

**NOTIFICATIONS:**

- ALL DIMENSIONS ARE TO BE UNLESS OTHERWISE STATED.
- ALL EXTERNAL WALLS ARE TO BE 200 M.M. THICK UNLESS OTHERWISE STATED.
- THE DEPTH OF FOUNDATION & BOTTOM SHALL BE AS PER THE DESIGN OF FOUNDATION.
- ROOFING SHALL BE AS PER THE DESIGN OF ROOFING.
- ALL S.C. WORKS SHALL BE AS PER THE DESIGN OF STRUCTURAL ENGINEER.
- ALL SIZES OF REINFORCEMENT SHALL BE AS PER THE DESIGN OF STRUCTURAL ENGINEER.
- ALL DIMENSIONS ARE TO BE UNLESS OTHERWISE STATED.

**STATEMENT OF PLAN PROPOSAL:**

01. ASSESSEE NO-31-108-013-2200.  
02. DETAILS OF REGISTERED DEED -

SL. NO.	BOOK NO.	VOLUME	BEING	REGD. OFFICE	DATE
1.	1	1	136	D.S.R-III	22/01/07
2.	1	1	2781	D.S.R-III	18/05/08
3.	1	1	184	D.S.R-III	22/01/07
4.	1	39	729	A.D.S.R SEALDAH	04/08/08
5.	1	39	730	A.D.S.R SEALDAH	04/08/08
6.	1	39	731	A.D.S.R SEALDAH	04/08/08
7.	1	39	732	A.D.S.R SEALDAH	04/08/08
8.	1	39	733	A.D.S.R SEALDAH	04/08/08
9.	1	39	734	A.D.S.R SEALDAH	04/08/08

03. DETAILS OF POWER OF ATTORNEY OR MINUTES -

04. (a) AREA OF THE PLOT OF LAND - 2,62,423.80 SQ.M.  
(b) NO OF STORED INDICATING BASEMENT IF ANY - G+42 STORED TOWER 8  
G+42 STORED TOWER 9  
2 STORED COMMERCIAL BUILDING  
4 STORED M.L.C.P. BUILDING

07. GROUND COVERAGE - 71.851.389 SQ.M. = 27.303%  
08. TOTAL COVERED AREA FOR RULE 26 - 6,326.423 SQ.M.  
09. F.A.R. CONSUMED - 1.783 X 2.5 D.O.C.  
10. NO. OF CAR PARKING -  
"TOWER 8" = 9(COVER), 2(OPEN)  
"TOWER 9" = 9(COVER)  
"TOWER 10" = 9(COVER), 4(OPEN)  
"M.L.C.P. BUILDING" = 89(COVER)  
"COMMERCIAL BUILDING" = 15(COVER), 37(OPEN)  
"OTHER OPEN CAR PARKING" = 110  
TOTAL = 1,650

11. REQUIRED CAR PARKING FOR EXISTING PART = (3737.1664+480+115+98) = 2299 NOS.  
(EXCLUDING PREVIOUS PROVIDED CAR PARKING OF TOWER 8 & 10, COMMERCIAL & M.L.C.P.)  
12. PROVIDED CAR PARKING FOR EXISTING PART = (4148 - (19+34+21+1457+160)) = 3990 NOS.  
(EXCLUDING PREVIOUS PROVIDED CAR PARKING OF TOWER 8 & 10, COMMERCIAL & M.L.C.P.)  
13. TOTAL REQUIRED CARS (2299+1454) = 3,753 NOS.  
14. TOTAL PROVIDED CARS (3990+1050) = 4,140 NOS.  
15. EFFECTIVE AREA OF PROPOSED PART FOR RULE 26 = 1,57,359.942 SQ.M.  
16. TOTAL EFFECTIVE FLOOR AREA (EXTG. + PROPOSED) = (3,10,589.285 + 1,57,359.942) SQ.M.  
17. PROPOSED F.A.R. = (4,67,949.227 / 2,62,423.80) = 1.783 X 2.50

**DETAILS OF F.A.R. CALCULATION:**

01. AREA OF LAND = 2,62,423.80 SQ.M.  
02. ROAD WIDTH = 7.5 M.  
03. PERMISSIBLE F.A.R. = 2.5  
04. PERMISSIBLE GROUND COVERAGE = 50%  
05. PERMISSIBLE TOTAL FLOOR AREA = 6,560.595 SQ.M.  
06. PROPOSED HEIGHT OF "TOWER 8" = 140.05 M.  
"TOWER 9" = 140.05 M.  
"TOWER 10" = 140.05 M.  
"M.L.C.P. BUILDING" = 11.15 M.  
"COMMERCIAL BUILDING" = 10.30 M.

07. SANCTIONED GROUND COVERAGE (EXISTING) = 71,851,389 SQ.M. = 27.303%  
08. PROPOSED GROUND COVERAGE INCREASED FOR RULE 26 "TOWER 8" = 15,522 SQ.M.  
"TOWER 9" = 79,579 SQ.M.  
"TOWER 10" = 152,189 SQ.M.  
TOTAL = 247,391 SQ.M.

09. TOTAL GROUND COVERAGE (EXISTING + PROPOSED) = (71,851,389 + 247,391) SQ.M. = 72,098,780 SQ.M.

10. SANCTIONED TOTAL COVERED AREA (EXISTING) = 5,85,448.212 SQ.M.  
11. PROPOSED COVERED AREA INCREASED FOR RULE 26 "TOWER 8" = 1,272.042 SQ.M.  
"TOWER 9" = 4,109.584 SQ.M.  
"TOWER 10" = 430.823 SQ.M.  
"M.L.C.P. BUILDING" = 1,231.803 SQ.M.  
"COMMERCIAL BUILDING" = 386,854 SQ.M.

PROPOSED TOTAL COVERED AREA INCREASED FOR RULE 26 = 6,326.556 SQ.M.

12. TOTAL COVERED AREA (EXISTING+PROPOSED) = (5,85,448.212 + 6,326.556) SQ.M. = 5,91,774.768 SQ.M.

13. SANCTIONED EFFECTIVE AREA (EXISTING) = (4,81,838.371 - 1,51,250.86) = 3,10,587.511 SQ.M.  
(EXCLUDING PREVIOUS EFFECTIVE AREA OF TOWER 8 & 10, COMMERCIAL & M.L.C.P.)

14. EXISTING CAR PARKING AREA = (98,652.073 - 23,078.80) = 75,573.272 SQ.M.  
(EXCLUDING PREVIOUS CAR PARKING AREA OF TOWER 8, 9, 10, COMMERCIAL & M.L.C.P.)  
15. TOTAL CAR PARKING AREA (EXISTING + PROPOSED) = (75,573.272 + 22,640.03) = 98,213.302 SQ.M.  
(TOWER 8 = 220.38 SQ.M., TOWER 9 = 190 SQ.M., TOWER 10 = 225 SQ.M., COMM. = 375 SQ.M., M.L.C.P. = 21669.894 SQ.M.)

16. REQUIRED CAR PARKING FOR EXISTING PART = (3737.1664+480+115+98) = 2299 NOS.  
(EXCLUDING PREVIOUS PROVIDED CAR PARKING OF TOWER 8 & 10, COMMERCIAL & M.L.C.P.)  
17. PROVIDED CAR PARKING FOR EXISTING PART = (4148 - (19+34+21+1457+160)) = 3990 NOS.  
(EXCLUDING PREVIOUS PROVIDED CAR PARKING OF TOWER 8 & 10, COMMERCIAL & M.L.C.P.)  
18. TOTAL REQUIRED CARS (2299+1454) = 3,753 NOS.  
19. TOTAL PROVIDED CARS (3990+1050) = 4,140 NOS.  
20. EFFECTIVE AREA OF PROPOSED PART FOR RULE 26 = 1,57,359.942 SQ.M.  
21. TOTAL EFFECTIVE FLOOR AREA (EXTG. + PROPOSED) = (3,10,589.285 + 1,57,359.942) SQ.M.  
22. PROPOSED F.A.R. = (4,67,949.227 / 2,62,423.80) = 1.783 X 2.50

**COMPARISON AREA STATEMENT U/R 26 OF TOWER 8, 9, 10, COMMERCIAL & M.L.C.P.**

SL. NO.	TOWER NAME	GROSS AREA AS SANCTIONED	GROSS AREA AS PROPOSED	NET AREA AS SANCTIONED	NET AREA AS PROPOSED	DIFFERENCE OF NET AREA	ADDITIONAL AREA CONSIDERED AS PER RULE 26 (2b) FOR FEES
1.	TOWER 08	52,819.51 SQ.M.	54,081.852 SQ.M.	50,884.51 SQ.M.	52,027.552 SQ.M.	1,143.042 SQ.M.	1,374.082 SQ.M.
2.	TOWER 09	52,394.58 SQ.M.	56,504.146 SQ.M.	50,458.562 SQ.M.	54,041.146 SQ.M.	3,582.584 SQ.M.	4,580.959 SQ.M.
3.	TOWER 10	47,723.03 SQ.M.	48,159.653 SQ.M.	46,788.03 SQ.M.	46,865.853 SQ.M.	87.823 SQ.M.	982.46 SQ.M.
4.	COMMERCIAL	4,750.574 SQ.M.	5,137.578 SQ.M.	4,591.574 SQ.M.	4,686.308 SQ.M.	94.734 SQ.M.	91.384 SQ.M.
5.	M.L.C.P.	23,142.811 SQ.M.	23,263.613 SQ.M.	22,695.21 SQ.M.	22,741.413 SQ.M.	46.202 SQ.M.	138.202 SQ.M.
TOTAL		1,88,830.506 SQ.M.	1,97,156.342 SQ.M.	1,74,138.886 SQ.M.	1,79,999.975 SQ.M.	5,861.089 SQ.M.	6,988.855 SQ.M.

SL. NO.	TOWER NAME	STAIR HEAD ROOM AREA	L.M.R. AREA	A.C. LEDGE AREA	FIRE REFUGE DECK AREA
1.	TOWER 08	49,789 SQ.M.	107,333 SQ.M.	829.25 SQ.M.	125 SQ.M.
2.	TOWER 09	55.35 SQ.M.	110,573 SQ.M.	806.34 SQ.M.	128 SQ.M.
3.	TOWER 10	58,609 SQ.M.	110,805 SQ.M.	900.90 SQ.M.	125 SQ.M.
4.	COMMERCIAL	105.334 SQ.M.	23.45 SQ.M.	0	0
5.	M.L.C.P.	146.311 SQ.M.	74.73 SQ.M.	0	0
TOTAL		413,371 SQ.M.	417,891 SQ.M.	2,636.49 SQ.M.	405.60 SQ.M.

I HEREBY CERTIFY THAT THE FOUNDATION AND STRUCTURAL MEMBERS OF THE RESIDENTIAL AND COMMERCIAL BUILDINGS FOR THE BENGAL NRI HOUSING COMPLEX LTD. HAVE BEEN DESIGNED AND CONSTRUCTED AS PER THE REQUIREMENTS OF THE BENGAL NRI HOUSING ACT, 2009 AND THE BENGAL NRI HOUSING REGULATIONS, 2010. I HAVE ALSO CERTIFIED THAT THE FOUNDATION AND STRUCTURAL MEMBERS OF THE BUILDING HAVE BEEN DESIGNED AND CONSTRUCTED AS PER THE REQUIREMENTS OF THE BENGAL NRI HOUSING ACT, 2009 AND THE BENGAL NRI HOUSING REGULATIONS, 2010. I HAVE ALSO CERTIFIED THAT THE FOUNDATION AND STRUCTURAL MEMBERS OF THE BUILDING HAVE BEEN DESIGNED AND CONSTRUCTED AS PER THE REQUIREMENTS OF THE BENGAL NRI HOUSING ACT, 2009 AND THE BENGAL NRI HOUSING REGULATIONS, 2010. I HAVE ALSO CERTIFIED THAT THE FOUNDATION AND STRUCTURAL MEMBERS OF THE BUILDING HAVE BEEN DESIGNED AND CONSTRUCTED AS PER THE REQUIREMENTS OF THE BENGAL NRI HOUSING ACT, 2009 AND THE BENGAL NRI HOUSING REGULATIONS, 2010.

SUVRANARAYAN SILL  
M.B. CHARITRED ENGINEER  
38, RUSSEL STREET, KOLKATA-700071  
ESE-193

SIGN OF STRUCTURAL ENGINEER

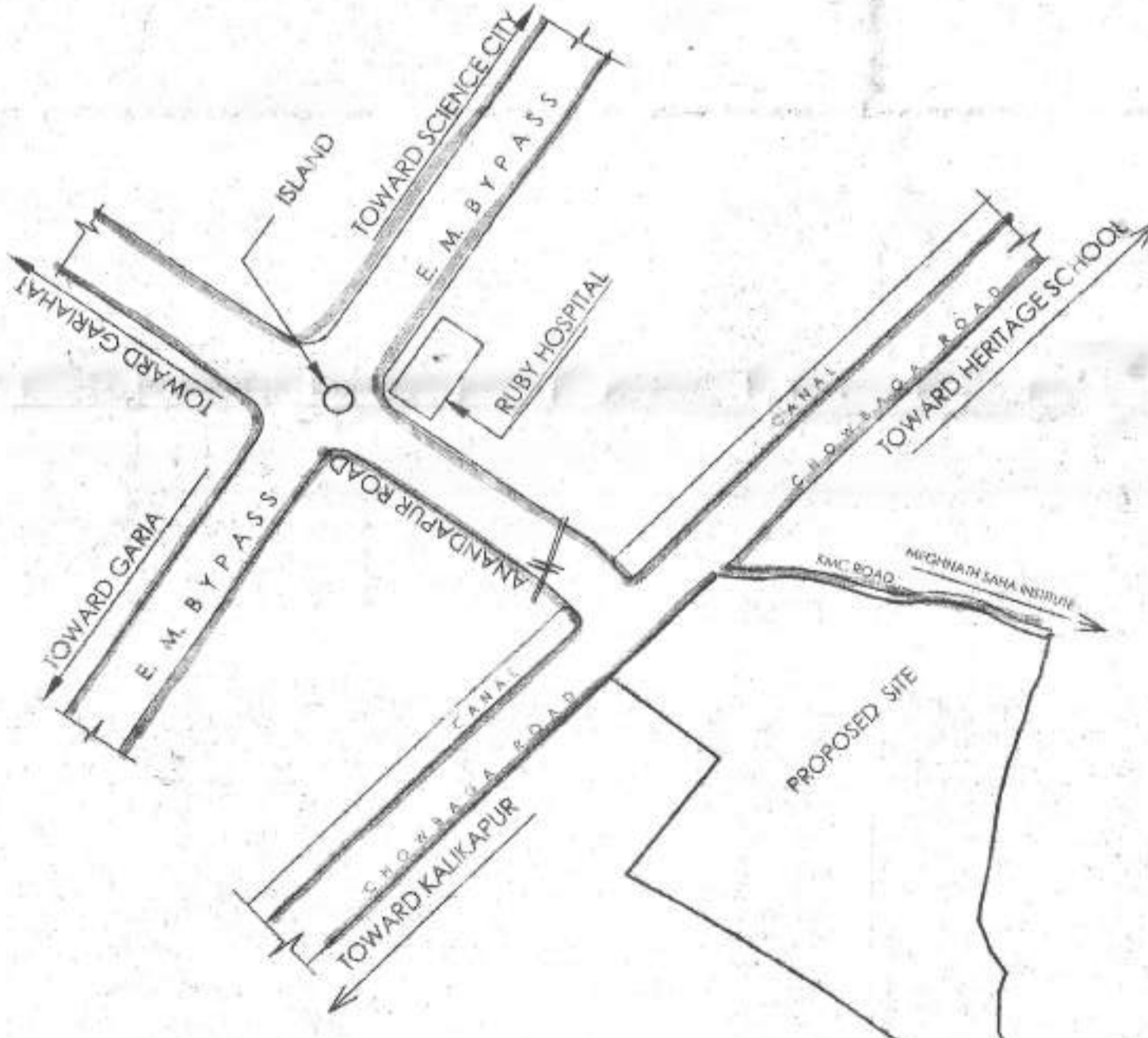
I HAVE REVIEWED AND CHECKED THE STRUCTURAL DRAWINGS AND DESIGN BY ALL OF THIS PROJECT, WHICH HAS BEEN IN COMPLIANCE WITH THE CODE OF PRACTICE AND STANDARDS AS PER THE REQUIREMENTS OF THE BENGAL NRI HOUSING ACT, 2009 AND THE BENGAL NRI HOUSING REGULATIONS, 2010. I HAVE ALSO REVIEWED AND CHECKED THE STRUCTURAL DRAWINGS AND DESIGN BY ALL OF THIS PROJECT, WHICH HAS BEEN IN COMPLIANCE WITH THE CODE OF PRACTICE AND STANDARDS AS PER THE REQUIREMENTS OF THE BENGAL NRI HOUSING ACT, 2009 AND THE BENGAL NRI HOUSING REGULATIONS, 2010.

SUBIR KUMAR BASU  
REGISTERED ARCHITECT  
Regn. No.-CA/78/4375

SIGN OF ARCHITECT

I HAVE REVIEWED AND CHECKED THE STRUCTURAL DRAWINGS AND DESIGN BY ALL OF THIS PROJECT, WHICH HAS BEEN IN COMPLIANCE WITH THE CODE OF PRACTICE AND STANDARDS AS PER THE REQUIREMENTS OF THE BENGAL NRI HOUSING ACT, 2009 AND THE BENGAL NRI HOUSING REGULATIONS, 2010. I HAVE ALSO REVIEWED AND CHECKED THE STRUCTURAL DRAWINGS AND DESIGN BY ALL OF THIS PROJECT, WHICH HAS BEEN IN COMPLIANCE WITH THE CODE OF PRACTICE AND STANDARDS AS PER THE REQUIREMENTS OF THE BENGAL NRI HOUSING ACT, 2009 AND THE BENGAL NRI HOUSING REGULATIONS, 2010.

SIGN OF GEO-TECHNICAL ENGINEER



**MASTER PLAN**  
(PROPOSAL U/S 364 & 365 OF K.M.C. ACT 1980 APPROVED BY M.I.C. VIDE ITEM NO. MOA-101-29 DT. 25.02.2015)

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**Owner:**  
BENGAL NRI COMPLEX LIMITED  
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**Project:**  
URBANA Integrated Township

**REVISED PLAN UNDER RULE 26 (2a) & (2b) OF G+42 STORIED RESIDENTIAL TOWER 8 & 10 OF HT. 140.05M, 4 STORIED COMMERCIAL BUILDING OF HT. 10.3M OF K.M.C. BUILDING RULE 2009, FOR THE BENGAL NRI HOUSING COMPLEX LTD. AT 783, ANANDAPUR, WARD-103, BOROUGH-12, KOLKATA - 700107, P.S.-ANANDAPUR, PREVIOUS P.P. NO. 2021120148 DATED 27.07.2021.**

PREVIOUS BUILDING PERMIT NO: 2010120034 DATED 09.04.2010 AND 2010120076 DATED 24.04.2010 AND 2014120004 DATED 05.04.2014 AND 2014120034 DATED 30.12.2014 AND 2016120030 DATED 03.05.2016 AND 2017120042 DATED 30.06.17 AND 2018120039 DATED 07.06.2018 AND 2018120022 DATED 14.11.2018 AND 2018120035 DATED 07.03.2019 AND 2020120111 DATED 04.09.2020 AND 2021120148 DATED 27.07.2021 AND 2021120319 DATED 29.12.2021.

**Drawing Title:** MASTER PLAN AND LOCATION PLAN

Designed:	Drawn:	Checked:	Approved:	Project Number:
aCta	mm	sc	skb	01

**Drawing No:** SKB/BNRI/PH-2/KMC R26/AR/MP  
**Sheet size & Scale:** A0, 1:1000

Drawing Status	Sheet No.	Rev.	Date
Drawing For Rule 26	1 OF 17	00	02.05.2022