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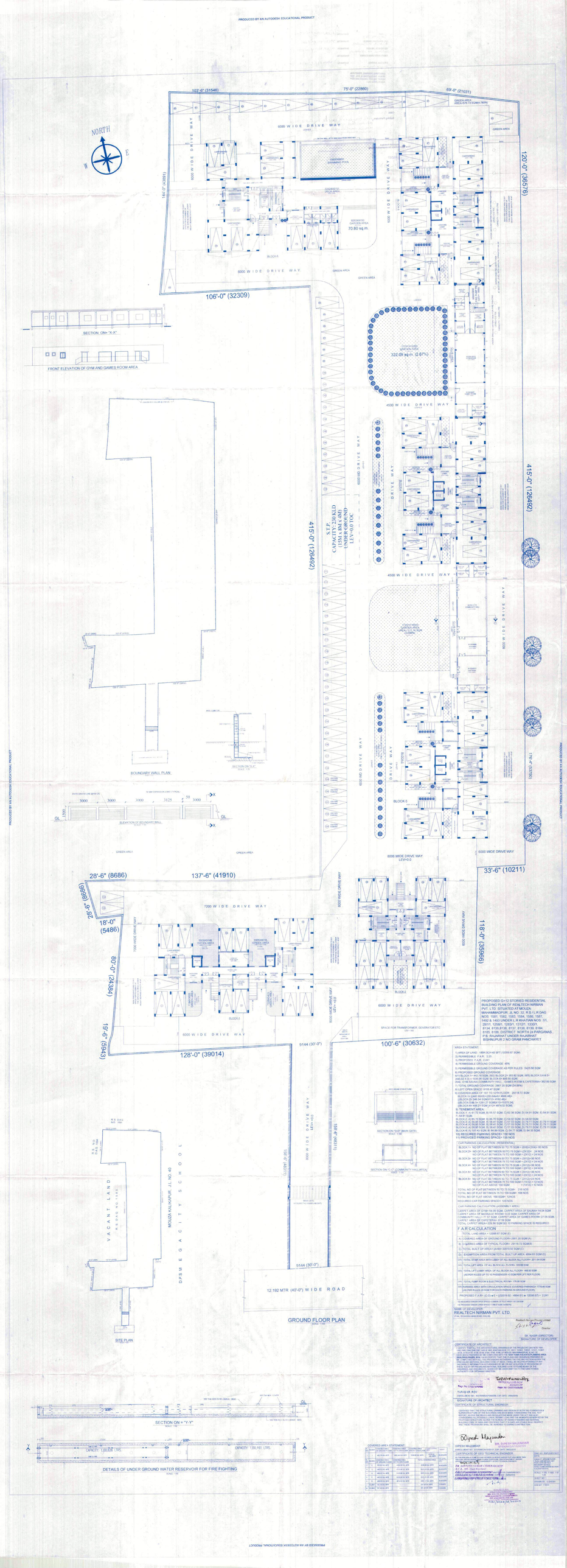

PROPOSED G+12 STORIED RESIDENTIAL BUILDING PLANS OF REALTECH NIRMAN PVT. LTD. SITUATED AT MOUZA MAHAMMADPUR, J.L.NO. 32, R.S./L.R.DAG NOS- 1581, 1582, 1583, 1594, 1596, 1597, 1462 & 1463 UNDER L.R.KHATIAN NOS- 371, 2971, 1258/1, 1283/1, 1312/1, 1330/1, 8134, 8135,8136, 8137, 8138, 8139, 8184, 8185, 8186, DISTRICT- NORTH 24 PARGANAS, P.S.- RAJARHAT UNDER RAJARHAT-BISHNUPUR 2 NO GRAM PANCHAYET

AREA STATEMENT

1) AREA OF LAND : 18804.3CH=40 SFT (10356.67 SQM)
2) PERMISSIBLE F.A.R. : 3.25
3) PROPOSED F.A.R. : 2.241
4) PERMISSIBLE GROUND COVERAGE : 65%
5) PERMISSIBLE GROUND COVERAGE AS PER RULES : 5425.90 SQM
6) PROPOSED GROUND COVERAGE
6(1) BLOCK 1= 443.78 SQM, 2922 BLOCK 2= 353.82 SQM, 1870 BLOCK-3,4 & 5= 1870.00 SQM, 5425.90 SQM (52.39%)
(HALL-GYM & MAIN COMMUNITY HALL , GAMES ROOM & CAFETERIA= 362.99 SQM
7) TOTAL GROUND COVERAGE: 2967.39 SQM (54.99%)
8) LEFT OPEN SPACE: 4155.47 SQM
9) COVERED AREA OF 1ST TO 12TH FLOOR : 29118.72 SQM
(BLOCK-1=4 NOS OF 2BHK=1548.00 SQM
BLOCK-2=2 NOS OF 3BHK=814.44 SQM
(BLOCK-3,4& 5=1284.27 SQM)X12=15370.24)
(BLOCK-A= 448.21 SQM X 7= 3137.47) (5 SQM)
9) TENEMENT AREA :
BLOCK-1: 41.80 SQM, 80.55 SQM, CI 62.38 SQM, D1 54.91 SQM, E1 54.91 SQM, F1 54.91 SQM
BLOCK-2: 41.80,70 SQM, 61.66,70 SQM, CI 54.02 SQM, D1 54.02 SQM
BLOCK-3: 41.80,70 SQM, 61.66,41 SQM, CI 53.02 SQM, D1 53.02 SQM, E1 78.11 SQM
BLOCK-4: 41.80,70 SQM, 61.66,41 SQM, CI 53.02 SQM, D1 78.11 SQM, E1 78.11 SQM
BLOCK-5: 41.66 SQM, 61.66,41 SQM, CI 57.03 SQM, D1 79.11 SQM, E1 79.11 SQM
BLOCK-A: 61.191,45 SQM, 81.94,69 SQM, D1 54.77 SQM, E1 54.35 SQM,
10) REQUIRED PARKING SPACE= 130 NOS
11) PROVIDED PARKING SPACE= 130 NOS

CAR PARKING CALCULATION (RESIDENTIAL)

BLOCK-1 : NO OF FLAT BETWEEN 50 TO 75 SQM = (8X50)=(1X40)= 80 NOS
BLOCK-2 : NO OF FLAT BETWEEN 50 TO 75 SQM = (2X12)= 24 NOS
NO OF FLAT BETWEEN 75 TO 100 SQM = (2X12)= 24 NOS
BLOCK-3 : NO OF FLAT BETWEEN 50 TO 75 SQM = (3X12)=36 NOS
NO OF FLAT BETWEEN 75 TO 100 SQM = (2X12) = 24 NOS
BLOCK-4 : NO OF FLAT BETWEEN 50 TO 75 SQM = (3X12)=36 NOS
NO OF FLAT BETWEEN 75 TO 100 SQM = (2X12) = 24 NOS
BLOCK-5 : NO OF FLAT BETWEEN 50 TO 75 SQM = (3X12)=36 NOS
NO OF FLAT BETWEEN 75 TO 100 SQM = (2X12) = 24 NOS
BLOCK-A : NO OF FLAT BETWEEN 50 TO 75 SQM = (2X12)=24 NOS
NO OF FLAT BETWEEN 75 TO 100 SQM = (1X12) = 12 NOS
NO OF FLAT ABOVE 100 SQM= 1 = (1X12) = 12 NOS
TOTAL NO OF FLAT BELOW 100 SQM= 216 NOS
TOTAL NO OF FLAT BETWEEN 75 TO 100 SQM= 108 NOS
TOTAL NO OF FLAT ABOVE 100 SQM= 12NOS
REQUIRED CAR PARKING SPACE= 120 NOS

CAR PARKING CALCULATION (ASSEMBLY AREA)

CARPET AREA OF GYM= 54.09 SQM, CARPET AREA OF SAUNA= 14.04 SQM
CARPET AREA OF MEDITATION= 54.09 SQM, CARPET AREA OF COMMUNITY HALL= 77.57 SQM, CARPET AREA OF GAMES ROOM= 21.05 SQM
CARPET AREA OF CAFETERIA= 37.09 SQM
TOTAL CARPET AREA= 229.96 SQM SO 15 PARKING SPACE IS REQUIRED

F.A.R CALCULATION

(A) TOTAL LAND AREA = 10356.67 SQM (E)
(B) COVERED AREA OF GROUND FLOOR= 2967.39 SQM (A)
(C) COVERED AREA OF TYPICAL FLOOR= 2181.73 SQM(B)
(D) TOTAL BUILT UP AREA= (A+B+C)X12=32150.52 SQM (D)
(E) EXEMPTION AREA FROM TOTAL BUILT UP AREA= 4594.91 SQM (G)
(F) TOTAL STAIR AREA WITH LOBBY OF ALL BLOCK ALL FLOOR= 2011.64 SQM
(G) TOTAL LIFT AREA OF ALL BLOCK ALL FLOOR= 559.68 SQM
(H) TOTAL LIFT LOBBY AREA OF ALL BLOCK ALL FLOOR= 466.40 SQM
(AS PER RULES UP TO 10 PASSENGER CONSIDERED LIFT PER FLOOR)
(I) TOTAL PUMP ROOM & ELECTRICAL ROOM= 176.80 SQM
(J) PARKING AREA WITH CIRCULATION SPACE (COVERED PARKING)= 1775.45 SQM
(AS PER RULES 22 SQM FOR EACH PARKING IN GROUND FLOOR)
PROPOSED F.A.R= (E-G) = E = (32150.52 - 4594.91) = 12556.67) = 2.241

TO REQUIRED UNDER LOW RANGE = 5 MRTS, 01 FLAT AREA = 60.19 SQM
TO PROVIDED UNDER LOW RANGE = 7 MRTS FOR 6 FLATS

NAME OF LOCAL BODY
REALTECH NIRMAN PVT. LTD.
FINAL BUILDING APPROVED NO. 43

Realtech Nirman Private Limited
Director
SK. NASIR (DIRECTOR)
Signature of Developer

CERTIFICATE OF ARCHITECT

I HEREBY THAT ALL THE ARCHITECTURAL DRAWINGS OF THE PROJECT DATED 08.10.21 PREPARED BY ME AND ALL THE WORKS TO BE EXECUTED BY THE OWNER AND THE DEVELOPER AND ALL THE TERMS OF WORKS, REQUIREMENTS & SPECIFICATIONS MENTIONED IN THE SAID DRAWINGS AND IN THE SPECIFICATIONS AND BUILDING RULES, 2019. I ALSO CERTIFY THAT THE PLANS AND DRAWINGS PREPARED BY ME ARE IN ACCORDANCE WITH THE SANCTIONED PLAN AND THE SAID PLANS AND DRAWINGS INCLUDING MATERIALS AND QUALITY OF WORKS SHALL BE IN CONFORMITY OF ANY VARIATION OF PROVISIONS OF THE BUILDING RULES, 2019 AND ANY OTHER LAW FOR THE TIME BEING IN FORCE. I ALSO UNDERTAKE TO SUPERVISE THE WORKS AND SUBMIT PROGRESS REPORTS FROM TIME TO TIME AS REQUIRED BY THE AUTHORITY.

Tapashi Kr. Roy
Regn. No. CA/2007/62468
Regn. No. CA/2007/62468
TAPASI KR. ROY
CENTURION BH. 4/2/2/BHK/CA/2008/62468, LIST SR/O: 4/8/2019
Signature of Architect

CERTIFICATE OF STRUCTURAL ENGINEER

CERTIFIED THAT THE STRUCTURAL DRAWING AND DESIGN OF BOTH THE FOUNDATION & SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE, CONSIDERING THE SOIL TEST REPORT, AS PER THE RESULTS AND REGULATIONS MADE UNDER THE ACT. I HEREBY CERTIFY THAT THE STRUCTURAL DESIGN AND DRAWINGS ARE IN CONFORMITY WITH THE PROVISIONS CONTAINED IN THE NATIONAL BUILDING CODE AND THE RELEVANT INDIAN STANDARD CODES AND I AM QUALIFIED TO SUBMIT THE SAME AND THAT THE PROVISIONS SHALL BE ADHERED TO DURING CONSTRUCTION.

Dipesh Majumdar
DR. DIPESH MAJUMDAR
Regn. No. A/1990/0111117
DIPESH MAJUMDAR
JUNIOR LIBRARY NO. 5/1/2008/CA/2008/111117, DATE: 04/12/2021
Signature of Structural Engineer

COVERED AREA STATEMENT

FLOOR	BLOCK-1	BLOCK-2	BLOCK-3	BLOCK-4	BLOCK-5	BLOCK-A	TOTAL
GROUND FLOOR	443.78 SQ.MTR.	353.82 SQ.MTR.	374.00 SQ.MTR.	374.00 SQ.MTR.	374.00 SQ.MTR.	448.21 SQ.MTR.	2967.39 SQ.MTR.
1ST	443.78 SQ.MTR.	353.82 SQ.MTR.	374.00 SQ.MTR.	374.00 SQ.MTR.	374.00 SQ.MTR.	448.21 SQ.MTR.	2967.39 SQ.MTR.
2ND	443.78 SQ.MTR.	353.82 SQ.MTR.	374.00 SQ.MTR.	374.00 SQ.MTR.	374.00 SQ.MTR.	448.21 SQ.MTR.	2967.39 SQ.MTR.
3RD	443.78 SQ.MTR.	353.82 SQ.MTR.	374.00 SQ.MTR.	374.00 SQ.MTR.	374.00 SQ.MTR.	448.21 SQ.MTR.	2967.39 SQ.MTR.
4TH	443.78 SQ.MTR.	353.82 SQ.MTR.	374.00 SQ.MTR.	374.00 SQ.MTR.	374.00 SQ.MTR.	448.21 SQ.MTR.	2967.39 SQ.MTR.
5TH	443.78 SQ.MTR.	353.82 SQ.MTR.	374.00 SQ.MTR.	374.00 SQ.MTR.	374.00 SQ.MTR.	448.21 SQ.MTR.	2967.39 SQ.MTR.
6TH	443.78 SQ.MTR.	353.82 SQ.MTR.	374.00 SQ.MTR.	374.00 SQ.MTR.	374.00 SQ.MTR.	448.21 SQ.MTR.	2967.39 SQ.MTR.
7TH	443.78 SQ.MTR.	353.82 SQ.MTR.	374.00 SQ.MTR.	374.00 SQ.MTR.	374.00 SQ.MTR.	448.21 SQ.MTR.	2967.39 SQ.MTR.
8TH	443.78 SQ.MTR.	353.82 SQ.MTR.	374.00 SQ.MTR.	374.00 SQ.MTR.	374.00 SQ.MTR.	448.21 SQ.MTR.	2967.39 SQ.MTR.
9TH	443.78 SQ.MTR.	353.82 SQ.MTR.	374.00 SQ.MTR.	374.00 SQ.MTR.	374.00 SQ.MTR.	448.21 SQ.MTR.	2967.39 SQ.MTR.
10TH	443.78 SQ.MTR.	353.82 SQ.MTR.	374.00 SQ.MTR.	374.00 SQ.MTR.	374.00 SQ.MTR.	448.21 SQ.MTR.	2967.39 SQ.MTR.
11TH	443.78 SQ.MTR.	353.82 SQ.MTR.	374.00 SQ.MTR.	374.00 SQ.MTR.	374.00 SQ.MTR.	448.21 SQ.MTR.	2967.39 SQ.MTR.
12TH	443.78 SQ.MTR.	353.82 SQ.MTR.	374.00 SQ.MTR.	374.00 SQ.MTR.	374.00 SQ.MTR.	448.21 SQ.MTR.	2967.39 SQ.MTR.

SANCTIONED
BY ORDER OF THE BOARD
SECRETARY
KOLKATA METROPOLITAN DEVELOPMENT AUTHORITY

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