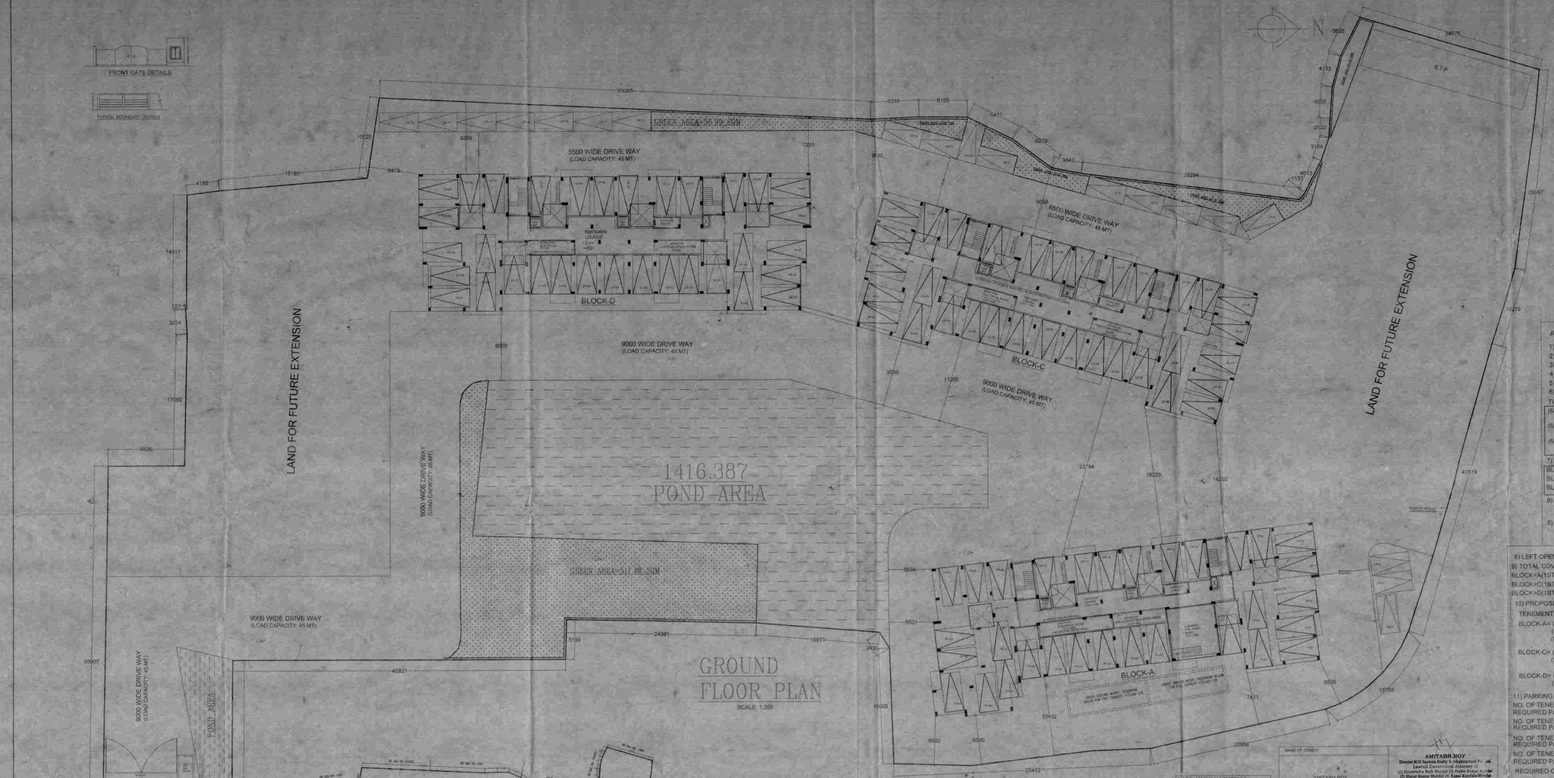
PROPOSED PLAN OF G+7 STORIED RESIDENTIAL BUILDING SITUATED AT, MOUZA RECKJOANI,JL NO: 13, R.S./L.R DAG NOS: 1262,1263,1264,1265,1266,1267,1302,1303,1304, 1305,1306,1307,1308,1309,1310,& 1311, UNDER LR KHATIAN NOS:1878,1879,1880,2653, 2654,2655,7275,7276,7277,7278,7279,7280,7281, 7282, 7283,7269,7270,7203,7299,7667, 7673 & 9390, DISTRICT: NORTH 24 PARGANAS , P.O.& P.S: RAJARHAT, KOLKATA: 135. UNDER RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET,WEST BENGAL.



AREA STATEMENT:

1) AREA OF LAND: 12759.03 SQM (190K-11CH-43SFT)
2) PERMISSIBLE F.A.R. 2.0
3) PROPOSED F.A.R.: 1.204
4) PERMISSIBLE GROUND COVERAGE: 45%
5) PERMISSIBLE GROUND COVERAGE AS PER RULES: 5741.56 SQM
6) PROPOSED GROUND COVERAGE: 2125.845 SQM= (16.23%)

TOTAL GROUND FLOOR AREA: 2149.635 SQ.M

(6/1) BLOCK-A = 813.455 - 23.75 [STAIR] - 4.5 [LIFT] - 53.82 [DUCT] -6 LIFT LOBBY] = 725.385 SQ.M.
(6/2) BLOCK-C= 798.322 - 23.75 [STAIR] - 4.5 [LIFT] - 53.7 [DUCT] -6 LIFT LOBBY] = 710.372 SQ.M.
(6/3) BLOCK- D = 802.271 - 23.75 [STAIR] - 4.5 [LIFT] - 53.94 [DUCT] -6 LIFT LOBBY] = 714.181 SQ.M.

7) TOTAL AREA OF 1ST TO 7TH FLOOR = [2101.57-18] X7=15004.99 SQM

BLOCK=A[1ST TO 7TH FLOOR]= [725.05 - 6] SQM X 7 = 5068.35 SQM
BLOCK=C[1ST TO 7TH FLOOR]= [710.99 - 6] SQM X 7 = 4955.23 SQM
BLOCK=D[1ST TO 7TH FLOOR]= [717.63 - 6] SQM X 7 = 4981.41 SQM

8) TOTAL AREA = (6)+(7) = 17154.828 SQM

F.A.R. CALCULATION

8) 17154.828 - 101.18 (SERVICE AREA) - 1000 (PARKING) = 1.258
12759.03 (LAND AREA)

9) LEFT OPEN SPACE: 5478 SQM

9) TOTAL COVERED AREA OF 1ST TO 7TH FLOOR = [2101.57+18]X7=15004.99 SQM
BLOCK=A[1ST TO 7TH FLOOR]= [725.05 - 6] SQM X 7 = 5068.35 SQM
BLOCK=C[1ST TO 7TH FLOOR]= [710.99 - 6] SQM X 7 = 4955.23 SQM
BLOCK=D[1ST TO 7TH FLOOR]= [717.63 - 6] SQM X 7 = 4981.41 SQM

10) PROPOSED GREEN AREA = 886.99 SQM (5.399%)

TENEMENT AREA

BLOCK-A=[1]= 87.73 SQM, (2)= 66.72 SQM, (3)=66.48 SQM, (4)=70.99 SQM (5)= 103.79 SQM, (6)= 83.74 SQM (7)= 83.74 SQM (8)=66.56 SQM (9)= 46.22 SQM.

BLOCK-C= (1)= 72.15 SQM, (2)= 66.77 SQM, (3)=66.48 SQM, (4)=66.56 SQM (5)= 103.83 SQM, (6)= 83.74 SQM (7)= 83.74 SQM (8)=102.83 SQM

BLOCK-D= (1)= 71.93SQM, (2)=66.77 SQM, (3)=66.49 SQM, (4)= 70.91 SQM (5)= 103.83 SQM, (6)= 83.74 SQM (7)= 83.74 SQM (8)= 102.83 SQM

11) PARKING CALCULATION

NO. OF TENEMENT WITH LESS THAN 50 SQ.M. AREA = 1 X 7 = 7
REQUIRED PARKING = 1 (MORE THAN 6 TENEMENTS)
NO. OF TENEMENT WITH 50 SQ.M. TO 75 SQ.M. AREA = (5X7) = (4x7) = (4x7)= 91
REQUIRED PARKING = 23 (EVERY 4 TENEMENTS 1 PARKING)
NO. OF TENEMENT WITH 75 SQ.M. TO 100 SQ.M. AREA = (2X7) =(2x7) = (2x7)= 42
REQUIRED PARKING = 21 (EVERY 2 TENEMENTS 1 PARKING)
NO. OF TENEMENT WITH MORE THAN 100 SQ.M. AREA = (1X7) =(2x7) = (2x7)= 35
REQUIRED PARKING = 35 (EVERY 1 TENEMENTS 1 PARKING)
REQUIRED COVERED PARKING = 35+21+23+1 = 80 NOS

BLOCK A PARKING PROVIDED = 31 NOS
BLOCK C PARKING PROVIDED = 33 NOS
BLOCK D PARKING PROVIDED = 33 NOS
PROVIDED COVERED PARKING = 97 NOS

PARKING AREA TO BE EXEMPTED = 80 NOS × (80X12.5)= 1000 SQ.M

PROVIDED OPEN PARKING = 19 NOS

DOOR WINDOW SCHEDULE					
SYMBOL	WIDTH	HEIGHT	SILL HEIGHT		
D	900	2100			
D1	1000	2100	150	1200	1500
D2	1200	2100	150	1200	1500
D3	1000	2100			
D4	1000	2100	150	1200	1500
D5	1000	2100			
D6	1000	2100			
D7	1000	2100			
D8	1000	2100			

ARCHITECT
Sourav Chatterjee
CIVIL/STRUCTURAL ENGINEER
Sukhendu Kumar Bose
ELECTRICAL ENGINEER
Sukhendu Sundar Hunsda
ENVIRONMENTAL ENGINEER
STRUCTURAL REVIEWER
Arpan Hazra Pvt. Ltd.

Enclosure No. A-R-CH/NKDA/10/2022
Enclosure No. S-CE/NKDA/10/2022
Enclosure No. E-EE/NKDA/10/2022
Enclosure No.
Enclosure No. S-SR/NKDA/10/2022

Note: This NOC has been issued on the basis of the information submitted and declaration by the Site Owner/Site Plan. Both Ex-Post Facto Sanction/Regularisation and Sanction/Approval are subject to the correctness of the information/details furnished in the above mentioned plan, drawings, documents, etc. to the NKDA/Govt. authorities.

STRUCTURAL DRAWINGS, STRUCTURAL DESIGN, CALCULATIONS & FOR THE REPORT ARE NOT CHECKED AND DEPT. REPRESENTATIVE ONLY

NEW TOWN KOLKATA DEVELOPMENT AUTHORITY
Sanction of the Chairman Certificate for
Construction of Residential Building

Memo No.: 1242/NKDA/BP/Sanction

Date: 12/8/2024

Building Particulars: proposed G+4 storied residential building at Mouza-Berkpur J.L.No. 15, N24 Pgs. West Bengal

Sanjoy Majumder
Architect Planner
New Town Kolkata Development Authority

Tapan Kumar Bandi
Chief Engineer
New Town Kolkata Development Authority

Executive Officer
Bidhannagar Municipal Saidiy
Fire Forgotten
Raja

Approval Order No. 7701/BP
Date 06/08/2024
Valid up to 06/08/2029