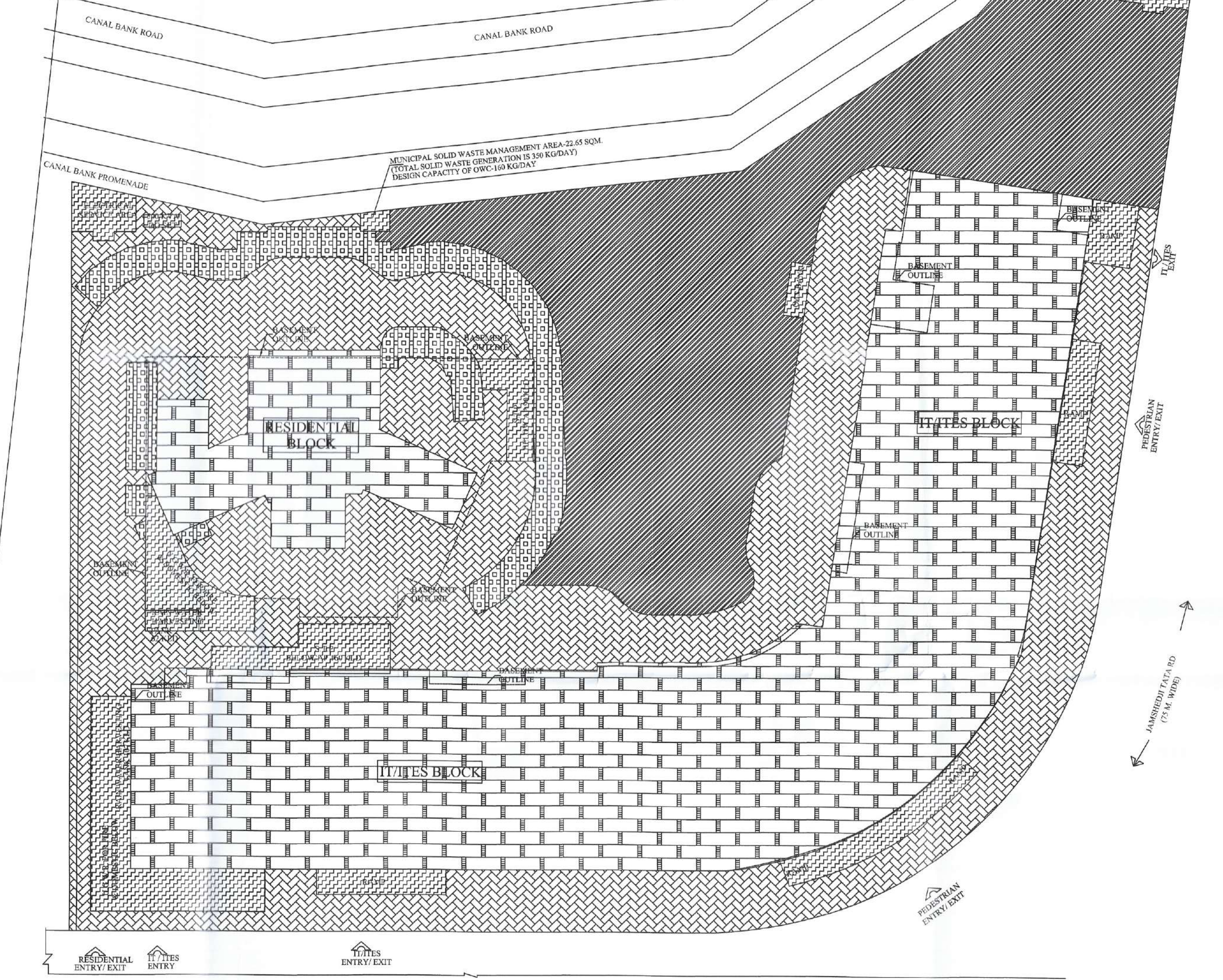
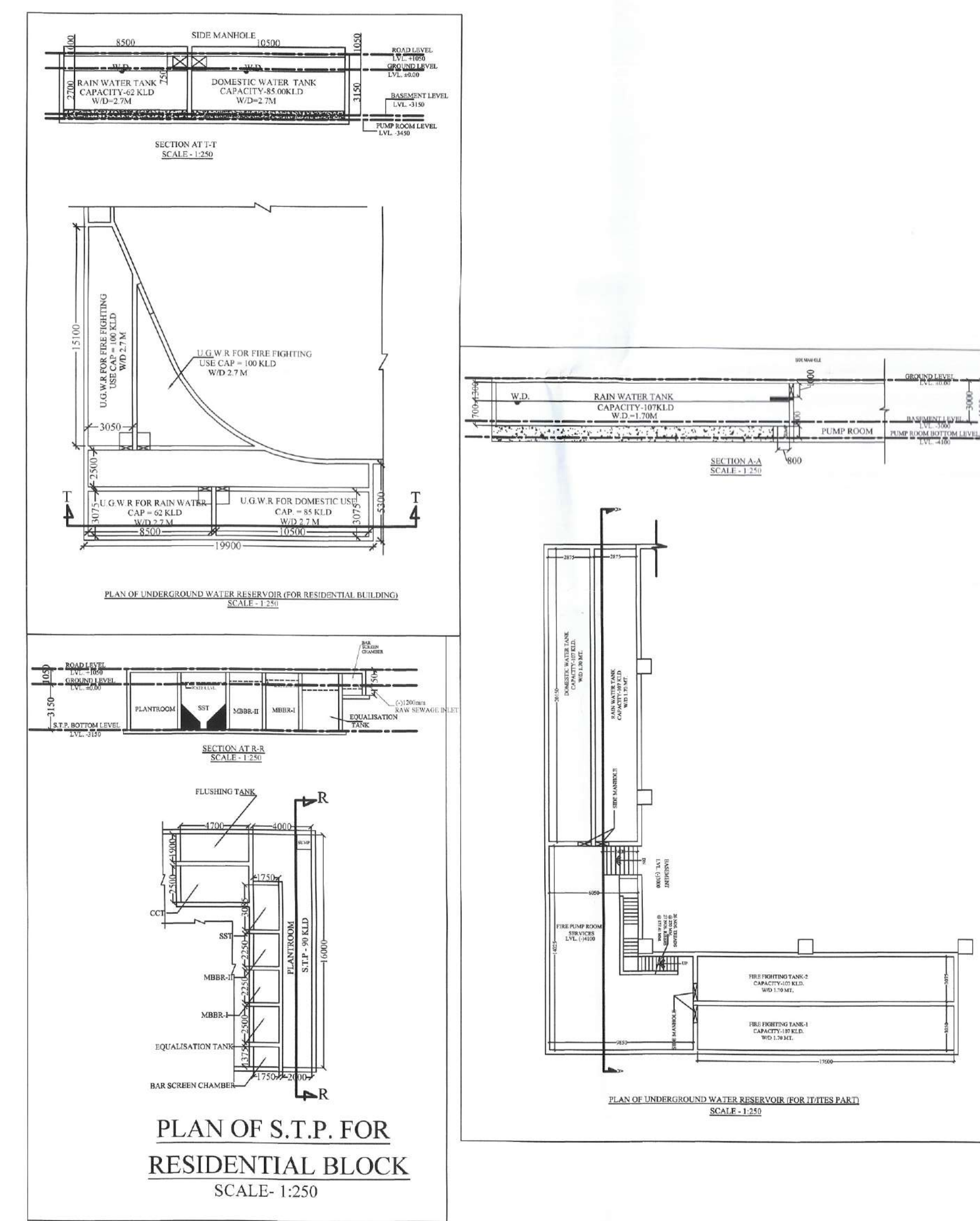
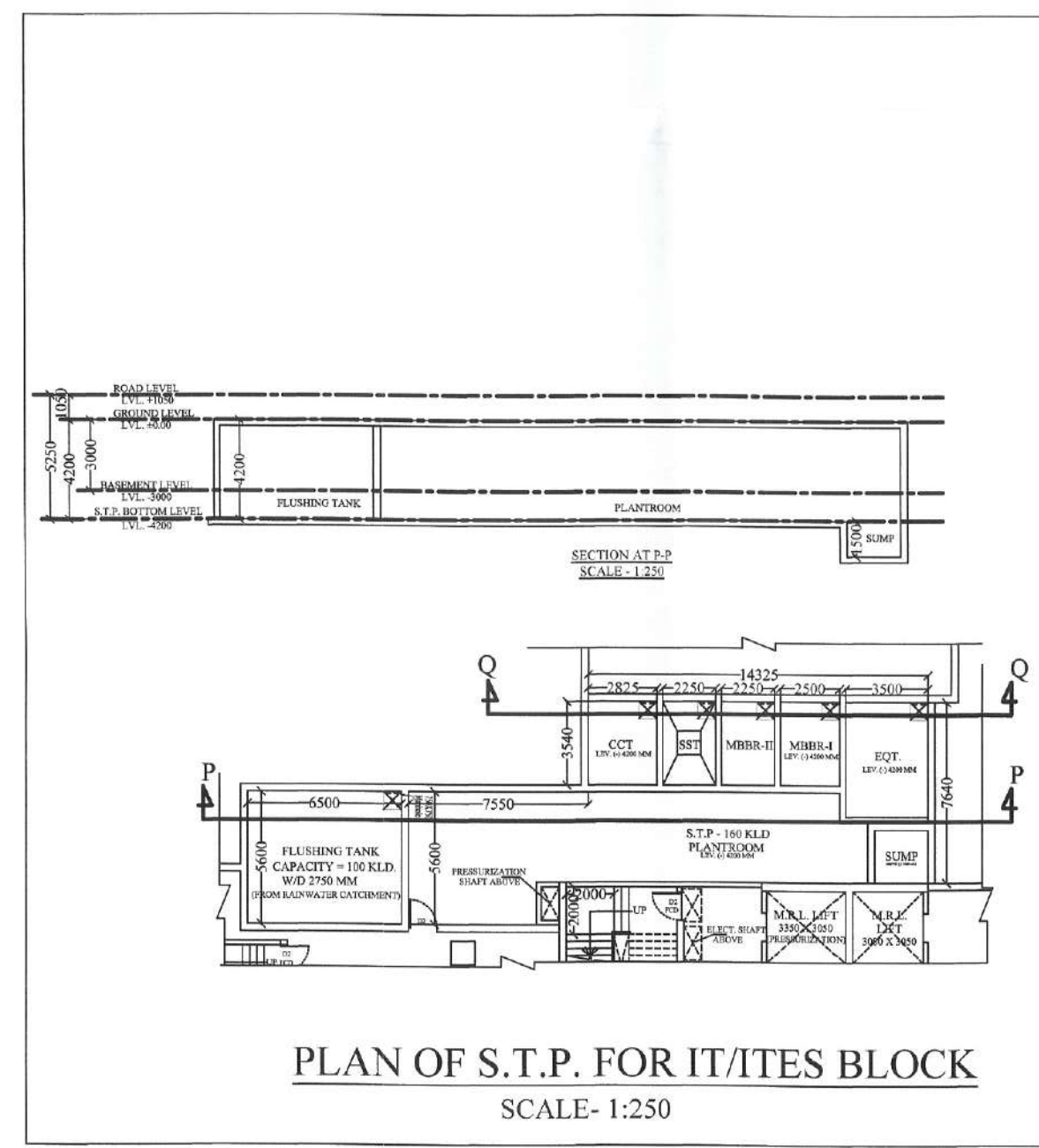


LAND USE STATEMENT				
LEGENDS	DETAILS	VALUE	UNIT	%
[Symbol]	TOTAL LAND AREA	21820.00	SQ.M.	100
[Symbol]	GROUND COVERAGE AREA	7891.32	SQ.M.	36.17
[Symbol]	SERVICE AREA	1808.27	SQ.M.	8.29
[Symbol]	PAVED AREA	6679.49	SQ.M.	30.61
[Symbol]	EXCLUSIVE TREE PLANTATION AREA	4530.58	SQ.M.	20.76
[Symbol]	OPEN PARKING AREA	910.34	SQ.M.	4.17
	TOTAL	21820.00	SQ.M.	100



(LAND USE PLAN) N.T.S.



**IT/ITES, UTILITY FACILITY PART & PARKING FLOOR**  
 TOTAL FLOOR PLATES AREA - (4784.35+805.63+1851.53) SQ.M.  
 = 7441.51 SQ.M.  
 TOTAL VOID & CUTOUT AREA - (3628.79+247.18+339.01) SQ.M.  
 = 4214.98 SQ.M.  
 BUILT UP AREA FOR IT/ITES, UTILITY FACILITY PART & PARKING FLOOR  
 = (7441.51-4214.98) SQ.M. = 3226.53 SQ.M. ....(A)  
**FOR RESIDENTIAL BLOCK (MIXED USE)**  
 FLOOR PLATES AREA - 2281.641 SQ.M.  
 TOTAL VOID & CUTOUT AREA - 2544.997 SQ.M.  
 BUILT UP AREA FOR RESIDENTIAL BLOCK  
 = (2281.641 - 2544.997) SQ.M.  
 = 20267.044 SQ.M. ....(B)  
 TOTAL BUILT UP AREA OF IT/ITES, UTILITY FACILITY & RESIDENTIAL (MIXED)  
 (A + B) = (3226.53 + 20267.044) SQ.M. = 98894.564 SQ.M.

RESIDENTIAL BLOCK (FLAT MATRIX)	
FLAT TYPE	NUMBER
3 BHK	61
4 BHK	40
5 BHK	02
<b>TOTAL</b>	<b>103</b>

**LEGEND:**  
 F.C.D. - FIRE CHECK DOOR  
 W.T.F. - WATER TIGHT FLOORING  
 F.G. - FIXED GLASS  
 O.D.U. - OUTDOOR UNIT  
 E.C.C.P. - ELECTRIC CAR CHARGING POINT

**NOTES:**  
 1. ALL DIMENSIONS ARE IN MILLIMETERS, UNLESS OTHERWISE MENTIONED.  
 2. DIMENSIONS ARE NOT TO SCALE ONLY TO BE READ.  
 3. THE MOVING LOAD OR WATER FILLED FIBRE TENDER IS CONSIDERED WHILE DESIGNING THE PORTION OF DECK SLAB USED AS DRIVEWAYS OVER THE BASEMENT DECK SLAB.  
 4. ALL THE LIFT LOBBIES ARE UNDER PRESSURIZATION SYSTEM.  
 5. FLY ASH AND FLY ASH BASED MATERIALS TO BE USED FOR CONSTRUCTION.

**(1) CERTIFICATE OF ARCHITECT:**  
 I CERTIFY THAT ALL THE ARCHITECTURAL DRAWINGS OF THE PROJECT AT PREMISES NO. 116/000 PLOT NO. 11 F.S. HAVE BEEN PREPARED BY ME COMPLYING WITH THE NEW TOWN KOLKATA 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. I SHALL BE HELD RESPONSIBLE IF ANY INCORRECT INFORMATION IS FURNISHED BY ME OR ANY VIOLATION OF PROVISIONS OF THESE RULES OR THE PREVAILING NATIONAL BUILDING CODE IS FOUND IN ANY OF THE DRAWINGS AND DOCUMENTS, SIGNED BY ME AND I AM LIABLE TO THE SANCTIONING AUTHORITY FOR OBTAINING SANCTION.

ADITYA GOSWAMI, M.Arch.  
 Regd. No. CA/2004/33104  
 Registered with the Council of Architecture, India  
 ACHR/NKDA/10/00072

**(2) CERTIFICATE OF THE STRUCTURAL ENGINEER:**  
 I CERTIFY THAT THE STRUCTURAL DRAWING & DESIGN OF BOTH THE FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE CONSIDERING THE SOIL TEST REPORT. AS PER THE RULES & REGULATIONS MADE UNDER THE ACT AND ALSO CONSIDERING ALL POSSIBLE LOADS, SEISMIC LOAD & THE MOMENTS GENERATED BY THE PROPOSED STRUCTURE AS PER THE BUREAU OF INDIAN STANDARDS & NATIONAL BUILDING CODE OF INDIA & CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT AND THESE PROVISIONS SHALL BE OBSERVED DURING THE CONSTRUCTION.

SANJIV J. PARKHI  
 M.E., STRUCTURAL & CONST. ENGR.  
 Regd. No. CA/2004/33104  
 Registered with the Council of Architecture, India  
 ACHR/NKDA/10/00072

**(3) CERTIFICATE OF THE URBAN DESIGNER:**  
 I CERTIFY THAT THE URBAN DESIGN OF THE PROJECT HAS BEEN MADE CONSIDERING THE SOIL TEST REPORT. AS PER THE RULES & REGULATIONS MADE UNDER THE ACT AND ALSO CONSIDERING ALL POSSIBLE LOADS, SEISMIC LOAD & THE MOMENTS GENERATED BY THE PROPOSED STRUCTURE AS PER THE BUREAU OF INDIAN STANDARDS & NATIONAL BUILDING CODE OF INDIA & CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT AND THESE PROVISIONS SHALL BE OBSERVED DURING THE CONSTRUCTION.

RUNA GOSWAMI, M.Arch.  
 Regd. No. CA/2004/33104  
 Registered with the Council of Architecture, India  
 ACHR/NKDA/10/00072

**(4) CERTIFICATE OF THE GEO-TECHNICAL ENGINEER:**  
 IT IS CERTIFIED 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 SHALL ALSO CHECK THE NATURE OF THE SOIL AFTER EXCAVATING THE SITE SO THAT FOUNDATION IS EXTENDED UP TO APPROPRIATE DEPTH THAT HAS BEEN PROPOSED IN THE GEO-TECHNICAL REPORT.

JISHNU PAL  
 B.Tech (Civil), M.E. (Gen) (663)  
 Regd. No. G.T/17/32  
 CTE/REGD/10/00072  
 22/10/2016  
 HMC Reg. No. R/2016/11/15

**(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 OR IN THE OPEN SPACE WITH THE WRITTEN PERMISSION OF THE SANCTIONING AUTHORITY. I/WE SHALL NOT TRANSFER THE OPEN SPACE OR ANY PART THEREOF SHOWN IN BUILDING PLANS/LAND APPURTENANCE TO THE PROPOSED BUILDING.**

ANAND NEOTIA  
 DIRECTOR  
 (HSE) ANAND NEOTIA CIVIL ENGINEERING PVT. LTD.  
 SIGNATURE OF APPLICANTS  
 ANAND NEOTIA  
 (OR HOLDER OF NON-VANANT ORBIT PROPERTY RIGHTS) - 116/000 PLOT NO. 11 F.S., LOBBY STREET, KOLKATA-700 001.

**PROJECT NAME:**  
 REVISED PLAN FOR PROPOSED B+G+XII STORED IT/ITES BUILDING AND B+G+XII STORED RESIDENTIAL BUILDING, AT PREMISES NO. 116/000, REGISTERED AS PLOT NO. 11, AA-FS, CATEGORY II PLOT, ACTION AREA 2F, NEW TOWN, KOLKATA (PREVIOUSLY SANCTIONED ON 24 MAY 2018, VIDE PIN NO. 116/000/2018/0004 WITH BUILDING PARTICULARS B+G+XVI STORED IT & ITES BUSINESS BUILDING AT PREMISES NO. 116/5, PLOT NO. 11 F.S., BLOCK-H1 ACTION AREA - II, NEW TOWN, RAJARHAT (KOLKATA).

**TITLE:** MASTER PLAN FOR SUBMISSION TO W.B.P.C.

DATE: 21.09.2022  
 SCALE: 1:250  
 DRG. NO.: AT/320/MUN/32  
 DRAWN BY:  
 APPROVED BY:  
 CONSULTANT:  
**ARCHITECTONIC SERVICES**  
 architects engineers urban designers  
 116/000, Sector 2, Block H, Rajarhat, Kolkata - 700001. Tel: +91 91 4008 8081. Email: info@architectonicservices.com

**APPROVED FOR CONSTRUCTION**  
Any unauthorized construction done in deviation from approved building plan, 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 BOX-DRAIN AND LEVEL OF EXIST' ENTRY ALONG THE PROPERTY LINE OF ANY PLOT SHOULD BE AT P.N.S. THE ENTRY & EXIT SHOULD BE MADE WITH TEMPORARY TYPE OF CONSTRUCTION, LIKE SANDS BLOCK OR EQUIVALENT.

NEW TOWN KOLKATA DEVELOPMENT AUTHORITY  
Sanction of Building Plan for Construction Purpose

VALID FOR 5 YEARS

No. and date: 01/11/2022

PIN: R00300370 20220929

Building Particulars B+G+X+II Stair and 1st Business Building. At Psc No. 03-0370.

*Sayant Majumder*  
Assistant Architect  
New Town Kolkata Development Authority

*Tapan Kumar Dwari*  
Chief Architect  
New Town Kolkata Development Authority