

AREA STATEMENT

LAND AREA (AS PER FEED) 4.2 ACRES	= 2913.71 SQM
LAND AREA (AS PER MEASUREMENT)	= 2913.71 SQM
AVAILABLE ROAD WIDTH	= 100 FEET
PROPOSED BUILDING HT. (G+X)	= 51.45 MT.
PERMISSIBLE GROUND COVERAGE (50%)	= 1456.855 SQM
PERMISSIBLE F.A.R.	= 3.0
PERMISSIBLE BUILT UP AREA (2913.71*3.0)	= 8741.13 SQM
PROPOSED GROUND COVERAGE (33.2%)	= 778.377 SQM
BASEMENT (FIRE PUMP ROOM) AREA	= 333.64 SQM
PROPOSED GROUND FLOOR AREA	= 778.377 SQM
PROPOSED 1ST FLOOR AREA	= 604.233 SQM
PROPOSED TYPICAL (2ND TO 15TH) FLOOR AREA	= 606.333 SQM
WAREHOUSE AREA	= 192.5 SQM
PROPOSED TOTAL FLOOR AREA FOR F.F.I.	= 10099.552 (480+1020+664+18.875+112.5)
PROPOSED FAR (8671.937/291.171)	= 2.976

CAR PARKING CALCULATION:

TOTAL NO OF FLAT ABOVE G.S.M.	= 58 NOS.
NO OF CAR PARKING REQUIRED	= 38 NOS.
TOTAL NO OF FLAT ABOVE G.S.M. + 30 NOS.	= 88 NOS.
NO OF CAR PARKING REQUIRED	= 58 NOS.
TOTAL NO OF CAR PARKING PROVIDED	= 73 NOS.
(COVERED=28 NOS., OPEN=31 NOS., OPEN MULTI=14 NOS.)	

REC'D GREEN SPACE (4.17%) = 121.50 SQM
PROPOSED GREEN SPACE (6.14%) = 184.65 SQM

CONST. SHOWN IN COL. ---

PROP. CONST. SHOWN IN COL. ---

PROPERTY LINE SHOWN IN COL. ---

ROAD SHOWN IN COL. ---

DRAIN SHOWN IN COL. ---

SCHEDULE OF DOORS			SCHEDULE OF WINDOWS		
TYPE	SILL	UNITLEL	TYPE	SILL	UNITLEL
D	---	2100	W	900	2100
D1	---	2100	W1	900	2100
D2	---	2100	W2	900	2100
D3	---	2100	W3	1050	2100
D4	---	2100	W4	900	2100
DW	---	2100	V	1200	2100
FCD	---	2100			

- SPECIFICATION OF BUILDING
1. ALL DIMENSIONS ARE IN MM.
 2. EARTH WORK IN EXCAVATION IN FOUNDATION TRENCHES.
 3. 150MM THICK SAND FILLING OVER FOUNDATION BED.
 4. 100MM THICK P.C.C. OVER SINGLE LAYER BRICK FLAT SOLING.
 5. FIRST CLASS CEMENT BRICKWORK UP TO GROUND LEVEL.
 6. R.C.C. WORK WILL BE AS PER DRAWING.
 7. ALL STRUCTURAL CALCULATIONS MUST HAVE TO SATISFY IS 456 : 2000.
 8. GRADE OF STEEL - Fe415.
 9. 250MM CEMENT BRICKWORK IN SUPERSTRUCTURE WITH 1:6 SAND CEMENT MORTAR.
 10. 125MM CEMENT BRICKWORK IN PARTITION WALL WITH 1:4 SAND CEMENT MORTAR.
 11. 10MM THICK PLASTERING ON INSIDE WALL WITH 1:6 SAND CEMENT MORTAR.
 12. 20MM THICK PLASTERING ON OUTSIDE WALL WITH 1:6 SAND CEMENT MORTAR.
 13. 12MM THICK PLASTERING ON CEILING WITH 1:6 SAND CEMENT MORTAR.
 14. GAL. WOOD WORK FOR DOOR & WINDOW FRAME.
 15. GAMBER WOOD WORK FOR DOOR & WINDOW PANEL SHUTTERING.
 16. TWO COATS COLOUR WASHING OVER SINGLE COAT PRIMER.
 17. SEPTIC TANK & SOAK PIT WILL BE AS PER DRAWING.
 18. LINTEL & CHAJA WILL BE AS PER SCALE.
 19. CAR PARKING SPACE WILL BE ALLOWED FLAT OWNERS' USERS (OUT SIDERS NOT TO BE ALLOWED).

- NAME OF OWNER
- MR. BABLU NASKAR
- MEMBER OF
- 1) BCN PROMOTERS & DEVELOPERS PVT. LTD.
 - 2) BCN BUILDERS & DEVELOPERS PVT. LTD.
 - 3) ANUPAMA PROMOTERS PVT. LTD.
 - 4) DREAM LAND HIGH RISE PVT. LTD.
 - 5) HAPPY HOME HIGH RISE PVT. LTD.
 - 6) RED ROSE HIGH RISE PVT. LTD.

BCN Builders & Developers Pvt. Ltd.
Happy Home High Rise Pvt. Ltd.
BCN Promoters & Developers Pvt. Ltd.
Anupama Promoters Pvt. Ltd.
Dream Land High Rise Pvt. Ltd.
Red Rose High Rise Pvt. Ltd.

Sd/- Bablu Naskar
Common Director

SIGNATURE OF OWNER

MR. BABLU NASKAR

Address: 107/2, MOONSHIPUR, BLOCK - 1, GROUND FLOOR, KOLKATA - 700055

CERTIFICATE OF ARCHITECT

I CERTIFY THAT ALL THE ARCHITECTURAL DRAWINGS OF THE PROJECT AT P.S. DAG NO. 251(P), 252(P), R.S. KHATIAN NO. 1119, 1120, 1122, 1123, 1124, 1125 OF MOUZA - KOCHPUKUR, J.L. NO.-2, P.S. - KOLKATA LEATHER COMPLEX, DIST - SOUTH 24 PARAGANAS, ASSESSMENT NO.-3586, UNDER BAMANGHATA GRAM PANCHAYET, BHANGAR-2, COMPLYING WITH THE NEW TOWN KOLKATA PLANNING AREA (BUILDING) RULES, 2014. I ALSO CERTIFY THAT THE PLANS AND DRAWINGS PREPARED BY ME COMPLYING WITH ALL THE PROVISIONS REGARDING THE FIRE PROTECTION AS PER THE PREVAILING NATIONAL BUILDING CODE OF INDIA. I SHALL BE HELD RESPONSIBLE IF ANY INADEQUATE INFORMATION IS FURNISHED BY ME OR ANY VIOLATION OF PROVISIONS OF THESE RULES OR THE PREVAILING NATIONAL BUILDING CODE IS FOUND IN ANY OF THE DRAWINGS AND DOCUMENTS, SIGNED BY ME AND SUBMITTED TO THE SACTIONING AUTHORITY FOR OBTAINING SANCTION.

Sd/- Rajkumar Agarwal

Rajkumar Agarwal
Architect
Member of Council of Architecture CA / 94 / 17940

SIGNATURE OF ARCHITECT

RAJ KUMAR AGARWAL

COUNCIL REGISTRATION NO. - CA/94/17940
ENROLLMENT NO. - ACR/NKDA/10/00006
ADDRESS: RAJ AGARWAL & ASSOCIATES, 88, ROYD STREET (2ND FLOOR), KOLKATA - 16.

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DATE-22/12/21	DRAWN-MOUSTFA SHARAF	CHECKED	REV. DATE-	SHEET NO
SCALE-1:150	JOB NO-ARCH/2017	REVISION	REV. NO.-	3 OF 3

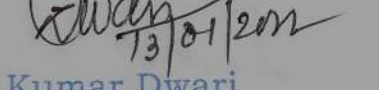
ARCHITECT:
 Raj Kumar Agarwal
 CIVIL/STRUCTURAL ENGINEER:
 Ashwin Kumar Das
 GEO-TECHNICAL ENGINEER:
 Mohit Roy
 TOWN PLANNER/URBAN DESIGNER:
 Nil
 STRUCTURAL REVIEWER:
 Saikat J. Banerjee

Enrolment No:
 AEC/E/10/00006
 Enrolment No:
 STCE/10/00009
 Enrolment No:
 GTEP-11000/09/00003
 Enrolment No:
 Nil
 Enrolment No:
 STCE/10/00004

Note: The NDA has been issued on the basis of documents submitted by the applicant and reviewed by the NDA. The NDA does not guarantee the accuracy of the information provided. It is the responsibility of the applicant to ensure that all the information provided is true and correct. The NDA shall not be held responsible for any loss or damage caused by the applicant. The NDA shall not be held responsible for any loss or damage caused by the applicant.

NEW TOWN KOLKATA DEVELOPMENT AUTHORITY
 No Objection Certificate for
 Sanction of Building Plan for Construction Purpose
 Memo No. 219/NKDA/BS-24(33)/2014
 Date: 13-01-2014
 Building Particulars for issuance of construction permission of proposed
 4+XV attached Residential Building on R.S. Dag no 251 (P), 252 (P)
 Khatian no 1119, 1120, 1123, 1123, 1124, 1125 of Mouza Keshubpur
 J.P. no 2, P.S. Kankarbatia, District Calcutta, West Bengal, Assessed at
 3586, under Kamanghatia Gram Panchayat, Bhangan II


 Ranjan Agastya
 Assistant Architect
 New Town Kolkata Development Authority


 Tapan Kumar Dwari
 Chief Architect
 New Town Kolkata Development Authority