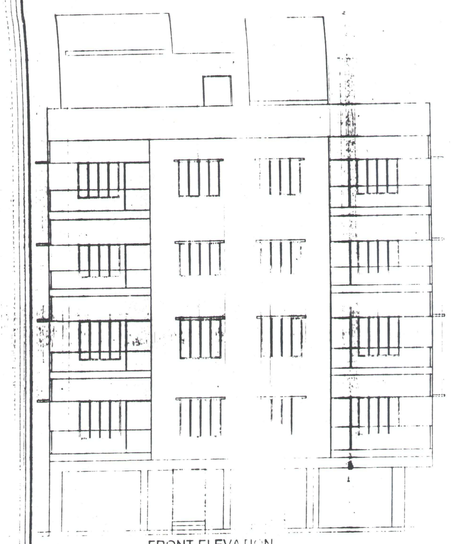
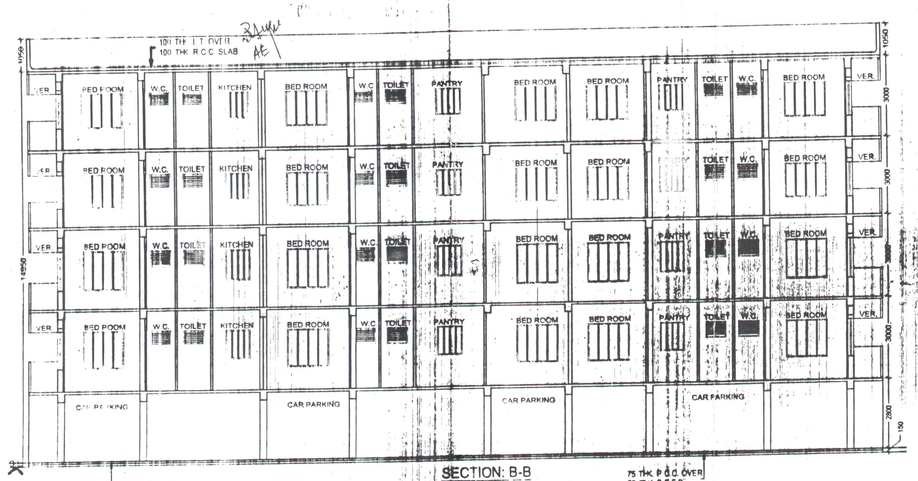
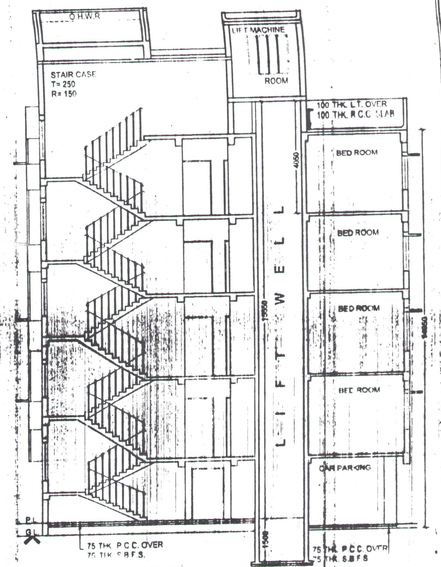
Approval Order No. 413/RPS
Date 28/3/23
Valid up to 27/3/28





SECTION: B-B
SCALE: 1:100



SECTION: A-A
SCALE: 1:100

AREA STATEMENT: -

LAND AREA	21 Cottahs	
	1409.07 sq.m.	
BLOCK - 1		
GROUND FLOOR AREA	228.096	m²
COMMUNITY HALL	143.878	m²
GYMNASIUM	35.272	m²
CAR PARKING	25.077	m²
STAIR, LIFT & LOBBY	24.069	m²
BLOCK - 2		
GROUND FLOOR AREA	401.912	
SERVICE AREA	15.419	
CAR PARKING AREA	145.515	
STAIR, LIFT & LOBBY	70.928	
BLOCK - 3		
GROUND FLOOR AREA	127.810	m²
COMMERCIAL AREA	91.412	m²
CAR PARKING AREA	64.456	m²
STAIR, LIFT & LOBBY	21.912	m²
BLOCK - 1		
TYPICAL FLOOR AREA	235.371	m²
FLAT- A	32.759	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	431.827	m²
PLAT-A	83.121	m²
PLAT-B	80.143	m²
PLAT-C	83.284	m²
PLAT-D	60.177	m²
PLAT-E	70.860	m²
PLAT-F	70.308	m²
STAIR, LIFT & LOBBY	46.717	m²
BLOCK - 3		
TYPICAL FLOOR AREA	185.757	m²
PLAT- A	39.433	m²
PLAT- B	50.711	m²
PLAT- C	78.815	m²
STAIR, LIFT & LOBBY	16.833	m²

CAR PARKING REQUIRED
TENEMENT AREA LESS THAN 50 m² EVERY 6 TENEMENT 1 NO. PARKING REQUIRED
SO. NO. OF PARKING REQUIRED = 3 nos.
TENEMENT AREA MORE THAN 50 m² BUT LESS THAN 100 m² EVERY
PARKING REQUIRED
SO. NO. OF PARKING REQUIRED = 8 nos.
TENEMENT AREA MORE THAN 75 m² BUT LESS THAN 75 m EVERY
PARKING REQUIRED
SO. NO. OF PARKING REQUIRED = 4 nos.
SO. TOTAL CAR PARKING REQUIRED = 15 nos = 375 m²
TOTAL STAIR, LIFT & LOBBY AREA
PROPOSED C & R

CAR PARKING CALCULATION: -

TENEMENT AREA LESS
SO. NO. OF PARKING ARE 4 NOS.
TENEMENT AREA MORE THAN 50 S.M. BUT LESS
PARKING REQUIRED
SO. NO. OF PARKING ARE 2 NOS.
TENEMENT AREA MORE THAN
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 PROPOSED [illegible] HAVE BEEN PREPARED BY ME COMPLYING WITH THE NEW TOWN KOLKATA PLANNING [illegible] BUILDING RULES, 2014. I ALSO CERTIFY THAT THE PLANS AND DRAWINGS PREPARED [illegible] COMPLYING WITH ALL THE PROVISIONS REGARDING THE FIRE PROTECTION AS PER THE PREVAILING NATIONAL BUILDING CODE OF INDIA. I SHALL BE HELD RESPONSIBLE IF ANY 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.

Nikhil Chandra Sarkar
L.B.A. 1/1113
KOLKATA MUNICIPAL CORPORATION

SIGNATURE OF ARCHITECT/L.B.S.

CERTIFICATE OF THE OWNER

CERTIFIED 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, SWAPAN GAYEN, BIPLAB GAYEN, PRADIP DAS, [illegible] BASU, CHINTA [illegible] BASU, SANHITA BISWAS, SOUMEN GHOSH & SWAPANA GHOSH

Anjit Bose

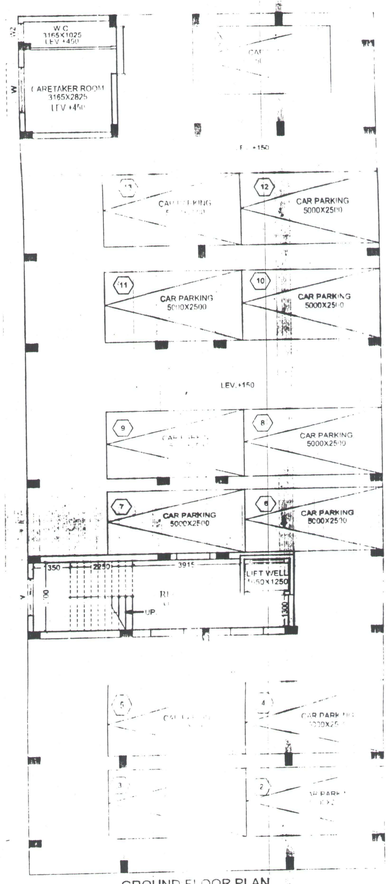
SIGNATURE OF OWNERS

SCALE: -1:100, 1:50
SHEET NO.- 3
BLOCK- 2

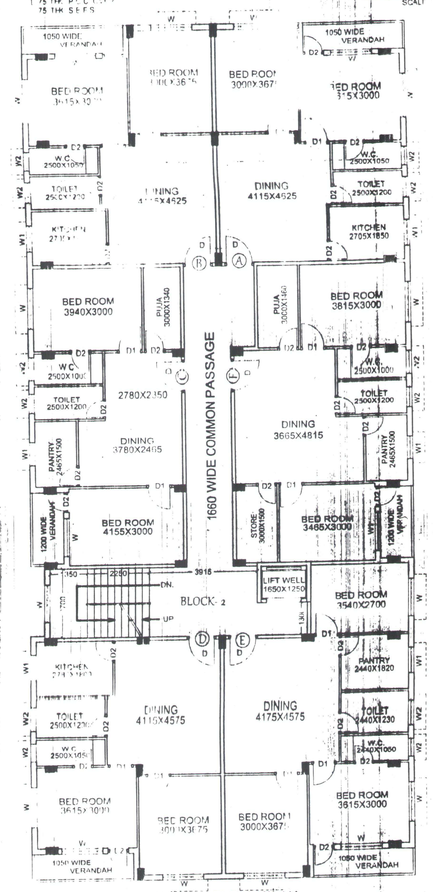
PROPOSED G+IV STORIED RESIDENTIAL BUILDING PLAN OF SRI SUBODH MAJHI, SRI. KESHAW PRASAD JAISWAL, SRI. SURHEN GAIN, SRI. RABI GYNE, SRI. SWAPAN GAYEN, SRI. PRADIP DAS, SMT. BINA DAS, SRI. BIPON BASU, SRI. BIPLAB BASU, SMT. SANHITA BISWAS, SRI. SOUMEN GHOSH & SRI. SWAPANA GHOSH IN R.S./L.R. DAG NO.- 3091 & 3092, L.R. KHATIAN NO.- 7903, 8180, 1917/2, 1635/3, 192[illegible], 3846, 8432, 8433, 9374, 9380 & 7540, AT MOUZA- GHUNI, J.L. NO.- [illegible] SA. NO.- 232, TOUZI NO.- 178, P.S. NEW TOWN, UNDER JYANGRA-HATIARA 2 NO. GRAM PANCHAYET, [RAMKRISHNA PALLY, P.O. GOURANGANAGAR, PIN.- 700162], DISTRICT NORTH 24 PARGANAS

HABCON
ENGINEERS

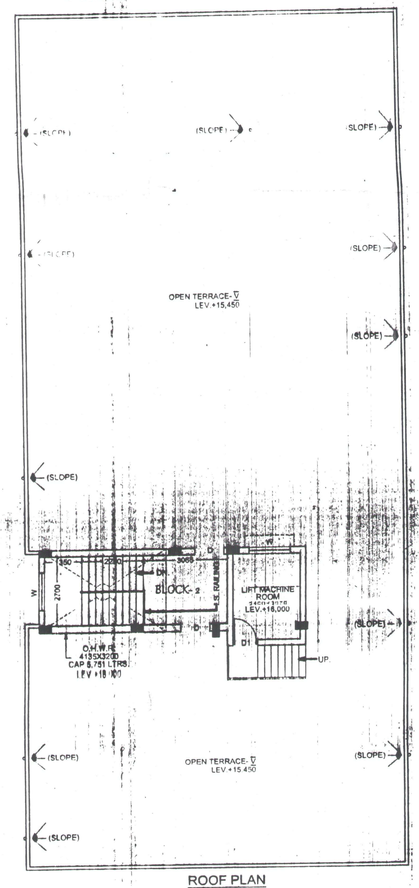
ARCHITECT & ENGINEERS
AE-225, SECTOR-I, SALT LAKE, KOL.- 64
PH. NO.- 033-23219726, 033-65482499



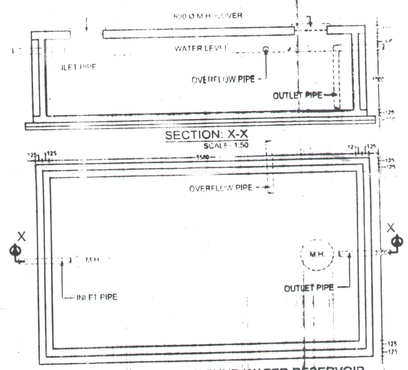
GROUND FLOOR PLAN
(BLOCK- 2)
SCALE: 1:100



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

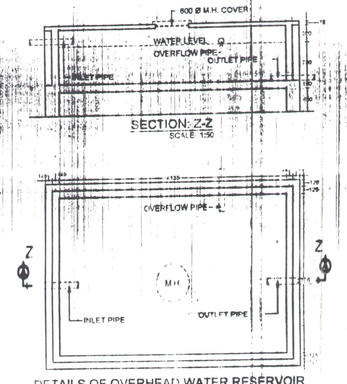


ROOF PLAN
(BLOCK- 2)
SCALE- 1:100



SECTION: X-X
SCALE: 1:50

DETAILS OF UNDERGROUND WATER RESERVOIR
CAP. 16,740 LTRS.
SCALE- 1:50



SECTION: Z-Z
SCALE 1:50

DETAILS OF OVERHEAD WATER RESERVOIR
CAP. 8,370 LTRS
SCALE- 1:50