PROJECT NAME

PROPOSED 2B+G+24 (TOWER 1&2), 2B+G+18 (TOWER-3), 2B+G+17 (TOWER-4), RESIDENTIAL BUILDING AT R.S. AND L.R. DAG NOS 1061, 1062, 1063, 1064, 1065, 1067, 1074, 1075 (P), 1076, 1077, 1078, 1079, 1080, 1081 (P), 1082 (P), 1083, 1084, 1085 (P), 1086 (P), 1087 (P), 1088 (P), MOUZA KALIKAPUR, JL NO. 40 WITHIN GRAM PANCHAYAT PATHARGHATA, POLICE STATION RAJARHAT, DISTRICT- NORTH 24 PARGANAS

Note :
1. All dimensions are in mm.
2. The UGR below driveway is so designed that it is capable of taking the load of heavy vehicles the external walls are 200 th and internal walls are 125 th unless otherwise mentioned
4. All the recommendations of West Bengal Fire Services , Civil Aviation Authority , BSNL will be strictly adhered to in this project
5. Both UGRs are interconnected

Area statement

1) Plot Area (as per deed)	:	19995.56 SqM
2) Abutting Road width	:	10.9 M.
3) Perm. F.A.R.	:	2.25 (44990.01 sq.m)
4) Perm.Gr Coverage	:	45% (8998.002 Sqm)
5) Prop. Gr Coverage(ph.1)	:	30.62% (6122.993 Sqm)
6) Height of building	:	80.0 metres

7) Plan proposal Area=

a) LOWER Basement Area	:	6707.6910 SqM
b) UPPER BASEMENT Area	:	4835.1920 SqM
c) Ground Floor Area (F0)	:	4465.0080 SqM
d) First Floor Area (F1)	:	2216.278 SqM
e) Second Floor Area (F2)	:	2012.812 SqM
f) Third Floor Area (F3)	:	2012.812 SqM
g) Fourth Floor Area (F4)	:	2012.812 SqM
h) Fifth Floor Area (F5)	:	2012.812 SqM
i) Sixth Floor Area (F6)	:	2012.812 SqM
j) Seventh Floor Area (F7)	:	2012.812 SqM
k) Eighth Floor Area (F8)	:	2012.812 SqM
l) Ninth Floor Area (F9)	:	2012.812 SqM
m) Tenth Floor Area (F10)	:	2012.812 SqM
n) Eleventh Floor Area (F11)	:	2012.812 SqM
o) Twelfth Floor Area (F12)	:	2012.812 SqM
p) Thirteenth Floor Area (F13)	:	2012.812 SqM
q) Fourteenth Floor Area (F14)	:	2012.812 SqM
r) Fifteenth Floor Area (F15)	:	2012.812 SqM
s) Sixteenth Floor Area (F16)	:	2012.812 SqM
t) Seventeenth Floor Area (F17)	:	2012.812 SqM
u) Eighteenth Floor Area (F18)	:	1509.609 SqM
v) Nineteenth Floor Area (F19)	:	1006.406 SqM
w) Twenty Floor Area (F20)	:	1006.406 SqM
x) Twenty One Floor Area (F21)	:	1006.406 SqM
y) Twenty Two Floor Area (F22)	:	1006.406 SqM
z) Twenty Three Floor Area (F23)	:	1006.406 SqM
z') Twenty Four Floor Area (F24)	:	699.565 SqM

Amenity Block Near entrance	:	122.170 SqM
Total built up area (with car parking)		=57792.575 SqM
Parking area in Lower Basement (196x35)	:	6860 SqM.
Parking area in Upper Basement (130x35)	:	4550 SqM.
Parking area in Ground (38x25)	:	950 SqM.
Parking area in Ground actual parking area)		
		181.1 SqM.
Total Parking area	:	12541.1 Sq.M
Exemption on electrical room	:	278.47 Sq.M
Exemption on driver's toilet	:	15.00 Sq.M

Total FAR Area (without Parking and with exemption) : =57792.575-12541.1-278.47-15 =44957.27 Sq.M

Proposed F.A.R. = 44957.27/19995.56 = 2.248

	C.B AREA (SQ.M)	NO OF SUCH FLATS	TOTAL
C.B area in flat-1	2.218	82	181.9
C.B area in flat-2	1.561	79	123.3
C.B area in flat-3	1.575	80	126.0
C.B area in flat-4	1.561	81	126.4
C.B area in flat-5	2.535	80	202.8
C.B area in flat-6	1.561	81	126.4
C.B area in 1BHK FLAT		2	1.635
TOTAL		485	888.5

% AREA FOR CB= 1.985<3%

TOTAL GREEN OPEN SPACE =3460.9 sq.m

CAR PARKING CALCULATION

SBU Flat-1(3BHK)	126.765 SqM.	
no of such flats	82	Cars=82
SBU Flat-2(2BHK)	87.145 SqM.	
no of such flats	79	Cars=39.5
SBU Flat-3(2BHK)	86.925 SqM.	
no of such flats	80	Cars=40
SBU Flat-4(2BHK)	88.978 SqM.	
no of such flats	81	Cars=40.5
SBU Flat-5(3BHK)	130.830 SqM.	
no of such flats	80	Cars=80
SBU Flat-6(3BHK)	107.455 SqM.	
no of such flats	81	Cars=81
SBU 1BHK Flat	71.936 SqM.	
no of such flats	1	Cars=0.5
SBU 1.5BHK	66.645 SqM.	
no of such flats	1	Cars=0.5
Total cars req		364 CARS

Provided Cars

LOWER Basement (covered)	: 196 nos	+15 CARS (TAKEN IN FAR)
UPPER Basement (covered)	: 130 nos	+5 CARS (TAKEN IN FAR)
Ground (covered)+1100 mm	: 38 nos	+30 CARS (TAKEN IN FAR)
Ground (covered)+150mm	: 11 nos	
Ground (open)	: 123 nos	
Total cars provided	: 498 nos	+50 CARS (TAKEN IN FAR)

2 Wheelers: GROUND-12, UPPER BASEMENT -16, LOWER basement -23, total -51

Total covered cars =375+50=425
Total open cars =123

RISHINOX BUILDWELL LLP
Constituted Attorney
Mr. BISWAJIT BHATTACHARJEE (?) Constituted Attorney for Rishinox Buildwell LLP
NAME & SIGNATURE OF OWNER

Certificate of Architect :

I certify that all the Architectural Drawings of the project at New Town,Kalikapur have been prepared by me complying with the New Town Kolkata building Rules 2014. 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 the provision 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

VIRENDRA KUMAR CHADHA
ARCHITECT
M.I.I.A
ARCH-11/DO/00017

VIRENDRA KUMAR CHADHA
NAME & 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 these rules and the regulations made under the Act) and also considering all possible loads , seismic load and the moments generated by the proposed structure as per the Bereau of Indian Standard and National Building Code of India and certify that it is safe and stable in all respect and these provisions shall be adhered to during the construction

SUMITA DEY
M.C.E, M.I.E
Reg. No. STR/NKDA/19/000054
NAME & SIGNATURE OF STRUCTURAL ENGINEER

DHIREN CHANDRA PAL
NAME & SIGNATURE OF STRUCTURAL REVIEWER

Declaration 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 so that foundation is extended upto appropriate depth that has been proposed in the Geo-technical report.

JISHNU PAL
NAME & SIGNATURE OF GEO-TECHNICAL ENGINEER

Drawing Title	MASTER PLAN , STP PLAN, UGR PLAN , RECHARGE WELL PLAN
Drawn :	Date :
Checked :	Scale : 1:300

THE DESIGN CELL
ARCHITECT,ENGINEERS,INTERIOR DESIGNERS
2A COOPER STREET
KOLKATA -700 026

DRG NO : CORP/ARCH/1A

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Master Plan, STP Plan, UGR Plan, Recharge Well Plan

ARCHITECT: Virendra Kumar Chatterjee	Enrollment No: ARCH-HIDCO/09/00017
CIVIL/STRUCTURAL ENGINEER: SUMITA DEY	Enrollment No: STER/NKDA/10/00054
GEO-TECHNICAL ENGINEER: JISHNU PAL	Enrollment No: GTER/NKDA/10/0043
TOWN PLANNER/URBAN DESIGNER:	Enrollment No:
STRUCTURAL REVIEWER: DHIREN CHANDRA PAL	Enrollment No: STRV/NKDA/15/00010

Note: This NOC has been issued on the basis of documents submitted by the applicant and forwarded by the Addl. Executive Officer, North 24 Parganas Zilla Parishad. If there was material misrepresentation of fact or fraudulent act or any act of suppression of fact in connection with the above project including the concerned land, plans, drawings, design etc., then, this NOC shall stand cancel.

STRUCTURAL DRAWINGS, STRUCTURAL DESIGN CALCULATIONS & SOIL TEST REPORT 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. 1590 (3)/NKDA/BPS-04(35)/2014

Date: 13/3/19

Building Particulars: Proposed 2B+G+24 (Tower 1&2), 2B+G+18 (Tower-3) 2B+G+17 (Tower-4) Residential Building at Mauza Kalikapur, JL. No-40, North 24 Pgs

Note :- The proposal is recommended for approval subject to submission of Environmental Clearance.

Sayanti Majumder
Assistant Architect
New Town Kolkata Development Authority

S. Chatterjee
SUKRIT CHATTERJEE
Chief Architect
New Town Kolkata Development Authority

SANCTIONED & APPROVED

Executive Officer
Rajarhat Panchayat Samity