	PERMISSIBLE (SANCTIONED)	PERMISSIBLE (REVISED)	SANCTIONED	REVISED
AREA OF LAND AS PER DEED (DANGA + DOBA)			1459.95 Sqm. (36 satak)	
AREA OF LAND AS PER DEED (DOBA)			648.06 Sqm. (16 satak)	NIL
AREA OF LAND AS PER DEED (DANGA)			811.09 Sqm. (20 satak)	20 DEC = 809.365 Sqm. (12k -10h - 27 DSPT)
ACTUAL AREA OF LAND (DANGA + DOBA)			1315.53 Sqm. (32.44 satak)	-
ACTUAL AREA OF LAND (DOBA)			565.11 Sqm. (13.93 satak)	NIL
ACTUAL AREA OF LAND (previously DANGA now converted to BASTU)			750.52 Sqm. (18.51 satak)	725.56 Sqm. (more or less) (10 k-13 ch-24.93 Sqft.)
ACTUAL LAND AREA AS PER MUTATION			1315.53 Sqm. (32.44 satak)	725.556 Sqm. (10 k-13 ch-25.00Sqft.)
CORNER SPLAY			NIL	1.279 SQM.
GROUND COVERAGE	375.28 SQM. (50.00 %)	362.78 SQM. (50.00 %)	348.41 SQM.	344.934 SQM.
F.A.R.		1.75	1.705	1.7498
BUILDING HIGHT			11.5 M.	12.1 M.
PROVIDED SERVICE AREA			11.45 Sqm.	17.37 Sqm.

CAR PARKING CALCULATION		
	SANCTIONED	REVISED
TOTAL NO. OF REQ. CAR PARKING	53 nos. - 75 sqm = 13 nos flat, for 12 nos flat required parking no = 3 nos, for commercial area 416.25 sq.m. required parking no = 1.66 say = 6 nos.	53 nos. - 75 sqm = 12 nos flat, for 12 nos flat required parking no = 3 nos, for commercial area 454.07 sqm. required parking no = 4.54 say = 5 nos.
PERMISSIBLE AREA OF CAR PARKING	9x25= 275 Sqm.	8 x 25= 200 Sqm.
TOTAL NO. OF PROVIDED CAR PARKING	COVERED PARKING = 3 nos, OPEN PARKING = 6 nos, TOTAL PARKING = 9 nos.	COVERED PARKING = 3 nos, OPEN PARKING = 5 nos, TOTAL PARKING = 8 nos.
PROPOSED AREA OF CAR PARKING	61.31 Sqm.	64.67 Sqm.

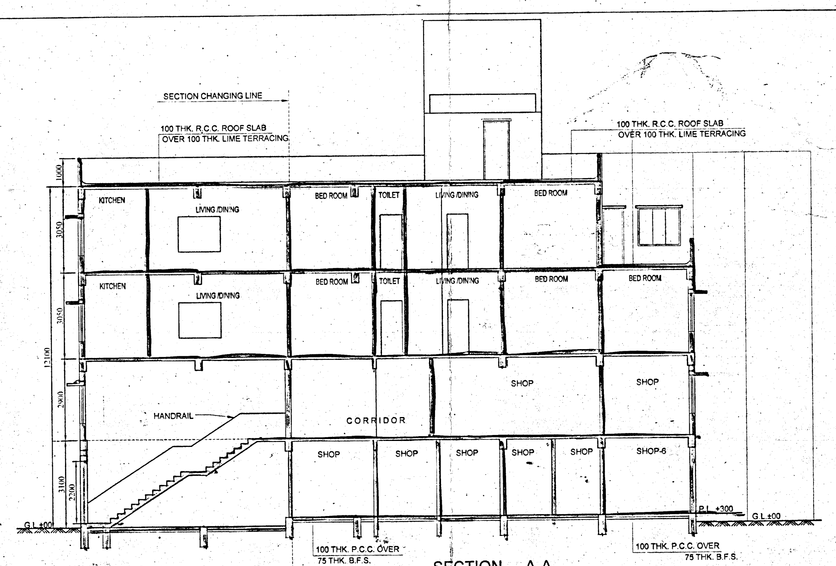
F . A . R CALCULATION			TOTAL
SANCTIONED	EXISTING	PROPOSED	
F.A.R = 1361.64 -60 750.52 = 1.735	F.A.R = 669.45 -60.89 725.56 = .8387	F.A.R = 664.8 -3.784 725.56 = .9110	F.A.R = 1334.24 -64.67 725.56 = 1.7498

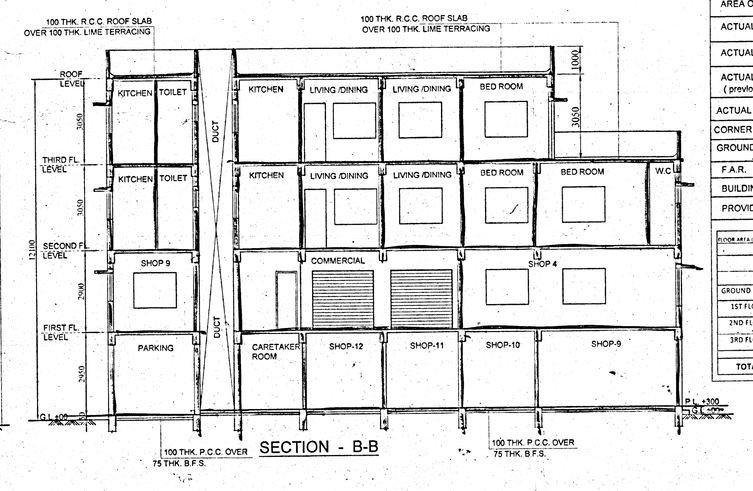
TOTAL SANCTIONED FLOOR AREA= 1361.64 Sqm.
TOTAL EXISTING FLOOR AREA = 669.45 Sqm.
TOTAL PROPOSED FLOOR AREA = 664.8 Sqm. + 2.99 (roof wc)Sqm. =667.79 Sqm.
TOTAL REVISED FLOOR AREA = 1334.24 Sqm. + 2.99 (roof wc)Sqm. =1337.23 Sqm.

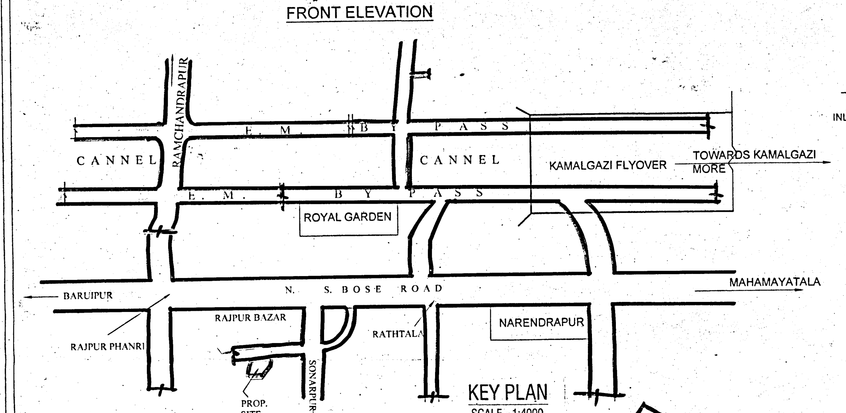
TOTAL EXISTING COMMERCIAL AREA WITH STAIR= 551.09 Sqm.
TOTAL PROPOSED COMMERCIAL AREA WITH STAIR = 552.1 Sqm.

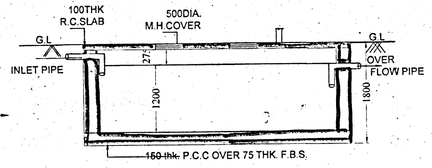
FLOOR NAME	TOTAL AREA					DUCT				TOTAL AREA WITHOUT DUCT				BASTI				ACTUAL AREA WITHOUT(STILTS+DUCT)				ACTUAL RESIDENT AREA				ACTUAL COMMERCIAL AREA				COVERED CAR PARKING AREA				FAR CALCULATION				LAND AREA SQM			
	SANC.	EXISTING	PROPOSED	TOTAL	SANC.	EXISTING	PROPOSED	TOTAL	SANC.	EXISTING	PROPOSED	TOTAL	SANC.	EXISTING	PROPOSED	TOTAL	SANC.	EXISTING	PROPOSED	TOTAL	SANC.	EXISTING	PROPOSED	TOTAL	SANC.	EXISTING	PROPOSED	TOTAL	SANC.	EXISTING	PROPOSED	TOTAL	SANC.	EXISTING	PROPOSED	TOTAL	SANC.	EXISTING	PROPOSED	TOTAL
GROUND FLOOR	340.41	348.35	3.784	352.13	0	7.2	0	7.2	340.41	341.15	3.784	344.934	0	0		0	340.41	341.15	3.784	344.934	0	0	0	0	193.32	217.49	217.49	60	60.89	3.784	64.67	1.735	0.8387	0.9110	1.7498	750.52	725.56	725.56	725.56
1ST FLOOR	340.41	348.35	0	348.35	0	7.2	0	7.2	340.41	341.15	0	341.15	0	12.85	12.85	12.85	340.41	328.3	0	328.3	0	0	0	0	304.54	236.58	236.58	566.05												
2ND FLOOR	340.41	0	348.35	348.35	0	0	7.2	7.2	340.41	0	341.15	341.15	0	0	0	0	340.41	0	341.15	341.15	0	0	318.01	318.01	0	0	0													
3RD FLOOR	340.41	0	327.06	327.06	0	0	7.2	7.2	340.41	0	319.86	319.86	0	0	0	0	340.41	0	319.86	319.86	0	0	292.48	292.48	0	0	0													
TOTAL	1361.64	696.7	679.154	1375.8	0	14.4	14.4	28.8	1361.64	682.3	664.79	1347.09	0	12.85	0	12.85	1361.64	669.45	664.8	1334.24	0	0	610.49	610.49	566.05	497.86	454.07	454.07	60	60.89	3.784	64.67								

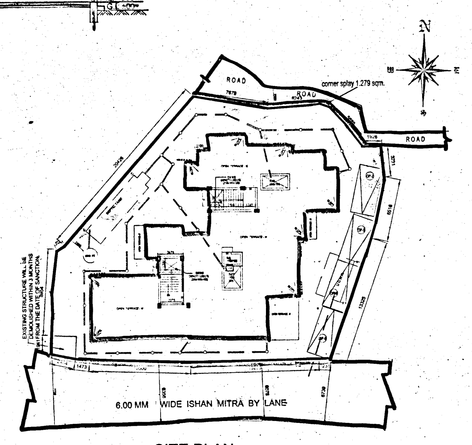
FRONT ELEVATION

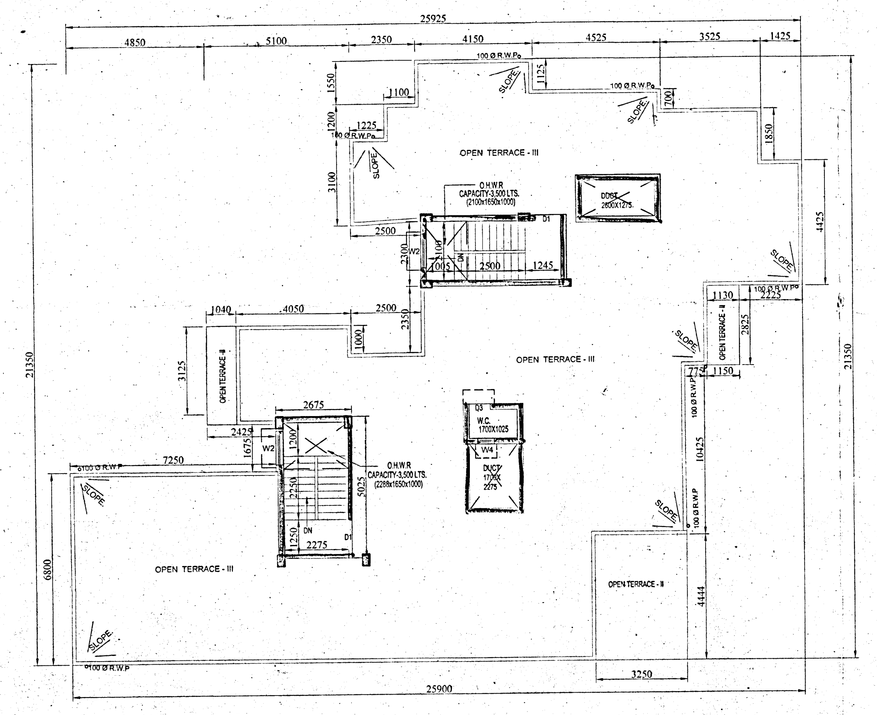

SECTION - A-A

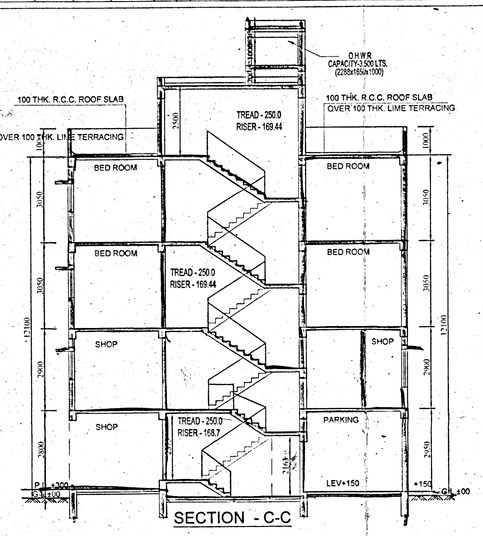

SECTION - B-B

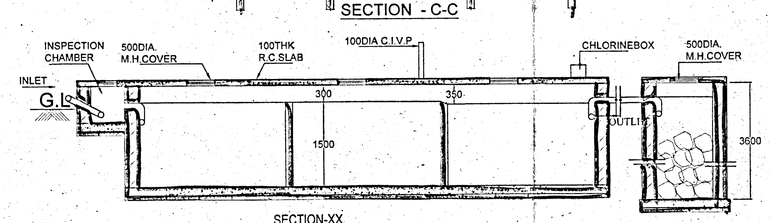

KEY PLAN
SCALE - 1:4000

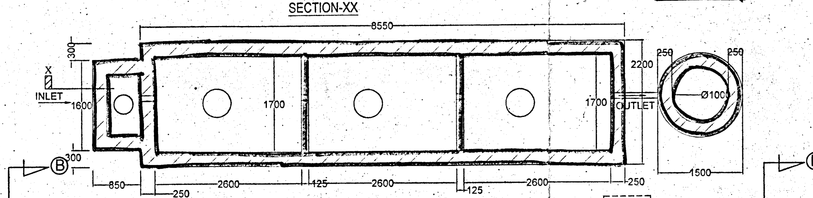

DETAIL OF U. G. WATER RESERVOIR
(CAPACITY- 13,500 LITERS)
SCALE - 1:50

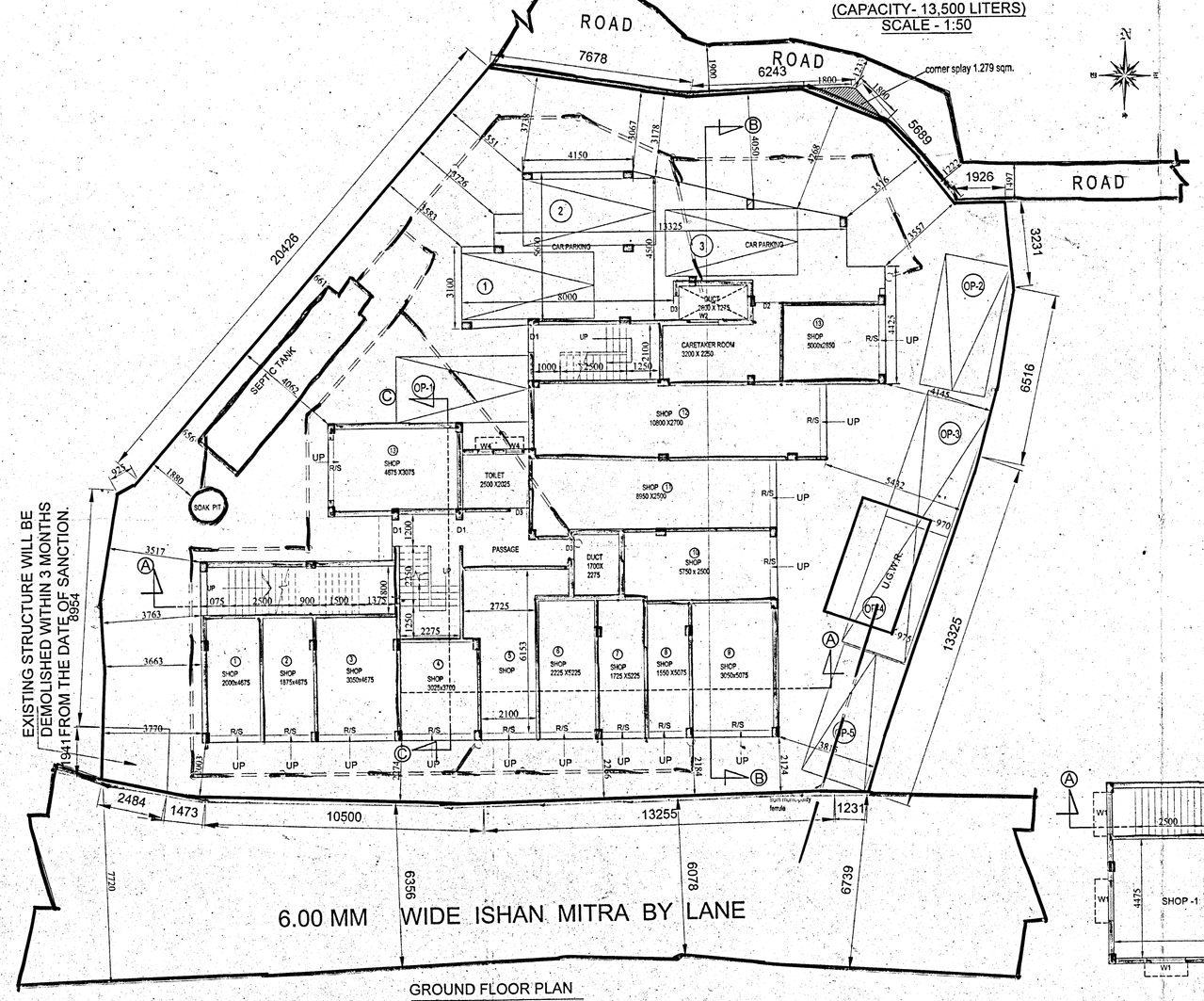

SITE PLAN
1:600

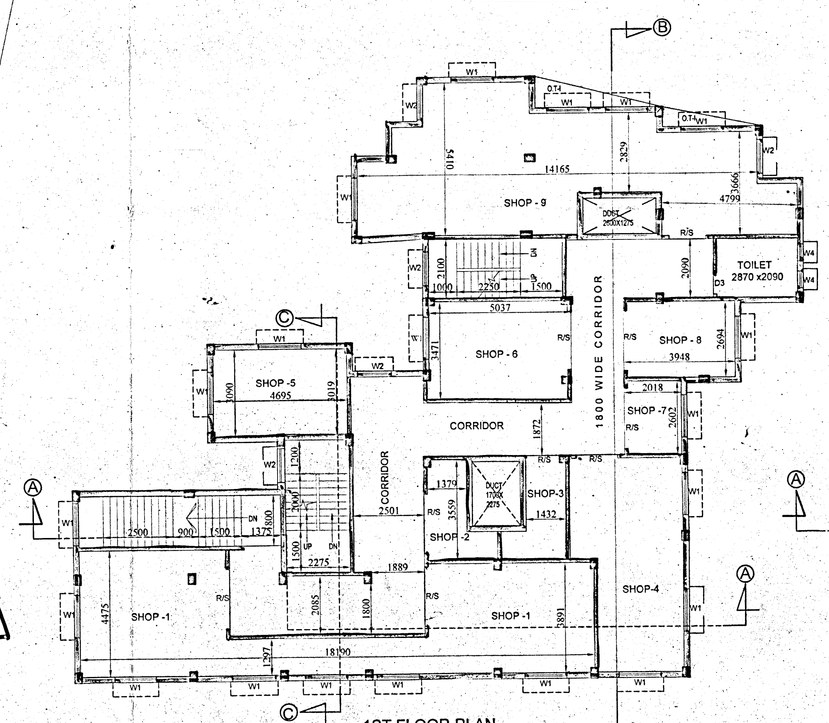

ROOF PLAN

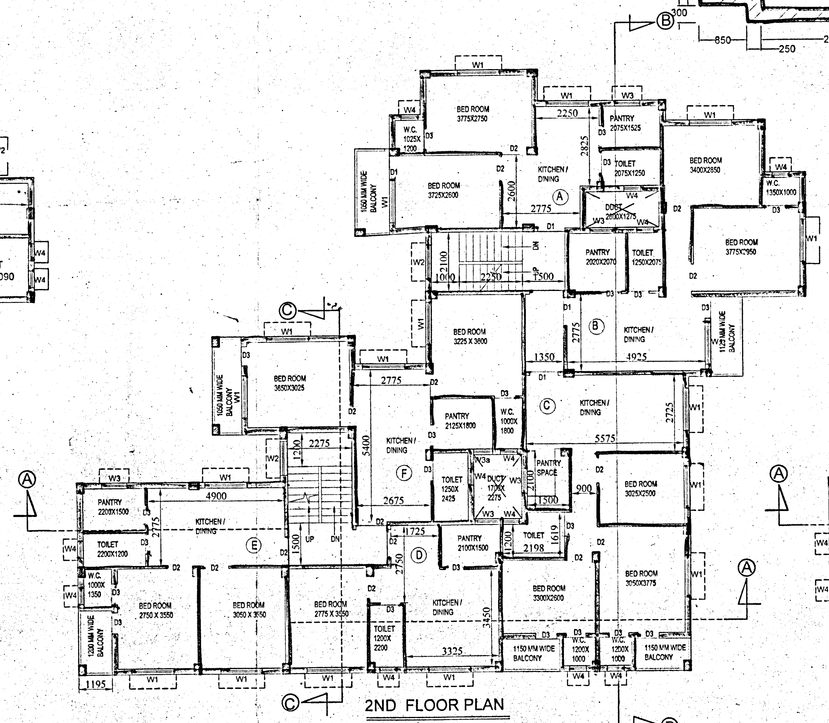

SECTION - C-C

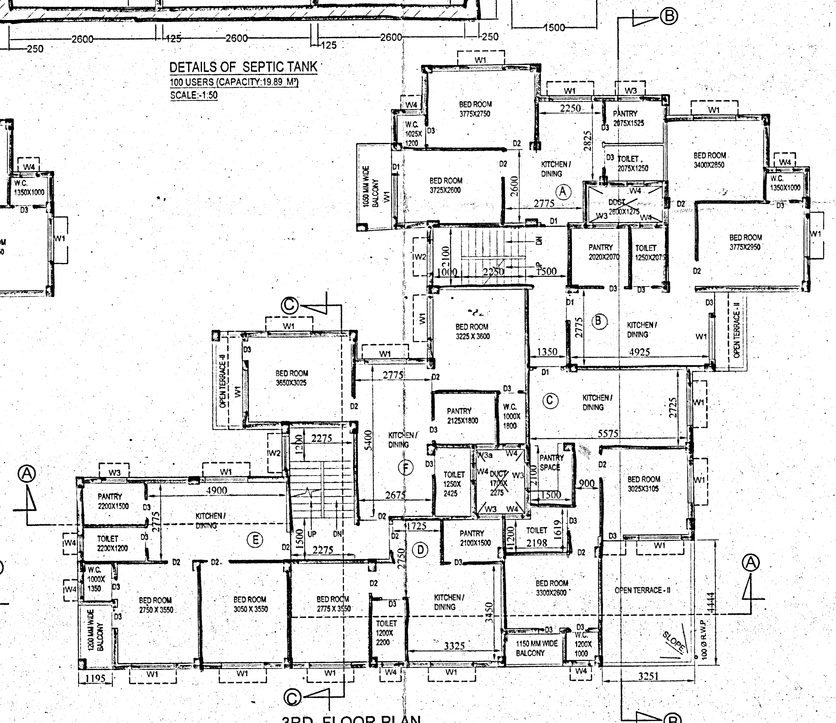

SECTION-XX


DETAILS OF SEPTIC TANK
100 USERS (CAPACITY-19.89 M³)
SCALE-1:50


GROUND FLOOR PLAN


1ST FLOOR PLAN


2ND FLOOR PLAN


3RD FLOOR PLAN

DOOR & WINDOW SCHEDULE

MARK	SIZE
W1	1500x1350
W2	1200x1350
W3	900x1050
W3a	675x1050
W4	600x750

MARK	SIZE
D1	1050x2100
D2	900x2100
D3	750x2100

NOTES

1. ALL DIMENSIONS ARE IN MM.
2. ALL EXTERNAL WALLS ARE 200 TH. AND INTERNAL WALLS ARE 125 TH. AND 100 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 & KHOA) CEMENT CONCRETE IN FOUNDATION & FLOOR
3. FOUNDATION BRICK WORK WILL BE 1ST CLASS BRICK WITH 1:6 CEMENT MORTAR
4. 125 TH. & 75 TH. PARTITION BRICK WORK WILL BE 1:6 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 MATERIALS AND MIXING
8. ROOF AND LIME TERRACING WILL BE 100 TH. WITH THEIR PROPER
9. CEILING AND ALL R.C. PLASTER WILL BE 12mm. TH. 1:4 CEMENT MORTAR
10. 25 MM. TH. I.P.S. FLOORING
11. GRADE OF CONCRETE M - 20 .
12. ALL BUILDING MATERIALS WILL BE AS PER I.S. CODE & C.B.C. 1984

STRUCTURAL CERTIFICATE

I WE DO HEREBY CERTIFY THAT THE FOUNDATION AND SUPER STRUCTURE OF THE BUILDING PROPOSED FOR CONSTRUCTION AT HOLDING 116,ISHAN MITRA LANE,, WARD NO.17, UNDER THE JURISDICTION OF RAJPUR SONARPUR MUNICIPALITY HAVE BEEN PERSONALLY INSPECTED AND SO DESIGN BY ME/US WILL MAKE SUCH FOUNDATION AND SUPERSTRUCTURE SAFE IN ALL RESPECT INCLUDING THE CONSIDERATION OF BEARING CAPACITY AND SETTLEMENT OF SOIL AND OTHER CONDITIONS. IF ANY, CONFIRMING TO ALL STIPULATIONS OF ALL RELEVANT IS CODE OF PRACTICE AND NATIONAL BUILDING CODE.

For M/s. SARANGON ASSOCIATES CONSULTANT PVT. LTD.
DIPANKAR BHOWMIK
B.E., M.I.E., F.I.V.
ENLISTMENT NO. ESE 91/ RJPSON/ESE / 2014-15
RAJPUR - SONARPUR MUNICIPALITY

DIPANKAR BHOWMIK
B.E. M.I.E. F.I.V.
ENLISTMENT NO-ESE 91/RJPSON/ESE/2014-15
RAJPUR SONARPUR MUNICIPALITY
SIGNATURE OF STRUCTURAL ENGINEER

DECLARATION OF E.B.A.

I/WE DO HEREBY CERTIFY THAT PLANS , ELEVATIONS AND SECTIONS AND OTHER STRUCTURAL DETAILS OF THE PROPOSED BUILDINGS ON HOLDING NUMBER 116,ISHAN MITRA LANE , WARD NO.17, UNDER THE JURISDICTION OF RAJPUR SONARPUR MUNICIPALITY HAVE BEEN PREPARED IN CONFIRMING WITH ALL RELEVANT PROVISIONS UNDER THE WEST BENGAL MUNICIPAL (BUILDING) RULES 2007. THIS ALSO TO CERTIFY THAT RELEVANT NO OBJECTION CERTIFICATES FROM THE RESPECTIVE AUTHORITIES SUCH AS, FIRE AND EMERGENCY SERVICE DEPARTMENT , AIRPORT AUTHORITY, POLLUTION CONTROL BOARD, TELECOMMUNICATION DEPARTMENT ETC. AS APPLICABLE IN THIS REGARD, ARE ALSO ENCLOSED WITH THE APPLICATIONS FOR SEEKING APPROVAL OF THE PLAN TO CONSTRUCT/RECONSTRUCT/ADDITION TO ALTERATION OF THE BUILDING ON THE SAID HOLDING.

For M/s. SARANGON ASSOCIATES CONSULTANT PVT. LTD.
SARBANI MAJUMDER
COA. REG. NO. 92/15458
E.B.A. NO.- 055
UNDER RAJPUR - SONARPUR MUNICIPALITY

SARBANI MAJUMDER
COA. REG.NO. 92/15458
E.B.A. NO - 055
UNDER RAJPUR SONARPUR MUNICIPALITY
SIGNATURE OF E.B.A.

As full Constituted attorney of Parveen Agarwal
SIGNATURE OF OWNER

PROJECT

REVISED G+III STORIED RESIDENTIAL BUILDING AT HOLDING NO.116 ISHAN MITRA LANE , MOUZA - RAJPUR, J.L. NO. 55 , WARD NO.17 , L.R KHATIAN NO.- 4233,4234,4235 ; R.S KHATIAN NO.-196 , L.R AND R.S DAG NO. - 778,781, P.S. - SONARPUR ,UNDER RAPUR SONARPUR MUNICIPALITY, DIST. - 24 PARGANAS (SOUTH).
VIDE SECTION PLAN NO. 1622/CB/19/04, DT-06.04.2010

NAME OF OWNER : PARVEEN AGARWAL & OTHERS

DRAWN -	SCALE -	1:100,1:50
DESIGNED -	DATE -	26.11.2024
CHECKED -	JOB NO	
	DWG NO.	01/01

Sanyalson Associates Consultant Pvt. Ltd.
CONSULTANT PLANNER & STRUCTURAL ENGINEERS
KANUNGO PARK KOLKATA-84

Checked by
(AVIJIT GEORGI)
Sub-Assistant Engineer
RAJPUR-SONARPUR MUNICIPALITY
APPROVAL OF S.A.E

OFFICE USE ONLY

APPROVAL OF REVISED PLAN
Vide Memo No.- 92/IT & egov / UD & MA
1st. Sanction No.- 162/B/dd/16/25 Dated 06/01/2026
Rev. Sanction No.- 217/B/dd/25/25 Dated 13/02/2025
valid upto : 10/01/2028

Rajib Mukherjee
Assistant Engineer Incharge P.W.D

Dr. Pallab Kumar Das
Chairman
RAJPUR-SONARPUR MUNICIPALITY