

**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.

**VALID FOR 5 YEARS**

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

No. and date: 05 - Jan - 2018

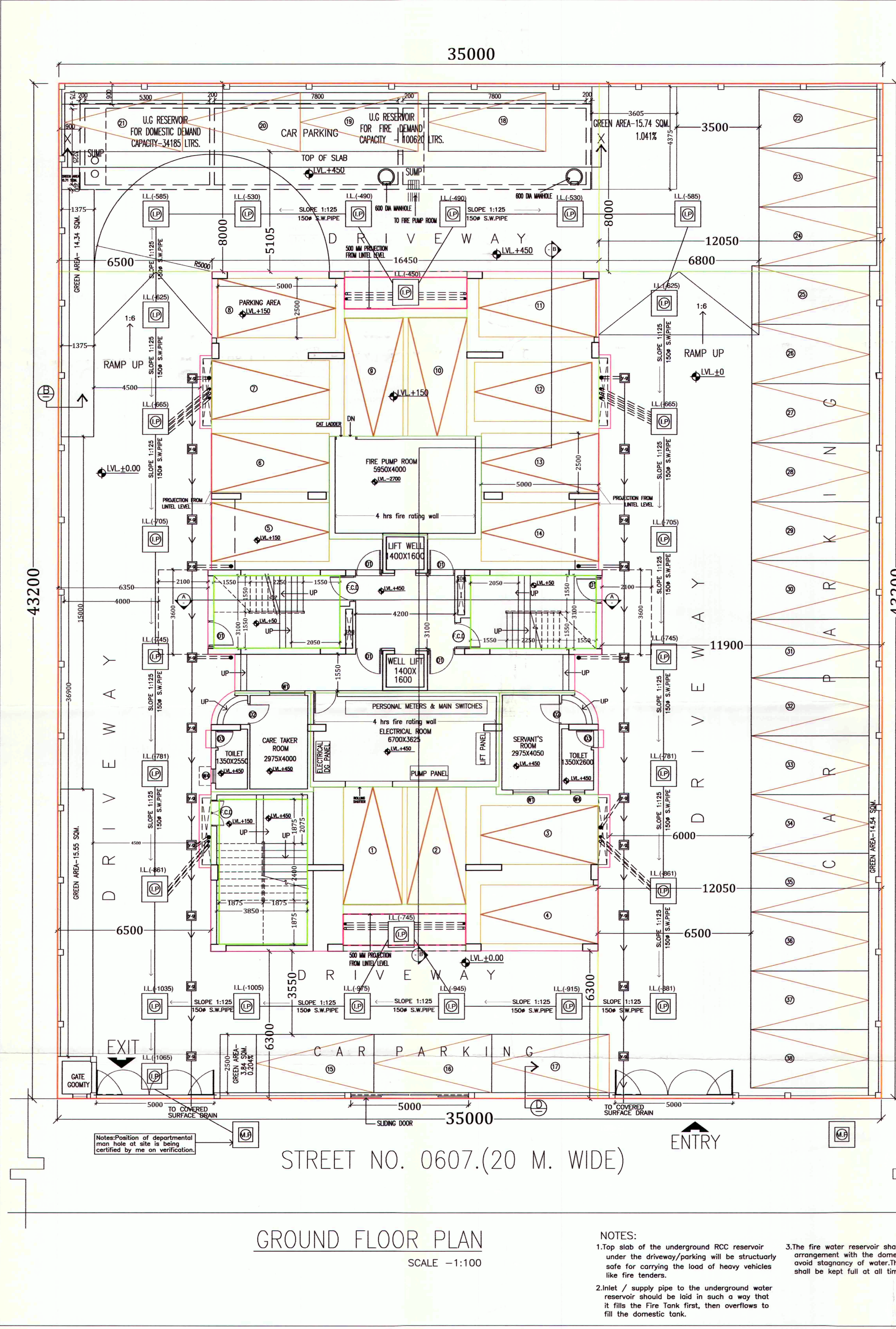
PIN: 0060060720171220

Building Particulars G<sub>1</sub> + IX storied Residential Building  
Area :- 06 - 0607



**SUKRIT CHATTERJEE**  
Chief Architect

New Town Kolkata Development Authority



GROUND FLOOR PLAN  
SCALE - 1:100

- NOTES:
- Top slab of the underground RCC reservoir under the driveway/parking will be structurally safe for carrying the load of heavy vehicles like fire tenders.
  - Inlet / supply pipe to the underground water reservoir should be laid in such a way that it fills the Fire Tank first, then overflows to fill the domestic tank.
  - The fire water reservoir shall have overflow arrangement with the domestic water reservoir to avoid stagnancy of water. The fire water reservoir shall be kept full at all times.

**Area Statement**

Area of land:	1512.00 sq.mt. (as per deed)
Abutting road width:	20.0 MT.
Permissible F.A.R.	2.49928
Permissible Ground Coverage	54.976%
Proposed Ground Coverage	30.77% (465.26 SOM.)

AREA (DEDUCTED STAIRCASE, LIFT, DUCTS)

Proposed covered area	In sq.mt.
Ground floor	396.16
First floor (RESIDENTIAL+MIXED)	216.64+167.44=384.08
Second floor	407.14
Third floor	407.14
Fourth floor	407.14
Fifth floor	407.14
Sixth floor	407.14
Seventh floor	407.14
Eighth floor	407.14
Ninth floor	407.14
TOTAL	4037.36

**Deducted Area**

- Staircase area for ground floor =  $(16.58 \times 2) + 23.06 = 56.22$  sqmtr.  
Staircase area for 1st floor =  $(16.58 \times 2) + 23.06 = 56.22$  sqmtr.  
Staircase area for 2nd to 9th each floor =  $(16.58 \times 2) = 33.16$  sqmtr.
- Service Duct area = 0.50 sqmtr
- Lift well =  $(2.24 \times 2) = 4.48$  sqmtr

**Exempted Service Area**

- Caretaker's room+toilet = 17.75 sqmtr (15 sqmtr. to be deducted for F.A.R.)
- Servant's room+toilet = 18.29 sqmtr (15 sqmtr. to be deducted for F.A.R.)
- Service (Elec. Room+Fire Pump Room) =  $(32.20 + 27.89) = 60.09$  sqmtr  
Total service area for parking calculation =  $(32.20 + 27.89 + 17.75 + 18.29) = 96.13$  sqmtr  
Total service area for F.A.R. =  $(32.20 + 27.89 + 15.00 + 15.00) = 90.09$  sqmtr
- Covered car parking area = 175.00 sqmtr

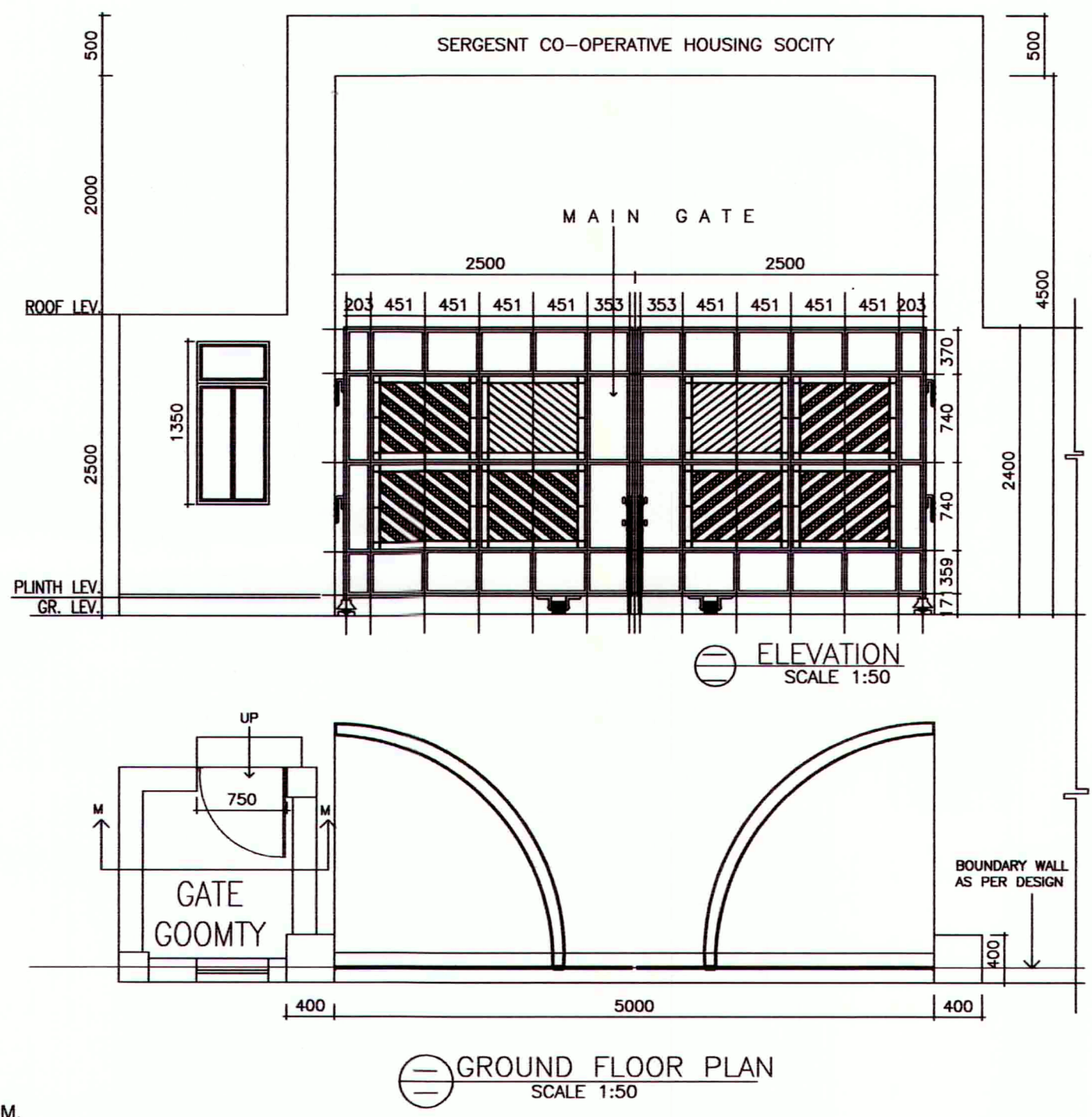
PARKING BUILT UP AREA =  $4037.36 - (90.09 + 175.00)$  SQ.M. = 3766.23 SQ.M.  
F.A.R BUILT UP AREA =  $4037.36 - (90.09 + 175.00)$  SQ.M. = 3766.23 SQ.M.  
F.A.R =  $3766.23 / 1512.00 = 2.495$

**Calculation of Parking**

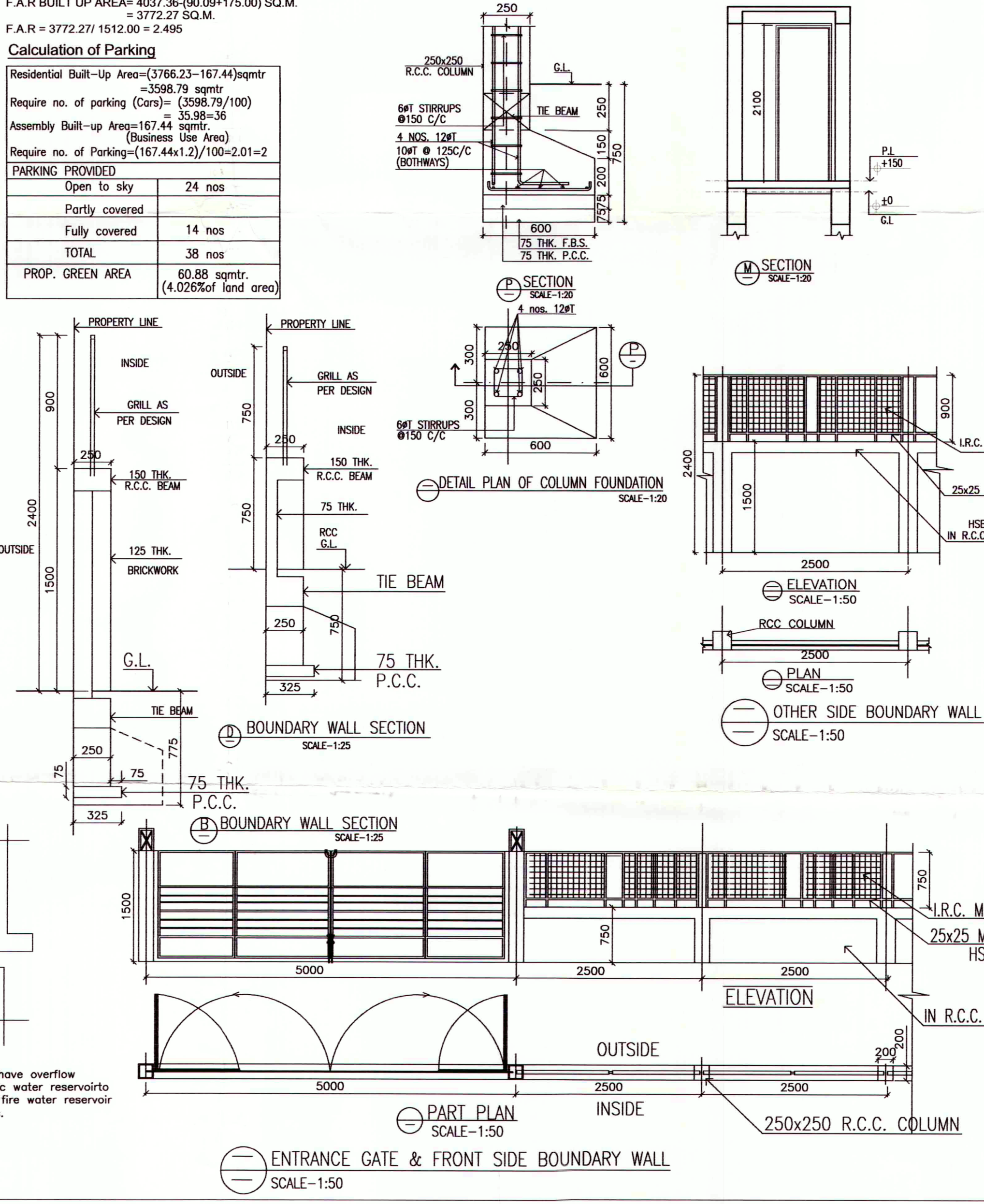
Residential Built-Up Area =  $(3766.23 - 167.44)$  sqmtr = 3598.79 sqmtr  
Require no. of parking (Cars) =  $3598.79 / 100 = 35.98 = 36$   
Assembly Built-up Area = 167.44 sqmtr. (Business Use Area)  
Require no. of parking =  $(167.44 \times 1.2) / 100 = 2.01 = 2$

**PARKING PROVIDED**

Open to sky	24 nos
Partly covered	14 nos
Fully covered	14 nos
TOTAL	38 nos
PROP. GREEN AREA	60.88 sqmtr. (4.02% of land area)



GROUND FLOOR PLAN  
SCALE 1:50



ENTRANCE GATE & FRONT SIDE BOUNDARY WALL  
SCALE-1:50

PROJECT:  
REVISED G+9 STORIED RESIDENTIAL BUILDING AT PREMISES NO. 06-0607 PLOT NO-AA-IIB/859/3 OF NEW TOWN, KOLKATA  
APPLICANT & OWNER :  
SERGEANT CO-OPERATIVE HOUSING SOCIETY LIMITED

- NOTES:
- ALL DIMENSIONS ARE IN MM.
  - DISCREPANCIES IN DIMENSIONS OR OTHERWISE SHOULD BE BROUGHT TO THE NOTICE OF CONSULTANT BEFORE STARTING THE WORK.
  - THIS DRAWING SUPERCEDES EARLIER DRAWINGS.
  - ALL BRICKWORK PLASTERING INSIDE OR OUTSIDE ARE IN THE RATIO OF 1:6 & 1:4 RESPECTIVELY & OUTSIDE PLASTERING CONTAINS WATER PROOFING.
  - THIS DRAWING SHOULD BE READ ONLY AND NOT TO BE SCALED.
  - ALL CIVIL WORKS ARE AS PER I.S.456 AND ALL REINFORCEMENT AS PER I.S.1176
  - ALL R.C.C. WORK SHOULD BE DONE AS PER SPECIFICATIONS MENTIONED IN THE STRUCTURAL DRAWINGS.
  - ALL PRECAUTIONARY MEASURES SHALL BE TAKEN AT THE TIME OF CONSTRUCTION OF SEMI UNDERGROUND RESERVOIR.
  - DEPTH OF WATER RESERVOIR SHALL NOT BE MORE THAN THE DEPTH OF MAIN COLUMN FOUNDATION.
  - ALL EXTERNAL WALLS ARE 200 THK. AND ALL INTERNAL WALLS ARE 100 THK. UNLESS OTHERWISE SPECIFIED.
  - THIS DRAWING SHOULD BE USED FOR SANCTION PURPOSE ONLY.
  - LIFT DOORS SHALL BE F.C.D.
  - ALL BALCONY & CHAJIA PROJECTIONS ARE 500 MM.

UNDERTAKING BY THE APPLICANT :

*Kalyan Chakraborty*

APPLICANT: Kalyan Chakraborty  
ADDRESS : Gokhale Road Police Quarter, Kolkata-700020

CERTIFICATE OF THE ARCHITECT :

I CERTIFY THAT ALL THE ARCHITECTURAL DRAWING OF THE PROJECT AT PREMISES NO. 06-0607, PLOT NO. AA-IIB/859/3, HAVE BEEN PREPARED BY ME COMPLYING WITH THE NEW TOWN KOLKATA BUILDING RULES, 2009. I ALSO CERTIFY THAT THE PLANS AND DRAWINGS PREPARED BY ME COMPLY WITH ALL PROVISION REGARDING THE FIRE PROTECTION AS PER PREVAILING NATIONAL BUILDING CODE. I SHALL BE HELD RESPONSIBLE IF ANY INCORRECT INFORMATION IS FURNISHED BY ME OR ANY VIOLATION OF PROVISION 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. POSITION OF DEPARTMENTAL MAN HOLE AT SITE IS BEING CERTIFIED BY ME ON VERIFICATION.

*K. Bhatnagar*

ARCHITECT: Konaditya Bhattacharjee  
ENROLLMENT NUMBER: ARCH-HIDCO/09/00016

CERTIFICATE OF THE GEO-TECHNICAL ENGINEER :

IT IS CERTIFIED THAT THE COMPREHENSIVE GEO-TECHNICAL REPORT ON SOIL INVESTIGATION HAS BEEN PREPARED BY ME FOR DESIGN AND CALCULATION OF THE FOUNDATION BY ANALYSING THE SOIL SAMPLES FOR ESTIMATING THE BEARING CAPACITY OF THE SOIL ON WHICH FOUNDATION OF STRUCTURE WILL BE CONSTRUCTED.

I SHALL ALSO CHECK THE NATURE OF THE SOIL AFTER EXCAVATION AT SITE SO THAT FOUNDATION IS EXTENDED UP TO APPROPRIATE DEPTH THAT HAVE BEEN PROPOSED.

*S. Sujit Kumar Bose*

GEO-TECHNICAL ENGINEER: Dr.Sujit Kumar Bose  
ENROLLMENT NUMBER: GTER-HIDCO/09/00004

CERTIFICATE OF THE STRUCTURAL ENGINEER :

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

*K. Sengupta*

STRUCTURAL ENGINEER: Koushik Sengupta  
ENROLLMENT NUMBER: STER/NKDA/10/00039

PURPOSE FOR MUNICIPAL SANCTIONED

ARCHITECTURAL DRAWING

GROUND FLOOR PLAN, 1ST FLOOR PLAN, ENTRANCE GATE & FRONT SIDE BOUNDARY WALL, AREA CALCULATIONS

SCALE:- 1:100, 1:1000

DRAWING NO. 2017/AR/SECHSL/SD/A/01

DATE 05/12/2017

CONSULTANT

**aakriti** ARCHITECTS O ENGINEERS O PLANNERS O LANDSCAPE DESIGNERS  
12/1A Bosepukur Road, Kolkata - 700042

THIS DRAWING HAS NOT BEEN PUBLISHED AND IS THE SOLE PROPERTY OF AAKRITI AND IS ISSUED TO THE PARTY FOR THE SPECIFIC PURPOSE OF MUNICIPAL SANCTION AND IT SHALL NOT BE REPRODUCED, COPIED, LENT OR OTHERWISE DISPOSED OFF DIRECTLY OR INDIRECTLY, NOR USED FOR ANY OTHER PURPOSE OTHER THAN FOR WHICH IT IS FURNISHED.