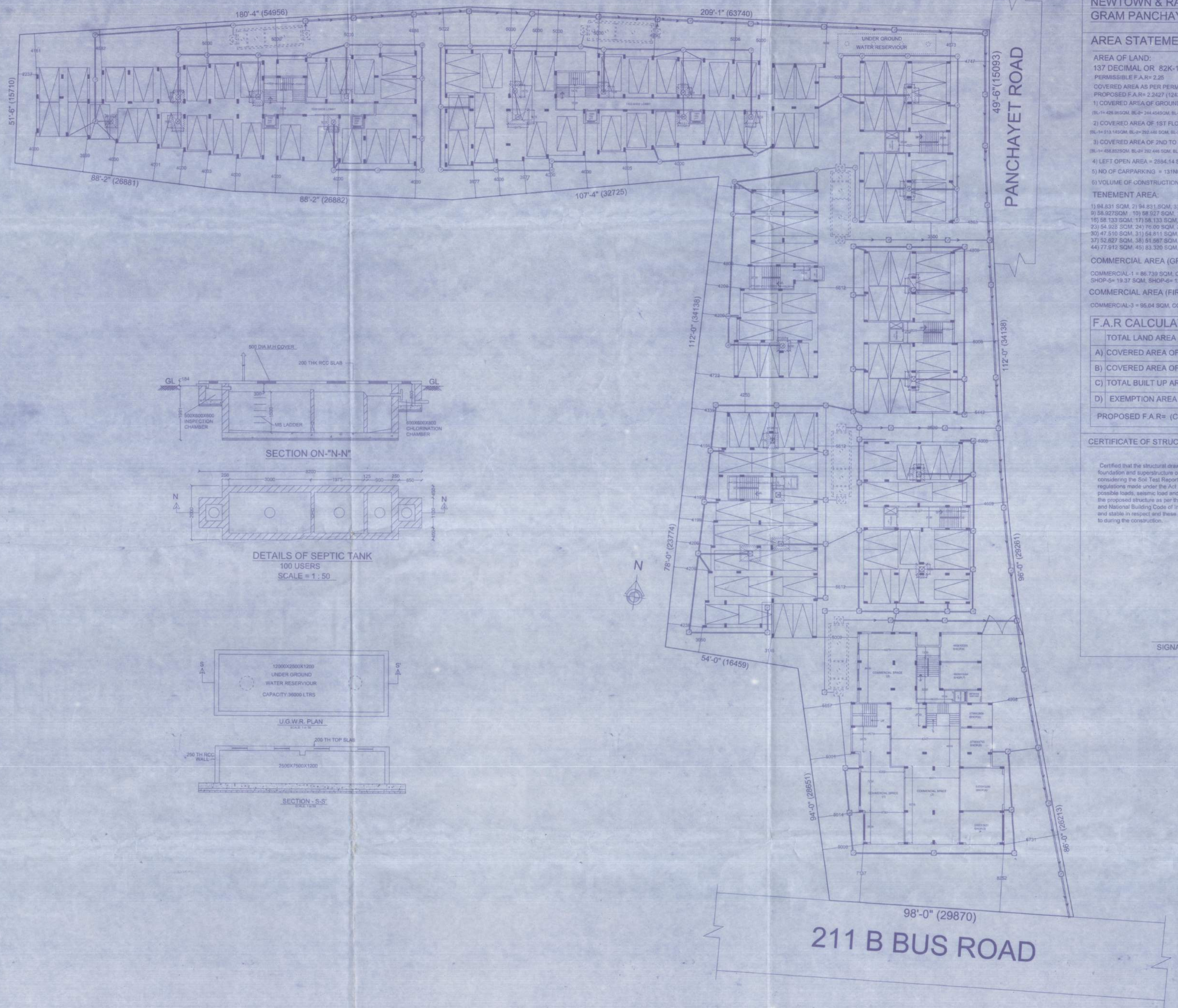

SECTION ON-"N-N"

DETAILS OF SEPTIC TANK
100 USERS
SCALE = 1 : 50

U.G.W.R. PLAN

SECTION - S-S'

PROPOSED G+IV STORIED RESIDENTIAL BUILDING PLAN OF REALTECH NIRMAN PVT. LTD SITUATED AT MOUZA- CHAKPACHURIA & MOHAMMADPUR, R.S./L.R. DAG.NOS. 93 & 1204 L.R. KHATIAN NOS.-3013,3014, 3016, 3350, 3351, 3354, 3355, 3356, 3358, 3362, 3364, 3365, 359, 1049, 1275, 1972, 2318, 2319. JL NO - 33 & 32 PS- NEWTOWN & RAJARHAT, DISTRICT- NORTH 24 PARGANAS, UNDER PATHARGHATA GRAM PANCHAYET & RAJARHAT BISHNUPUR 2 NO GRAMPANCHAYET

AREA STATEMENT:

AREA OF LAND:
137 DECIMAL OR 82K-14CH-07SFT OR 5544.14 SQM
PERMISSIBLE F.A.R= 2.25
COVERED AREA AS PER PERMISSIBLE F.A.R= 12474.33 SQM
PROPOSED F.A.R= 2.2427 (12433.84 SQM)
1) COVERED AREA OF GROUND FLOOR = 2659.997 SQM
(BL-1= 426.95SQM, BL-2= 244.454SQM, BL-3= 214.353SQM, BL-4= 215.06SQM, BL-5= 523.87SQM, BL-6= 490.62 SQM, BL-7= 210.615SQM, BL-8= 333.87 SQM)
2) COVERED AREA OF 1ST FLOOR = 3221.497 SQM
(BL-1= 513.145SQM, BL-2= 292.446 SQM, BL-3= 256.613 SQM, BL-4= 256.613 SQM, BL-5= 628.206 SQM, BL-6= 602.797 SQM, BL-7= 263.389 SQM, BL-8= 408.293 SQM
3) COVERED AREA OF 2ND TO 4TH FLOOR = 3167.20 SQM
(BL-1= 494.852SQM, BL-2= 292.446 SQM, BL-3= 256.613 SQM, BL-4= 256.613 SQM, BL-5= 628.206 SQM, BL-6= 602.797 SQM, BL-7= 263.389 SQM, BL-8= 408.293 SQM
4) LEFT OPEN AREA = 2884.14 SQM
5) NO OF CARPARKING = 131NOS
6) VOLUME OF CONSTRUCTION = 47317.43 CUM

TENEMENT AREA:

1) 94.831 SQM, 2) 94.831 SQM, 3) 54.544 SQM, 4) 51.803 SQM, 5) 51.803 SQM, 6) 69.675 SQM, 7) 72.492 SQM, 8) 72.492SQM 9) 58.927SQM , 10) 58.927 SQM, 11) 58.133 SQM, 12) 58.133 SQM, 13) 58.133 SQM, 14) 58.133 SQM, 15) 58.133 SQM, 16) 58.133 SQM, 17) 58.133 SQM, 18) 58.133 SQM, 19) 73.444 SQM, 20) 55.127 SQM, 21) 57.09 SQM, 22) 47.541 SQM, 23) 54.928 SQM, 24) 76.00 SQM, 25) 55.987 SQM, 26) 65.662SQM, 27) 56.544 SQM, 28) 70.573 SQM, 29) 54.630 SQM, 30) 47.510 SQM, 31) 54.811 SQM, 32) 56.252 SQM, 33) 65.321 SQM, 34) 58.249 SQM, 35) 66.546 SQM, 36) 54.527 SQM, 37) 52.827 SQM, 38) 51.567 SQM, 39) 56.08 SQM, 40) 73.643 SQM, 41) 58.943 SQM, 42) 58.697 SQM, 43) 53.08 SQM, 44) 77.912 SQM, 45) 83.320 SQM, 46) 44.784 SQM

COMMERCIAL AREA (GROUND FLOOR)

COMMERCIAL-1 = 86.739 SQM, COMMERCIAL-2 = 194.06 SQM, SHOP-3= 22.16 SQM, SHOP-4= 29.05 SQM, SHOP-5= 19.37 SQM, SHOP-6= 12.13 SQM, SHOP-7= 17.98 SQM, SHOP-8= 18.76 SQM

COMMERCIAL AREA (FIRST FLOOR)

COMMERCIAL-3 = 95.04 SQM, COMMERCIAL-4 = 394.21 SQM.

F.A.R CALCULATION

	TOTAL LAND AREA = 5544.14 SQM (E)
A)	COVERED AREA OF GROUND FLOOR COMMERCIAL= 426.96 SQM (A)
B)	COVERED AREA OF TYPICAL FLOOR= 12723.11 SQM(B)
C)	TOTAL BUILT UP AREA= (A+B)= 13150.07 SQM (C)
D)	EXEMPTION AREA FROM TOTAL BUILT UP AREA: 715.675 SQM (D)
	PROPOSED F.A.R= (C-D) ÷ E = {(13150.07 - 715.675) ÷ 5544.14} = 2.242

DOOR WINDOW SCHEDULE:

DOORS			WINDOWS		
MKD	WIDTH	HEIGHT	MKD	WIDTH	HEIGHT
D1	1050	2100	W1	1500	1200
D2	900	2100	W2	900	1200
D3	750	2100	W3	600	600
D/W1	1200	2100	W4	1300	1500
D/W2	1800	2100			

CERTIFICATE OF ARCHITECT:

I certify that all the Architectural Drawing of the project at Dag Nos.93,1204 & L.R. Khatian Nos 3013,3014,3016,3350,3351,3354,3355,3356,3358, 3362,3364,3365,359,1049,1275,1972,2318 in Mouza: Chakpachuria & Mahammadpur,L. No. 32,33 have been prepared by me complying with the New Town 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 . shall be held responsible if any incorrect information if furnished by me
or any violation of provisions of these rules or the prevailing
National Building Code is found in any of the drawing and documents, singed by me and submitted to the Sanctioning Authority for obtaining sanction.

Vetted
Manoj Kr. Bahls
Assistant Professor
Department of Construction Engineering
Jadavpur University

BIJAY KUMAR JANA
Architect
Regd. No. - CA/98/28808
Council of Architecture

SIGNATURE OF ARCHITECT

CERTIFICATE OF STRUCTURAL ENGINEER:

Certified that the structural drawing and design of both the foundation and superstructure of the building 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 respect and these provisions shall be adhered to during the construction.

DR. DIPESH MAJUMDAR
PhD in Engineering
ME, ME (Structure), BE,
Chartered Engineer

SIGNATURE OF ENGINEER

CERTIFICATE OF GEO TECHNICAL ENGINEER:

THIS IS TO CERTIFY THAT THE SOIL TEST HAS BEEN PERFORMED BY ME TO THIS PROJECT.

S Sarkar
B.E., M.E.,

SIGNATURE OF GEO TECHNICAL ENGINEER

Realtech Nirman Private Limited
Director

SIGNATURE OF OWNERS

NOTE:
1) ALL OUTER WALLS ARE 200 MM TH.
2) ALL FLAT PARTITION WALLS ARE 125 MM TH.
3) ALL INNER PARTITION WALLS ARE 150 MM TH.
4) SCALE- 1:100 (UNLESS MENTIONED)

TITLE: ARCHITECTURAL DRAWING
SUBJECT: GROUND FLOOR PLAN
REMARKS

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

District Engineer
(N) 24 Parganas Zilla Parishad

SANCTIONED & APPROVED

Approval Order No. 12/ref
Date 10-01-19
Valid up to 10-01-24

Executive Officer
Rajarhat Panchayat Samity