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= 426.965SQM, BL-2= 244.454SQM, BL-3= 214.903SQM, BL-4= 215.065QM, BL-5= 523.675QM, BL-6= 496.62 SQM, BL-7= 210.615QM, BL-8= 333.67 SQM)
2) COVERED AREA OF 1ST FLOOR = 3221.497 SQM
(BL-1= 513.145QM, BL-2= 292.446 SQM, BL-3= 256.613 SQM, BL-4= 256.613 SQM, BL-5= 628.206 SQM, BL-6= 628.206 SQM, BL-7= 263.399 SQM, BL-8= 406.293 SQM)
3) COVERED AREA OF 2ND TO 4TH FLOOR = 3167.20 SQM
(BL-1= 458.952SQM, BL-2= 292.446 SQM, BL-3= 256.613 SQM, BL-4= 255.613 SQM, BL-5= 628.206 SQM, BL-6= 628.206 SQM, BL-7= 263.399 SQM, BL-8= 406.293 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) 68.133 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) 55.587 SQM, 26) 65.962SQM, 27) 56.544 SQM, 28) 70.573 SQM, 29) 54.930 SQM, 30) 47.510 SQM, 31) 54.811 SQM, 32) 50.252 SQM, 33) 65.321 SQM, 34) 58.245 SQM, 35) 66.546 SQM, 36) 54.527 SQM, 37) 52.627 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) 44.764 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 = 85.04 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	

CERTIFICATE OF GEO TECHNICAL ENGINEER:
THIS IS TO CERTIFY THAT THE SOIL TEST HAS BEEN PERFORMED BY ME TO THIS PROJECT.
S. Sarkar, BCE., MCE
SIGNATURE OF GEO TECHNICAL ENGINEER

Realtech Nirman Private Limited, Director
SIGNATURE OF OWNERS

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, MIE, MCE, MIStructE, Chartered Engineer
SIGNATURE OF ENGINEER

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	1200	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, 3362,3364,3365,359,1049,1275,1972,2318,2319, Mouza: Chakpachuria & Mahammadpur,J.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. I 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.

BIJAY KUMAR JANA, Architect, Regd. No.- CA/98/22803, Council of Architecture
SIGNATURE OF ARCHITECT

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

TITLE: ARCHITECTURAL DRAWING
SUBJECT: FLOOR PLAN, ROOF PLAN
REMARKS

The structural analysis reports & soil reports are kept for reference in this office. The clearance is accorded subject to certificate of architect, Str. Engineer, Geo-Tech Engineer.
District Engineer, (N) 24 Parganas Zilla Parishad

SANCTIONED & APPROVED
Executive Officer, Rajarhat Panchayat Samity

1ST FLOOR PLAN (BLOCK-1) SCALE=1:100

ROOF PLAN (BLOCK-1) SCALE=1:100

1ST TO 4TH FLOOR PLAN (BLOCK-9) SCALE=1:100

ROOF PLAN (BLOCK-3&4) SCALE=1:100

1ST TO 4TH FLOOR PLAN (BLOCK-7) SCALE=1:100

ROOF PLAN (BLOCK-6) SCALE=1:100

1ST TO 4TH FLOOR PLAN (BLOCK-4) SCALE=1:100

ROOF PLAN (BLOCK-5) SCALE=1:100

1ST TO 4TH FLOOR PLAN (BLOCK-2) SCALE=1:100

ROOF PLAN (BLOCK-7) SCALE=1:100

1ST TO 4TH FLOOR PLAN (BLOCK-3) SCALE=1:100

ROOF PLAN (BLOCK-2) SCALE=1:100

1ST TO 4TH FLOOR PLAN (BLOCK-5) SCALE=1:100

2ND TO 4TH FLOOR PLAN (BLOCK-1) SCALE=1:100