

EXCLUSIVE TREE PLANTATION

LIST OF TREES PROPOSED FOR PLANTATION

SL. NO.	MARKED	BOTANICAL NAME OF TREES	COMMON NAME	SPACING OF TREES	QUANTITY (NOS)
1.	A	Michelia champaca	Champa	3.5 m.	35
2.	B	Cassia fistula	Bandarlathi	3.5 m.	35
3.	C	Aegele Marmelos(V.Limited)	Bel	3.5 m.	30
4.	D	Terminalia Arjuna	Arjun	3.5 m.	40
5.	E	Mimusops elengi	Bakul	3.5 m.	40
6.	F	Azadirachta indica	Neem	3.5 m.	75
7.	G	Mangifera indica	Am	3.5 m.	40
8.	H	Peltophorum pterocarpum	Radhachura	3.5 m.	30
9.	I	Polyalthea longifolia	Debdaru	3.5 m.	100
10.	J	Psidium guajava	Guava	3.5 m.	75
TOTAL					500

AREA STATEMENT

1. TOTAL LAND AREA AS PER DEED	= 30066.35 SQ.M.
1A. TOTAL LAND AREA AS PER SURVEY	= 30590.53 SQ.M.
2. PERMISSIBLE F.A.R.	= 3
3. PERMISSIBLE GROUND COVERAGE : (45%)	= 13765.73 SQ.M.
4. TOTAL GROUND COVERAGE (32.95%)	= 10079.58 SQ.M. (3 TOWER + PODIUM + CLUBHOUSE) (3832.16 + 5639.93 + 796.26 + 11.23)
5. PROPOSED GROUND COVERAGE :-	
TOWER 1	= 1210.72 SQ.M.
TOWER 2	= 1210.72 SQ.M.
TOWER 3	= 1210.72 SQ.M.
PODIUM	= 5639.93 SQ.M.
CLUBHOUSE (TOWER 4)	= 796.26 SQ.M.
TOTAL	= 10068.35 SQ.M.
6. NO. OF BLOCK	= 3 + 1 + 1 = 5 NOS. (RESIDENTIAL TOWER + PODIUM + CLUBHOUSE)
7. PROPOSED NO. OF TENEMENT	= 836 NOS. (3 RESIDENTIAL TOWER)
TOWER 1	= 306
TOWER 2	= 310
TOWER 3	= 220
8. TOTAL REQUIRED CAR PARKING FOR TENEMENTS	= 640 NOS.
100 SQMT AND ABOVE 1 CAR PARKING FOR 100SQMT.	
TOTAL NO OF UNITS = 511 UNITS	511 CAR PARKING
MORE THE 75 SQMT BUT LESS THEN 100 SQMT. FOR EVERY 2 TENAMENT - 1 CAR PARKING	
TOTAL NO OF UNITS = 189 UNITS	95 CAR PARKING
MORE THE 50 SQMT BUT LESS THEN 75 SQMT FOR EVERY 4 TENAMENT - 1 CAR PARKING	
TOTAL NO OF UNITS = 136 UNITS	34 CAR PARKING
9. TOTAL CARPET AREA OF CLUB HOUSE(TOWER 4) (G+2)	= 2215.48 SQ.M.
10. PARKING REQUIRED FOR CLUB HOUSE(TOWER 4)	= 63 CARS (TENEMENTS+CLUBHOUSE)
11. TOTAL REQUIRED CAR PARKING	= 703 NOS. (TENEMENTS+CLUBHOUSE)
12. PROVIDED CAR PARKING	= 868 NOS.
GROUND FLOOR (STACK PARKING + PODIUM SINGLE PARKING)	= 388 NOS.
FIRST FLOOR PODIUM (SINGLE PARKING)	= 240 NOS.
SECOND FLOOR PODIUM (SINGLE PARKING)	= 240 NOS.
13. BLOCK WISE AREA STATEMENT	

CERTIFICATE OF STRUCTURAL ENGINEER

CERTIFY THAT THE STRUCTURAL DRAWING AND DESIGN OF BOTH THE FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING / BUILDINGS HAS BEEN MADE CONSIDERING THE SOIL TEST REPORT, AS PER THE RULES AND REGULATIONS MADE UNDER THE ACT AND ALSO CONSIDERING ALL POSSIBLE LOADS, SEISMIC LOAD AND THE MOMENTS GENERATED BY THE PROPOSED STRUCTURE AS PER THE BUREAU OF INDIAN STANDARD AND NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT AND THESE PROVISIONS SHALL BE ADHERED TO DURING THE CONSTRUCTION.

SIGNATURE OF STRUCTURAL ENGR.

 SANJAY KUMAR DUBEI
 ME (Structural), Chartered Engineer (I)
 Structural Engineer, INRAB/000177
 NAME: SANJAY KUMAR DUBEI
 ENROLLMENT NO. - STR / NKDA / 10 / 00031

CERTIFICATE OF ARCHITECT

I CERTIFY THAT ALL THE ARCHITECTURAL DRAWINGS OF THE PROJECT AT RAJARHAT MAIN ROAD (211 BUS ROUTE), AT MOUZA - KALUKAPUR, J.L. NO. 40, R.S./L.R. DAG NOS. 1152(P), 1168(P), 1169(P), 1171(P), 1174(P), 1175(P), 1176(P), 1187(P), 1188(P), 1189, 1190, 1191, 1192(P), 1193, 1194, 1195, 1196, 1197, 1198, 1199(P), 1200(P), 1201(P), 1202(P), 1203(P), 1204, 1205(P), 1206(P), 1207(P) AND MOUZA GANRAGARI, J.L. NO. 37, R.S. & L.R. DAG NOS. 104(P), 108(P), 112(P), 113(P), 114(P), 114(P), 115(P), 115(P), 116(P), 116(P), 117(P), POLICE STATION RAJARHAT, UNDER PATHARGHATA GRAM PANCHAYAT OF RAJARHAT PANCHAYAT SAMITI, DISTRICT NORTH 24 PARGANAS, HAVE BEEN PREPARED BY ME COMPLYING WITH THE NEW TOWN 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 SHALL BE HELD RESPONSIBLE IF ANY INCORRECT INFORMATION IS FURNISHED BY ME OR ANY VIOLATION OF PROVISIONS OF THESE RULES OF THE PREVAILING NATIONAL BUILDING CODE IS FOUND IN ANY OF THE DRAWINGS AND DOCUMENTS SIGNED BY ME AND SUBMITTED TO THE SANCTIONING AUTHORITY FOR OBTAINING SANCTION.

SIGNATURE OF ARCHITECT

 Subir Ranjan Sarkar
 Archt. (Architect)
 Name: Subir Ranjan Sarkar
 Enrollment No. - ARCH/NKDA/10/00325

NAME: SUBIR RANJAN SARKAR
 ENROLLMENT NO. - ARCH/NKDA/10/00325

CERTIFICATE OF GEO-TECHNICAL ENGINEER

IT IS CERTIFIED THAT THE COMPREHENSIVE GEO-TECHNICAL REPORT ON SOIL INVESTIGATION HAS BEEN PREPARED BY ME FOR DESIGN AND CALCULATION OF THE FOUNDATION BY ANALYZING THE SOIL SAMPLES FOR ESTIMATING THE BEARING CAPACITY OF THE SOIL ON WHICH FOUNDATION OF THE STRUCTURE WILL BE CONSTRUCTED. I SHALL ALSO CHECK THE NATURE OF THE SOIL AFTER EXCAVATION AT SITE SO THAT FOUNDATION IS EXTENDED UP TO THE APPROPRIATE DEPTH THAT HAS BEEN PROPOSED IN THE GEO-TECHNICAL REPORT.

SIGNATURE OF GEO-TECHNICAL ENGINEER

 Rupal K. Basak
 GE (Civil), M.E. (Geotechnical)
 GMC Reg. No. G/7/135
 Reg. No. GE/00004/2016-17
 ENROLLMENT NO. - GTE / NKDA / 10 / 00443

NAME: SUBIR RANJAN SARKAR
 ENROLLMENT NO. - TPER / NKDA / 10 / 00036

SIGNATURE OF TOWN PLANNER OR URBAN DESIGNER

 Subir Ranjan Sarkar
 Name: Subir Ranjan Sarkar
 Enrollment No. - STR / NKDA / 10 / 00031

NAME: SUBIR RANJAN SARKAR
 ENROLLMENT NO. - TPER / NKDA / 10 / 00036

CERTIFICATE OF STRUCTURAL REVIEWER

I HAVE REVIEWED THE STRUCTURAL DRAWINGS AND DESIGN OF THE PROJECT AT RAJARHAT MAIN ROAD (211 BUS ROUTE), AT MOUZA - KALUKAPUR, J.L. NO. 40, R.S./L.R. DAG NOS. 1152(P), 1168(P), 1169(P), 1171(P), 1174(P), 1175(P), 1176(P), 1187(P), 1188(P), 1189, 1190, 1191, 1192(P), 1193, 1194, 1195, 1196, 1197, 1198, 1199(P), 1200(P), 1201(P), 1202(P), 1203(P), 1204, 1205(P), 1206(P), 1207(P) AND MOUZA GANRAGARI, J.L. NO. 37, R.S. & L.R. DAG NOS. 104(P), 108(P), 112(P), 113(P), 114(P), 115(P), 115(P), 116(P), 116(P), 117(P), POLICE STATION RAJARHAT, UNDER PATHARGHATA GRAM PANCHAYAT OF RAJARHAT PANCHAYAT SAMITI, DISTRICT NORTH 24 PARGANAS, KOLKATA - 700135.

SIGNATURE OF OWNER

 VIVEK BAGDA
 ARCH GRHA NIRMAN PVT. LTD. & OTHERS

NAME OF THE COMPANY
 ARCH GRHA NIRMAN PVT. LTD. & OTHERS

MASTER PLAN

DETAIL OF U.G.W.R. / FIRE PUMP ROOM, R.W.H TANK RECHARGE PIT S.T.P AND COMPOUND WALL

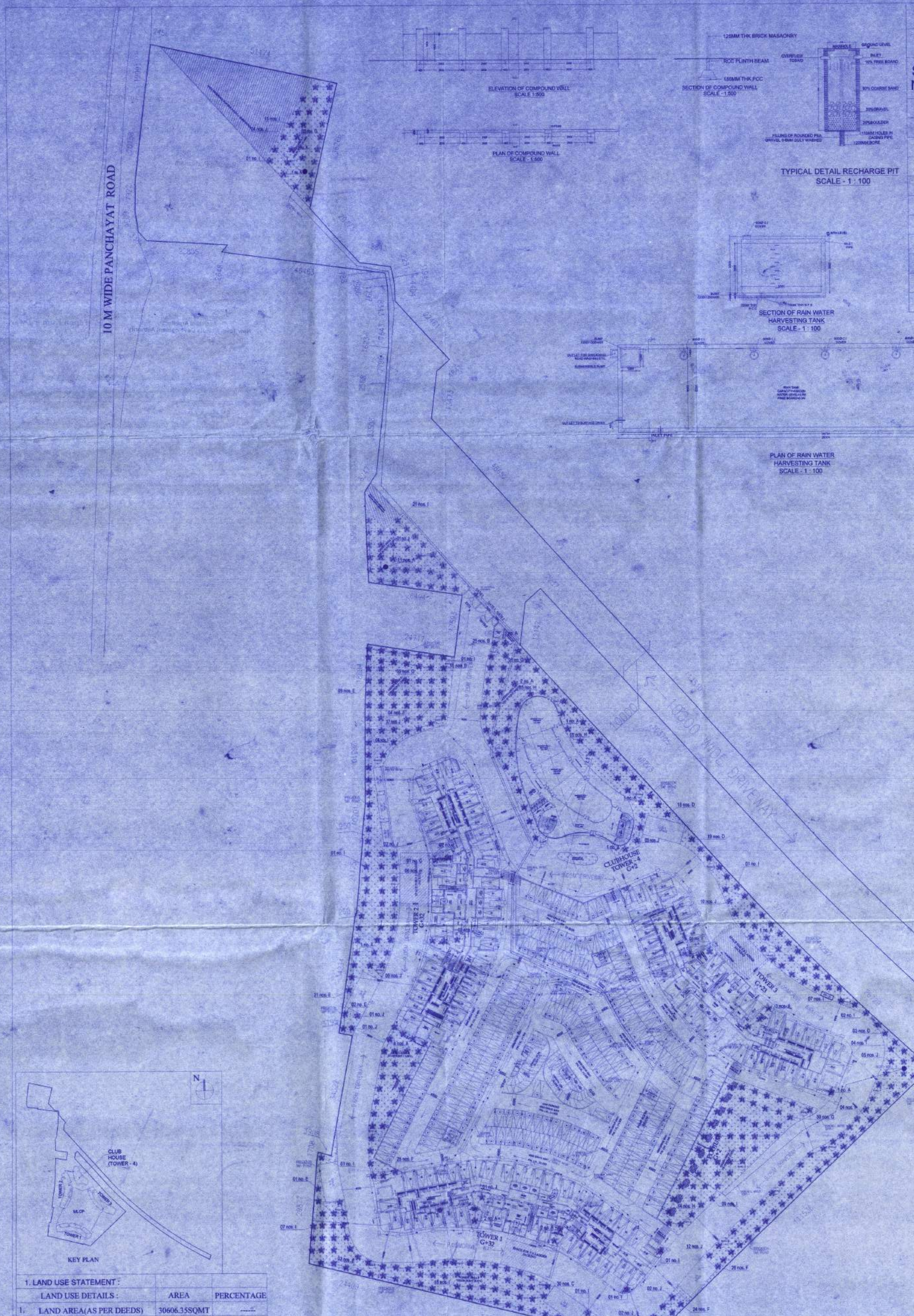
PROPOSED 2 NOS. (G+XXXII) STORED RESIDENTIAL BLOCK (NAMELY TOWER - 1, 2) AND 1NO. (G+XXXII) STORED RESIDENTIAL BLOCK (NAMELY TOWER - 3) CONNECTED WITH G+II STORED MUP BLOCK AND G+II STORED CLUBHOUSE BLOCK (NAMELY TOWER - 4) IN THE RESIDENTIAL COMPLEX ON RAJARHAT MAIN ROAD (211 BUS ROUTE), AT MOUZA - KALUKAPUR, J.L. NO. 40, R.S./L.R. DAG NOS. 1152(P), 1168(P), 1169(P), 1171(P), 1174(P), 1175(P), 1176(P), 1187(P), 1188(P), 1189, 1190, 1191, 1192(P), 1193, 1194, 1195, 1196, 1197, 1198, 1199(P), 1200(P), 1201(P), 1202(P), 1203(P), 1204, 1205(P), 1206(P), 1207(P) AND MOUZA GANRAGARI, J.L. NO. 37, R.S. & L.R. DAG NOS. 104(P), 108(P), 112(P), 113(P), 114(P), 115(P), 115(P), 116(P), 116(P), 117(P), POLICE STATION RAJARHAT, UNDER PATHARGHATA GRAM PANCHAYAT OF RAJARHAT PANCHAYAT SAMITI, DISTRICT NORTH 24 PARGANAS, KOLKATA - 700135.

ARCHITECTS

INGRAN ARCHITECTS
 5TH FLOOR, ITTS HOUSE, KALA GHODA FORT, MUMBAI - 400001

SCALE DATE SHEET NO. DEALT CHECKED

1:500 08-04-23 2



1. LAND USE STATEMENT:

LAND USE DETAILS:	AREA	PERCENTAGE
1. LAND AREA (AS PER DEEDS)	30066.35 SQMT	100%
2. LAND AREA (AS PER SURVEY)	30590.53 SQMT	100%
3. GROUND COVERAGE	10079.58 SQMT	32.95%
4. SERVICE AREA	988.73 SQMT	3.23%
5. ROAD / PAVED AREA	13094.15 SQMT	42.80%
6. TREE PLANTATION AREA	6120 SQMT	20.01%
7. BOUNDARY WALL AREA	117.87 SQMT	0.39%
8. OPEN PARKING AREA	186.39 SQMT	0.63%
TOTAL	30590.53	100%
2. TOTAL BUILT UP AREA	11784.63	
3. TOTAL NO. OF FLATS	836	

BLOCK WISE FLAT TYPE BREAK-UP:

TOWER	NO. OF FLOORS	4BHK	3BHK+2T	3BHK+3T	2BHK+2T	2BHK+S+2T	2BHK+S+3T	1BHK+S	1BHK	1BHK+2T	TOTAL
TOWER 1	G+32	30	92	64	50	60	6	0	2	2	306
TOWER 2	G+32	30	94	64	52	60	6	2	0	2	310
TOWER 3	G+23	23	67	44	36	42	4	0	2	2	220
TOTAL		83	253	172	138	162	16	2	4	6	836

CAR PARKING DETAILS:

REQUIREMENT OF CAR PARKINGS = 703 NOS.	TOWER 1	TOWER 2	TOWER 3	TOTAL
STACK PARKING	42	52	56	150
COVERED TOWER SINGLE PARKING	19+1	12+1	12+1	46
COVERED SINGLE PARKING IN PODIUM (G+2)	CL - 192 + FIRST FL - 240 + SECOND FL - 240 = 672			672
TOTAL 4 WHEELER PARKING PROVIDED	868			868

CAR CHARGING POINTS DETAILS:

FLOOR	NO. OF CARS	NO. OF CHARGING POINTS (25% OF NO. OF CARS)
GROUND	388	97
FIRST FLOOR	240	60
SECOND FLOOR	240	60
TOTAL	868	217



1000
 33756 WIDE ROAD
 211 BUS ROUTE

3/28

ARCHITECT: Subir Ranjan Sankar	Enrollment No: ARCH/1024/10/2013
CIVIL/STRUCTURAL ENGINEER: Sanjay K. Dubey	Enrollment No: STR/1024/10/2013
GEOTECHNICAL ENGINEER: [Redacted]	Enrollment No: GE/1024/10/2013
TOWN PLANNING/URBAN DESIGNER: Jishnu Pal	Enrollment No: TP/1024/10/2013
STRUCTURAL REVIEWER: Rajak K. Baskar	Enrollment No: STR/1024/10/2013

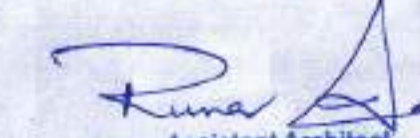
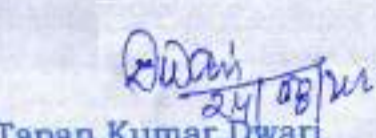
Note: This NOC has been issued on the basis of documents submitted by the applicant and forwarded by the A.M. Executive Officer, North 24 Parganas Zilla Parishad. It does not warrant incorporation of facts or conditions set or any act of suppression of fact in connection with the above project including the construction, design, drawings, design etc. The NOC shall stand void.

STRUCTURAL DRAWINGS, STRUCTURAL DESIGN CALCULATIONS & SOIL TEST REPORTS ARE NOT CHECKED AND KEPT FOR RECORDS ONLY.

NEW TOWN KOLKATA DEVELOPMENT AUTHORITY
 No. 1, Sector 1, Salt Lake, Kolkata - 700 061
 Section of Building Plans for Construction Purpose
 Memo No. B303/NKDA/EP/5-civ(72)/2023
 Date: 24.08.2023

Building Particulars
 NOC of proposed residential complex comprising 2 nos. (G+2) stories & 1 no. (G+2) storied residential blocks connected with 1 no. (G+1) storied MTR block & 1 no. (G+1) storied club at Mouza - Kalkhetur, J.L. No. 40 & Mouza - Ganaganai, J.L. No. 37 under Rajarhat Gram Panchayat of Rajarhat Panchayat Samiti, P.S. Rajarhat, Kol-155, Dist-24 Pgs (N).

PCB Note: All recommendations from Pollution Control Board should be thoroughly followed during construction.

 Assistant Architect New Town Kolkata Development Authority	 Chief Architect New Town Kolkata Development Authority
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SACTIONED & APPROVED

Approval Order No. 1246
 Date: 19.09.23
 Valid up to: 18.09.2028

Executive Officer
 Rajarhat Panchayat Samiti
 Rajarhat, North 24 Parganas