



**AREA STATEMENT:-**  
 AREA OF LAND (AS PER DEED) = 404.589 Sqm. ( 06 Ka - 00 Ch - 35 Sqft.)  
 LAND AREA ( AS PER PHYSICAL ) = 399.289 Sqm.( 05 Ka - 15 Ch - 23 Sqft.)  
 PERMISSIBLE F.A.R = 1.75  
 PER. GROUND COVERAGE @ 53.423% OF LAND AREA = 213.312 SQM.  
 PROPOSED GROUND COVERAGE :- @ 46.40% OF LAND AREA = 185.269 SQM  
 PERMISSIBLE AREA AS PER F.A.R = 1.75 x 399.289 SQM = 698.756 SQM.  
 WIDTH OF THE ROAD = 5.10 M  
 PERMISSIBLE BUILDING HEIGHT = 15.5 M  
 PROPOSED BUILDING HEIGHT = 15.5 M  
 PROPOSED SHOP COVERED AREA = 18.176 SQM.  
 PROVIDED SERVICE AREA = 12.50 Sqm.  
 NO. OF FLATS = 12 AND NO. OF SHOP = 01  
 TOTAL NO. OF PARKING PROVIDED = 05

DOOR & WINDOW SCHEDULE			
MARK	SIZE	MARK	SIZE
W1	1.500 x 1.350	D	1.200 x 2.100
W2	1.200 x 1.350	D1	1.050 x 2.100
W3	0.900 x 1.050	D2	0.900 x 2.100
W4	0.600 x 0.750	D3	0.750 x 2.100

- SPECIFICATIONS**
- 0.075 TH. 1ST. CLASS BRICK SOLING IN FOUNDATION & FLOOR.
  - 0.150 TH. 1:3:6 (CEMENT:SAND & KHOA) CEMENT CONCRETE IN FOUNDATION & FLOOR.
  - FOUNDATION BRICK WORK WILL BE 1ST CLASS BRICK WITH 1:4 CEMENT MORTAR.
  - 0.125 TH. & 0.075 TH. PARTITION BRICK WORK WILL BE 1:5 CEMENT MORTAR.
  - 0.20 TH. EXTERNAL WALLS WILL BE 1:6 CEMENT MORTAR.
  - 0.025 TH. D.P.C. WILL 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 MIXING.
  - ROOF AND LIME TERRACING WILL BE 0.100 TH. WITH THEIR PROPER.
  - CEILING AND ALL R.C. PLASTER WILL BE 0.012m. TH. 1:4 CEMENT MORTAR.
  - GRAVEL FLOOR IN GROUND FLOOR AND ALL FLOORS.
  - GRADE OF CONCRETE M-20
  - ALL BUILDING MATERIALS WILL BE AS PER I.S. CODE & C.B.C. 1984.
- NOTES**
- ALL DIMENSIONS ARE IN METER.
  - ALL EXTERNAL WALLS ARE 0.200 THK. AND INTERNAL WALLS ARE 0.075 THK. IF NOT STATED OTHERWISE.
  - SCALE: 1:100
  - SAFE BEARING CAPACITY OF SOIL AS PER SOIL TEST REPORT.
  - DEPTH OF SEPTIC TANK AND SEMI U.G. WATER RESERVOIR WILL NOT EXCEED THE DEPTH OF BUILDING FOUNDATION.
  - ALL SORTS OF PRECAUTIONARY MEASURE WILL BE TAKEN AT THE TIME OF CONSTRUCTION.

FLOOR MKD	TOTAL AREA	DEDUCT AREA			ACTUAL AREA WITHOUT (LIFT+DUCT)	RESIDENTIAL STAIR+ST. LOBBY-ST. DUCT AREA (INSIDE)	LIFT LOBBY AREA	AREA EXCLUDING LIFT LOBBY + STAIR AREA	CAR PARKING AREA			CUPBOARD & LOFT AREA		F.A.R. CALCULATION
		DUCT	LIFT WELL	STAIR DUCT					PERMISSIBLE	PROVIDED	DEDUCTABLE	PERM. 878.757@3% = 26.363 Sqm.	PROV.	
GROUND FLOOR	149.969	NIL	NIL	NIL	149.969	2.059	131.932		125	93.512	93.512	6.591	5.224	788.572 - 93.512 = 399.289 = 1.741 < 1.75
FIRST FLOOR	185.269	NIL	1.812	1.26	182.197	15.978	2.059	164.160				6.591	5.224	
SECOND FLOOR	185.269	NIL	1.812	1.26	182.197	15.978	2.059	164.160				6.591	5.224	
THIRD FLOOR	185.269	NIL	1.812	1.26	182.197	15.978	2.059	164.160				6.591	5.224	
FOURTH FLOOR	185.269	NIL	1.812	1.26	182.197	15.978	2.059	164.160				6.591	5.224	
TOTAL FL. AREA	891.045	NIL	7.248	5.04	878.757	79.890	10.295	788.572	125	93.512	93.512	26.363	20.896	

STAIR HEAD ROOM AREA = 20.598 SQM.  
 TOTAL FL. AREA WITH C.B & STAIR HEAD ROOM = 878.757 + 20.896 + 20.598 = 920.251 SQM.

USES	TOTAL AREA / FLOOR	NO. OF FLOOR	TOTAL AREA	REQUIRED PARKING		PARKING PROVIDED		TOTAL NOS. OF COVERED CAR PARKING
				COVERED	NO	AREA	NO	
RESIDENTIAL AREA	164.160	4	656.640	656.640/120 = 5.472 = 5	5	93.512	93.512	05
COMMERCIAL AREA (SHOP)	18.176	1	18.176	NIL				
GRAND TOTAL				5	125	5		05

**DECLARATION OF L.B.S.**  
 I/WE DO HEREBY CERTIFY THAT PLANS/ELEVATIONS AND SECTIONS AND OTHER STRUCTURAL DETAILS OF THE PROPOSED BUILDINGS ON HOLDING NUMBER 108/2, SATKARI BANERJEE ROAD, WARD NO.22, 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 CERTIFICATE 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/ALTERATION TO ALTERATION OF THE BUILDING ON THE SAID HOLDING.

SOUMYAJIT BHATTACHARYYA  
 884/RJPSO/N.L.S/17-18  
 UNDER RAJPUR SONARPUR MUNICIPALITY  
 NAME OF L.B.S.

**STRUCTURAL CERTIFICATE**  
 I/WE DO HEREBY CERTIFY THAT THE FOUNDATION AND SUPER STRUCTURE OF THE BUILDING PROPOSED FOR CONSTRUCTION AT HOLDING NO. 108/2, SATKARI BANERJEE ROAD, WARD NO.22, 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.

SARKI BRATA BHATTACHARYYA  
 028/RJPSO/SE/15-16  
 NAME OF E.S.E.

**GEOTECH CERTIFICATE**  
 I/WE DO HEREBY CERTIFY THAT THE FOUNDATION AND SUPER STRUCTURE OF THE BUILDING PROPOSED FOR CONSTRUCTION AT HOLDING NO. 108/2, SATKARI BANERJEE ROAD, WARD NO.22, 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.

SAMIRAN MUKHERJEE  
 ENLISTED GEOTECHNICAL ENGG.  
 RAJPUR SONARPUR MUNICIPALITY  
 ENLISTMENT NO-30G.T.E. CLASS-I  
 NAME OF GEOTECHNICAL ENGINEER

**PROJECT**  
 PROPOSED G+IV STORIED RESIDENTIAL BUILDING AT HOLDING NO. 108/2, SATKARI BANERJEE ROAD, R.S. DAG & L.R. DAG NO. 386, R.S. KHATIAN NO. - 283 & 716, L.R. KHATIAN NO. 2779,2780,2782,2818, J.L. NO. 79, WARD NO. 22, MOUZA:- MAHINAGAR, P.S. - SONARPUR, DIST.-24 PGS(S). UNDER RAJPUR SONARPUR MUNICIPALITY.

OWNER'S NAME - DEBASIS ROY & 3 OTHERS

**OFFICE USE ONLY**

DRAWN :- Soumya	CHECKED :- Soumya	CONSULTANT:-
DESIGNED :- Soumya	APPROVED :- Soumitra	M/s. saplantsch INDIA UNIT OF CONSULTANCY SERVICES) mahshabghata Lane, KOLKATA-700 047 (9883155092)
SCALE :- 1:100 (OTHER WISE NOTED)		E :- 06/08/2025 JOB NO :- 01

