

OVER ALL GROUND FLOOR PLAN  
SCALE - 1:400

**AREA CALCULATION**

Area of Land = 7.40 acres = 30736.679 sqm as per deed  
= 30736.679 sqm as per drawing

Type of Building: Residential  
Allowing gross width = 25.664 M (AVG.)  
Permissible F.A.R. = 2.14  
10% extra FAR for Affordable Housing = 0.2214  
Total permissible FAR = 2.4374  
Permissible Built up Area = 74922.07 sqm  
Permissible Ground Coverage = 44.329 % = 13621.415 sqm  
Permissible building height = 44.16 m.

**BLOCK - A1, A2, A3, A4, A5 & A6 - Residential Use**

Ground floor = 495.46 sqm  
1st floor = 423.91 sqm  
Typical floor (2nd to 15th) = 8734.4 sqm  
Total Covered Area of Block - A1 = 10049.13 sqm

**Total Exempted areas**

Ground floor Service = 89.58 sqm  
Total exempted area = 89.58 sqm  
Total Built up area = 10049.13 sqm  
Ground Coverage of Block - A1 = 723.03 %  
Building height = 46.85 m.

Block - A2, A3, A4, A5 & A6 as same as Block - A1  
Total Covered Area of Block - A1, A2, A3, A4, A5 & A6 = 10049.13 sqm  
Total Built up area Block - A1, A2, A3, A4, A5 & A6 = 10049.13 sqm  
Total Ground Coverage of Block - A1, A2, A3, A4, A5 & A6 = 723.03 %  
= 4338.18 sqm

**BLOCK - B - Residential Use**

Ground floor = 1479.75 sqm  
1st floor = 1443.10 sqm  
2nd floor = 1407.35 sqm  
3rd floor = 1429.35 sqm  
4th floor = 1349.09 sqm  
5th floor = 1429.35 sqm  
6th floor = 1345.51 sqm  
7th floor = 1345.48 sqm  
8th floor = 1429.35 sqm  
9th floor = 1443.10 sqm  
10th floor = 1318.23 sqm  
11th floor = 1429.35 sqm  
12th floor = 1429.35 sqm  
13th floor = 1429.35 sqm  
14th floor = 1429.35 sqm  
Total Covered Area of Block B = 20979.20 sqm

**Total Exempted areas**

Ground floor Service = 172.09 sqm  
Total exempted area = 172.09 sqm  
Total Built up area = 20979.20 - 172.09 = 20807.11 sqm  
Ground Coverage of Block B = 11628.23 %  
Building height = 44.10 m.

**Total Facility Areas**

Ground floor = 197.01 sqm  
2nd floor = 240.18 sqm  
3rd floor = 83.78 sqm  
4th floor = 83.78 sqm  
5th floor = 157.05 sqm

**Total facility area of Block B = 781.80 sqm**

**Tenement calculation**

Block A1 = 120 NOS (2 BHK)  
Block A2 = 120 NOS (2 BHK)  
Block A3 = 120 NOS (2 BHK)  
Block A4 = 120 NOS (2 BHK)  
Block A5 = 120 NOS (2 BHK)  
Block A6 = 120 NOS (2 BHK)  
Block B = 495 NOS (1 BHK)

Total tenement = 1210 nos

**Car parking calculation**

covered car parking provided in ground floor  
Block A1 + A2 + A3 + A4 + A5 + A6 = 3000 nos  
Total covered car parking provided = 180 nos  
Total open car parking provided in site = 21 nos  
Total car parking provided = 454 nos

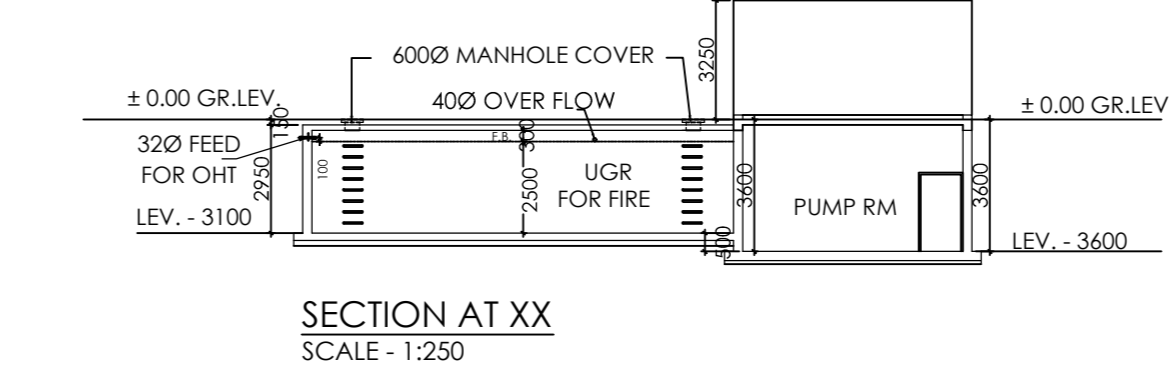
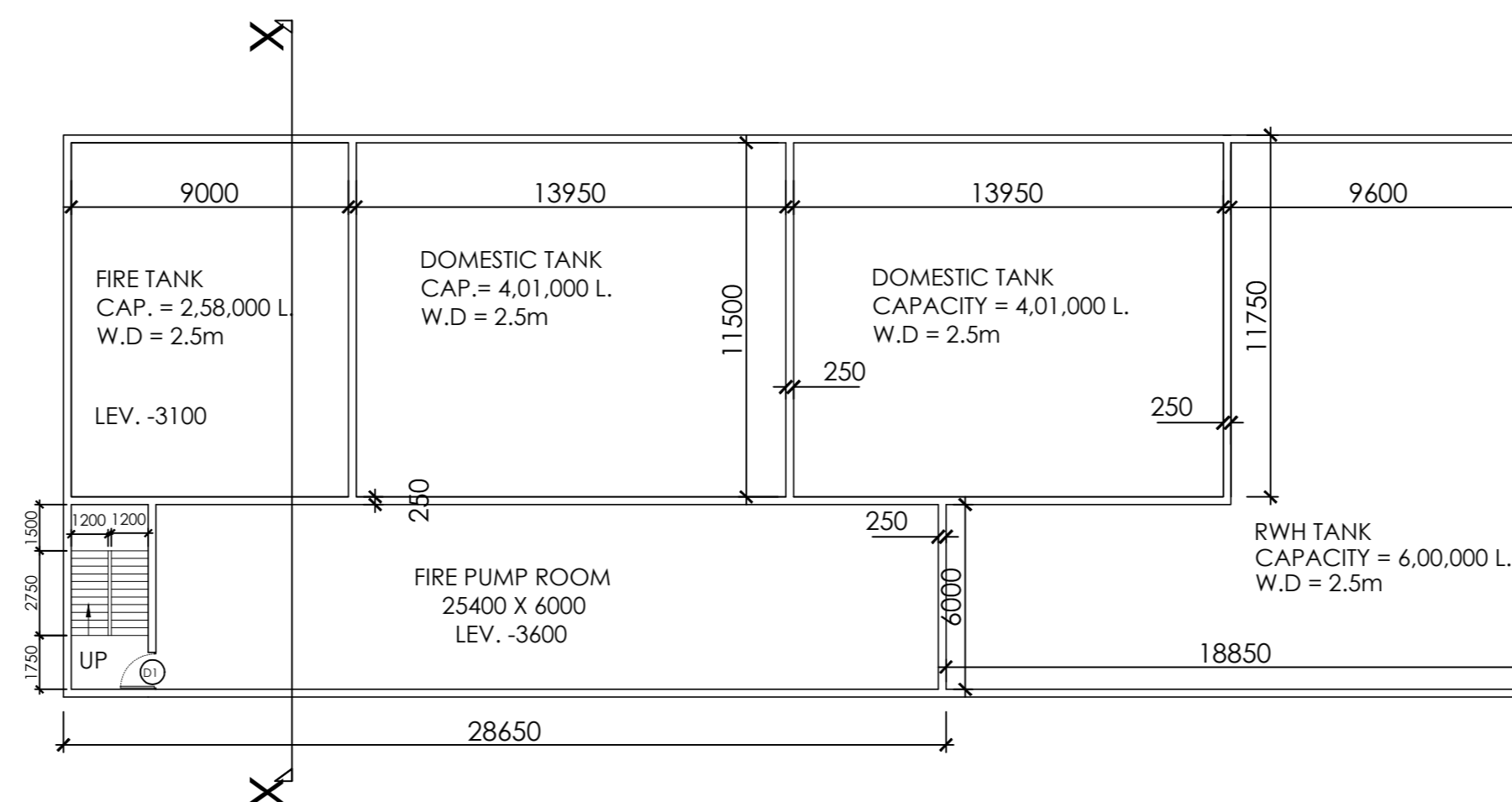
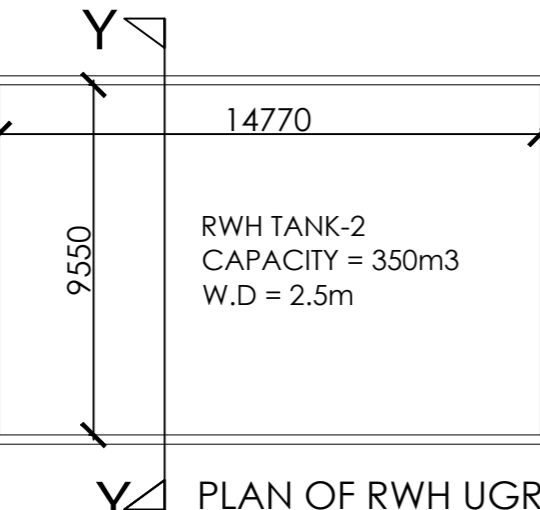
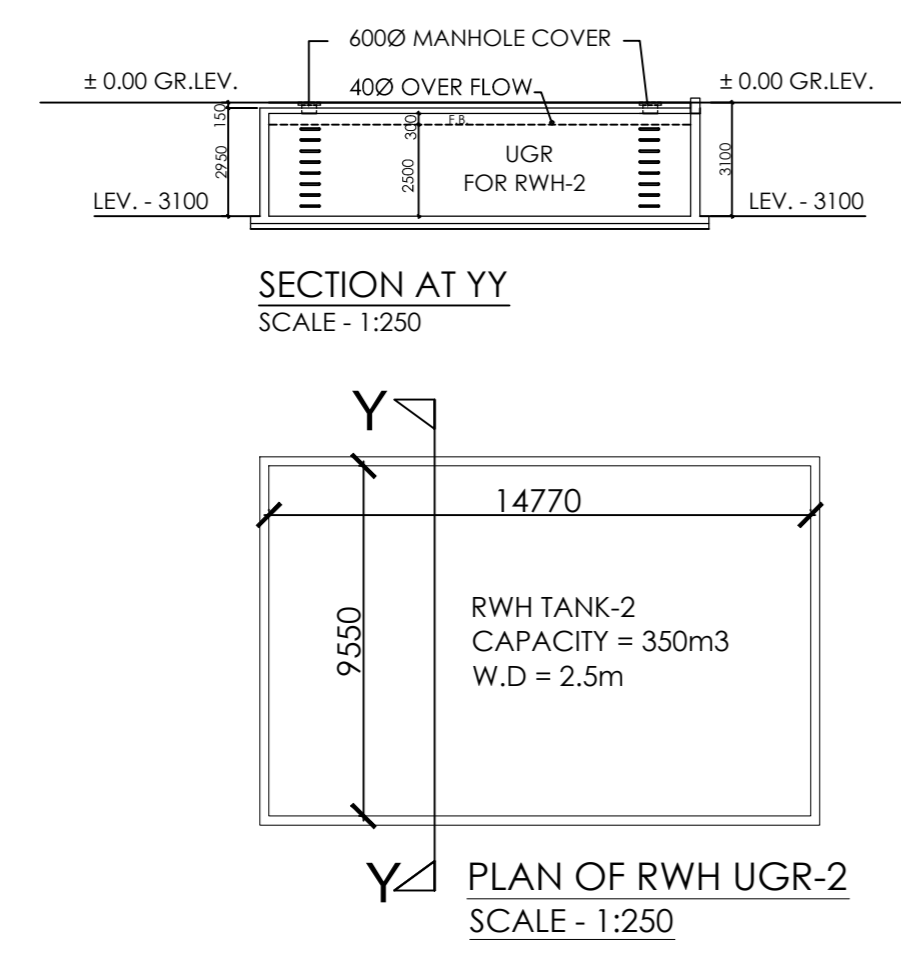
**FAR area in Block - A1, A2, A3, A4, A5 & A6**

Car parking area in Block A = 488.80 sqm  
Total provided covered car parking area  
in Block A1, A2, A3, A4, A5 & A6 = 488.80 sqm  
Total built up area in Block A1, A2, A3, A4, A5 & A6  
(19737.30 - 2932.80) = 16804.50 sqm.

**Total F. A. R. Calculation**

Block A1, A2, A3, A4, A5 & A6 built up area = 56824.50 sqm  
Block B built up area = 20807.11 sqm  
Total built up area (including of Block B) = 77631.61 sqm  
Total built up area (without EWS blocks) = 56824.50 sqm  
Proposed F.A.R. (without EWS) = 1.849  
Proposed total ground coverage area = 584.41 % (19.41 %)  
Proposed total Green area = 493.22 sqm (20.46 %)

NOTE: 1% OF TOTAL CONNECTED ELECTRICAL DEMAND WILL BE MADE FROM SOLAR ENERGY.



**NOTES:**

- ALL DIMENSIONS ARE IN MM.
- ONLY WRITTEN DIMENSIONS ARE TO BE FOLLOWED.
- ALL STAIRCASE AND LIFT SHALL BE PRESSURISED.
- 2 HRS FIRE RATING STAIRCASE, LIFT AND CORRIDOR.
- ALL ELECTRICAL ROOMS HAVE 2 HRS RATING WALL.
- FIRE REFUGE AREA NOT LESS THAN 15 SQM WITH FCD AT ENTRANCE.
- ALL INTERNAL WALLS ARE 125 MM AND EXTERNAL WALLS ARE 250 MM THICK, UNLESS OTHERWISE SPECIFIED

**CERTIFICATE OF TOWN PLANNER.**

SIGNATURE OF OWNER  
MR. ASWINI KUMAR MONDAL  
AUTHORIZED SIGNATORY

SIGNATURE OF TOWN PLANNER.  
NAME - KARUNAMOY KOLAY  
ENROLLMENT NO. - TPER/NKDA/10/00014

**CERTIFICATE OF GEO-TECHNICAL ENGINEER.**

IT IS CERTIFIED THAT THE COMPREHENSIVE GEO-TECHNICAL REPORT ON SOIL INVESTIGATION HAS BEEN PREPARED BY ME FOR DESIGN AND 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 EXCAVATION AT SITE SO THAT FOUNDATION IS EXTENDED UP TO APPROPRIATE DEPTH THAT HAS BEEN PROPOSED IN THE GEO-TECHNICAL REPORT.

SIGNATURE OF GEO-TECHNICAL ENGG.  
NAME - SOMA KAZI  
ENROLLMENT NO. - GTER/NKDA/09/00012

**CERTIFICATE OF STRUCTURAL ENGINEER.**

I CERTIFY THAT ALL THE ARCHITECTURAL DRAWINGS AND DESIGN OF BOTH THE FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING THE SOIL TEST REPORT (AS PER THESE RULES AND THE REGULATIONS MADE UNDER THE ACT) AND ALSO CONSIDERING ALL POSSIBLE LOADS, SEISMIC LOAD AND THE MOMENTS GENERATED BY THE PROPOSED STRUCTURE AS PER THE BUREAU OF INDIAN STANDARD AND NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT AND THESE PROVISIONS SHALL BE ADHERED TO DURING THE CONSTRUCTION.

SURFACE STRENGTH OF ALL U.G.R. TOP SLAB & TOP OF BASEMENT SLAB BEYOND GROUND FLOOR SHALL NOT BE LESS THAN 45 M.T.

SIGNATURE OF STRUCTURAL ENGG.  
NAME - SOMA KAZI  
ENROLLMENT NO. - STER/NKDA/10/00029

**CERTIFICATE OF ARCHITECTS.**

I CERTIFY THAT ALL THE ARCHITECTURAL DRAWINGS OF THE PROJECT AT PLOT NO- IC/BLK- 14.15.16 & 17 OF NEW TOWN, KOLKATA HAVE BEEN PREPARED BY ME COMPLYING WITH THE NEW TOWN KOLKATA BUILDING RULES, 2024. 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 FOR ANY INCORRECT INFORMATION IS FURNISHED BY ME OR ANY VIOLATION OF THE PROVISIONS OF THESE RULES OR THE PREVAILING NATIONAL BUILDING CODE IS FOUND IN ANY OF THE DRAWING AND DOCUMENTS, SIGNED BY ME AND SUBMITTED TO THE SANCTIONING AUTHORITY FOR OBTAINING SANCTION.

SIGNATURE OF ARCHITECT WITH  
NAME - JUI MALLIK  
ENROLLMENT NO. - ACHR/NKDA/10/00022

**PROJECT:**

PROPOSED (G+XV) STORIED RESIDENTIAL BUILDING (LIG BLOCK 1, 2, 3, 4, 5 & 6, 46.85 M. HEIGHT) & G+XIV STORIED RESIDENTIAL BUILDING (EWS BLOCK 44.10 M.) AT PREMISES NO. 01-0707, PLOT NO. IC/BLK- 14.15.16 & 17, ACTION AREA - IIC, POLICE STATION - ECO PARK, NEW TOWN, KOLKATA - 700161.

**TITLE:**

MASTER PLAN & DETAIL OF UGR

**ARCHITECT:**

ABIN DESIGN STUDIO  
ARCHITECTURE | INTERIORS | EXHIBITION | PRODUCT DESIGN | GRAPHICS  
REG. INDUSTRY PARK, GARDHAT, KOLKATA 700016  
E-MAIL: contact@abindesignstudio.com

**DATE:** 29.05.23 **REV. NO.:** **NORTH:** N

**SCALE:** AS SHOWN **DRAWING NO.:** AH-SITE-A01

**DRAWN BY:** S.G. **CHK. BY:** C.P.

THE DRAWING IS THE SOLE PROPERTY OF ABIN DESIGN STUDIO AND IS NOT TO BE USED, COPIED OR REPRODUCED IN ANY MANNER OTHER THAN THE PURPOSE FOR WHICH IT IS ISSUED WITHOUT THE WRITTEN PERMISSION.