PROPOSED G+4 STORIED RESIDENTIAL BUILDING PLAN OF VINAYAK REALTECH PROPERTIES LLP, SITUATED AT MOUZA: KALIKAPUR, JL NO: 40, RS/LR DAG NOS: 864, LR KHATIAN NOS: 1270, TOUZI NO. 173, POLICE STATION: RAJARHAT, DISTRICT: NORTH 24 PGS. UNDER PATHARGHATA GRAM PANCHAYET.

AREA OF LAND:
36.37 DECIMAL OR 1471.850 SQM. OR 22 K. 00 CH. 03 SFT
(AS PER DEED AND MEASURE)

PERMISSIBLE F.A.R= 2.0 (2943.70 SQM)
PROPOSED F.A.R= 1.967 (2894.789 SQM)

1) COVERED AREA OF GROUND FLOOR: 642.949 SQM
(BLOCK-A = 321.291 + BLOCK-B = 321.658)
2) COVERED AREA OF TYPICAL FLOOR= 735.42 SQM
(BLOCK-A = 367.67 + BLOCK-B = 367.75) = 735.42 SQM.
3) LEFT OPEN AREA : 736.43 SQM OR 50.03 %
4) REQUIRED CAR PARKING : 20 NOS
5) PROPOSED CAR PARKING : 39 NOS
6) AREA OF CUP BOARD : 16.72 SQM. (1.99 %) (rule no: 27/d, page no. 25)

TENEMENT AREA :
GROUND FLOOR:-
ELECTRCAL ROOM= 11.58 SQM,PUM ROOM = 6.89 SQM,SECURITY ROOM =7.77 SQM
TYPICAL FLOOR:-
BLOCK-A: 1=103.00 SQM, 2= 77.63 SQM, 3=68.37 SQM, 4=73.12 SQM, 5=104.81 SQM.
BLOCK- B: 1= 88.96 SQM, 2=84.22 SQM, 3= 65.48 SQM, 4= 98.35 SQM,5=89.55 SQM.

CERTIFICATE OF ARCHITECT:

I certify that all the Architectural Drawing of the project at Dag No. 864,L.R. Khatian Nos: 1270 of Mouza Kalikapur,J.L. No. 40 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 me complying 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 if furnished by me or any violation of provisions of these rules or the prevailing National Building Code is found in any of the drawing and documents, singed by me and submitted to the Sanctioning Authority for obtaining sanction.

AR. ARJUNAV CHATTERJEE
(ACHARKINDA/100320/2004)
(CA/2013/60586)

SIGNATURE OF ARCHITECT

CERTIFICATE OF STRUCTURAL ENGINEER:

Certified that the structural drawing and design of both the foundation and superstructure of the building 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 Bureau of Indian Standard and National Building Code of India and certified that it is safe and stable in respect and these provisions shall be adhered to during the construction.

Abhratanu Dhar
Structural Engineer
M.Tech (Struct), B.Tech (Civil)
Reg. Under NKDA, KMC
STE/V/NKDA/10/00926
CVER/NKDA/10/00777

SIGNATURE OF ENGINEER

CERTIFICATE OF GEO-TECHNICAL ENGINEER:

This is to certify that the soil test has been performed by me to this project.

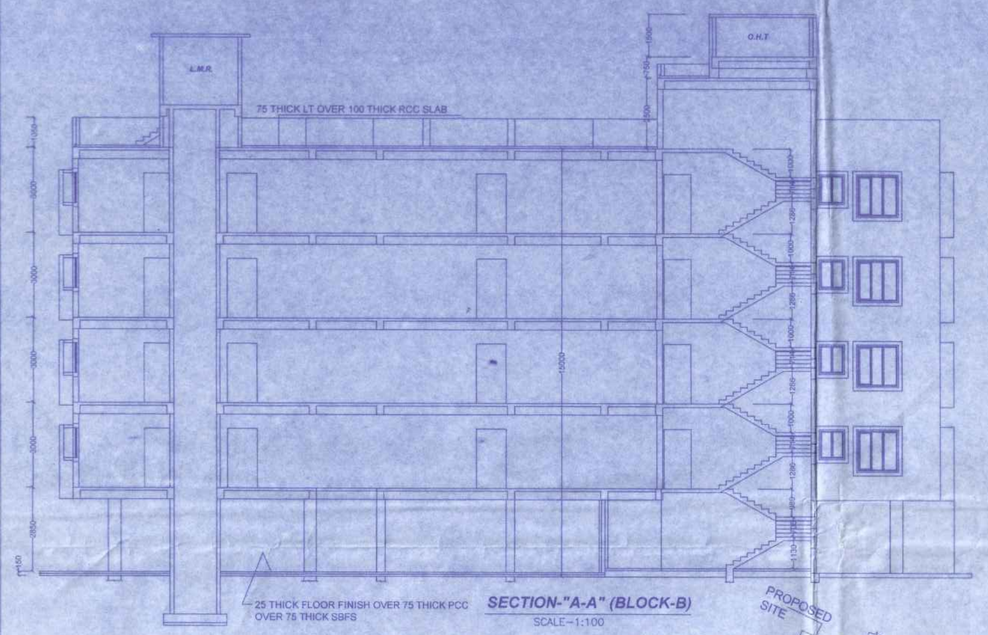
RUPAK KUMAR BANERJEE
BCE ME, MIGS, MIE
Q.T.I/G (K.M.C), BM/GEO-TECH-1/002
0191/RJP SO/NG.T/2014-15,
GTER-HIDCO/09/00014
GEOWSIDC 2019/0002

SIGNATURE OF GEO-TECHNICAL ENGINEER

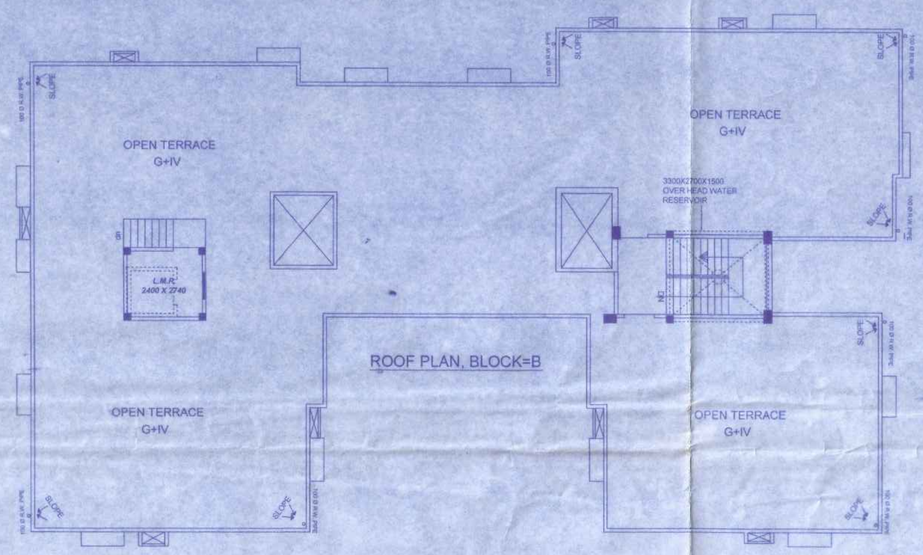
CERTIFICATE OF OWNER:

Certified that I have gone through the national building code of india and also abide by those rules during and after construction of the building.

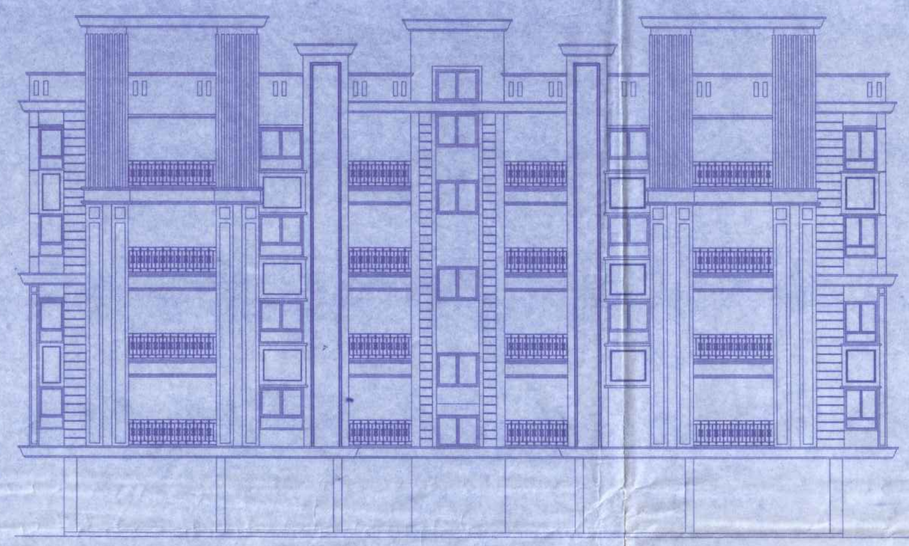
SIGNATURE OF OWNERS



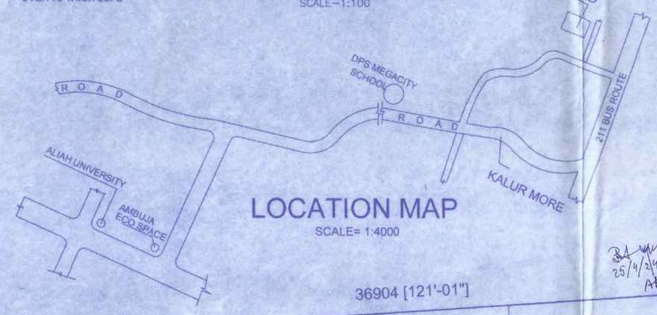
SECTION-"A-A" (BLOCK-B)
SCALE=1:100



ROOF PLAN, BLOCK=B



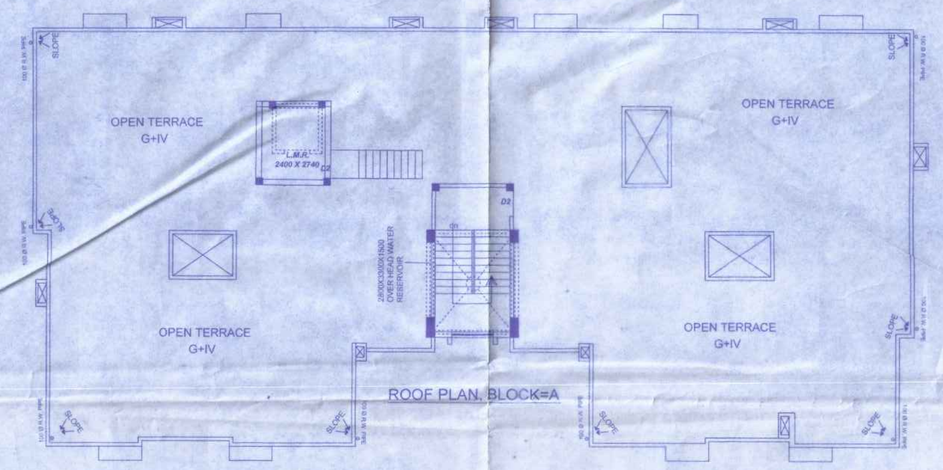
BLOCK=A front side



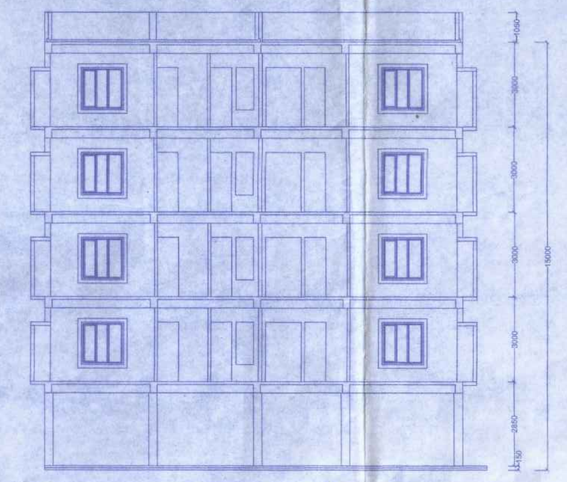
LOCATION MAP
SCALE= 1:4000

The structural analysis reports & soil reports are kept for reference in this office. The clearance is accorded subject to certificate of architect, Str. Engineer, Geo-Tech Engineer.

District Engineer
(N) 24 Parganas Zilla Parishad

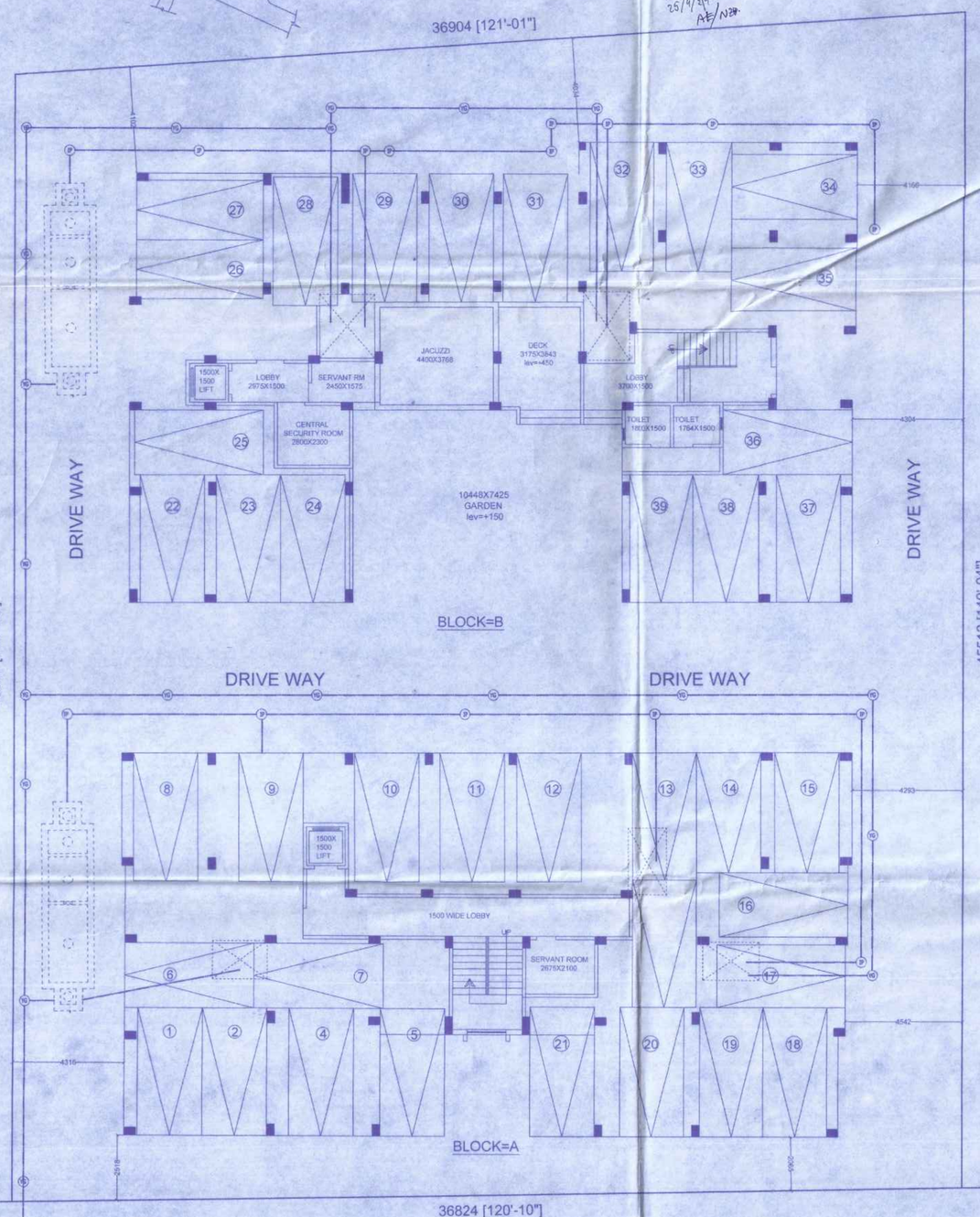


ROOF PLAN, BLOCK=A



SECTION-"B-B" (BLOCK-A)
SCALE=1:100

36904 [121'-01"]



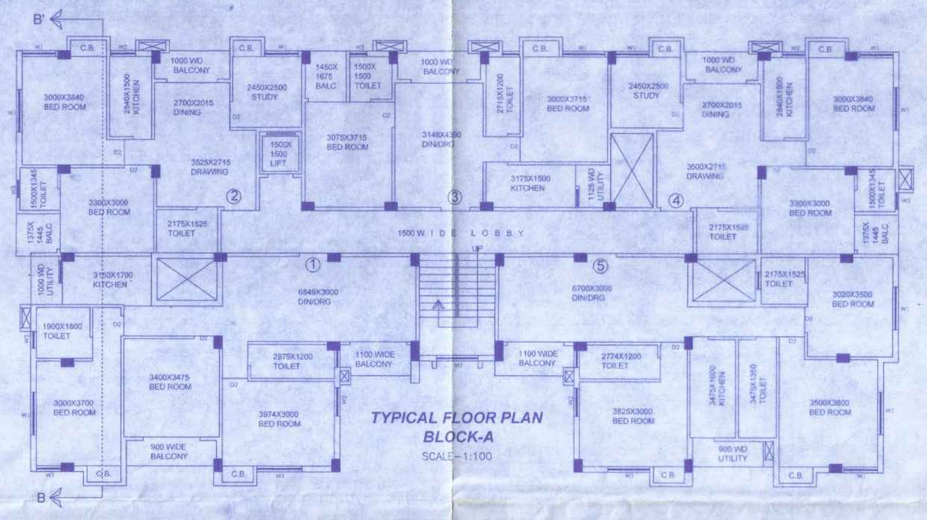
43641 [143'-03"]

36824 [120'-10"]

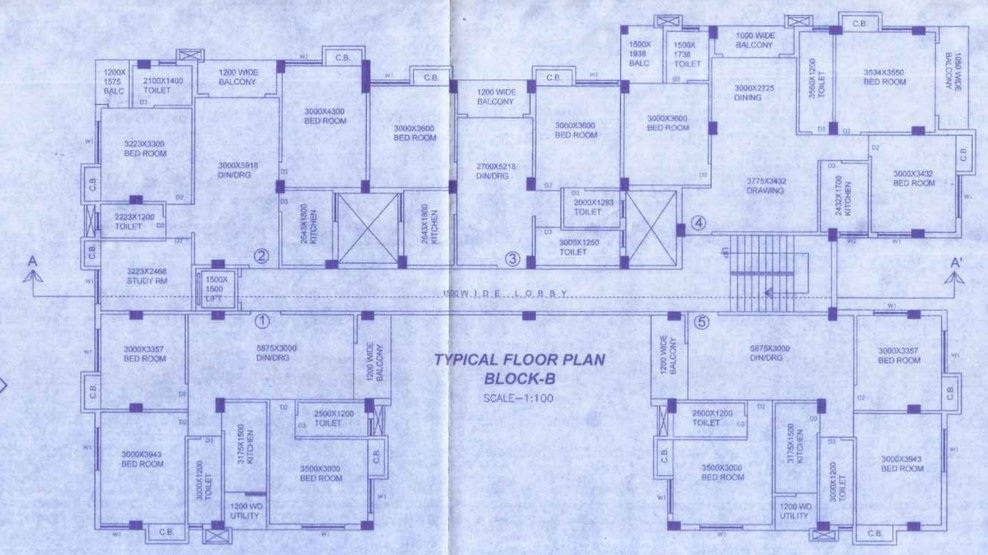
7010 M. OR 23'-0" WIDE ROAD

GROUND ROOF PLAN

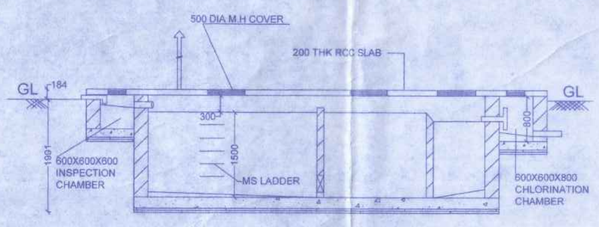
45512 [149'-04"]



TYPICAL FLOOR PLAN BLOCK-A
SCALE=1:100



TYPICAL FLOOR PLAN BLOCK-B
SCALE=1:100



SECTION ON-"N-N"
SCALE = 1 : 50

DETAILS OF SEPTIC TANK
150 USERS

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

Approval Order No. 76 dt/RPS
Date 19/06/2024
Valid up to 18/06/2027

VETTED
Dr. Dipesh Majumdar
BE, ME (Structure), PhD
Assistant Professor
Department of Construction Engineering
Jadavpur University

F.A.R CALCULATION

TOTAL LAND AREA = 1471.850 SQM
TOTAL COVERED AREA = (642.949 + (735.42X4)) SQM = 3584.629 SQM

	FOR STAIR AND LOBBY (Rules : 27/e)	LIFT AND LIFT LOBBY (Rules : 27/b)	SERVICE AREA (Rules : 27/m)	CAR PARKING CALCULATION
EXAMPTED AREA =	BLOCK-A+ BLOCK-B = (13.36 SQM+ 13.36 SQM) X5 = 133.60 SQM	BLOCK-A+ BLOCK-B = (2 NOS+2 NOS) X 3 SQM = 30 SQM	BLOCK-A+ BLOCK-B = (SERVANT ROOM= 11.58 SQM,TOILET = 6.89 SQM,SECURITY ROOM =7.77 SQM) = 26.24 SQM (RULE NO: 27/M, PAGE NO: 25)	TEMEMENT SIZE: (50-75) SQM = 19 NOS (75-100) SQM = 16 NOS (ABOVE 100) SQM = 08 NOS REQUIRED PARKING -20 NOS TOTAL REQUIRED PARKING -20 NOS SO EXAMPTED AREA = 16X25 = 500 SQM

PROPOSED F.A.R. = 3584.629 SQM -(133.60 + 30 +26.24 +500) SQM = 2894.789 SQM = 1.967
1471.850 SQM (TOTAL LAND AREA)

BLOCK - A			
MKD.	CARPET AREA (SQ.M.)	BALCONY AREA (SQ.M.)	ACTUAL TENEMENT AREA (SQ.M.)
1ST TO 4TH FLOOR			
FLAT-1	76.42	7.22	103.00
FLAT-2	56.14	4.58	72.63
FLAT-3	50.51	7.07	68.37
FLAT-4	56.47	4.56	73.12
FLAT-5	82.14	5.11	104.81

BLOCK - B			
MKD.	CARPET AREA (SQ.M.)	BALCONY AREA (SQ.M.)	ACTUAL TENEMENT AREA (SQ.M.)
1ST TO 4TH FLOOR			
FLAT-1	68.93	5.35	88.96
FLAT- 2	64.80	5.25	84.22
FLAT- 3	51.37	3.12	65.48
FLAT- 4	73.03	8.54	98.35
FLAT- 5	68.93	5.36	89.55

DOOR WINDOW SCHEDULE:

DOORS			WINDOWS		
MKD.	WIDTH	HEIGHT	MKD.	WIDTH	HEIGHT
D	1050	2100	W1	1500	1200
D1	900	2100	W2	1200	1200
D2	750	2100	W3	600	600
D4	1200	2100	W4	1300	1200
D5	1500	2100			
D4	2000	2100			

NOTE:-
1) ALL OUTER WALLS ARE 200 MM TH
2) ALL FLAT PARTITION WALLS ARE 125 MM TH
3) ALL INNER PARTITION WALLS ARE 100 MMTH
4) GRADE OF CONCRETE: M25
5) GRADE OF STEEL: FE-415 & FE500
6) SCALE- 1:100 (UNLESS MENTIONED)

OFFICE ONLY