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 & DUCT) E = A-(B+C+D) SQ.M.	F MANDATORY STAIR AREA (INSIDE) RESI.	F COMM.	G LIFT LOBBY AREA (SQ.M.)	H AREA EXCLUDING LIFT LOBBY& STAIR, (SQ.M.) I = E - (F+G)	I ACTUAL RESIDENTIAL AREA (SQ.M.)	J COMMERCIAL AREA (SQ.M.)	K COVERED CARPARKING AREA & NO. REQUIRED	K PROVIDED	L LOFT AREA PERMISSIBLE	L PROVIDED	M C.B. AREA PERMISSIBLE	M PROVIDED	N F.A.R CALCULATION N = (H-K) / L. A.
GROUND	103.457	-	-	-	103.457	11.160	-	-	92.297	50.440	20.807	FOR RESIDENTIAL 243.852 / 250 = 0.975 nos. = 1 nos. FOR COMMERTIAL = 20.807 NIL. 25 SQ.M	1 NO. 15.254 SQ.M	-	-	-	-	286.669 - 15.254 / 200.644 1.353 < 1.75
1ST	108.346	-	-	-	108.346	11.160	-	-	97.186	96.706	-			-	-	3.250	2.388	
2ND	108.346	-	-	-	108.346	11.160	-	-	97.186	96.706	-			-	-	3.250	2.388	
TOTAL AREA	320.149	-	-	-	320.149	33.480	-	-	286.669	243.852	20.807			-	-	6.500	4.776	

C.B AREA = 2.388 SQ.M. (2.204 % OF FLOOR AREA) TOTAL AREA = (320.149 + 4.776) SQ.M.= 324.925 SQ.M.

BLOCK WISE AREA CALCULATION

FLOOR	ACTUAL RESIDENTIAL AREA (SQ.M.)	PARKING CALCULATION FOR RESIDENTIAL AREA	ACTUAL COMMERCIAL AREA (SQ.M.)	PARKING CALCULATION FOR COMMER. AREA	PERMISSIBLE CAR PARKING AREA & NO.	PROVIDED CAR PARKING AREA & NO.
GROUND FLOOR	50.440	TOTAL RESIDENTIAL AREA = 243.852 SQM 243.852 SQM / 250 = 0.975 SAY 1 NOS.	20.807	NIL	25 SQ.M & 1 NOS.	15.254 SQM & 1 NOS.
FIRST FLOOR	96.706		.....			
SECOND FLOOR	96.706					
TOTAL	243.852		20.807			

AREA CALCULATION :-

LAND AREA (AS PER DEED)	3 K. 00 CH. 00 SFT. = 200.669 SQ.M.
LAND AREA (AS PER PHYSICAL MEASUREMENT)	200.644 SQ.M.
SPLAYED CORNER AREA	3.108 SQ.M.
NET LAND AREA	197.536 Sq.m.
PERMISSIBLE GROUND COVERAGE (64.968 %)	130.354 Sq.m.
PROP. GROUND COVERAGE	108.346 SQ.M (53.999 %)
PERMISSIBLE F. A. R.	1.75
PROPOSED F. A. R.	1.353
PERMISSIBLE BUILDING HEIGHT	10.0 M
PROPOSED BUILDING HEIGHT	9.9 M
SERVICE AREA	5.137 SQ.M.
NO. OF FLATS	5 NOS

PROPOSED PLAN OF THREE STORIED RESIDENTIAL BUILDING OF MR. DHEERAJ LALWANI AT R.S. DAG NO.- 2725; R.S. KHATIAN NO.- 724; L.R. DAG NO.- 2741; L.R. KHATIAN NO.- 30468; J.L. NO.- 41; MOUZA- KAMRABAD; HOLDING NO.- 909, KAMRABAD; WARD NO.- 09; P.S.- SONARPUR; DIST.- SOUTH 24 PARGANAS UNDER RAJPUR SONARPUR MUNICIPALITY.

GENERAL NOTES

1. ALL DIMENSIONS ARE IN METER UNLESS NOTED OTHERWISE
2. FIRST CLASS BRICKS SHALL BE USED FOR ALL 0.250 M / 0.200 M THICK OUTER WALLS IN CEMENT MORTER (1:6) AND 0.125 M / 0.075 M THICK INNER WALLS IN CEMENT MORTER (1:4)
3. H.B. WIRE NETTING SHOULD BE USED AT EVERY THIRD LAYER FOR 0.075 M THICK WALLS.
4. GRADE OF CONCRETE : ORDINARY CEMENT CONCRETE MIX (1:1.5:3) WITH 20 MM DOWN GRADED STONE CHIPS
5. GRADE OF STEEL : Fe-500
6. LAP LENGTH & COVER TO REINFORCEMENT SHOULD CONFORM TO LATEST EDITION OF I.S.: 456
7. PLASTERING : OUTSIDE - 15 MM THICK IN CEMENT MORTER (1:4)
   INSIDE - 20 MM THICK IN CEMENT MORTER (1:6) FOR 250 TH. WALL
   CEILING - 10 MM THICK IN CEMENT MORTER (1:4)
   15 MM THICK IN CEMENT MORTER (1:6) FOR 200 TH. WALL
8. DEPTH OF WATER RESERVOIR & SEPTIC TANK WILL NOT EXCEED THE DEPTH OF FOUNDATION.

DECLARATION OF L.B.S. :-

IT IS CERTIFIED THAT THE BUILDING PLANHAS BEEN DRAWN UP AS PER PROVISION OF R.S.M. BUILDING RULES 2009 AS AMMENDED FROM TIME TO TIME & THAT THE SITE CONDITION INCLUDING THE WIDTH OF ABUTTING ROAD CONFORM WITH THE PLAN & THAT IT IS A BUILDABLE SITE & (AS INFORMED BY THE OWNER) NOT A TANK OR FILLED UP TANK.

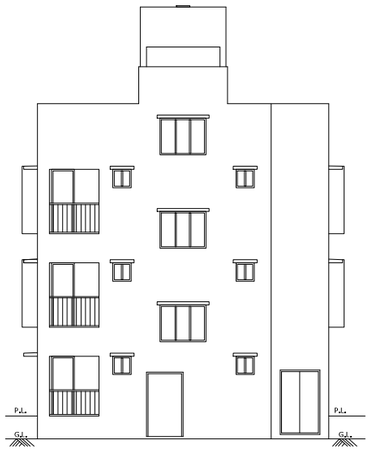
NAME OF L.B.S.
AMIT SEN
ENLISTMENT NO. - 945/RJPSON/LBS-I/2024-27

NAME OF E.S.E.	NAME OF GEO TECH
KALLOL KR. GHOSHAL	KALLOL KR. GHOSHAL
ENLISTMENT NO. - 019/RJPSON/ESE-II/2018-19	ENLISTMENT NO. - 033/RJPSON/G.T/2019-20

DHEERAJ LALWANI
NAME OF OWNER.

(OFFICE USE ONLY):

FRONT ELEVATION
SCALE - 1:100



SOUTH SIDE ELEVATION
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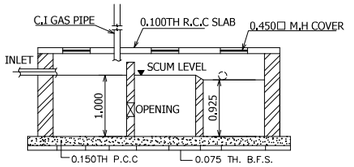
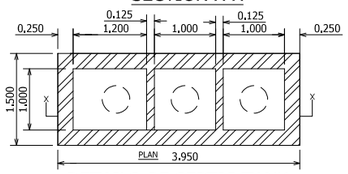
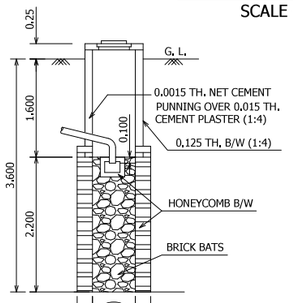


SECTION X-X



DETAILS OF SEPTIC TANK
USER - 25 NOS.
SCALE - 1 : 50



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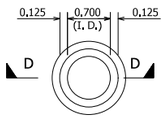
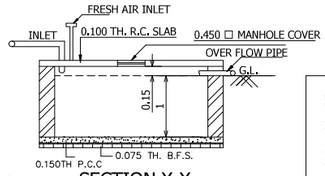
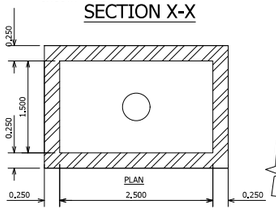


SOAK PIT DETAIL
SCALE - 1:50

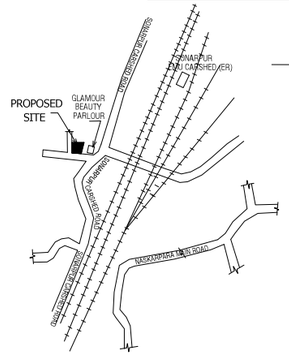
SCHEDULE OF DOORS & WINDOWS						
MARK	HEIGHT	WIDTH	REMARKS	MARK	HEIGHT	WIDTH
D1	2.100	1.050	PANEL	W1	1.200	1.500
D2	2.100	0.900	PANEL	W2	1.200	1.200
D3	2.100	0.750	PANEL	W3	0.750	0.600



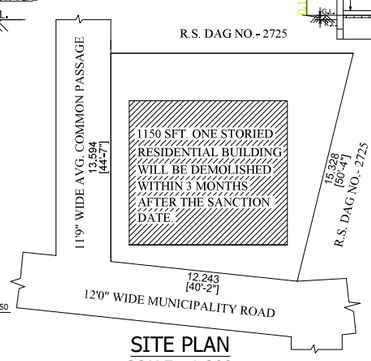
SECTION X-X



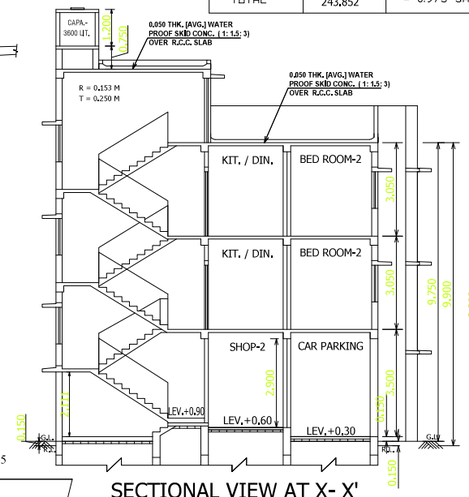
DETAILS OF S.U.G.W.R.
CAPACITY - 3750 LTS.
SCALE - 1 : 50



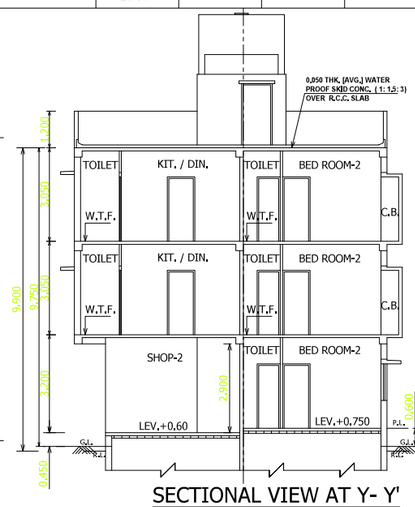
LOCATION PLAN
SCALE - 1:4000



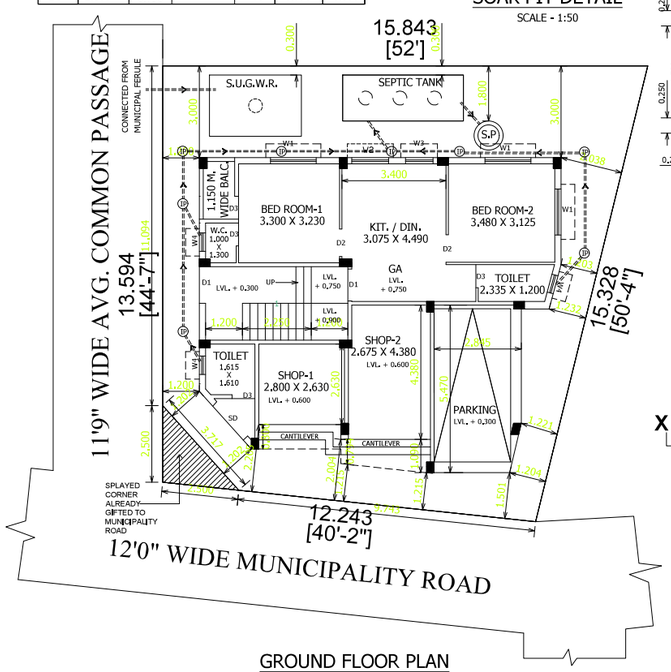
SITE PLAN
SCALE - 1:200



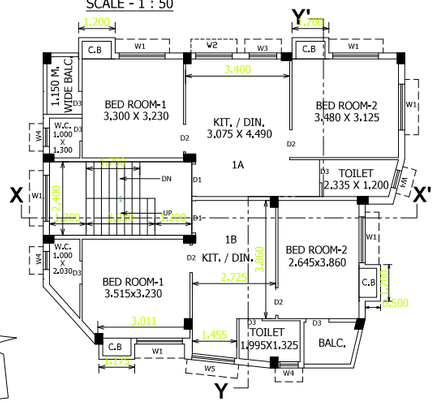
SECTIONAL VIEW AT X- X'
SCALE - 1:100



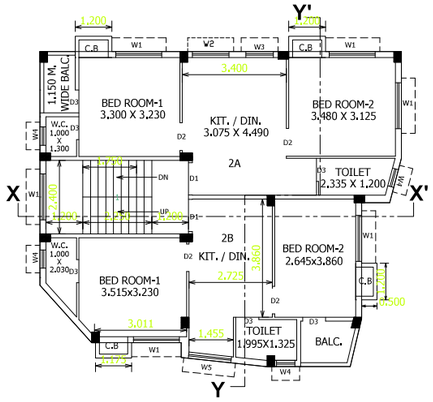
SECTIONAL VIEW AT Y- Y'
SCALE - 1:100



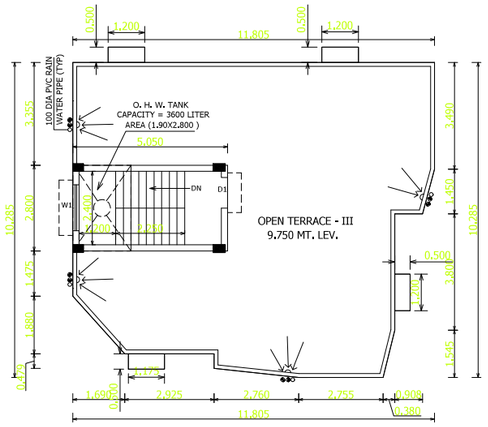
GROUND FLOOR PLAN
SCALE - 1:100



FIRST FLOOR PLAN
SCALE - 1:100



SECOND FLOOR PLAN
SCALE - 1:100



ROOF PLAN
SCALE - 1:100

Signature valid
Digital signed by Amit Sen
Date: 2025.03.14 14:49:11
Reason: Self Attested
Location: Rajpur-Sonarpur