AREA STATEMENT :-

BLOCK WISE AREA CALCULATION :-

FLOOR	A TOTAL AREA (SQ.M.)		B DUCT (SQ.M.)		C LIFT WELL (SQ.M.)		D STAIR DUCT (SQ.M.)		E ACTUAL AREA WITHOUT LIFTWELL & DUCT E = A-(B+C+D) SQ.M.		F MANDATORY STAIR AREA (INSIDE)		G LIFT LOBBY AREA (SQ.M.)		H AREA EXCLUDING LIFT LOBBY& STAIR. (SQ.M.) I = E - (F+G)		I ACTUAL RESIDENTIAL AREA (SQ.M.)		J COMMERCIAL AREA (SQ.M.)	
	SANCTION	REVISED	SANCTION	REVISED	SANCTION	REVISED	SANCTION	REVISED	SANCTION	REVISED	SANCTION	REVISED	SANCTION	REVISED	SANCTION	REVISED	SANCTION	REVISED	SANCTION	REVISED
GROUND	552.437	552.437			-	-	-	-	552.437	552.437	27.336	27.336	4.639	4.639	520.462	520.462	-	-	110.965	79.449
1ST	552.437	552.437			3.88	3.88	-	-	548.557	548.557	27.336	27.336	4.386	4.386	516.835	516.835	485.663	487.823	-	-
2ND	552.437	552.437			3.88	3.88	-	-	548.557	548.557	27.336	27.336	4.386	4.386	516.835	516.835	485.663	487.823	-	-
3RD	552.437	552.437	-	-	3.88	3.88	-	-	548.557	548.557	27.336	27.336	4.386	4.386	516.835	516.835	485.663	485.663	-	-
4TH	552.437	552.437			3.88	3.88	-	-	548.557	548.557	27.336	27.336	4.386	4.386	516.835	516.835	485.663	485.663	-	-
TOTAL AREA	2762.185	2762.185	-	-	15.52	15.52	-	-	2746.665	2746.665	136.68	136.68	22.183	22.183	2587.802	2587.802	1942.652	1946.972	110.965	79.449

FLOOR	K COVERED CARPARKING AREA & NO. REQUIRED SANCTION	REQUIRED REVISED	PROVIDED SANCTION	PROVIDED REVISED	L C.B. & LOFT AREA PERMISSIBLE	PROVIDED SANCTION	PROVIDED REVISED	M F.A.R CALCULATION M = (H-K) / L.A. SANCTION	M F.A.R CALCULATION M = (H-K) / L.A. REVISED
GROUND	FOR RESIDENTIAL 14 NOS. FOR COMMERCIAL 1 NOS. TOTAL =15 NOS. 375 SQ.M.	FOR RESIDENTIAL 14 NOS. FOR COMMERCIAL 1 NOS. TOTAL = 15 NOS. 375 SQ.M.	19 NOS. 368.026 SQ.M	18 NOS. 388.808 SQ.M	3 % OF FLOOR AREA 16.57 X 4 SQ.M.	13.068	-	2587.802 - 368.026 /1930.034 1.15 < 2.25	2587.802 - 375 /1930.034 1.146 < 2.25
1ST							4.965+13.42 18.385		
2ND							4.965+12.066 17.031		
3RD							4.965+10.460 15.425		
4TH							4.965+10.460 15.425		
TOTAL					66.280	13.068	66.266		

TOTAL AREA INCLUDING C.B. & LOFT - 2746.665 + 13.068 = 2759.733 SQ.M. (SANCTION) | TOTAL AREA INCLUDING C.B. & LOFT =2746.665 + 66.266 = 2812.931 SQ.M. (REVISED)

AREA CALCULATION :-

	SANCTION	REVISED
AREA OF SOLID LAND (AS PER DEED)	14 K - 5 CH - 30 SQ.FT. = 10335 SQ.FT. = 960.144 SQ.M.	14 K - 5 CH - 30 SQ.FT.= 10335 SQ.FT. = 960.144 SQ.M.
AREA OF POND (AS PER DEED)	14 K - 8 CH - 00 SQ.FT. = 10440 SQ.FT. = 969.89 SQ.M.	14 K - 8 CH - 00 SQ.FT. = 10440 SQ.FT. = 969.89 SQ.M.
TOTAL LAND AREA (AS PER DEED)	28 K - 13 CH - 30 SQ.FT. = 1930.034 SQ.M.	28 K - 13 CH - 30 SQ.FT. = 1930.034 SQ.M.
AREA OF SOLID LAND (ACTUAL)	**960.144 SQ.M. (M / L)**	**960.144 SQ.M. (M / L)**
AREA OF POND LAND (ACTUAL)	**969.89 SQ.M. (M / L)**	**969.89 SQ.M. (M / L)**
LAND AREA (AS PER PHYSICAL MEASURMENT)	1930.034 SQ.M. (M / L)	1930.034 SQ.M. (M / L)
PERMISSIBLE GROUND COVERAGE (50%) = 965.017 SQ.M.	(50%) = 965.017 SQ.M.	(50%) = 965.017 SQ.M.
GROUND COVERAGE	552.437 SQ.M (28.623%)	552.437 SQ.M (28.623%)
PERMISSIBLE F. A. R.	2.25	2.25
F. A. R.	1.15	1.146
PERMISSIBLE BUILDING HEIGHT	40 M	40 M
BUILDING HEIGHT	14.5 M	14.5 M
SERVICE AREA	19.334 SQ.M.	28.996 SQ.M.
NO. OF FLATS	34 NOS	34 NOS

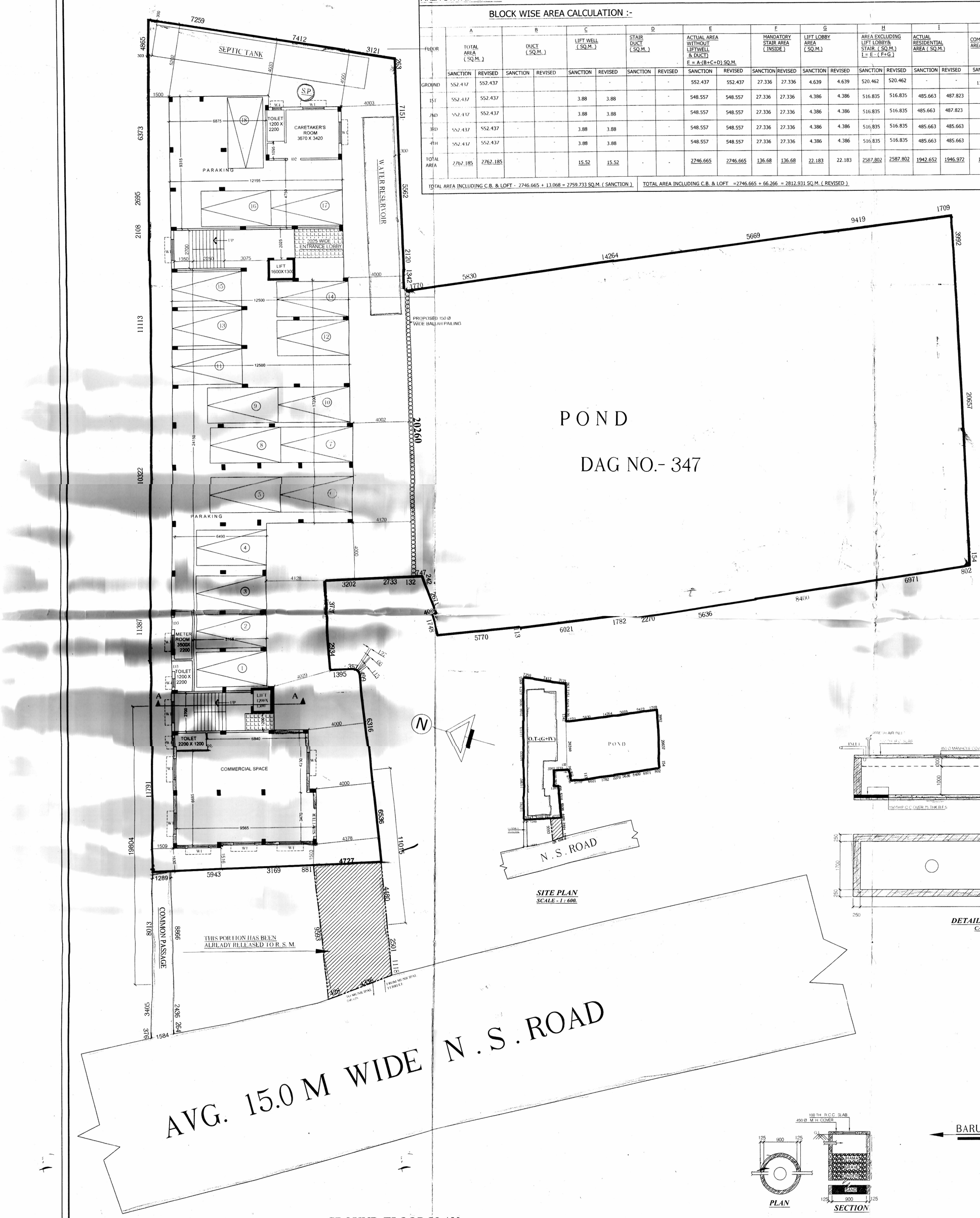
SANCTION PARKING AREA CALCULATION :-

FLOOR	RESIDENTIAL AREA (SQ.M.)	REQUIRED PARKING	PARKING PROVIDED
1ST	485.663	RESIDENTIAL AREA :: TOTAL FLAT AREA XX 4 = 485.663 X 4= 1942.652 SQ.M. REQUIRED PARKING :: FOR 400 SQ.M. = 400.0/150 = 4 NOS. FOR (1942.652-400) = 1542.652 SQ.M. = 1542.652/100 = 9.59 NOS. XXI 10NOS. TOTAL PARKING = 14 = 10 NOS. = 14 NOS. COMMERCIAL AREA :: 110.965 SQ.M. FOR 100 SQ.M. (PARKING REQUIRED) = 1 TOTAL PARKING = 14 + 1 = 15 NOS.	19 NOS. 368.026
2ND	485.663		
3RD	485.663		
4TH	485.663		
TOTAL	1942.652		

REVISIDE PARKING AREA CALCULATION :-

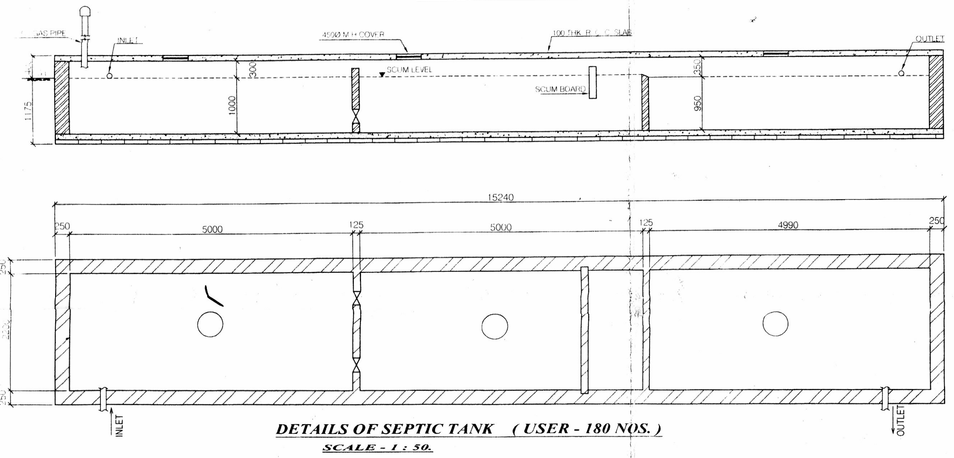
FLOOR	RESIDENTIAL AREA (SQ.M.)	REQUIRED PARKING	PARKING PROVIDED
1ST	487.823	RESIDENTIAL AREA :: 1946.792 SQ.M. REQUIRED PARKING :: FOR 400 SQ.M. = 400.0/150 = 4 NOS. FOR (1946.792-400) = 1546.572 SQ.M. = 1546.572/100 = 9.63 NOS. XXI 10NOS. TOTAL PARKING = 14 = 10 NOS. = 14 NOS. COMMERCIAL AREA :: 79.449 SQ.M. FOR 100 SQ.M. (PARKING REQUIRED) = 1 TOTAL PARKING = 14 + 1 = 15 NOS.	18 NOS. 388.808
2ND	487.823		
3RD	485.663		
4TH	485.663		
TOTAL	1946.972		

REVISED(G + IV) STORIED BUILDING OF SMT. SHILA BISWAS AND OTHERS AT DAG NO.- 346 , 347; KHATIAN NO.- 1371, 1373, 1375, 947, 2335, 2336 ; J.L. NO.- 36 ; MOUZA.- HARINAVI ; HOLDING NO.- 34 ; N. S. ROAD ; WARD NO.- 18 UNDER RAJPUR - SONARPUR MUNICIPALITY ; P.S.- SONARPUR ; DIST.- 24 PARGANAS (SOUTH).

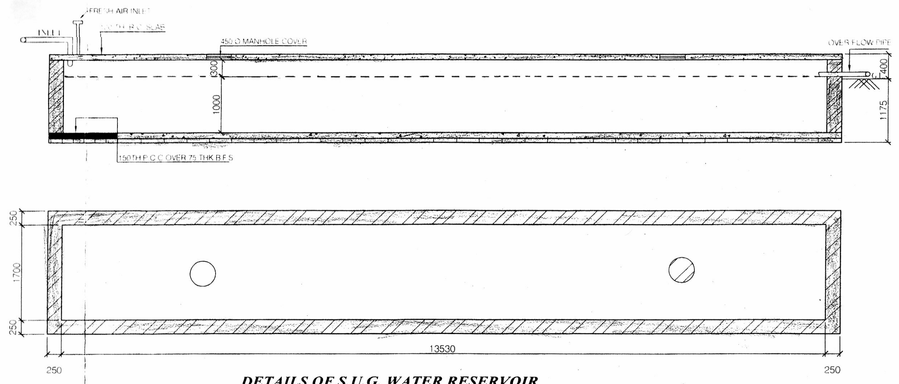


GROUND FLOOR PLAN
SCALE - 1 : 100.

SITE PLAN
SCALE - 1 : 600.

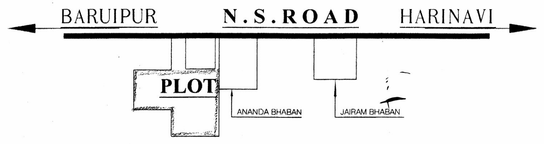


DETAILS OF SEPTIC TANK (USER - 180 NOS.)
SCALE - 1 : 50.



DETAILS OF S.U.G. WATER RESERVOIR
CAPACITY - 23000 LTS. SCALE - 1 : 50.

DETAILS OF SOAK PIT
SCALE - 1 : 50.



KEY PLAN
SCALE - 1 : 4000.

NOTES & SPECIFICATION

1. ALL DIMENTION AREA IN MM. UNLESS OTHERWISE STATED.
2. DEPTH OF SEPTIC TANK WILL NOT EXCEED THE DEPTH OF FOUNDATION OF THE BUILDING.
3. ALL EXTERNA WALLS AREA 200 mm. THK. CONSTRUCTED WITH CEMENT SAND MORTER1 ½ & INTERNAL WALLS ARE 125/75THK WITH 1:4 CEMENT SAND MORTAR.
4. REINFORCEMENT CEMENT CONC. WORK WITH CEMENT SAND STONE CHIPS (1:2:4).
5. GRADE OF CONCRETE – M-20 AND GRADE OF STEEL – Fe 500.
6. PLASTERING WITH CEMENT SAND MORTER 1:4 FOR R.C.C. WORK& 1:6 FOR BRICKWORK.
7. PLAIN CEMENT CONC. WITH SAND CEMENT & JHAMA KHOA (1:3:6).
8. ALL PROJECTED CHAJJA ARE 450 WIDE.

DECLARATION OF STRUCTURAL ENGG.

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

Kalloi Kr. Ghoshal, B.E. (Civil) MIE
E. S. E. No. 01/RJPSONE.S.E.40202-03/2018-19
Mobile : 9477913041/9433094608

SIGNATURE OF E.S.E.

DECLARATION OF L.B.S.

IT IS CERTIFIED THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF R.S.M. BUILDING RULES 2009 AS AMMENDED FROM TIME TO TIME & THAT THE SITE CONDITION INCLUDING THE WIDTH OF ABUTTING ROAD CONFORM WITH THE PLAN & THAT IT IS A BUILDABLE SITE & AS INFORMED BY THE OWNER NOT A TANK OR FILLED UP TANK.

Tiyasi Basu (Roy)
TIYASI BASU (ROY)
ARCHITECT
PLANNER, ESTIMATOR & ARCHITECTURAL DESIGNER
E.B.S. 2024 / RAJPUR SONARPUR MUNICIPALITY
L.B.S. 15807 / KOLKATA MUNICIPAL CORPORATION

Tiyasi Basu (Roy)
CORRECTED
EBS. NO. 282.
DATE 21/12/24

SIGNATURE OF L.B.S.

(a) SMT. MITHU CHAUDHURY, (b) SRI PRADIP SAHA (c) SMT. KAJAL GHOSHAL for M/S. DREAM HEIGHT CONSTRUCTION and also as constituted attorney of (1) Smt. Sila Biswas, (2) Smt. Sipra Ghosh, (3) Sri Sajal Roy Choudhury, (4) Sri Shyamal Roy Chowdhury (5) Smt. Milan Roy Chowdhury, (6) Smt. Sayantini Nath, (7) Ms. Saborni Roy Chowdhury, (8) Sri Sanimoy Roy Chowdhury, (9) Sri Sudhamoy Roy Chowdhury, (10) Sri Saktimoy Roy Chowdhury, (11) Sri Minimoy Roy Chowdhury, (12) Smt. Malaya Chattopjee, (13) Smt. Dalia Naskar, (14) Sri Samir Nath, (15) Sri Souvik Nath, (16) Smt. Sushmita Ghosh (Nath), (17) Ms. Soumita Nath Bhattacharyya, (18) Smt. Chitra Roy Chowdhury, (19) Kamaleshroy Chowdhury, (20) Sri Sankar Roy Chowdhury, (21) Sri Goutam Roy Chowdhury (22) Sri Amiyava Roy Chowdhury, (23) Smt. Dipa Roy, (24) Sri Anukul Chandra Bala

SIGNATURE OF OWNERS.

APPROVAL OF S. A. E.

Checked by
(AVIJIT GHARAI)
Sub-Assistant Engineer
RAJPUR-SONARPUR MUNICIPALITY

Kalloi Kr. Ghoshal, B.E. (Civil) MIE
Geo Technical Engineer
Empanelment No. 033/RJPSONG.T/2019-20

SIGNATURE OF G.T.E.

SPACE FOR OFFICE USE ONLY.

APPROVED
Vide Memo No.- 92/IT & egov/UD&MA
Plan No. 204/Rev/2018/19 Dated 12/03/2024
Valid Upto 12/03/2027
Rajib Mukherjee 14/03/24
Assistant Engineer Incharge P.M.D
Dr. Pallab Kumar Das 14/03/24
Chairman
RAJPUR-SONARPUR MUNICIPALITY