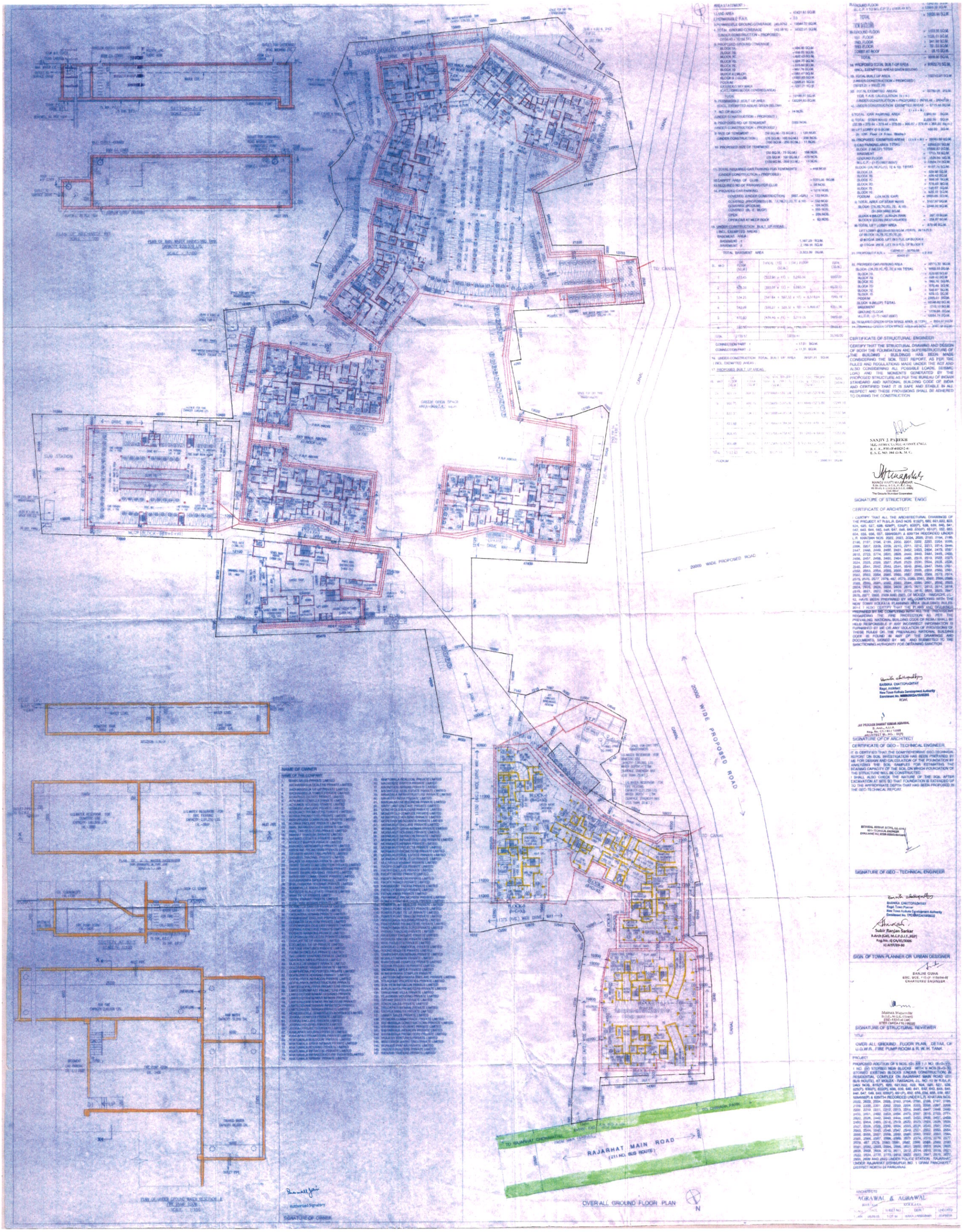

AREA STATEMENT :

1.LAND AREA	=	43431.61 SQ.M.
2.PERMISSIBLE F.A.R.	=	3.0
3.PERMISSIBLE GROUND COVERAGE (45.00%)	=	19544.70 SQ.M.
4. TOTAL GROUND COVERAGE (42.18 %) (UNDER CONSTRUCTION + PROPOSED) (18316.40 + 18158.51)	=	34922.91 SQ.M.
5. PROPOSED GROUND COVERAGE		
BLOCK-7A	=	994.40 SQ.M.
BLOCK-7B	=	998.05 SQ.M.
BLOCK-7C	=	837.43 SQ.M.
BLOCK-7D	=	824.75 SQ.M.
BLOCK-7E	=	815.60 SQ.M.
BLOCK-10	=	967.76 SQ.M.
BLOCK-8 (MLCP)	=	1661.47 SQ.M.
BLOCK-9 (CLUB)	=	3360.80 SQ.M.
PODIUM	=	22685.61 SQ.M.
EXTENDED SKY WALK (EXCLUDING BLOCK COVERED AREA)	=	1371.21 SQ.M.
TOTAL	=	34922.91 SQ.M.
6. PERMISSIBLE BUILT UP AREA (EXCL. EXEMPTED AREAS GIVEN BELOW)	=	130294.83 SQ.M.
7. NO OF BLOCK (UNDER CONSTRUCTION + PROPOSED)	=	14 NOS.
8. PROPOSED NO. OF TENEMENT (UNDER CONSTRUCTION + PROPOSED)		1000 NOS.
9. SIZE OF TENEMENT - (UNDER CONSTRUCTION)	(50 SQ.M. - 75 SQ.M.) = 125 NOS. (75 SQ.M. - 100 SQ.M.) = 200 NOS. (100 SQ.M. - 200 SQ.M.) = 11 NOS.	
10. PROPOSED SIZE OF TENEMENT -	(50 SQ.M. - 75 SQ.M.) 156 NOS. (75 SQ.M. - 100 SQ.M.) = 479 NOS. (100 SQ.M. - 200 SQ.M.) = 13 NOS.	
11. TOTAL REQUIRED CAR PARKING FOR TENEMENTS (UNDER CONSTRUCTION + PROPOSED)	=	448 NOS.
12.CARPET AREA OF CLUB	=	5351.08 SQ.M.
13.REQUIRED NO OF PARKING FOR CLUB	=	58 NOS.
14. PROVIDED CAR PARKING	=	1216 NOS.
COVERED (UNDER CONSTRUCTION) (BST.+GFL)	=	132 NOS.
COVERED (PROPOSED) (BL. 7A,7B,7C,7D,7E & 10)	=	192 NOS.
COVERED (PODIUM)	=	104 NOS.
COVERED (BL. E, MLCP)	=	555 NOS.
OPEN	=	209 NOS.
OPEN CAR AT MLCP ROOF	=	60 NOS.
15. UNDER CONSTRUCTION BUILT UP AREAS (INCL. EXEMPTED AREAS)		
BASEMENT AREA		
BASEMENT -1	=	1,167.29 SQ.M.
BASEMENT -2	=	2,166.16 SQ.M.
TOTAL BASEMENT AREA	=	3,333.89 SQ.M.

SL. NO.	GF FLOOR (SQ.M.)	TYPICAL (1ST. + 11TH.) FLOOR (SQ.M.)	TOTAL (SQ.M.)
1	653.45	(553.96 x 11) = 6,093.56	6957.01
2	676.39	(393.98 x 13) = 5,081.74	6758.13
3	534.25	(541.64 + 597.33 x 10) = 6,319.64	7093.19
4	542.68	(516.27 + 523.32 x 10) = 5,398.47	6306.36
5	670.80	(479.46 x 11) = 5,274.26	5945.06
6	540.56	(559.80 x 11) = 6,158.08	6698.64
TOTAL	3,618.13	34,026.41	39,644.54

CONNECTION PART - 1	= 17.81 SQ.M.
CONNECTION PART - 2	= 11.31 SQ.M.

16. UNDER CONSTRUCTION TOTAL BUILT UP AREA (INCL. EXEMPTED AREAS)	=	39121.31 SQ.M.
17. PROPOSED BUILT UP AREAS -		

SL. NO.	GF FLOOR (SQ.M.)	TYPICAL (1ST. + 11TH.) FLOOR (SQ.M.)	TOTAL (SQ.M.)
1	653.45	(553.96 x 11) = 6,093.56	6957.01
2	676.39	(393.98 x 13) = 5,081.74	6758.13
3	534.25	(541.64 + 597.33 x 10) = 6,319.64	7093.19
4	542.68	(516.27 + 523.32 x 10) = 5,398.47	6306.36
5	670.80	(479.46 x 11) = 5,274.26	5945.06
6	540.56	(559.80 x 11) = 6,158.08	6698.64
TOTAL	3,618.13	34,026.41	39,644.54

CONNECTION PART - 1	= 17.81 SQ.M.
CONNECTION PART - 2	= 11.31 SQ.M.

BASEMENT AREA

BASEMENT -1	= 1,167.29 SQ.M.
BASEMENT -2	= 2,166.16 SQ.M.
TOTAL BASEMENT AREA	= 3,333.89 SQ.M.

GROUND FLOOR
(M.L.C.P. + TO M.L.C.P.) = (1858.48 X7) = 13060.36 SQ.M.
TOTAL = 16994.44 SQ.M.
OR 9 (11) NOS

18.GROUND FLOOR	= 1858.96 SQ.M.
1ST. FLOOR	= 1526.51 SQ.M.
2ND. FLOOR	= 941.99 SQ.M.
3RD FLOOR	= 781.53 SQ.M.
COMBT AT ROOF	= 26.15 SQ.M.
TOTAL	= 5035.91 SQ.M.
19. PROPOSED TOTAL BUILT-UP AREA (INCL. EXEMPTED AREAS GIVEN BELOW)	= 93522.70 SQ.M.
19. TOTAL BUILT UP AREA (UNDER CONSTRUCTION + PROPOSED) (39121.31 + 93522.70)	= 132644.01 SQ.M.
20. TOTAL EXEMPTED AREAS FOR F.A.R. CALCULATION (b + h)	= 32789.01 SQ.M.
UNDER CONSTRUCTION + PROPOSED (6616.48 + 26047.53)	
a) UNDER CONSTRUCTION EXEMPTED AREAS (c + d + e)	= 6715.48 SQ.M.
b) TOTAL CAR PARKING AREA	= 2,991.00 SQ.M.
c) TOTAL STAIR WAYS AREA (32.58 x 270.44 + 378.44 x 270.00 + 270.00 x 378.44 x 364.80 Sq.m.)	= 2,452.35 SQ.M.
d) LIFT LOBBY @ 9 SQ.M. (In 12th Floor Of 5 Nos. Blocks)	= 432.00 SQ.M.
e) PROPOSED EXEMPTED AREAS (c + d + e)	= 26047.53 SQ.M.
i) CAR PARKING AREA TOTAL	= 12550.01 SQ.M.
BLOCK- 7 (M.L.C.P.) TOTAL	= (7686.47 SQ.M.
BASEMENT	= 1713.33 SQ.M.
GROUND FLOOR	= 1535.90 SQ.M.
M.L.C.P. - (1-7) (1407.89X7)	= 10564.74 SQ.M.
BLOCK- (7A,7B,7C,7D, 7E & 10) TOTAL	= 4197.74 SQ.M.
BLOCK 7A	= 529.98 SQ.M.
BLOCK 7B	= 529.42 SQ.M.
BLOCK 7C	= 566.36 SQ.M.
BLOCK 7D	= 576.49 SQ.M.
BLOCK 7E	= 546.87 SQ.M.
BLOCK 10	= 529.15 SQ.M.
PODIUM (104 NOS. CAR)	= 2965.61 SQ.M.
ii) TOTAL AREA OF STAIR WAYS	= 3107.87 SQ.M.
BLOCK- (7A,7B,7C,7D, 7E, & 10)	= 2240.00 SQ.M.
(In 200 NOS) SQ.M.	
BLOCK-8 (MLCP) (5.50x24.75NR)	= 267.10 SQ.M.
BLOCK-9 (C3.5B) (84.67+49.40NOS)	= 256.87 SQ.M.
iii) TOTAL LIFT LOBBY AREA	= 670.46 SQ.M.
LIFT LOBBY @(0.00+0.00) SQ.M. (TYP.FL. IN 14 FLS. OF BLOCK 7A,7B,7C,7D,7E,10)	
@ 0.00 SQ.M. (2NOS. LIFT IN 0 FLS. OF BLOCK-8	
@ 7.50 SQ.M. (2NOS. LIFT IN 9 FLS. OF BLOCK-9	
21. PROPOSED F.A.R. = (132644.01 - 32789.08) / 43431.61	= 2.269
22. PROVIDED CAR PARKING AREA	= 2971.30 SQ.M.
BLOCK- (7A,7B,7C,7D, 7E & 10) TOTAL	= 9968.55 SQ.M.
BLOCK 7A	= 529.98 SQ.M.
BLOCK 7B	= 529.42 SQ.M.
BLOCK 7C	= 566.36 SQ.M.
BLOCK 7D	= 576.49 SQ.M.
BLOCK 7E	= 546.87 SQ.M.
BLOCK 10	= 529.15 SQ.M.
PODIUM	= 2965.61 SQ.M.
BLOCK- 8 (MLCP) TOTAL	= 16348.82 SQ.M.
BASEMENT	= 1713.33 SQ.M.
GROUND FLOOR	= 1756.88 SQ.M.
M.L.C.P. - (1-7) (1407.89X7)	= 12884.74 SQ.M.
23. REQUIRED OPEN OPEN SPACE AREA (8.13%)	= 3564.97 SQ.M.
24. PROVIDED GREEN OPEN SPACE AREA (9.04%)	= 3967.18 SQ.M.

CERTIFICATE OF STRUCTURAL ENGINEER

CERTIFY THAT THE STRUCTURAL DRAWING AND DESIGN OF BOTH THE 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 PROVISIONS SHALL BE ADHERED TO DURING THE CONSTRUCTION.

SANJIV J. PAREKH
M.E. (STRUCTURAL CONST. ENGG.)
B. E. (Civil), A.M.I.E. (I), F.I.V.
M. Tech. (Structural Engg.)
C.S.E.-0464
The Greater Mumbai Corporation

SIGNATURE OF STRUCTURAL ENGG

CERTIFICATE OF ARCHITECT

I CERTIFY THAT ALL THE ARCHITECTURAL DRAWINGS OF THE PROJECT AT R.S.&L.R. DAG NOS. 618(P), 620, 621,622, 623, 624, 625, 627, 628, 629(P), 630(P), 632(P), 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650(P), 651(P), 652, 653, 654, 655, 656, 657, 589/956(P) & 628/734 RECORDED UNDER L.R. KHATIAN NOS. 2022, 2023, 2024, 2025, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2518, 2519, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2534, 2535, 2536, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2573, 2574, 2575, 2576, 2577, 2578, 487, 2579, 2580, 2581, 2582, 2584, 2585, 2587, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2601, 2602, 2603, 2604, 2605, 2606, 2609, 2610, 2611, 2612, 2614, 2618, 2619, 2621, 2622, 2624, 2770, 2773, 2816, 2822, 2823, 3847, 2875, 2877, 2905, 2909 AND 2923, OF MOUZA - RAIGACHI, J.L. NO. 12 IN R.S.& R. DAG NOS. 615(P), 620, 621,622, 623, 624, 625, 627, 628, 629(P), 630(P), 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650(P), 651(P), 652, 653, 654, 655, 656, 657, 589/956(P) & 628/734 RECORDED UNDER L.R. KHATIAN NOS. 2022, 2023, 2024, 2025, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2518, 2519, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2534, 2535, 2536, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2573, 2574, 2575, 2576, 2577, 2578, 487, 2579, 2580, 2581, 2582, 2584, 2585, 2587, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2601, 2602, 2603, 2604, 2605, 2606, 2609, 2610, 2611, 2612, 2614, 2618, 2619, 2621, 2622, 2624, 2770, 2773, 2816, 2822, 2823, 3847, 2875, 2877, 2905, 2909 AND 2923 UNDER POLICE STATION - RAJARHAT, UNDER RAJARHAT GOPALPUR NO. 1 GRAM PANCHAYAT, DISTRICT NORTH 24 PARGANAS.

BARNIKA CHATTOPADHYAY
Regd. Architect
New Town Kolkata Development Authority
Enrolment No. WB/RN/RGDA/150/00205
RGHR

JAY PRAKASH BHARAT KUMAR AGRAWAL
B. Arch., A.I.I.A.
Reg. No. CA / 80 / 10008
ARCHITECT M.C. - WD - RVN

SIGNATURE OF ARCHITECT

CERTIFICATE OF 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 ANALYZING THE SOIL SAMPLES FOR ESTIMATING THE BEARING CAPACITY OF THE SOIL ON WHICH FOUNDATION OF THIS STRUCTURE WILL BE CONSTRUCTED.
I SHALL ALSO CHECK THE NATURE OF THE SOIL AFTER EXCAVATION AT SITE SO THAT FOUNDATION IS EXTENDED UP TO THE APPROPRIATE DEPTH THAT HAS BEEN PROPOSED IN THE GEO-TECHNICAL REPORT.

BITARAK KUMAR SETPA, Ed.-Civil
GEO-TECHNICAL ENGINEER
DIN/LICENCE NO. 0108-000004/Revised

SIGNATURE OF GEO – TECHNICAL ENGINEER

BARNIKA CHATTOPADHYAY
Regd. Town Planner
New Town Kolkata Development Authority
Enrolment No. TP/RN/RGDA/160/0022

Subir Ranjan Sarkar
B.Arch (Gld), M.C.P.(U.T._IIGP)
Reg.No. IG CA/E/19305
H.AITP/89-90

SIGN. OF TOWN PLANNER OR URBAN DESIGNER

SANJIB GUHA
BSC, BCE, 110-(F-116344-8)
CHARTERED ENGINEER

Mainak Majumdar
B.C.E., M.C.E. (Town)
F/SE-(1537) of CMC
STR / 0/KOA / 10 / 18/220

SIGNATURE OF STRUCTURAL REVIEWER

TITLE

OVER ALL GROUND FLOOR PLAN, DETAIL OF U.G.W.R., FIRE PUMP ROOM & R. W. H. TANK.

PROJECT

PROPOSED ADDITION OF 6 NOS. (G+ XII) / 1 NO. (B+G+VI) / 1 NO. (IV) STORIED NEW BLOCKS WITH 6 NOS.(B+G+X) STORIED EXISTING BLOCKS (UNDER CONSTRUCTION) IN RESIDENTIAL COMPLEX ON RAJARHAT MAIN ROAD (211 BUS ROUTE), AT MOUZA - RAIGACHI, J.L. NO. 12 IN R.S.& R. DAG NOS. 615(P), 620, 621,622, 623, 624, 625, 627, 628, 629(P), 630(P), 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650(P), 651(P), 652, 653, 654, 655, 656, 657, 589/956(P) & 628/734 RECORDED UNDER L.R. KHATIAN NOS. 2022, 2023, 2024, 2025, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2518, 2519, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2534, 2535, 2536, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2573, 2574, 2575, 2576, 2577, 2578, 487, 2579, 2580, 2581, 2582, 2584, 2585, 2587, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2601, 2602, 2603, 2604, 2605, 2606, 2609, 2610, 2611, 2612, 2614, 2618, 2619, 2621, 2622, 2624, 2770, 2773, 2816, 2822, 2823, 3847, 2875, 2877, 2905, 2909 AND 2923 UNDER POLICE STATION - RAJARHAT, UNDER RAJARHAT GOPALPUR NO. 1 GRAM PANCHAYAT, DISTRICT NORTH 24 PARGANAS.

ARCHITECTS
AGRAWAL & AGRAWAL
BARASAT KOLKATA

SHEET NO.	DATE	SHEET NO.	DRAWN BY	CHECKED BY
1 OF 1	08.09.23	1 OF 1	ANKIT / SANGRAM	SUPRIYA

1/44
Gen.

ARCHITECT:
BARNIKA CHATTOPADHYAY
STRUCTURAL ENGINEER:
HANS KANTI MAJUMDER, SANJIV J PAREKH
MECHANICAL ENGINEER:
SHYAMAL KUMAR MITRA
ELECTRICAL/FIRE DESIGNER:
BARNIKA CHATTOPADHYAY
STRUCTURAL APPROVER:
HIMANAL MAJUMDER
SANJIVA GHOSH

Enrollment No:
STAR/NKDA/10/00203
Enrollment No:
STAR/NKDA/10/00013
Enrollment No:
STAR/NKDA/10/00030
Enrollment No:
STER-NKDA/09/00010
Enrollment No:
STER/NKDA/10/00022
Enrollment No:
STAR/NKDA/14/00001
STAR/NKDA/15/00003

STRUCTURAL DRAWINGS, STRUCTURAL DESIGN CALCULATIONS & SOIL TEST REPORT ARE NOT CHECKED AND KEPT FOR RECORDS ONLY.

NEW TOWN KOLKATA DEVELOPMENT AUTHORITY
Condition Certificate for
Building Plan for Construction Purpose

Memo: 6276(3)/NKDA/BPC-04(09)/2016

Date: 03/11/15

Building Particulars: B+G+13 Storied Residential Building at Dag No. 630 to 635, 627, 628, 615(P), 629(P), 630(P), 632(P), 638 to 641, 610(P), 611(P), 612(P), 652 to 657, 589/658(P) & 637/738, Mouza - Rajarhat, 24 PGS (N).

Note: The Proposal is recommended for approval subject to submission of Environment Clearance.

Executive Officer
Rajarhat Panchayat Samity

Sayanti Majumder
Assistant Architect
New Town Kolkata Development Authority

SUBRIT CHATTERJEE
Chief Architect
New Town Kolkata Development Authority