



LEGEND : NO.1 : ARCHITECTURAL DRAWING.

SPECIFICATION :

- FOUNDATION : AS PER DRAWING & SPECIFICATION
- R.C.C. WORK : M25 AS SPECIFIED
- SUPERSTRUCTURE : R.C.C. FRAME STRUCTURE A/C BRICKWORK (WITH SPECIAL ADHESIVE) STRUCTURE WITH 200 THK. EXTERNAL WALL WITH 125 THK. INTERNAL WALL. EXTERNAL WALL : 1:5 (18 MM THK.), INTERNAL WALL : 1:5 (15 MM THK.), CEILING : 1:4 (10 MM THK.), FRAME/SHUTTER : SAL/TEAK WOOD, FRAME/SHUTTER : AL/WOODEN AS PER REQUIREMENT.
- PLASTER : 1:5. 1:4. CEMENT SAND MORTAR
- DOORS : 1:5 (15 MM THK.)
- WINDOWS : 1:5 (15 MM THK.)
- ROOF : AVG. 50 MM IPS FLOOR WITH ROOF TILES.
- PAINTING : EXTERNAL SURFACE : CEMENT PAINT, INTERNAL WALL/CEILING : P.O.P. DOOR/WINDOW : SYNTHETIC ENAMEL PAINT
- ELECTRICAL : ALL CONFORMING TO I.S. CODE
- PLUMBING : ALL CONFORMING TO I.S. CODE

STATEMENT : DOORS & WINDOWS

TYPE	WIDTH	HEIGHT	TYPE	WIDTH	HEIGHT
M.S. GATE	1050	2100	W1	1800	1350
D1	1200	2100	W2	1500	1350
D2	900	2100	W3	1200	1050
D3	800	2100	W4	600	750
D/W	1800	2100	W5	1050	1350
F.C.D.	1500	2100	W6	900	1350
R.S.1	4000	2100			
R.S.2	2200	2100			

AREA STATEMENT FOR F.A.R. :

NO.	DESCRIPTION	AREA (SQ. M.)
1	PLOT AREA : AS PER DEED MEASUREMENT	300.70
2	PERMISSIBLE GROUND COVERAGE AREA (55%)	165.385
3	PROPOSED GROUND COVERAGE AREA (45.5%)	136.82
4	GR. FLOOR AREA : F0 (154.88 - STAIR CASE)	146.88
5	1ST FLOOR AREA : F1 (EXCLUDING LIFT WELL & STAIR CASE)	146.69
6	2ND FLOOR AREA : F2	146.69
7	3RD FLOOR AREA : F3	146.69
8	4TH FLOOR AREA : F4	146.69
9	LIFT WELL AREA	2.25
10	STAIR CASE INSIDE AREA	15.94
11	AREA OF CARETAKERS ROOM : SERVICE	12.10
12	AREA OF SERVANTS ROOM : TOILET : SERVICE	2.36
13	AREA OF METER & OTHERS : SERVICE	0.43
14	COMMERCIAL AREA : MIXED : PROPOSED : 7.71%	56.75
15	COVERED CAR PARKING AREA (12.50X6-20')	56.30
16	PROPOSED HEIGHT OF BUILDING	13.090
17	TOTAL FLOOR AREA : F0 + F1 + F2 + F3 + F4	733.7
18	PROPOSED F.A.R. : (17.01 + 12.13 + 15.91) / (158.7 + 12.01 + 2.36 + 0.43 + 56.30) / 300.70	(664.5 / 300.70)
19	GREEN OPEN SPACE : (4.96 + 4.34 + 5.40) + 14.7 (4.88%) (4% OF TOTAL PLOT AREA UPTO 500 SQ.M.)	2.21
20	TOTAL BUILT UP AREA INCLUDING STAIRCASE IN ALL FLOORS AND EXCLUDING MIXED USED AND LIFT & DUCT FROM UPPER FLOORS.	758.66

CAR PARKING CALCULATION :

NO.	DESCRIPTION	AREA (SQ. M.)	NO. OF CARS
1	TOTAL BUILT UP AREA FOR CAR PARKING : 18-14	607.75	NO. S.
2	NO. S. OF CAR REQUIRED	4.05	4
3	PLOT AREA BELOW 330 SQ.M. = 1 CAR PER 150 SQ.M.	607.75 / 150 (DD)	NO. S.
4	MIXED USE AREA : COMMERCIAL	56.75	NO. S.
5	TOTAL BUILT UP AREA FOR CAR PARKING	56.75	NO. S.
6	NO. S. OF CAR REQUIRED	0.567	1
7	PLOT AREA ABOVE 330 SQ.M. = 1 CAR PER 100 SQ.M.	56.75 / 100 (DD)	NO. S.
8	TOTAL NO. S. OF CAR PROVIDED	6	NO. S.

CERTIFICATE OF THE CIVIL ENGINEER :

CERTIFIED THAT THE STRUCTURAL DRAWING AND DESIGN OF BOTH THE FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING/BUILDINGS HAS BEEN MADE CONSIDERING THE SOIL TEST REPORT AS PER THE RULES AND REGULATIONS MADE UNDER THE ACT AND ALSO CONSIDERING ALL POSSIBLE LOADS, SEISMIC LOAD AND THE MOMENTS GENERATED BY THE PROPOSED STRUCTURE AS PER THE PREVAILING 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.

CHINMOY KUMAR SAHOO
 CIVIL ENGINEER
 NAME & ENROLLMENT NO. OF CIVIL ENGINEER

CERTIFICATE OF THE ARCHITECT :

CERTIFY THAT ALL THE ARCHITECTURAL DRAWINGS OF THE PROJECT AT PREM. NO. 17-0212 HAVE BEEN PREPARED BY ME WITH THE NEW TOWN KOLKATA BUILDING RULES, 2009. I ALSO CERTIFY THAT THE PLANS AND DRAWINGS PREPARED BY ME COMPLY 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 FOUND IN ANY OF THE DRAWINGS AND DOCUMENTS, SIGNED BY ME AND SUBMITTED TO THE SANCTIONING AUTHORITY FOR OBTAINING SANCTION.

ARCHANA AGARWAL
 ARCHITECT
 NAME & ENROLLMENT NO. OF ARCHITECT

DELTA CONSULTANTS
 CONSULTING ENGINEERS ARCHITECTS
 PROJECT CONSTRUCTION MANAGEMENT
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 Tel: 91-33-2358 5471, 90071 88937
 E-Mail: deltago@gmail.com
 Website: www.deltaconsultants.org

MR. KAMAL KUMAR GOENKA, MR. VAIBHAV LOHA, MR. KUMAR MANGLAM CHOUDHARY, SMT. ARCHANA AGARWAL, SMT. PALLA SARAF, MR. DEEPAK KUMAR SARDA, SMT. SHREYANSHI LAMBA, P.O. AIRPORT, KOLKATA - 700052
 NAME & ADDRESS OF OWNERS

GROUND, 1ST, 2ND, 3RD & 4TH FLOOR PLAN, SECTION, ELEVATION, SITE PLAN, BOUNDARY WALL, LOCATION PLAN, DETAIL OF UNDER GROUND RESERVOIR.

DRAWN BY : Sreyashi Das
CHECKED BY : DELTA CONSULTANTS
DRG. NO./DT. : AR/ICE-18-18 / 02-09-2022
SCALE : 1:100, 1:500, 1:100, 1:20, 1:25

PROPOSED ARCHITECTURAL PLAN FOR GROUND FLOOR PLAN OF BUILDING OF MR. KAMAL KUMAR GOENKA, MR. VAIBHAV LOHA, MR. KUMAR MANGLAM CHOUDHARY, SMT. ARCHANA AGARWAL, SMT. PALLA SARAF, MR. DEEPAK KUMAR SARDA IN ACTION AREA 'C', NEW TOWN, KOLKATA 700 156.

CE-18/18 (PREM. NO. 17-0212)

NOTE :
 1. ALL DIMENSION ARE IN MM.
 2. CONSTRUCTION AS PER SPECIFICATION GIVEN UNLESS OTHERWISE MENTIONED.

N.B. THIS DRAWING IS A PROPERTY OF DELTA CONSULTANTS AND NOT TO BE COPIED OR USED WITHOUT ITS PRIOR PERMISSION.

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PARTY'S COPY

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 EXIT ENTRY ALONG THE PROPERTY LINE OF ANY PLOT SHOULD BE AT PAR, THE ENTRY & EXIT SHOULD BE MADE WITH TEMPORARY TYPE OF CONSTRUCTION, LIKE PAVERS BLOCK OR EQUIVALENT.

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

No. and date: 09-NOV-2022

PIN: 017002120221017

Building Particulars G+1W Stoid Residential Building
At pre No: - 17-0212.

VALID FOR 5 YEARS


Assistant Architect
New Town Kolkata Development Authority


Chief Architect
New Town Kolkata Development Authority