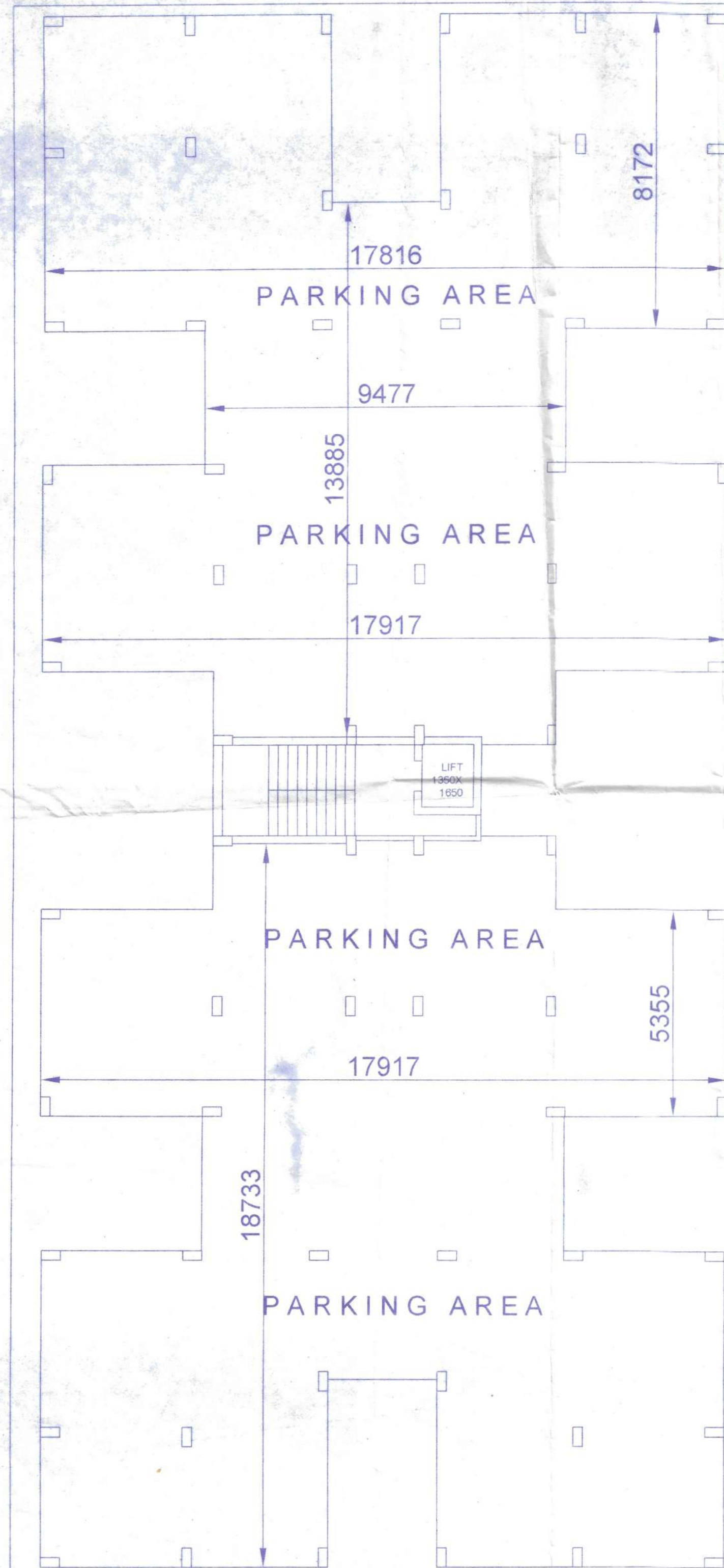




GROUND FLOOR PLAN
BLOCK-A & BLOCK-B

Approval Order No. 2065/P.S.
Date: 29/12/2022
Valid up to: 29/12/2027

Executive Officer
Rajarhat Panchayat Samity
Rajarhat, North 24 Parganas

SANCTIONED & APPROVED

District Engineer
(N) 24 Parganas Zilla Parishad

The structural analysis reports
subject to certificate of architect
office. The clearance is accorded
Str. Engineer, Geo-Tech Engineer.

FUTURE EXTENSION

30 FEET WIDE INTERNAL ROAD

30 FEET WIDE ROAD

BLOCK-B

PHASE 1

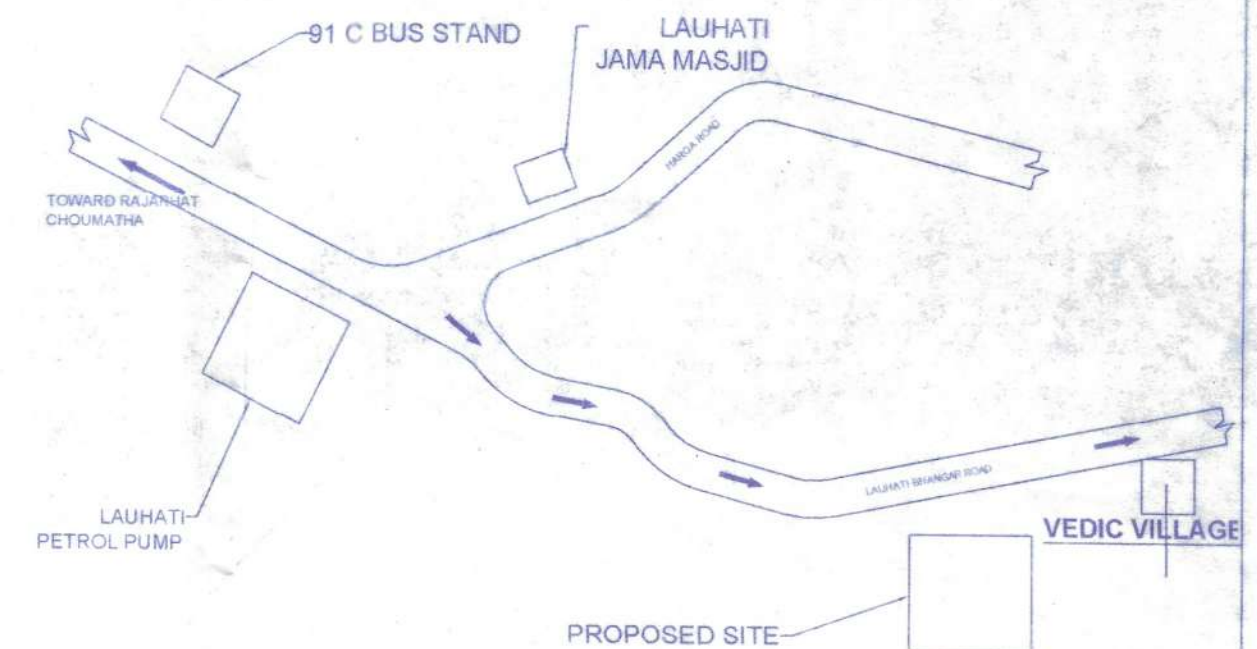
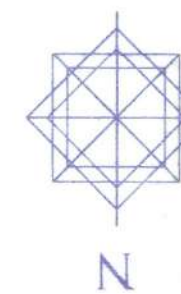
PHASE 2

BLOCK-A

13479 [44'-3"]

12150mm WIDE ROAD
(91 BUS ROAD)

SHEET NO.: -1



LOCATION MAP

PROPOSED G+IV, STORIED RESIDENTIAL BUILDING PLAN FOR PHASE-1 AT
MOUZA - BISHNUPUR, J.L.-44, R.S. DAG NO.- 3839, 3840, 3841, 3842, 3843,
4100, KHATIAN NO.-10968, 12120, 11989, 10967, 10968, 10969, 10970, 10971, 10972, 10973, 10974, 10975, 10976, 10977, 10978, 10979, 10980, 10981, 10982, 10983, 10984, 10985, 10986, 10987, 10988, 10989, 10990, 10991, 10992, 10993, 10994, 10995, 10996, 10997, 10998, 10999, 11000, 11001, 11002, 11003, 11004, 11005, 11006, 11007, 11008, 11009, 11010, 11011, 11012, 11013, 11014, 11015, 11016, 11017, 11018, 11019, 11020, 11021, 11022, 11023, 11024, 11025, 11026, 11027, 11028, 11029, 11030, 11031, 11032, 11033, 11034, 11035, 11036, 11037, 11038, 11039, 11040, 11041, 11042, 11043, 11044, 11045, 11046, 11047, 11048, 11049, 11050, 11051, 11052, 11053, 11054, 11055, 11056, 11057, 11058, 11059, 11060, 11061, 11062, 11063, 11064, 11065, 11066, 11067, 11068, 11069, 11070, 11071, 11072, 11073, 11074, 11075, 11076, 11077, 11078, 11079, 11080, 11081, 11082, 11083, 11084, 11085, 11086, 11087, 11088, 11089, 11090, 11091, 11092, 11093, 11094, 11095, 11096, 11097, 11098, 11099, 11100, 11101, 11102, 11103, 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SANCTIONED & APPROVED

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.

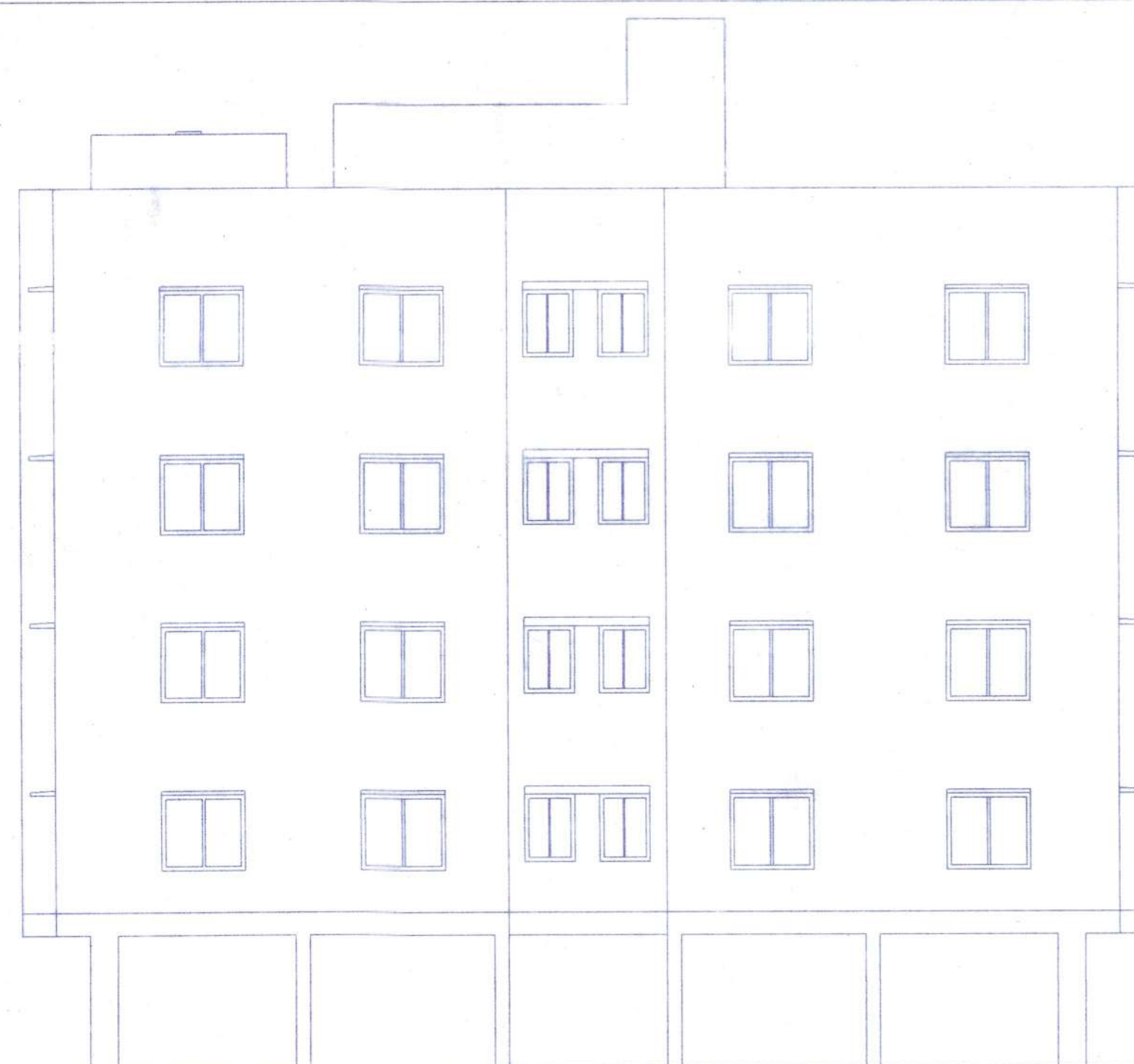
Executive Officer
Rajarhat Panchayat Samity
Rajarhat, North 24 Parganas

District Engineer
(N) 24 Parganas Zilla Parishad

Approval Order No. 2065/RPS.
Date: 28/12/2022
Valid up to 29/12/2023

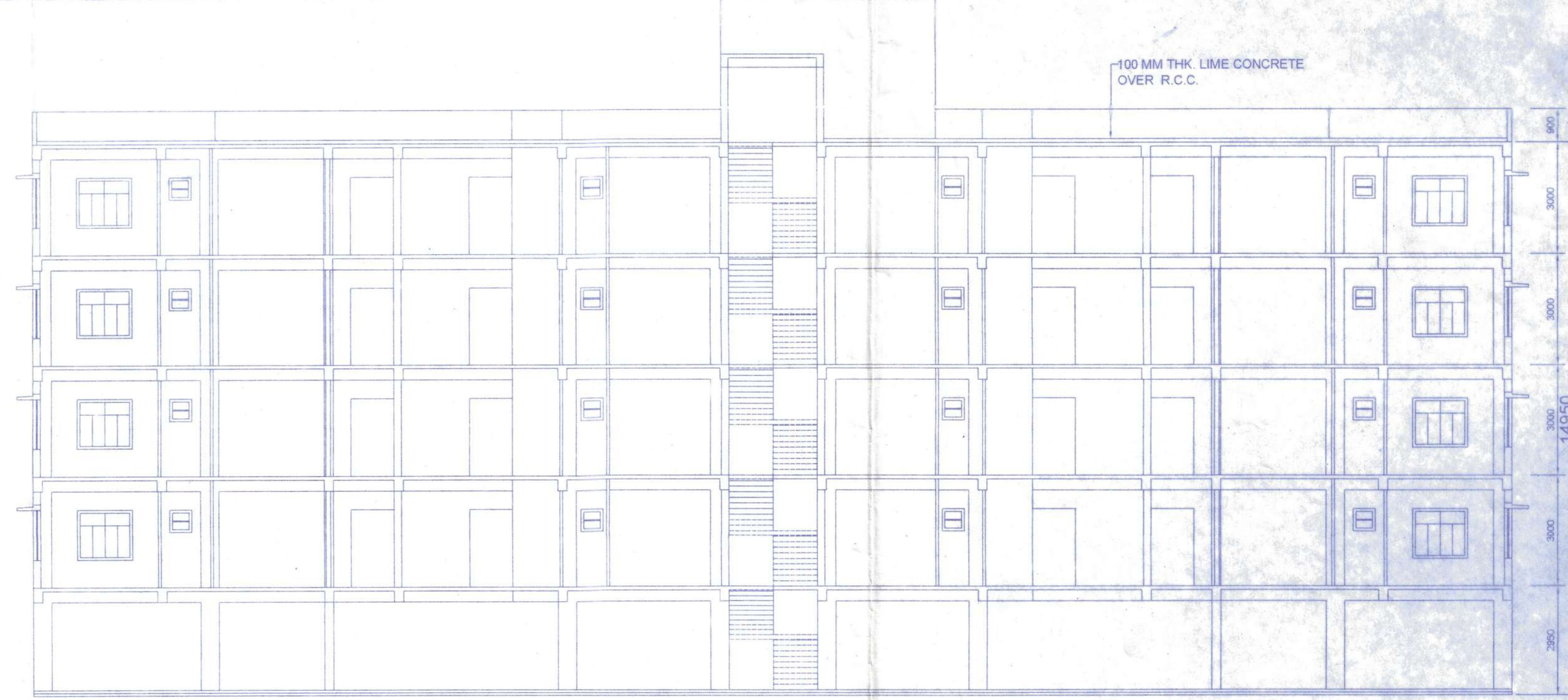
DOOR AND WINDOW SCHEDULE

DOOR MARKED	SIZE (IN MM)	WINDOW MARKED	SIZE (IN MM)
D1	1200 X 2100	W1	1500 X 1350
D2	900 X 2100	W2	900 X 1200
D3	750 X 2100	W3	600 X 600



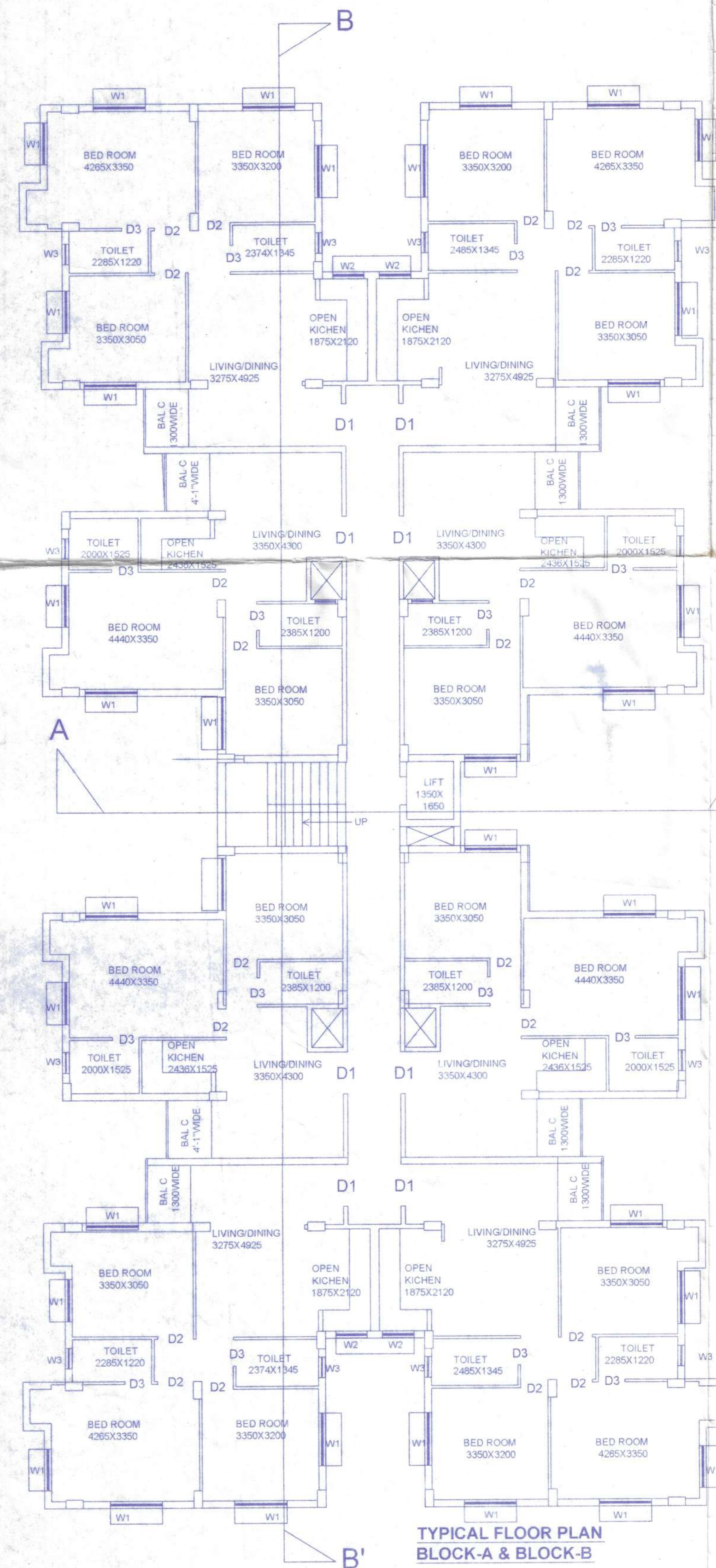
FRONT ELEVATION

SCALE - 1:100

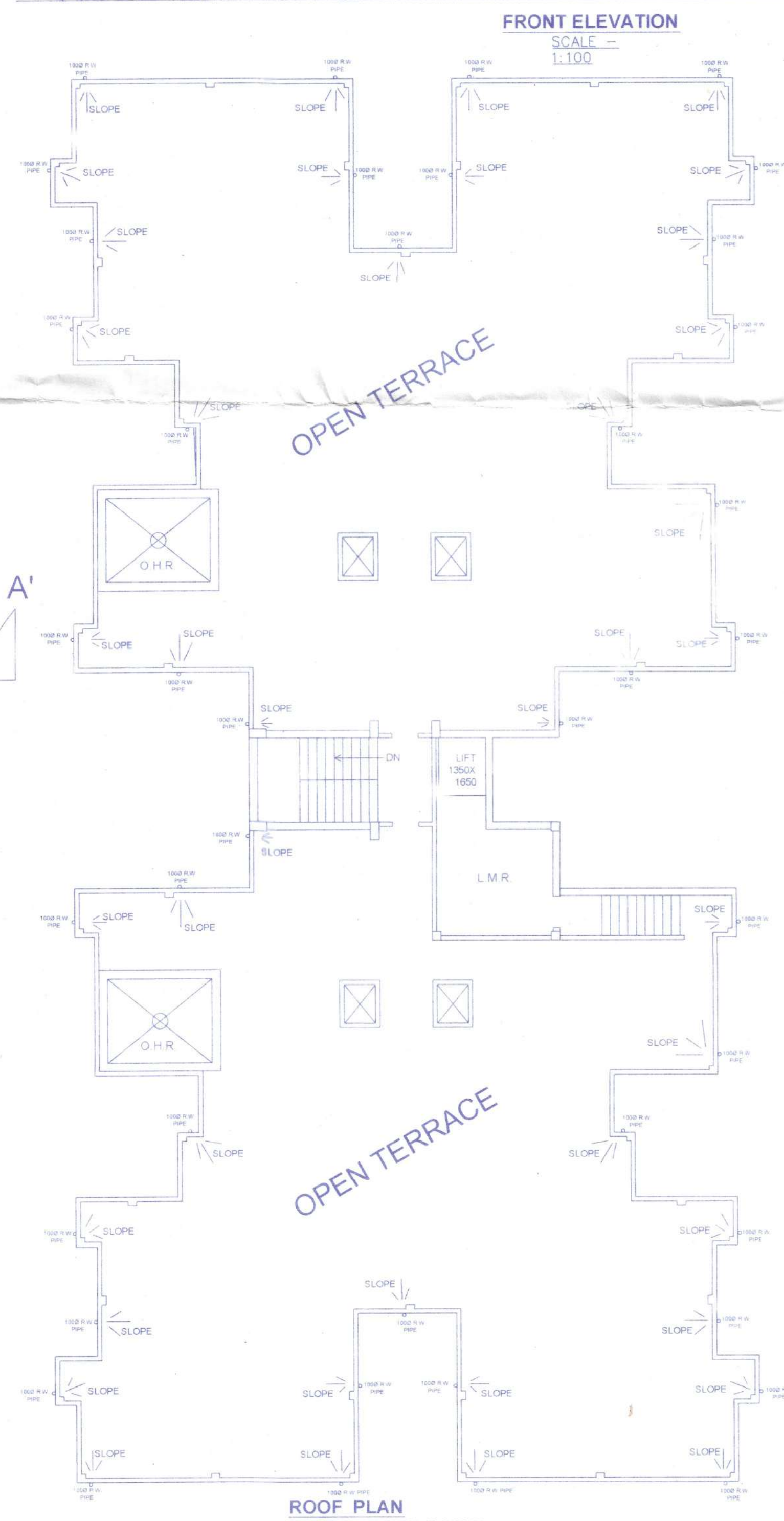


SECTION - B-B'

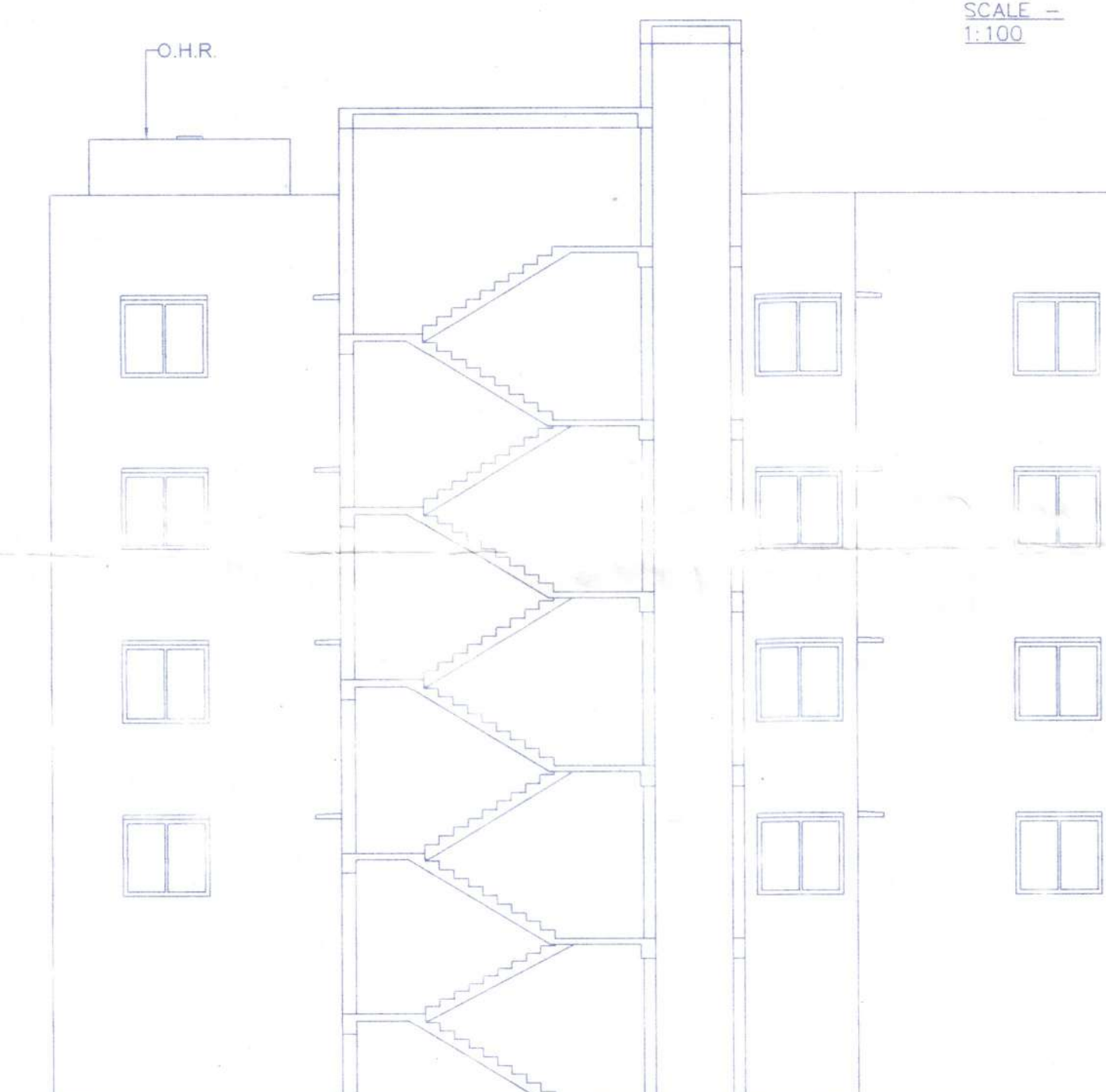
SCALE - 1:100



TYPICAL FLOOR PLAN
BLOCK-A & BLOCK-B

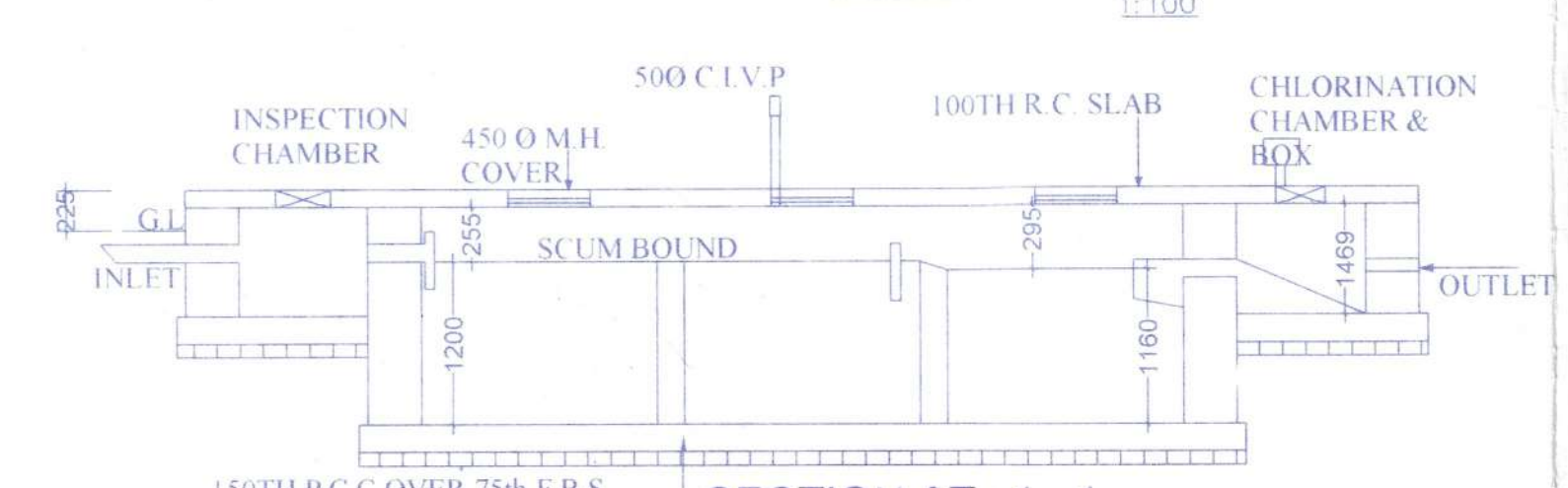


ROOF PLAN
BLOCK-A & BLOCK-B

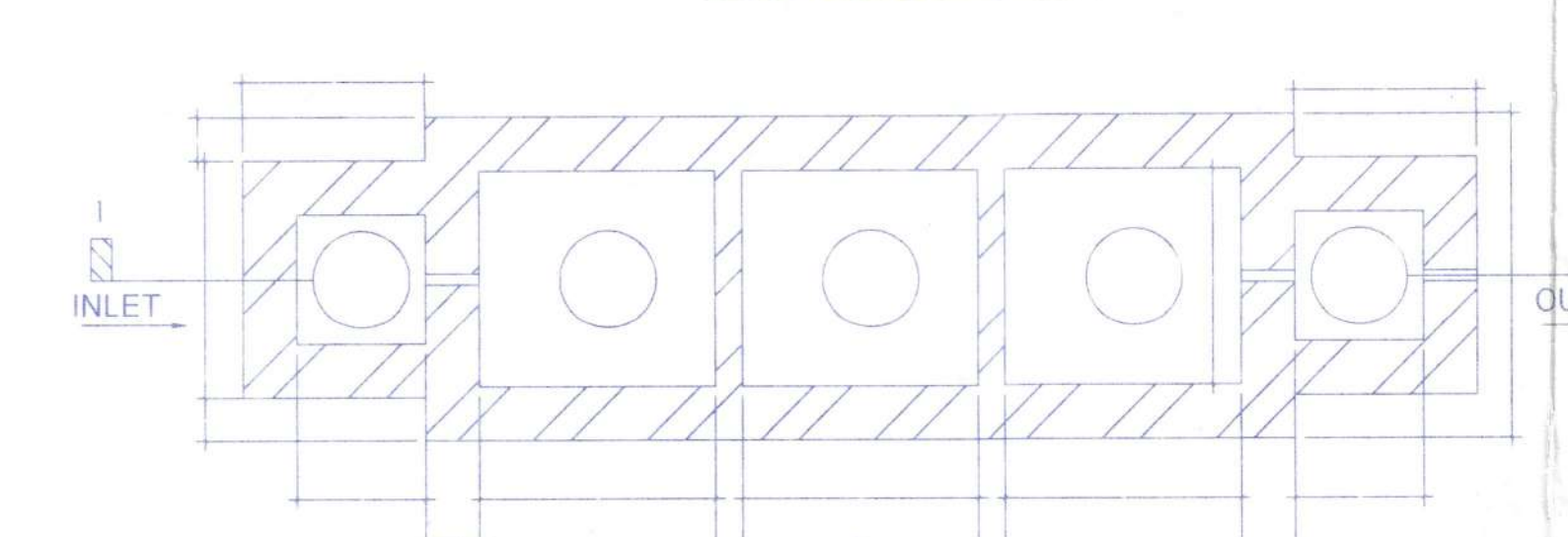


SECTION - A-A'

SCALE - 1:100



SECTION AT 1-1



PLAN
DETAIL OF SEPTIC TANK

SCALE - 1:50

PROPOSED G+IV STORIED RESIDENTIAL BUILDING PLAN FOR
PHASE-1 AT MOUZA - BISHNUPUR, J.L.-44, R.S. DAG NO.- 3839,
3840, 3841, 3842, 3843, 4100, KHATIAN NO.-10968, 12120, 11989,
10967, R.S. NO.-126 DIST - 24 PGNS(N), P.S. -
RAJARHAT UNDER CHANDPURGRAM PANCHAYET.

NAME OF THE OWNER NAME OF THE DEVELOPER

1. WITHAL SERVICES PVT LTD
2. NEGUS SERVICES PVT LTD
3. MANOJ KUMAR BUDHIYA

NITU DEVELOPERS PVT. LTD

AREA STATEMENT

AREA OF LAND (AS PER DEED) = 2617.93 SQ.M
= 39K- 2CH -9Sft.
TOTAL GROUND FLOOR AREA(BL-A+BL-B) = 1145.64 SQM
BLOCK-A = 572.82 SQ.M.
BLOCK-B = 572.82 SQ.M.
TOTAL TYPICAL FLOOR AREA (BL-A+BL-B) = 1218.64 SQM/ FLOOR
BLOCK-A = 609.32 SQ.M.
BLOCK-B = 609.32 SQ.M.
TOTAL BUILT UP AREA = 6020.20 SQ.M.

TOTAL CAR PARKING AREA = 1109.48 SQ.M.
TOTAL STAIR LIFT & PASSAGE = 425.104 SQ.M.
PERMISSIBLE F.A.R = 2.25
PROPOSED F.A.R = 1.71
LEFT OPEN AREA = 1472.29 SQ.M.

CERTIFICATE OF OWNER :

CERTIFIED THAT I HAVE GONE THROUGH THE BUILDING
RULES FOR THE NEW TOWN KOLKATA PLANNING AREA
(BUILDING RULES, 2014) AND ALSO UNDERTAKE TO ABIDE
BY THOSE RULES DURING AND AFTER CONSTRUCTION OF
THE BUILDING.

NITU DEVELOPERS PVT LTD.
Signature of Director

SIGNATURE OF OWNER :

CERTIFICATE OF ARCHITECT/LBS :

CERTIFIED THAT THE PLAN HAS BEEN DESIGNED AND
DRAWN UP STRICTLY ACCORDING TO THE BUILDING
RULES FOR THE NEW TOWN KOLKATA PLANNING AREA
(BUILDING RULES, 2014). CERTIFIED THAT THE
FOUNDATION AND SUPER STRUCTURE OF BUILDING
HAVE BEEN SO DESIGNED BY ME WILL MAKE
FOUNDATION AND SUPER STRUCTURE SAFE IN ALL
RESPECT INCLUDING THE BEARING CAPACITY AND
SETTLEMENT OF SOIL. I HAVE PERSONALLY VERIFIED
THE SITE AND FOUND IT IS BUILDABLE. IT IS NOT A
TANK OR FILLED UP TANK, HENCE OK.

Sumita Biswas.
SUSMITA BISWAS
LBS/1/1617
KOLKATA MUNICIPAL CORPORATION

SIGNATURE OF ARCHITECT/LBS



N

SHEET NO.: -2