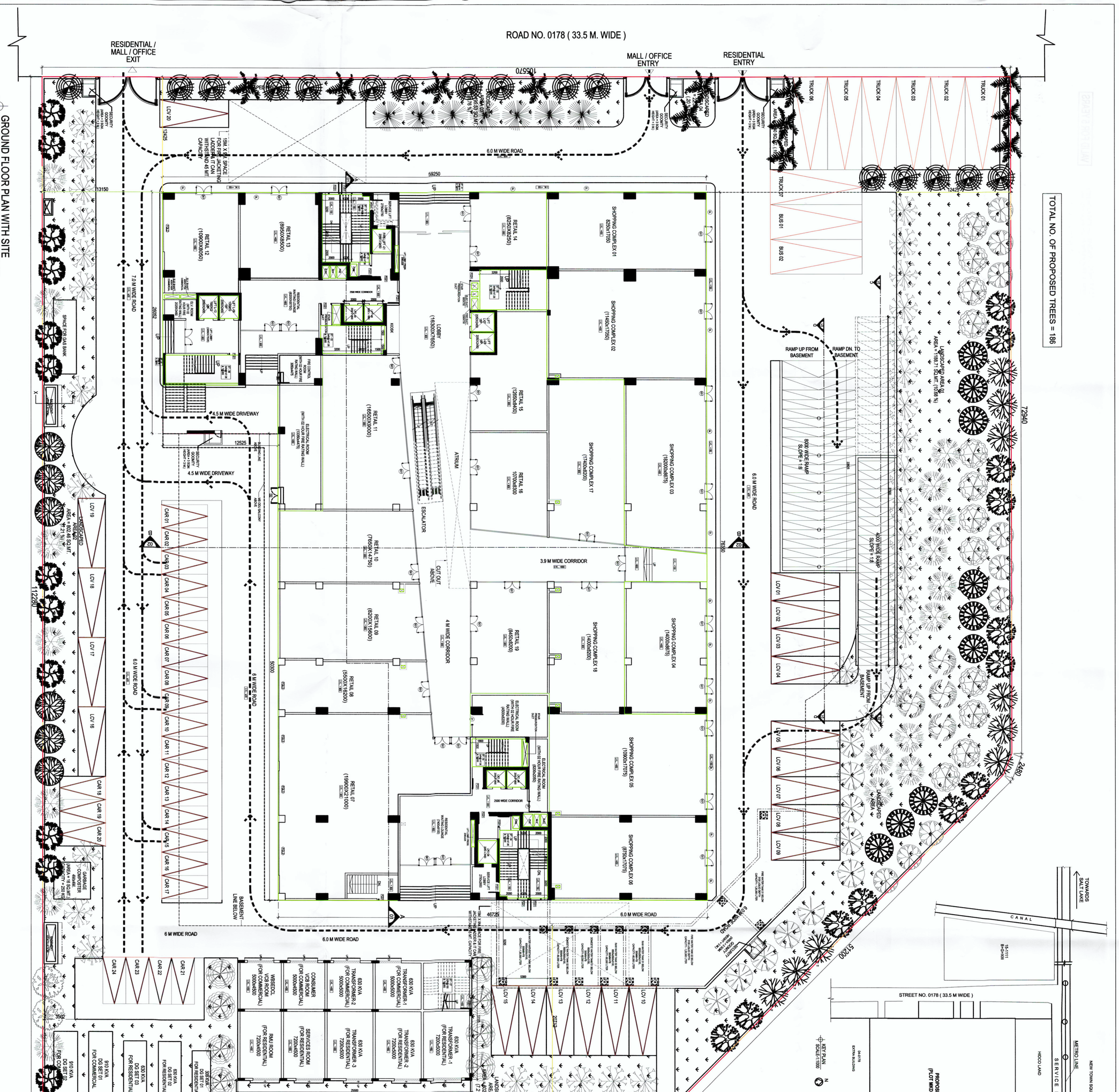
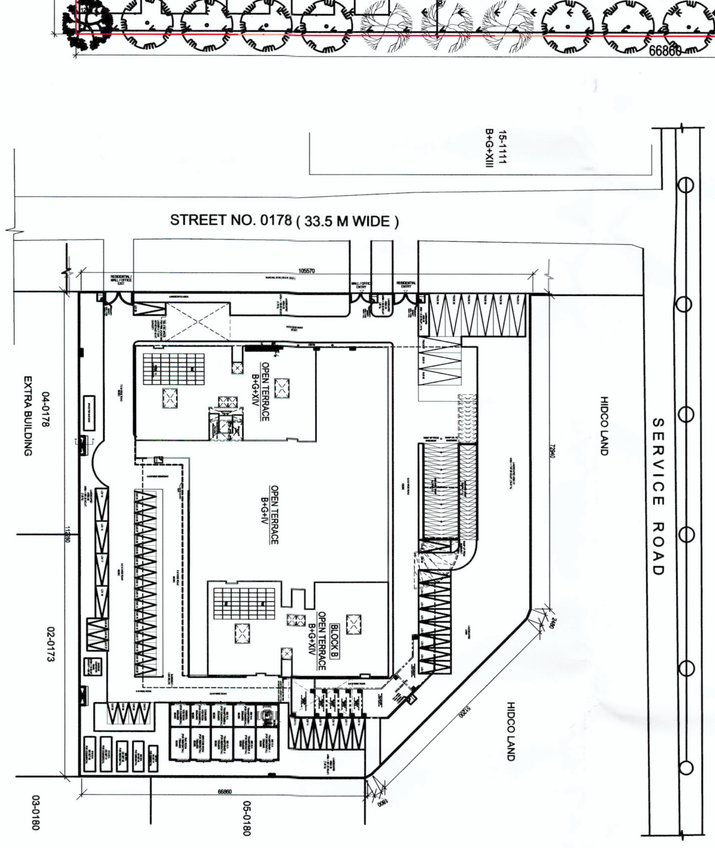
GROUND FLOOR PLAN WITH SITE
SCALE-1:150



SITE PLAN
SCALE-1:600



SPECIAL NOTE -

1. BASEMENT IS MECHANICALLY VENTILATED.
2. ALL LIFT LOBBY AT BASEMENT LVL TO BE PRESSURIZED AS PER FIRE NORMS
3. PRESSURIZED STAIRCASE TO BE PROVIDED.
4. ALL PART OF LIFT LOBBY TO BE PRESSURIZED AS PER FIRE NORMS.
5. ALL LIFT DOOR WILL BE FIRE RESISTANT.
6. ALL INTERNAL STAIR WELL & LIFT WELL TO BE PRESSURIZED
7. ALL PARTITION WALL TO BE NON-COMBUSTIBLE WITH 2 HRS FIRE RATED WALL

LANDUSE STATEMENT

DETAILS	VALUE	UNIT	%
LAND AREA	11133.495	sqm	100.0
GROUND COVERAGE	3893.89	sqm	34.97
EXCLUSIVE TREE PLANTATION AREA	2228.69	sqm	20.02
SEMI PAVED AREA	539.40	sqm	4.84
ROAD & PAVED AREA	3675.73	sqm	33.02
GREEN AREA ON BASEMENT	39.00	sqm	0.35
SERVICE AREA	756.79	sqm	6.80
TOTAL	11133.495	sqm	100.00

GENERAL NOTES:

1. ALL DIMENSIONS ARE UNFINISHED DIMENSIONS UNLESS OTHERWISE SPECIFIED.
2. ALL DIMENSIONS ARE IN MM.
3. ALL EXTERNAL WALLS ARE 250 THK & INTERNAL WALLS ARE 125THK
4. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH DETAILS, LARGE SCALE DRAWINGS & ANY OTHER INFORMATION AS MAY BE NECESSARY. ANY DISCREPANCIES IF ANY SHOULD BE BROUGHT TO THE NOTICE OF THE ARCHITECT BEFORE THE EXECUTION OF WORK.
5. DETAIL DRAWINGS SHALL SUPERSEDE SMALLER SCALE DRAWINGS.
6. CONTRACTOR TO CHECK & VERIFY ALL DIMENSIONS BEFORE EXECUTION OF THE WORK.
7. CCTV SURVEILLANCE SYSTEM SHALL BE CONSIDERED.
8. ALL LIFT DOOR WILL BE FIRE RESISTANT.
9. THERE SHALL BE PROPER SIGNAGE FOR HANDICAPPED TOILET/ HANDICAPPED ACCESSED RAMP FIRE ESCAPES ETC.

DOOR & WINDOW SCHEDULE:

SCHEDULE OF DOORS & WINDOWS:

WINDOWS

MARK	WIDTH	HEIGHT	LINTEL	REMARKS
W1	900	1700	2450	
W2	900	1450	2450	
W3	1000	900	2450	
W4	600	900	2450	
W5	1500	1600	2450	

DOORS

MARK	WIDTH	HEIGHT	LINTEL	REMARKS
FD1	1200	2100	2150	
D2	1500	2100	2150	
D3	1200	2100	2150	
D4	1000	2100	2150	
D5	900	2100	2150	
D6	850	2100	2150	
DW1	2100	2400	2450	
DW2	2400	2400	2450	
DW3	3000	2400	2450	

ROLLING SHUTTER

MARK	WIDTH	HEIGHT	LINTEL	REMARKS
RS1	2400	3000	3050	
RS2	6675	3000	3050	
RS3	1500	3000	3050	

AREA STATEMENT			SQ.MT.
A	PLOT AREA (as per deed)		11133.495
B	ROAD WIDTH ADDITIONAL FAR (For area within 500 metres within metro corridor and bheds more than 24m wide road)	2.25 0.45	
C	TOTAL PERMISSIBLE FAR	2.7	
D	PERMISSIBLE GROUND COVERAGE	35%	3896.72
E	REQUIRED GREEN AREA (As per NKDA)	8%	890.68
F	PROPOSED GREEN AREA	24.00%	2228.69
G	PROPOSED GROUND COVERAGE	34.92%	3893.89
H	PROPOSED HT OF BUILDING (Mtr.)	54.70	
I	PROPOSED BUA AREA (WITHOUT PARKING & SERVICE AREA EXEMPTION)		35689.35
J	PROPOSED FAR AREA (WITH PARKING & SERVICE AREA EXEMPTION)		30053.99
K	TOTAL NOS. OF FLATS (ASSEMBLY)		43
L	TOTAL NOS. OF FLATS (RESIDENTIAL)		1094
M	TOTAL NOS. OF ASSEMBLY & RESIDENTIAL FLATS		1137
N	TOTAL NOS. OF 1 BHK FLATS (RESIDENTIAL)		78
O	TOTAL NOS. OF 2 BHK FLATS (RESIDENTIAL)		36
P	TOTAL NOS. OF ASSEMBLY & RESIDENTIAL FLATS		78
a	TOTAL NOS. OF 3 BHK FLATS (RESIDENTIAL)		18
b	TOTAL NOS. OF 3 GUEST ROOM FLATS (ASSEMBLY) & 3 BHK FLATS (RESIDENTIAL)		39
c	TOTAL NOS. OF 3 GUEST ROOM FLATS (ASSEMBLY)		21
d	TOTAL NOS. OF 4 GUEST ROOM FLATS (ASSEMBLY)		18
e	TOTAL NOS. OF 4 BHK FLATS (RESIDENTIAL)		39
f	TOTAL NOS. OF 4 GUEST ROOM FLATS (ASSEMBLY) & 4 BHK FLATS (RESIDENTIAL)		

PROPOSED FLOOR DETAILS

BLOCK ID	FLOOR NO.	AREA OF PRINCIPAL USE (MERCANTILE-RETAIL)	AREA OF PRINCIPAL USE (ASSEMBLY)	AREA OF MIXED USE	UTILITY FACILITY AREA	SERVICE AREA	COVERED PARKING AREA	TOTAL	FLOOR HEIGHT
02-0178	-1	2503.93	308.58	0	645.6	139.48	0	3597.59	5.9
02-0178	0	3440.38	111.12	0	0	0	0	3551.5	4.8
02-0178	1	3440.15	111.12	0	0	0	0	3551.27	4.2
02-0178	2	3272.7	111.12	0	0	0	0	3383.82	7.7
02-0178	3		1240.09	794.61	794.61	0	0	2828.31	4.2
02-0178	4		1240.09	794.61	794.61	0	0	2828.31	4.2
02-0178	5		1240.09	794.61	794.61	0	0	2828.31	4.2
02-0178	6		1240.09	794.61	794.61	0	0	2828.31	4.2
02-0178	7		1240.09	794.61	794.61	0	0	2828.31	4.2
02-0178	8		1240.09	794.61	794.61	0	0	2828.31	4.2
02-0178	9		1240.09	794.61	794.61	0	0	2828.31	4.2
02-0178	10		1240.09	794.61	794.61	0	0	2828.31	4.2
02-0178	11		1240.09	794.61	794.61	0	0	2828.31	4.2
02-0178	12		1240.09	794.61	794.61	0	0	2828.31	4.2
02-0178	13		1240.09	794.61	794.61	0	0	2828.31	4.2
TOTAL AREA		12710.5	9178.47	7172.42	3991.6	6111.9	5023.46	35689.35	54.7

PARKING DETAILS

		AREA OF PARKING	NOS.	SOM.
TOTAL PARKING REQUIRED FOR PRINCIPAL (MERCANTILE-RETAIL)		80%	127	
TOTAL LCV PARKING REQUIRED PARKING		15%	19	
TOTAL TRUCK PARKING REQUIRED PARKING		5%	6	
TOTAL PARKING REQUIRED FOR PRINCIPAL WITH FACILITY (ASSEMBLY)			122	
TOTAL CAR PARKING REQUIRED PARKING		98%	120	
TOTAL BUS PARKING REQUIRED PARKING		2%	2	
TOTAL PARKING REQUIRED FOR MIXED (RESIDENTIAL)			72	
TOTAL PARKING REQUIRED FOR PRINCIPAL & MIXED			321	
REQUIRED TOTAL CAR PARKING			294	
REQUIRED TOTAL LCV PARKING			19	
REQUIRED TOTAL BUS PARKING			6	
REQUIRED TOTAL TRUCK PARKING			2	
TOTAL PARKING PROVIDED			326	53
EXEMPTION FOR PARKING				
TOTAL NOS. OF PARKING IN 1 LAYER			169	5070
COVERED AREA PROVIDED IN BASEMENT				5023.46
EXEMPTION OF SERVICE AREAS				611.9
FAR AREA (WITH PARKING & SERVICE AREA EXEMPTION)				30053.99
MIXED USE PERCENTAGE				%
PRINCIPAL (Mercantile-Retail)				42.73
PRINCIPAL (Assembly)				30.54
MIXED (Residential [25% IS PERMISSABLE])				23.87
UTILITY FACILITY (2.6 % IS MINIMUM REQUIRED)				3.30

PROPOSED FLOOR DETAILS

BLOCK ID	FLOOR NO.	PARKING DETAILS						
		CAR	LCV	TRUCK	BUS	MC/CP	CONVENTIONAL	BASEMENT
02-0178	-1							318
02-0178	0							8
02-0178	1							24
02-0178	2							20
02-0178	3							7
02-0178	4							2
TOTAL		326	53	53	379	NOS.	SOM.	
		169					5070	
							5023.46	
							611.9	
							30053.99	
						%		
						42.73		
						30.54		
						23.87		
						3.30		

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■ SANCTION DRAWINGS

SIGNATURE OF STRUCTURAL ENGINEER

CERTIFICATE OF GEO-TECH ENGINEER

CERTIFIED THAT THE STRUCTURAL DRAWING AND DESIGN OF BOTH THE FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN PREPARED BY ME AND THAT ALL THE COMPONENTS OF THE FOUNDATION BY WHATSOEVER NATURE HAS BEEN DESIGNED TO SUIT THE BEARING CAPACITY OF THE SOIL ON WHICH FOUNDATION OF THE STRUCTURE WILL BE CONSTRUCTED. I ALSO CERTIFY THAT THE DEPTH OF FOUNDATION AS PROPOSED IN THE DRAWING IS SUFFICIENT AND THAT FOUNDATION IS EXTENDED UP TO APPROPRIATE DEPTH THAT HAS BEEN PROPOSED IN THE TECHNICAL REPORT.

JISNU PAL
GTER/(NKDA) 10/2016-17

SIGNATURE OF GEO-TECH ENGINEER

PROJECT:

PROPOSED (B+G+13) STORIED MERCANTILE-ASSEMBLY BUILDING AT PREMISES NO. 02-0178, PLOT NO. CF/2, ACTION AREA I, NEW TOWN, KOLKATA - 700156

CONSULTANT : **ARCHITECT**

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Salt Lake, Kolkata - 700091 . India
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+91 (033) 2357 0809/10/11 2357 0809/81
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ARCHITECTURAL DRAWING

GROUND FLOOR PLAN WITH SITE, SITE PLAN & KEY PLAN

SCALE :	1: 150
DATE :	31 / 03 / 2023
DRAWN BY :	MB/APC
CHECKED BY :	AM/MB
DWG. NO :	RUCHI MUDA-S-01

ARCHITECT'S SIGNATURE

CERTIFICATE OF STRUCTURAL ENGINEER

CERTIFIED THAT THE STRUCTURAL DRAWING AND DESIGN OF BOTH THE FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN PREPARED BY ME AND THAT ALL THE COMPONENTS OF THE FOUNDATION BY WHATSOEVER NATURE HAS BEEN DESIGNED TO SUIT THE BEARING CAPACITY OF THE SOIL ON WHICH FOUNDATION OF THE STRUCTURE WILL BE CONSTRUCTED. I ALSO CERTIFY THAT THE DEPTH OF FOUNDATION AS PROPOSED IN THE DRAWING IS SUFFICIENT AND THAT FOUNDATION IS EXTENDED UP TO APPROPRIATE DEPTH THAT HAS BEEN PROPOSED IN THE GEO-TECHNICAL REPORT.

JISNU PAL
GTER/(NKDA) 10/2016-17
B-Tech (Civil Engg.), M-Tech (Soil Mech.)
KMC Reg. No: G.T.(I) 32
WBSEDCL Reg. No: CONSULTANT/CLASS-I/15
HMC Reg. No: EOTE/CLASS-1/15

SIGNATURE OF GEO-TECH ENGINEER

APPLICANT'S SIGNATURE

CERTIFICATE OF ARCHITECT

I HEREBY CERTIFY THAT THE PLANS AND DRAWINGS OF THE PROJECT AT PREMISES NO.-02-0178, PLOT NO.- CF/2, ACTION AREA I, IN NEW TOWN, RAJARHAT, NORTH 24 PGS., W.B. HAVE BEEN PREPARED BY ME COMPLYING WITH THE NEW TOWN KOLKATA BUILDING RULES, 2009. I ALSO CERTIFY THAT THE PLANS AND DRAWINGS HAVE BEEN PREPARED IN ACCORDANCE WITH THE RELEVANT ARCHITECTURAL CONTROL REGULATIONS MADE UNDER THE ACT AND ALSO PARAGRAPH 2(L) OF PART III OF SCHEDULE I AND THE MOMENTS GENERATED BY THE PROPOSED STRUCTURE AS PER THE BUREAU OF INDIAN STANDARD AND NOTIONAL BUILDING CODE. I SHALL BE HELD RESPONSIBLE IF ANY INCORRECT INFORMATION IS FOUND AT ANY STAGE AND THESE PROVISIONS SHALL BE ADHERED TO DURING THE CONSTRUCTION. I'M SAFE AND STABLE IN ALL RESPECT AND THESE PROVISIONS SHALL BE ADHERED TO DURING THE CONSTRUCTION. IT IS SAFE AND STABLE IN ALL RESPECT AND THESE PROVISIONS SHALL BE ADHERED TO DURING THE CONSTRUCTION.

Mr. SANJIV PAREKH
ST/ER/NKDA/1/000030

APPLICANT'S SIGNATURE

Revenza Milk & Foods Pvt. Ltd
Director / Authorised Signatory

Mr. BHIKAM ARTHANA
6410, D.C. HOY ROAD, KOLKATA - 700 015

Mr. VIVEK SINGH RATHORE
ADM/NKDA/10/000004