ALTERATION (G+ III) STORIED RESIDENTIAL CUM COMMERCIAL BUILDING PLAN (VIDE SANCTION PLAN NO.-86 / CB / 17 / 76 DATED 20 / 09 / 2021 VALID UP TO 20 / 09 / 2026) AT HOLDING NO.- 1, KUMAR PARA ROAD ; WARD NO.- 17 ; MOUZA - BAIKUNTAPUR ; J.L. NO.- 37 ; R.S. DAG NO.- 320, 320/522 ; L.R. DAG NO.- 520 ; R.S. KHATIAN NO.- 186 ; P. S. - SONARPUR , DIST.- 24 PGS. (S) , UNDER RAJPUR SONARPUR MUNICIPALITY.

NAME OF OWNER - BHARATI CHOWDHARY(NEOGI) & OTHERS

PREVIOUS SANCTIONED PLAN NO. - 86 / CB / 17 / 76 ; DATED - 20.09.2021

NOTES & SPECIFICATION

1. ALL DIMENTION ARE IN M. UNLESS OTHERWISE STATED.
2. DEPTH OF SEPTIC TANK WILL NOT EXCEED THE DEPTH OF FOUNDATION OF THE BUILDING.
3. ALL EXTERNA WALLS AREAS 200 mm. THK. CONSTRUCTED WITH CEMENT SAND MORTAR 1:6 & INTERNAL WALLS ARE 0.125 / 0.075 THK. 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 BRICK WORK.
7. PLAIN CEMENT CONC. WITH SAND CEMENT & JHAMA KHOA (1:3:6)
8. ALL PROJECTED CHAJJA ARE 0.450 WIDE.

N

AREA STATEMENT :-	SANCTION	REVISED
LAND AREA (AS PER DEED)	7 K - 12CH - 40 SFT. = 522.30 SQ.M.	7 K - 12CH - 40 SFT. = 522.30 SQ.M.
LAND AREA (AS PER PHYSICAL MEASUREMENT)	= 519.59 SQ.M.	519.59 SQ.M.
AREA OF LAND RELEASED FOR WIDENING THE ROAD	38.10 SQ.MT.	38.10 SQ.MT.
LESS CORNER'S SPLAY	NIL	NIL
NET LAND AREA AFTER RELEASED	481.49 SQ.M.	481.49 SQ.M.
PERMISSIBLE GROUND COVERAGE (50%)	259.80 SQ.M	259.80 SQ.M
GROUND COVERAGE	259.73 SQ.M (49.98 %)	259.46 SQ.M (49.93%)
PERMISSIBLE F. A. R.	1.75	1.75
F. A. R.	1.675	1.667
PERMISSIBLE BUILDING HEIGHT	12.5 M	12.5 M
BUILDING HEIGHT	12.5 M	12.5 M
SERVICE AREA	43.49 SQ.M	42.928 SQ.M
COMMERCIAL AREA	98.53 SQ.M	95.963 SQ.M
RESIDENTIAL AREA	721.53 SQ.M	701.055 SQ.M
NO. OF FLATS	15 NOS	15 NOS
STAIR HEAD ROOM		16.362 SQM.
TOTAL FLOOR AREA INCLUDING C.B. & STAIR HEAD ROOM	1028.60 SQ.M	1033.791 SQ.M

DECLARATION OF STRUCTURAL ENGG.

I DO HEREBY CERTIFY THAT PLANS, ELEVATIONS AND SECTIONS AND OTHER STRUCTURAL DETAILS OF THE REVISED BUILDING ON HOLDING NO. - 1, STREET - KUMAR PARA ROAD, WARD NO.- 17 UNDER THE JURISDICTION OF RAJPUR - SONARPUR MUNICIPALITY HAVE BEEN PERSONALLY PREPARED IN CONFORMING WITH ALL RELEVANT PROVISIONS UNDER THE I.S. CODE. I HAVE PERSONALLY INSPECTED AND SUPERVISED AND WILL MAKE SUCH INSPECTION AND SUPERVISION AS APPLICABLE IN THIS REGARD. I ALSO CERTIFY THAT DELIVERY OF CONSTRUCTION CERTIFICATE FROM THE RESPECTIVE AUTHORITIES SUCH AS FIRE AND EMERGENCY SERVICES DEPARTMENT, AIRPORT AUTHORITY, POLLUTION CONTROL BOARD, TELECOMMUNICATION DEPARTMENT ETC AS APPLICABLE IN THIS REGARD, ARE ALSO ENCLOSED WITH THE APPLICATION FOR SEEKING APPROVAL OF THE PLAN TO CONSTRUCT / RECONSTRUCT / ADDITION TO ALTERATION TO THE BUILDING ON THE SAID HOLDING

SASHI BHUSAN BASU
Empanelled Structural Engineer of Rajpur-Sonarpur Municipality
Empanelled No.- MR/PSONE 58-17/2015-16
SASHI BHUSAN BASU
LICENCE NO. : MR/PSONE/58-II

NAME OF STRUCTURAL ENGG.

DECLARATION OF G.E.B.S.(C.-I)

I DO HEREBY CERTIFY THAT PLANS, ELEVATIONS AND SECTIONS AND OTHER STRUCTURAL DETAILS OF THE REVISED BUILDING ON HOLDING NO. - 1, STREET - KUMAR PARA ROAD, WARD NO.- 17 UNDER THE JURISDICTION OF RAJPUR - SONARPUR MUNICIPALITY HAVE BEEN PERSONALLY INSPECTED AND SUPERVISED BY ME / US WILL MAKE SUCH INSPECTION AND SUPERVISION AS APPLICABLE IN THIS REGARD. I ALSO CERTIFY THAT DELIVERY OF CONSTRUCTION CERTIFICATE FROM THE RESPECTIVE AUTHORITIES SUCH AS FIRE AND EMERGENCY SERVICES DEPARTMENT, AIRPORT AUTHORITY, POLLUTION CONTROL BOARD, TELECOMMUNICATION DEPARTMENT ETC AS APPLICABLE IN THIS REGARD, ARE ALSO ENCLOSED WITH THE APPLICATION FOR SEEKING APPROVAL OF THE PLAN TO CONSTRUCT / RECONSTRUCT / ADDITION TO ALTERATION TO THE BUILDING ON THE SAID HOLDING

SUBIR ADHIKARI
CLASS - I, L.B.S. NO.- 4418 and NO.- 441
L. B. S. (Class-I)

NAME OF E. B. S. (Class-I)

For GREEN VIEW ENTERPRISE
Partner
For GREEN VIEW ENTERPRISE
Partner
BHARATI CHOWDHURY (NEOGI) , ARUN KUMAR NEOGI, TAMUN KUMAR NEOGI , ARUP NEOGI, SWARUP NEOGI, PINTU NEOGI , SWALPA NEOGI , RAMA DUTTA (NEOGI) NEOGI TECHNOLOGIES AND RESEARCH PRIVATE LIMITED
NAME OF OWNER

DECLARATION OF STRUCTURAL ENGG.

I DO HEREBY CERTIFY THAT FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING REVISED FOR CONSTRUCTION AT HOLDING NO. - 1, STREET - KUMAR PARA ROAD, WARD NO.- 17 UNDER THE JURISDICTION OF RAJPUR - SONARPUR MUNICIPALITY HAVE BEEN DESIGNED BY ME / US AND MADE SUCH FOUNDATION AND SUPER STRUCTURE SAFE IN ALL RESPECT, INCLUDING THE CONSIDERATION OF BEARING CAPACITY AND SETTLEMENT OF SOIL AND OTHER CONDITIONS IF ANY, CONFORMING TO ALL STIPULATIONS OF ALL RELEVANT IS CODE OF PRACTICE AND NATIONAL BUILDING CODE

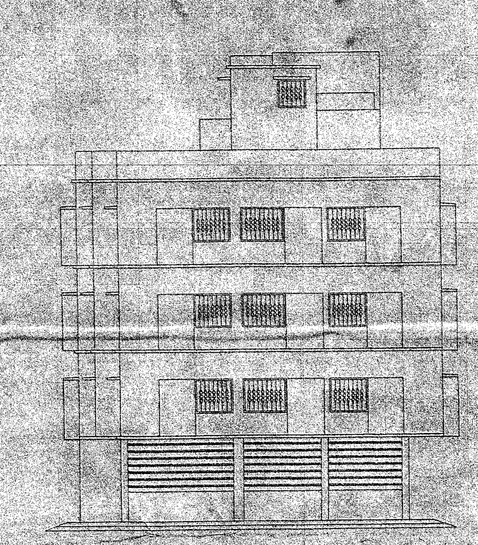
S. Chakraborty
S. SANKAR CHAKRABARTI
LICENCE NO. : 00-0617/ERS/PSON
NAME OF GEO-TECH

SPACE FOR OFFICE USE ONLY.

APPROVAL OF REVISED PLAN
Vide Memo No.- 206-08-IT & e-GOV/UDMA
1st. Sanction No.- 86/CB/17/76 Dated 20/09/2021
ALT/EXT No. 206/RSP/BP/ALT/2021 Dated 22/12/2021
Valid Upto 20/09/2026

Ruby Mukherjee
Assistant Engineer Incharge P.W.D
RAJPUR-SONARPUR MUNICIPALITY

Dr. Pallab Kumar Das
Chairman



FRONT ELEVATION
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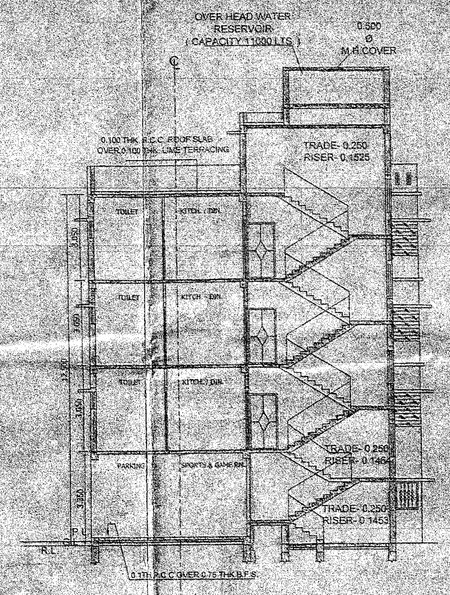

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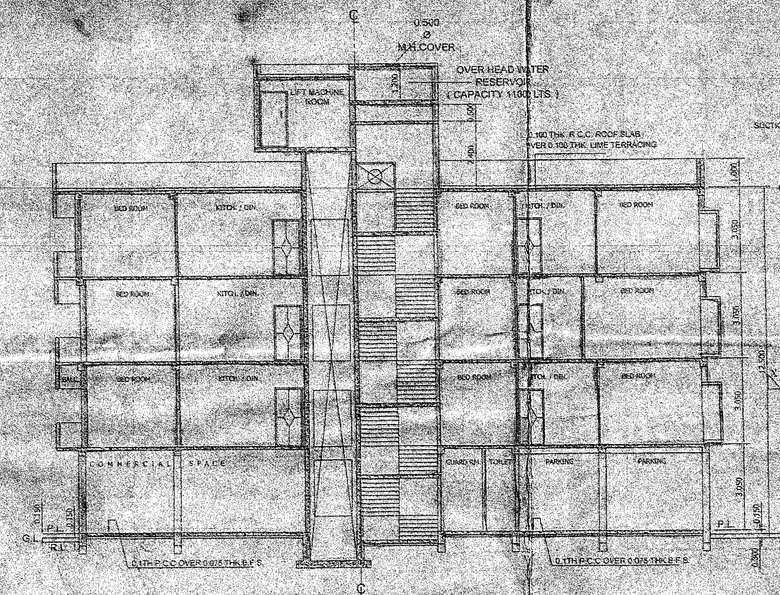

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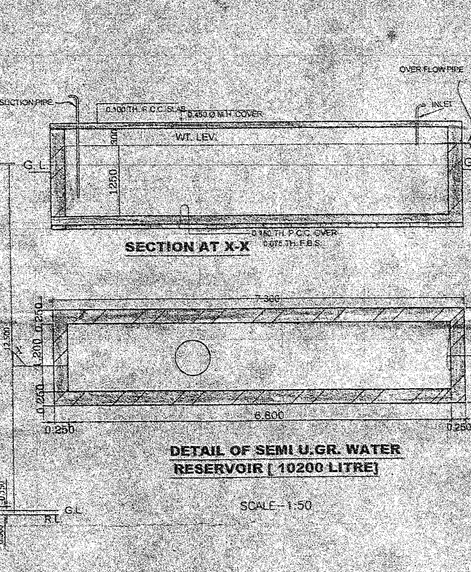

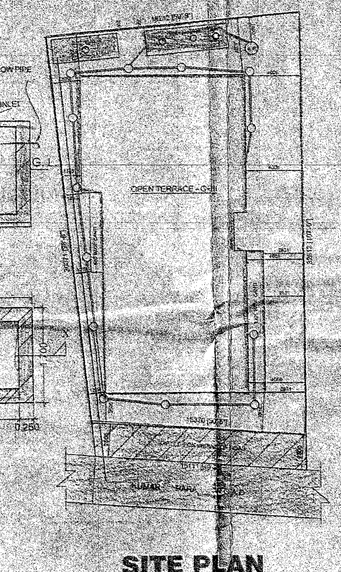

SITE PLAN
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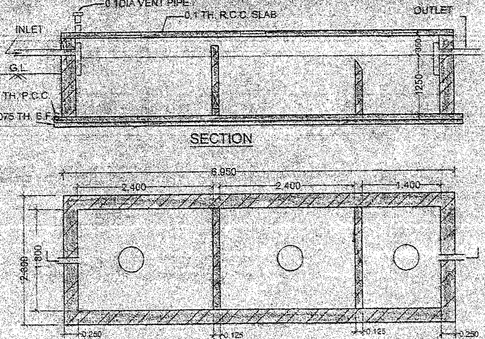
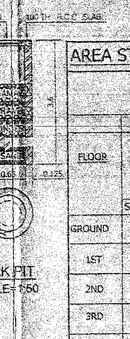


SECTION

PLAN

SEPTIC TANK [60 USER]
SCALE :- 1:50



SOAK PIT
SCALE :- 1:50

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 & STAIRCASE 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.) H = 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	242.36	237.698							242.58	237.699	13.37	13.37	2.46		227.67	221.832			96.53	95.963
1ST	259.73	259.46			2.06	2.06			257.67	257.4	13.37	13.37	2.63		241.67	241.398	240.51	233.685		
2ND	259.73	259.46			2.06	2.06			257.67	257.4	13.37	13.37	2.63		241.67	241.398	240.51	233.685		
3RD	259.73	259.46			2.06	2.06			257.67	257.4	13.37	13.37	7.63		241.67	241.398	240.51	233.685		
TOTAL AREA	1021.55	1016.08			6.18	6.18			1015.37	1009.899	53.48	53.48	10.35		951.51	946.026	721.53	701.055	96.53	95.963

TOTAL AREA INCLUDING CB - 1015.37 + 13.77 = 1029.15 SQ.M. (SANCTION)

TOTAL AREA INCLUDING C.B. = 1009.899 + 7.53 = 1017.43 SQ.M. (REVISED)

FLOOR	K COVERED CARPARKING AREA SQ.M. REQUIRED				L C.B. & LOFT AREA PERMISSIBLE		L C.B. & LOFT AREA PROVIDED		M F.A.R. CALCULATION M = (H+I) / A		
	SANCTION	REVISED	SANCTION	REVISED	SANC.	REV.	SANCTION	REVISED	SANCTION	REVISED	
GROUND	FOR RESIDENTIAL 1 NOS. FOR COMMERCIAL 1 NOS. TOTAL = 2 NOS. 100 SQ.M.	FOR RESIDENTIAL 1 NOS. FOR COMMERCIAL 1 NOS. TOTAL = 2 NOS. 100 SQ.M.	4 NOS.	4 NOS.	7.75	7.72	4.41	2.51	1.675 < 1.75		946.026 - 75.886 = 519.59
1ST					7.75	7.72	4.41	2.51			
2ND					7.75	7.72	4.41	2.51			
3RD					7.75	7.72	4.41	2.51		1.667 < 1.75	
TOTAL AREA					23.25	23.16	13.23	7.53			

SANCTION PARKING AREA CALCULATION

FLOOR	RESIDENTIAL AREA (SQ.M.)	RESIDENTIAL REQUIRED PARKING	COMMERCIAL AREA (SQ.M.)	COMMERCIAL REQUIRED PARKING	TOTAL REQUIRED PARKING	PARKING PROVIDED
GROUND	NIL	FOR 721.53 SQ.M. 721.53 / 250 (AS EACH FLAT AREA IS BELOW 80 SQ. MT.) = 2.89 SAY = 3 NOS.	1+(98.53-50)/100 =1.4853 SAY = 1 NO.	1 NO.	4 NO. 100 SQ.M.	4 NOS. 81.45 SQ.M
1ST	240.51					
2ND	240.51					
3RD	240.51					
TOTAL	721.53					

REVISED PARKING AREA CALCULATION

FLOOR	RESIDENTIAL AREA (SQ.M.)	COMMERCIAL AREA (SQ.M.)
GROUND	—	95.963
1ST	233.685	—
2ND	233.685	—
3RD	233.685	—
TOTAL	701.055	95.963

REQUIRED PARKING FOR RESIDENTIAL
FOR 721.053 SQ.M.
701.055 / 250 = 2.803
AS AREA OF ALL FLATS ARE BELOW 80 SQ.M.)
SAY 3 NOS. (75 SQ.M.)

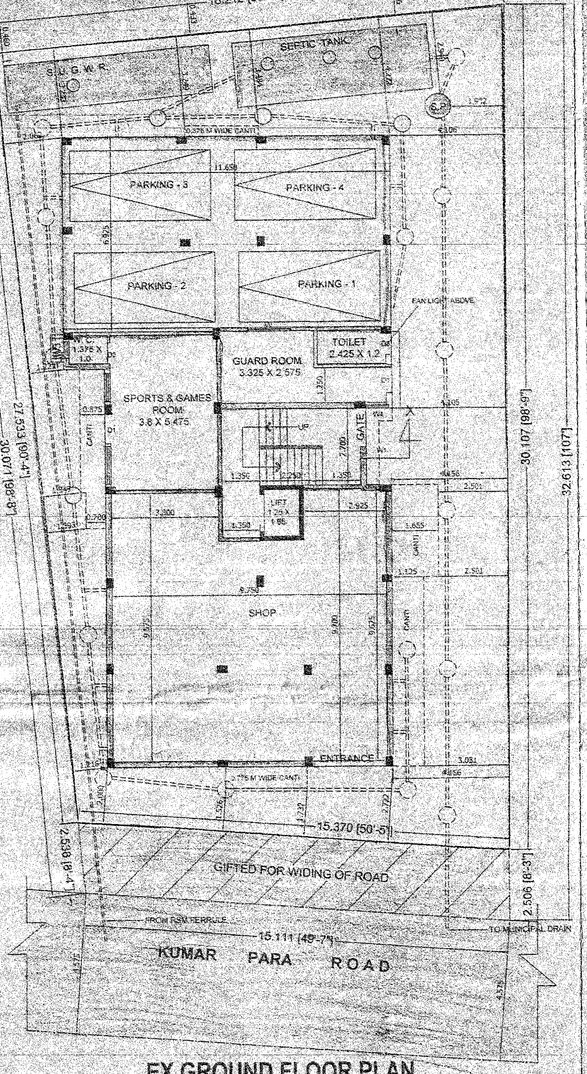
REQUIRED PARKING FOR COMMERCIAL
1+(95.963-50)/100
= 1.459 SAY
= 1 NO. (25 SQ.M.)

PARKING PROVIDED
COVERED 4 NOS. = 79.886 SQ.M.
OPEN 1 NOS. = 19.22 SQ.M.

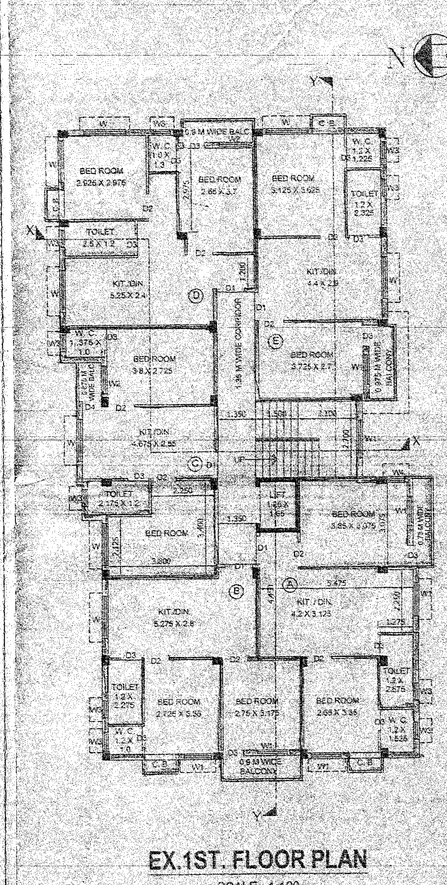
3 + 1 = 4 NOS. (100 SQ.M.)

DOOR & WINDOW SCHEDULE

MARK	SIZE	FRAME SECTION
G	1.550 / 2.100	0.1000/0.063
D1	1.000 / 2.100	0.1000/0.063
D2	0.900/2.100	0.1000/0.063
D3	0.750/2.100	0.1000/0.063
D4	0.675/2.100	0.1000/0.063
W	1.800/1.200	0.1000/0.063
W1	1.350/1.200	0.1000/0.063
W2	1.050/2.100	0.1000/0.063
W3	0.650/0.600	0.1000/0.063
W4	0.900/1.200	0.1000/0.063



EX.GROUND FLOOR PLAN
SCALE : 1:100



EX.1ST. FLOOR PLAN
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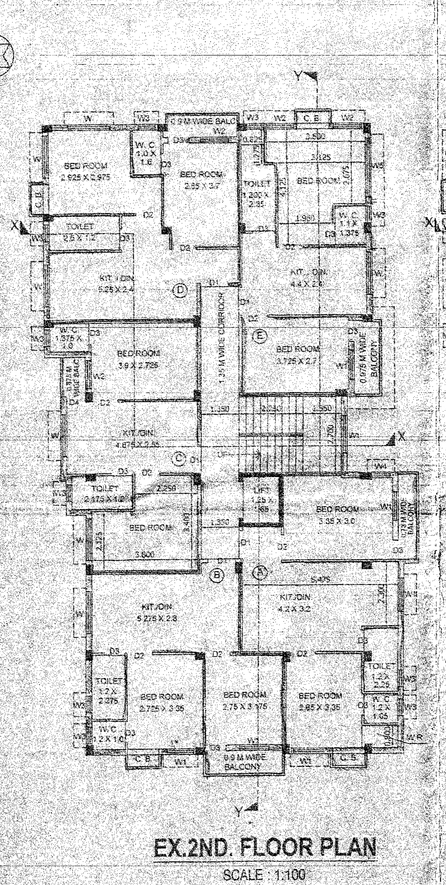

EX.2ND. FLOOR PLAN
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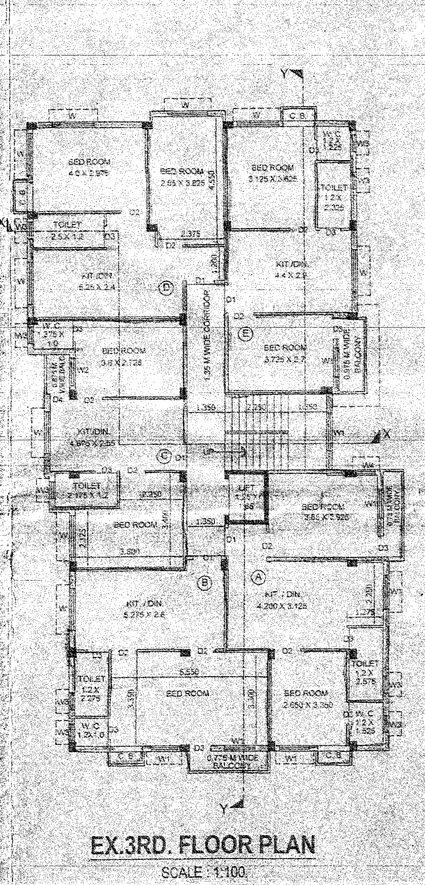

EX.3RD. FLOOR PLAN
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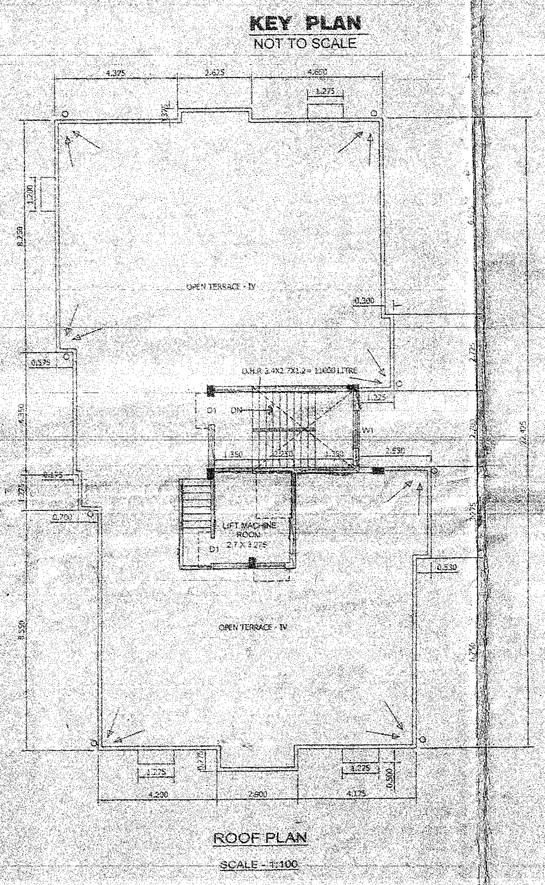
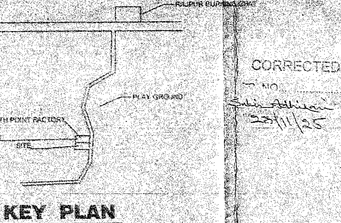


ROOF PLAN
SCALE : 1:100



KEY PLAN
NOT TO SCALE