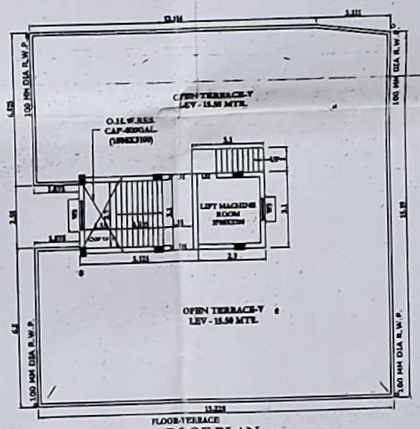
GROUND FLOOR PLAN



SECTION - Y - Y.

PLAN

DETAILS OF SEPTIC TANK.
SCALE - 1 : 50 (40 USERS)



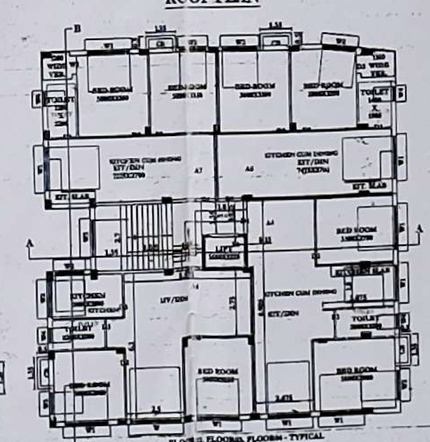
FLOOR TERRACE

ROOF PLAN

TENAMENT NO.	TENAMENT AREA
F-1	62.85 Sq.m.
F-2	57.47 Sq.m.
F-3	43.31 Sq.m.
S-1	57.45 Sq.m.
S-2	53.85 Sq.m.
S-3	43.31 Sq.m.
S-4	43.85 Sq.m.
T-1	57.45 Sq.m.
T-2	53.85 Sq.m.
T-3	43.31 Sq.m.
T-4	43.85 Sq.m.
FO-1	57.45 Sq.m.
FO-2	53.85 Sq.m.
FO-3	43.31 Sq.m.
FO-4	43.85 Sq.m.
TOTAL	806.76 Sq.m.

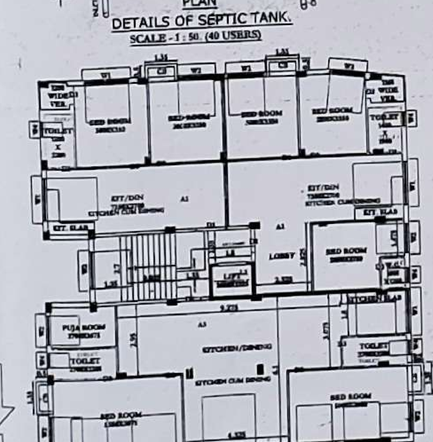
C.P BOARD AND LIFT AREA :-

FLOOR NAME	PERMISSIBLE	PROPOSED C.B.	PROPOSED LIFT
FIRST FLOOR	168 Sqm	3.02 Sqm	—
SECOND FLOOR	168 Sqm	3.02 Sqm	—
THIRD FLOOR	168 Sqm	3.02 Sqm	—
FOURTH FLOOR	168 Sqm	3.02 Sqm	—
TOTAL	672 Sqm	12.08 Sqm	—



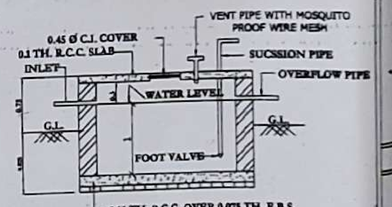
FLOOR II, FLOOR III, FLOOR IV - TYPICAL

2ND, 3RD & 4TH FLOOR PLAN

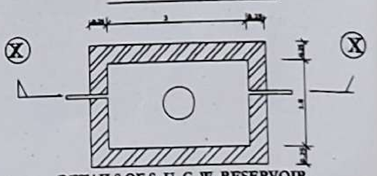


FLOOR II

1ST FLOOR PLAN



SECTION - X - X.



DETAILS OF S. U. G. W. RESERVOIR PLAN
~~SCALE - 1:50~~
CAPACITY - 1200 GAL. (5400 LTRS.)

PUJA ROOM
2700X1675

TOILET
2700X1200

BED ROOM
5350X3075

KITCHEN

KITCHEN CU

W2

W4

W2

W2

W1

W

D3

CB

1.35

1.35

2.95

9.27

4.325

1.8

7400

A3

FLOOR(1

1ST FLOO

Validity unknown

Digitally Signed
Name: Dr. Pallab Kumar
Das
Date: 18-Oct-2025 14:18:39
Reason: Building Plan
Location: Rajpur-Sonarpur