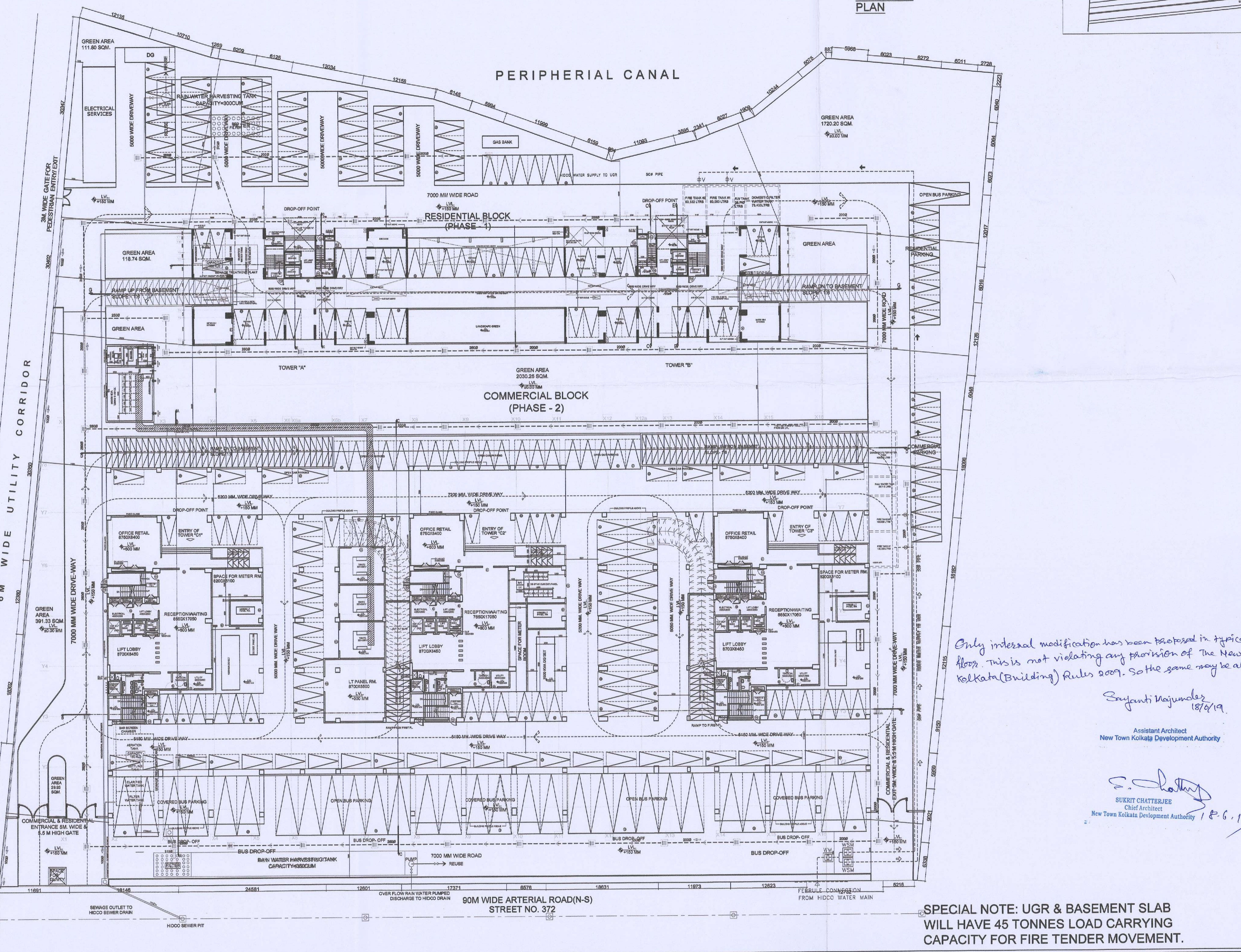
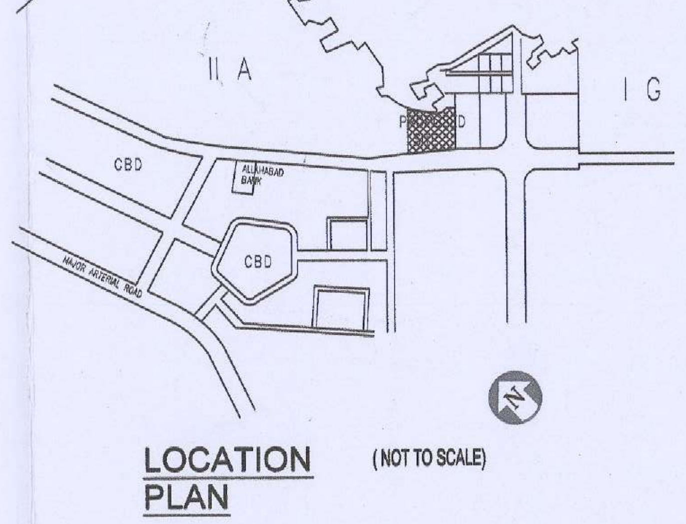
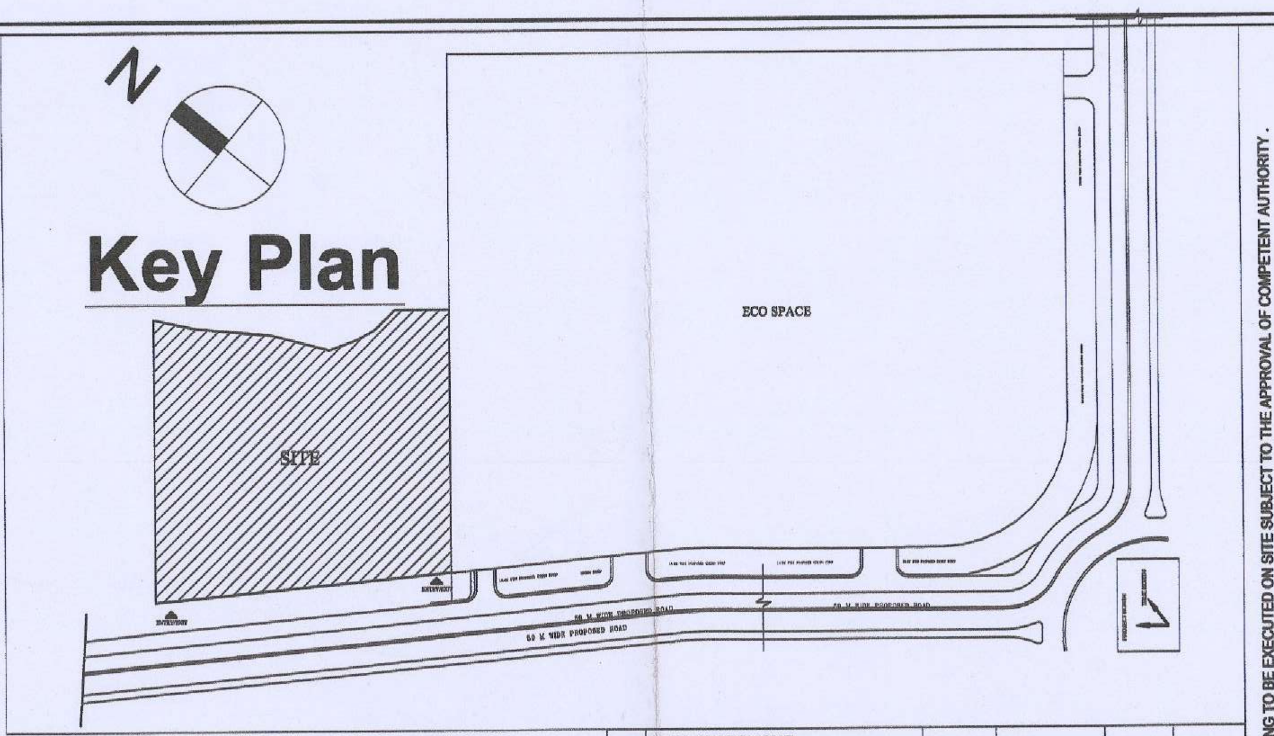


SITE PLAN
1:300



LOCATION PLAN (NOT TO SCALE)



Key Plan

Only internal modification has been proposed in typical floor. This is not violating any provision of the New Town Kolkata (Building) Rules 2009. So the same may be allowed.

Sayanti Majumder 18/6/19.

Assistant Architect
New Town Kolkata Development Authority

SUKRIT CHATTERJEE
Chief Architect
New Town Kolkata Development Authority 18.6.19

SPECIAL NOTE: UGR & BASEMENT SLAB WILL HAVE 45 TONNES LOAD CARRYING CAPACITY FOR FIRE TENDER MOVEMENT.

	AREA STATEMENT			SQM
A	PLOT AREA			20224.9
B	PERMISSIBLE FAR		2.5	
B.1	EXTRA FOR IT PROJECT	15%	2.875	
C	PERMISSIBLE G.COV		40%	8090
D	PERMISSIBLE HT OF BUILDING			
E	PERMISSIBLE BUA			58147
F	REQUIRED GREEN AREA (As per NKDA)		8%	1618
	PROVIDED GREEN AREA		20.4%	4124
G	PROPOSED G.COV		40.0%	8089.12
H	PROPOSED HT OF BUILDING (Mts)		48.25	
I	PROPOSED NET BUA (with staircase exemption)			78612
J	PROPOSED FAR		2.73	55220

PHASE 1

K	AREA BREAKUP (RESIDENTIAL)	LVLS(MM)	FLOOR HT(MM)	SQM
	(TOWER A & B)			
1	BASEMENT FLOOR	-3500	3650	1500.23
a	SERVICE			342.8
b	PARKING			1097.2
c	PRINCIPAL			120.2
2	GROUND FLOOR	600	3500	1236.2
a	SERVICE			115.8
b	PARKING			1031.7
c	PRINCIPAL			88.7
3	FIRST FLOOR	3650	3050	1050.6
4	SECOND FLOOR	6700	3050	1051.3
5	THIRD FLOOR	9750	3050	1051.3
6	FOURTH FLOOR	12800	3050	1051.3
7	FIFTH FLOOR	15850	3050	1051.3
8	SIXTH FLOOR	18900	3050	1051.3
9	SEVENTH FLOOR	21950	3050	1051.3
10	EIGHTH FLOOR	25000	3050	1051.3
11	NINTH FLOOR	28050	3050	1051.3
12	TENTH FLOOR	31100	3050	1051.3
13	ELEVENTH FLOOR	34150	3050	1051.3
14	TWELFTH FLOOR	37200	3050	1051.3
15	THIRTEENTH FLOOR	40250	3050	1051.3
16	TERRACE LVL	43300		
	TOTAL			16402.7
L	PARKING CALCULATION			
	(TOTAL FLOOR AREA - PARKING AREA - SERVICES)/100=			
	(16402.7-2068.97-458.6)/100x1 = 13875/100		139	
M	REQUIRED PARKING			
	CAR PARK		139	
N	PROPOSED CAR PARKING CAR	total 139	covered 82	open 57
O	EXEMPTION PARKING		NO	
1	BASEMENT			
	CAR @ 30 SQM		40	1200
2	GROUND FLOOR			
	CAR @ 25 SQM		42	1050
				2250 SQM
P	EXEMPTION OF SERVICE AREAS			458.6 SQM
Q	BUILT UP AREA FOR FAR			13875.04 SQM

PHASE 2

R	AREA BREAKUP (COMMERCIAL)	LVLS(MM)	FLOOR HT(MM)	sqm
	(TOWER - C1/C2/C3)			
1	BASEMENT FLOOR	-5150	5500	8294.6
a	SERVICE			773.4
b	PARKING			7195.1
c	PRINCIPAL			326.1
2	GROUND FLOOR	600	4750	5453.5
a	SERVICE			851.5
b	PARKING			3020.8
c	PRINCIPAL			1581.2
3	FIRST FLOOR	4750	3250	4442.3
a	PARKING			3959.2
b	PRINCIPAL			483.1
4	SECOND FLOOR	8000	3250	5371.6
a	PARKING			4853.5
b	PRINCIPAL			518.1
5	THIRD FLOOR	11250	5000	3339.1
6	FOURTH FLOOR	16250	4000	4355.4
7	FIFTH FLOOR	20250	4000	4355.4
8	SIXTH FLOOR	24250	4000	4482.6
9	SEVENTH FLOOR	28250	4000	4355.4
10	EIGHTH FLOOR	32250	4000	4355.4
11	NINTH FLOOR	36250	4000	4355.4
12	TENTH FLOOR	40250	4000	4482.6
13	ELEVENTH FLOOR	44250	4000	4355.4
14	TERRACE LVL	48250		
15	TOTAL			61998.36
S	PARKING CALCULATION			
	(TOTAL FLOOR AREA - PARKING AREA - SERVICES)/100x 1.5=			
	(61998.36 - 19028.06 - 1624.9)/100x1.5 = 41345/100x1.5		620	
T	REQUIRED PARKING			
	CAR PARK	80%	496	
	LCV PARK	15%	93	
	BUS PARK	5%	31	
U	PROPOSED CAR PARKING CAR	total 498	covered 465	open 33
	LCV	94	94	0
	BUS	31	18	13
V	PARKING AREA CALCULATION (as per CODES)		NO	
1	BASEMENT			
	CAR @ 30 SQM		73	2190
	LCV @50 SQM		94	4700
2	GROUND FLOOR			
	CAR @ 25 SQM		100	2500
	BUS @ 60 SQM		18	1080
3	UPPER FLOOR			
	CAR @ 30 SQM		292	8760
				19230 SQM
W	EXEMPTION OF SERVICE AREAS			1624.9 SQM
X	BUILT UP AREA FOR FAR (R15-R1b-R2b-R3a-R4a-W)			41344.88 SQM
Y	ELECTRICAL SUBSTATION	BUA	EXEMPTIONS	FAR AREA
1	RESIDENTIAL	106	106	0
2	COMMERCIAL	104.8	104.8	0
Z	MIXED USE PERCENTAGE	FAR	%	PERMISSIBLE MIX
1	RESIDENTIAL	13875.0	25	25%
2	COMMERCIAL	41345	75	75%

	REQUIRED GREEN AREA (As per EIA)	20%	4045
H.1	MAXIMUM ALLOWABLE HARDSCAPE AREA	25%	5056
H.2	PROVIDED ROAD AREA	14.5%	2928
H.3	PROVIDED SEMI PAVED AREA	20.07%	4058.4
H.4	NET HARDSCAPE AREA	24.51%	4957.2

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SANCTION DRAWINGS

GENERAL NOTES:

1. ALL DIMENSIONS ARE UNFINISHED DIMENSIONS UNLESS OTHERWISE SPECIFIED.
2. ALL DIMENSIONS ARE IN MM.
3. ALL EXTERNAL WALLS ARE 200 THK. & INTERNAL WALLS ARE 125THK
4. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH DETAILS, LARGE SCALE DRAWINGS, STRUCTURAL, ELECTRICAL AND OTHER RELEVANT DRAWINGS.
5. DISCREPANCIES IF ANY SHOULD BE BROUGHT TO THE NOTICE OF THE ARCHITECT BEFORE THE EXECUTION OF WORK.
6. DETAIL DRAWINGS SHALL SUPERSEDE SMALLER SCALE DRAWINGS.
7. CONTRACTOR TO CHECK & VERIFY ALL DIMENSIONS BEFORE EXECUTION OF THE WORK.

DOOR & WINDOW SCHEDULE:

SCHEDULE OF DOORS & WINDOWS:

WINDOWS

MARK	WIDTH	HEIGHT	LINTEL	REMARKS
W1	1800	1500	2450	
W2	1500	1500	2450	
W3	1200	1400	2450	
W4	900	1500	2450	
W5	600	900	2450	
W6	1500	1500	2450	
WS1	850	1500	2450	

DOORS

MARK	WIDTH	HEIGHT	LINTEL	REMARKS
D1	2000	2150	2150	
D2	1800	2150	2150	
D3	1200	2150	2150	
D4	1050	2150	2150	
D5	900	2150	2150	
D6	750	2150	2150	
FCD	1200	2150	2150	
RS1	2000	2450	2450	
RS2	2500	3000	3000	
RS3	3500	3500	3500	

APPLICANT
PARTHA CHAKRAVARTY,
E Mail Id : anindya.pal@ambujaneotia.com
Mob. No. 9007038704
Address : ECOSPACE BUSINESS PARK, PLOT NO> IIF/11, ACTION AREA II, BLOCK 4B, THIRD FLOOR, NEW TOWN, KOLKATA-700156.

Constituted Attorney
of West Bengal Housing Board
Authorized Signatory
of Bengal Ambuja Housing Development Limited

APPLICANT'S SIGNATURE

CERTIFICATE OF ARCHITECT

I CERTIFY THAT ALL THE ARCHITECTURAL DRAWINGS OF THE PROJECT AT PLOT NO-IIF/13, ACTION AREA II, IN NEW TOWN, RAJARHAT, NORTH 24 PGS., W.B. 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 SANCTION AUTHORITY FOR OBTAINING SANCTION.

ARCHITECT
Mr.VIVEK SINGH RATHORE
ACHR/NKDA/10/00064
VIVEK SINGH RATHORE
Registered Architect
Reg. No. CA/2001/28162

ARCHITECT'S SIGNATURE

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 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 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.

STRUCTURAL ENGINEER
Mr.UTPAL SANTRA
STER/NKDA/10/00011

SIGNATURE OF STRUCTURAL ENGINEER

CERTIFICATE OF GEO-TECH ENGINEER

IT IS CERTIFIED THAT THE COMPREHENSIVE GEO 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 UP TO APPROPRIATE DEPTH THAT HAS BEEN PROPOSED IN THE TECHNICAL REPORT.

GEO-TECH ENGINEER
JISHNU PAL,
GTER/NKDA/10/00043
Address : NORTH BAKSARA PALPARA, HOWRAH, OPP. DOLPHIN CLUB P.O- BAKSARA, P.S - JAGACHA, 711110.

SIGNATURE OF GEO-TECHENGINEER

PROJECT:
PROPOSED COMMERCIAL(PRINCIPAL USE) (B+G+11) AND RESIDENCY(B+G+13)
MIXED DEVELOPMENT AT PLOT NO-II F/13 IN NEW TOWN, RAJARHAT, NORTH 24 PGS., W.B.

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11 JUN 2019

ARCHITECTURAL DRAWING

SITE PLAN / KEY PLAN AND LOCATION PLAN

SCALE :	1: 300,NTS
DATE :	15/07/15
DRAWN BY :	SH/MJ
CHECKED BY :	SS/MR
DWG. NO :	MUD/ARCH/S/001.1

N