AREA STATEMENT

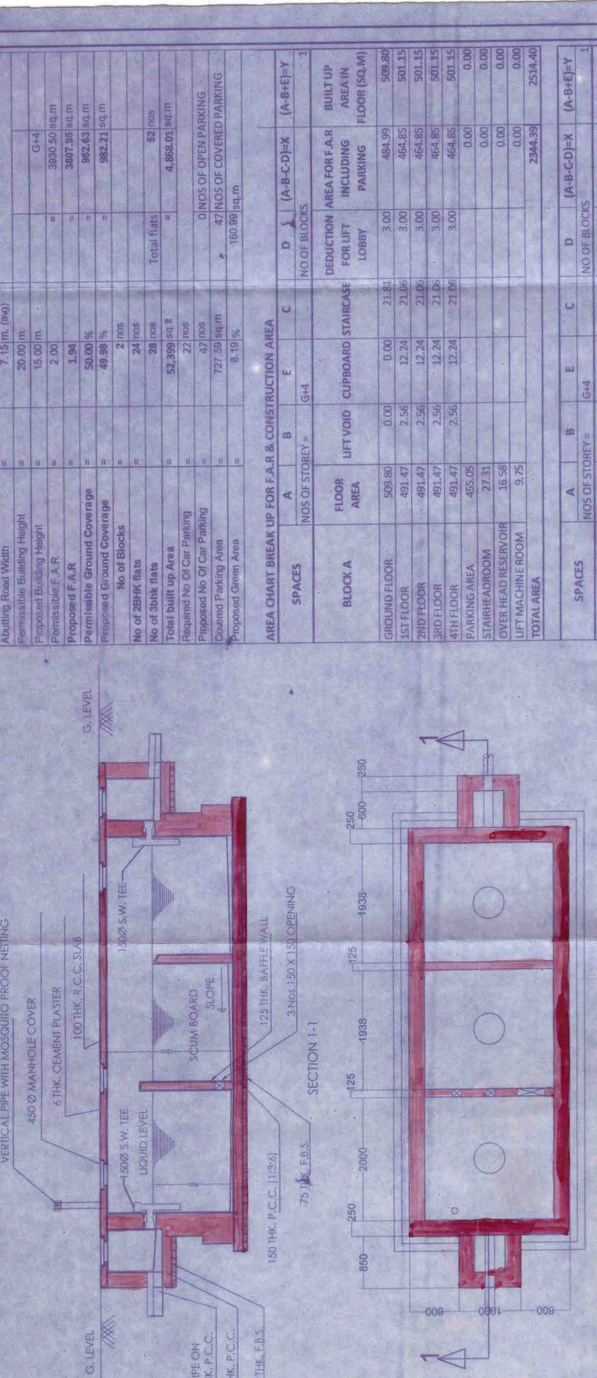
Area of Land	=	1965.25 sq.m.	29.38 (KATHA)
Abutting Road Width	=	7.15 m. (avg)	
Permissible Building Height	=	20.00 m.	
Proposed Building Height	=	15.00 m.	G+4
Permissible F.A.R	=	2.00	= 3930.50 sq.m
Proposed F.A.R	=	1.94	= 3807.95 sq.m
Permissible Ground Coverage	=	50.00 %	= 982.63 sq.m
Proposed Ground Coverage	=	49.98 %	= 982.21 sq.m
No.of Blocks	=	2 nos	
No.of 2BHK flats	=	24 nos	52 nos
No.of 3bhk flats	=	28 nos	Total flats =
Total built up Area	=	52,999 sq.ft	= 4,868.01 sq.m
Required No Of Car Parking	=	27 nos	0 NOS OF OPEN PARKING
Proposed No Of Car Parking	=	47 nos	47 NOS OF COVERED PARKING
Covered Parking Area	=	727.59 sq.m	
Proposed Green Area	=	8.19 %	= 160.99 sq.m

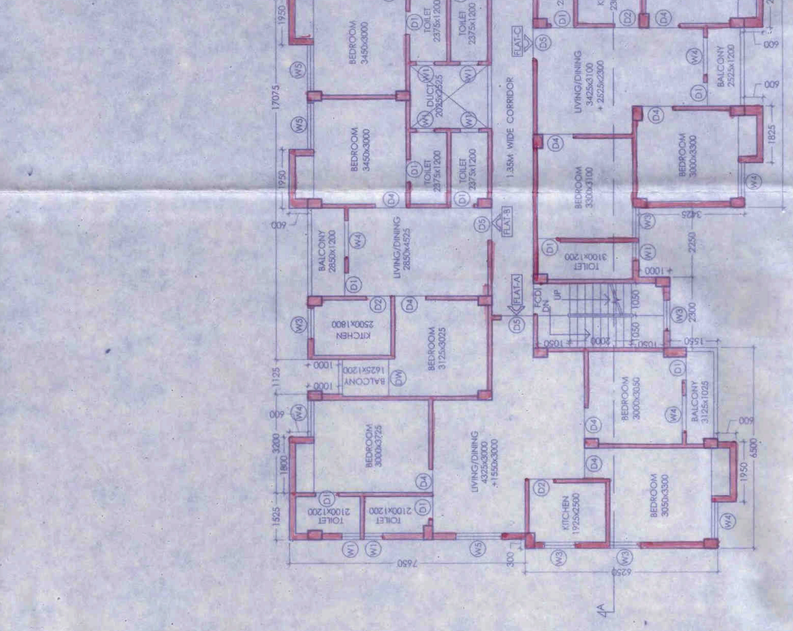
AREA CHART BREAK UP FOR F.A.R & CONSTRUCTION AREA

SPACES	A	B	E	C	D	(A-B-C-D)=X	(A-B+E)=Y
	NOS OF STOREY =		G+4		NO OF BLOCKS		1
BLOCK A	FLOOR AREA	LIFT VOID	CUPBOARD	STAIRCASE	DEDUCTION FOR LIFT LOBBY	AREA FOR F.A.R INCLUDING PARKING	BUILT UP AREA IN FLOOR (SQ.M)
GROUND FLOOR	509.80	0.00	0.00	21.81	3.00	484.99	509.80
1ST FLOOR	491.47	2.56	12.24	21.06	3.00	464.85	501.15
2ND FLOOR	491.47	2.56	12.24	21.06	3.00	464.85	501.15
3RD FLOOR	491.47	2.56	12.24	21.06	3.00	464.85	501.15
4TH FLOOR	491.47	2.56	12.24	21.06	3.00	464.85	501.15
PARKING AREA	455.05					0.00	0.00
STAIRHEADROOM	27.31					0.00	0.00
OVER HEAD RESERVOIR	16.58					0.00	0.00
LIFT MACHINE ROOM	9.75					0.00	0.00
TOTAL AREA						2344.59	2514.40

SPACES	A	B	E	C	D	(A-B-C-D)=X	(A-B+E)=Y
	NOS OF STOREY =		G+4		NO OF BLOCKS		1
BLOCK B	FLOOR AREA	LIFT VOID	CUPBOARD	STAIRCASE	DEDUCTION	AREA FOR F.A.R INCLUDING PARKING	BUILT UP AREA IN FLOOR (SQ.M)
GROUND FLOOR	472.41	0.00	0.00	20.36	3.00	449.15	472.41
1ST FLOOR	461.02	2.56	11.84	19.56	3.00	435.50	470.30
2ND FLOOR	461.02	2.56	11.84	19.56	3.00	435.50	470.30
3RD FLOOR	461.02	2.56	11.84	19.96	3.00	435.50	470.30
4TH FLOOR	461.02	2.56	11.84	19.96	3.00	435.50	470.30
PARKING AREA	272.54					0.00	0.00
STAIRHEADROOM	25.41					0.00	0.00
OVER HEAD RESERVOIR	11.89					0.00	0.00
LIFT MACHINE ROOM	11.21					0.00	0.00
TOTAL AREA						2191.15	2353.61

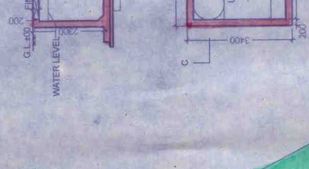
TOTAL AREA FOR F.A.R INCLUDING PARKING IN THE PROJECT (X)		4535.54 4868.01
PROPOSED PARKING AREA (Y)		727.59
PARKING AREA FREE (Z)		1175.00
F.A.R AREA A = (X- Y) AS Z > Y		3807.95

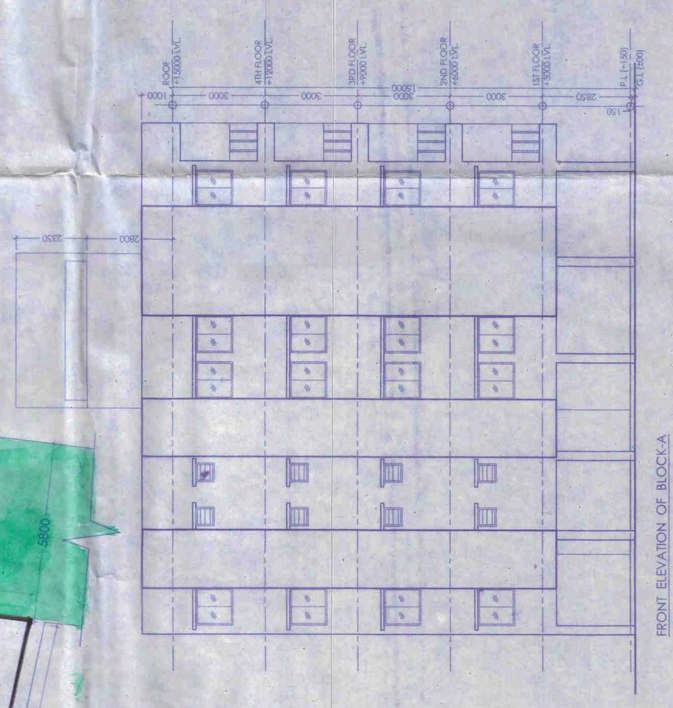


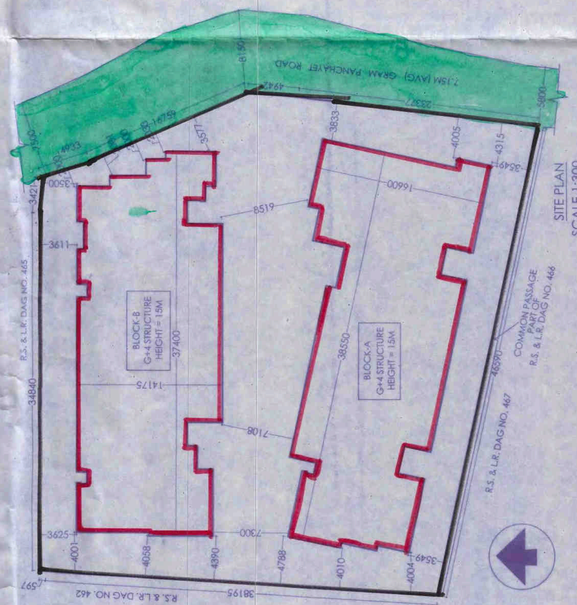


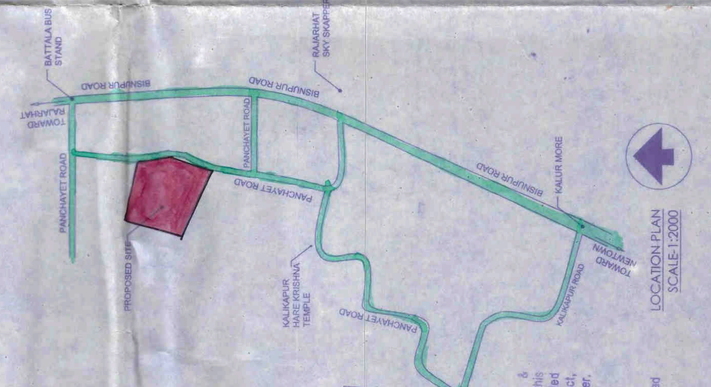
DOOR SCHEDULE :			
MARK	WIDTH	LINTEL HEIGHT	LOCATION
D1	750	2100	TOILET
D2	800	2100	KITCHEN
D3	900	2100	ROOMS
D4	1000	2100	ROOMS
D5	1050	2100	ROOM ENTRY
D6	1100	2100	ROOM ENTRY
FCD	1100	2100	STAIRCASE
D7	1650	2400	BALCONY
D8	1800	2400	BALCONY

WINDOW SCHEDULE :			
MARK	WIDTH	SILL HEIGHT	LOCATION
W1	400	2100	TOILET
W2	800	2100	KITCHEN
W3	1000	2100	ROOMS
W4	1200	2100	ROOMS
W5	1500	2100	ROOMS
W6	1800	2100	ROOMS
W7	2000	2100	ROOMS









Note: The top slab of the U.G reservoir under the driveway is structurally safe for taking the load of heavy vehicles.

ARCHITECT

RADIANT
CA-199, SECTOR-I, SALT LAKE, KOLKATA - 700 064
EMAIL - radiant.arch@gmail.com
contact - 9830486960

GENERAL NOTE :
1. ALL EXTERNAL WALLS ARE 200 MM THK. & ALL INTERNAL WALLS ARE 125 MM THK UNLESS SPECIFIED OTHERWISE.
2. 200MM THK BRICKWORK ARE TO BE DONE WITH 1:6 SAND-CEMENT MORTAR WITH A MAXIMUM LIFT OF 1.5M.
3. 125MM THK BRICKWORK ARE TO BE DONE WITH 1:4 SAND-CEMENT MORTAR WITH A MAXIMUM LIFT OF 1.0M.
4. ALL DIMENSIONS REPRESENT STRUCTURAL DIMENSIONS AND DO NOT INCLUDE THICKNESS OF ANY FINISH.
5. INTERNAL PLASTER WORK TO 125 BRICKWORK & TO ALL RCC WALLS TO BE DONE WITH 1:4 SAND- CEMENT MORTAR.
6. THICKNESS OF PLASTER:
(i) CEILING - 10MM.
(ii) INTERNAL WALLS -15 MM. ON FAIR SIDES , 19MM. ON UNFAIR SIDES
(iii) EXTERNAL WALLS- 20 MM. IN TWO LAYERS.
7. ALL BRICKWORK AND PLASTER WORK TO BE CURED BY SPRAYING WATER THRICE A DAY.
8. ALL HOLDFAST FOR DOOR/ WINDOW FRAMES TO BE GROUTED TO BRICKWORKS/ CONCRETE IN 1:2:4 CONCRETE AND CURED FOR 10 DAYS.
9. F.G.L OF THE SITE WOULD BE AT THE ROAD LEVEL OF THE SITE.

THIS DRAWING IS A PRIVATE AND CONFIDENTIAL DOCUMENT AND IT MUST NOT TO BE COPIED OR LENT WITHOUT THE CONSENT OF MS RADIANT

FOR OFFICE USE ONLY:

SANCTIONED & APPROVED

Approval Order No.....1.2.5.1.....
Date.....16.12.2020.....
Valid up to.....15.12.2025.....

Executive Engineer
Rajarhat Panchayat Samity

CERTIFICATE OF OWNER :

The plot is bounded by boundary walls and pillars and it confirms with the plan. It is a buildable site and not a tank or filled up tank.

For Promised Land Infrastructure Private Limited
Director

SIGNATURE OF THE OWNER

CERTIFICATE OF THE ARCHITECT :

I certify that all the Architectural Drawings of the project at the site have been prepared by me complying with the Newtown 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 is furnished by me or any violation of provisions of these rules or the prevailing National Building Code is found in any of the drawings and documents, signed by me and submitted to the Sanctioning Authority for obtaining sanction.

SIGNATURE OF THE ARCHITECT

CERTIFICATE OF THE STRUCTURAL ENGINEER :

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

Dr. S. K. Biswas, Teacher
(Ph.D in Civil Engineering)
Govt. of Civil Engineering
Jadavpur University, Kol-32, India

VETTED BY:

SIGNATURE OF THE STRUCTURAL ENGINEER :
S. N. BASU
B.E., M.I.STRUCT. E.M.I.C.E
REG. NO. 15
534/1/1, GODHPUR PARK
KOLKATA-700 068
STRUCTURE OF THE BUILDING
STRUCTURAL ENGINEER / CIVIL ENGINEER

DRG. NO.	RDN/201/CORP/AR01		
SCALE	1:100	DRAWN BY	SAMIRAN
DATE	22.1.2020	CHKD BY	GOBINDA
JOB NO.	RDN/201	APVD BY	SAYANTAN
DESIGNED BY		RADIANT	
ISSUE STATUS		CORPORATION	

NORTH AS PER SITE

PROJECT :

PROPOSED G+4 RESIDENTIAL BUILDING AT PART OF C.S. DAG NO.- 680, COORESPONDING TO PART OF R.S. & L.R.DAG NO. 466, AT MOUZA - KALIKAPUR, J.L. NO. 40, R.S.NO. 143, C.S. KHATIAN NO. 143, R.S.KHATIAN NO. 112, PREVIOUS L.R.KHATIAN NOS. KRI 252 & 435, AT PRESENT L.R.KHATIAN NOS. 1139 & 1140, TOUZI NO. 10, P.S. RAJARHAT, UNDER BIDHANNAGAR COMMISSIONERATE, DIST- NORTH 24 PARGANAS, UNDER PATHARGHATA GRAM PANCHAYET

TITLE

SITE PLAN, LOCATION PLAN, UGR & SEPTIC TANK DETAILS, AREA STATEMENT, TYPICAL FLOOR PLANS & ELEVATIONS

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

District Engineer
(N) 24 Parganas Zilla Parishad