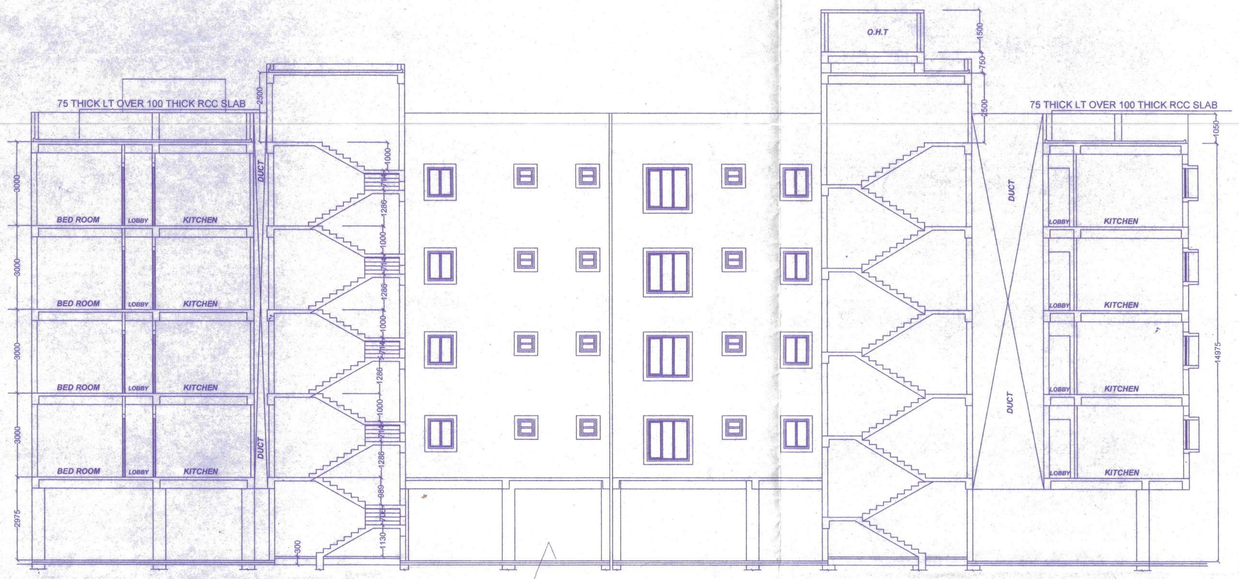
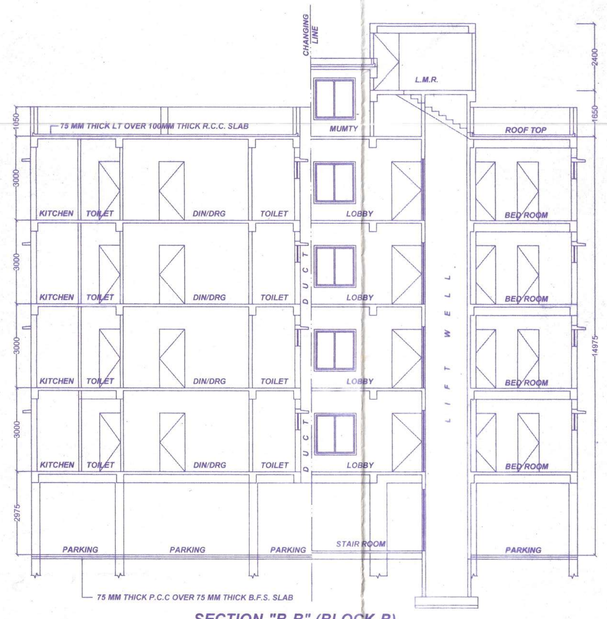
PROPOSED G+4 STORIED RESIDENTIAL BUILDING PLAN OF VINAYAK REALTECH PROPERTIES LLP, SITUATED AT MOUZA: KALIKAPUR, JL NO: 40, RS/LR DAG NOS: 699,700,701,702, LR KHATIAN NOS: 1305,1306,1307,158,544, POLICE STATION: RAJARHAT, DISTRICT: NORTH 24 PGS. UNDER PATHARGHATA GRAM PANCHAYET.



SECTION-"A-A" (BLOCK-A)
SCALE–1:100

25 THICK FLOOR FINISH OVER 75 THICK PCC OVER 75 THICK SBFS

SECTION-"A-A" (BLOCK-B)
SCALE–1:100



SECTION-"B-B" (BLOCK-B)
SCALE–1:100

ELEVATION (BLOCK-A)
SCALE–1:100

The structural analysis reports & soil reports are kept for reference in this office. The clearence is accorded subject to certificate of architect, Str. Engineer, Geo.-Tech Engineer.

District Engineer
(N) 24 Parganas Zilla Parishad

SANCTIONED & APPROVED

Executive Officer
Rajarhat Panchayat Samity
Rajarhat, North 24 Parganas

AREA OF LAND:
31.75 DECIMAL OR 19 K- 03 CH - 14 SFT OR 1284.76 SQM.
(AS PER DEED AND MEASURE)

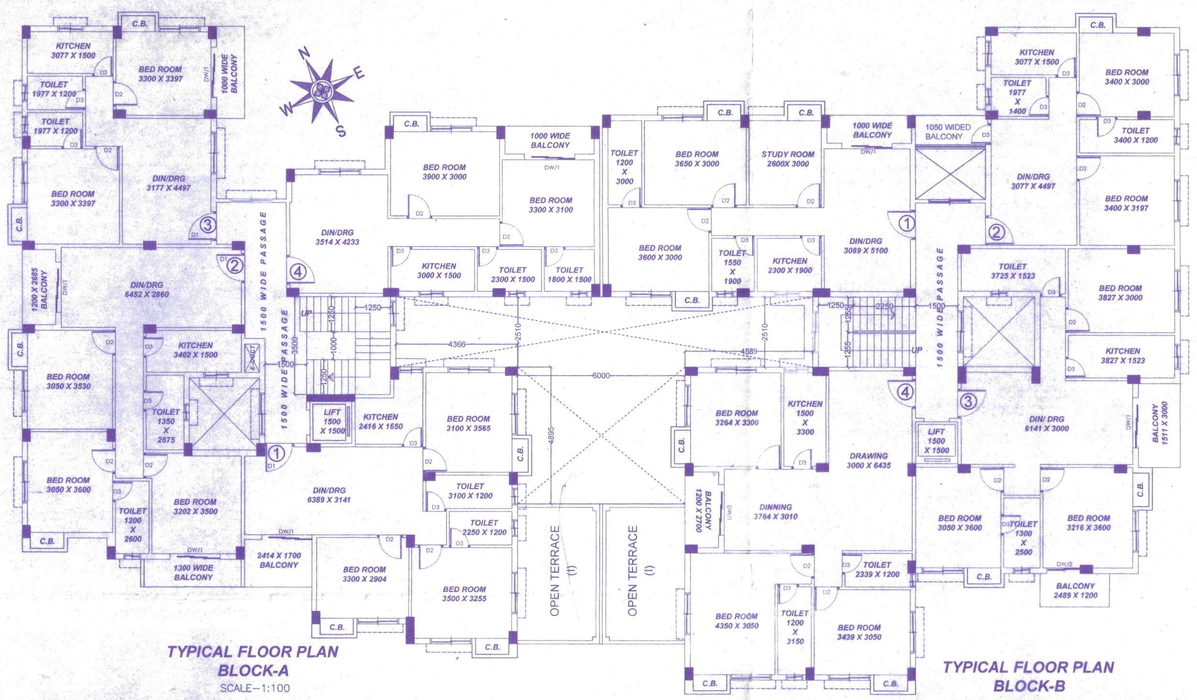
PERMISSIBLE F.A.R= 2.25 (2890.71 SQM)
PROPOSED F.A.R= 2.06 (2650.339 SQM)

1) COVERED AREA OF GROUND FLOOR: 642.171 SQM
(BLOCK-A= 323.314 SQM + BLOCK-B= 318.857 SQM,)
2) COVERED AREA OF TYPICAL FLOOR= 651.137 SQM
(BLOCK-A= 315.203 SQM + BLOCK-B= 335.934 SQM,)
3) LEFT OPEN AREA : 642.579 SQM
4) REQUIRED CAR PARKING : 16 NOS
5) PROPOSED CAR PARKING : 29 NOS
6) AREA OF CUP BOARD : 17.725 SQM. (2.72 %)

TENEMENT AREA :

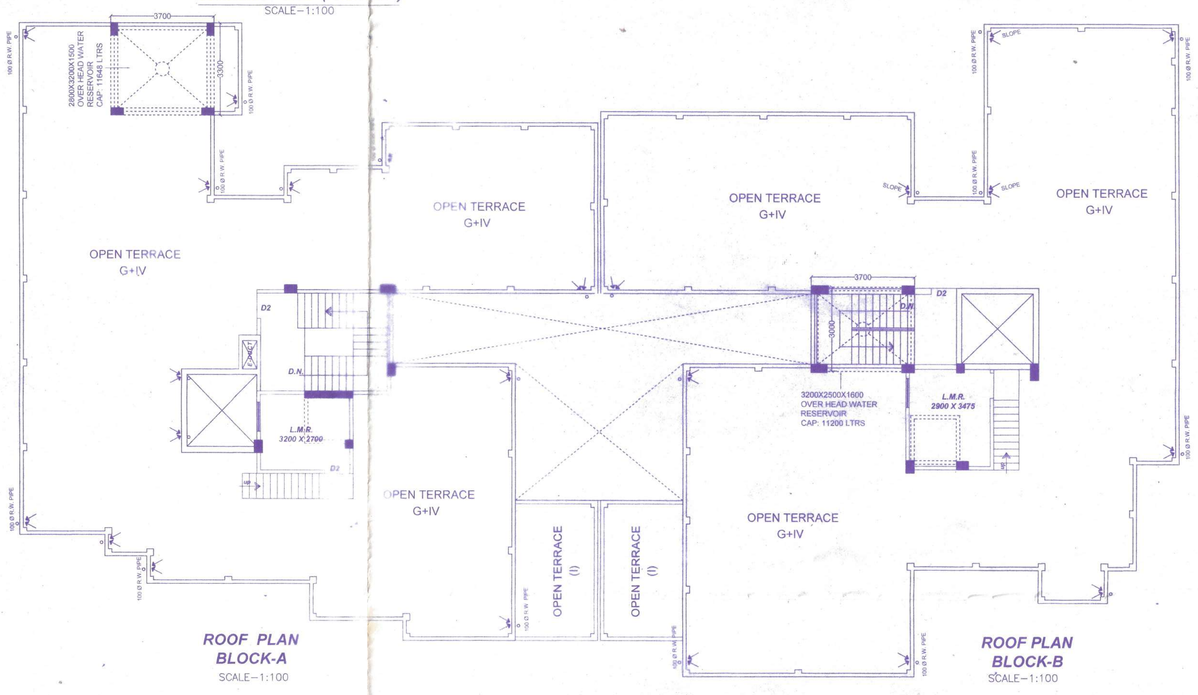
GROUND FLOOR:-
BLOCK-A: SHOP-1= 12.139 SQM,SHOP-2= 12.888 SQM,SHOP-3= 10.852 SQM, SHOP-4= 18.90 SQM, SHOP-5= 22.063 SQM, SHOP-6= 15.138 SQM, ELECTRCAL ROOM= 9.53 SQM. SERVIC TOILET = 6.22 SQM. OFFICE ROOM =9.30 SQM
BLOCK- B: SHOP-7= 15.452 SQM.

TYPICAL FLOOR:-
BLOCK-A: 1= 80.41 SQM, 2= 88.16 SQM, 3=59.59 SQM, 4=63.82 SQM,
BLOCK- B: 1= 75.23 SQM, 2=58.56 SQM, 3= 91.27 SQM, 4= 95.02 SQM,



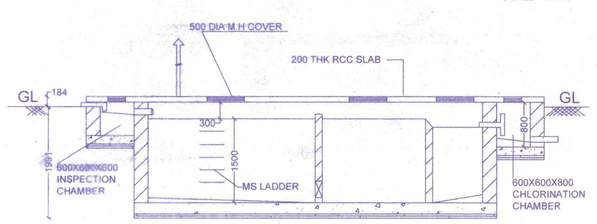
TYPICAL FLOOR PLAN BLOCK-A
SCALE–1:100

TYPICAL FLOOR PLAN BLOCK-B
SCALE–1:100

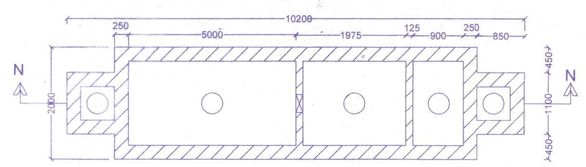


ROOF PLAN BLOCK-A
SCALE–1:100

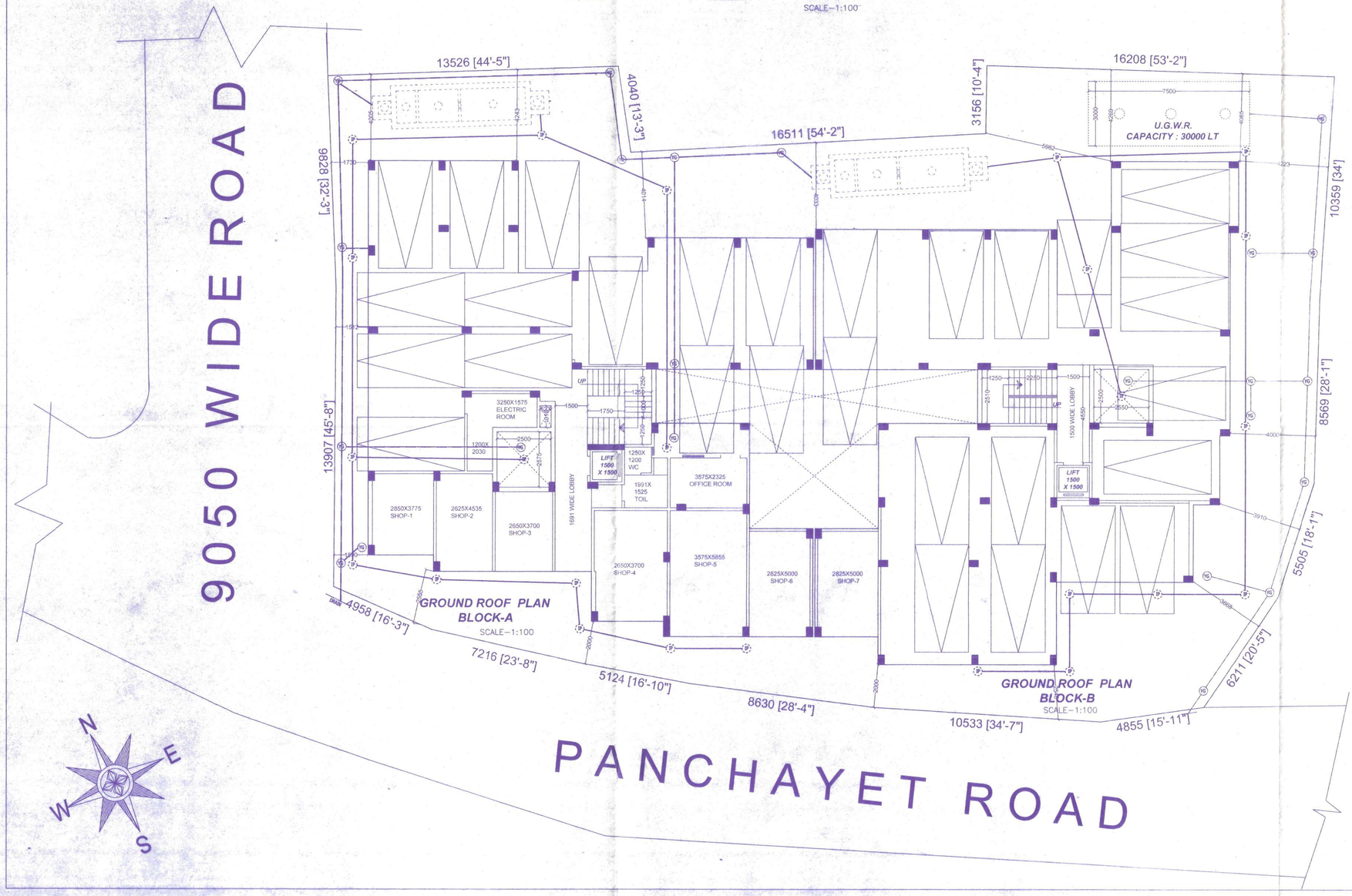
ROOF PLAN BLOCK-B
SCALE–1:100



SECTION ON-"N-N"
SCALE: 1:50

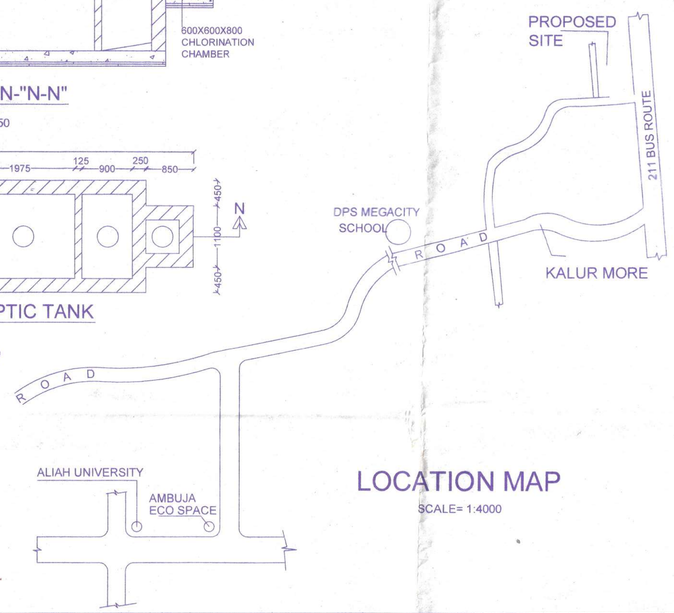


DETAILS OF SEPTIC TANK
150 USERS
SCALE = 1 : 50



GROUND ROOF PLAN BLOCK-A
SCALE–1:100

GROUND ROOF PLAN BLOCK-B
SCALE–1:100



LOCATION MAP
SCALE= 1:4000

Approval Order No. 1965/RPS
Date 23/11/2023
Valid up to 28/11/2028

VERIFIED
Dipesh Majumdar
Dr. Dipesh Majumdar
BE, ME (Structure), PhD
Assistant Professor
Department of Construction Engineering
Jadavpur University

CERTIFICATE OF ARCHITECT:

I certify that all the Architectural Drawing of the project at Dag Nos.699,700,701,702,L.R. Khatian Nos: 1305,1306,1307,144 & 544 of Mouza Kalikapur,J.L. No. 40 have been prepared by me complying with the New Town Kolkata Planning Area (Building) Rules, 2014. I also certify that the plans and drawings prepared by me complying with all the provisions regarding the Fire Protection as per the prevailing National Building Code of India. I shall be held responsible if any incorrect information if furnished by me or any violation of provisions of these rules or the prevailing National Building Code is found in any of the drawing and documents, singed by me and submitted to the Sanctioning Authority for obtaining sanction.

ARGHYA GOURAV CHATTERJEE
(ACH/INKDA/10/2223)
(CA/2013/60586)

ANIRUDHYA DAS
Registered Architect
Reg. No.: CA / 2021 / 138177

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 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 respect and these provisions shall be adhered to during the construction.

ABHISHEK SARKAR
B.E.(CIVIL), M.E.(STRUC.)
AMIE, P. Engg. (INDIA)
E.S.E. No-737(I), K.M.C.

SIGNATURE OF ENGINEER

CERTIFICATE OF GEO-TECHNICAL ENGINEER:

This is to certify that the soil test has been performed by me to this project.

Shyam Sundar Kundu
M.Tech (Geotech. Engg.)
Executive Technical Engineer
Kalyani Municipal Corporation
Circle-II, Reg. No. 11113

SIGNATURE OF GEO-TECHNICAL ENGINEER

CERTIFICATE OF OWNER:

Certified that i have gone through the national building code of india and also abide by those rules during and after construction of the building.

VINAYAK REALTECH PROPERTIES LLP
Partner

SIGNATURE OF OWNERS

F.A.R CALCULATION

TOTAL LAND AREA	= 1284.76 SQM			
TOTAL COVERED AREA	= { 642.171 + (651.137X4) } SQM = 3246.719 SQM			
EXAMPTED AREA =	FOR STAIR AND LOBBY (Rules : 27/a)	LIFT AND LIFT LOBBY (Rules : 27/b)	SERVICE AREA (Rules : 27/m)	CAR PARKING CALCULATION
	BLOCK-A+ BLOCK-B = (14.87 SQM+ 11.92 SQM) X5 = 133.95 SQM	BLOCK-A+ BLOCK-B = (2 NOSX5) X 3 SQM = 30 SQM	BLOCK-A+ BLOCK-B = (ELECTRCAL ROOM= 14.78 SQM., SERVICE TOILET = 6.22 SQM. CARETAKER ROOM = 11.43 SQM.) = 32.43 SQM	TOTAL CARPET AREA OF COMMERCIAL SPACE = 115.10 SQM. REQUIRED PARKING -3 NOS TEMEMENT SIZE : (50-75) SQM = 12 NOS. (75-100) SQM = 20 NOS REQUIRED PARKING -13 NOS TOTAL REQUIRED PARKING -16 NOS SO EXAMPTED AREA = 16X25 = 400 SQM
PROPOSED F.A.R. =	3246.719 SQM -(133.95 + 30 +32.43 +400) SQM =2650.339 SQM / 1284.76 SQM (TOTAL LAND AREA) = 2.06			

BLOCK - A

MKD.	CARPET AREA (SQ.M.)	BALCONY AREA (SQ.M.)	COVER AREA (SQ.M.)	PROPORTIONATE STAIR &LOBBY (SQ.M)	ACTUAL TENEMENT AREA (SQ.M.)
GROUND FLOOR					
SHOP-1	10.40	--	12.139	--	12.139
SHOP-2	11.58	--	12.888	--	12.888
SHOP-3	9.47	--	10.852	--	10.852
SHOP-4	17.03	--	18.90	--	18.90
SHOP-5	20.48	--	22.063	--	22.063
SHOP-6	13.49	--	15.138	--	15.138
1ST TO 4TH FLOOR					
FLAT-1	69.24	4.10	80.41	7.49	85.51
FLAT-2	73.09	7.74	88.16	8.20	93.33
FLAT-3	51.35	3.30	59.59	5.55	63.09
FLAT-4	54.12	3.20	03.82	5.94	69.13

BLOCK - B

MKD.	CARPET AREA (SQ.M.)	BALCONY AREA (SQ.M.)	COVER AREA (SQ.M.)	PROPORTIONATE STAIR &LOBBY (SQ.M)	ACTUAL TENEMENT AREA (SQ.M.)
GROUND FLOOR					
SHOP-7	13.49	--	15.452	--	15.452
1ST TO 4TH FLOOR					
FLAT-1	65.90	3.19	75.23	5.48	80.71
FLAT-2	50.66	0.00	58.56	4.27	62.83
FLAT-3	78.17	6.62	91.27	6.65	97.92
FLAT-4	84.35	3.25	95.02	6.93	101.95

DOOR WINDOW SCHEDULE:

DOORS MKD	WIDTH	HEIGHT	WINDOWS MKD	WIDTH	HEIGHT
D	1050	2100	W1	1500	1200
D1	900	2100	W2	1200	1200
D2	750	2100	W3	600	600
D4	1200	2100	W4	1200	1200
D5	1500	2100			
D6	2000	2100			

NOTE:
1) ALL OUTER WALLS ARE 200 MM TH
2) ALL FLAT PARTITION WALLS ARE 125 MM TH
3) ALL INNER PARTITION WALLS ARE 100 MMTH
4) GRADE OF CONCRETE:- M20
5) GRADE OF STEEL:- FE-415 & FE500
6) SCALE:-1:100 (UNLESS MENTIONED)

OFFICE ONLY