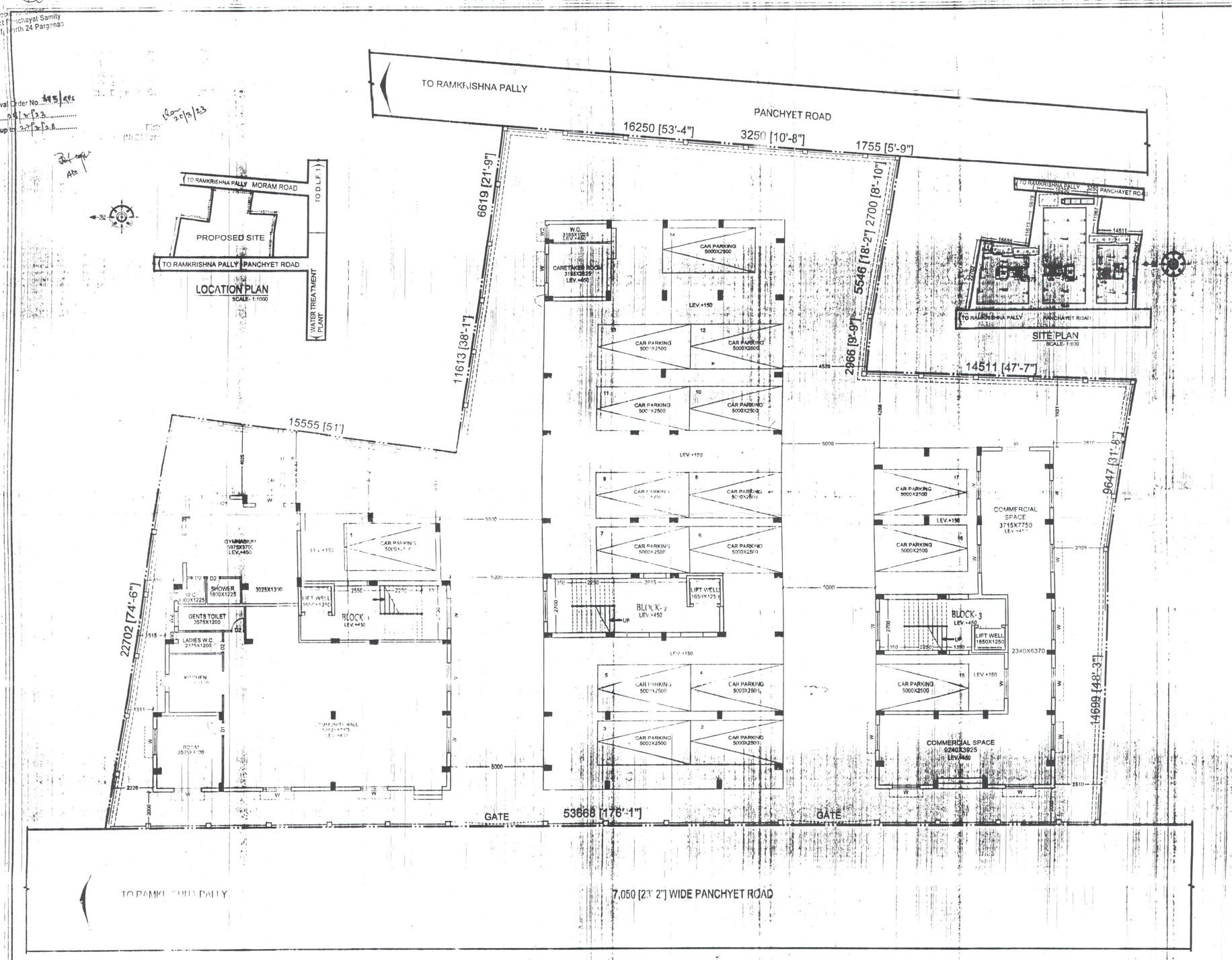
Executive Officer
Rajarhat Panchayat Samity
Rajarhat, North 24 Parganas

Approval Order No. 115/ccc
Date 09/11/23
Valid up to 27/11/28



GROUND FLOOR PLAN

SCALE- 1:100

AREA STATEMENT :-

LAND AREA	21 Cottahs 1 Ch	
	1439.07 sq.m	

BLOCK - 1

GROUND FLOOR AREA	228.096	m²
COMMUNITY HALL	143.678	m²
GYMNASIUM	35.272	m²
CAR PARKING	25.077	m²
STAIR, LIFT & LOBBY	24.069	m²

BLOCK - 2

GROUND FLOOR AREA	401.862	m²
SERVICE AREA	15.419	m²
CAR PARKING AREA	155.515	m²
STAIR, LIFT & LOBBY	30.928	m²

BLOCK - 3

GROUND FLOOR AREA	177.910	m²
COMMERCIAL AREA	91.412	m²
CAR PARKING AREA	64.466	m²
STAIR, LIFT & LOBBY	21.912	m²

BLOCK - 1

TYPICAL FLOOR AREA	235.171	m²
FLAT- A	30.759	m²
FLAT- B	47.517	m²
FLAT- C	77.484	m²
FLAT- D	57.629	m²
STAIR, LIFT & LOBBY	21.992	m²

BLOCK - 2

TYPICAL FLOOR AREA	431.627	m²
FLAT-A	90.121	m²
FLAT-B	90.143	m²
FLAT-C	63.294	m²
FLAT-D	66.177	m²
FLAT-E	70.880	m²
FLAT-F	78.306	m²
STAIR, LIFT & LOBBY	46.717	m²

BLOCK - 3

TYPICAL FLOOR AREA	188.757	m²
FLAT-A	38.438	m²
FLAT-B	50.711	m²
FLAT-C	76.815	m²
STAIR, LIFT & LOBBY	18.833	m²

CAR PARKING REQUIRED :-
TENEMENT AREA LESS THAN 50 m² EVERY 8 TENEMENT 1 NO. PARKING REQUIRED
SO, NO. OF PARKING REQUIRED = 3 nos.
TENEMENT AREA MORE THAN 50 m² BUT LESS THAN 100 m² EVERY 2 TENEMENT 1 NO. PARKING REQUIRED
SO, NO. OF PARKING REQUIRED = 8 nos.
TENEMENT AREA MORE THAN 75 m² BUT LESS THAN 75 m² EVERY 4 TENEMENT 1 NO. PARKING REQUIRED
SO, NO. OF PARKING REQUIRED = 4 nos.
SO, TOTAL CAR PARKING REQUIRED = 15 nos = 375 m²
TOTAL STAIR, LIFT & LOBBY AREA 427.077 m²
PROPOSED F.A.R.

CAR PARKING CALCULATION :-

TENEMENT AREA LESS THAN 50 SQ.M. EVERY 8 TENEMENT FOR 1 CAR PARKING REQUIRED
SO, NO OF PARKING ARE 2 NOS
TENEMENT AREA MORE THAN 50 SQ.M. BUT LESS THAN 75 SQ.M. EVERY 4 TENEMENT FOR 1 CAR PARKING REQUIRED
SO, NO OF PARKING ARE 9NOS
TENEMENT AREA MORE THAN 75 SQ.M. BUT LESS THAN 100 SQ.M. EVERY 2 TENEMENT FOR 1 CAR PARKING REQUIRED
SO, NO OF PARKING ARE 4 NOS
SO, TOTAL CAR PARKING REQUIRED 15 NOS
TOTAL NO OF CAR PARKING PROVIDED 17 NOS.

SPECIFICATION

1. R.C.C FOR PLINTH AND FOUNDATION IN 1:1.5:3
2. 200mm. TH. BRICK WORK AT EXTERNAL WALL WITH 1:6 CEMENT SAND MORTER.
3. 125mm. TH. AND 75mm. TH. BRICK WORK IN 1:4 CEMENT SAND MORTER.
4. 25mm. TH. TO 37mm. TH. CAST-IN-SITU MOSAIC FLOORING
5. 25mm. TH. CEMENT CONCRETE WITH WATER PROOFING COMPOUND FOR D.P.C
6. ALL DIMENSION ARE IN MM.
7. ALL MATERIALS ARE TO BE USED AS PER PROVISION OF N.B.C
8. ALL DRAWINGS ARE DRAWN IN 1:100 SCALE UNLESS AND OTHERWISE MENTIONED.
9. DEPTH OF SEMI UNDERGROUND WATER RESERVOIR SHOULD NOT EXCEED THE DEPTH OF FOUNDATION.

CERTIFICATE OF THE ARCHITECT

I CERTIFY THAT ALL THE ARCHITECTURAL DRAWINGS OF THE PROJECT AT P.S. T.L. DAG NO.- 296 & 747, L.R. KHATIAN NO.- 462/1, OF MOUZA- JATRAGACHI, J.L. NO. 23, HAVE BEEN PREPARED BY ME COMPLYING WITH THE NEW TOWN KOLKATA PLANNING AREA (BUILDING) RULES, 2014. I ALSO CERTIFY THAT THE PLANS AND DRAWINGS PREPARED BY ME COMPLYING WITH ALL THE PROVISIONS REGARDING THE FIRE PROTECTION AS PER THE PREVAILING NATIONAL BUILDING CODE OF INDIA. I SHALL BE HELD RESPONSIBLE IF INCORRECT INFORMATION IS FURNISHED BY ME OR ANY VIOLATION OF PROVISIONS OF THESE RULES OR THE PREVAILING NATIONAN BUILDING CODE IS FOUND IN ANY OF THE DRAWINGS AND DOCUMENTS SIGNED BY ME AND SUBMITTED TO THE SANCTIONING AUTHORITY FOR OBTAINING SANCTION.

L.B.S. - 1/1112
KOLKATA MUNICIPAL CORPORATION

SIGNATURE OF ARCHITECT/L.B.S.

CERTIFICATE OF THE OWNER

CERTIFIES THAT WE HAVE GONE THROUGH THE BUILDING RULES FOR THE NEW TOWN KOLKATA PLANNING AREA (BUILDING) RULES, 2014 AND ALSO UNDERTAKE TO ABIDE BY THOSE RULES DURING AND AFTER CONSTRUCTION OF THE BUILDING.
As Constituted Power of Attorney
SUBODH MAJHI, KESHAW PRASAD JAISWAL, SUBHEN GAIN, RABI GYNE, SWAPAN GAYEN, PRADIP DAS, SUMOU GHOSH & SMT. CASUCHINTA RANI BISWAS, BIPLAB BASU, SANHITA BISWAS

SIGNATURE OF OWNERS

SANCTIONED PLAN / SITE PLAN DRAWING
SCALE:-1:100, 1:1000
SHEET NO.- 1
MASTER PLAN

PROPOSED G+IV STORIED RESIDENTIAL BUILDING PLAN OF SRI SUBUDH MAJHI, SRI. KESHAW PRASAD JAISWAL, SRI. SUBHEN GAIN, SRI. RABI GYNE, SRI. SWAPAN GAYEN, SRI. PRADIP DAS, SMT. BIPLAB DAS, SRI. BIPON BASU, SRI. BIPLAB BASU, SMT. SANHITA BISWAS, SRI. SOUMEN GHOSH & SRI. SWAPANA GHOSH IN R.S./L.R. DAG NO - 3091 & 3092, L.R. KHATIAN NO.- 7903, 8180, 1917/2, 1838/3, 1900/4, 3310, 3311, 3846, 8432, 8433, 9374, 9380 & 7540, AT MOUZA- GHUNI, J.L. NO - 23, R.S. NO.- 232, TOUZI NO.- 178, P.S. NEW TOWN, UNDER JYANGPA -HATIARA 2 NO. GRAM PANCHAYET, [RAMKRISHNA PALLY, P.O. GOURANGANAGAR, PIN - 700162] DISTRICT NORTH 24 PARGANAS

HABCON ENGINEERS

ARCHITECT & ENGINEERS
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PH. NO.- 033-23219726, 033-65482400