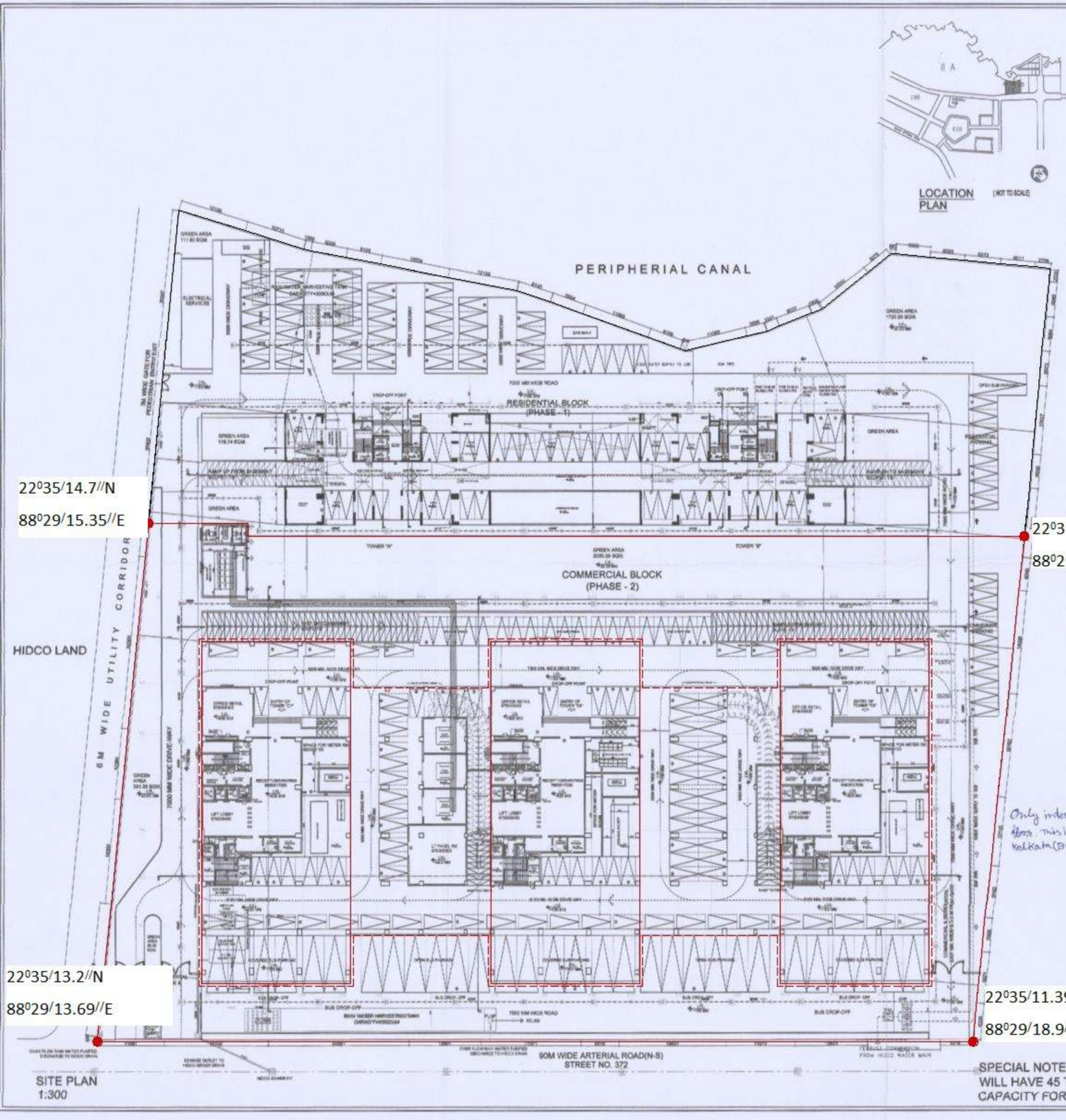
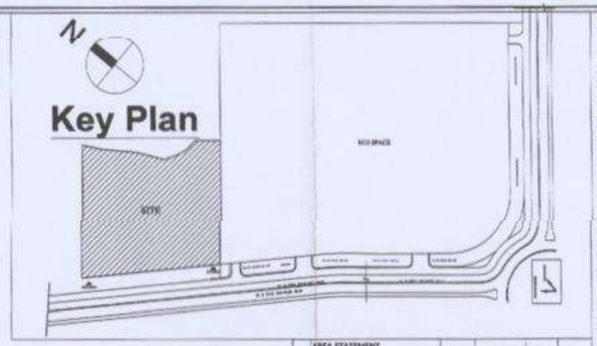


SITE PLAN
1:300

LOCATION PLAN (NOT TO SCALE)



GENERAL NOTES:

1. ALL DIMENSIONS ARE EXPRESSED IN MILLIMETRES UNLESS OTHERWISE MENTIONED.
2. ALL DIMENSIONS ARE IN MM.
3. ALL EXTERNAL WALLS ARE 200 THK & INTERNAL WALLS ARE 100 THK.
4. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH DETAILS, LARGE SCALE DRAWINGS, STRUCTURAL, ELECTRICAL AND OTHER RELEVANT DRAWINGS.
5. DISCREPANCIES IF ANY SHOULD BE BROUGHT TO THE NOTICE OF THE ARCHITECT BEFORE THE EXECUTION OF WORKS.
6. DETAIL DRAWINGS SHALL SUPERSEDE SMALLER SCALE DRAWINGS.
7. CONTRACTOR TO CHECK & VERIFY ALL DIMENSIONS BEFORE EXECUTION OF THE WORKS.

DOOR & WINDOW SCHEDULE:

SCHEDULE OF DOORS & WINDOWS:

WINDOWS

MARK	WIDTH	HEIGHT	LINTEL	REMARKS
PW	1800	1400	2480	
W6	1800	1800	2480	
W3	1200	1400	2480	
W4	900	1500	2480	
W5	800	900	2480	
W8	1600	1500	2480	
W81	850	1500	2480	

DOORS

	WIDTH	HEIGHT	LINTEL	REMARKS
D1	3000	2100	2100	
D2	1900	2100	2100	
D3	1200	2100	2100	
D4	1000	2100	2100	
D5	900	2100	2100	
D6	750	2100	2100	
FD	1200	2100	2100	
RB1	2000	3450	3450	
RB2	2800	3000	3000	
RB3	3600	3500	3600	

AREA STATEMENT

				SQM
A	PLOT AREA			30314.8
B	PERMISSIBLE FAR		2.5	
B.1	EXTRA FOR IT PROJECT	10%	0.875	
C	PERMISSIBLE G.COV		40%	8240
D	PERMISSIBLE NT OF BUILDING			
E	PERMISSIBLE BUA			98147
F	REQUIRED GREEN AREA (As per NEMA)		8%	3818
	PROVIDED GREEN AREA		22.49	6824
G	PROPOSED G.COV		42.08	12,985.13
H	PROPOSED NT OF BUILDING (FAR)		48.23	
I	PROPOSED NET BUA (with staircase mumty/lift)			78911
J	PROPOSED FAR		2.72	82,630

PHASE 2

K	AREA BREAKUP (RESIDENTIAL)	LVL(MSL)	FLOOR HT(MM)	SQM
	TOWER A & B			
1	BASEMENT FLOOR	-1500	3600	1365.23
a	SERVICE			342.8
b	PARKING			1187.1
c	PRINCIPAL			130.2
2	GROUND FLOOR	600	3600	3239.2
a	SERVICE			113.8
b	HOUSING			3093.7
c	PRINCIPAL			95.7
3	FIRST FLOOR	4200	3050	3053.6
4	SECOND FLOOR	7250	3050	3053.6
5	THIRD FLOOR	10300	3050	3053.6
6	FOURTH FLOOR	13350	3050	3053.6
7	FIFTH FLOOR	16400	3050	3053.6
8	SIXTH FLOOR	19450	3050	3053.6
9	SEVENTH FLOOR	22500	3050	3053.6
10	EIGHTH FLOOR	25550	3050	3053.6
11	NINTH FLOOR	28600	3050	3053.6
12	TENTH FLOOR	31650	3050	3053.6
13	ELEVENTH FLOOR	34700	3050	3053.6
14	TWELFTH FLOOR	37750	3050	3053.6
15	THIRTEENTH FLOOR	40800	3050	3053.6
16	TERRACE LVL	43850		
	TOTAL			28450.7
L	PARKING CALCULATION			
	TOTAL FLOOR AREA - PARKING AREA - SERVICES) SQM			
	UNITS (ONLY RESIDENTIAL) UNITS			130
M	REQUIRED PARKING			
	CAR PARK			130
N	PROPOSED CAR PARKING	NOS	AREA	SQM
	CAR	130	31	97
O	EXEMPTION PARKING			410
1	BASEMENT			
	CAR @ 30 SQM		40	1200
2	GROUND FLOOR			
	CAR @ 25 SQM		42	1050
				2250 SQM
P	EXEMPTION OF SERVICE AREAS			438.6 SQM
Q	BUILT UP AREA FOR FAR			28871.64 SQM

PHASE 2

R	AREA BREAKUP (COMMERCIAL)	LVL(MSL)	FLOOR HT(MM)	SQM
	TOWER - C(G)/C(B)			
1	BASEMENT FLOOR	-1500	3600	3294.6
a	SERVICE			773.4
b	PARKING			7195.1
c	PRINCIPAL			323.1
2	GROUND FLOOR	600	4750	5455.5
a	SERVICE			363.3
b	PARKING			5128.8
c	PRINCIPAL			1393.2
3	FIRST FLOOR	4750	3250	4442.3
a	PARKING			3838.2
b	PRINCIPAL			604.1
4	SECOND FLOOR	8000	3250	5271.8
a	PARKING			4853.5
b	PRINCIPAL			418.3
5	THIRD FLOOR	11250	3000	5203.1
6	FOURTH FLOOR	14250	4000	4355.4
7	FIFTH FLOOR	18250	4000	4355.4
8	SIXTH FLOOR	22250	4000	4355.4
9	SEVENTH FLOOR	26250	4000	4355.4
10	EIGHTH FLOOR	30250	4000	4355.4
11	NINTH FLOOR	34250	4000	4355.4
12	TENTH FLOOR	38250	4000	4482.8
13	ELEVENTH FLOOR	42250	4000	4355.4
14	TERRACE LVL	46250		
15	TOTAL			82398.36
S	PARKING CALCULATION			
	TOTAL FLOOR AREA - PARKING AREA - SERVICES) SQM			
	NUMBER OF UNITS			630
	REQUIRED PARKING			
	CAR PARK	630	486	
	UCV PARK	315	95	
	BUS PARK	79	63	
U	PROPOSED CAR PARKING	NOS	AREA/NO	SQM
	CAR	486	450	35
	UCV	95	95	3
	BUS	63	18	15
V	PARKING AREA CALCULATION (as per DBBR)		NO	
1	BASEMENT			
	CAR @ 30 SQM		73	2190
	UCV @60 SQM		54	4700
2	GROUND FLOOR			
	CAR @ 30 SQM		103	2990
	BUS @ 90 SQM		18	1590
3	LAKES BLOCK			
	CAR @ 30 SQM		263	5790
				28050 SQM
W	EXEMPTION OF SERVICE AREAS			3836.9 SQM
X	BUILT UP AREA FOR FAR (G1A-E1G-RSB-RSA-WS)			42344.86 SQM
Y	ELECTRICAL SUBSTATION	BUA	EXEMPTIONS	FAR AREA
1	RESIDENTIAL	328	328	0
2	COMMERCIAL	324.8	324.8	0
Z	MIXED USE PERCENTAGE	SUA	%	PERMISSIBLE USE
	RESIDENTIAL	23175.0	75	75%
2	COMMERCIAL	16345	75	75%

	REQUIRED GREEN AREA (As per SEA)		20%	4045
A2	MAXIMUM ALLOWABLE INFRASCAPE AREA		25%	5056
A3	PROVIDED ROAD AREA		14.5%	2935
A4	PROVIDING SEMI PAVED AREA		10.67%	4258.4
A5	UNIT INFRASCAPE AREA		24.51%	9257.2

APPLICANT

PARTHA CHAKRAVARTY,
E Mail Id : mdvpa.nwt@wbhidco.com
Mob. No. 9007038704
Address : ECOSPACE BUSINESS PARK, PLOT NO= IIF/11,
ACTION AREA II, BLOCK-4B, THIRD FLOOR,
NEW TOWN, KOLKATA-700156.

Constituted Attorney
of West Bengal Housing Board

Authorised Signatory
of West Bengal Housing Development Limited

APPLICANT'S SIGNATURE

CERTIFICATE OF ARCHITECT

I CERTIFY THAT ALL THE ARCHITECTURAL DRAWINGS OF THE PROJECT AT PLOT NO-IIF/13, ACTION AREA-II, NEW TOWN, RAJARHAT, NORTH 24 PGS., W.B. HAVE BEEN PREPARED BY ME/OUR FIRM WITH THE NEW TOWN KOLKATA (BUILDING) RULES 2009 AND I/WE CERTIFY THAT THE PLANS AND DRAWINGS PREPARED BY ME/OUR FIRM WITH ALL RELEVANT DETAILS IS CORRECT TO THE BEST OF MY/OUR KNOWLEDGE AND BELIEF AND I/WE UNDERTAKE TO SUPERVISE THE WORKS IN ACCORDANCE WITH THE SAID RULES AND REGULATIONS.

ARCHITECT

MR VIVEK SINGH RATHORE
REGISTRATION NUMBER

VIVEK SINGH RATHORE
Registered Architect
Reg. No. CA/2001/28160

ARCHITECT'S SIGNATURE

CERTIFICATE OF STRUCTURAL ENGINEER

CERTIFIED THAT THE STRUCTURAL DRAWING AND DESIGN OF WITH THE FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING BLOCK NO-1 HAS BEEN DESIGNED CONSIDERING THE SOIL TEST REPORT, AS PER THE CALCULATIONS MADE THEREIN AND I/WE CERTIFY THAT THE STRUCTURE AS PER THE DESIGN AND DRAWINGS PREPARED BY ME/OUR FIRM WILL BE SAFE AND STABLE AND THE SAME IS IN ACCORDANCE WITH ALL RELEVANT CODES AND STANDARDS.

STRUCTURAL ENGINEER

MR UTPAL BANTRA
STERN/KOLKATA/08/0011

SIGNATURE OF STRUCTURAL ENGINEER

CERTIFICATE OF GEO-TECH ENGINEER

IT IS CERTIFIED THAT THE COMPREHENSIVE GEO INVESTIGATION HAS BEEN PERFORMED BY US FOR DESIGN AND CALCULATION OF THE FOUNDATION BY ANALYZING THE SOIL SAMPLE TEST RESULTS. THE BEARING CAPACITY OF THE SOIL ON WHICH FOUNDATION OF THE STRUCTURE (BLOCK-1) WILL BE CONSTRUCTED, SHALL ALSO UNDER THE NATURE OF THE SOIL AFTER EXCAVATION AT 6.5 M BELOW THAT FOUNDATION IS SUITABLE UPTO APPROPRIATE DEPTH THAT HAS BEEN PROPOSED IN THE TECHNICAL REPORT.

GEO-TECH ENGINEER

PRAHLAD PAL
GTB/KOLKATA/19/00043
Address : NORTH BAKBARA NALPARA, HOWRAH, OPP. DOLPHIN CLUB
P.O.- BAKBARA, P.S.- JAGACHA, PIN-711110.

SIGNATURE OF GEO-TECHENGINEER

PROJECT:
PROPOSED COMMERCIAL(PRINCIPAL USE) (B+G+11) AND RESIDENCY(B+G+13)
MIXED DEVELOPMENT AT PLOT NO-II F/13 IN NEW TOWN, RAJARHAT, NORTH 24 PGS., W.B.

CONSULTANT : ARCHITECT

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email: projects@salientarchitects.com

ARCHITECTURAL DRAWING

SITE PLAN / KEY PLAN AND LOCATION PLAN

SCALE :	1: 300,NTS
DATE :	16/07/15
DRAWN BY :	SH/MJ
CHECKED BY :	SS/MR
DWG. NO :	MUD/ARCH/S/001.1

N

SANCTION DRAWINGS

Only internal modification has been proposed in typical floors. This is not violating any provision of the New Town Kolkata (Building) Rules 2009. So the same may be allowed

Sayanti Majumdar 18/6/19
Assistant Architect
New Town Kolkata Development Authority

SUBRIT CHATTERJEE
Chief Architect
New Town Kolkata Development Authority 18.6.19

SPECIAL NOTE: UGR & BASEMENT SLAB WILL HAVE 45 TONNES LOAD CARRYING CAPACITY FOR FIRE TENDER MOVEMENT.