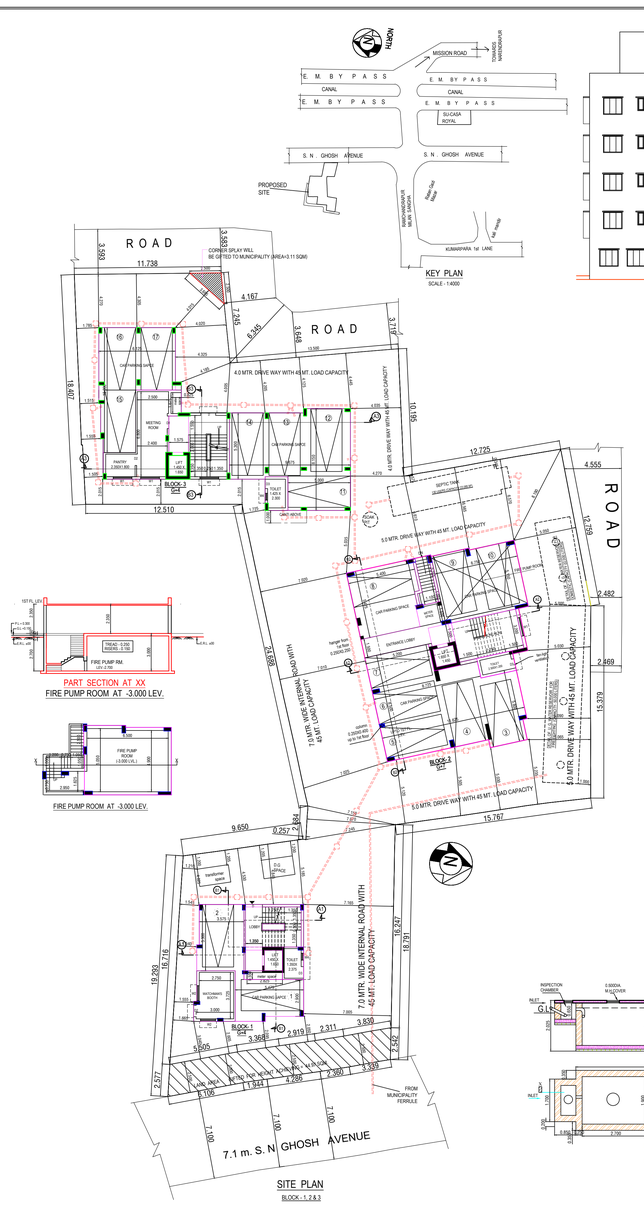

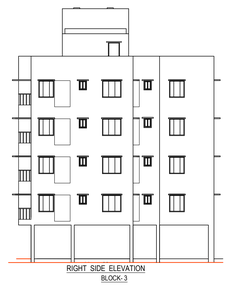

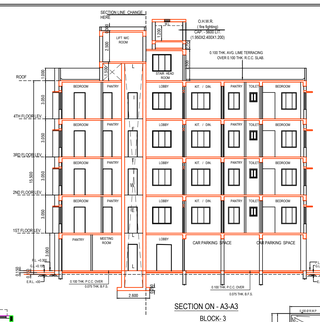

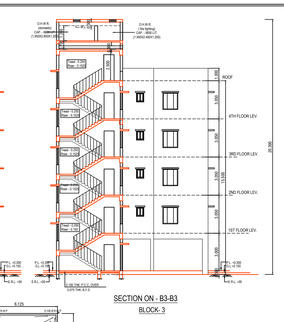

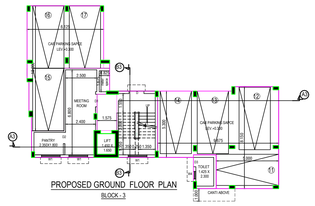

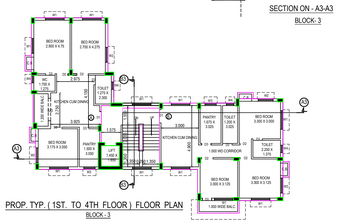

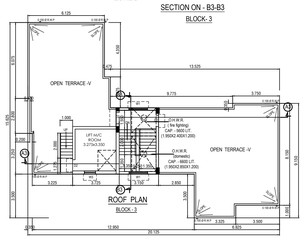

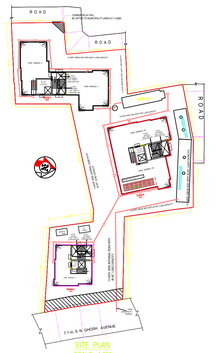

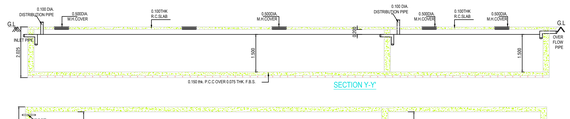

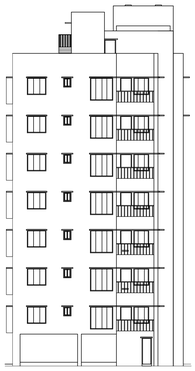

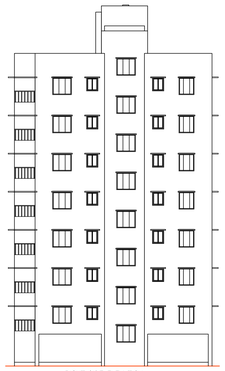

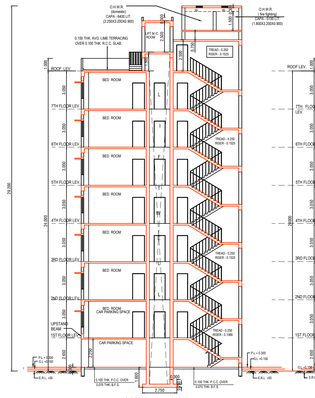

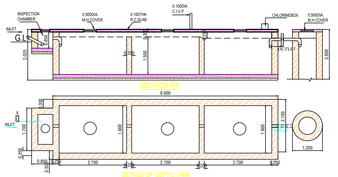

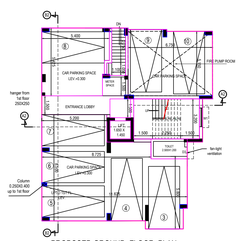

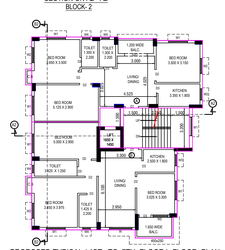

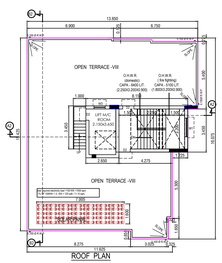

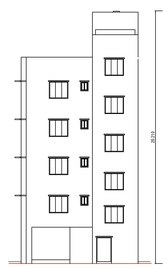

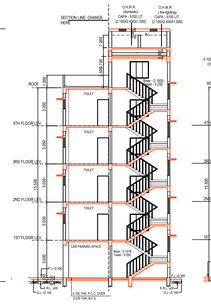

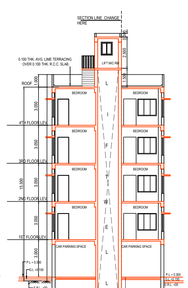

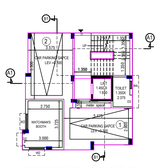

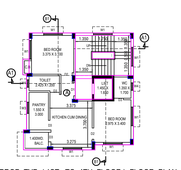

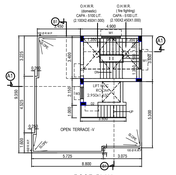

LAND AREA AS PER DEED	199.44 Sqm (2.0 Kt. - 14.25 Dcml)
LAND AREA (AS PER PHYSICAL)	211.00 Sqm (2.0 Kt. 17.0 - 15.06 Dcml)
LAND AREA UNDER PUBLIC PURPOSE	11.56 Sqm
LAND AREA AS PER NOC/ BOUNDARY AGREEMENT	49.97 Sqm
CURVED PART AREA	1.71 Sqm
NET LAND AREA = (1ST DEC AS PER 2) Sqm	159.81 Sqm
LAND AREA ON PRESENT SITE (INCLUDED)	161.52 Sqm
PERMISSIBLE GROUND COVERAGE @ 60 %	96.78 Sqm
PROPOSED GROUND COVERAGE	95.89 Sq.m. (59.36 %)
PERMISSIBLE F.A.R.	1.80
PROPOSED F.A.R.	1.583
PROVIDED SERVICE AREA	16.56 Sqm
NO OF FLATS	28 nos.
NO OF CARS	21 nos (COVERED)

FLOORS / BLOCKS	a	b	c	d	e	f	g	h	i	k	l	m	n	o	p
	TOTAL AREA	DUCT	TOTAL AREA WITHOUT DUCT	SHAFT	LIFT WELL	STAIR SHAFT	ACTUAL AREA WITH/UTILITY(SHAFT)	RESIDENTIAL STAIR AREA (INSIDE)	LIFT LOBBY	AREA EXCLUDING LIFT / LOBBY &STAIR	ACTUAL RESIDENT AREA	COVERED CAR PARKING AREA	CB AREA (provided)	CB AREA (prepared)	FAR CALCULATION	LAND AREA SQM
															1.583	1377.59
BLOCK-1 GR. FLOOR	78.47	0	78.47	0	0	0	78.47	13.364	2.261	62.845		36.96				
1ST FLOOR	78.47	0	78.47	0	2.393	0.875	75.222	13.364	2.261	59.577	57.01		2.26	0.6		
2ND FLOOR	78.47	0	78.47	0	2.393	0.875	75.222	13.364	2.261	59.577	57.01		2.26	0.6		
3RD FLOOR	78.47	0	78.47	0	2.393	0.875	75.222	13.364	2.261	59.577	57.01		2.26	0.6		
4TH FLOOR	78.47	0	78.47	0	2.393	0.875	75.222	13.364	2.261	59.577	57.01		2.26	0.6		
BLOCK-2 GR. FLOOR	155.28	0	155.28	0	0	0	155.28	21.553	2.474	171.453		147.22				
1ST FLOOR	155.28	0	155.28	0	2.393	0	152.887	16.8	2.474	173.613	171.3		5.79	1.25		
2ND FLOOR	155.28	0	155.28	0	2.393	0	152.887	16.8	2.474	173.613	171.3		5.79	1.25		
3RD FLOOR	155.28	0	155.28	0	2.393	0	152.887	16.8	2.474	173.613	171.3		5.79	1.25		
4TH FLOOR	155.28	0	155.28	0	2.393	0	152.887	16.8	2.474	173.613	171.3		5.79	1.25		
5TH FLOOR	155.28	0	155.28	0	2.393	0	152.887	16.8	2.474	173.613	171.3		5.79	1.25		
6TH FLOOR	155.28	0	155.28	0	2.393	0	152.887	16.8	2.474	173.613	171.3		5.79	1.25		
7th FLOOR	155.28	0	155.28	0	2.393	0	152.887	16.8	2.474	173.613	171.3		5.79	1.25		
BLOCK-3 GR. FLOOR	166.5	0	166.5	0	0	0	166.5	13.95	3	149.55	0	109.28				
1ST FLOOR	169.78	0	169.78	0	2.393	0.5	166.887	13.95	3	149.537	145.34		5.01	2.5		
2ND FLOOR	169.78	0	169.78	0	2.393	0.5	166.887	13.95	3	149.537	145.34		5.01	2.5		
3RD FLOOR	169.78	0	169.78	0	2.393	0.5	166.887	13.95	3	149.537	145.34		5.01	2.5		
4TH FLOOR	169.78	0	169.78	0	2.393	0.5	166.887	13.95	3	149.537	145.34		5.01	2.5		
FIRE PUMP ROOM	36.91		36.91				36.91			36.91						
TOTAL	2837.12	0	2837.12	0	55.895	5.5	2795.725	275.523	46.097	2474.105	2008.5	293.46	69.56	21.15		

STAIR HEAD ROOM = 57.18 SQM.

TOTAL FLOOR AREA INCLUDING CB + STAIR HEAD ROOM =2795.725+ 21.15+57.18 =2874.055 SQM.

CAR PARKING CALCULATION		
TOTAL NO. OF REQ. CAR PARKING	(residential) 2008.5 / 100 = 19.74 nos say 19 nos CAR	
	TOTAL CAR REQUIRED = 19 no.	
PERMISSIBLE AREA OF CAR PARKING	1742ft = 435.5sm	
TOTAL NO. OF PROVIDED CAR PARKING	17 NOS. (covered	
PROVIDED AREA OF CAR PARKING	153.46 Sqm.	

F. A. R. CALCULATION	
F.A.R =	2474.105- 293.46 = 1377.59 / 1742.645 = 1377.59 / 1.583

DOOR & WINDOW SCHEDULE			
MARK	SIZE	MARK	SIZE
W	1.800X1.800	S/D	1.800X2.100
W1	1.500X1.350	D1	1.050 X 2.100
W2	1.200X1.350	D2	0.900 X 2.100
W3	0.900X1.200	D3	0.750X2.100
W4	0.600X0.750		

NOTES

1. ALL DIMENSIONS ARE IN M.
2. ALL EXTERNAL WALLS ARE 230 TH. AND INTERNAL WALLS ARE 125 TH. AND 100 IF NOT STATED OTHERWISE
3. SCALE - 1:100
4. SEPTIC TANK CAPACITY OF SOIL T.MTSQ.M. ASSUMED
5. DEPTH OF SEPTIC TANK AND SOAK PIT, 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. 1:4:8 CEMENT CONCRETE BELOW PLINTH LEVEL IN FOUNDATION & FLOOR
3. STG.FOUNDATION BRICK WORK WILL BE 1ST CLASS BRICK WITH 1:6 CEMENT MORTAR
4. 125 TH. & 75 TH. PARTITION BRICK WORK WILL BE 1:5 CEMENT MORTAR
5. 230 TH. SUPER STRUCTURE BRICK WORK WILL BE 1:6 MORTAR
6. 20 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. ALL WOODWORK WILL BE OF SAL
11. ALL BUILDING MATERIALS WILL BE AS PER I.S. CODE & C.B.C. 1984

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 797 S.N. GHOSH AVENUE, WARD NO. 35, UNDER THE JURISDICTION OF RAJPUR SONARPUR MUNICIPALITY HAVE BEEN PREPARED IN CONFORMING WITH ALL RELEVANT PROVISIONS UNDER THE WEST BENGAL BUILDING (LSUD) 2007. THE DESIGN AND CONSTRUCTION OF THE BUILDINGS SHALL BE CARRIED OUT UNDER MY SUPERVISION AND I/WE DO HEREBY UNDERTAKE TO GIVE NECESSARY INSPECTION AND SUPERVISE THE SAID BUILDINGS AND I/WE ALSO DO HEREBY DECLARE THAT I/WE SHALL MAKE ENQUIRIES