



PROPOSED G+4 STORED RESIDENTIAL BUILDING PLAN OF VINAYAK REALTECH PROPERTIES LLP, SITUATED AT MOUDA, KALIKAPUR, JL. NO. 40, RSLR DAG NOS: 864, LR KHATAN NOS: 1270, TOUZI NO. 173, POLICE STATION: RAJARHAT, DISTRICT: NORTH 24 PGS. UNDER PATARGHATA GRAM PANCHAYET.

AREA OF LAND: OR 1471.850 SQM. OR 22 K. 00 CH. 03 SFT
 36.37 DECIMAL. OR (AS PER DEED AND MEASURE)
PERMISSIBLE F.A.R = 2.0 (2343.70 SQM)
PROPOSED F.A.R = 1.967 (2884.789 SQM)
 1) COVERED AREA OF GROUND FLOOR: 642.949 SQM (BLOCK-A = 321.251 + BLOCK-B = 321.698)
 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 30.03 %
 4) REQUIRED CAR PARKING: 20 NOS
 5) PROPOSED CAR PARKING: 38 NOS
 6) AREA OF CUP BOARD: 16.72 SQM (1.99 %) (rule no. 277d, para no. 25)

TENEMENT AREA:
 GROUND FLOOR:
 ELECTRICAL ROOM: 11.58 SQM, PUMP 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+64.22 SQM, 3+ 67.48 SQM, 4+ 89.35 SQM, 5+89.55 SQM

CERTIFICATE OF ARCHITECT:
 I certify that all the Architectural Drawing of the project at Dag No. 964, L.R. Khatian Nos: 1270, of Mouda, Kalikapur, J.L. No. 40 have been prepared by me complying with the New Town Khatia 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 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, signed by me and submitted to the Sanctioning Authority for obtaining sanction.

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.

CERTIFICATE OF GEO-TECHNICAL ENGINEER:
 This is to certify that the soil test has been performed by me to this project.

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.

F.A.R. CALCULATION

COVERED AREA	1471.850 SQM
PERMISSIBLE F.A.R	2.0
PERMISSIBLE COVERED AREA	2943.70 SQM
PROPOSED COVERED AREA	1471.850 SQM
PERMISSIBLE F.A.R	1.967
PROPOSED COVERED AREA	2884.789 SQM

NO.	DATE	REVISION	BY	CHKD.
1	15/08/2024	ISSUED FOR PERMIT	ABHIRAM DHAR	ABHIRAM DHAR
2	15/08/2024	REVISED PER PLAN	ABHIRAM DHAR	ABHIRAM DHAR
3	15/08/2024	REVISED PER PLAN	ABHIRAM DHAR	ABHIRAM DHAR
4	15/08/2024	REVISED PER PLAN	ABHIRAM DHAR	ABHIRAM DHAR
5	15/08/2024	REVISED PER PLAN	ABHIRAM DHAR	ABHIRAM DHAR