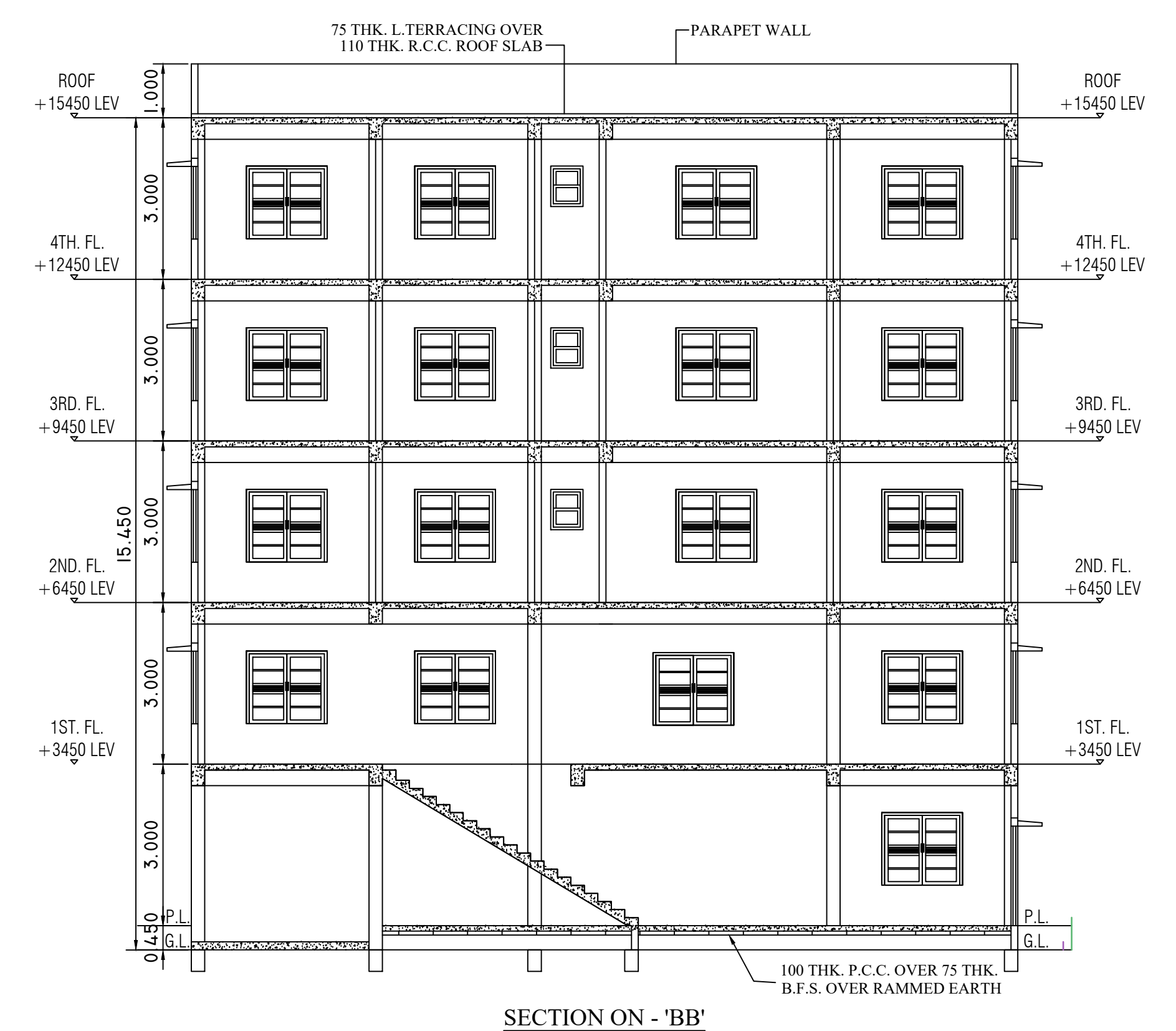
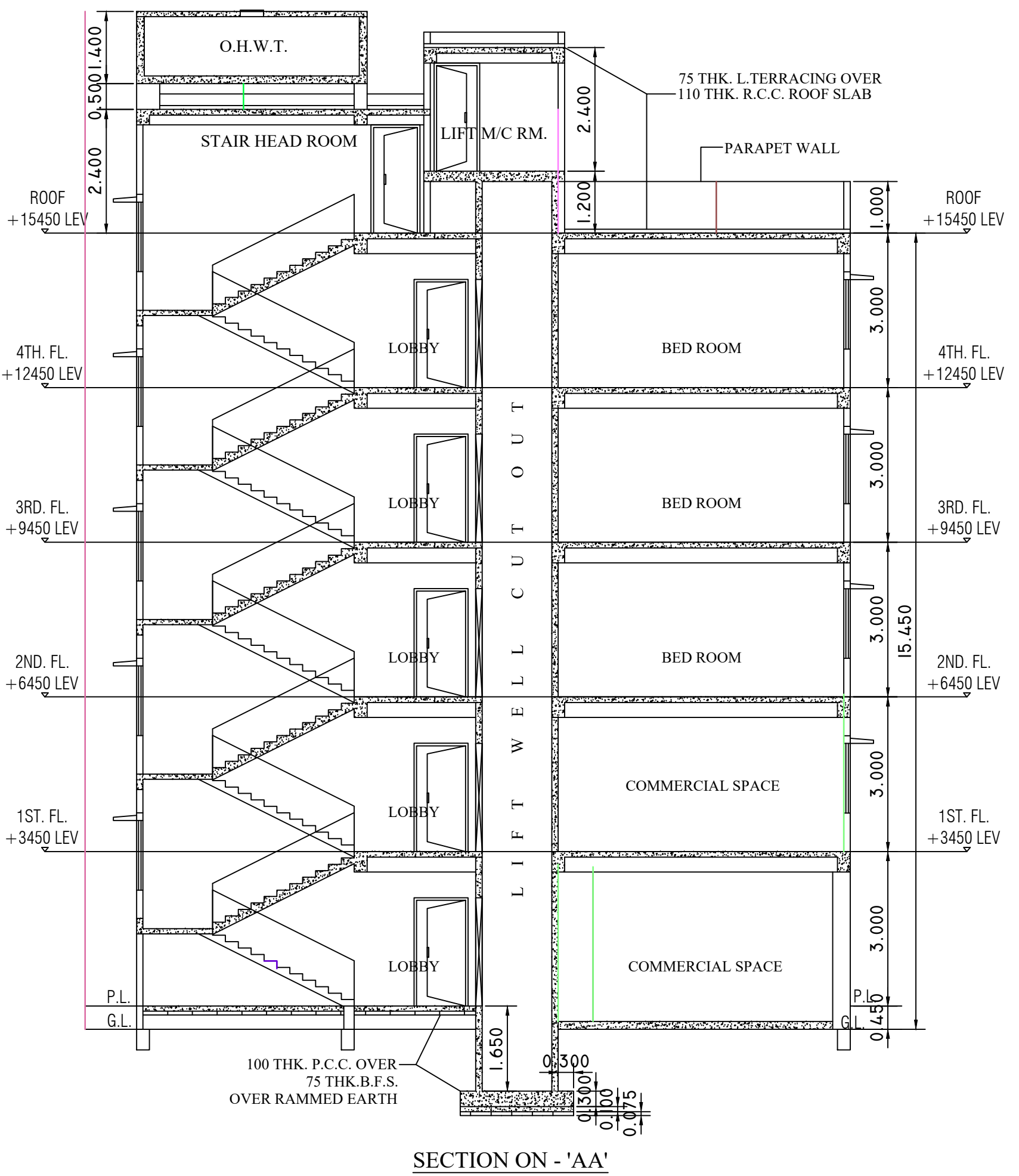
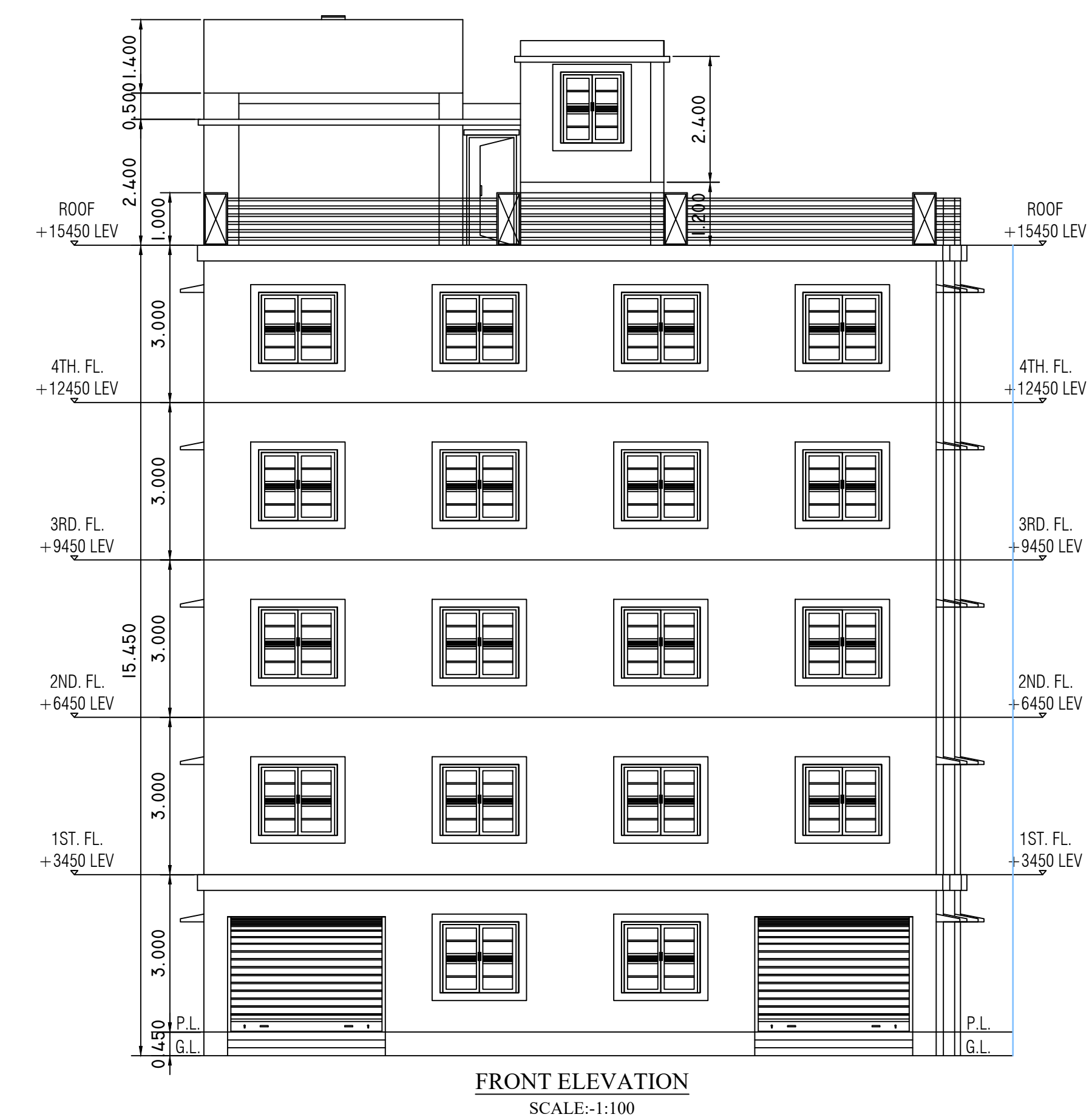
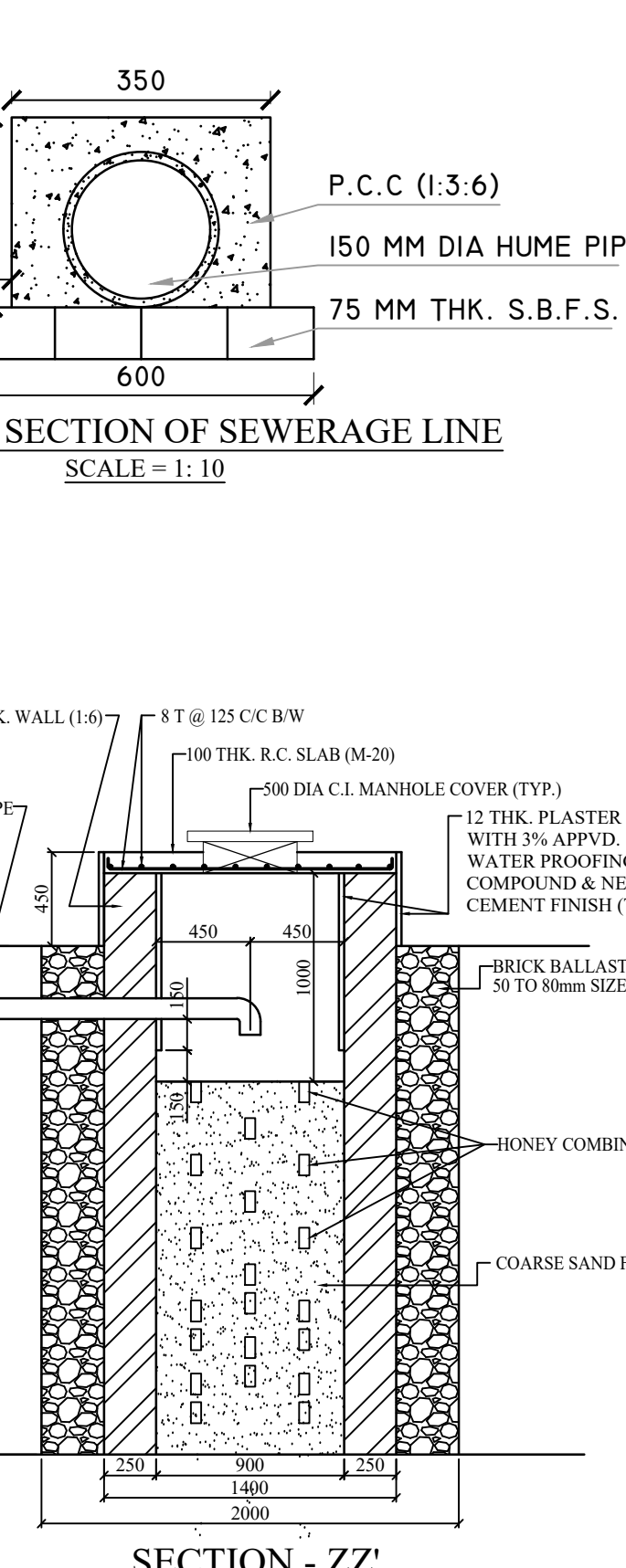
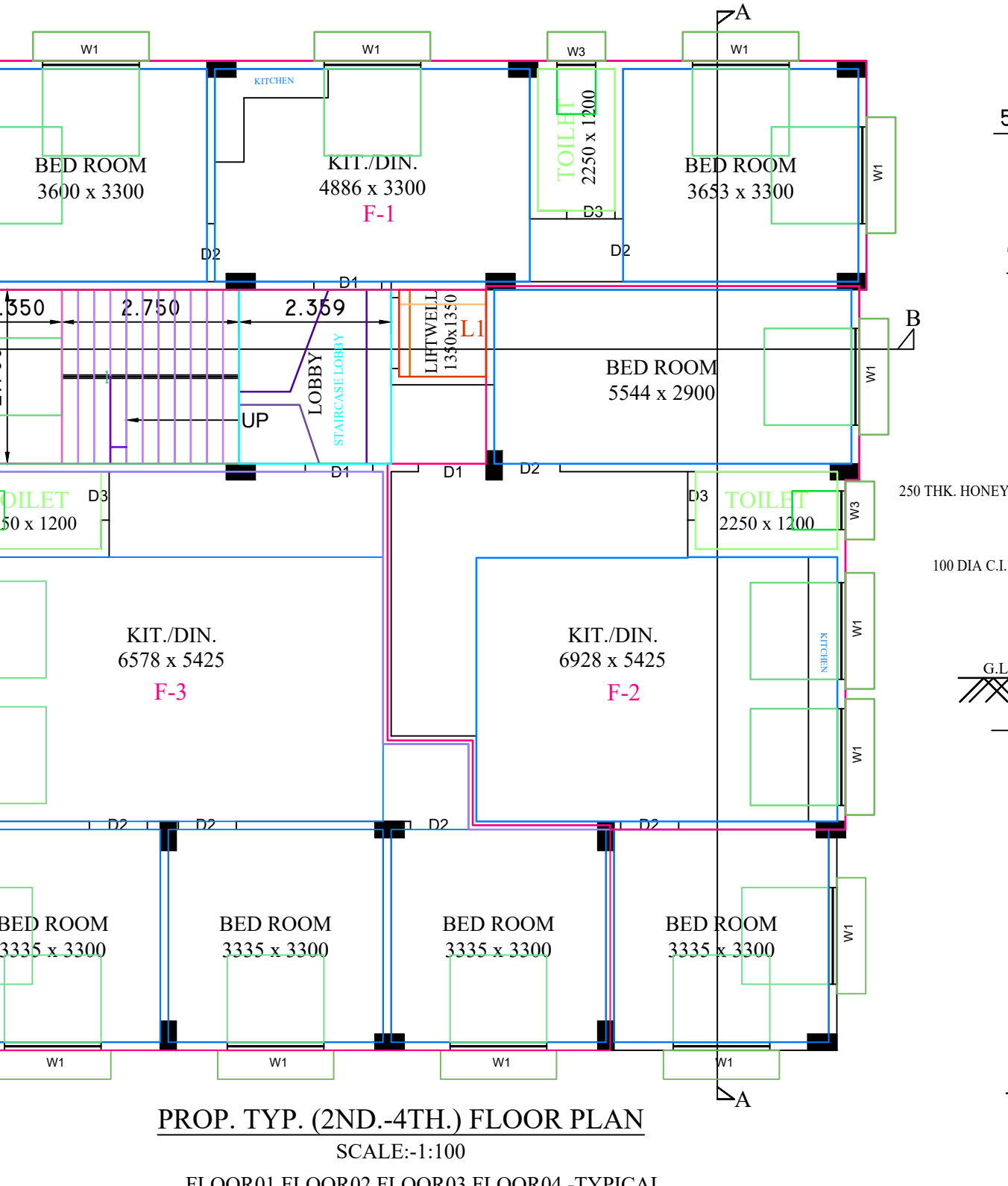
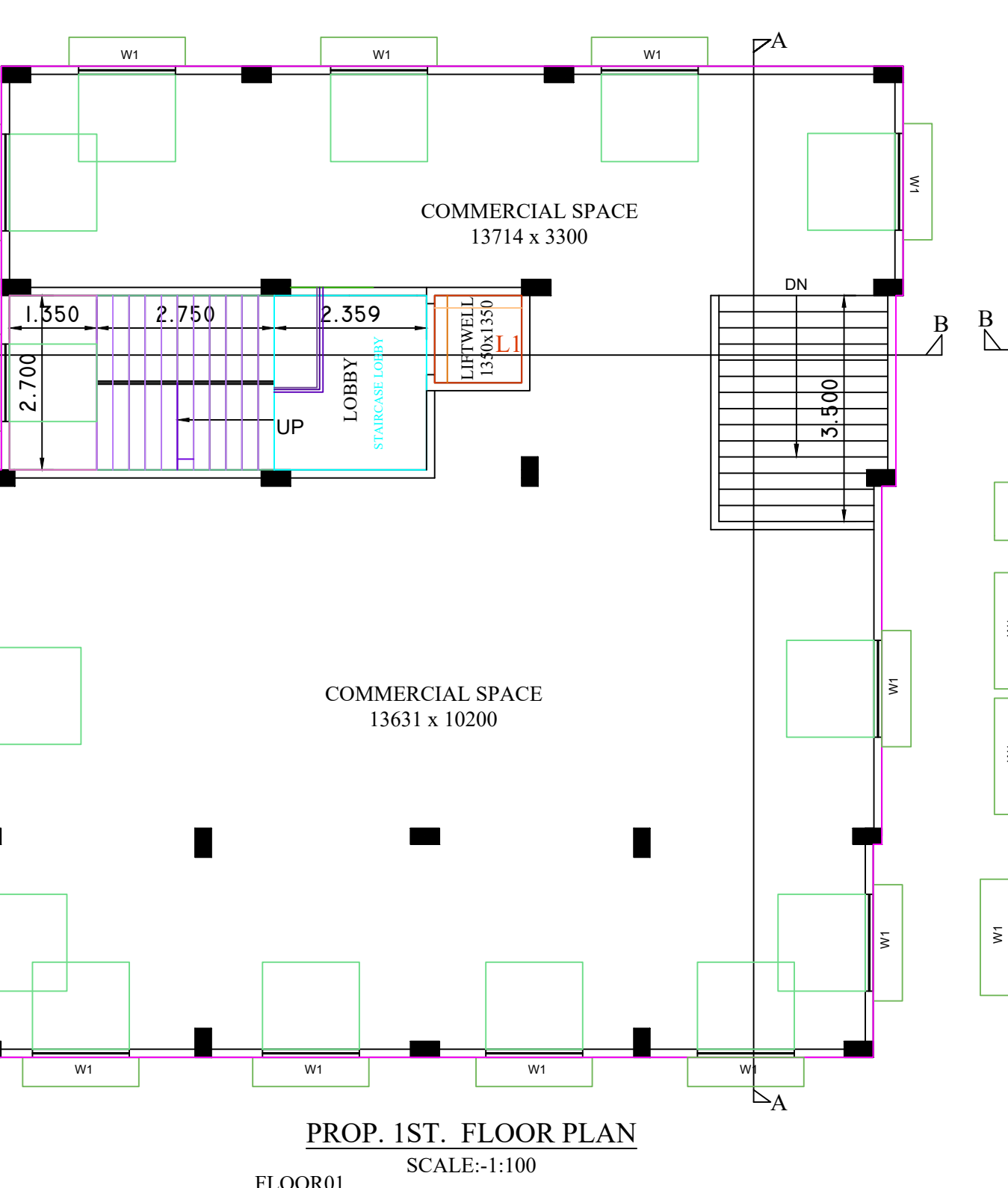
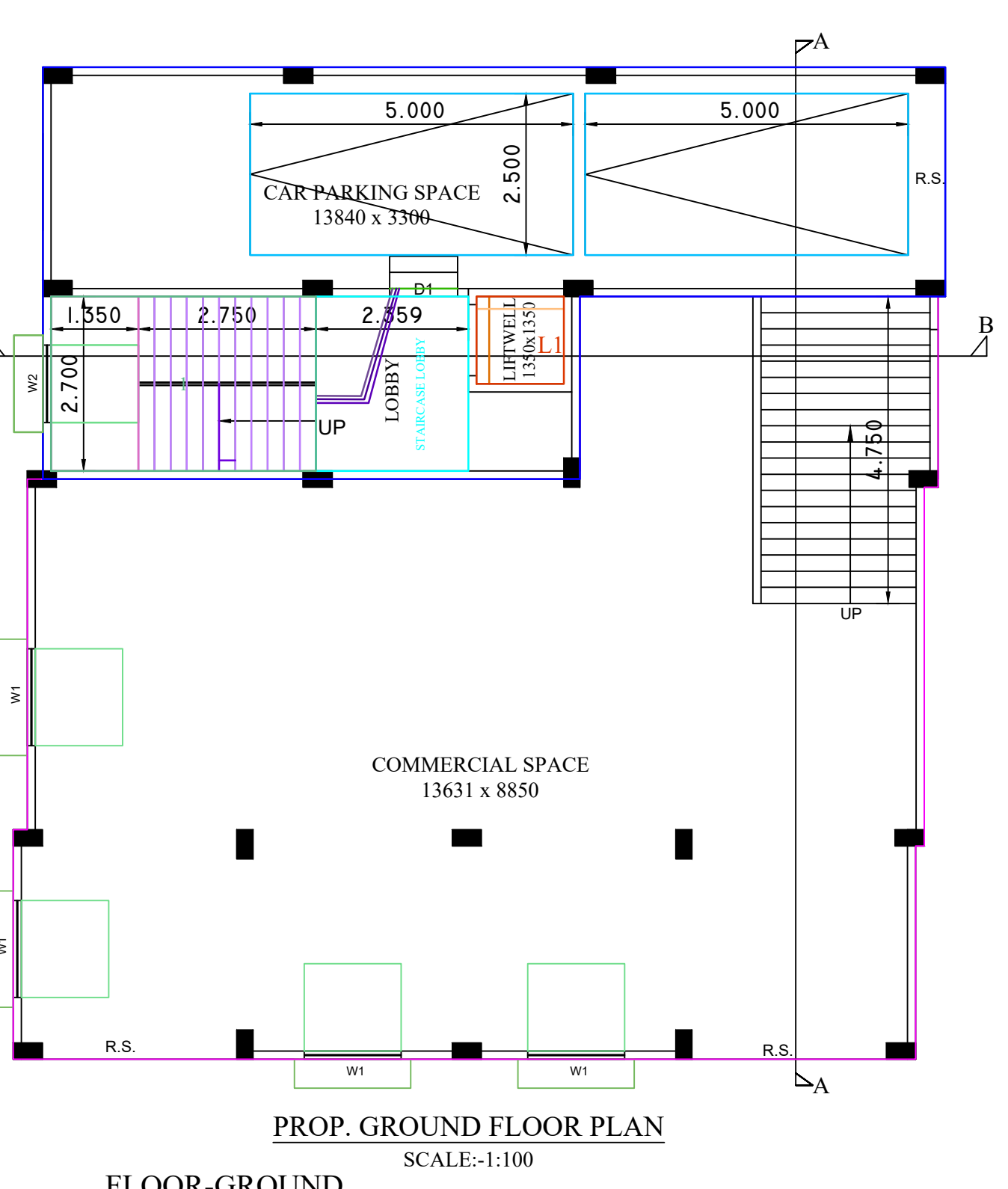
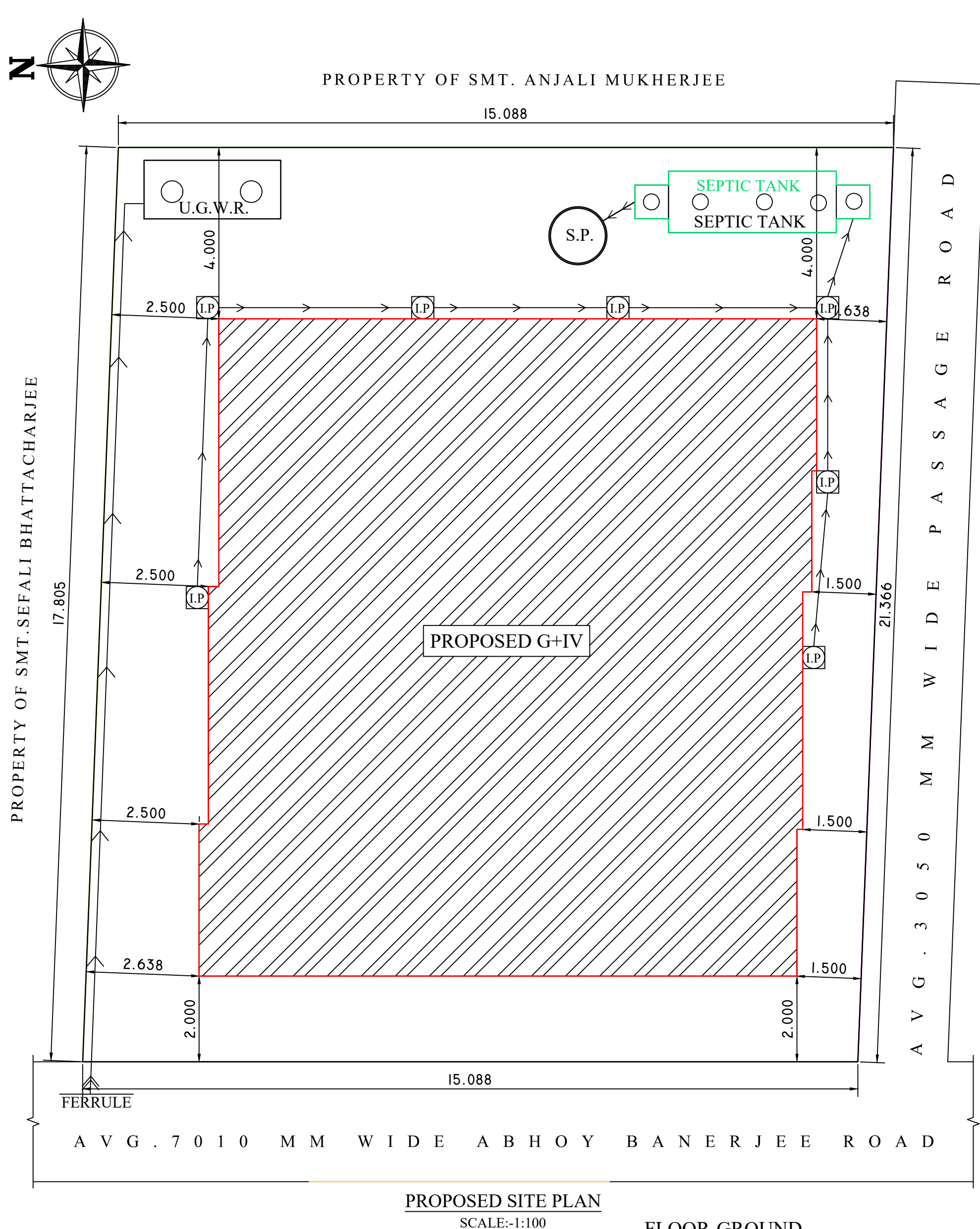
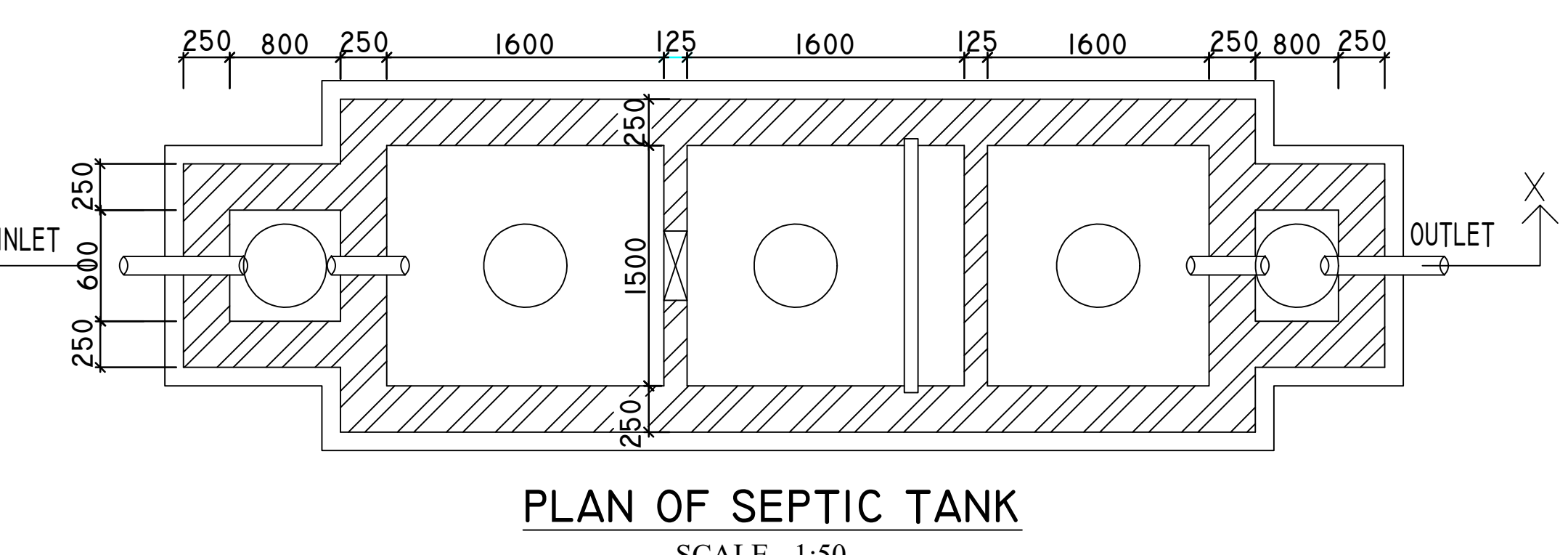
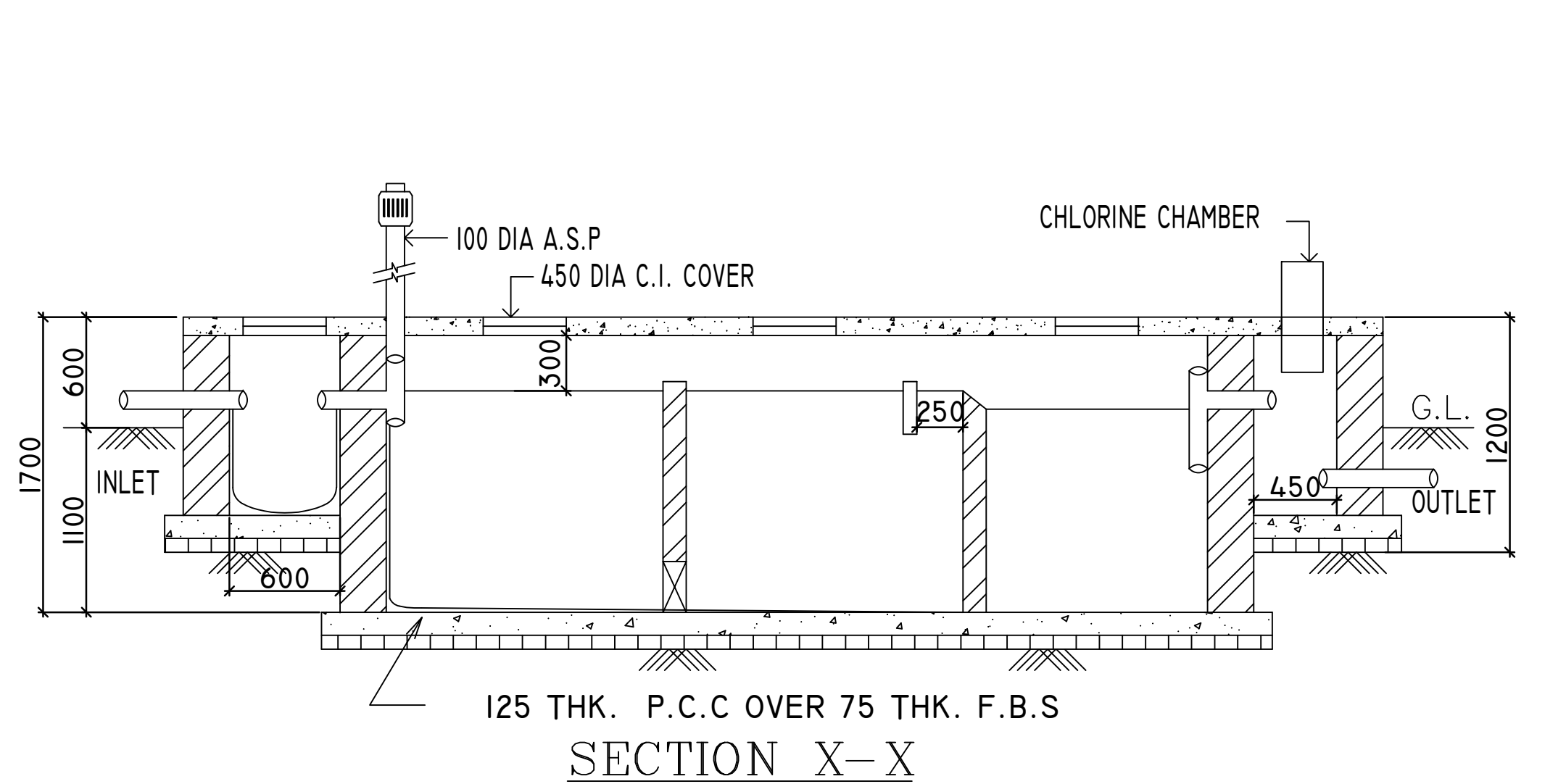
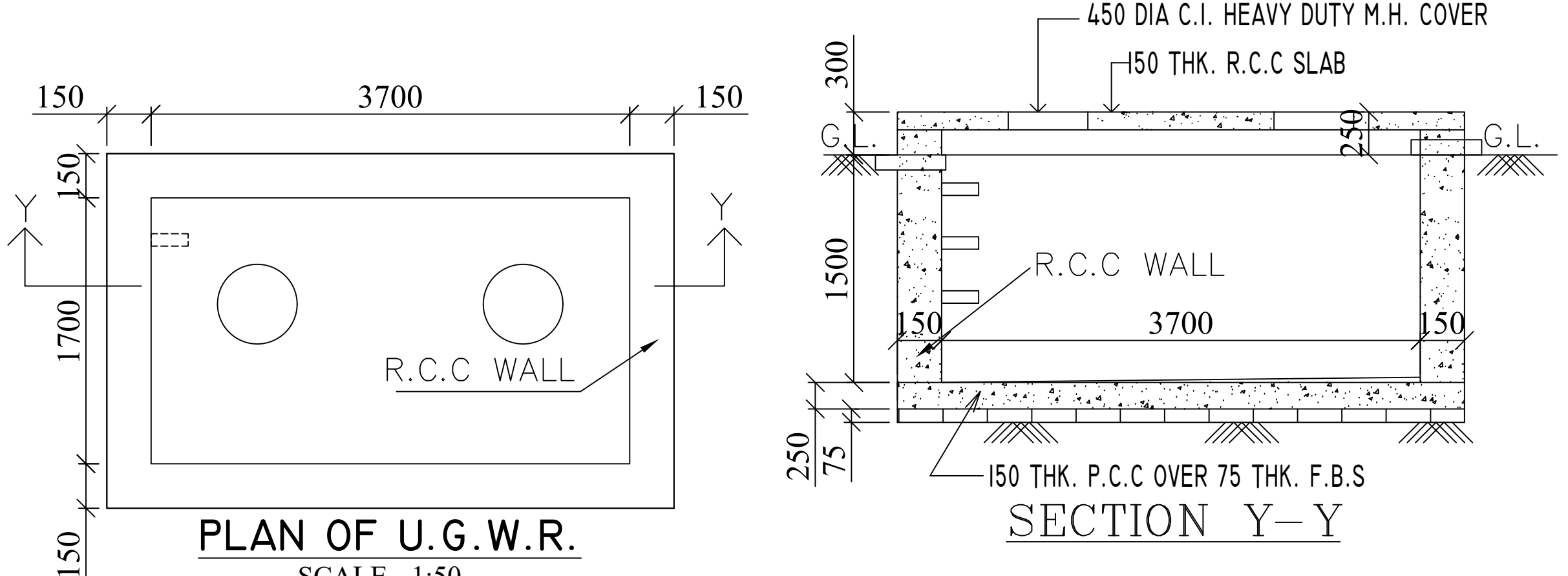
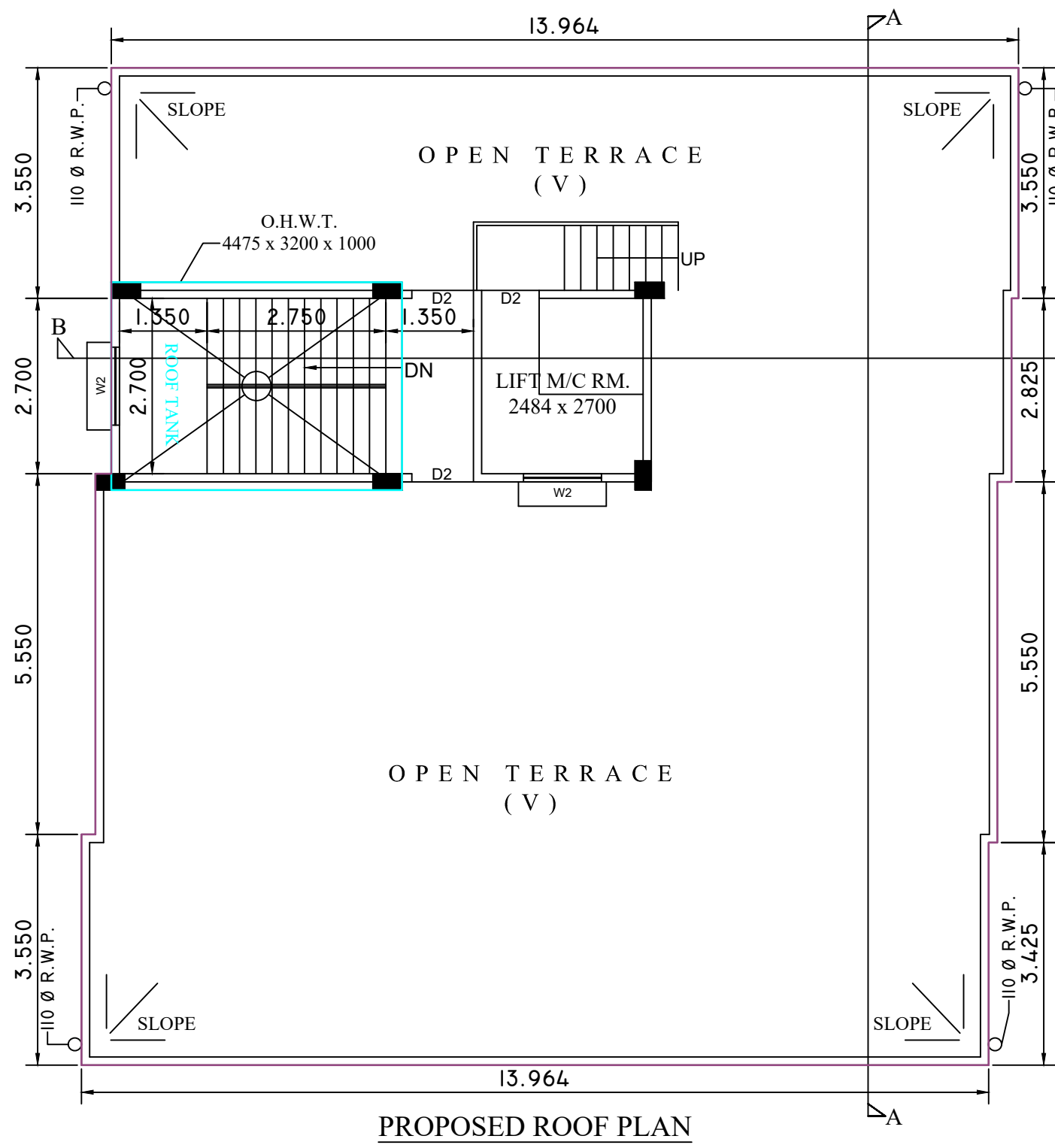
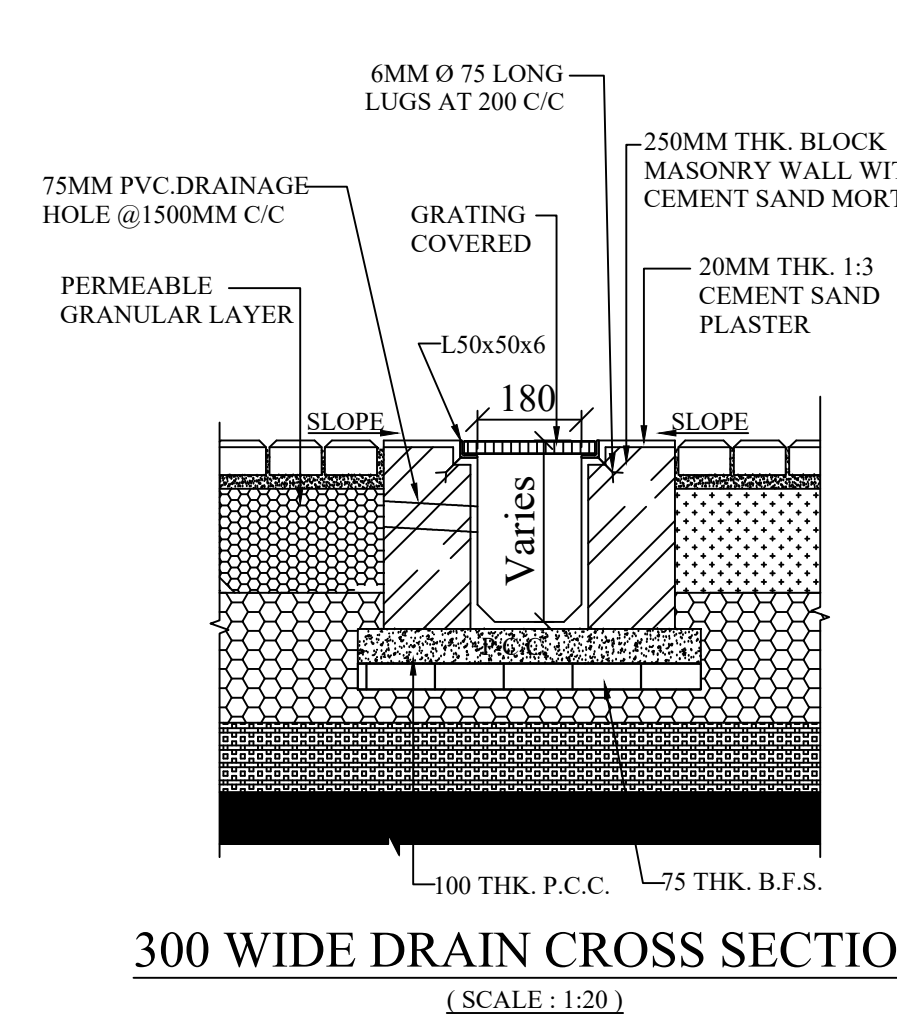
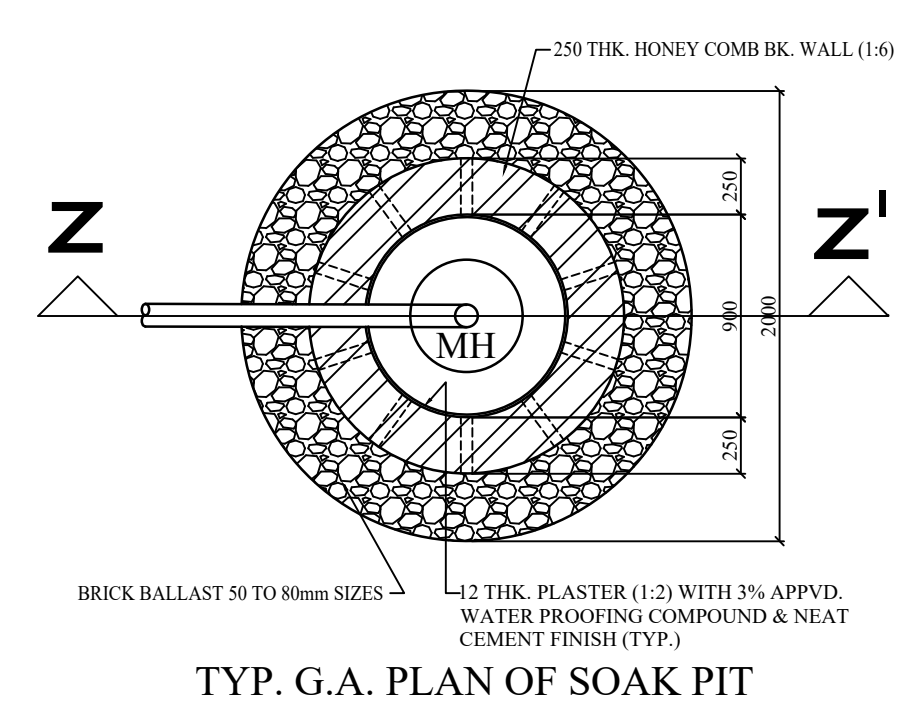
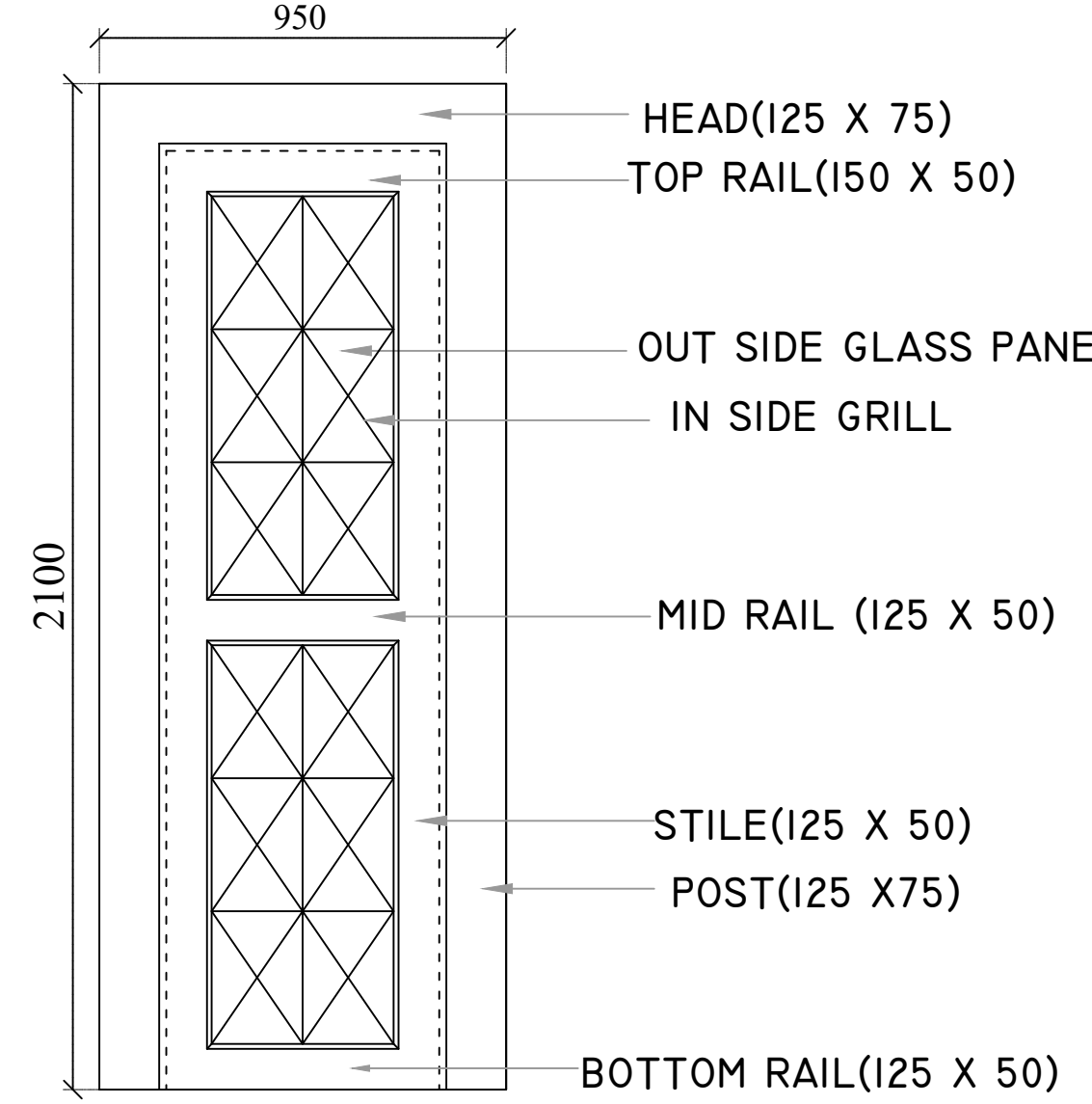




TYPE	OPENING SIZE		DESCRIPTION
	WIDTH	HEIGHT	
D	1200	2100	MAIN ENTRY
D ₁	1050	2100	ENTRANCE DOOR
D ₂	1000	2100	BED ROOM
D ₃	750	2100	TOILET & KIT.
W ₁	1500	1350	BED ROOM
W ₂	1200	1350	KITCHEN
W ₃	600	600	TOILET



BUILDING AREA STATEMENT :-	
AREA OF LAND AS PER DEED	~: 269.420 SQ.M/2900.00 SQ.FT/4 KH-00CH-20 SQ.FT
AREA OF LAND AS PER PHY.	~: 269.420 SQ.M/2900.00 SQ.FT/4 KH-00CH-20 SQ.FT
A.V.G. 7010.00 MM WIDE (MEASURED)	~: 15.450 METER
PROPOSED BUILDING HEIGHT	~: 20.000 METER
PERMISSIBLE GR. COVERAGE	~: 165.740 SQ.M/1784.08 SQ.FT (61.52%)
PROPOSED GR. COVERAGE	~: 165.730 SQ.M/1784.00 SQ.FT (61.52%)
PRINCIPAL OCCUPANCY	~: RESIDENTIAL
PERMISSIBLE F.A.R.	~: 2.00
PROPOSED F.A.R.	~: [(165.730 x 0.9) x 0.3] / 269.420 = 1.85 (OK)

COVER AREA CALCULATION:-		CARPET AREA CALCULATION:-	
1) PRO. COVE. AREA OF GROUND FL.	~: 165.730 SQ.M. / 1784.00 SQ.FT	1) PRO. CARPET AREA OF GR. FLOOR	~: 148.137 SQ.M. / 1606.00 SQ.FT
2) PRO. COVERED AREA OF 1ST FLOOR	~: 165.730 SQ.M. / 1784.00 SQ.FT	2) PRO. CARPET AREA OF 1ST FLOOR	~: 148.137 SQ.M. / 1606.00 SQ.FT
3) PRO. COVERED AREA OF 2ND FLOOR	~: 165.730 SQ.M. / 1784.00 SQ.FT	3) PRO. CARPET AREA OF 2ND FLOOR	~: 148.137 SQ.M. / 1606.00 SQ.FT
4) PRO. COVERED AREA OF 3RD FLOOR	~: 165.730 SQ.M. / 1784.00 SQ.FT	4) PRO. CARPET AREA OF 3RD FLOOR	~: 148.137 SQ.M. / 1606.00 SQ.FT
5) PRO. COVERED AREA OF 4TH FLOOR	~: 165.730 SQ.M. / 1784.00 SQ.FT	5) PRO. CARPET AREA OF 4TH FLOOR	~: 148.137 SQ.M. / 1606.00 SQ.FT
6) TOTAL COVERED AREA OF BUILD	~: 828.650 SQ.M. / 8920.00 SQ.FT	6) TOTAL CARPET AREA OF BUILD	~: 714.441 SQ.M. / 7670.00 SQ.FT

1) PRO. COVER AREA OF CAR PARKING : 33.423 SQ.M. / 360.00 SQ.FT.
2) PRO. CARPET AREA OF CAR PARKING : 31.752 SQ.M. / 342.00 SQ.FT.
3) PRO. COVER AREA OF COMMERCIAL AREA : 110.209 SQ.M. / 1186.00 SQ.FT.
4) PRO. CARPET AREA OF COMMERCIAL AREA : 99.188 SQ.M. / 1068.00 SQ.FT.
5) FLAT AREA CALCULATION:-
FLAT AREA CALCULATION:- 03 NOS. OF FLAT ON TYP. EACH FLOOR, FLAT ON GR. FLOOR = 01 NO.
FLAT AREA CALCULATION:- TOTAL FLAT OF ALL FLOOR = 13 NOS.
6) PRO. COMMON LOBBY AREA AT RESIDENTIAL FLOOR : 22.098 SQ.M. / 238.00 SQ.FT.
7) PRO. COMMON LOBBY AND SERVICE AREA AT GROUND FLOOR : 22.098 SQ.M. / 238.00 SQ.FT.
8) PRO. COVERED AREA OF STAIR HEAD ROOM : 16.446 SQ.M. / 177.00 SQ.FT.
9) PRO. COVERED AREA OF LIFT M/C ROOM : 8.067 SQ.M. / 87.00 SQ.FT.
10) PARKING CALCULATION :
TOTAL RESIDENTIAL FLOOR AREA : 662.920 SQ.M. / 7136.00 SQ.FT
NOS OF CAR PARKING REQUIRED : 662.920 / 250 = 2.652 NOS SAY 03 NOS. PROVIDED = 02 NOS.

DECLARATION OF ENGINEER/OWNER
I, DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I, SHALL ENGAGE L.B.S. AND E.S.E. DURING CONSTRUCTION.
I, SHALL FOLLOW THE INSTRUCTION OF L.B.S. AND E.S.E. DURING CONSTRUCTION OF THE BUILDING (SANCTION AS MUNICIPAL BUILDING RULES 2007) MUNICIPAL AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING AND ADJOINING STRUCTURES. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE MUNICIPALITY AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF L.B.S. / E.S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK.

SIGNATURE OF GEO-TECH ENGINEER		M/S LORD JAGANNATH ARCADE	
CHIRANJEET DAS STRUCTURAL ENGINEER B.E., DIPLOMA IN CIVIL, CLASS 1 MED 8981423147/9007175447 ENLISTMENT NO-2003116874		SRI KOUSTAV MUKHERJEE CONSTITUTE POWER OF ATTORNEY OF SMT. SUNANDA MODAK	
SIGNATURE OF L.B.S./ENGINEER		SIGNATURE OF OWNER	

NOTES & SPECIFICATION				
1.	ALL DIMENSIONS ARE IN MM. UNLESS OTHERWISE MENTIONED.			
2.	ALL EXTERNAL WALLS ARE 200 MM. TH. & ALL INTERNAL WALLS ARE 125 MM. TH. UNLESS OTHERWISE MENTIONED.			
3.	ALL R.C.C. CHAJJAS ARE IN 75 MM. TH. & 450 MM. PROJECTED.			
4.	250 mm / 200 mm, 125 mm, 75 mm. TH. BRICK WORK WILL BE OF 1ST. CLASS BRICK IN CEMENT SAND MORTAR OF (1:6) & (1:4) RESPECTIVELY.			
5.	THE DEPTH OF S.U.G.W.R. SHOULD NOT EXCEED THE DEPTH OF FOUNDATION OF THE BUILDING.			
6.	GRADE OF STEEL Fe - 500.			
7.	GRADE OF CONCRETE M - 20.			
8.	OTHER SPECIFICATIONS WILL BE FOLLOWED AS PER N.B.C. OF INDIA.			
9.	ALL FLOORS WILL BE MARBLE FINISHED & WATER TIGHT.			
10.	H.B. WIRE NETTING SHOULD BE USED AT ALTERNATE LAYERS FOR 75mm THICK WALLS			
11.	OUTSIDE PLASTER ~ 20 mm THICK (1:6)			
12.	INSIDE WALLS PLASTER ~ 15 mm THICK (1:6)			
13.	INSIDE CEILING PLASTER ~ 10 mm THICK (1:4)			
14.	COLUMN SIZE ~ 250 x 450 AS PER STRUCTURAL DRAWING			

SUB./REV. NO.	DESCRIPTION	SUB./REV. BY	DATE	CHKD. BY	APPD. BY
00	NEW DRAWING SUBMISSION	K.H.	27.03.25	C.D	C.D

PURPOSE --- SANCTION ONLY

TITLE --- PROPOSED GR. & TYP. FLOOR PLAN, ROOF PLAN, SITE PLAN, ELEVATION, SECTION & DET. OF SEPTIC & WATER TANK, BOUNDARY WALL, GATE, ETC.

SUBJECT --- SANCTION ARCHITECTURAL DRAWING

PROJECT: ---
PROPOSED G+IV STORIED RESIDENTIAL BUILDING PLAN AT 'MOUZA- GHOLA, J.L. NO-14, R.S. NO-103, TOUZI NO-06,63,163,172, R.S. DAG NO-1093, L.R. DAG NO-1365, R.S. KHATIAN NO-1789, L.R. KHATIAN NO-11164, AT ABHOY BANERJEE ROAD, WARD NO-28, HOLDING NO-02, P.S.-GHOLA, DIST-NORTH 24 PGS, P.O.-GHOLA BAZAR, KOLKATA-700111, UNDER PANIHATI MUNICIPALITY.

OWNER NAME- SMT.SUNANDA MODAK

CONSULTANT :-

DIMENSION
HOUSE AND ASSOCIATES
17, ABHOY BANERJEE ROAD
SODEPORE-GHOLA
KOLKATA-700111
PH:- +91-8981423147/+91-9836331090
Web:- www.dimensionhouse.com
email:- dimension.house@gmail.com

DRAWN BY: Mr. K.H.	DRG. NO.: DIA/KAUSTAV/ARCH/01	SCHEME BY: Z
CHKD. BY: Mr. CHIRANJEET DAS	SCALE: AS SHOWN 1:100, 1:50	DATED:- 27.03.2025