

### AREA STATEMENT

**PART-A:**

- 1) AREA OF LAND
  - a) AREA OF LAND AS PER PHYSICAL MEASUREMENT - 7041.53 sqm (1.74 ACRES)
  - b) AREA OF LAND AS PER DEED - 7041.53 sqm (1.74 ACRES)
- 2) ROAD WIDTH - 15.00 m
- 3) NO. OF STOREY - (G+X)
- 4) SIZE OF TENEMENTS
  - a) 00 SQ.M TO 50 SQ.M - 80 NOS.
  - b) 50 SQ.M TO 75 SQ.M - 60 NOS.

**PART-B:**

- 1) PERMISSIBLE GROUND COVERAGE (45.00%) = 3168.888 SQ.M
- 2) PROPOSED GROUND COVERAGE (13.815%) = 972.806 SQ.M
- 3) PERMISSIBLE HEIGHT = 40.00 M
- 4) PROPOSED HEIGHT = 35.35 M
- 5) PERMISSIBLE F.A.R. = 2.250
- 6) PROPOSED GREEN AREA = 794.422 SQ.M (11.28%)

**TA. PROPOSED AREA STATEMENT**

FLOOR	TOTAL ESTIMATED AREA				
	BUILT UP AREA	SERVICE AREA	STAIRCASE	LIFT LOBBY	NETTA AREA
GROUND FLOOR	301.823 SQ.M	21.188 SQ.M	20.977 SQ.M	18.84 SQ.M	362.83 SQ.M
TYPE III WITH A COVERTED SERVICE AREA	224.545 SQ.M	21.188 SQ.M	20.977 SQ.M	18.84 SQ.M	285.538 SQ.M
STAIRCASE ROOM	---	---	---	---	---
DN STAIR	---	---	---	---	---
ASBESTOS FREE LIFT LOBBY AREA	7.880 SQ.M	---	---	---	7.880 SQ.M
NETTA AREA	---	---	---	---	187.488 SQ.M
TOTAL	526.368 SQ.M	42.376 SQ.M	41.954 SQ.M	37.68 SQ.M	648.378 SQ.M

FLOOR	TOTAL ESTIMATED AREA				
	BUILT UP AREA	SERVICE AREA	STAIRCASE	LIFT LOBBY	NETTA AREA
GROUND FLOOR	21.00 SQ.M	---	---	---	21.00 SQ.M
GROSS AREA	518.368 SQ.M	42.376 SQ.M	41.954 SQ.M	37.68 SQ.M	640.378 SQ.M

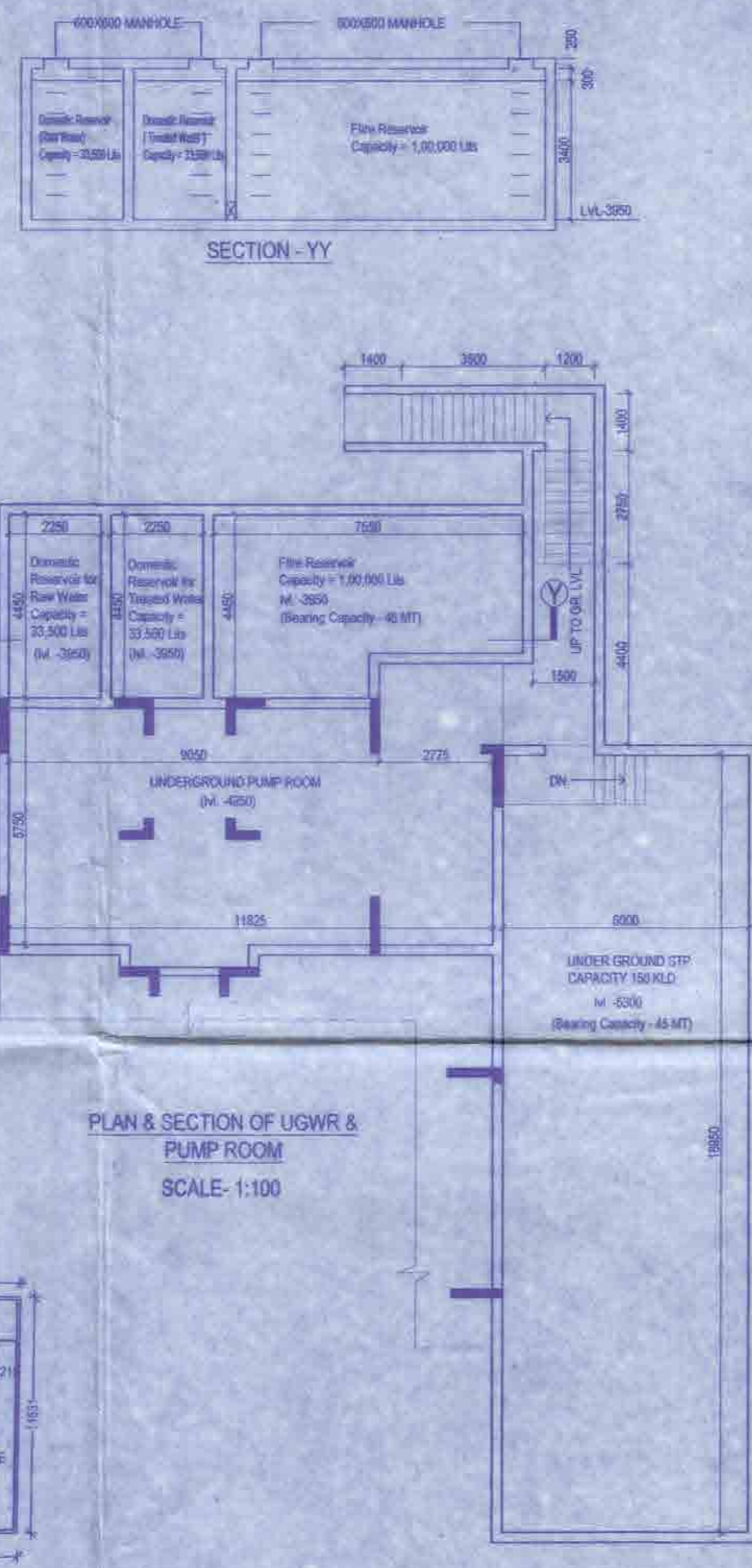
**BB. TENEMENT SIZE & CAR PARKING CALCULATION:**

TOWER	TENEMENT AREA	NO. OF TENEMENTS	REQUIRED CAR PARKING
1	58.88 SQ.M	60	15
2	48.195 SQ.M	30	5
3	42.775 SQ.M	15	2
4	29.575 SQ.M	15	2
5	46.285 SQ.M	15	2
6	42.885 SQ.M	15	2
TOTAL	265.12 SQ.M	145	28

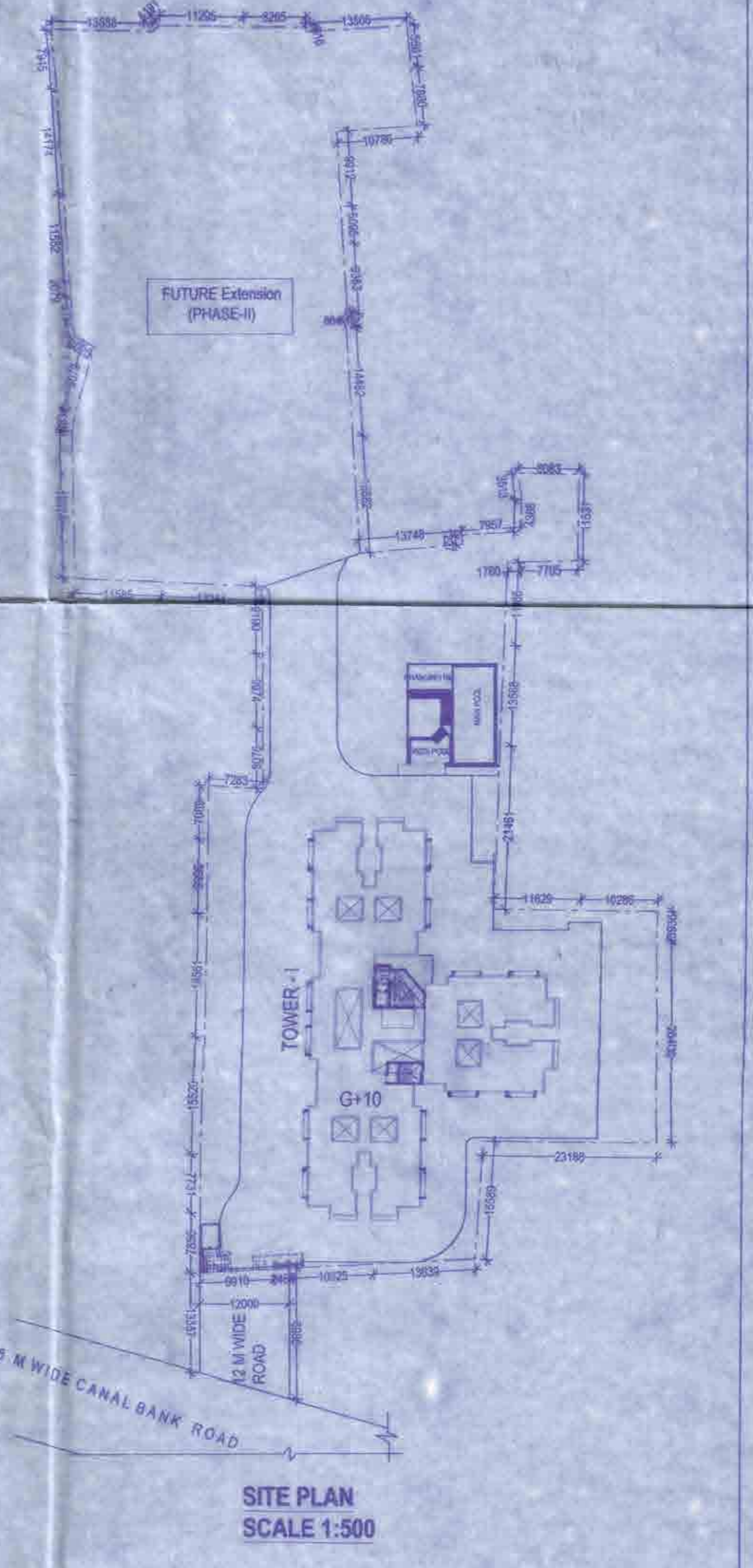
**DETAIL OF CAR PARKING PROPOSED:**

COVERED PARKING BELOW TOWER (I)	28 + 11 NOS. (PER M.U.P)
OPEN CAR PARKING (FOR PHASE-I)	32 NOS.
OPEN MULTI-CAR PARKING (FOR PHASE-II)	22 NOS.
TOTAL NO. OF CAR PARKING PROPOSED	82 NOS.
PROPOSED PARKING AREA AND COLUMN AREA	136.176 SQ.M
PROPOSED PARKING AREA AND COLUMN AREA	733.295 SQ.M
EFFECTIVE EMPTYED AREA FOR COVERED CAR PARKING = (28 x 25) = 700 SQ.M	
PROPOSED F.A.R. = (82x25) / (7041.53) = 1.17 = 2.25	

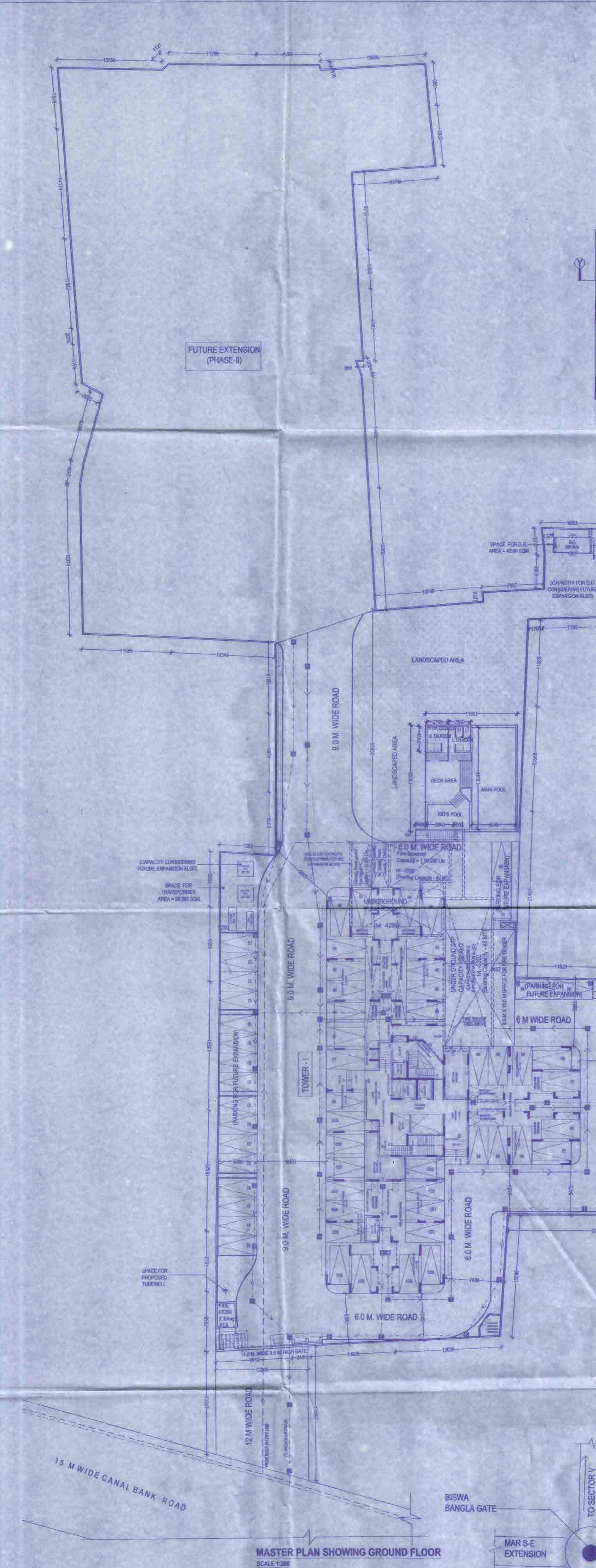
TOTAL BUILT UP AREA = 518.368 Sqm  
AREA FOR OTHER ESSENTIAL SERVICES PUMP ROOM, UGR, STP, FIRE KIOSK = 267.284 Sqm



PLAN & SECTION OF UGWR & PUMP ROOM  
SCALE: 1:100



SITE PLAN SCALE 1:500



MASTER PLAN SHOWING GROUND FLOOR SCALE 1:200

**SCHEDULE OF DOOR**

NO.	WIDTH	HEIGHT	NO.	WIDTH	HEIGHT	NO.	WIDTH	HEIGHT
D1	900	2150	D4	900	2150	D7	900	2150
D2	900	2150	D5	900	2150	D8	900	2150
D3	900	2150	D6	900	2150	D9	900	2150

**SCHEDULE OF WINDOW**

NO.	WIDTH	HEIGHT	NO.	WIDTH	HEIGHT	NO.	WIDTH	HEIGHT
W1	1500	2150	W4	1500	2150	W7	1500	2150
W2	1500	2150	W5	1500	2150	W8	1500	2150
W3	1500	2150	W6	1500	2150	W9	1500	2150

**NAME & ADDRESS OF OWNER**  
Contractor/Agency  
*Chakravarty*  
Authorized Signatory  
of Bengal Angkor Inhabitation Development Limited

**SIGNATURE OF OWNER**  
WEST BENGAL HOUSING BOARD  
105, S.N. BANERJEE ROAD,  
KOLKATA 700014  
(DEVELOPED BY BENGAL ANKOR  
HOUSING DEV. LTD.)

**CERTIFICATE OF THE ARCHITECT:**  
I certify that all the Architectural Drawings of this project at R.S & L.R. DAGS NO. 293(P), 294(P), 295, 301(P), 302, 303, 304, 305, 306(P), 307, 308(P), 309, 310(P), 313(P) Mouza Sulangari J.I. NO. - 22, PS New Town, DIST. North 24 Parganas, An extension of Greater Residential (G.R.) III/13, Sector II, Rajarhat, New Town 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 the company 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 these rules in the prevailing National Building Code is found in any of the drawings and documents, signed by me and submitted to the Competing Authority for obtaining sanction.

**NAME OF THE ARCHITECT:**  
ANURAG BHARGAVA MONDAL  
ACHR/AND/000001  
INNATE  
Amritan Bhattacharjee  
ACHR/NK/DA/0/00001  
KOLKATA 700027

**CERTIFICATE OF THE GEO-TECHNICAL ENGINEER:**  
It is certified that the comprehensive Geotechnical Report on soil investigation has been prepared by me for design and calculation of the foundation by analyzing the soil samples 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 excavation of site so that foundation is constructed on a dependable rock. But has been prepared in the Geotechnical Report.

**SIGNATURE OF THE GEO-TECHNICAL ENGINEER:**  
S. S. Saha  
BENGAL ANKOR HOUSING BOARD  
105, S.N. BANERJEE ROAD,  
KOLKATA 700014  
INNATE  
ENROLLMENT NO. - 6TERAND/10/00043  
SIGNATURE OF THE GEO-TECHNICAL ENGINEER

**CERTIFICATE OF THE STRUCTURAL ENGINEER & REVIEWER:**  
I certify that the structural drawing and design of both foundation and superstructure of the building/structure has been made conforming to the Code of Practice for Reinforced Concrete Structures, Part I and II, IS: 456:2000 and IS: 456:2000 (Part II) respectively, as per the latest and applicable code of practice, and the structure is designed to resist all the loads and moments as specified in the Code of Practice for Reinforced Concrete Structures, Part I and II, IS: 456:2000 and IS: 456:2000 (Part II) respectively. I shall also check the nature of the soil after excavation of site so that foundation is constructed on a dependable rock. But has been prepared in the Geotechnical Report.

**SIGNATURE OF THE STRUCTURAL ENGINEER / CIVIL ENGINEER (Name, Address and Employment No.):**  
ANURAG BHARGAVA MONDAL  
ACHR/AND/000001  
INNATE  
ENROLLMENT NO. - 6TERAND/10/00043

**CERTIFICATE OF THE STRUCTURAL ENGINEER & REVIEWER:**  
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**SIGNATURE OF THE STRUCTURAL ENGINEER / CIVIL ENGINEER (Name, Address and Employment No.):**  
UTPAL SANTRA  
B.E. (CIVIL)  
F.E. - 2009  
MCA (R) IN ARCHITECTURE  
ENR/IN/DA/15/000000000  
UTPAL SANTRA  
ENROLLMENT NO. - 6TERAND/10/00011

**PROJECT:**  
PROPOSED (G+X) STORED L.I.G. & M.I.G. RESIDENTIAL HOUSING PROJECT (UTSANG) AT R.S & L.R. DAG NOS. 293(P), 294(P), 295, 301(P), 302, 303, 304, 305, 306(P), 307, 308(P), 309, 310(P), 313(P), MOUZA- SULANGARI, J.I. NO. - 22, PS NEW TOWN, DIST. NORTH 24 PARGANAS.

**TITLE:**  
MASTER PLAN SHOWING GROUND FLOOR PLAN, SITE PLAN & KEY PLAN

DRG. NO.	IN-1276-SANC-AR-01	DATE	01.04.2022	DRAWN BY	R.M.
DATE	01.04.2022	CHWD BY	M.K.	JOB NO.	IN/1276
DESIGNED BY	APVD BY	A.B.	ISSUE STATUS	SANCTION	

**ARCHITECT:**  
INNATE  
ARCHITECTS & ENGINEERS  
200, BALYASINGI CIRCULAR ROAD/DAKSHIN PARK  
FLAT NO. - 2/25 FLOOR NO. - 10  
TEL: 033-4358-9400/9401, 9402/9403  
www.innate.com



MEMO NO. 2356/NB/615-04 (CS)/2019  
Date: 12/04/2022  
Building Particulars Proposed G+X stored L&G Mfg  
Residential Housing Project for  
West Bengal Housing Board, Durgam Chak  
By Engrg. Subangit, J.L. No. 22,  
at Kumbhari, Subangit, J.L. No. 22,  
Dist - North 24 Pgs.

APPROVED BY:  
ARCHITECT: ANILKUMAR BHASKARI MURTHY, License No. A/15/00061  
GENERAL SUPERVISOR: SURESH KUMAR, License No. S/15/00008  
MECHANICAL ENGINEER: RAJESH KUMAR, License No. R/15/00043  
ELECTRICAL ENGINEER: UJAYLAKSHI, License No. E/15/00006

NEW TOWN KOLKATA DEVELOPMENT AUTHORITY  
No. Rajarhat, North 24 Parganas  
Sector of Building Plan for Construction Purpose  
Date: 12/04/2022

APPROVED BY:  
ARCHITECT: ANILKUMAR BHASKARI MURTHY, License No. A/15/00061  
GENERAL SUPERVISOR: SURESH KUMAR, License No. S/15/00008  
MECHANICAL ENGINEER: RAJESH KUMAR, License No. R/15/00043  
ELECTRICAL ENGINEER: UJAYLAKSHI, License No. E/15/00006

APPROVED & APPROVED  
Executive Officer  
Rajarhat Panchayat Samity  
Rajarhat, North 24 Parganas

Approved Order No. 567/R/20  
Date: 28/04/2022