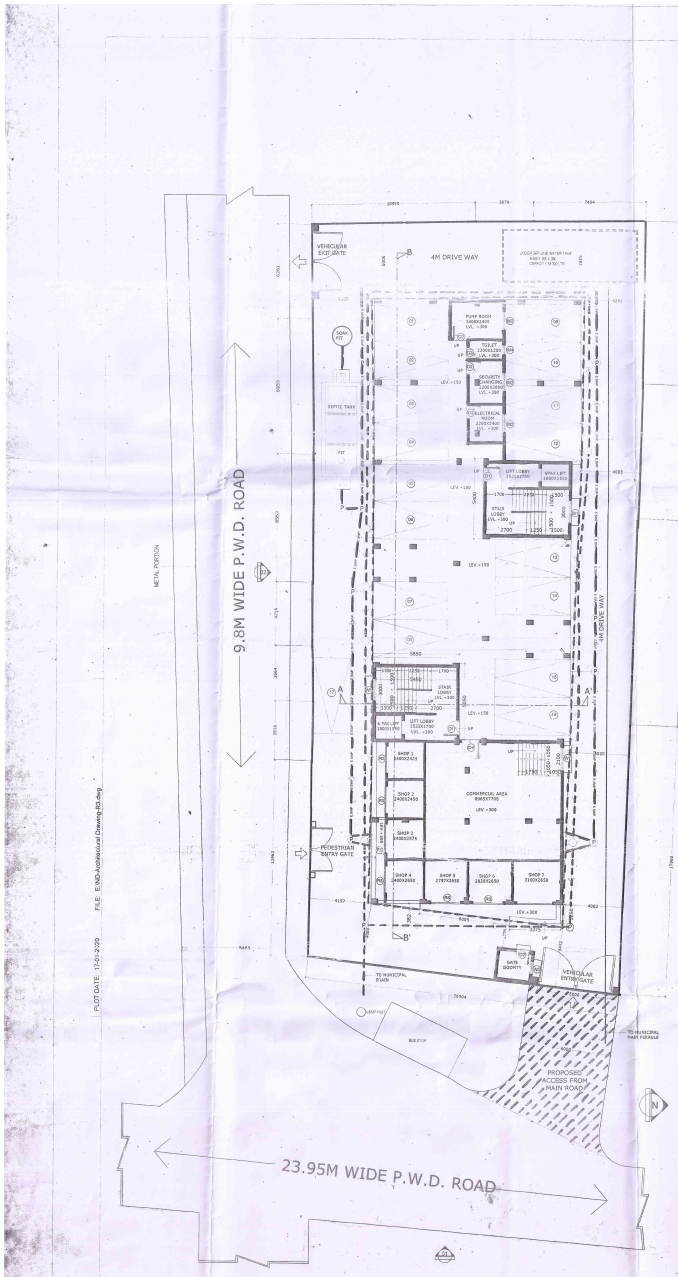
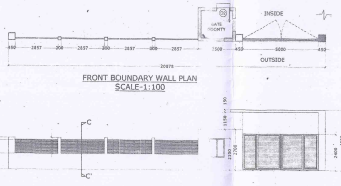
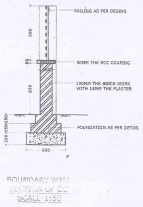
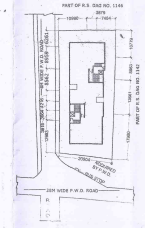
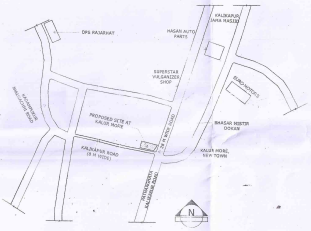


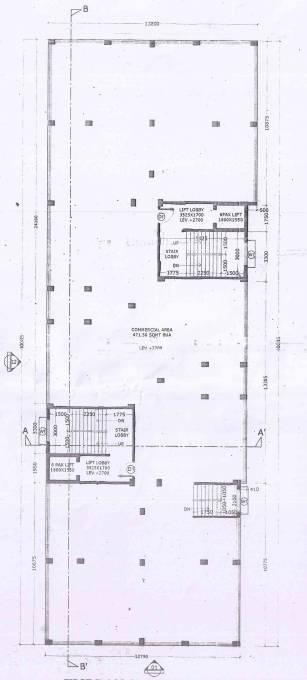


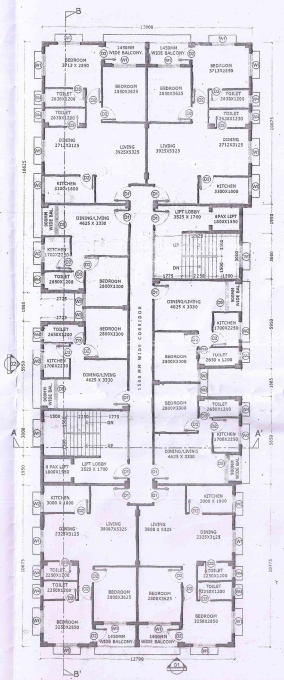


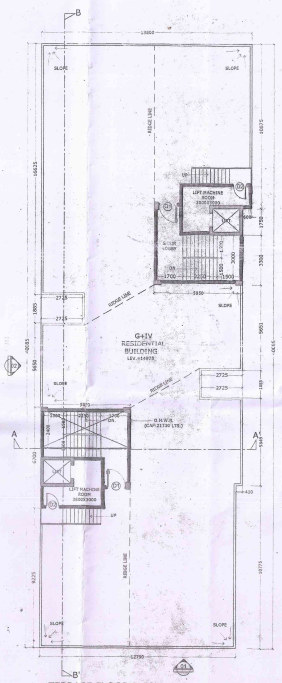




Type	Lintel	Size	Type	Lintel	Size
DOOR LEGEND			WINDOW LEGEND		
D1	2100	1000X2100	W1	2100	1800X850
D2	2100	900X2100	W2	2100	1500X850
D3	2100	750X2100	W3	2100	1200X850
D4	2100	1200X2100	W4	2100	850X850
SLIDING DOOR			W5	2100	600X750
D5	2100	2025X2100			
RS	1900	AS PER PLAN			







GENERAL NOTES

1. ALL DIMENSIONS ARE IN MM.
2. ALL EXTERNAL WALLS 255 THK & INTERNAL WALLS 125 & 75 THK. BRICKWORK UNLESS OTHERWISE MENTIONED.
3. ALL MASONRY WORKS ARE BOUNDED BY CEMENT MORTAR (1:6) & (1:4)
4. EXTERNAL PLASTER 15 25 THK. & INTERNAL PLASTER 15 12MM. THK. WITH 1:4 MORATAR.
5. ALL WINDOW CHAJJA & EXTERNAL PROJECTIONS FOR ELEVATION FEATURES ARE 900 MM.

AREA STATEMENT

1. PLOT AREA (AS PER SURVEY DRAWING) =077.186 SQ.M.(16K-01CH-30SFT)
2. PLOT AREA (AS PER DEED) : 1052.174 SQ.M.(15K-11CH-30.8SFT)
3. PERMISSIBLE OPEN SPACE(FOR MIXED USED BUILDING): FRONT - 4M, SIDE 1 - 4M, SIDE 2 - 4M, REAR - 5M
4. PROPOSED OPEN SPACE(FOR MIXED USED BUILDING): FRONT - 4M, SIDE 1 - 4M, SIDE 2 - 4M, REAR - 5M
5. GROUND FLOOR AREA : (544.29-32.7) = 511.59 SQ.M. (STAIR AREA- 16.35X2 = 32.79Q.M. & LIFT AREA- 2.79X2 = 5.58SQ.M.)
6. FIRST FLOOR AREA : (531.24-(23.15+5.58)) = 492.51 SQ.M. (STAIR AREA- 16.573X2 = 33.15SQ.M. & LIFT AREA- 2.79X2 = 5.58SQ.M.)
7. SECOND FLOOR AREA : (520.96-(33.15+5.58)) = 482.23 SQ.M.
8. THIRD FLOOR AREA : (520.96-(33.15+5.58)) = 482.23 SQ.M.
9. FOURTH FLOOR AREA : (520.96-(33.15+5.58)) = 482.23 SQ.M.
10. TOTAL COVERED AREA : 2450.79 SQ.M.
11. COVERED PARKING AREA : 313.09 SQ.M. (4.03% OF PLOT AREA)
12. OPEN GREEN AREA : 43.4 SQ.M.
13. MIXED USE AREA IN GROUND FLOOR : 148.89 SQ.M.
14. OPEN CAR PARKING AREA : 164.71 SQ.M.
15. AREA OF CARTAKER ROOM AND W.C. : 11.05 SQ.M.
16. AREA OF PUMP ROOM : 10.12 SQ.M.

CAR PARKING CALCULATION :

A. FOR RESIDENTIAL PART
TENEMENTS WITH < 90 SQ.M. OF FLOOR AREA = 12 NOS.
(FOR 6 SUCH TENEMENTS REQUIRED 1 CAR PARKING)
TENEMENTS WITH < 75 SQ.M. OF FLOOR AREA = 12 NOS.
(FOR 4 SUCH TENEMENTS REQUIRED 1 CAR PARKING)
B. FOR COMMERCIAL PART
FLOOR AREA UP TO 1500 SQ.M. =1 CAR PARKING SPACE FOR EVERY 90 SQ.M. OF CARPET AREA
TOTAL COMMERCIAL AREA - 519.54 SQ.M.
C. FOR RETAIL PART
FOR CARPET AREA ABOVE 25 SQ.M.=1CAR PARKING SPACE FOR EVERY 35 SQ.M.
TOTAL RETAIL AREA - 73.71 SQ.M.

REQUIRED CAR PARKING FOR RESIDENTIAL PART=24+3=5 NOS.
REQUIRED CAR PARKING FOR COMMERCIAL PART=519.54/50=10NOS.
REQUIRED CAR PARKING FOR RETAIL PART=73.71/35 =2 NOS.
TOTAL REQUIRED CAR PARKING = 5+10+2 = 17 NOS.
TOTAL PROVIDED CAR PARKING = 17 NOS.
OPEN CAR PARKING PROVIDED =1 NOS.
FULLY COVERED CAR PARKING PROVIDED = 16 NOS.

F.A.R. CALCULATION

PERMISSIBLE F.A.R. : 2.5
COVERED CAR PARKING PROVIDED : 16 NOS.
OPEN CAR PARKING PROVIDED : 1 NOS.

SERVICE AREA IN GROUND FLOOR : 28.09 SQ.M.
i) SERVICE AREA FOR ELECTRICAL ROOM : 8.92 SQ.M.
ii) SERVICE AREA FOR CARE TAKER ROOM & W.C. : 11.05 SQ.M.
iii) SERVICE AREA FOR PUMP ROOM : 10.12 SQ.M.

AREA TO BE EXEMPTED FOR GR.FL. SERVICE : 28.09 SQ.M.
AREA FOR COVERED CAR PARKING IN GR.FL. : 200 SQ.M.

PROPOSED TOTAL COVERED AREA FOR F.A.R. CALCULATION : (2450.79-200) + 2250.79 SQ.M.

PROPOSED F.A.R. : (2450.79 -28.09) + 2222.7 SQ.M.
2272.7/1077.186 = 2.108 2.2

CERTIFICATE OF OWNER

CERTIFIED THAT I HAVE GONE THROUGH THE BUILDING RULES FORMED UNDER KOLKATA MUNICIPAL CORPORATION ACT, 1980 AND THE KOLKATA TOWN IMPROVEMENT ACT, 1953 AND I AGREE TO ABIDE BY THOSE RULES DURING AND AFTER THE CONSTRUCTION OF THE BUILDING I ALSO CERTIFY THAT I SHALL ON A LATER DATE MAKE ANY ADDITION & ALTERATION TO THIS PLAN.

NITU DEVELOPERS PVT. LTD.
Director

SIGNATURE OF OWNER

CERTIFICATE OF ARCHITECT

CERTIFIED THAT THE PLAN HAS BEEN DESIGNED AND DRAWN UP STRICTLY ACCORDING TO THE BUILDING RULES FOR NEW TOWN KOLKATA PLANNING AREA (BUILDING) RULES, 2014.

Anjan Dey
Architect
Member of Council of Architecture CA/2003/56712

SIGNATURE OF ARCHITECT

CERTIFICATE OF STRUCTURAL ENGINEER

CERTIFIED THAT THE FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN DESIGN BY ME AND I AM ALSO SUPERVISE SUCH FOUNDATION AND SUPERSTRUCTURE SAFE IN ALL RESPECT INCLUDING THE CONSIDERATION OF BEARING CAPACITY AND SETTLEMENT OF SOIL.

SOUMYA KANTI RAY
M TECH STRUCTURE B.E. Civil
Structural Engineer
E.E.E./0408

SIGNATURE OF STRUCTURAL ENGINEER

CERTIFICATE OF GEO TECHNICAL

SIGNATURE OF GEO TECHNICAL

SUBMISSION AUTHORITY

FOR MUNICIPALITY

PROJECT :

PROPOSED G+IV BUILDING AT KALIKAPUR, KALUR MORE, C.S. DAG NO. 1276, R.S./L.R. DAG NO. 1142 UNDER R.S. KHATIAN NO. 418, L.R. KHATIAN NO. 498 CORRESPONDING TO L.R. KHATIAN NO. 1541, IN MOUZA- KALIKAPUR, J.L. NO.40, RE.SA. NO.149, TOUZI NO. 10, PARGANA - KALIKATA, P.S. RAJARHAT, WITHIN THE LOCAL LIMIT OF PARTHARGHATA GRAM PANCHAYET, IN THE DISTRICT 24 NORTH PARGANAS. RAJARHAT, KOLKATA.

TITLE :

SITE PLAN WITH GROUND FLOOR PLAN, LOCATION PLAN, SITE PLAN , FIRST FLOOR,TYPICAL FLOOR & ROOF PLAN , BOUNDARY WALL DETAIL.

DRAWN BY:	CHECKED BY:
DEBOSHNI	ANJAN
DATE:	SCALE:
14.11.2019	1:100 @ A0

PROJECT NO.

NORTH

DRAWING NO. A-M-101.01

REV NO. R0

P.M.C _ VITRUVIAN

ARCHITECT:
GC-148, GR.FL, SALT LAKE CITY,SECTOR-3, BIDHAN NAGAR,KOL-700 091, INDIA

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The structural analysis reports & soil reports are kept for reference in this office. The clearance is accepted subject to certificate of architect, Str. Engineer, Geo-Tech. Engineer.

District Engineer
(N) 24 Parganas Zilla Parishad

Approval Order No. 3771/4/5
Date 18/03/2020
Valid up to 17/03/2025

SANCTIONED & APPROVED

Executive Officer
Rajarhat Panchayat Samity