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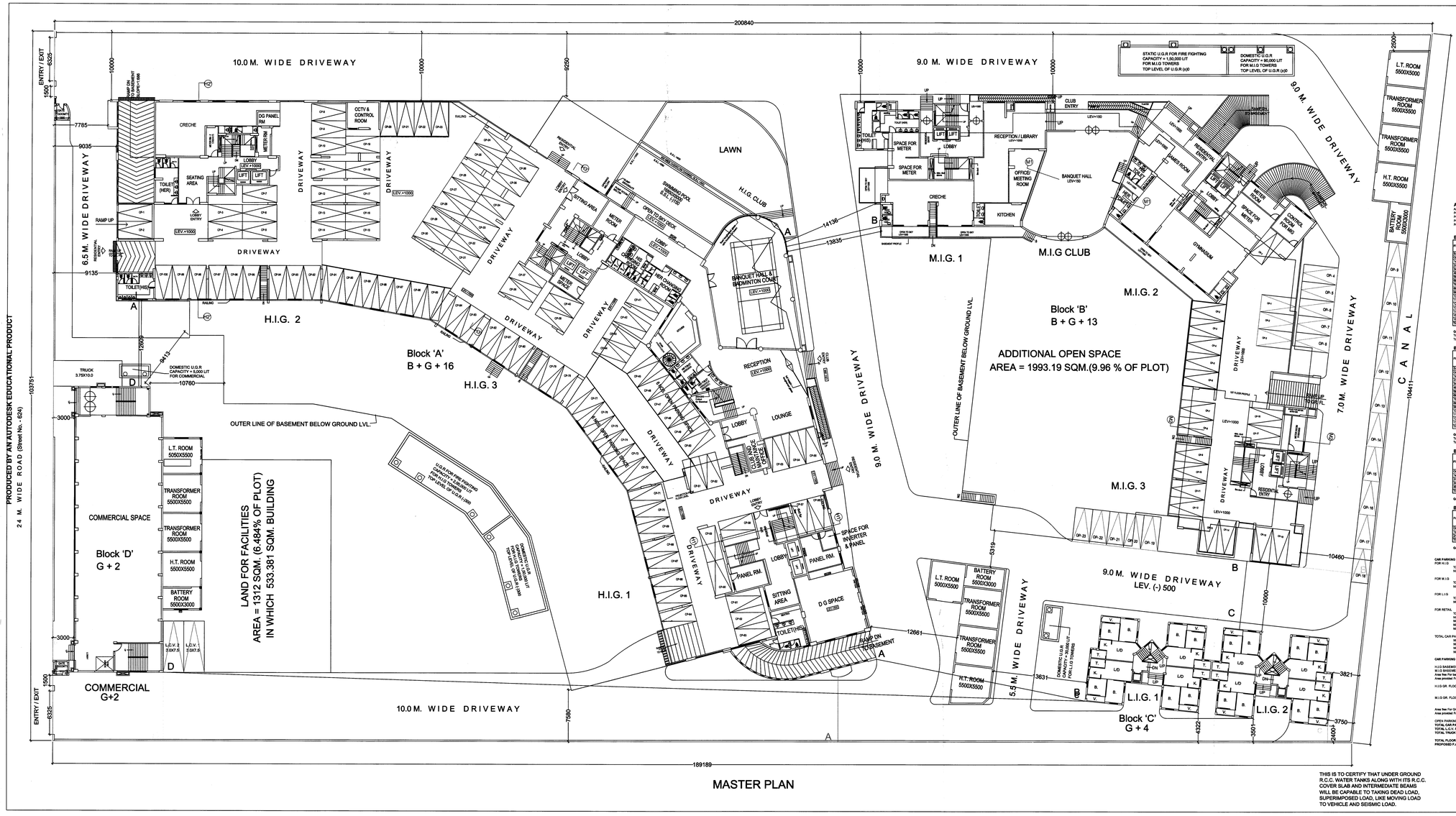

THIS IS TO CERTIFY THAT UNDER GROUND R.C.C. WATER TANKS ALONG WITH ITS R.C.C. COVER SLAB AND INTERMEDIATE BEAMS WILL BE CAPABLE TO TAKING DEAD LOAD, SUPERIMPOSED LOAD, LIKE MOVING LOAD TO VEHICLE AND SEISMIC LOAD.

MASTER PLAN

AREA STATEMENT FOR TEENKANYA

Area of plot	=	0.000 acre	=	20234.14 sq.m
Permissible Ground Coverage	=	40 %	=	8093.656 sq.m
Permissible F.A.R.	=	2.75 (On 20000 sq.m and more)		
Permissible Floor Area	=	46666.00 sq.m	=	
Proposed Ground Coverage Area	=	6246.28	=	30.869 %

BLOCK-A

Floor	Total Floor Area (sq.m.)	Stair Area (sq.m.)	Floor Area without Stair Area (sq.m.)	Principal Area (sq.m.)	Utility (sq.m.)	Facility (sq.m.)	Service (sq.m.)	Parking (sq.m.)
Basement	9035.00	41.100	8993.900	89.200				8135.700
Ground Floor	9067.00	39.100	9027.900	87.200	870.88		216.00	2358.000
1st Floor	1976.000	109.200	1870.00	1850.800		514.14		
2nd Floor	1717.162	87.300	1629.86	1629.862				
3rd Floor	1717.162	87.300	1629.86	1629.862				
4th Floor	1717.162	87.300	1629.86	1629.862				
5th Floor	1717.162	87.300	1629.86	1629.862				
6th Floor	1717.162	87.300	1629.86	1629.862				
7th Floor	1717.162	87.300	1629.86	1629.862				
8th Floor	1717.162	87.300	1629.86	1629.862				
9th Floor	1717.162	87.300	1629.86	1629.862				
10th Floor	1717.162	87.300	1629.86	1629.862				
11th Floor	1717.162	87.300	1629.86	1629.862				
12th Floor	1717.162	87.300	1629.86	1629.862				
13th Floor	1717.162	87.300	1629.86	1629.862				
14th Floor	1717.162	87.300	1629.86	1629.862				
15th Floor	1717.162	87.300	1629.86	1629.862				
16th Floor	1672.462	87.300	1585.162	1585.162				
TOTAL	39974.710	1642.900	38331.810	29666.696	870.88	514.14	251.96	7858.150

Ground Coverage Area of Block A = 3771.06 sq.m.
Total No. of Car Parking = 302 Nos.
Total No. of Covered Car Parking = 302 Nos.

BLOCK-B

Floor	Total Floor Area (sq.m.)	Stair Area (sq.m.)	Floor Area without Stair Area (sq.m.)	Principal Area (sq.m.)	Utility (sq.m.)	Facility (sq.m.)	Service (sq.m.)	Parking (sq.m.)
Basement	3750.00	14.00	3736.00	49.200			43.00	2800.000
Ground Floor	1350.426	72.11	1278.32	207.691		741.55	114.56	414.546
1st Floor	1345.695	61.126	857.57	857.570				
2nd Floor	1345.695	61.126	857.57	857.570				
3rd Floor	1345.695	61.126	857.57	857.570				
4th Floor	1345.695	61.126	857.57	857.570				
5th Floor	1345.695	61.126	857.57	857.570				
6th Floor	1345.695	61.126	857.57	857.570				
7th Floor	1345.695	61.126	857.57	857.570				
8th Floor	1345.695	61.126	857.57	857.570				
9th Floor	1345.695	61.126	857.57	857.570				
10th Floor	1345.695	61.126	857.57	857.570				
11th Floor	1345.695	61.126	857.57	857.570				
12th Floor	1345.695	61.126	857.57	857.570				
13th Floor	1345.695	61.126	857.57	857.570				
TOTAL	17994.405	927.104	16855.920	12734.345	0	741.55	157.56	3214.546

Ground Coverage Area of Block B = 1886.02 sq.m.
Total No. of Car Parking = 139 Nos.
Total No. of Covered Car Parking = 139 Nos.

BLOCK-C

Floor	Total Floor Area (sq.m.)	Stair Area (sq.m.)	Floor Area without Stair Area (sq.m.)	Mixed Use Area (sq.m.)	Utility (sq.m.)	Facility (sq.m.)	Service (sq.m.)	Parking (sq.m.)
Ground Floor	345.76	32.476	313.29	311.636				3.370
1st Floor	326.16	53.976	272.19	272.190				
2nd Floor	326.51	26.11	326.70	326.700				
3rd Floor	326.51	26.11	326.70	326.700				
TOTAL	1669.02	142.910	1660.11	1644.790	0	0	0.972	0.000

Ground Coverage Area of Block C = 346.75 sq.m.

BLOCK-D

Floor	Total Floor Area (sq.m.)	Stair Area (sq.m.)	Floor Area without Stair Area (sq.m.)	Mixed Use Area (sq.m.)	Utility (sq.m.)	Facility (sq.m.)	Service (sq.m.)	Parking (sq.m.)
Ground Floor	532.00	53.000	479.00	479.000				
1st Floor	528.16	53.976	474.23	474.230				
2nd Floor	528.16	53.976	474.23	474.230				
TOTAL	1668.15	161.950	1427.50	1427.460	0	0	0	0.000

Ground Coverage Area of Block D = 555.56 sq.m.

CAR PARKING REQUIREMENT

FOR M.I.G
- TOTAL RESIDENTIAL AREA (excluding car parking & service area) = 27543.719 Sq.m.
- NUMBER OF CAR PARKING REQD = 273 Nos.

FOR M.I.G
- TOTAL RESIDENTIAL AREA (excluding car parking area) = 13445.891 Sq.m.
- NUMBER OF CAR PARKING REQD = 134 Nos.

FOR L.I.G
- TOTAL RESIDENTIAL AREA = 1546.736 Sq.m.
- NUMBER OF CAR PARKING REQD = 15 Nos.

FOR RETAIL
- TOTAL AREA = 1427.308 Sq.m.
- NUMBER OF Car PARKING REQD = 11 Nos.
- NUMBER OF Car PARKING REQD = 11 Nos.
- NUMBER OF LCV PARKING REQD = 2 Nos.
- NUMBER OF Truck PARKING REQD = 1 No.

TOTAL CAR PARKING REQUIREMET
- NUMBER OF Total PARKING REQD = 434 Nos.
- NUMBER OF Car PARKING REQD FOR RESIDENTIAL = 423 Nos.
- NUMBER OF LCV PARKING REQD = 2 Nos.
- NUMBER OF Truck PARKING REQD = 1 No.

CAR PARKING PROVIDED

H.I.G BASEMENT	302 Nos.	
M.I.G BASEMENT	111 Nos.	
Area fee For basement Covered Parking	8080 Sq.m.	
Area provided For basement Covered Parking	8164.540 Sq.m.	
H.I.G GR. FLOOR PARKING	100 Nos.	
Direct Access from Road	58 Nos.	
With Covered Chhaiey	48 Nos.	
M.I.G GR. FLOOR PARKING	10 Nos.	
Direct Access from Road	6 Nos.	
With Covered Chhaiey	12 Nos.	
Area fee For Gr. Floor Covered Parking	2407.8 Nos.	
Area provided For Gr. Floor Covered Parking	2773 Nos.	
OPEN PARKING IN GROUND LEVEL	33 Nos.	
TOTAL CAR PARKING PROVIDED	484 Nos.	
TOTAL L.C.V. PARKING PROVIDED	2 Nos.	
TOTAL TRUCK PARKING PROVIDED	1 No.	
TOTAL FLOOR AREA FOR F.A.R (without Parking & service)	=	44086 Sq.m.
PROPOSED F.A.R	=	2.179
Permissible Green Area	=	5,323 % = 1079.154 Sq.m.
Proposed Green Area	=	207 % = 4190.33 Sq.m.

CERTIFICATE OF THE ARCHITECT :

I CERTIFY THAT ALL THE ARCHITECTURAL DRAWINGS OF THE PROJECT AT PREMISES NO. AA/II-B/BLK- 4, ACTION AREA - II, NEW TOWN, KOLKATA HAVE BEEN PREPARED BY ME COMPLYING WITH THE PLANNING AREA (BUILDING OPERATIONS) RULES, 2009 AND THE PLANNING AREA (BUILDING OPERATION) REGULATIONS, 2009. I SHALL BE HELD RESPONSIBLE IF ANY INCORRECT INFORMATION IS FURNISHED BY ME OR ANY VIOLATION OF THESE RULES AND THE PLANNING AREA (BUILDING OPERATIONS) REGULATIONS, 2009 IS FOUND IN ANY OF THE DRAWINGS AND DOCUMENTS, SIGNED BY ME AND SUBMITTED TO THE SANCTIONING AUTHORITY FOR OBTAINING SANCTION.

SIGNATURE OF THE ARCHITECT
ANIRBAN BHADURI MONDAL
ACHR/NKDA/09/00001
INNATE
26/2 BALLYGUNGE CIRCULAR ROAD, UDAYAN PARK
FLAT NO:- 7, 3RD FLOOR, KOLKATA-700019

CERTIFICATE OF THE STRUCTURAL ENGINEER / CIVIL 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 CONSTRUCTIONS.

SIGNATURE OF THE STRUCTURAL ENGINEER / CIVIL ENGINEER
MAINAK MAJUMDAR
STER/NKDA/10/00020
ADROIT Consultants
93/2 GARIA MAIN ROAD, KOLKATA- 75

CERTIFICATE OF THE 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 SAMPLE 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 APPROPRIATE DEPTH THAT HAS BEEN PROPOSED IN THE GEO-TECHNICAL REPORT

SIGNATURE OF THE GEO TECHNICAL ENGINEER
SIDDHARTHA NATH
GTER-HIDCO/09/00012
C/O- R. C. BYSACK, 14/3B, SOVARAM BYSACK STREET, KOLKATA-700007

CERTIFICATE OF THE TOWN PLANNER :

IT IS CERTIFIED THAT THE MASTER PLAN OF THE PLAN PROPOSAL HAS BEEN DESIGNED AS PER THE NEW TOWN KOLKATA (BUILDING) RULES, 2009 AND CERTIFIED THAT IT IS IN COMPLIANCE WITH ALL STANDARDS IN ALL RESPECTS AND THESE PROVISIONS SHALL BE ADHERED TO DURING THE CONSTRUCTION.

SIGNATURE OF THE URBAN DESIGNER/TOWN PLANNER
ASHOK CHAKRABARTI
TPER/NKDA/10/00023
C/O- R.C. BYBACK, 14/3B, SOVARAM BYSACK STREET, KOLKATA-700007

SIGNATURE OF THE OWNER
(WEST BENGAL HOUSING BOARD
THROUGH ITS CONSTITUTED ATTORNY)
RAJIB GHOSH
WEST BENGAL, PIN-700064

SIGNATURE OF DEVELOPER
(BENGAL SHELTER HOUSING DEVELOPMENT LTD.)

NOTE:-
ALL THE RECOMMENDATIONS OF WEST BENGAL FIRE SERVICES AND CIVIL AVIATION AUTHORITY WILL BE STRICTLY ADHERED TO THIS PROJECT.

PROJECT-
PROPOSED HOUSING COMPLEX DEVELOPED BY BENGAL SHELTER HOUSING DEVELOPMENT LIMITED AT PRE. NO.- AA/II-B/BLK - 4 ACTION AREA - II, NEW TOWN, KOLKATA

TITLE
MASTER PLAN

DRG. NO.	IN/1151/NKDA/02		N
SCALE	1:200	DRAWN BY	P.M.
DATE	20.08.2019	CHKD BY	A.B.
JOB NO.	IN/1151	APVD BY	
DESIGNED BY		INNATE	

ARCHITECT
INNATE
26/2 BALLYGUNGE CIRCULAR ROAD, UDAYAN PARK
FLAT NO.- 7, 3RD FLOOR, KOLKATA-700019
FAX: (033) 2269-4028
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