



DOOR SCHEDULE		WINDOW SCHEDULE	
MKRD.	WIDTH	MKRD.	WIDTH
D1	1500	W1	1700
D2	1200	W2	1700
D3	750	W3	2000
D4	600	W4	1500
D5	1000	W5	600
D6	1200	W6	2450

ELECTRIC CAR CHARGING POINT
 TOTAL NO. OF REQUIRED PARKING FOR IT/ITES & RESIDENTIAL BUILDING - 93 NOS.
 REQUIRED ELECTRIC CAR CHARGING POINTS 2% OF TOTAL REQUIRED PARKING - 19 NOS.
 PROVIDED ELECTRIC CAR CHARGING POINTS - 19 NOS. (MARKED IN PLAN)

FLOOR MKD.	FLOOR PLATE AREA (A)	STAR (B)	VOID LIFT WELL, STAIR, SERVICE SHAFTS, TOILET 500'S ETC. (C)	AREA PARTICIPATING AREA (A+B+C+D)
BASINMENT	2336.478	89.092	0	517.967
GROUND	1025.244	32.550	219.080	374.541
FIRST	902.251	32.550	104.331	765.330
SECOND	902.251	32.550	104.331	765.330
THIRD	902.251	32.550	104.331	765.330
FOURTH	902.251	32.550	104.331	765.330
FIFTH	902.251	32.550	104.331	765.330
SIXTH	902.251	32.550	104.331	765.330
SEVENTH	902.251	32.550	104.331	765.330
EIGHTH	902.251	32.550	104.331	765.330
NINTH	902.251	32.550	104.331	765.330
TENTH	902.251	32.550	104.331	765.330
ELEVENTH	902.251	32.550	104.331	765.330
TWELFTH	902.251	32.550	104.331	765.330
THIRTEENTH	902.251	32.550	104.331	765.330
FOURTEENTH	902.251	32.550	104.331	765.330
FIFTEENTH	902.251	32.550	104.331	765.330
SIXTEENTH	902.251	32.550	104.331	765.330
SEVENTEENTH	902.251	32.550	104.331	765.330
EIGHTEENTH	902.251	32.550	104.331	765.330
NINETEENTH	902.251	32.550	104.331	765.330
RESIDENTIAL	24.95%			
UTILITY	11.34%			

FLOOR MKD.	FLOOR PLATE AREA (A)	STAR (B)	VOID LIFT WELL, STAIR, SERVICE SHAFTS, TOILET 500'S ETC. (C)	AREA PARTICIPATING AREA (A+B+C+D)
BASINMENT	1668.856	55.807	294.222	1988.885
GROUND	1487.748	55.807	212.558	1756.113
FIRST	806.643	31.178	247.18	1085.001
SECOND	806.643	31.178	247.18	1085.001
THIRD	806.643	31.178	247.18	1085.001
FOURTH	806.643	31.178	247.18	1085.001
FIFTH	806.643	31.178	247.18	1085.001
SIXTH	806.643	31.178	247.18	1085.001
SEVENTH	806.643	31.178	247.18	1085.001
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FIFTEENTH	806.643	31.178	247.18	1085.001
SIXTEENTH	806.643	31.178	247.18	1085.001
SEVENTEENTH	806.643	31.178	247.18	1085.001
EIGHTEENTH	806.643	31.178	247.18	1085.001
NINETEENTH	806.643	31.178	247.18	1085.001

FLOOR MKD.	FLOOR PLATE AREA (A)	STAR (B)	VOID LIFT WELL, STAIR, SERVICE SHAFTS, TOILET 500'S ETC. (C)	AREA PARTICIPATING AREA (A+B+C+D)
BASINMENT	684.370	19.109	0.00	655.146
PARKING - 1	2001.351	20.247	134.412	1847.007
PARKING - 2	2001.351	20.249	94.847	1816.449
PARKING - 3	2001.351	20.249	94.847	1816.449
PARKING - 4	2001.351	20.249	94.847	1816.449
PARKING - 5	2001.351	20.249	94.847	1816.449
PARKING - 6	2001.351	20.249	94.847	1816.449
PARKING - 7	2001.351	20.249	94.847	1816.449
PARKING - 8	2001.351	20.249	94.847	1816.449
PARKING - 9	2001.351	20.249	94.847	1816.449
PARKING - 10	2001.351	20.249	94.847	1816.449
PARKING - 11	2001.351	20.249	94.847	1816.449
PARKING - 12	2001.351	20.249	94.847	1816.449
PARKING - 13	2001.351	20.249	94.847	1816.449
PARKING - 14	2001.351	20.249	94.847	1816.449
PARKING - 15	2001.351	20.249	94.847	1816.449
PARKING - 16	2001.351	20.249	94.847	1816.449
PARKING - 17	2001.351	20.249	94.847	1816.449
PARKING - 18	2001.351	20.249	94.847	1816.449
PARKING - 19	2001.351	20.249	94.847	1816.449
PARKING - 20	2001.351	20.249	94.847	1816.449
PARKING - 21	2001.351	20.249	94.847	1816.449
PARKING - 22	2001.351	20.249	94.847	1816.449
PARKING - 23	2001.351	20.249	94.847	1816.449
PARKING - 24	2001.351	20.249	94.847	1816.449
PARKING - 25	2001.351	20.249	94.847	1816.449
PARKING - 26	2001.351	20.249	94.847	1816.449
PARKING - 27	2001.351	20.249	94.847	1816.449
PARKING - 28	2001.351	20.249	94.847	1816.449
PARKING - 29	2001.351	20.249	94.847	1816.449
PARKING - 30	2001.351	20.249	94.847	1816.449
PARKING - 31	2001.351	20.249	94.847	1816.449
PARKING - 32	2001.351	20.249	94.847	1816.449
PARKING - 33	2001.351	20.249	94.847	1816.449
PARKING - 34	2001.351	20.249	94.847	1816.449
PARKING - 35	2001.351	20.249	94.847	1816.449
PARKING - 36	2001.351	20.249	94.847	1816.449
PARKING - 37	2001.351	20.249	94.847	1816.449
PARKING - 38	2001.351	20.249	94.847	1816.449
PARKING - 39	2001.351	20.249	94.847	1816.449
PARKING - 40	2001.351	20.249	94.847	1816.449
PARKING - 41	2001.351	20.249	94.847	1816.449
PARKING - 42	2001.351	20.249	94.847	1816.449
PARKING - 43	2001.351	20.249	94.847	1816.449
PARKING - 44	2001.351	20.249	94.847	1816.449
PARKING - 45	2001.351	20.249	94.847	1816.449
PARKING - 46	2001.351	20.249	94.847	1816.449
PARKING - 47	2001.351	20.249	94.847	1816.449
PARKING - 48	2001.351	20.249	94.847	1816.449
PARKING - 49	2001.351	20.249	94.847	1816.449
PARKING - 50	2001.351	20.249	94.847	1816.449

SL. NO.	ITEM	PERMISSIBLE BUILT UP AREA (SQ.M.)	PROPOSED BUILT UP AREA (SQ.M.)	TYPE OF USE
1	For IT/ITES (75% of total floor area of the plot)	50,907.42	7,699.68	UTILITIES & FACILITIES (OTHER)
2	For Residential (25% of total floor area of the plot)	16,908.54	16,934.78	RESIDENTIAL (MIXED USE)
TOTAL		67,815.96	24,634.46	

PART A
 1. NKDA ASSESSE NO - 003-0170-000-0001-20 VIDE MUTATIONS CERTIFICATE NO - 46015211001316 DATED 07 MARCH 2022
 2. DETAIL OF REGISTERED DEEDS - BOOK NO. 1 - 1904-201 PAGE NO. 130737 TO 130772 BEING NO. 19008824 FOR THE YEAR 2021
PART B
 1. AREA OF PLOT (AS PER DEED) - 2162.09 SQ.M.
 2. ROAD WIDTH - 90 M
 3. NO. OF STOREYS - 1
 4. IT/ITES BUILDING - B+G+XXII (54,830 SQ.M.)
 5. RESIDENTIAL BUILDING - B+G+XXII (7,250 SQ.M.)
 6. PERMISSIBLE GROUND COVERAGE - 40% (40% FOR 2 FLOORS AREAS) - 872.836 SQ.M.
 7. PROPOSED GROUND COVERAGE (G+17 FLS) - 781.23 SQ.M.
 8. PROPOSED HEIGHT - (G) IT/ITES BUILDING - 54.83 M (G) RESIDENTIAL BUILDING - 7.25 M
 9. (G) PROPOSED GREEN AREA - 4530.58 SQ.M. (20.76%)
 10. PERMISSIBLE LANDSCAPED ROOF GARDEN AREA FOR IT/ITES BUILDING (25% OF ROOF AREA) - 1706.62 SQ.M.
 11. PROPOSED LANDSCAPED ROOF GARDEN AREA FOR IT/ITES BUILDING (25% OF ROOF AREA) - 1706.62 SQ.M.
 12. PERMISSIBLE F.A.R. - 2.486
 13. ADDITIONAL F.A.R. FOR IT/ITES (UP TO BASE F.A.R.) - 0.3729
 14. ADDITIONAL F.A.R. FOR GREEN BUILDING (UP TO BASE F.A.R.) - 0.2486
 15. TOTAL PERMISSIBLE F.A.R. - (2.486+0.3729+0.2486) - 3.1075
 16. BREAK UP OF PERMISSIBLE MIXING OF BUILT UP AREA: PRINCIPAL USE - OCCUPANCY - 79% IT/ITES INCLUDING OTHER FACILITIES & UTILITIES (MAXIMUM EXTENT OF PERMISSIBLE MIXING - 25% RESIDENTIAL)
 17. FOR IT/ITES (75% OF TOTAL FLOOR AREA - 5907.42 SQ.M.)
 18. FOR RESIDENTIAL (25% OF TOTAL FLOOR AREA - 1699.14 SQ.M.)
 19. TOTAL PERMISSIBLE BUILT UP AREA - 6787.56 SQ.M.
 20. IT/ITES INCLUDING OTHER FACILITIES & UTILITIES AREA - 16912.07 SQ.M. (75.01%)
 21. FOR RESIDENTIAL AREA - 16935.08 SQ.M. (24.89%)
 22. FOR OTHER FACILITIES & UTILITIES INCLUDED WITHIN IT/ITES PART) AREA - 3067.676 SQ.M.
 23. TOTAL PROPOSED BUILT UP AREA - 5901.27+16935.08 - 6747.15 SQ.M.
 24. PROPOSED F.A.R. - (6747.15/2162.09) - 3.1094 - 3.1075

(1) CERTIFICATE OF ARCHITECT -
 I CERTIFY THAT ALL THE ARCHITECTURAL DRAWINGS OF THE PROJECT AT PREMISES NO. B+G+XXII, PLOT NO. B/F/5, HAVE BEEN PREPARED BY ME IN COMPLIANCE WITH THE NEW TOWN KOKKATA BUILDING RULES, 2009. I ALSO CERTIFY THAT THE PLANS AND DRAWINGS PREPARED BY ME COMPLY WITH ALL PROVISIONS REGARDING THE FIRE PROTECTION AS PER THE PREVAILING NATIONAL BUILDING CODE, AS WELL AS THE RULES OR THE PREVAILING NATIONAL BUILDING CODE AS FOUND IN ANY OF THE DRAWINGS AND DOCUMENTS, SIGNED BY ME AND SUBMITTED TO THE SANCTIONING AUTHORITY FOR OBTAINING SANCTION.

ADITYA GOSWAMI, M.Arch,
 Regd. No. CA/2204/31182
 Registered with the Council of Architecture, India
 ACHRN/KKA/19/00072

ADITYA GOSWAMI
 ARCHT. (INDIA) 19/00072
 NAME OF ARCHITECT

(2) CERTIFICATE OF THE STRUCTURAL ENGINEER -
 I CERTIFY THAT THE FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE CONSIDERING THE SOIL TEST REPORT. AS PER THE RULES & REGULATIONS MADE BY THE BUREAU OF INDIAN STANDARD AND NATIONAL BUILDING CODE OF INDIA & CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECTS AND THESE PROVISIONS SHALL BE ADHERED TO DURING THE CONSTRUCTION.

SANJIV L. PAREKH,
 M.E., STRUCT. E., 524
 R.E., E. REG. NO. 18282/24
 NKA/R/KKA/19/00072

SANJIV PAREKH
 INCLINMENT NO. 178/INDIA/19/00072
 NAME OF STRUCTURAL ENGINEER

(3) CERTIFICATE OF THE URBAN DESIGNER -
 I CERTIFY THAT THE URBAN DESIGNING OF THE BUILDING HAS BEEN MADE CONSIDERING THE SOIL TEST REPORT. AS PER THE RULES & REGULATIONS MADE BY THE BUREAU OF INDIAN STANDARD AND NATIONAL BUILDING CODE OF INDIA & CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECTS AND THESE PROVISIONS SHALL BE ADHERED TO DURING THE CONSTRUCTION.

RUNA GOSWAMI, M.Arch,
 Regd. No. CA/2204/31182
 Registered with the Council of Architecture, India
 UDR/KKA/21/00002

RUNA GOSWAMI
 INCLINMENT NO. 178/INDIA/21/00002
 NAME OF URBAN DESIGNER

(4) CERTIFICATE OF THE GEO-TECHNICAL ENGINEER -
 I CERTIFY THAT THE COMPREHENSIVE GEO-TECHNICAL REPORT ON SOIL INVESTIGATION HAS BEEN PREPARED BY ME FOR DESIGN & CALCULATION OF THE FOUNDATION BY ANALYZING THE SOIL SAMPLE FOR ESTIMATING THE BEARING CAPACITY OF THE SOIL ON WHICH FOUNDATION OF THE STRUCTURE WILL BE CONSTRUCTED. I WILL ALSO CHECK THE NATURE OF THE SOIL AFTER EXCAVATING THE SITE SO THAT FOUNDATION IS EXTENDED UP TO APPROPRIATE DEPTH THAT HAS BEEN PREPARED IN THE GEO-TECHNICAL REPORT.

JISHNU PAL
 B.Tech (Civil), M.E. (Geo-tech)
 RMO Reg. No. G/7/1/32
 G.T. (INDIA) 19/00044
 27/KUSON/G.T./30444

JISHNU PAL
 INCLINMENT NO. 178/INDIA/19/00044
 NAME OF GEO-TECHNICAL ENGINEER

(5) I/ WE CONFIRM THAT THE ERECTION OF BUILDING TO BE UNDERTAKEN SHALL BE STRICTLY IN ACCORDANCE WITH THE ACT AND THE RULES MADE THEREUNDER. NO BUILDING MATERIALS SHALL BE DEPOSITED IN ANY STREET EXCEPT WITH THE WRITTEN PERMISSION OF THE SANCTIONING AUTHORITY. I/ WE SHALL NOT TRANSFER THE OPEN SPACE OR ANY PART THEREOF SHOWN IN BUILDING PLANS AND APPURTENANCE TO THE PROPOSED BUILDING.

ANAND NEOTIA
 RDB ANAND NEOTIA PROPERTIES PVT. LTD.
 DIRECTOR (IN CHARGE) OF APPLICANTS

PROJECT NAME -
 REVISED PLAN FOR PROPOSED B+G+XXII STORED IT/ITES BUILDING AND B+G+XXII STORED RESIDENTIAL BUILDING, AT PREMISES NO. B+G+XXII, PLOT NO. B/F/5, CATEGORY II PLOT, ACTION AREA 2F, NEW TOWN, KOKKATA (PREVIOUSLY SANCTIONED ON 24 MAY 2018, VIDE PER NO. B/00003/INDIA WITH BUILDING PARTICULARS B+G+XXII STORED IT & ITES BUSINESS BLOCK AT PREMISES NO. B/F, PLOT NO. B/F/5, BUILDING AT ACTION AREA - II, NEW TOWN, RAJARHAT KOKKATA)

TITLE - GROUND FLOOR PLAN
 DATE - 21.09.2022
 SCALE - 1:250
 DRG. NO. - ATS/320/M/02
 DRAWN BY -
 APPROVED BY -
 CONSULTANT -

ARCHITECTONIC SERVICES
 architects
 engineers
 interior designers
 Regd. No. CA/2204/31182
 Regd. No. G/7/1/32
 G.T. (INDIA) 19/00044
 27/KUSON/G.T./30444

PARTY'S COPY

APPROVED FOR CONSTRUCTION
Any unauthorized construction done in violation
from approved building plans, after issuance of
this permission, will warrant revocation of the
construction permission.

STRUCTURAL DRAWINGS, STRUCTURAL
DESIGN CALCULATIONS & SOIL TEST
REPORT ARE NOT CHECKED AND KEPT
FOR RECORDS ONLY.

LEVEL OF TOP OF THE ROOF-DRAIN
AND LEVEL OF EXIT ENTRY
ALONG THE PROPERTY LINE OF
ANY PLOT SHOULD BE AT PNL. THE
ENTRY & EXIT SHOULD BE MADE WITH
TEMPORARY TYPE OF CONSTRUCTION,
LIKE PAVED BLOCK OR EQUIVALENT.

NEW TOWN KOLKATA DEVELOPMENT AUTHORITY
Section of Building Plans for Construction Purpose

No. and date: 01/11/2022

PIN: R0030037020220929

Building Particulars B+G+X XII storied

VALID FOR 5 YEARS

IT and ITES Business
Building. At PPN No. - 03-03 to

Sudam Majumder
Assistant Architect
New Town Kolkata Development Authority

Tapen Kumar Dwari
Chief Architect
New Town Kolkata Development Authority