



LAND AREA (AS PER DEED)	16106.35 Sqm (398 DEC. = 128 - 12CH - 28.75 Sqft)
LAND AREA (AS PER PHYSICAL)	12693.32 Sqm (40 Ka - 4 Ch - 10.9 Sqft)
PERMISSIBLE GROUND COVERAGE @ 45%	1211.994 Sqm.
PROPOSED GROUND COVERAGE (42.04%)	1132.34 SQM
WIDTH OF THE ROAD	11.5 M.
BUILDING HEIGHT	14.9 MT.
PROVIDED SERVICE AREA	142.74 Sqm.
NO. OF FLATS	45 Nos.

CAR PARKING CALCULATION
COMMERCIAL
 SHOP AREA AT GR. FLOOR = 147.16 SQM.
 NO OF PARKING REQD. (1 CAR FOR @ 100 SQM.) = 1 NOS.

RESIDENTIAL
 TOTAL FLAT AREA = 4156.46 SQM.
 NO OF PARKING REQD. (1 CAR FOR @ 100 SQM.) = 41.56 NOS.

TOTAL NO OF PARKING REQD. (1+42) = 43 NOS.
 TOTAL NO OF PARKING PROVIDED = 45 NOS.

SANCTIONED TOTAL FLOOR FOR FEES CALCULATION
 5837.58 SQM.

FLOOR (SQM)	AREA	TOTAL AREA
		SANC.
GR. FLOOR	728.83	
1ST FLOOR	749.81	
2nd FLOOR	749.81	
3rd FLOOR	749.81	
4th FLOOR	749.81	
BLOCK-1		
GR. FLOOR	423.75	
1ST. FLOOR	421.44	
2ND. FLOOR	421.44	
3RD. FLOOR	421.44	
4TH. FLOOR	421.44	
BLOCK-2		
TOTAL	5837.58	

CERTIFICATE OF ARCHITECT
 I/WE DO HEREBY CERTIFY THAT PLANS, ELEVATIONS AND SECTIONS AND OTHER STRUCTURAL DETAILS OF THE PROPOSED BUILDINGS UNDER THE JURISDICTION OF RAJESH SANYALSON CONSULTANT PVT. LTD. HAVE BEEN PREPARED IN CONFORMANCE WITH ALL RELEVANT PROVISIONS UNDER THE WEST BENGAL MUNICIPAL BUILDING CODE AS AMENDED AND THE APPLICABLE DEPARTMENTAL NOTIFICATION NO. 10/2019 DATED 10.03.2019. I/WE ALSO CERTIFY THAT RELEVANT NO OBJECTION CERTIFICATES FROM THE RESPECTIVE AUTHORITIES SUCH AS THE WEST BENGAL FIRE SERVICE DEPARTMENT, AIRPORT AUTHORITY, POLLUTION CONTROL BOARD, TELECOMMUNICATIONS DEPARTMENT, ETC. AS APPLICABLE IN THE REGARD, ARE ALSO ENCLOSED WITH THE APPLICATION FOR CONSTRUCTION/CONSTRUCTION ADDITION TO AN EXISTING BUILDING ON THE SAID PLOTS.

Sanyalson
 Rajesh Sanyalson
 Civil Architect
 M.A. Sanyalson Associates
 Consultant Pvt. Ltd.
 C/A Registration No. 92/15458

SIGNATURE OF ARCHITECT
CERTIFICATE OF STRUCTURAL ENGINEER
 I/WE DO HEREBY CERTIFY THAT THE FOUNDATION AND SUPER STRUCTURE OF THE BUILDING PROPOSED FOR CONSTRUCTION UNDER THE JURISDICTION OF RAJESH SANYALSON CONSULTANT PVT. LTD. HAVE BEEN PERSONALLY INSPECTED AND SO DESIGN BY ME/US WILL BE IN ACCORDANCE WITH THE RELEVANT PROVISIONS OF THE WEST BENGAL MUNICIPAL BUILDING CODE AS AMENDED AND THE APPLICABLE DEPARTMENTAL NOTIFICATION NO. 10/2019 DATED 10.03.2019. I/WE ALSO CERTIFY THAT RELEVANT NO OBJECTION CERTIFICATES FROM THE RESPECTIVE AUTHORITIES SUCH AS THE WEST BENGAL FIRE SERVICE DEPARTMENT, AIRPORT AUTHORITY, POLLUTION CONTROL BOARD, TELECOMMUNICATIONS DEPARTMENT, ETC. AS APPLICABLE IN THE REGARD, ARE ALSO ENCLOSED WITH THE APPLICATION FOR CONSTRUCTION/CONSTRUCTION ADDITION TO AN EXISTING BUILDING ON THE SAID PLOTS.

Sanyalson
 Rajesh Sanyalson
 Civil Architect
 M.A. Sanyalson Associates
 Consultant Pvt. Ltd.
 C/A Registration No. 92/15458

SIGNATURE OF STRUCTURAL ENGINEER
 G. S. PROCON PVT. LTD.
 G. S. PROCON
 Managing Director

SIGNATURE OF OWNER
 K. K. Choudhury (K.K. Choudhury) & Co.
 Geo Technical Engineer
 KMC Empalement No. G.3/1149

SIGNATURE OF GEO-TECHNICAL ENGINEER
PROJECT
 PROPOSED G+4 STORED
 RESIDENTIAL BUILDINGS AT MOUZA
 -BIRALDHAN NAGAR, J.L. NO. 37, L.R. DAG.
 NO. 289,290,291, P.S. -BARUIPUR,
 DIST -24PGS(S). 24 PGS.

NAME OF OWNER :
 DRAWN - Sanyalson
 DESIGNED - Sanyalson
 CHECKED - Sanyalson
 APPROVED - Sanyalson

Sanyalson Associates
Consultant Pvt. Ltd.
 CONSULTANT PLANNER & STRUCTURAL ENGINEERS
 -P-157 - KANUNGD PARK - KOLKATA-64

DWG - 01/03

SCHEDULE OF DOORS & WINDOWS

TYP	LEVEL	SIZE	TYP	LEVEL	SIZE
D	2100	1500x2100	WT	2100	1500x1500
W1	2100	1100x2100	WT	2100	1200x1200
W2	2100	900x2100	WT	2100	800x1000
W3	2100	750x2100	WT	2100	600x750
W4	2100	750x2100	WT	2100	600x750
W5	2100	750x2100	WT	2100	600x750

- NOTES**
- ALL DIMENSIONS ARE IN MM.
 - ALL EXTERNAL WALLS ARE 230 TH. AND INTERNAL WALLS ARE 125 TH. AND 100 IF NOT STATED OTHERWISE.
 - SCALE - 1:50
 - SAFE BEARING CAPACITY OF SOIL 7 MU/SQ.M. ASSUMED.
 - DEPTH OF SEPTIC TANK AND SEW U.G. WATER RESERVOIR SHALL NOT EXCEED THE DEPTH OF BUILDING FOUNDATION.
 - ALL SORTS OF PRECAUTIONARY MEASURE WILL BE TAKEN AT THE TIME OF CONSTRUCTION.

- SPECIFICATIONS**
- 75 TH. 1ST CLASS BRICK SOLING IN FOUNDATION & FLOOR
 - 150 TH. 1.5:3:6 CEMENT SAND & KHAIJ CEMENT CONCRETE IN FOUNDATION & FLOOR
 - FOUNDATION BRICK WORK SHALL BE 1ST CLASS BRICK WITH 1:6 CEMENT MORTAR
 - 150 TH. & 75 TH. PARTITION BRICK WORK SHALL BE 1:6 CEMENT MORTAR
 - 200 TH. EXTERNAL WALLS SHALL BE 1:6 CEMENT MORTAR
 - 25 TH. D.P.C. SHALL BE 1:2:4 WITH PROPER WATER PROOFING COMPOUND
 - R.C.C. CONC. MIX WILL BE 1:2:4 CEMENT SAND & STONE CHIPS
 - MATERIALS AND WORKING
 - ROOF AND LINE TERRACING SHALL BE 100 TH. WITH THEIR PROPER
 - CEILING AND ALL R.C. PLASTER SHALL BE 12mm TH. 1:4 CEMENT MORTAR
 - 25 MM TH. L.P.S. FLOORING
 - GRADE OF CONCRETE M-20.
 - ALL BUILDING MATERIALS WILL BE AS PER IS. CODE & B.C. 1984

This non-converted land area shall not be used for any permanent or temporary construction or erection of any other structure. Violation of the same will automatically revoke the sanction/consent/permission granted.

1. There should not be any complaint from any corner in respect of the said property per plan.

2. "Soak 24" Permitted "Soak 24" will not be liable if any dispute arises at the site.

APPROVAL OF S.A.E.
OFFICE USE ONLY
 Verified and recommended for sanction the building plan No. 92/15458/2024. Date: 11.03.2024. Scale: 1:50. Subject to the condition that the construction should be in accordance with the sanctioned plan and all the conditions proposed in the plan should be fulfilled.

Before starting any construction, the site must conform with the plans sanctioned and all the conditions proposed in the plan should be fulfilled.

All building materials necessary for construction should conform to standards specified in the B.C. of India.

Necessary steps should be taken for safety of lives of the adjoining public and private property during construction.

Construction site should be maintained to prevent mosquito breeding.

Design of all structural members including that of the foundation should conform to standards specified in the B.C. of India.

The sanction is valid for 3 years from date of sanctioning.

Information required by the applicant to this end and commencement of work.

Completion of structural work up to plinth.

No rain water pipe should be fixed or discharged on Road or Footpath.

The construction should be carried out as per specification of IS, Code and sanctioned plan under the supervision of qualified empowered engineers.

Construction of garbage vault, soak pit & waste water should be done by the owners.

Any deviation of the sanctioned plan shall mean default.

Sanyalson
 Rajesh Sanyalson
 Civil Architect
 M.A. Sanyalson Associates
 Consultant Pvt. Ltd.
 C/A Registration No. 92/15458