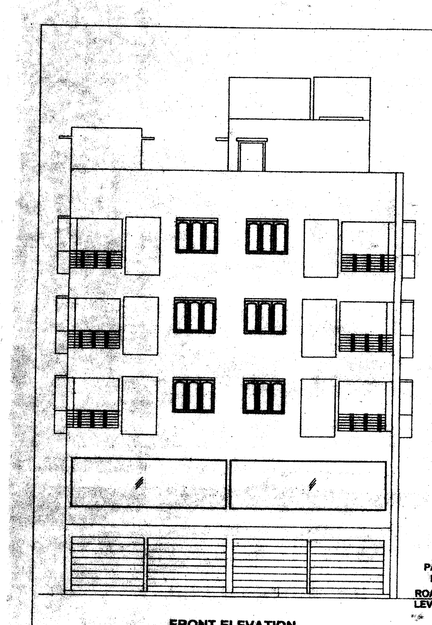
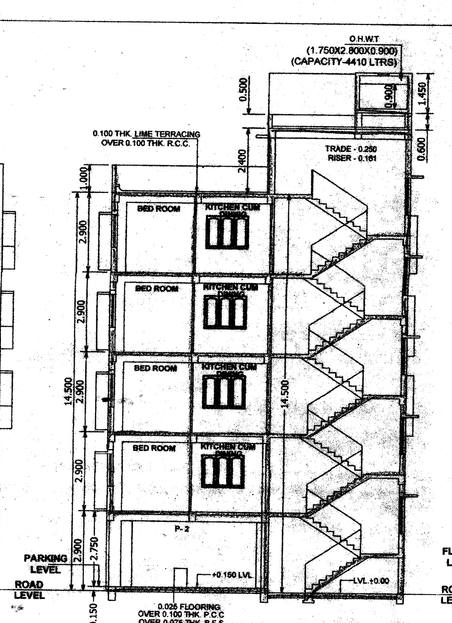
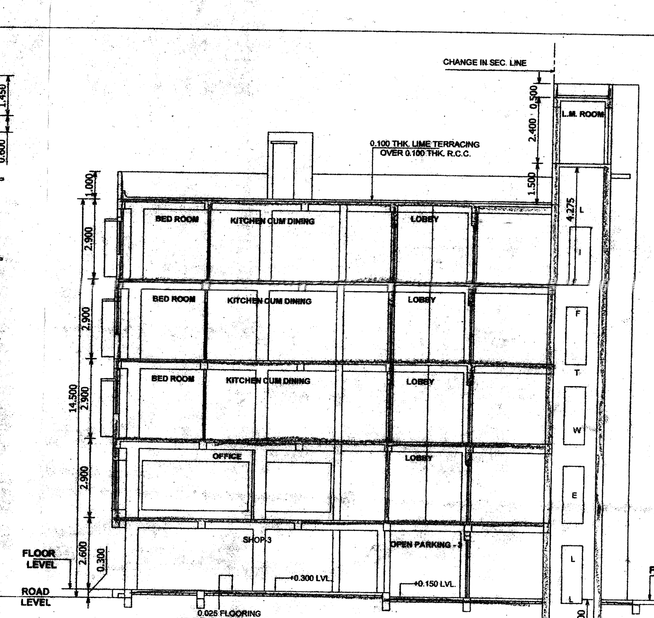


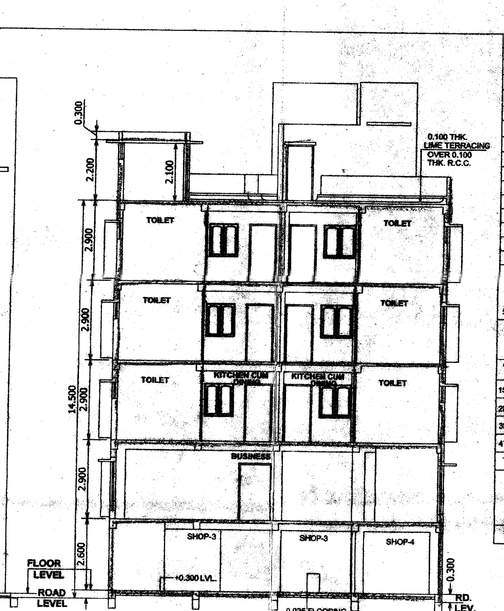
FRONT ELEVATION
SCALE - 1:100



SECTION AT A-A
SCALE - 1:100



SECTION - B B
SCALE - 1:100



SECTION AT C-C
SCALE - 1:100

ARCHITECTURAL DRAWING

AREA STATEMENT:

	PERMISSIBLE	SANCTION	REVISED
AREA OF LAND (AS PER DEED)-		16 SATAK = 648.621 SQM.	16 SATAK = 648.621 SQM.
AREA OF LAND (AS PER PHY.)-		16 SATAK = 648.621 SQM.	16 SATAK = 648.621 SQM.
AREA OF LOW LAND:		296.276 SQM.	296.276 SQM.
AREA OF LAND EXCLUDING LOW LAND :		352.345 SQM.	352.345 SQM.
GROUND COVERAGE -	(50%) : 324.311 SQ.M	(32.554%) 213.089 SQ.M	(30.775%) 199.209 SQ.M
F.A.R.:-	2.75	1.220	1.229
HEIGHT OF THE BUILDING.-	UNLIMITED	14.5 M.	14.5 M.
TOTAL NUMBER OF FLAT	---	09 NOS.	10 NOS.
NO OF SHOPS :	---	01 NO.	04NOS.
TOTAL NO. OF PARKING PROVIDED :	05 NOS.	05 NOS.	2(COVERED)+2(OPEN)=04 NOS.
SERVICE AREA :	---	15.124 SQM	13.884 SQM.
SERVICE TOILET AREA AT TERRACE :	---	---	4.112 SQM.

AREA CALCULATION

FLOOR	TOTAL FLOOR AREA (SQ.M.)		STAIR VOID AND LIFT WELL STAIR VOID(SQM)		LIFT WELL(SQM)		FLOOR AREA WITHOUT LIFT WELL & STAIR VOID (SQ.M.)		LIFT LOBBY AREA (SQ.M.)		INSIDE AREA OF STAIR.(SQ.M.)		COMM. MANDATORY STAIR AREA (INSIDE) (SQM)		FLOOR AREA EXCLUDING LIFT / LIFT LOBBY / STAIR (SQ.M.)		RESIDENTIAL AREA (SQ.M.)		CB & BOX BELOW WINDOW (SQ.M.)		COMMERCIAL AREA(SQ.M.) REAR AREA WITHOUT STAIR		REAR AREA WITH STAIR		BUSINESS AREA WITHOUT STAIR		BUSINESS AREA WITH STAIR		PARKING CALCULATION (SQ.M.)		SERVICE AREA(SQ.M.)	F.A.R	
	SANCTIONED	REVISED	SANCTIONED	REVISED	SANCTIONED	REVISED	SANCTIONED	REVISED	SANCTIONED	REVISED	SANCTIONED	REVISED	SANCTIONED	REVISED	SANCTIONED	REVISED	SANCTIONED	REVISED	SANCTIONED	REVISED	SANC.	REVISED	SANC.	REVISED	SANC.	REVISED	SANC.	REVISED	SANCTIONED	REVISED	SANC.	REVISED	SANC.	REVISED
GROUND FLOOR	207.179	187.171	NIL	NIL	NIL	NIL	207.179	187.171	2.160	2.160	12.669	12.669	10.438	7.213	181.892	165.109	NIL	NIL	NIL	NIL	74.647	96.070	85.065	103.283	—	—	—	—	REQUIRED PARKING = RESIDENTIAL AREA/250 = 480.078/250=1.920=2	REQUIRED PARKING = RESIDENTIAL AREA/250 = 492.021/250=1.968=2	15.124	14.426	948.793 -8.643 -63.445 -15.438 -75.643 -648.621 =1.22	887.461 +10.950 -63.445 -7.213 -25/ -648.621 =1.2199
1ST FLOOR	191.137	180.983	10.074	10.074	1.920	1.920	179.143	169.989	NIL	2.160	12.669	12.669	NIL	NIL	166.474	154.140	NIL	33.753	NIL	2.756	—	—	—	—	—	—	—	—	PARKING REQUIRED FOR 239.780 SQM. COMM. UPTO 500SQM. 01NO. AND AREA 165.78/100 = 1.6578 NO = 2 NOS. REQUIRED PARKING FOR COMMERCIAL = 02NOS. TOTAL REQUIRED PARKING =02+03=05 NOS. TOTAL PROVIDED PARKING = 05 NOS. AREA = 75.643 SQM.	PARKING REQUIRED FOR 165.778SQM BUSINESS AREA FOR 100 SQM. = 1 NO. FOR REST 65.778 SQM = NIL TOTAL REQUIRED PARKING=01=01NO. TOTAL PROVIDED PARKING = 04 NOS. AREA = 40.801 SQM.												
2ND. FLOOR	169.745	180.983	NIL	NIL	1.920	1.920	167.825	179.063	2.160	2.160	12.669	12.669	NIL	NIL	172.976	164.214	162.020	152.750	6.494	6.491	—	—	—	—	—	—	—	—						
3RD. FLOOR	169.745	180.983	NIL	NIL	1.920	1.920	167.825	179.063	2.160	2.160	12.669	12.669	NIL	NIL	172.976	164.214	162.020	152.750	6.494	6.491	—	—	—	—	—	—	—	—						
4TH. FLOOR	169.745	180.983	NIL	NIL	1.920	1.920	167.825	179.063	2.160	2.160	12.669	12.669	NIL	NIL	172.976	164.214	162.020	152.750	6.494	6.491	—	—	—	—	—	—	—	—						
TERRACE	NIL	4.112	NIL	NIL	—	—	—	4.112	—	—	—	—	—	—	—	4.112	—	—	—	—	—	—	—	—	—	—	—	—						
TOTAL	907.547	915.215	10.074	10.074	7.680	7.680	949.793	897.461	8.640	10.800	63.445	63.445	10.438	7.213	867.270	816.003	486.078	492.021	19.482	22.229	74.647	96.070	85.065	103.283	162.133	102.540	165.371	105.778	75.643	40.801	15.124	14.426		

SANCTIONED

STAIR COVER AREA = NIL
TOTAL FLOOR AREA EXCLUDING C.B. & BOX BELOW WINDOW = 948.793 SQM.

TOTAL FLOOR AREA INCLUDING CB & BOX BELOW WINDOW = (949.793 +19.482) = 969.275 SQM.

REVISED

STAIR COVER AREA = 15.898 SQM.
TOTAL FLOOR AREA EXCLUDING C.B. & BOX BELOW WINDOW = 897.461 SQM.

TOTAL FLOOR AREA INCLUDING CB & BOX BELOW WINDOW (897.461 +22.229) = 919.690 SQM.

TOTAL FLOOR AREA INCLUDING CB, BOX BELOW WINDOW & STAIR COVER AREA=(897.461+22.229+15.898 SQM.)=935.588 SQM.

PROJECT :

REVISED G+IV STORIED RESIDENTIAL CUM COMM. BUILDING AT HOLDING NO.- 330, MOUZA - SONARPUR, J.L. NO: 39, R.S. DAG NO.- 530, R.S. KHATIAN NO.- 230, WARD NO. - 13, P.S. - SONARPUR, DIST-24 PGS. (S), UNDER RAJPUR SONARPUR MUNICIPALITY.
PREVIOUS SANCTION PLAN NUMBER : 350/CB/13/03 DATE:16.03.2017

NOTES

1. ALL DIMENSIONS ARE IN M.
2. ALL EXTERNAL WALLS ARE 0.200 TH. AND INTERNAL WALLS ARE 0.075 TH. IF NOT STATED OTHERWISE
3. DEPTH OF SEPTIC TANK AND SEMI U.G. WATER RESERVOIR WILL NOT EXCEED THE DEPTH OF BUILDING FOUNDATION
4. ALL SORTS OF PRECAUTIONARY MEASURE WILL BE TAKEN AT THE TIME OF CONSTRUCTION

SPECIFICATIONS

1. 0.075 TH. 1ST. CLASS BRICK SOLING IN FOUNDATION & FLOOR.
2. 0.150 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. 0.125 TH. & 0.075 TH. PARTITION BRICK WORK WILL BE 1:5 CEMENT MORTAR.
5. 0.200TH. EXTERNAL WALLS WILL BE 1:6 CEMENT MORTAR.
6. 0.025 TH. D.P.C.WILL BE 1:2:4 WITH PROPER WATER PROOFING COMPOUND.
7. ROOF AND LIME TERRACING WILL BE 0.100 TH. WITH THEIR PROPER MATERIALS AND MIXING.
8. CEILING AND ALL R.C. PLASTER WILL BE 0.012 THK. 1:4 CEMENT MORTAR.
9. 0.025 THK. MARBLE FLOORING.
10. GRADE OF CONCRETE M - 20.
11. ALL BUILDING MATERIALS WILL BE AS PER I.S. CODE & C.B.C. 1994.

Md. Md Kr Ghoshal
Md. Md Kr Ghoshal B.E (CIVIL) MIE
Geo Tech ..... Engineer
Enpanelment No. 033/RJPSO/M/G.T/2019-20
SIGNATURE OF GEOTECHNICAL ENGINEER

Sujit Bikash
as constituted attorney of
Mr. Bidyut Bikash Naskar
Mr. Swapan Naskar
Director
SIGNATURE OF OWNERS

CIRCULAR SHADED HATCHED PORTIONS ARE FOR TREE PLANTATION (PLAR- 11 NOS. DECIDUOUS NOS. ETC.). THESE TREES PLANTATION WILL BE CHECKED AT THE TIME OF INSPECTION OF P.L. CERTIFICATE AND WILL BE IN PROPER SIZE AT THE TIME OF COMPLETION PLAN.

CERTIFICATE OF STRUCTURAL ENGINEER :

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

SUBRATA MONDAL
Chartered Engineer (Civil)
B.C.E., A.M.I.E., C-ENG (I)
E.N.B. - 1/858
E.S.E. - I/109
SIGNATURE OF E.S.E

DECLARATION OF L.B.S(CL-I) :

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISIONS OF RAJPUR SONARPUR MUNICIPALITY BUILDING RULE 1996 AS AMENDED FROM TIME TO TIME & SITE CONDITIONS INCLUDING THE WIDTH OF ROAD CONFORM WITH THE PLAN PLOT IS DEMARCATED BY BOUNDARY WALL & IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK.

SYED WASEH NAZAKAT
CIVIL ENGINEER
L.B.S. CL-I-500(R.S.M.)
SIGNATURE OF NAME OF L.B.S.(CL-I)

CONSULTANT-
DREAM BUILT
D - 15, K.C. AVENUE, CALCUTTA - 700084
MOBILE : 09143189141 / 07003066355

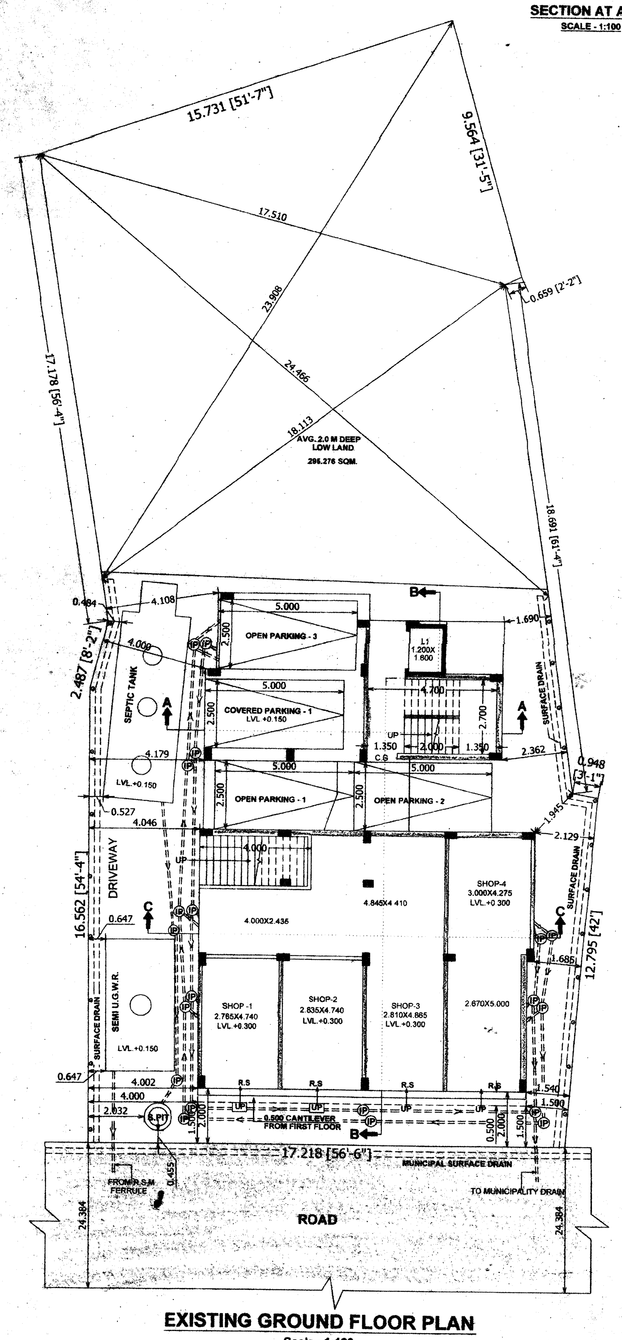
USED SCALE - 1:100, 1:50, 1:200.

OFFICE USE ONLY

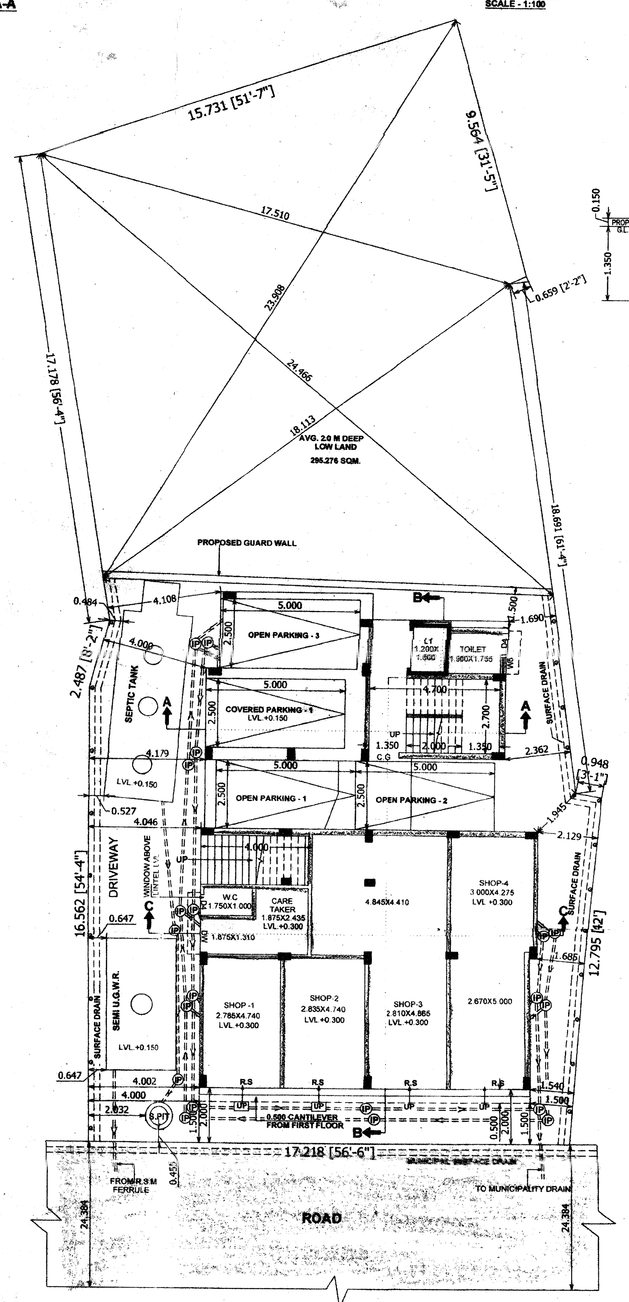
SPACE FOR APPROVAL OF S.A.E.
Checked & O.K.
11/2/25
(ALOKE KUMAR MONDAL)
Sub-Assistant Engineer
RAJPUR-SONARPUR MUNICIPALITY

SPACE FOR APPROVAL OF A.E

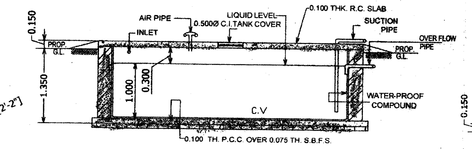
APPROVAL OF REVISED PLAN
Vide Memo No.- 206-08-IT & e-GOV/UDMA
1st. Sanction No.- 350/CB/13/03 Dated 18/03/2017
ALT/EXT No.- 403/EXT/R3/13/23 Dated 14/10/2025
Valid Upto- 18/03/2027
14/10/25
Rajib Mukherjee
Assistant Engineer Incharge P.W.D
14/10/25
Dr. Pallab Kumar Das
Chairman
RAJPUR-SONARPUR MUNICIPALITY



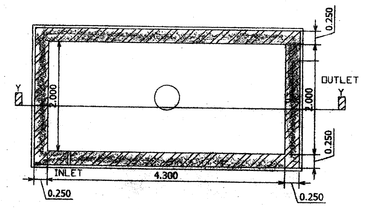
EXISTING GROUND FLOOR PLAN
Scale - 1:100



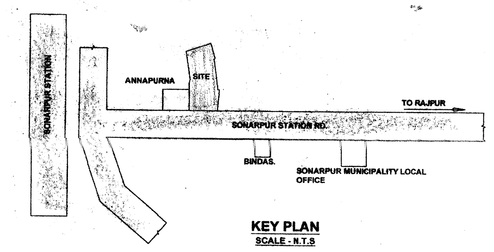
ADDI. ALT. GROUND FLOOR PLAN
Scale - 1:100



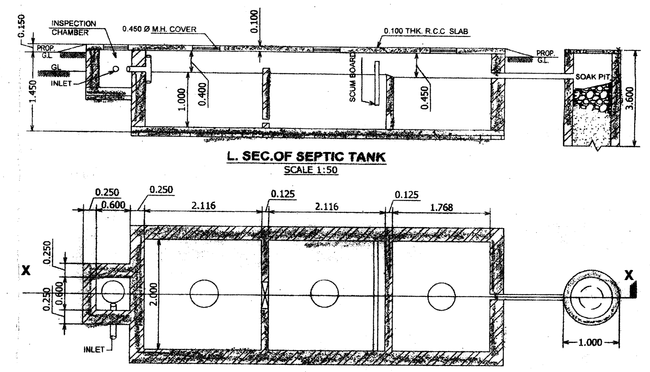
SECTION - YY
SCALE 1:50



DETAIL OF S.U.WATER RESERVOIR
CAPACITY :- 8600 LTRS
SCALE 1:50



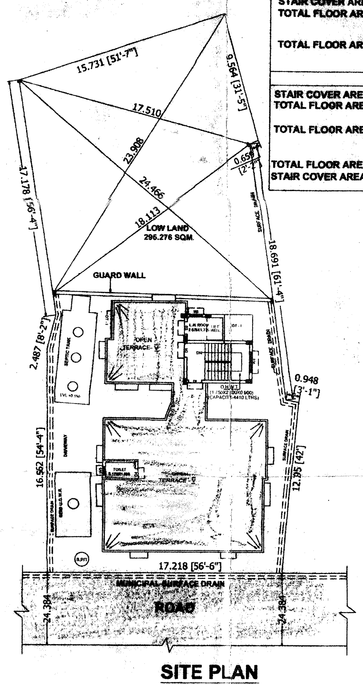
KEY PLAN
SCALE - N.T.S



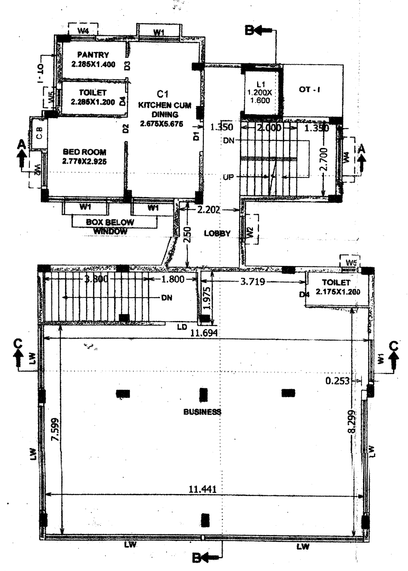
L. SEC.OF SEPTIC TANK
SCALE 1:50

SEPTIC TANK
50 USER
SCALE 1:50

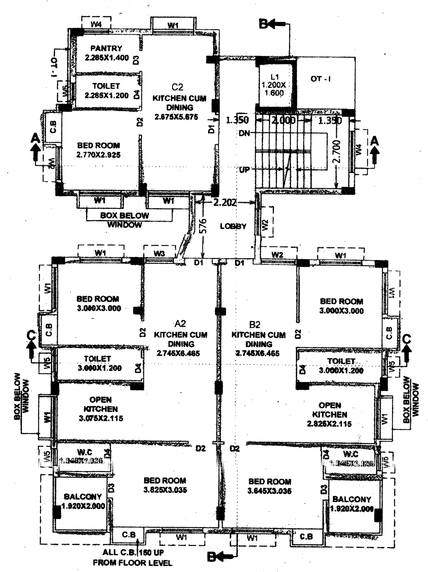
SOAK PIT



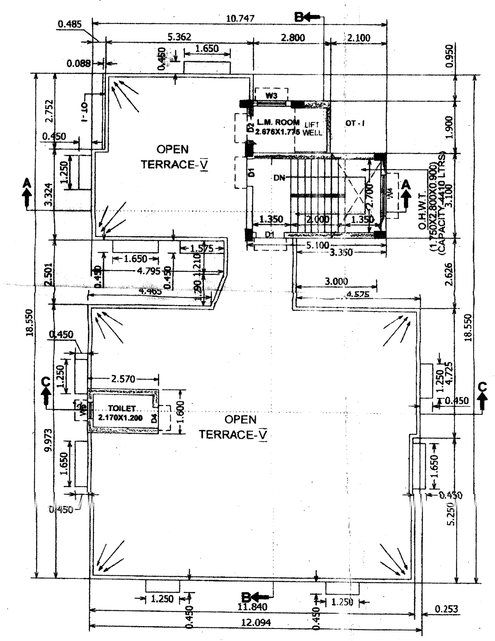
SITE PLAN
Scale - 1:200



EXISTING 1ST FLOOR PLAN
Scale - 1:100



EXISTING 2ND , 3RD, 4TH FLOOR PLAN
Scale - 1:100



ADDITION TERRACE FLOOR PLAN
Scale - 1:100