



**PROPOSED BUILT UP AREAS:**

NO.	DESCRIPTION	AREA (SQ.M)
1	1. LAND AREA	51497.48 SQ.M
2	2. PERMISSIBLE P.A.R.	22173.91 SQ.M
3	3. PERMISSIBLE GROUND COVERAGE	22173.91 SQ.M
4	4. TOTAL GROUND COVERAGE	19166.29 SQ.M
5	5. UNDER CONSTRUCTED GROUND COVERAGE	908.48 SQ.M
6	6. PROPOSED GROUND COVERAGE	18257.81 SQ.M
7	7. PERMISSIBLE BUILT UP AREA (INCL. EXEMPTED AREAS GIVEN BELOW)	154622.82 SQ.M
8	8. NO. OF BLOCK	6 + 6 + 3 = 15 NOS.
9	9. PROPOSED NO. OF TENEMENTS (381 + 844 + 322) = 1547 NOS.	1547 NOS.
10	10. NO. OF TENEMENTS (EXISTING)	60 SQ.M - 78 SQ.M - 1 NOS. 75 SQ.M - 100 SQ.M - 250 NOS. 100 SQ.M - 200 SQ.M - 1 NOS.
11	11. TOTAL REQUIRED CAR PARKING FOR TENEMENTS (EXISTING UNDER CONSTRUCTION + PROPOSED)	588 NOS.
12	12. CARPET AREA OF CLUB	3351.36 SQ.M
13	13. REQUIRED NO. OF PARKING FOR CLUB	66 NOS.
14	14. TOTAL REQUIRED CAR PARKING (TENEMENTS + CLUB)	654 NOS.
15	15. PROVIDED CAR PARKING	654 NOS.
16	16. EXISTING BUILT UP AREAS (INCL. EXEMPTED AREAS)	2146.18 SQ.M
17	17. EXISTING TOTAL BUILT UP AREA	30121.21 SQ.M
18	18. UNDER CONSTRUCTION BUILT UP AREAS	3380.39 SQ.M
19	19. TOTAL BUILT UP AREA (INCL. EXEMPTED AREAS GIVEN BELOW)	18257.81 SQ.M

**PROPOSED BUILT UP AREAS (CONTINUED):**

NO.	DESCRIPTION	AREA (SQ.M)
20	20. TOTAL BUILT UP AREA (EXISTING + UNDER CONSTRUCTION + PROPOSED)	3380.39 SQ.M
21	21. TOTAL EXEMPTED AREAS FOR F.A.R. CALCULATION (PROPOSED + UNDER CONSTRUCTION)	3380.39 SQ.M
22	22. TOTAL STAR WAYS AREA	2288.88 SQ.M
23	23. TOTAL CAR PARKING AREA	654 NOS.
24	24. TOTAL CAR PARKING AREA (INCL. EXEMPTED AREAS)	654 NOS.
25	25. TOTAL CAR PARKING AREA (INCL. EXEMPTED AREAS)	654 NOS.
26	26. TOTAL CAR PARKING AREA (INCL. EXEMPTED AREAS)	654 NOS.
27	27. TOTAL CAR PARKING AREA (INCL. EXEMPTED AREAS)	654 NOS.
28	28. TOTAL CAR PARKING AREA (INCL. EXEMPTED AREAS)	654 NOS.
29	29. TOTAL CAR PARKING AREA (INCL. EXEMPTED AREAS)	654 NOS.
30	30. TOTAL CAR PARKING AREA (INCL. EXEMPTED AREAS)	654 NOS.
31	31. TOTAL CAR PARKING AREA (INCL. EXEMPTED AREAS)	654 NOS.
32	32. TOTAL CAR PARKING AREA (INCL. EXEMPTED AREAS)	654 NOS.
33	33. TOTAL CAR PARKING AREA (INCL. EXEMPTED AREAS)	654 NOS.
34	34. TOTAL CAR PARKING AREA (INCL. EXEMPTED AREAS)	654 NOS.
35	35. TOTAL CAR PARKING AREA (INCL. EXEMPTED AREAS)	654 NOS.
36	36. TOTAL CAR PARKING AREA (INCL. EXEMPTED AREAS)	654 NOS.
37	37. TOTAL CAR PARKING AREA (INCL. EXEMPTED AREAS)	654 NOS.
38	38. TOTAL CAR PARKING AREA (INCL. EXEMPTED AREAS)	654 NOS.
39	39. TOTAL CAR PARKING AREA (INCL. EXEMPTED AREAS)	654 NOS.
40	40. TOTAL CAR PARKING AREA (INCL. EXEMPTED AREAS)	654 NOS.

**CERTIFICATE OF STRUCTURAL ENGINEER**

I CERTIFY THAT THE STRUCTURAL DRAWING AND DESIGN OF BOTH THE FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE IN ACCORDANCE WITH THE RULES AND REGULATIONS MADE UNDER THE ACT AND THE MOMENTS GENERATED BY THE PROPOSED STRUCTURE AS PER THE GREATER AND NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECTS AND THESE PROVISIONS SHALL BE ADHERED TO DURING THE CONSTRUCTION.

**SANJIV J. PAREKH**  
 A.E. STRUCTURAL ENGINEER  
 REG. NO. 1848/2004  
 REGISTERED MEMBER / I.E. INDIA

**CERTIFICATE OF ARCHITECT**

I CERTIFY THAT ALL THE ARCHITECTURAL DRAWINGS OF THE PROJECT AS PER THE PROVISIONS OF THE TOWN AND COUNTRY PLANNING ACT, 1967 AND THE TOWN AND COUNTRY PLANNING REGULATIONS, 1974 HAVE BEEN PREPARED BY ME AND I AM A REGISTERED ARCHITECT WITH THE NEW TOWN AND COUNTRY PLANNING AUTHORITY, KOLKATA.

**SANJIV J. PAREKH**  
 A.E. ARCHITECT  
 REG. NO. 1848/2004  
 REGISTERED MEMBER / I.E. INDIA

**CERTIFICATE OF GEO-TECHNICAL ENGINEER**

IT IS CERTIFIED THAT THE COMPREHENSIVE GEO-TECHNICAL REPORT HAS BEEN PREPARED BY ME AND I AM A REGISTERED GEO-TECHNICAL ENGINEER WITH THE NEW TOWN AND COUNTRY PLANNING AUTHORITY, KOLKATA.

**SANJIV J. PAREKH**  
 A.E. GEO-TECHNICAL ENGINEER  
 REG. NO. 1848/2004  
 REGISTERED MEMBER / I.E. INDIA

**OVER ALL GROUND FLOOR PLAN, DETAIL OF F.I.G. FIRE PUMP ROOM, R.W. H. TANK & S.T.P.**

**BRITISH SLES PVT. LTD. & Co.**  
 Authorised Signatory



Overall ground floor Plan, Detail of  
UWR, Fire Pump Room, RWH Tank & STP.

A-1

Approval Order No. 215  
Date 24/06/2020  
Valid up to 23/06/2023

SANCTIONED & APPROVED  
*[Signature]*  
Executive Officer  
Rajshahi Panchayat Samity

ARCHITECT: **MONAL AGARWAL** Enrollment No: ACAR/NKDA/10/00028  
CIVIL/STRUCTURAL ENGINEER: **SHANU PAREKH** Enrollment No: STER/NKDA/10/00156  
GEOTECHNICAL ENGINEER: **SHYAMAL KUMAR MITRA** Enrollment No: GTER-HD/09/00010  
TOWN PLANNER/URBAN DESIGNER: **SUDH KANJAN SARKAR** Enrollment No: TPER/NKDA/10/00036  
STRUCTURAL ENGINEER: **SANJIB GUHA** Enrollment No: STER/NKDA/15/00003

Note: This NCC has been issued on the basis of documents submitted by the applicant and reviewed by the NCC Executive Officer, New Town Kolkata. It does not ensure proper implementation of the plan or compliance with the provisions of the NCC Act and Rules. It is the responsibility of the applicant to ensure compliance with the provisions of the NCC Act and Rules.

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

NEW TOWN KOLKATA DEVELOPMENT AUTHORITY  
No Objection Certificate for  
Sanction of Building Plan for Construction Purpose  
Memo No. 1909(2)/NKDA/ES-09(2)/2014  
Date: 12/05/20  
Building Particulars proposed modification of both residential complex of M/s. Pratik Sales Pvt. Ltd. and others at Mouza - Rangadi, S.L. No. 12, N29 pag and Plot No. II/09/30, II/09/31, II/09/32, II/09/33, II/09/34 and II/09/36, New Town

Note: The proposals is recommended for approval subject to submission of the Environment clearance.

*[Signature]*  
Assistant Secretary  
New Town Kolkata Development Authority

*[Signature]*  
Chief Architect  
New Town Kolkata Development Authority