

(TOWER-2) ALONG WITH 6+11 STORED COMMUNITY HALL

PROPOSED 6+V STORED RESIDENTIAL BUILDING PLAN AT MOUZA - DASADRONE, J.L. NO. 04, R.S. NO. 150, TOUZI NO. 2968 COMPRISED IN R.S. / L.R. DAG NO. 214,217,218,224, COMPRISED IN L.R. KHATIAN NOS. 1117, 1118, 1126, 3708,3712, 3716, 3728, 3730, P.S- PREVIOUSLY RAJARHAT, PRESENTLY BAGUJATI, KOLKATA 700136, WARD NO. 5, UNDER BIDHANAGAR MUNICIPAL CORPORATION, IN THE DISTRICT OF NORTH 24 PARGANAS.

NAME OF OWNERS :-

1. PRAMILA JANA	6. RIYA MAITY
2. UTTAM JANA	7. RITUPARNA JANA
3. TANUJA JANA	8. PARTOSH GAIN
4. MOUSUMI CHAKRABORTY	9. NIRMAN REALTY
5. PARTHA JANA	

1. ALL DIMENSIONS ARE IN MM UNLESS OTHERWISE SPECIFIED.
 2. ALL LEVELS INDICATED ARE IN MM UNLESS OTHERWISE SPECIFIED.
 3. DIMENSIONS / LEVELS INDICATED ARE STRUCTURAL UNLESS OTHERWISE SPECIFIED.
 4. THIS DRAWING, UNLESS OTHERWISE MENTIONED, TO BE PLOTTED TO MENTIONED PAPER SIZE.
 5. ONLY WRITTEN DIMENSIONS ARE TO BE FOLLOWED. DO NOT SCALE THE DRAWING.
 6. DIMENSIONS / LEVELS SHOWN TO BE VERIFIED AT SITE BEFORE COMMENCEMENT OF WORK. ANY DISCREPANCIES IF NOTED BE BROUGHT TO THE NOTICE OF ARCHITECT PRIOR TO THE COMMENCEMENT OF WORK.
 7. RELEVANT SERVICES DRAWINGS ARE TO BE READ SIMULTANEOUSLY AND PROVISION OF CUTOUTS / SLEEVES TO BE PROVIDED AS REQUIRED.
 8. ALL MATERIALS / FINISHES TO BE AS SPECIFIED AND APPROVED BY THE CONSULTANTS.

PRINCIPLE USE GROUP :- RESIDENTIAL

1. A) AREA OF LAND AS PER DEED = 40 K. - 5 CH. - 19 SFT. 2,698.25 SQM
 B) AREA OF LAND AS PER PHYSICAL MEASUREMENT = 40 K. - 5 CH. - 19 SFT. 2,698.25 SQM
 2. A) SPLAY 0.00 SQM B) STRIP OF LAND 0.00 SQM
 3. C) NET AREA OF LAND AFTER SPLAY & STRIP OF LAND = 2,698.25 SQM
 4. (I) PERMISSIBLE GROUND COVERAGE = 50.0 % = 1,349.12 SQM
 (II) PROPOSED GROUND COVERAGE = 47.77 % = 1,289.08 SQM
 5. A) HEIGHT = 18.9 M B) ROAD WIDTH = 17 M

6. PROPOSED AREA CALCULATION :-

A: TOTAL PROPOSAL

TOWER - 1						TOWER - 2					
EXEMPTED AREA						EXEMPTED AREA					
AT FLOOR	COVERED AREA	STAIR & LOBBY	SHAFT & LIFT CUT-OUTS	STAIR & LIFT LOBBY	NET FLOOR AREA	AT FLOOR	COVERED AREA	STAIR & LOBBY	SHAFT & LIFT CUT-OUTS	STAIR & LIFT LOBBY	NET FLOOR AREA
GROUND	602.30	25.17	10.13	8.71	598.18	GROUND	544.74	25.17	13.67	13.71	496.18
1ST	588.35	25.17	10.13	8.71	564.53	1ST	588.37	25.17	13.67	8.71	481.61
2ND	588.35	25.17	10.13	8.71	564.53	2ND	588.37	25.17	13.67	8.71	481.61
3RD	588.35	25.17	10.13	8.71	564.53	3RD	588.37	25.17	13.67	8.71	481.61
4TH	588.35	25.17	10.13	8.71	564.53	4TH	588.37	25.17	13.67	8.71	481.61
5TH	588.35	25.17	10.13	8.71	564.53	5TH	588.37	25.17	13.67	8.71	481.61
TOTAL	3,555.10	125.80	50.78	43.93	3,275.59	TOTAL	3,240.59	125.80	62.02	52.33	2,955.53

COMMUNITY HALL BLOCK

EXEMPTED AREA					
AT FLOOR	COVERED AREA	STAIR & LOBBY	SHAFT & LIFT CUT-OUTS	STAIR & LIFT LOBBY	NET FLOOR AREA
GROUND	138.68	12.83	---	8.06	98.79
1ST	113.52	12.83	---	8.06	82.61
2ND	113.52	12.83	---	8.06	82.61
3RD	113.52	12.83	---	8.06	82.61
TOTAL	480.24	51.32	---	32.24	377.88

COMMON SERVICE AREA AT GR. FLOOR :- 22.46 SQM

PARKING CALCULATION :-

7. TOTAL COVERED AREA 7,111.93

8. TOTAL REQUIRED CAR PARKING :- (544.30/51+491.81/51+377.88/51+54/51) = 47

9. TOTAL PROVIDED CAR PARKING :- 55

10. EXEMPTED AREA FOR PARKING :- 47 X 25 = 1,175 SQM

11. HENCE, PROPOSED F.A.R. AREA :- 544.30/51+491.81/51+377.88/51+54/51+1,175 = 52.84

12. PERMISSIBLE F.A.R. :- 3

13. PROPOSED F.A.R. :- 2.07

14. STAIR HEAD ROOM AREA :- 32.92+33.27+15.10 = 81.29 SQM

15. L.M.R. AREA :- 4.2+4.2+9.38+11.78 = 29.56 SQM

OWNER'S DECLARATION

CERTIFIED THAT I/WE HAVE GONE THROUGH THE RULES OF BIDHANAGAR MUNICIPAL CORPORATION AND UNDERTAKE TO ABIDE BY THOSE RULES DURING & AFTER THE CONSTRUCTION OF THE BUILDING.

NIRMAN REALTY Partner: *Somnath Mondal*
SOMENATH NIRMAN PVT. LTD. Director: *Somnath Mondal*

NIRMAN REALTY Partner: *Somnath Mondal*
CHANDRASEKHAR NIRMAN PVT. LTD. Director: *Somnath Mondal*

NIRMAN REALTY Partner: *Somnath Mondal*
KEDARNATH NIRMAN PVT. LTD. Director: *Somnath Mondal*

As constituted attorney of:
 Pramila Jana, Uttam Jana,
 Tanuja Jana, Partha Jana,
 Mousumi Chakraborty, Riya Maity,
 Rituparna Jana, Paritosh Gain.

CERTIFICATE OF STRUCTURAL ENGINEER.

CERTIFIED 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.

Rupak Kumar Banerjee
RUPAK KUMAR BANERJEE
 B.C.E., M.E., M.C.S., M.I.E.,
 G.T./13 (K.M.C.), BM/Geo-TECH/1002
 019/RP SONIG/12014-15, GTER-HDCO/05/00014

CERTIFICATE OF ARCHITECT

I CERTIFY THAT ALL THE ARCHITECTURAL DRAWINGS OF THE PROJECT HAS BEEN PREPARED BY ME COMPLYING WITH ALL PROVISIONS REGARDING THE FIRE PROTECTION AS PER THE PREVIOUS BEST BEING MAJOR BUILDING RULES.

Arindam Ghosh
Arindam Ghosh
 CAJ 2007/41093

PROJECT ARCHITECTS: **GEOMETRICS** ARCHITECTURE & INDOORS

CLIENT: **NIRMAN GROUP**

PROJECT CODE: GEO-N-D

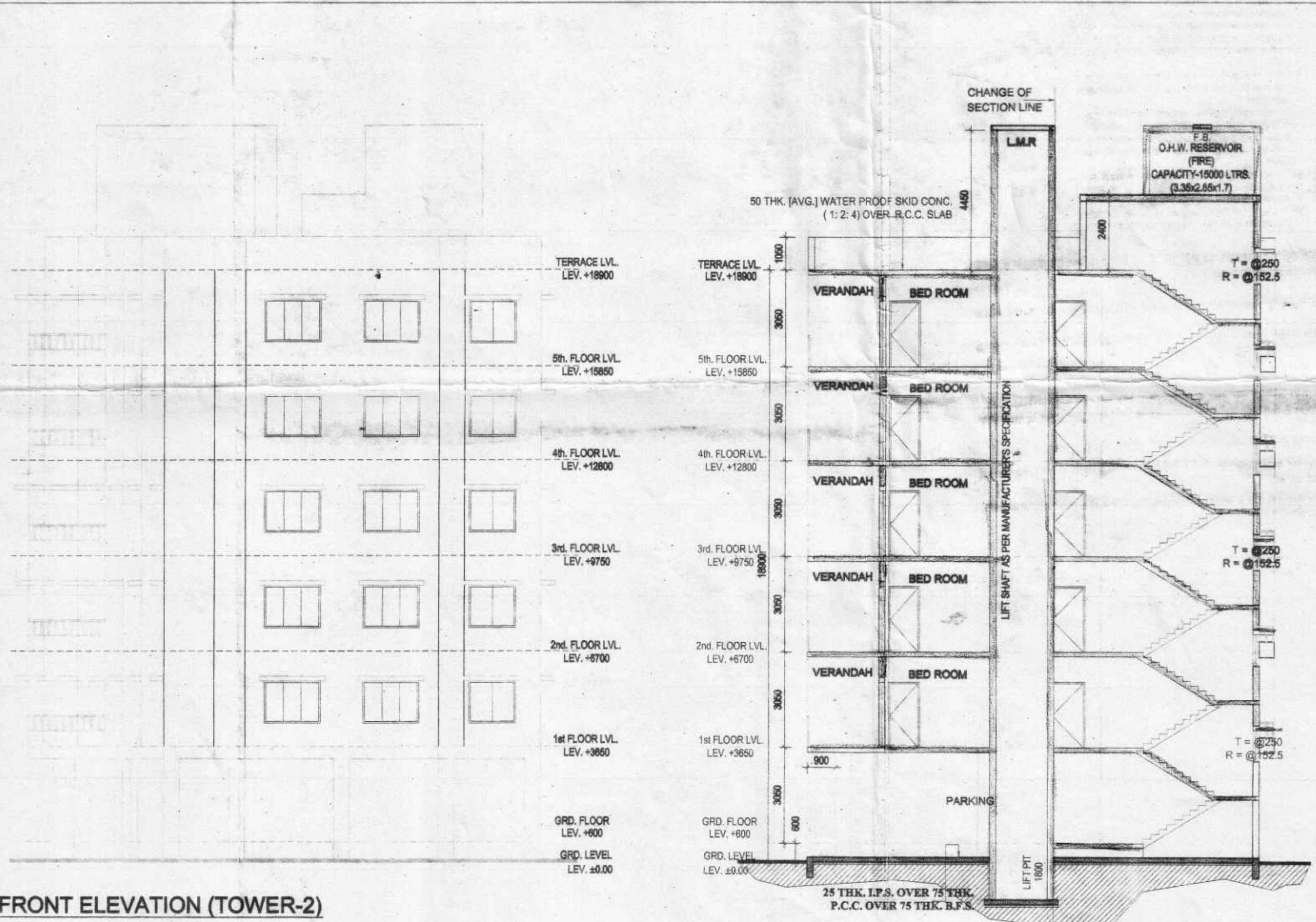
DIRECTION: DRAWING NO: GEO/ND/003 Current Revision: R-001

PURPOSE OF RELEASE: MUNICIPAL-APPROVAL

DRAWING-NAME: TYPICAL & TERRACE FLOOR PLAN (TOWER-1 & 2) ELEVATIONS - TOWER 1, SECTIONS - TOWER 1

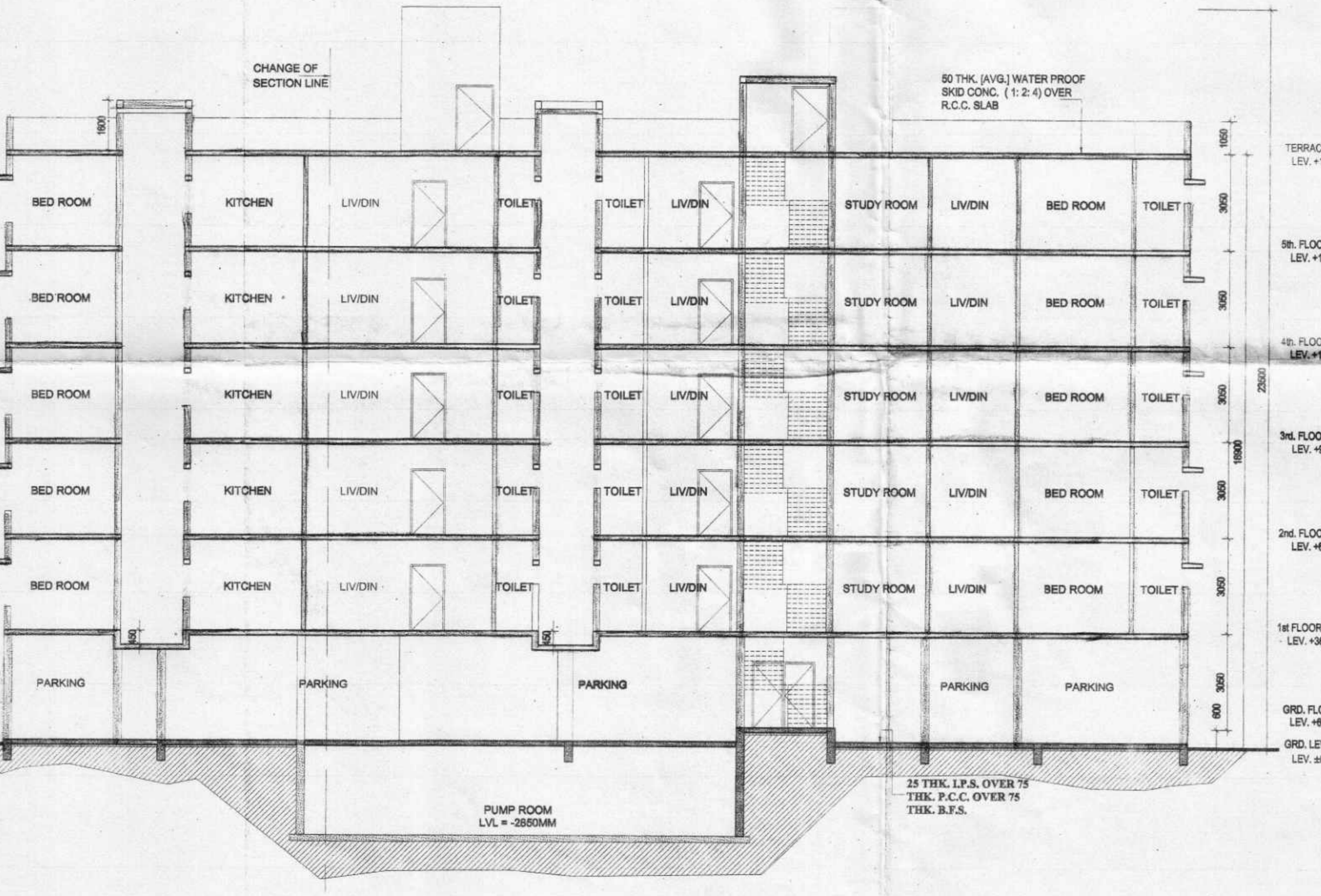
SCALE: NTS Date: 13/09/22

THIS DRAWING IS THE SOLE PROPERTY OF GEOMETRICS. ITS USE FOR ANY PURPOSE OTHER THAN THAT MENTIONED IS TO BE DONE ONLY AFTER PRIOR APPROVAL.



FRONT ELEVATION (TOWER-2)
 SCALE: 1:100

SECTION-CC (TOWER-2)
 SCALE: 1:100



SECTION-DD (TOWER-2)
 SCALE: 1:100

ARTY'S COPY

Valid Upto 22/02/2026

ANY DEVIATION SHALL MEAN DISQUALIFICATION

[Signature]
25-2-23
Executive Engineer
(Building Plan)
Bidhannagar Municipal Corporation

APPROVED
Bidhannagar Municipal Corporation
Pouza Bhavan, P.O-416A, Sector-III
Kolkata-700108
No. EW/BNRGA/887/06/21-22(3/3)
Date: 03/02/2023

CHECKED BY *[Signature]*
25/2/23
Assistant Engineer
Bidhannagar Municipal Corporation

- Approved Subject to:
- 1) Building rules for Bidhannagar Municipal Corporation shall have to be observed, carefully.
 - 2) No wastage of water shall be made, check valve must be provided in ground/under ground & overhead reservoir.
 - 3) In no case water from rain water pipe and the surface drainage should be connected to the house sewer directly or through any yard gully.
 - 4) Plan showing internal sewer system and water supply lines have got to be separately sanctioned.
 - 5) Before starting any construction it should be satisfied that the site dimension conforms with that of plans sanctioned and all the conditions as proceeded in the plan shall be fulfilled.
 - 6) Road and footpath shall not be encroached by dumping of building materials mixing of mortar etc. without prior permission.
 - 7) Prior to commencement of construction Appendix-B shall have to be submitted.

During construction following measures are to be strictly taken to reduce the effects of dust pollution from building construction sites

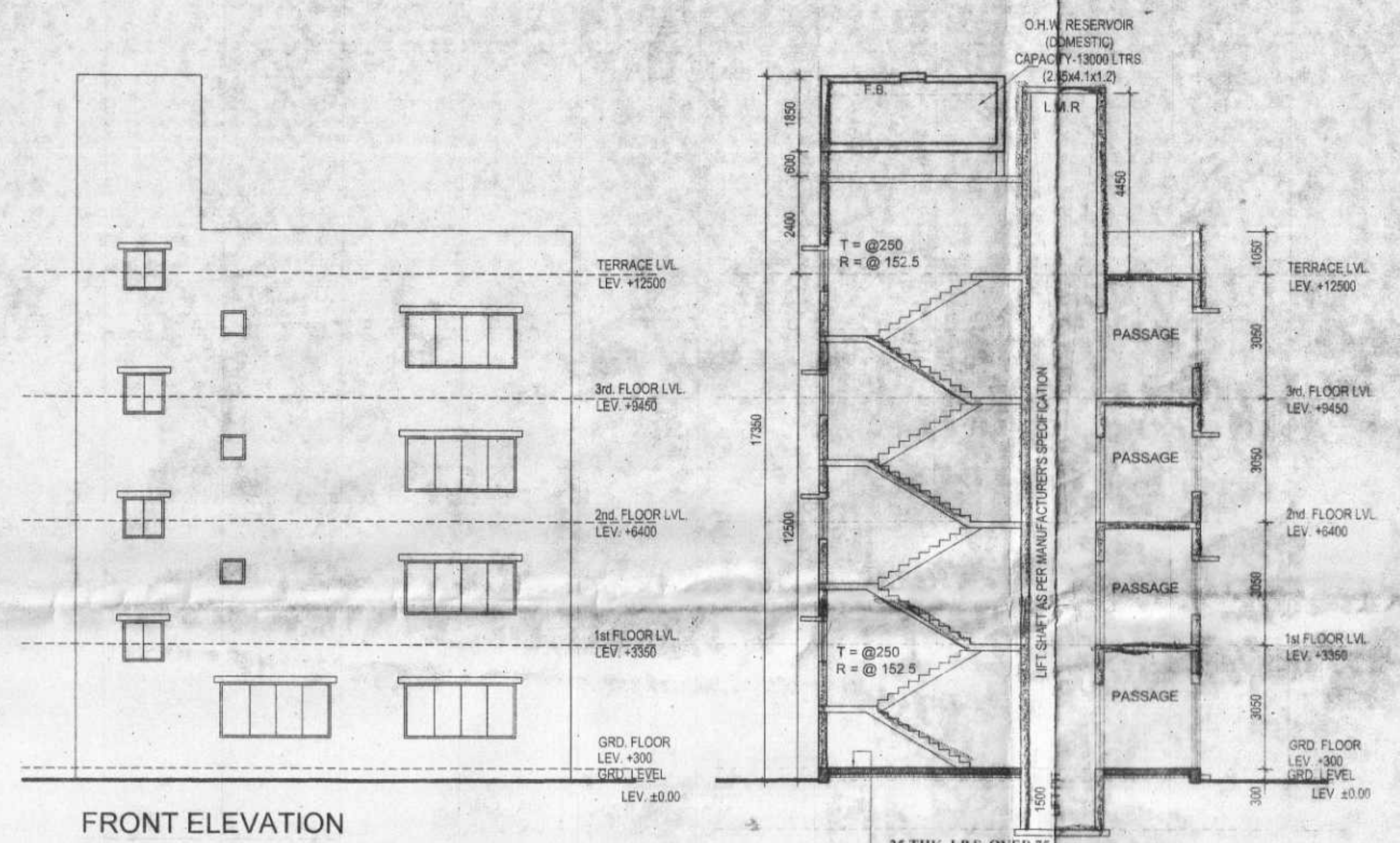
- Properly covering all building materials stocked at site like cement bags, sand, lime & stone chips.
 - Using water sprays or sprinklers to keep the dust down during activities such as concreting, plastering, breaking concrete and piling activities.
 - Washing the wheels of vehicles leaving the site, if they are carrying mud or waste.
 - Putting up solid barriers around the site.
 - Properly covering trucks & vehicles that enter and leave the site-carrying building materials and building debris.
 - Cleaning and watering the road and footpath adjacent to the site at frequent intervals.
 - Using dust bags, spraying water when using stone cutters and making the working area wet before using the machineries.
- Not burning waste materials at site which causes smoke containing carbon monoxide and a range of poisonous substances.

[Signature]
25-2-23
Executive Engineer
(Building Plan)
Bidhannagar Municipal Corporation

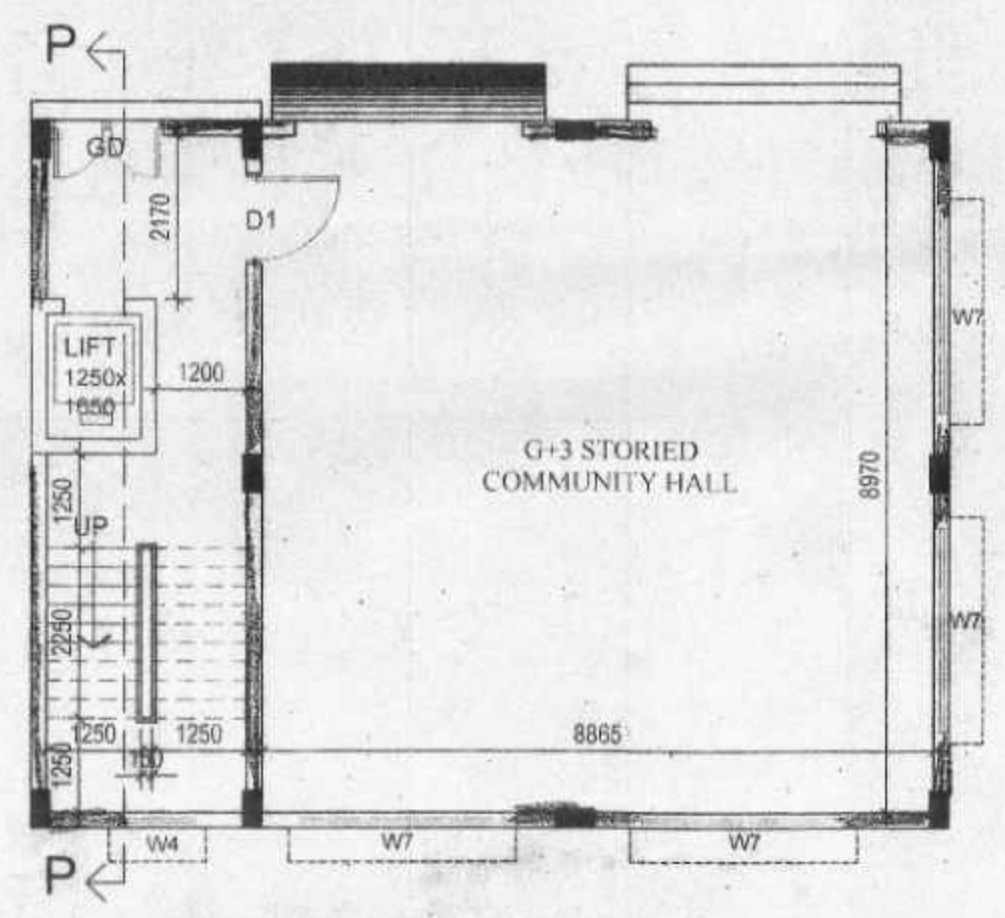
As certified to the effect of
P.O. No. 100/2023 dated 03/02/23
Executive Engineer
(Building Plan)
Bidhannagar Municipal Corporation

As certified to the effect of
P.O. No. 100/2023 dated 03/02/23
Executive Engineer
(Building Plan)
Bidhannagar Municipal Corporation

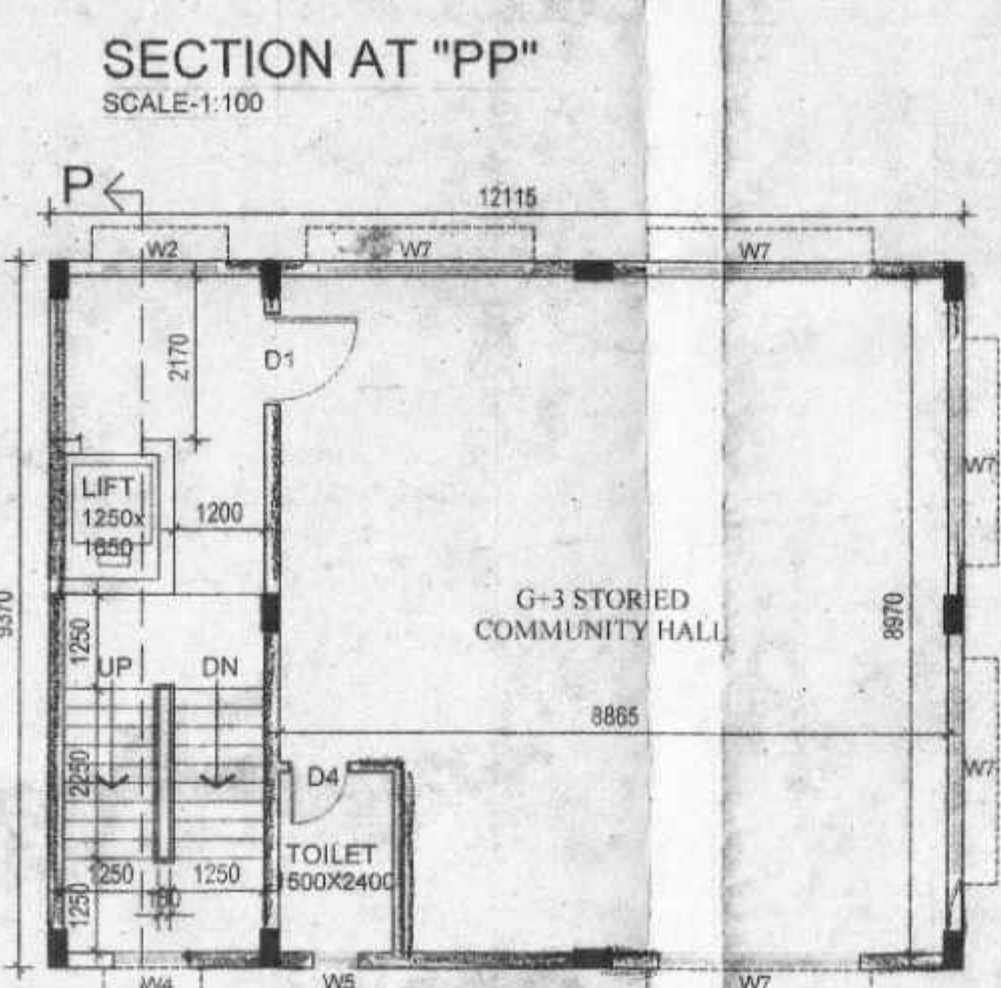
As certified to the effect of
P.O. No. 100/2023 dated 03/02/23
Executive Engineer
(Building Plan)
Bidhannagar Municipal Corporation



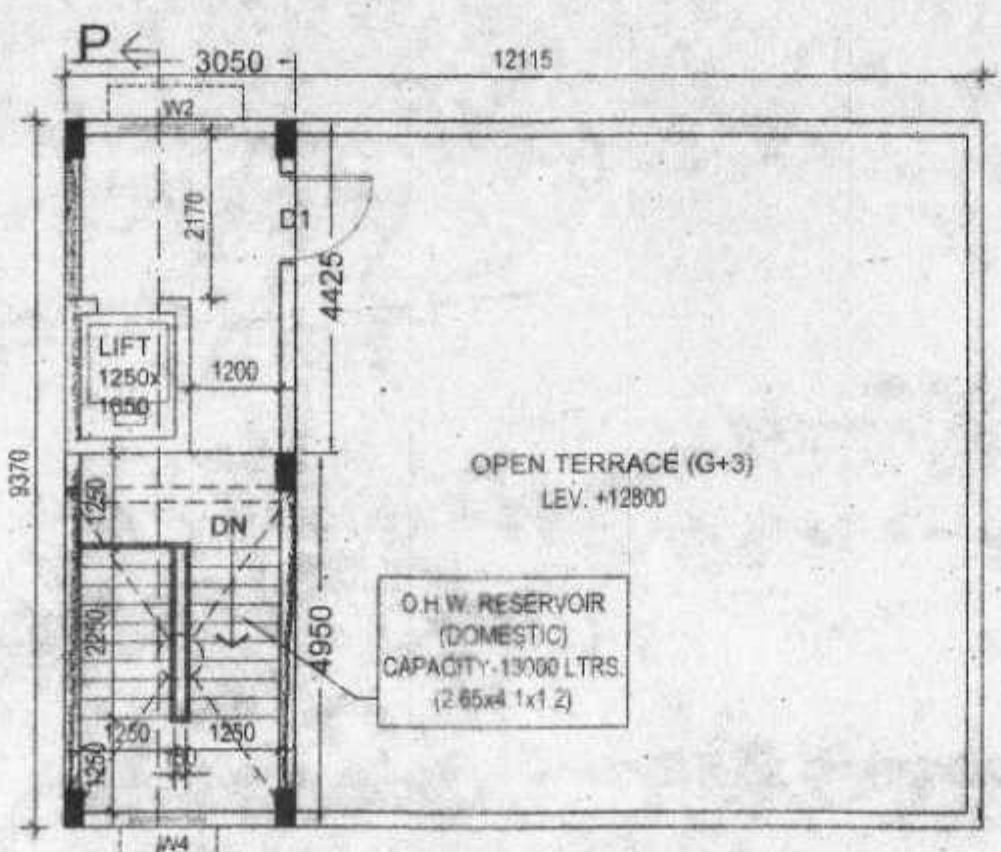
FRONT ELEVATION
SCALE: 1:100



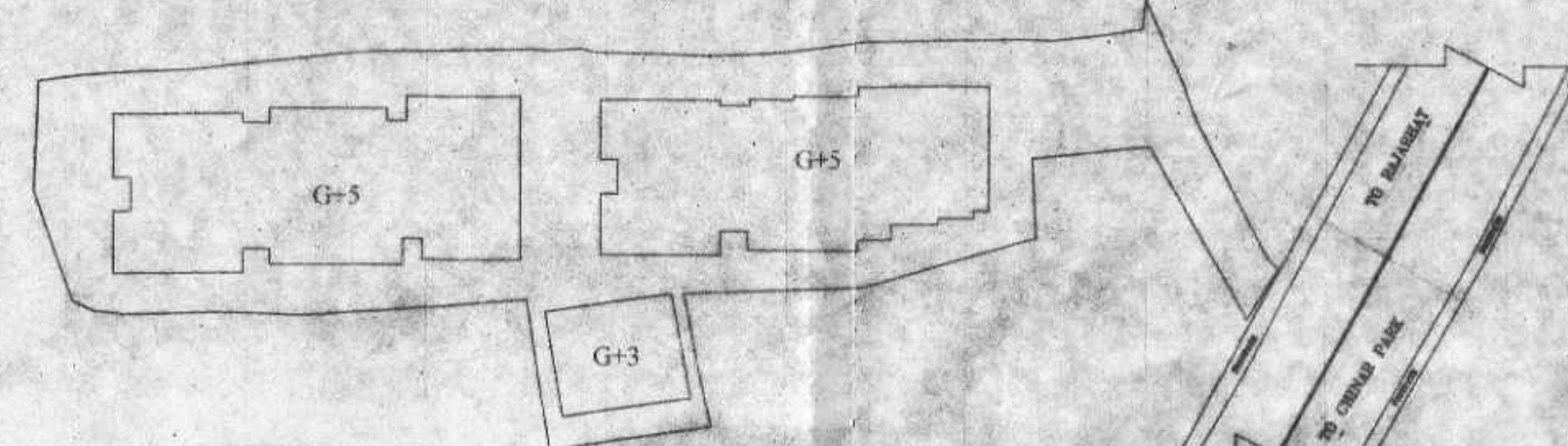
GROUND FLOOR PLAN
SCALE: 1:100



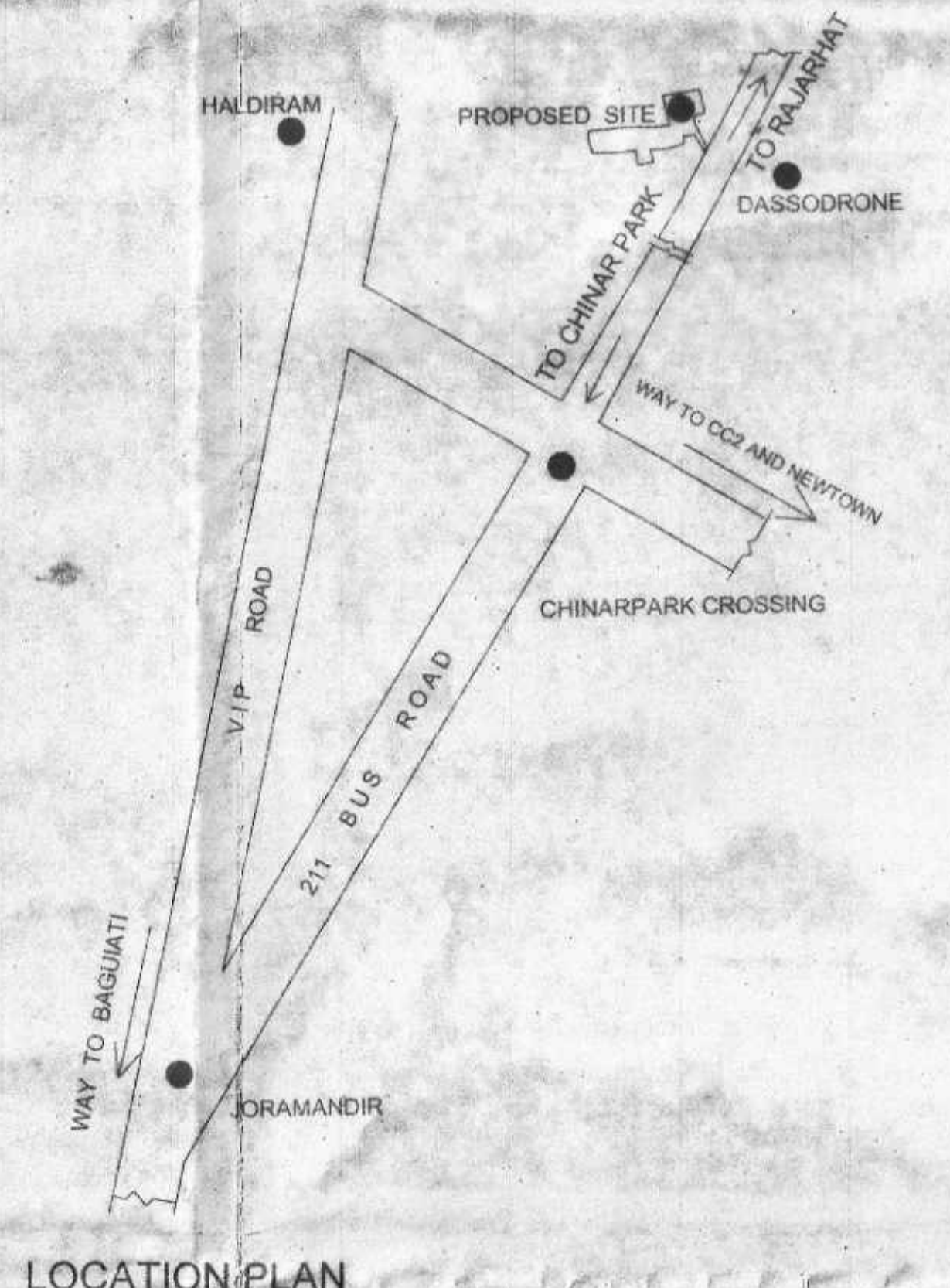
SECTION AT "PP"
SCALE: 1:100



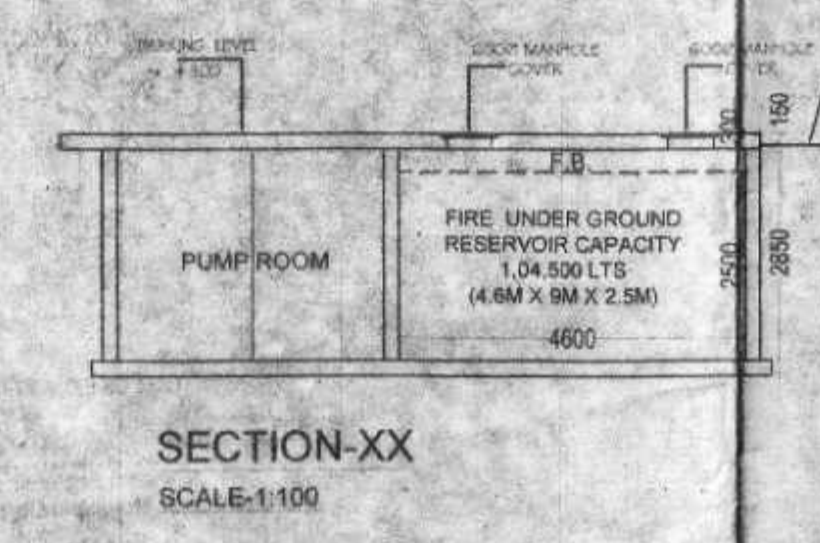
TERRACE PLAN
SCALE: 1:100



KEY PLAN
SCALE: 1:600



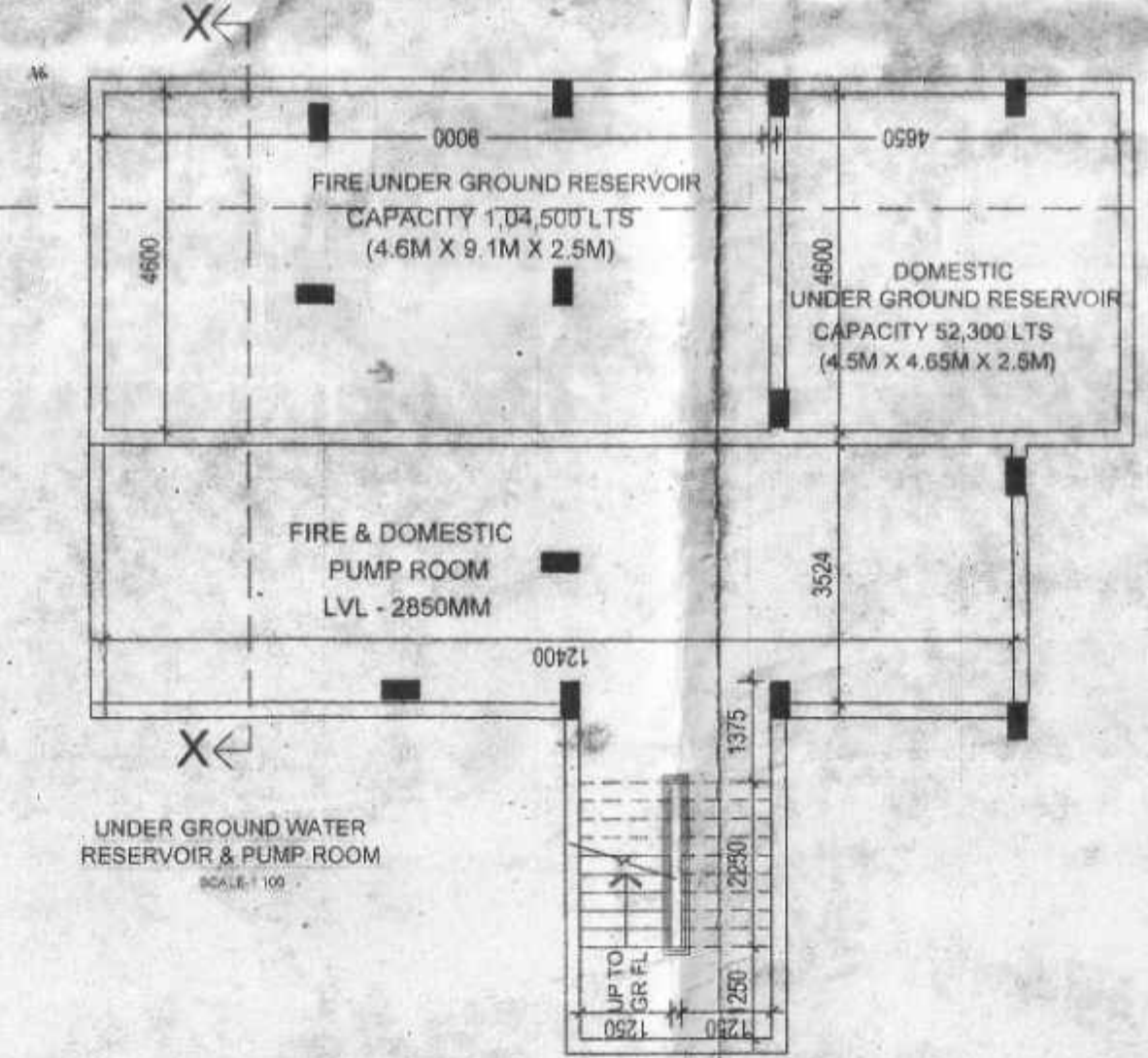
LOCATION PLAN



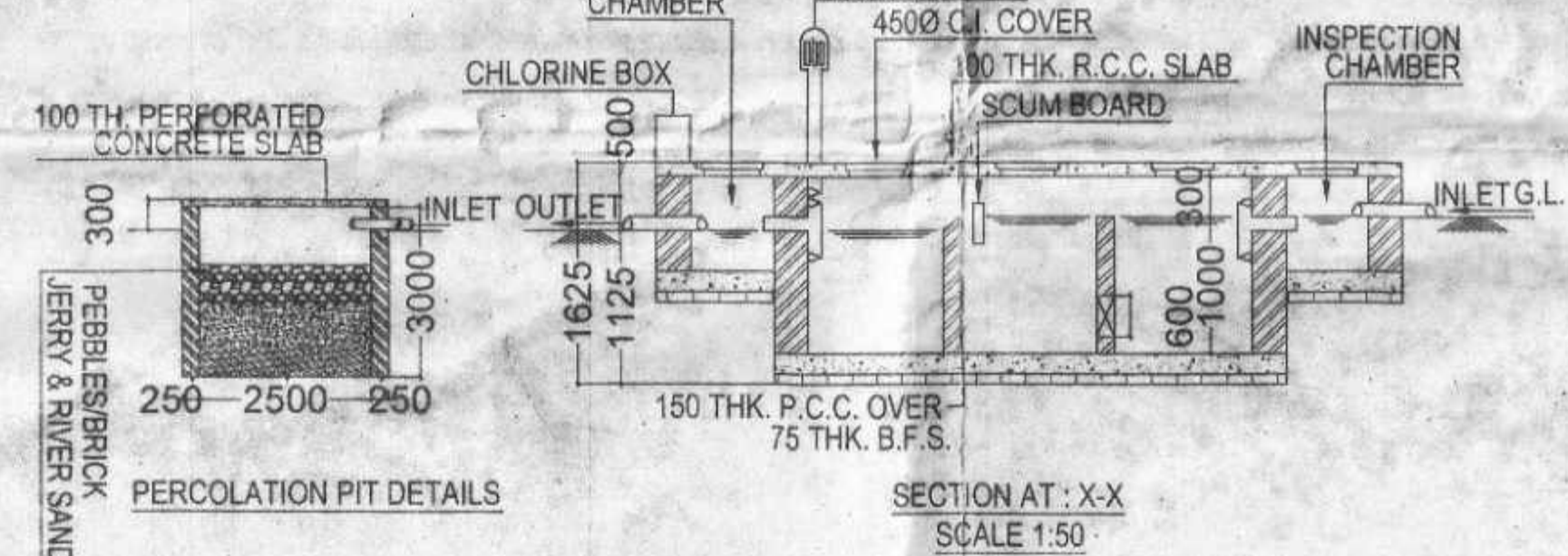
SECTION-XX
SCALE: 1:100



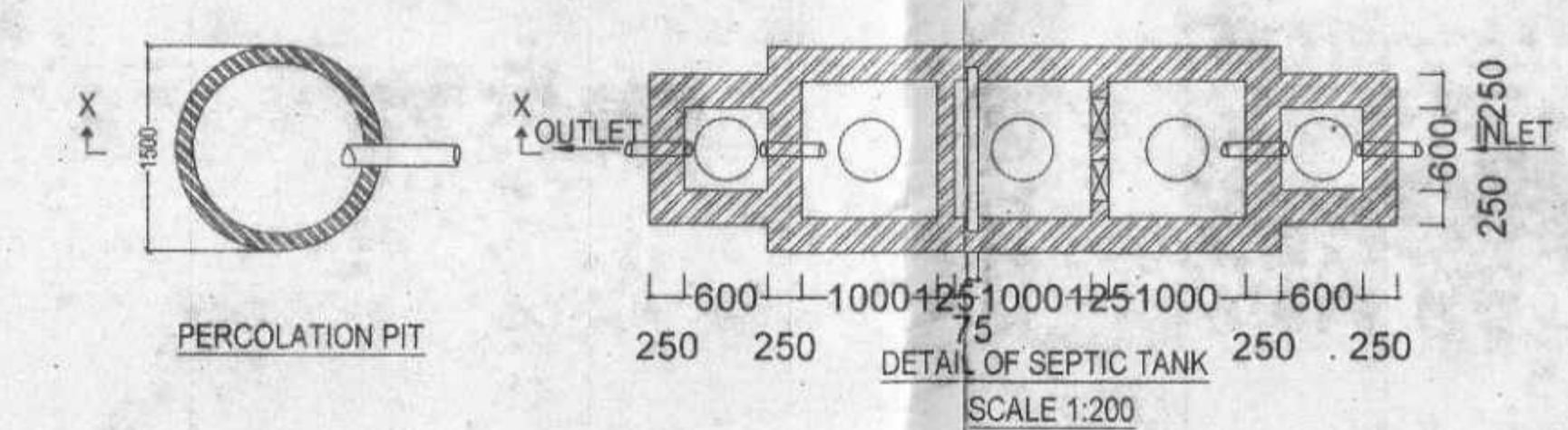
SECTION-YY
SCALE: 1:100



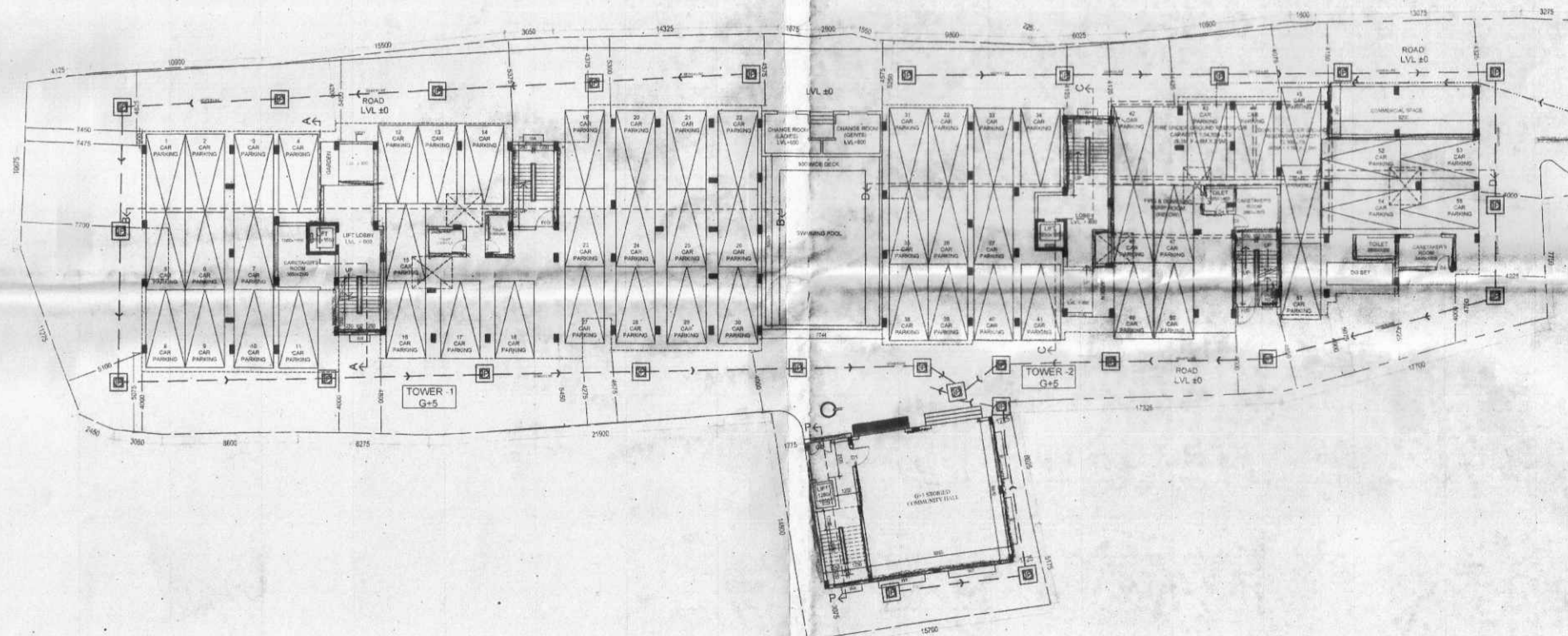
UNDER GROUND WATER RESERVOIR & PUMP ROOM
SCALE: 1:100



PERCOLATION PIT DETAILS
SCALE: 1:50



DETAIL OF SEPTIC TANK
SCALE: 1:200



GROUND FLOOR PLAN / SITE LAYOUT PLAN
SCALE: 1:200

DOOR & WINDOW SCHEDULE			
WINDOW	DOOR		
W1 1800 x 1350	FCD 1200 x 2100		
W2 1500 x 1350	D1 1100 x 2100		
W3 1200 x 1350	D2 1000 x 2100		
W4 1000 x 1000	D3 900 x 2100		
W5 600 x 600	D4 800 x 2100		
W7 2700X1350	GD 1500 x 2100		
	SD1 2400 x 2100		
	SD2 1800 x 2100		
	SD3 1200 x 2100		

PROPOSED G+V STORIED RESIDENTIAL BUILDING PLAN AT MOUZA - DASADRON, J.L. NO. 04, R.S. NO. 150, T.O. NO. 2998 COMPRISED IN R.S. / L.R. DAG NO. 214, 217, 218, 224, COMPRISED IN L.R. KHATIAN NOB. 1417, 1418, 1426, 3708, 3712, 3716, 3718, 3726, 3730, R.S. PREVIOUSLY RAJARHAT, PRESENTLY BAGUATI, KOLKATA 700136, WARD NO. 5, UNDER BIDHANAGAR MUNICIPAL CORPORATION, IN THE DISTRICT OF NORTH 24 PARGANAS.

NAME OF OWNERS :-
 1. PRAMILA JANA
 2. UTTAM JANA
 3. TANUJA JANA
 4. MOUSUMI CHAKRABORTY
 5. PRAMILA JANA
 6. RIYA MAITY
 7. RITUPARNA JANA
 8. PARITOSH GAIN
 9. NIRMAN REALTY

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 2. ALL LEVELS INDICATED ARE IN MM UNLESS OTHERWISE SPECIFIED.
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 8. ALL MATERIALS / FINISHES TO BE AS SPECIFIED AND APPROVED BY THE CONSULTANTS.

PRINCIPLE USE GROUP	RESIDENTIAL
1. (A) AREA OF LAND AS PER DEED = 40.41 - 5 CH. - 39 SFT.	2,698.25 SQ.M
2. (A) AREA OF LAND AS PER PHYSICAL MEASUREMENT = 49 X 5 CH. - 19 SFT.	2,888.25 SQ.M
3. (A) NET AREA OF LAND AFTER STRIP OF LAND =	2,698.25 SQ.M
4. (I) PERMISSIBLE GROUND COVERAGE =	1,349.12 SQ.M
(II) PROPOSED GROUND COVERAGE =	1,289.08 SQ.M
5. (A) HEIGHT = 18.9 M (B) ROAD WIDTH = 17 M	

A. TOTAL PROPOSAL:						TOWER - 1						TOWER - 2					
AT FLOOR	COVERED AREA	STAIR & LOBBY	SHAFT & CUT - OUTS	LIFT & LOBBY	NET FLOOR AREA	AT FLOOR	COVERED AREA	STAIR & LOBBY	SHAFT & CUT - OUTS	LIFT & LOBBY	NET FLOOR AREA	AT FLOOR	COVERED AREA	STAIR & LOBBY	SHAFT & CUT - OUTS	LIFT & LOBBY	NET FLOOR AREA
GROUND	602.20	25.17	30.13	8.72	556.18	GROUND	544.74	25.17	13.67	8.72	499.18	GROUND	544.74	25.17	13.67	8.72	499.18
1ST	588.35	25.17	30.13	8.72	544.33	1ST	539.17	25.17	13.67	8.72	491.61	1ST	539.17	25.17	13.67	8.72	491.61
2ND	588.35	25.17	30.13	8.72	544.33	2ND	539.17	25.17	13.67	8.72	491.61	2ND	539.17	25.17	13.67	8.72	491.61
3TH	588.35	25.17	30.13	8.72	544.33	3TH	539.17	25.17	13.67	8.72	491.61	3TH	539.17	25.17	13.67	8.72	491.61
4TH	588.35	25.17	30.13	8.72	544.33	4TH	539.17	25.17	13.67	8.72	491.61	4TH	539.17	25.17	13.67	8.72	491.61
5TH	588.35	25.17	30.13	8.72	544.33	5TH	539.17	25.17	13.67	8.72	491.61	5TH	539.17	25.17	13.67	8.72	491.61
TOTAL	4,500.80	151.20	60.78	52.32	3,736.50	TOTAL	4,240.50	151.02	82.02	52.32	3,655.23	TOTAL	4,240.50	151.02	82.02	52.32	3,655.23

COMMON SERVICE AREA AT GR. FLOOR:		REG. CAR PARKING NOS.
7. TOTAL COVERED AREA	7,111.93	47
8. TOTAL REQUIRED CAR PARKING:		47
9. TOTAL PROVIDED CAR PARKING:		55
10. EXEMPTED AREA FOR PARKING:		8.25 = 1.175 SQ.M
11. HENCE, PROPOSED F.A.R. AREA:		544.33 X 1.175 = 639.88 SQ.M
12. PERMISSIBLE F.A.R.:		3
13. PROPOSED F.A.R.:		2.07
14. STAIR HEAD ROOM AREA:	32.92 X 33.27 X 15.10 = 81.29	SQM
15. L.M.R. AREA:	4.24 X 2.3 X 8 = 11.78	SQM

OWNER'S DECLARATION
 CERTIFIED THAT I/WE HAVE GONE THROUGH THE RULES OF BIDHANAGAR MUNICIPAL CORPORATION AND UNDERTAKE TO ABIDE BY THOSE RULES DURING & AFTER THE CONSTRUCTION OF THE BUILDING.

NIRMAN REALTY
 Partner
 SOMENATH NIRMAN PVT. LTD.
 Director

NIRMAN REALTY
 Partner
 CHANDRASEKHAR NIRMAN PVT. LTD.
 Director

NIRMAN REALTY
 Partner
 KEDARNATH NIRMAN PVT. LTD.
 Director

As constituted attorney of:
 Pramila Jana, Uttam Jana,
 Tanuja Jana, Partha Jana,
 Mousumi Chakraborty, Riya Maity,
 Rituparna Jana, Paritosh Gain.

SIGNATURE OF OWNER

CERTIFICATE OF STRUCTURAL ENGINEER
 CERTIFIED THAT THE STRUCTURAL DRAWING AND DESIGN OF BOTH THE FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING 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 WEIGHTS GENERATED BY THE PROPOSED STRUCTURE AS PER THE BUREAU OF INDIAN STANDARDS 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.

RUPAK KUMAR BANERJEE
 B.C.E. M.I.E.
 CIVIL ENGINEER
 REG. NO. 11001205
 BANGALORE, K.A.E. (P.C.E.)

CERTIFICATE OF ARCHITECT
 I CERTIFY THAT ALL THE ARCHITECTURAL DRAWINGS OF THE PROJECT HAVE BEEN PREPARED BY ME OR BY OTHERS WITH ALL PROVISIONS REGARDING THE FIRE PROTECTION AS PER THE PREVALENT BUREAU OF INDIAN STANDARDS.

As const. attorney of:
 Pramila Jana, Uttam Jana,
 Tanuja Jana, Partha Jana,
 Mousumi Chakraborty, Riya Maity,
 Rituparna Jana, Paritosh Gain.

SIGNATURE OF ARCHITECT
 NAME: ARINDAM GHOSH

PROJECT ARCHITECTS: **OLV METRICS** ARCHITECTURE & INTERIORS
 PROJECT CODE: GEO-N-D
 DIRECTION: GEO/ND/001
 DRAWING NO: R-001
 CURRENT REVISION: R-001
 PURPOSE OF RELEASE: MUNICIPAL APPROVAL
 DRAWING NAME: TYPICAL & TERRACE FLOOR PLAN (TOWER-1 & 2) ELEVATIONS - TOWER 1, SECTIONS - TOWER 1
 SCALE: NTS
 DATE: 13/09/22

CLIENT: **NIRMAN GROUP**

THIS DRAWING IS THE SOLE PROPERTY OF OLV METRICS. ITS USE FOR ANY PURPOSE OTHER THAN THAT MENTIONED IS TO BE DONE ONLY AFTER PRIOR APPROVAL.

Valid Upto 00/00/0000

DEVIATION SHALL
AN DEMOLITION

PRINTS

16/02/23
18/02/23

APPROVED
Bishnagar Municipal Corporation
Pune Bhabra, FD-10A, Section-10
Mumbai-400001
SNC/BDNRG/88F/96/21-22(A/B)
08/07/23

CHECKED BY
Assistant Engineer
Bishnagar Municipal Corporation
18/02/23

- Approved Subject to:
- 1) Building rules for Bishnagar Municipal Corporation shall have to be observed, carefully.
 - 2) No wastage of water shall be made, check valve must be provided in ground/under ground & overhead mode.
 - 3) In no case water from rain water pipe and the surface drainage should be connected to house sewer directly or through any yard gully.
 - 4) Plan showing internal sewer system and water supply lines have got to be separately submitted.
 - 5) Before starting any construction it should be satisfied that the site dimension conforms with that of plans sanctioned and all the conditions as precluded in the plan shall be fulfilled.
 - 6) Road and footpath shall not be encroached by dumping of building materials, raising of mortar etc. without prior permission.
 - 7) Prior to commencement of construction Appendix-B shall have to be submitted.

Direct construction. Infiltrating measures are to be taken to prevent any pollution from building construction site.

- Properly covering all building materials stacked at site with cement bags, sand, lime & other chips.
 - Using water sprays or sprinklers to keep the dust down during activities such as concreting, plastering, breaking concrete and piling activities.
 - Washing the wheels of vehicles leaving the site, if they are carrying mud or waste.
 - Putting up solid barriers around the site.
 - Properly covering trucks & vehicles that enter and leave the site-carrying building materials and building debris.
 - Cleaning and sealing the road and footpath adjacent to the site at frequent intervals.
 - Using dust bars, spraying water when using stone cutters and raising the working area wet before using the machinery.
- Not burning waste materials at site which causes smoke containing carbon monoxide and a range of poisonous substances.

18/02/23
18/02/23

(TOWER 1+2) ALONG WITH G+1 STORED COMMUNITY HALL
PROPOSED G+V STORED RESIDENTIAL BUILDING PLAN AT MOUZA - DASADRONI, J.L. NO. 04, R.S. NO. 150, TOUZI NO. 2988 COMPRISED IN R.S. / L.R. DAG NO. 214.217.218.224, COMPRISED IN L.R. KHATHAN NOS. 1117, 1118, 1426, 3706, 3712, 3715, 3716, 3728, 3730, P.S. PREVIOUSLY RAJARHAT, PRESENTLY BAGUIATI, KOLKATA 700136, WARD NO. 5, UNDER BIDHANAGAR MUNICIPAL CORPORATION, IN THE DISTRICT OF NORTH 24 PARGANAS.

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 - TANUJA JANA
 - MOUSUMI CHAKRABORTY
 - PARTHA JANA
 - RIYA MAITY
 - RITUPARNA JANA
 - PARITOSH GAIN
 - NIRMAN REALTY

- ALL DIMENSIONS ARE IN MM UNLESS OTHERWISE SPECIFIED.
- ALL LEVELS INDICATED ARE IN MM UNLESS OTHERWISE SPECIFIED.
- DIMENSIONS / LEVELS INDICATED ARE STRUCTURAL UNLESS OTHERWISE SPECIFIED.
- THIS DRAWING, UNLESS OTHERWISE MENTIONED, TO BE PLOTTED TO MENTIONED PAPER SIZE.
- ONLY WRITTEN DIMENSIONS ARE TO BE FOLLOWED. DO NOT SCALE THE DRAWING.
- DIMENSIONS / LEVELS SHOWN TO BE VERIFIED AT SITE BEFORE COMMENCEMENT OF WORK. ANY DISCREPANCIES IF NOTED BE BROUGHT TO THE NOTICE OF ARCHITECT PRIOR TO THE COMMENCEMENT OF WORK.
- RELEVANT SERVICES DRAWINGS ARE TO BE READ SIMULTANEOUSLY AND PROVISION OF CUTOUTS / SLEEVES TO BE PROVIDED AS REQUIRED.
- ALL MATERIALS / FINISHES TO BE AS SPECIFIED AND APPROVED BY THE CONSULTANTS.

PRINCIPLE USE GROUP: RESIDENTIAL

1. A) AREA OF LAND AS PER DEED = 40 K. 5 CH. - 19 SFT.	2,698.25	SQM
B) AREA OF LAND AS PER PHYSICAL MEASUREMENT = 40 K. 5 CH. - 19 SFT.	2,698.25	SQM
2. A) PLAY	0.00	SQM
B) STRIP OF LAND	0.00	SQM
C) NET AREA OF LAND AFTER PLAY & STRIP OF LAND =	2,698.25	SQM
4. (I) PERMISSIBLE GROUND COVERAGE =	50.0	% = 1,349.12 SQM
(II) PROPOSED GROUND COVERAGE =	47.77	% = 1,289.08 SQM
5. A) HEIGHT =	18.9	M
B) ROAD WIDTH =	17	M

6. PROPOSED AREA CALCULATION -

TOWER - 1						TOWER - 2					
FLOOR	COVERED AREA	STAIR & LOBBY	SHAFT & CUT-OUTS	LIFT & LOBBY	NET FLOOR AREA	FLOOR	COVERED AREA	STAIR & LOBBY	SHAFT & CUT-OUTS	LIFT & LOBBY	NET FLOOR AREA
GROUND	603.20	25.17	10.13	8.71	558.18	GROUND	584.74	25.17	13.67	8.71	491.88
1ST	588.35	25.17	10.13	8.71	544.33	1ST	589.37	25.17	13.67	8.71	491.83
2ND	588.35	25.17	10.13	8.71	544.33	2ND	589.37	25.17	13.67	8.71	491.83
3RD	588.35	25.17	10.13	8.71	544.33	3RD	589.37	25.17	13.67	8.71	491.83
4TH	588.35	25.17	10.13	8.71	544.33	4TH	589.37	25.17	13.67	8.71	491.83
5TH	588.35	25.17	10.13	8.71	544.33	5TH	589.37	25.17	13.67	8.71	491.83
TOTAL	3,586.10	125.20	50.78	43.92	3,278.89	TOTAL	3,340.59	125.20	64.02	43.92	3,052.23

COMMON SERVICE AREA AT G. FLOOR = 22.46 SQ.M.

PARKING CALCULATION:

7. TOTAL COVERED AREA	7,111.93	REQ. CAR PARKING NOS.	154.31
8. TOTAL REQUIRED CAR PARKING			154.31
9. TOTAL PROVIDED CAR PARKING			55
10. EXEMPTED AREA FOR PARKING			47 X 25 = 1,175 SQM
11. HENCE, PROPOSED F.A.R. AREA			544.33 X 49.15 = 26,853.34 SQM
12. PERMISSIBLE F.A.R.			3
13. PROPOSED F.A.R.			2.07
14. STAIR HEAD ROOM AREA			32.92 X 33.27 = 1,100.81 SQM
15. L.M.R. AREA			4.2 X 2.3 X 38 = 117.8 SQM

OWNER'S DECLARATION

CERTIFIED THAT I/WE HAVE GONE THROUGH THE RULES OF BIDHANAGAR MUNICIPAL CORPORATION AND UNDERTAKE TO ABIDE BY THOSE RULES DURING & AFTER THE CONSTRUCTION OF THE BUILDING.

NIRMAN REALTY (Partner) **SOMENATH NIRMAN PVT. LTD.** (Director)
NIRMAN REALTY (Partner) **CHANDRASEKHAR NIRMAN PVT. LTD.** (Director)
NIRMAN REALTY (Partner) **KEDARNATH NIRMAN PVT. LTD.** (Director)

As constituted attorney of:
 Pramila Jana, Uttam Jana,
 Tanuja Jana, Partha Jana,
 Mousumi Chakraborty, Riya Maity,
 Rituparna Jana, Paritosh Gain.

SIGNATURE OF OWNER

CERTIFICATE OF STRUCTURAL ENGINEER

CERTIFIED 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 STANDARDS AND NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECTS AND THESE PROVISIONS SHALL BE ADHERED TO DURING THE CONSTRUCTION.

CERTIFICATE OF ARCHITECT

I CERTIFY THAT ALL THE ARCHITECTURAL DRAWINGS OF THE PROJECT HAS BEEN PREPARED BY ME COMPLYING WITH ALL PROVISIONS REGARDING THE FIRE PROTECTION AS PER THE PREVAILING WEST BENGAL MUNICIPAL BUILDING RULES.

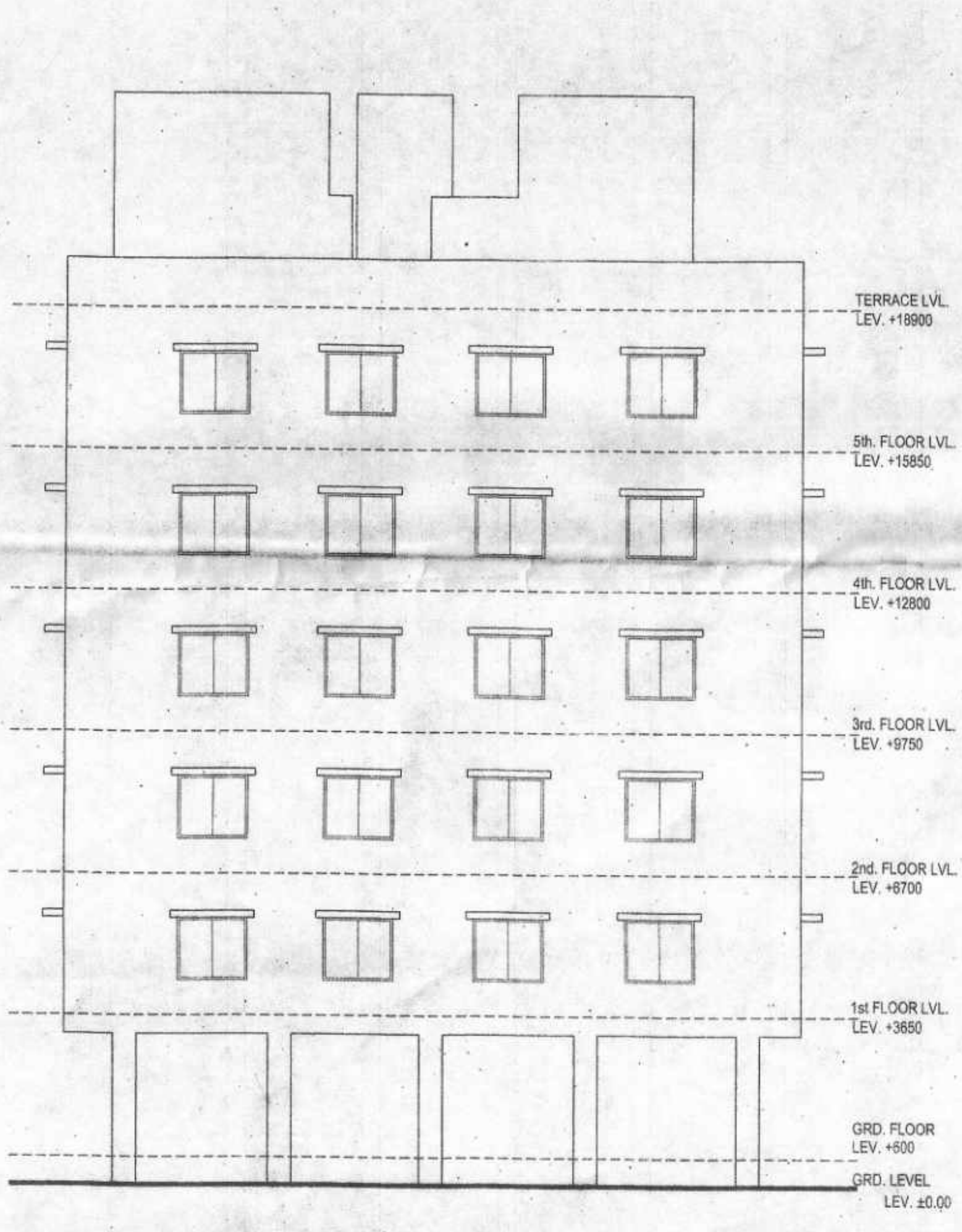
PROJECT ARCHITECTS:
10 METRICS
 ARCHITECTURE & INTERIORS

CLIENT:
NIRMAN GROUP

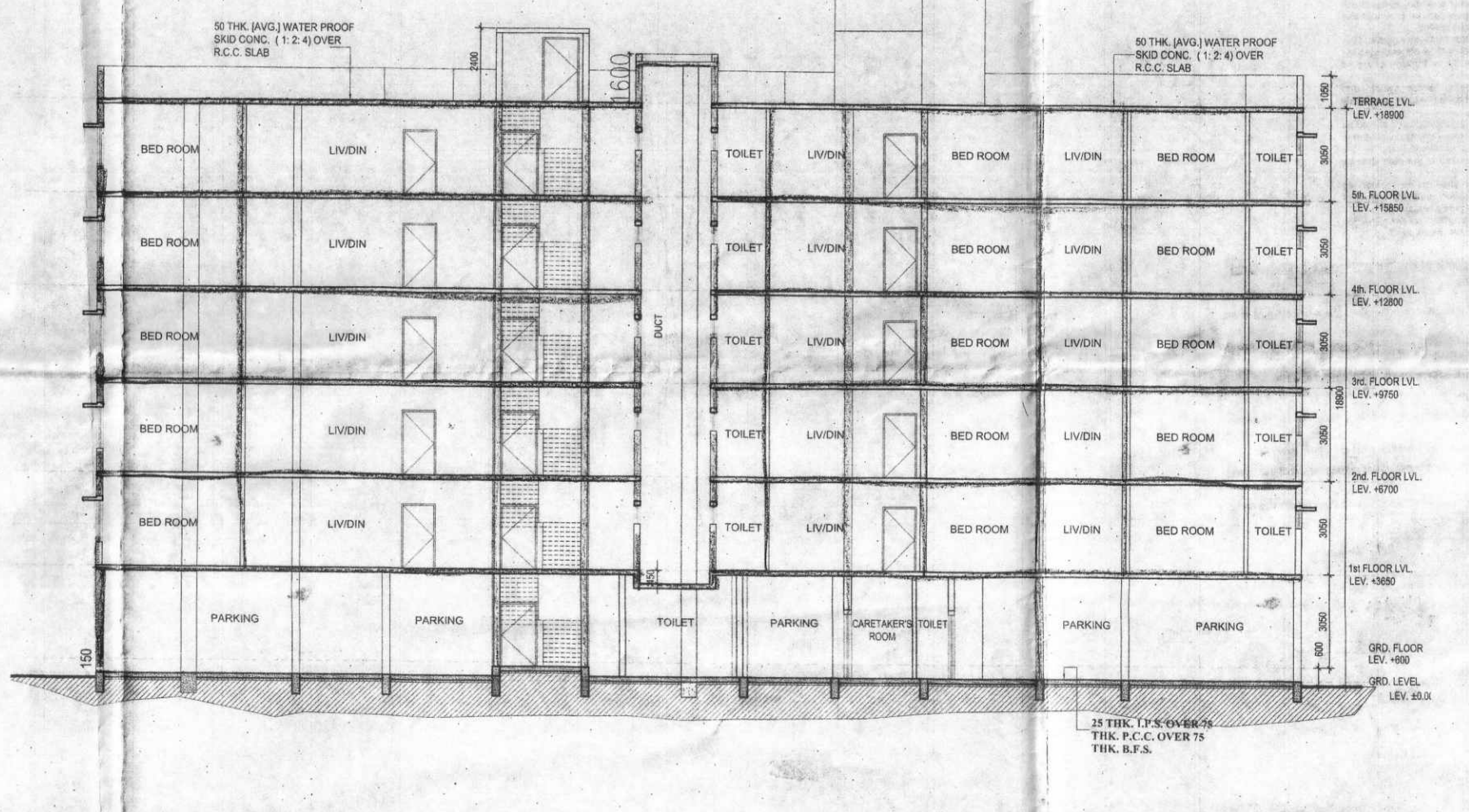
PROJECT CODE: GEO-N-D
 DIRECTION: DRAWING NO: GEO/ND/002
 PURPOSE OF RELEASE: MUNICIPAL APPROVAL
 DRAWING NAME: TYPICAL & TERRACE FLOOR PLAN (TOWER-1 & 2) ELEVATIONS - TOWER-1, SECTIONS - TOWER-1
 SCALE: NTS Date: 13/09/22

Current Revision: R-001

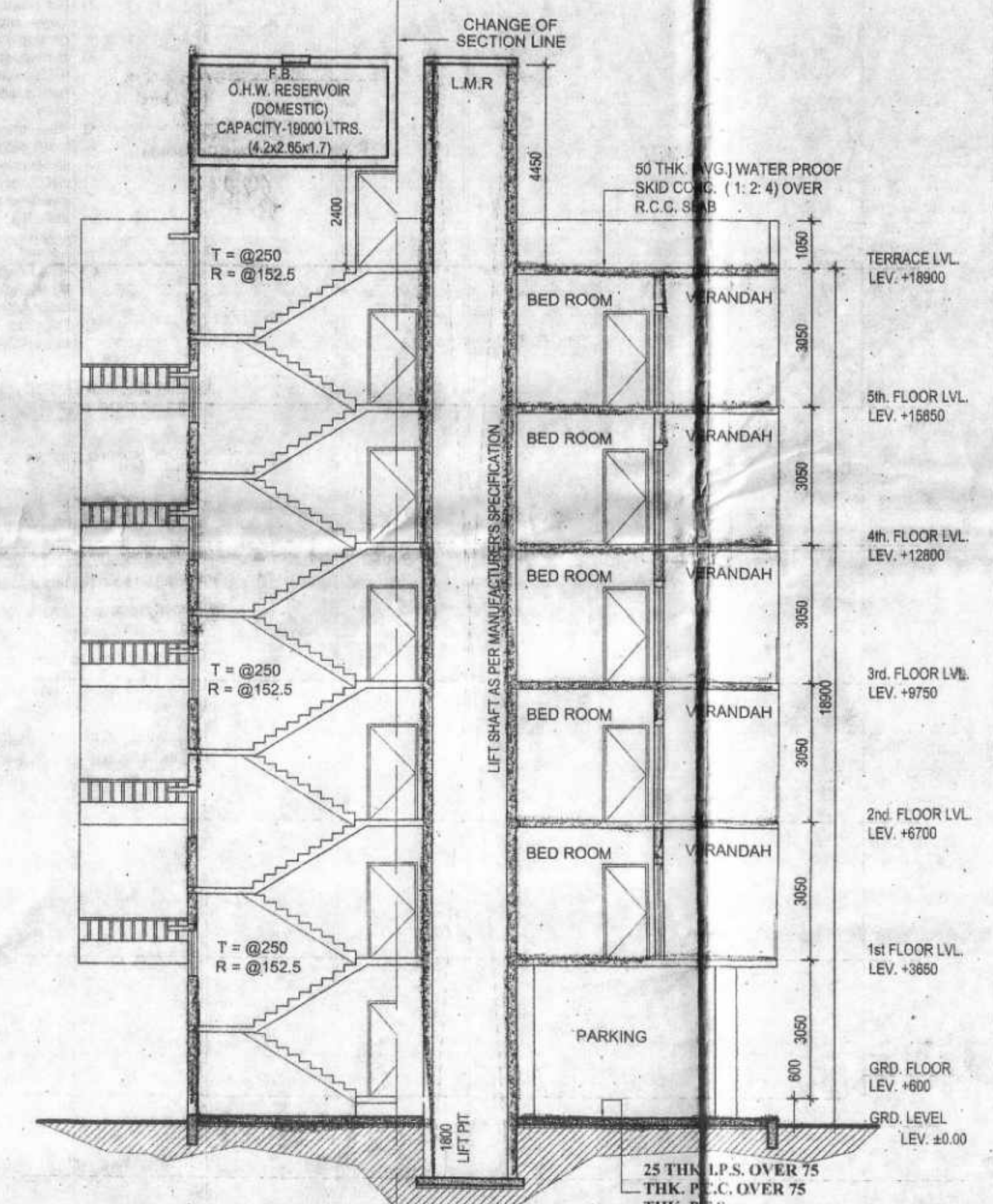
1/16 DRAWINGS IS THE SOLE PROPERTY OF 10 METRICS. IT IS TO BE USED FOR ANY PURPOSE OTHER THAN THAT MENTIONED & IS TO BE DONE ONLY AFTER PRIOR APPROVAL.



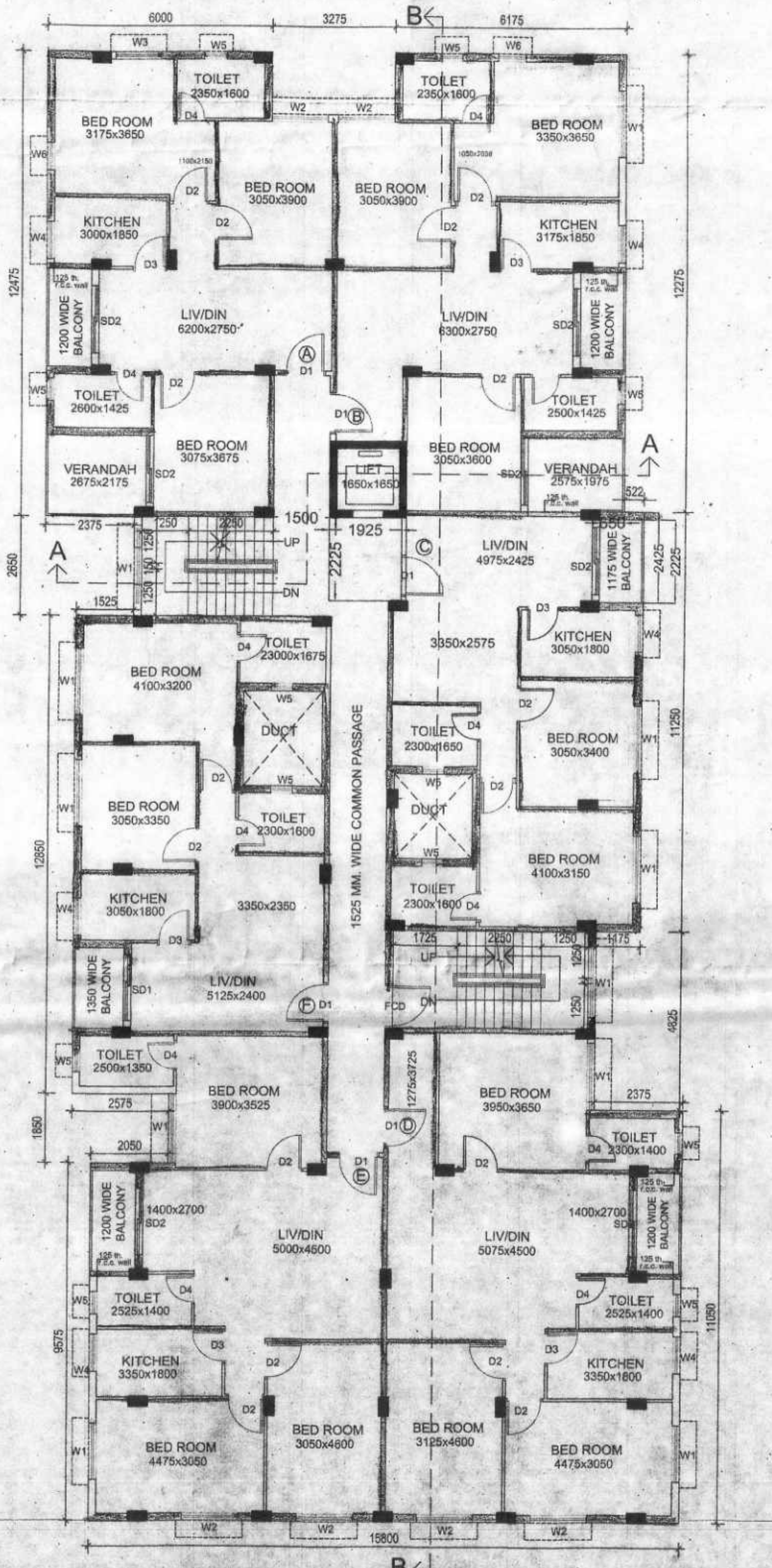
FRONT ELEVATION (TOWER-1)
SCALE: 1:100



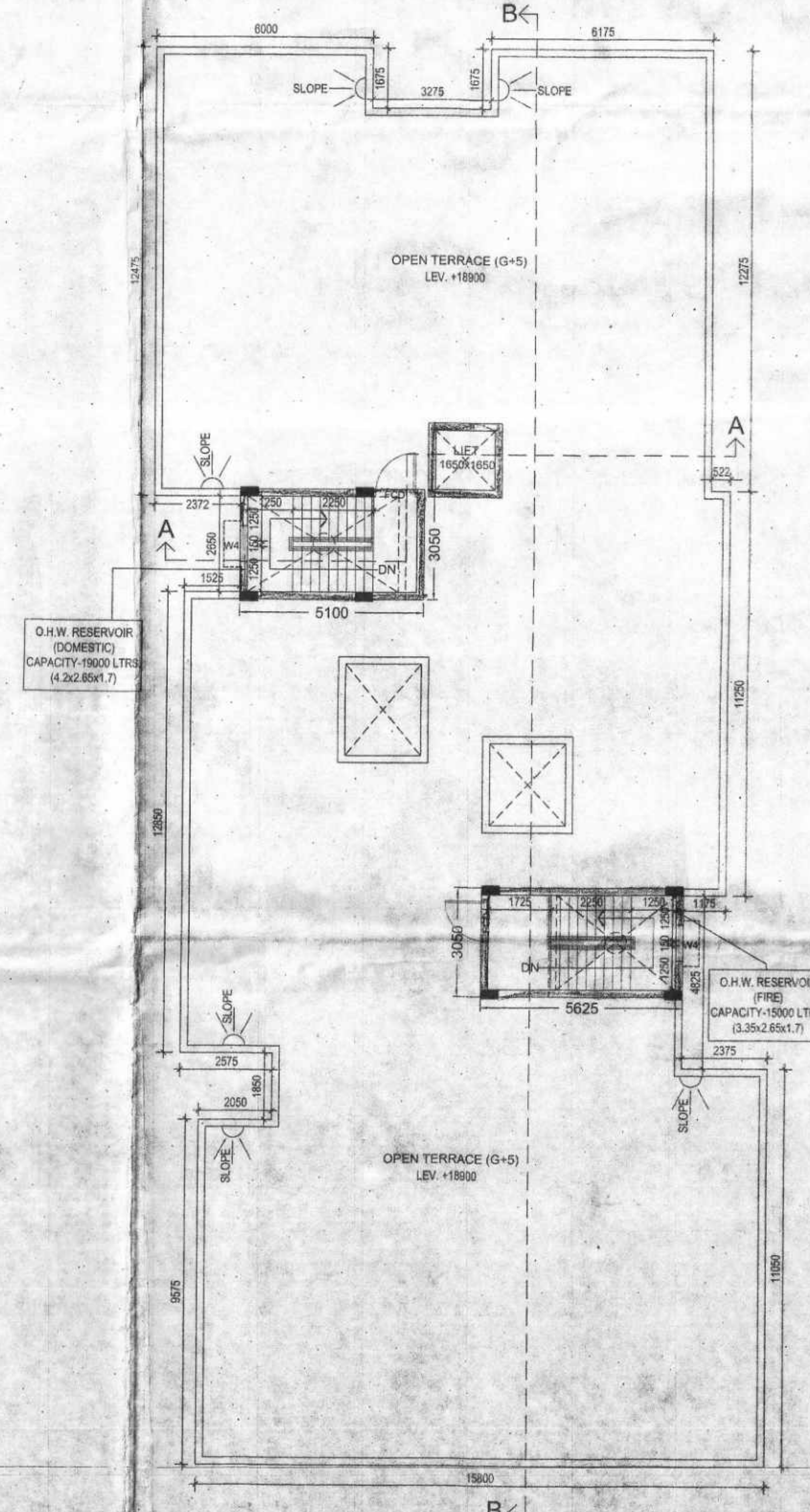
SECTION - BB (TOWER-1)
SCALE: 1:100



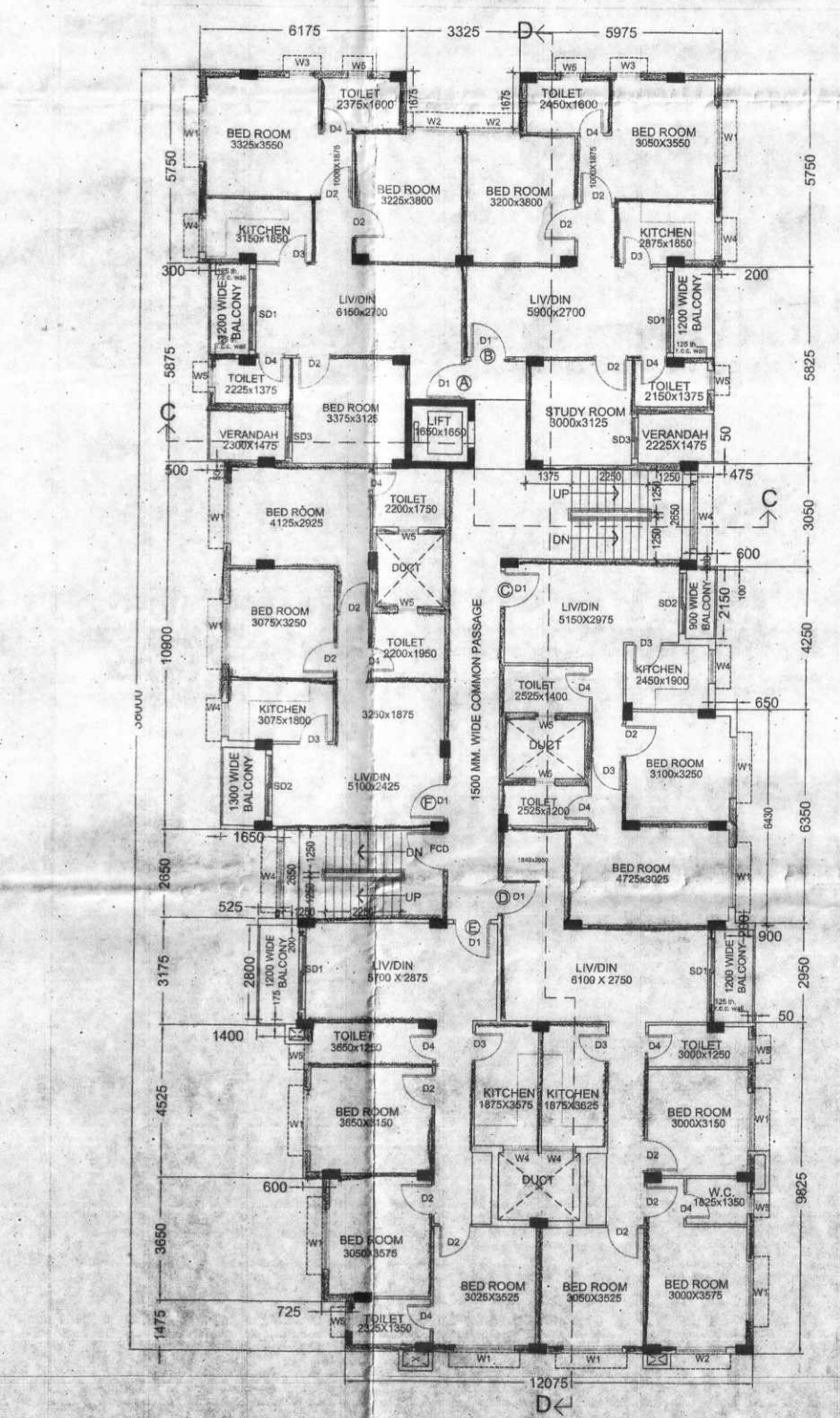
SECTION - AA (TOWER-1)
SCALE: 1:100



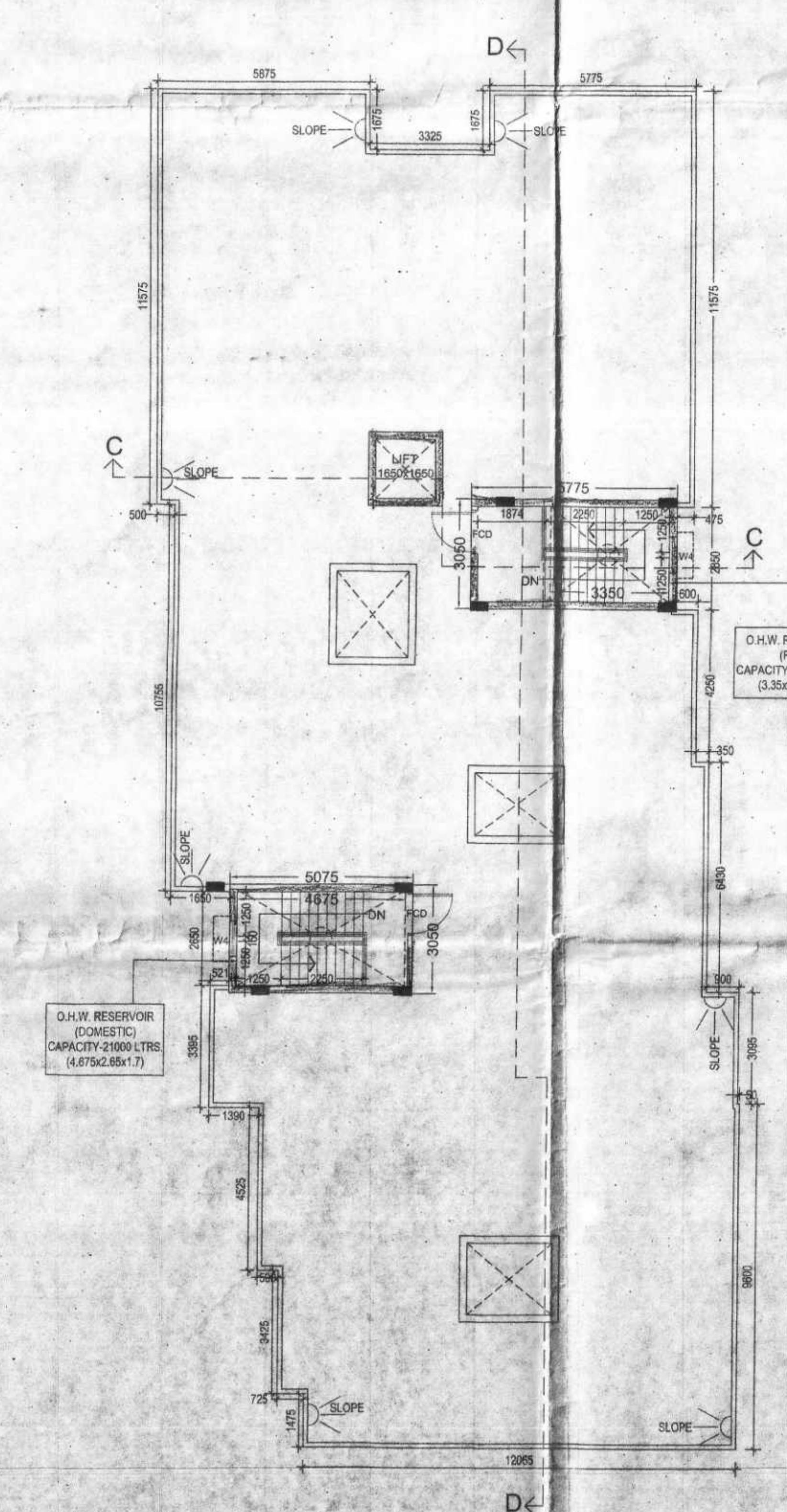
TYPICAL FLOOR PLAN (TOWER-1)
SCALE: 1:100



TERRACE PLAN (TOWER-1)
SCALE: 1:100



TYPICAL FLOOR PLAN (TOWER-2)
SCALE: 1:100



TERRACE PLAN (TOWER-2)
SCALE: 1:100

24.2.23
Executive Engineer
(Building Plan)
Biharhanager Municipal Corporation

APPROVED
Biharhanager Municipal Corporation
Pura Bharhanager, PO-1164, Sector-III
Kolkata-700109
No. CAN/2023/PN/66/887/196/2A-22 (2/3)
Date: 09/09/2023

- Approved Subject to:
- 1) Building rules for Biharhanager Municipal Corporation shall have to be observed, carefully.
 - 2) No wastage of water shall be made, check valve must be provided in ground/under ground & overhead reservoir.
 - 3) In no case water from rain water pipe and the surface drainage should be connected to the house sewer directly or through any yard gully.
 - 4) Plan showing internal sewer system and water supply lines have got to be separately sanctioned.
 - 5) Before starting any construction it should be satisfied that the site dimension conforms with that of plans sanctioned and all the conditions as proposed in the plan shall be fulfilled.
 - 6) Road and footpath shall not be encroached by dumping of building materials mixing of mortar etc. without prior permission.
 - 7) Prior to commencement of construction Appendix-B shall have to be submitted.

CHECKED BY
Assistant Engineer
Biharhanager Municipal Corporation

During construction following measures are to be strictly taken to restrict the effects of dust pollution from building construction site

- Properly covering all building materials stacked at all the corners, bags, sand, lime & stone chips.
 - Using water sprays or sprinklers to keep the dust down during activities such as concreting, plastering, breaking concrete and piling activities.
 - Washing the wheels of vehicles leaving the site, if they are carrying mud or waste.
 - Putting up solid barriers around the site.
 - Properly covering trucks & vehicles that enter and leave the site-carrying building materials and building debris.
 - Cleaning and watering the road and footpath adjacent to the site at frequent intervals.
 - Using dust bags, spraying water when using stone cutters and making the working area wet before using the machines.
- Not burning waste materials at site which causes smoke containing carbon monoxide and a range of poisonous substances.

24.2.23
Executive Engineer
(Building Plan)
Biharhanager Municipal Corporation

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