



**ARCHITECTURAL DRAWING**  
**NAME & ADDRESS OF APPLICANT/OWNER**  
**TOPSEL EXIM PVT. LTD.**  
**25, GANESH CHANDRA AVENUE, KOLKATA - 700013**

- SPECIFICATIONS :**
1. FOUNDATION - R.C.C. FOUNDATION
  2. SUPERSTRUCTURE - R.C.C. FRAME STRUCTURE WITH 200 MM THK. EXTERNAL WALL WITH 14 CEMENT MORTAR AND INTERNAL WALLS ARE 125 MM THK.
  3. FLOORING - MARBLE FLOORING
  4. DOOR - 84L WOODEN DOOR WITH P.V.C. FRAME AND FLUSH DOOR BUTTER
  5. PLASTER - EXTERNAL WALL - 20MM THK. SAND CEMENT 1:8 IN PROPORTION. INTERNAL WALL - 18MM THK. SAND CEMENT 1:8 IN PROPORTION. CEILING - 10MM THK. SAND CEMENT WITH 1:4 IN PROPORTION.
  6. PAINTING - EXTERNAL SURFACE WITH CEMENT BASED PAINT. INTERNAL WALL AND CEILING - O.P. AND SOILING AND WINDOW WITH ENTHETIC FINISHES. PAINT
  7. ELECTRICAL AND PLUMBING WORK - ALL CONFORMING TO I.S. CODE

**SIGN. OF APPLICANT :**  
**ASHOK MANAKTALA**  
 Address :  
**TOPSEL EXIM PVT. LTD.**  
**25, GANESH CHANDRA AVENUE,**  
**KOLKATA - 700013.**

**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 sample for estimating the bearing capacity of the soil on which foundation of the structure will be constructed. I shall also check the nature of the soil after excavation at site and that foundation is extended up to appropriate depth that has been proposed in the Geo-technical Report.

**SIGN. OF GEO-TECHNICAL ENGINEER**  
**ALOK ROY**  
 Enrollment No. :  
**GTR-HICO/09/00003**

**CERTIFICATE OF STRUCTURAL ENGINEER :**  
 Certified 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. The surface strength of the manhole cover and the top slab of the water reservoir should be 45MT. The surface strength of the manhole cover and the top slab of the water reservoir & extended basement should be 45MT.

**SIGN. OF STRUCTURAL ENGINEER**  
**P. M. CONSULTANT**  
**BIBEK BIKASH MULLICK**  
 Enrollment No. :  
**STR/EN/10/00008**

**CERTIFICATE OF ARCHITECT :**  
 I certify that all the Architectural Drawings of the project at Premises No. 191-1111, have been prepared by me complying with the New Town Kolkata Building Rules, 2009. I also certify that the plans and drawings prepared by me comply with all Provisions regarding the Fire Protection as per the prevailing National Building Code. I shall be held responsible if any incorrect information is furnished by me or any violation of provisions of these rules or the prevailing National Building Code is found in any of the drawings and documents, signed by me and submitted to the Sanctioning Authority for obtaining sanction.

**SIGN. OF ARCHITECT**  
**Soumen Das Bairagi**  
 Enrollment No. :  
**ACHR/ND/10/00001**

**TITLE - MASTER PLAN**

**PROPOSED 2B+G+Y1 STORED MERCANTILE (RETAIL) CUM BUSINESS BUILDING AT PREMISES NO. 191-1111 (PLOT NO. AA-HID01), CATEGORY - BULK PLOT, ACTION AREA - IID, UNDER NEWTOWN POLICE STATION**

**ARCHITECTS**  
**SDB architects**  
**P534, Raja Basanta Roy Road, Gt. Road,**  
**Kolkata-700 029, W.B., India.**  
**Tel: 033-4008 9565**

**SCHEDULE OF DOORS & WINDOWS**

NO.	SILL	LINTEL	SIZE
DA	-	2150	1100X2150
DB	-	2150	1000X2150
DC	-	2150	900X2150
DD	-	2150	3000X2150
DE	-	2150	1100X2150
SD1A	-	2150	3000X2150
SD2	-	2150	4250X2150
SD3	-	2150	4650X2150
W1	950	2150	2000X2150
W2	1500	2150	4000X2150
W3	950	2150	1200X1200
SW	950	2150	1200X1200
C.G.	350	2150	AS PER ELEVATION

**AREA STATEMENT -**

1. TOTAL GREEN OPEN SPACE AREA - 1761.10 SQ.M. (822.00% OF LAND AREA)  
 2. 30% OF CAR, L.C.V. & TRUCK PARKING AREA (REVENUE BASEMENT) - 282.70 SQ.M.  
 TOTAL GREEN OPEN SPACE AREA = 2043.80 SQ.M. (851.70% OF LAND AREA)

REQUIRED	PERCENTAGE	PROVIDED	PERCENTAGE
GREEN AREA AS PER PCB	1618.72	2043.80	25.50%
AS PER NDDA	385.53	2043.80	47.84% (Interpolated)

**AREA STATEMENT -**

1. TOTAL FLOOR AREA FOR BUILDINGS - 8991.00 SQ.M.  
 2. TOTAL FLOOR AREA FOR DECKED - 8991.00 SQ.M.  
 3. PROPOSED F.A.R. - 2.25  
 4. PROPOSED F.A.R. - 2.25  
 5. PERMISSIBLE GROUND COVERAGE - 75%  
 6. PROPOSED GROUND COVERAGE - 44.88%  
 7. PROPOSED TOTAL COVERED AREA - 22166.10 SQ.M.

FLOOR No.	PRINCIPAL USE(S) (MERCHANTILE - RETAIL)	AREA (SQ.M)	SEWERAGE (SQ.M)	COVERED PARKING AREA (PA)	TOTAL AREA
LOWER BASEMENT	207.06	55.28	3791.28	8067.6	
UPPER BASEMENT	646.08	84.73	2160.00	2881.4	
GROUND FLOOR	10135	431	5032	20918	
FIRST FLOOR	10728	511	10727	22266	
SECOND FLOOR	20183	511	---	21564	
THIRD FLOOR	20240	511	---	21564	
FOURTH FLOOR	20257	511	---	21564	
FIFTH FLOOR	20186	1032.62	---	21214.6	
SIXTH FLOOR	6168	2081.1	173.89	3883.5	
<b>TOTAL</b>	<b>10977.28</b>	<b>4076.28</b>	<b>173.89</b>	<b>8991.00</b>	<b>22166.10</b>

**11. AREA FOR F.A.R. CALCULATION - (TOTAL AREA - PA) 11111**

TYPE	AREA IN F.A.R. REQUIREMENT	PARKING REQUIREMENT	NO. OF FURNITURE	NO. OF CAR REQUIRED	NO. OF BUS REQUIRED	NO. OF L.C.V. REQUIRED	NO. OF TRUCK REQUIRED
BUSINESS	4712.18	1.57 PER 100 SQ.M. OF FLOOR AREA	6241.00 SQ.M.	61	1	107	1
TOTAL	102 N/A	166 N/A	1 N/A	107 N/A	1 N/A	107 N/A	1 N/A

**14. OPEN SPACE -**

SIDES	REQUIRED	PROPOSED	IS MEETING CALCULATION - PERCENTAGE OF PERMISSIBLE MAKING + 25%
FRONT	3.8023	13.25	PROPOSED
SIDE 1	3.8023	7.43	PROPOSED
SIDE 2	3.8023	13.70	PROPOSED
REAR	6.4075	13.00	PROPOSED

SCALE	DWG. NO.	DATE	DRAWN	CHECKED
1:200, 1:100	SDB/ND/AR-01-01/18	07.11.17	RAJAN	SDB