

PROPOSED (G+MEZZANINE+I) & II STORIED BUNGLOW IN INDIVIDUAL PLOT INSIDE THE MOTHER PLOT AT MOUZA :-BISHNUPUR, JL NO :-44, R.S/L.R. DAG NOS:- 4093,4109,4118,4119; L.R. KHATIAN NOS:- 12777 (PREVIOUS 11108 )UNDER CHANDPUR GRAMPANCHAYET.DISTRICT: NORTH 24 PARGANAS.

NAME OF OWNERS  
1.NITU DEVELOPERS PVT. LTD  
NORTH LINE FOR INDIVIDUALS IS ACCORDING TO MASTER SHEET

AREA STATEMENT

TOTAL LAND AREA=72 DEC=2913.04SQ.M.  
LAND AREA FOR INDIVIDUAL BUNGLOW=3.06=200.67 SQ.M. FOR BUNGLOW NO-58  
GROUND FLOOR COVD. AREA=183.11 SQ.M. (INCLUDING PARKING AREA=14.94 SQ.M.)  
SWIMMING POOL AREA IN MEZZANINE FLOOR=15.346SQ.M.  
FIRST FLOOR COVD. AREA OF EACH UNIT = 88.83 SQ.M. (INCLUDING TERRACE EXCLUDING POOL.)  
TOTAL FLOOR AREA=207.28 SQ.M.  
FOR BUNGLOW NO-69,B3,B6  
GROUND FLOOR COVD. AREA OF EACH UNIT = 75.28 SQ.M. (EXCLUDING CAR PARKING AREA AT GROUND LEVEL=27.03 SQ.M. COVERED +OPEN) (EXCLUDING SWIMMING POOL AREA AT GROUND LEVEL=23.50 SQ.M.)  
TOTAL GROUND FLOOR AREA OF =75.28+23.50 SQ.M.  
FIRST FLOOR COVD. AREA OF EACH UNIT = 123.89 SQ.M. (INCLUDING BALCONY & TERRACE)  
TOTAL AREA OF =123.89+371.67 SQ.M.  
TOTAL FLOOR AREA=597.51 SQ.M.  
FOR BUNGLOW NO-B4,B5  
GROUND FLOOR COVD. AREA(INDIVIDUAL) = 70.75 SQ.M. (INCLUDING ENTRY PORCH)  
GROUND FLOOR COVD. AREA(FOR 2 NOS) = 141.50 SQ.M. (INCLUDING ENTRY PORCH)  
FIRST FLOOR AREA(INDIVIDUAL) = 83.54 SQ.M. (INCLUDING BALCONY & TERRACE)  
FIRST FLOOR AREA(FOR 2NO.) = 167.08 SQ.M. (INCLUDING TERRACE)  
TOTAL FLOOR AREA=308.58 SQ.M.  
TOTAL BUILT UP AREA=1113.37 SQ.M.  
PROPOSED F.A.R. =0.38

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.  
District Engineer  
(N) 24 Parganas Zilla Parishad

CERTIFICATE OF OWNER :

CERTIFIED THAT I/WE 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.  
DIRECTOR

SIGNATURE OF OWNER :

CERTIFICATE OF ARCHITECT :

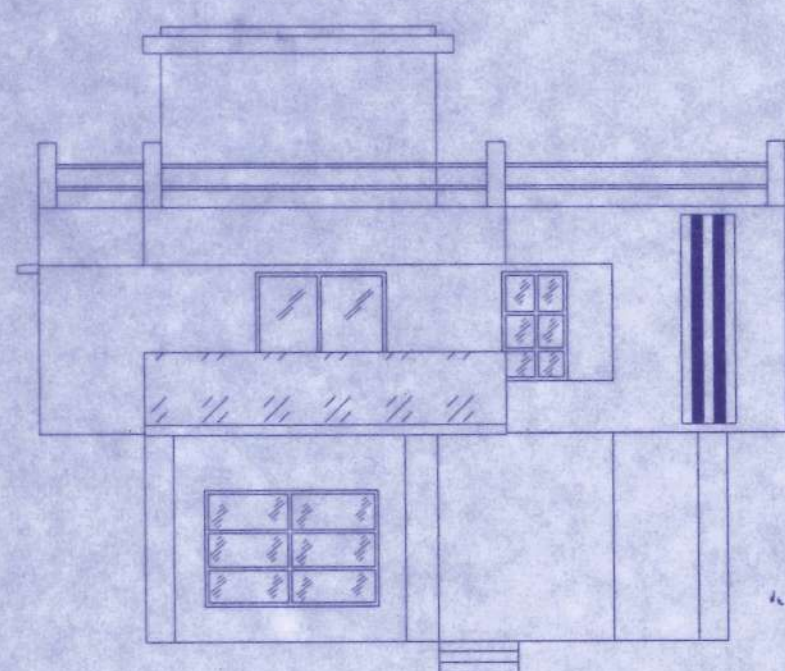
I CERTIFY THAT ALL ARCHITECTURAL DRAWING OF THE PREPARED BY ME COMPLYING WITH THE NEW TOWN KOLKATA BUILDING RULES, 2014. NO SUCH WRONG AND INCORRECT INFORMATION HAS BEEN FURNISHED BY ME INCLUDING AREA CALCULATION CHARTS IN THIS DRAWING AND NO VIOLATION OF THE PROVISION OF THESE RULES WILL BE FOUND IN ANY OF THE DRAWINGS AND DOCUMENTS SUBMITTED TO THE SANCTIONING AUTHORITY FOR OBTAINING SANCTION.

SIGNATURE OF ARCHITECT

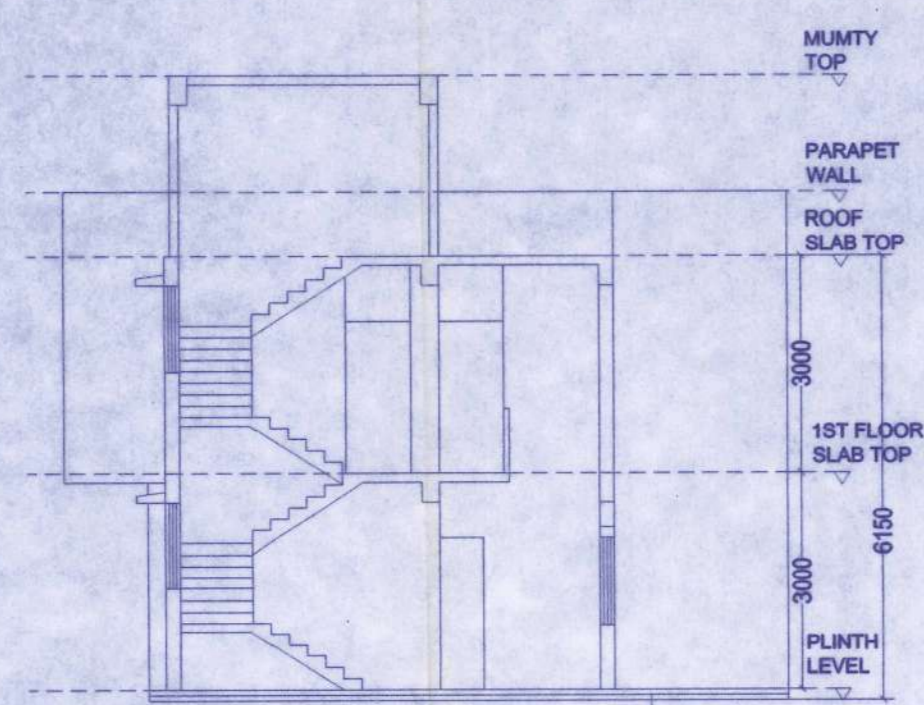
Sumita Biswas  
SUSMITA BISWAS  
LBS/11/1617  
Contact No.- 9163694714  
Kolkata Municipal Corporation

SANCTIONED & APPROVED  
Executive Officer  
Rajarhat Panchayat Samity  
Rajarhat, North 24 Parganas

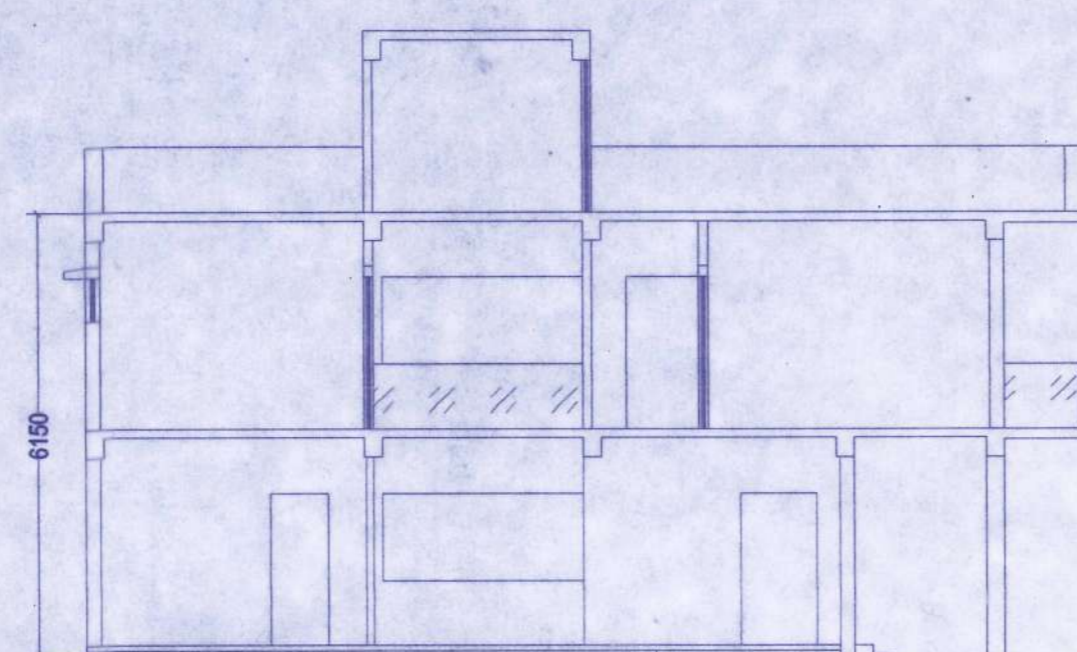
Approval Order No. 1673/RPS  
Date: 13/10/2025  
Valid up to: 13/10/2030



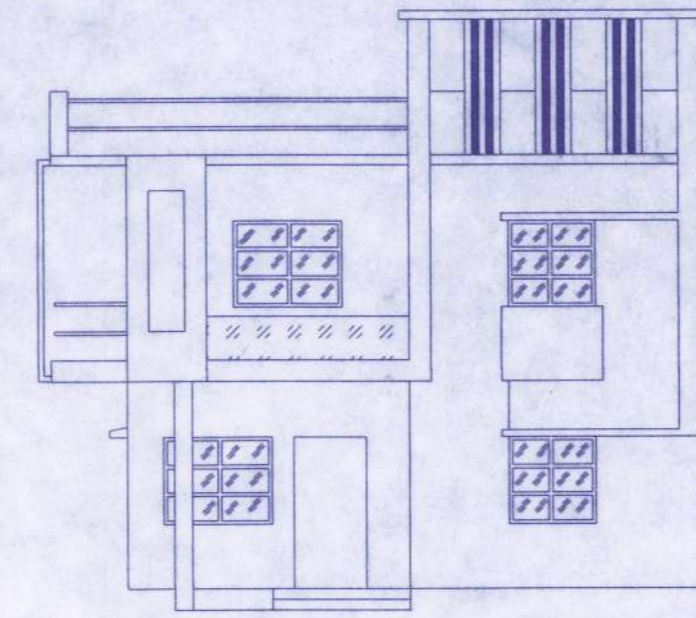
FRONT ELEVATION



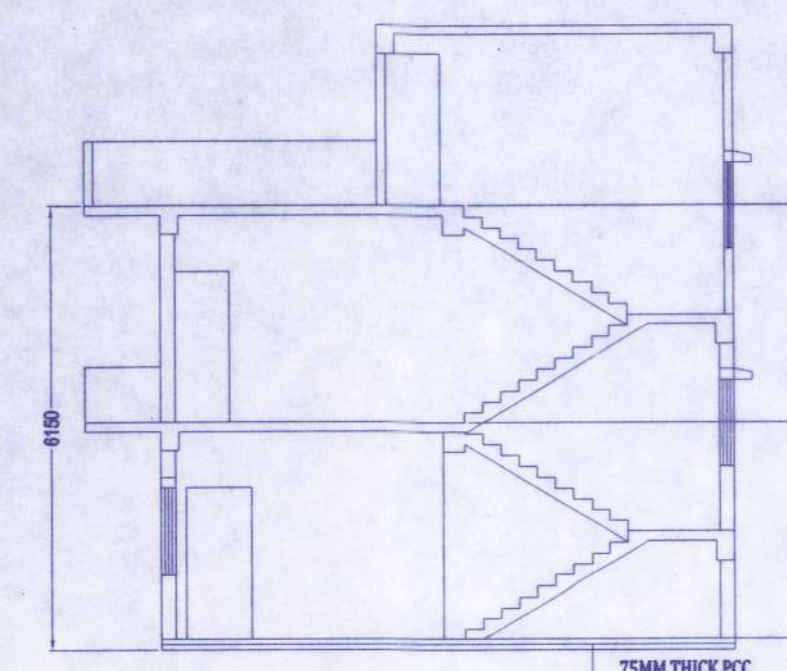
SECTION AT XX1



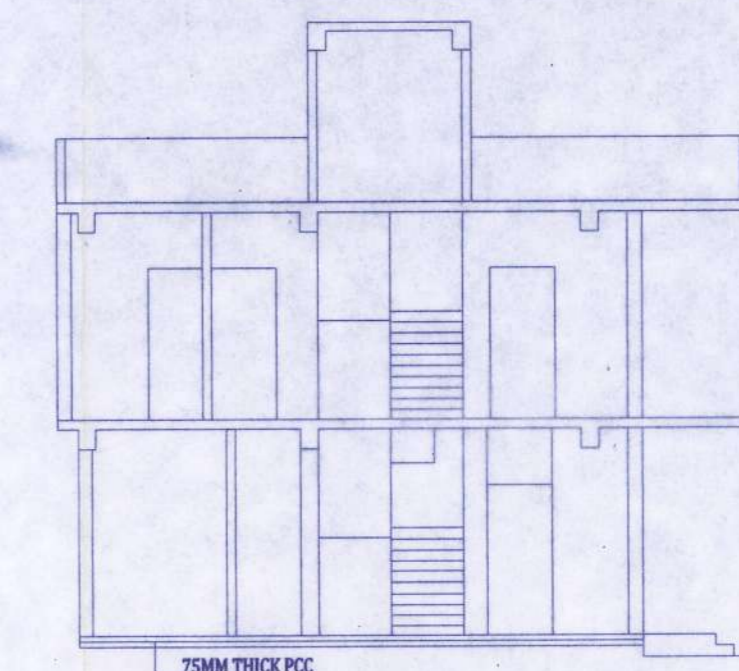
SECTION AT YY1



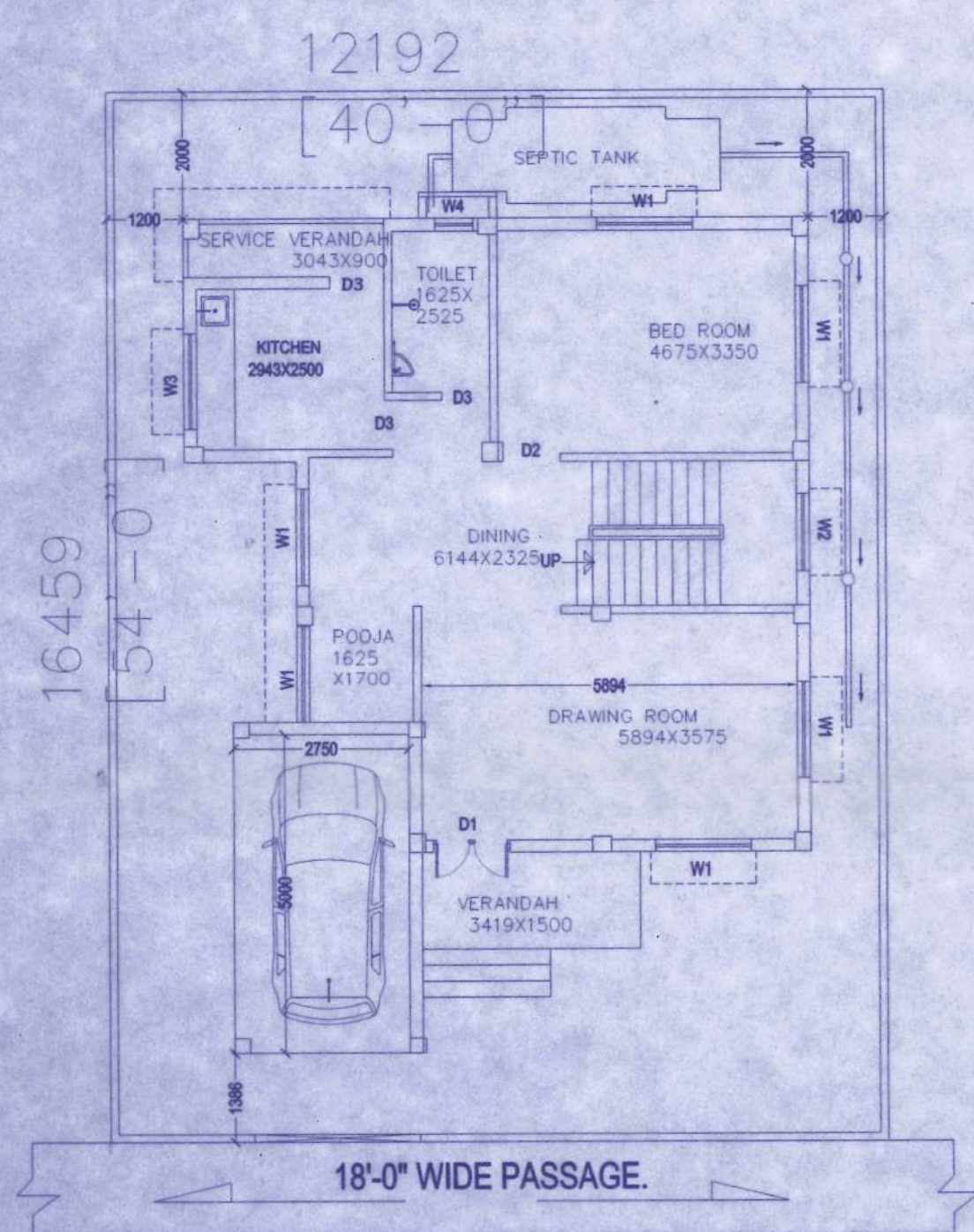
FRONT ELEVATION  
BUNGLOW NO-B4,B5



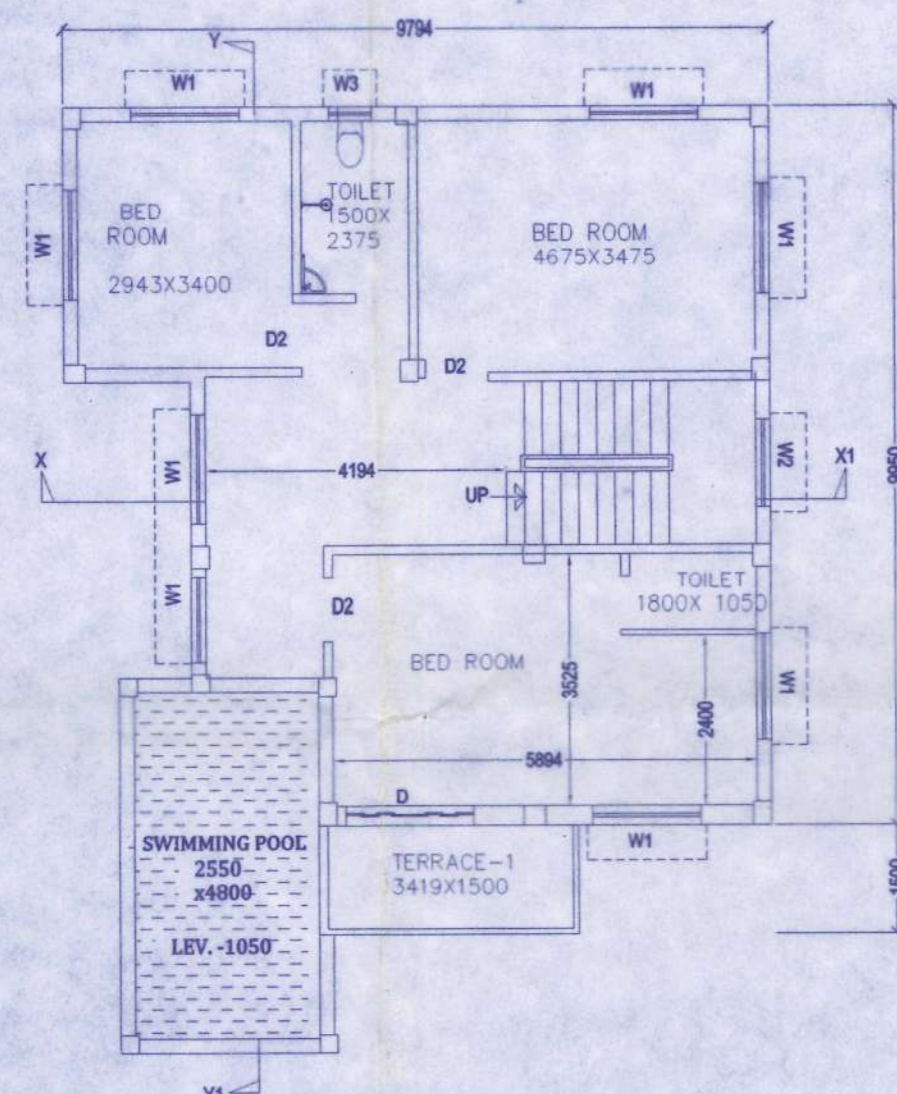
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BUNGLOW NO-B4,B5



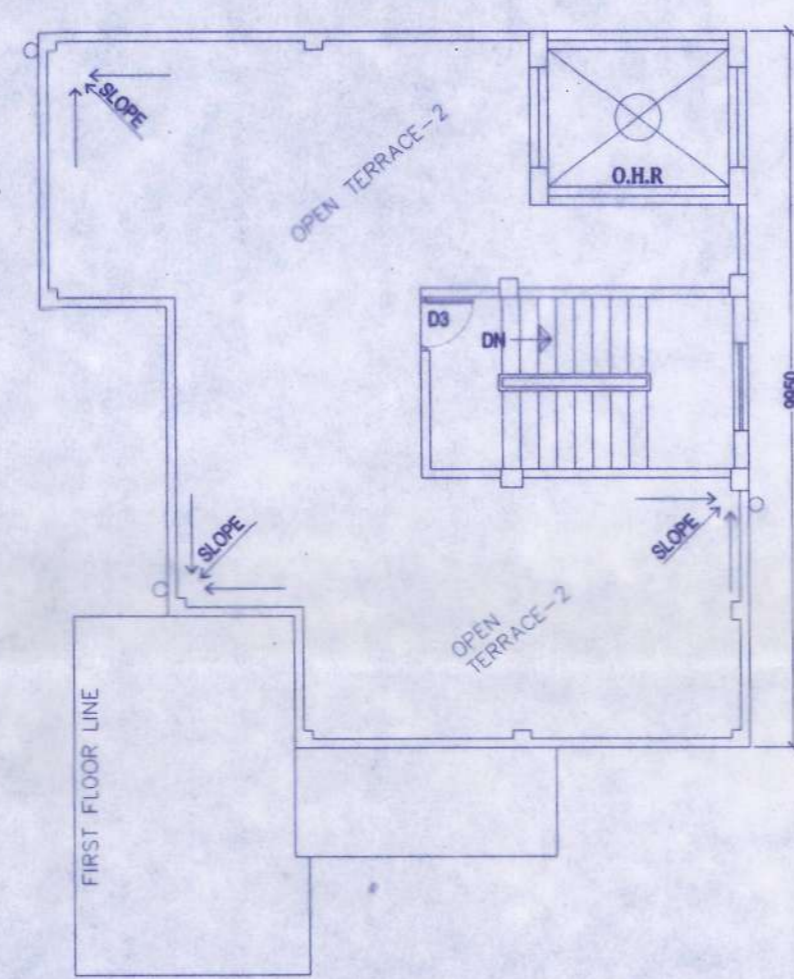
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BUNGLOW NO-B4,B5



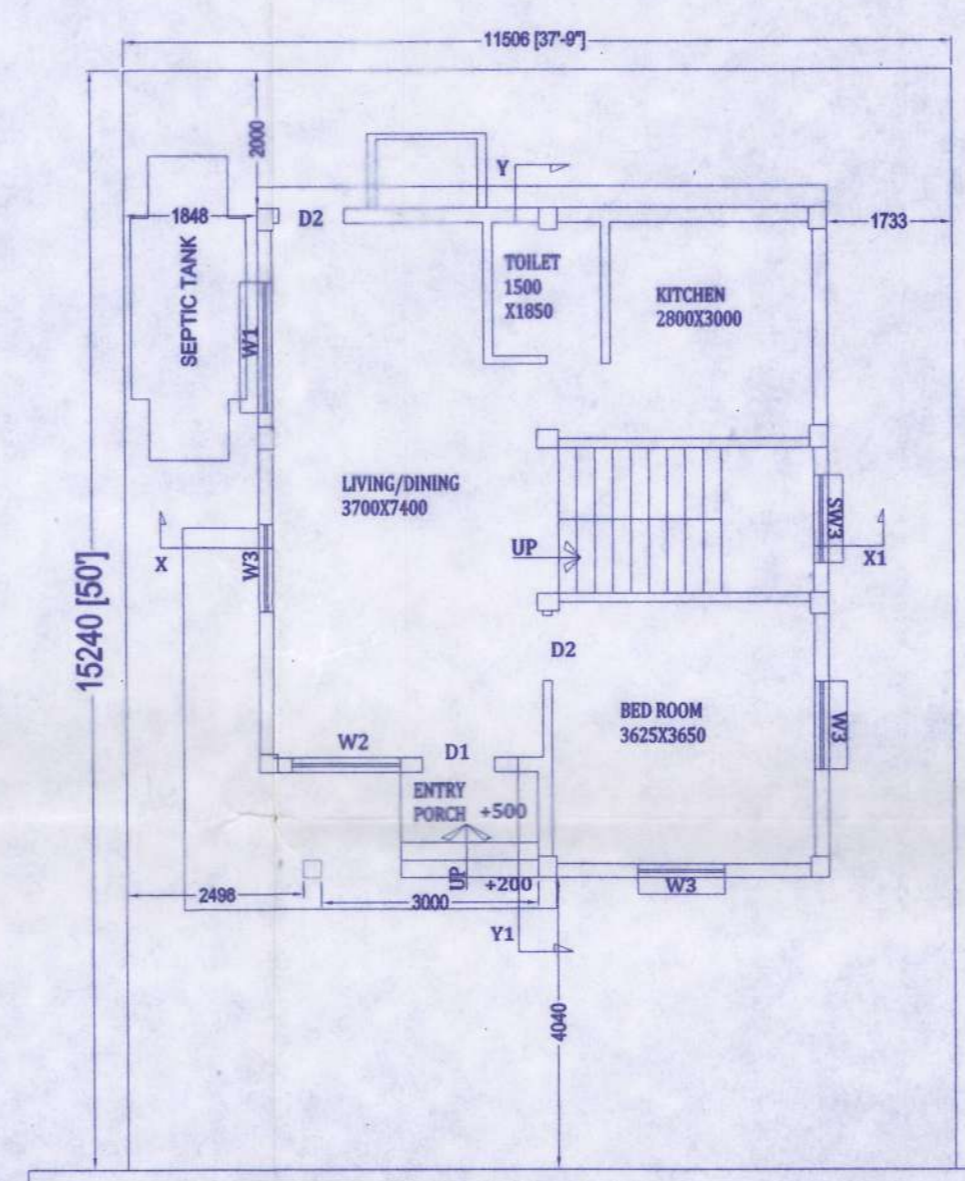
GROUND FLOOR PLAN  
(BUNGLOW NO.- NO.:-58.)



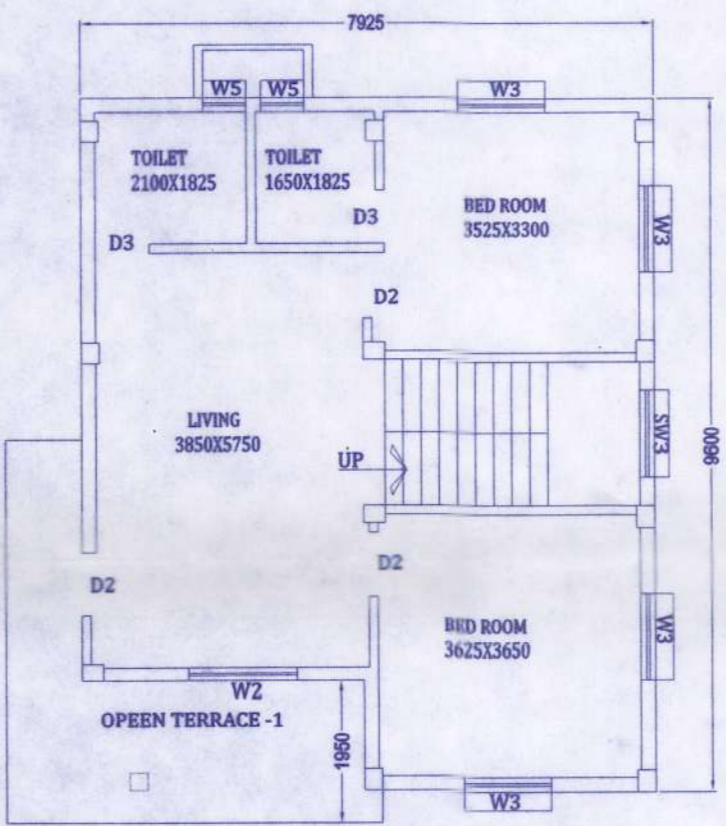
FIRST FLOOR PLAN  
(BUNGLOW NO.- NO.:-58.)



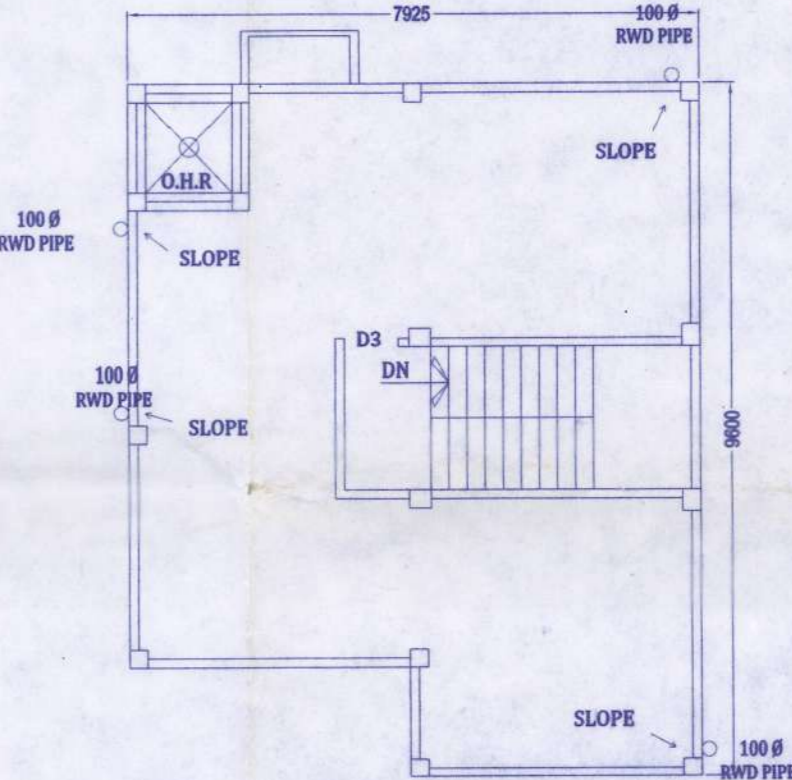
ROOF PLAN  
(BUNGLOW NO.- NO.:-58.)



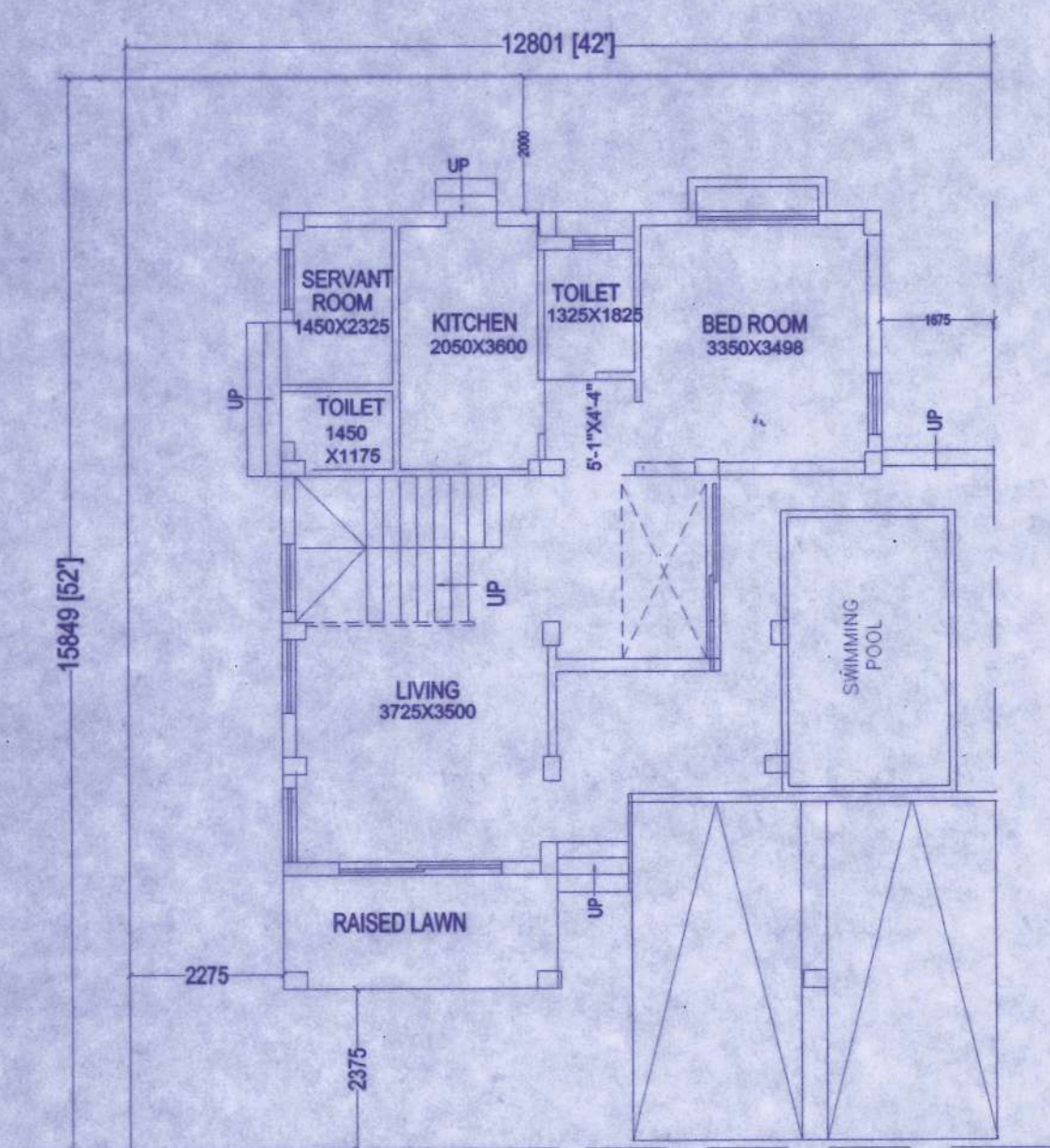
GROUND FLOOR PLAN  
BUNGLOW NO-B4,B5



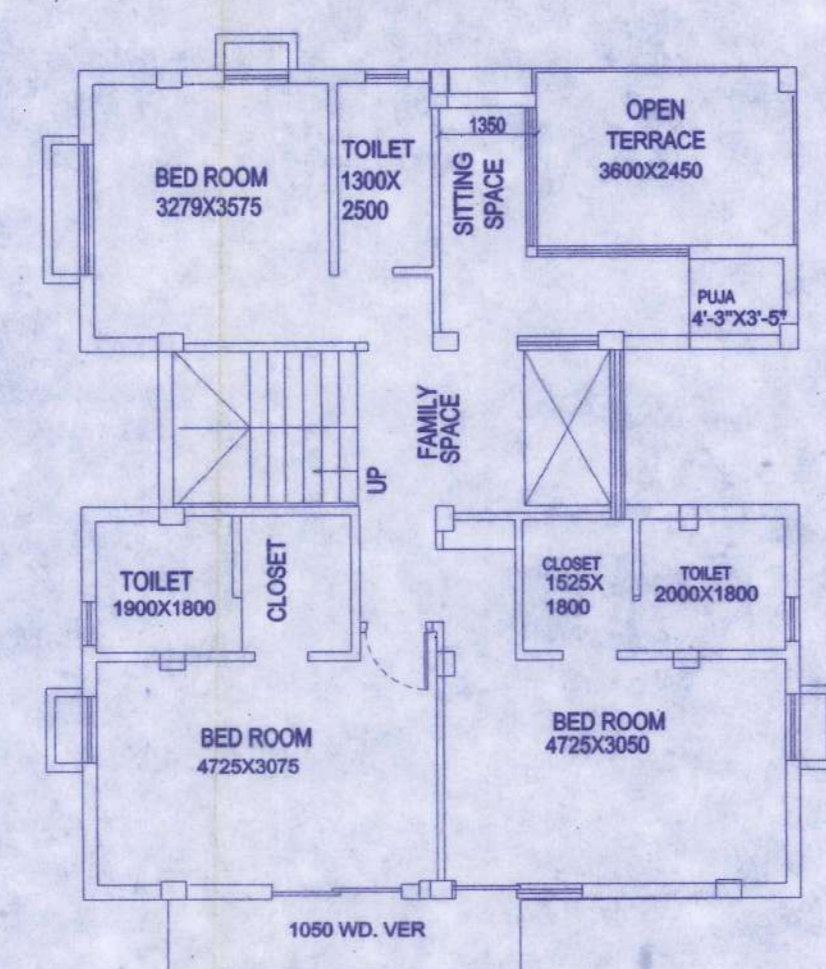
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BUNGLOW NO-B4,B5



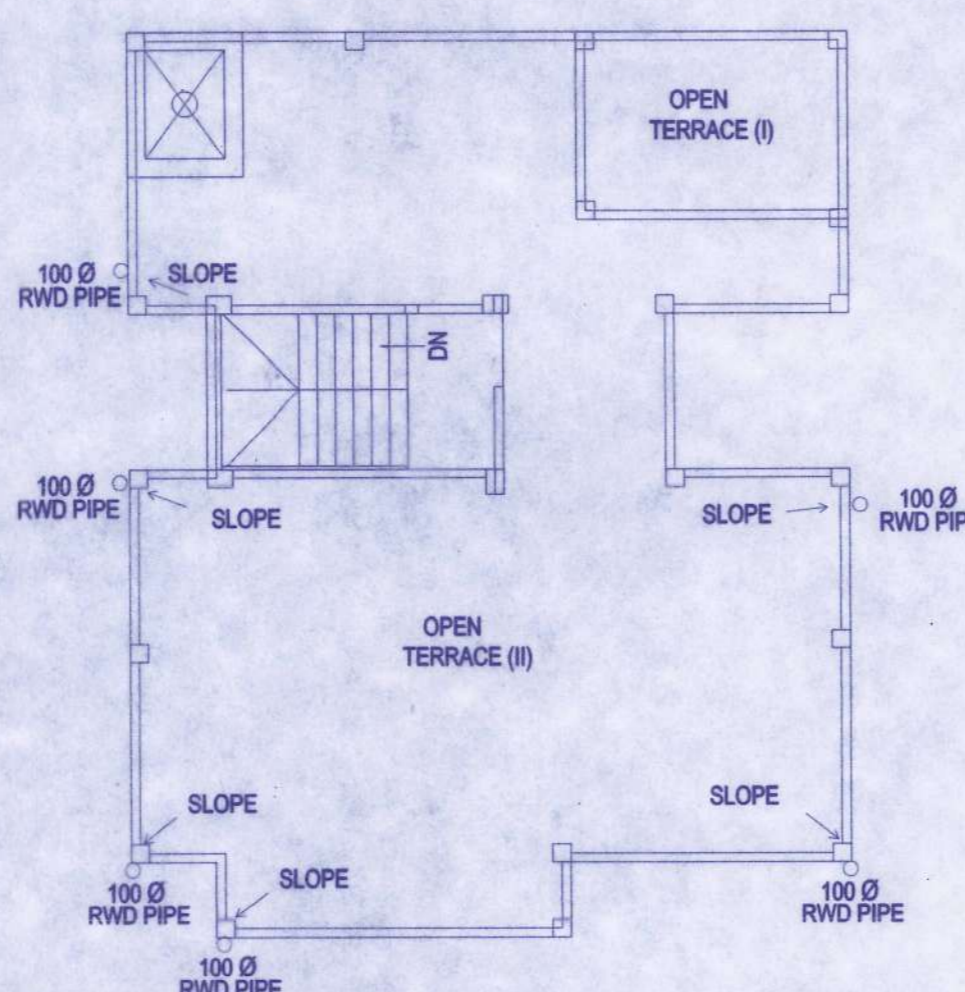
ROOF PLAN  
BUNGLOW NO-B4,B5



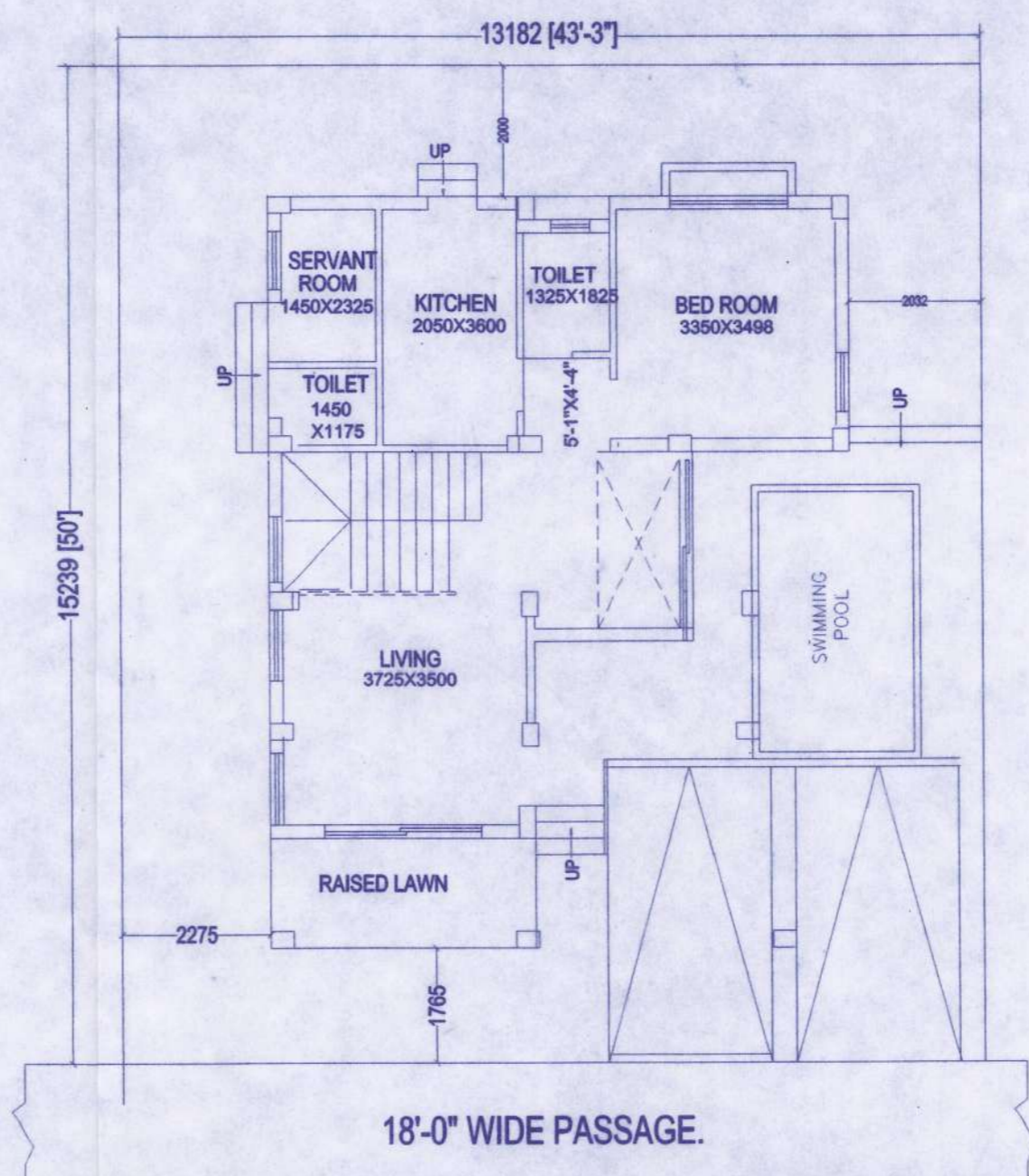
GROUND FLOOR PLAN  
(BUNGLOW NO-69)



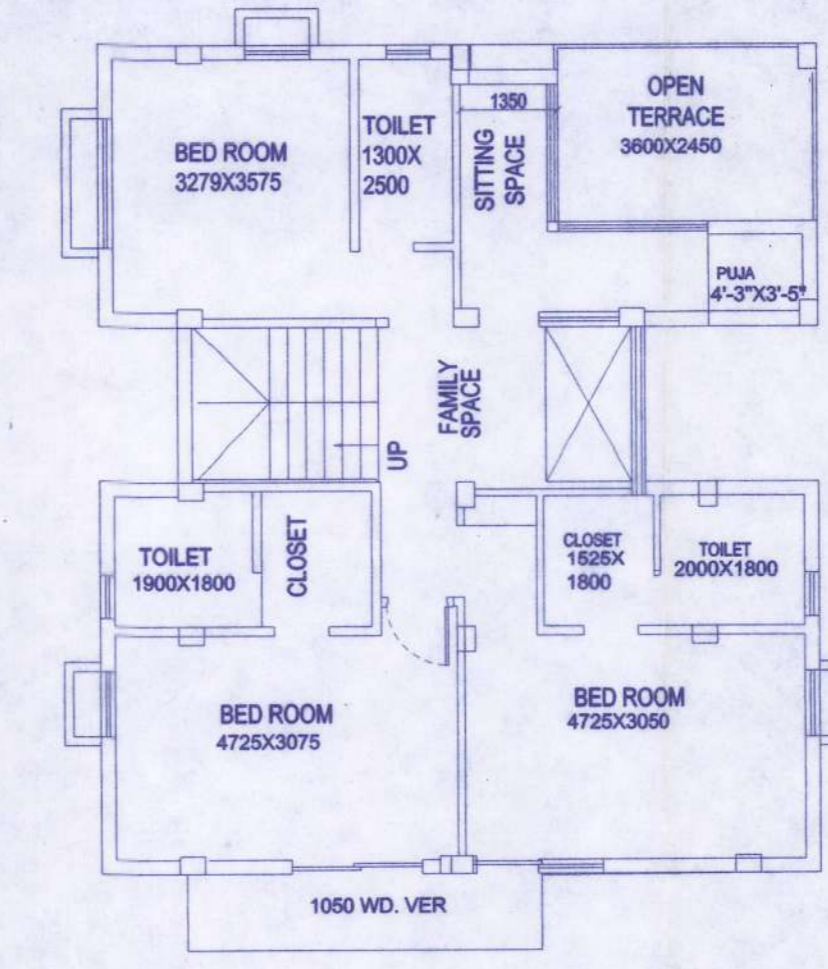
1ST FLOOR PLAN  
(BUNGLOW NO-69,)



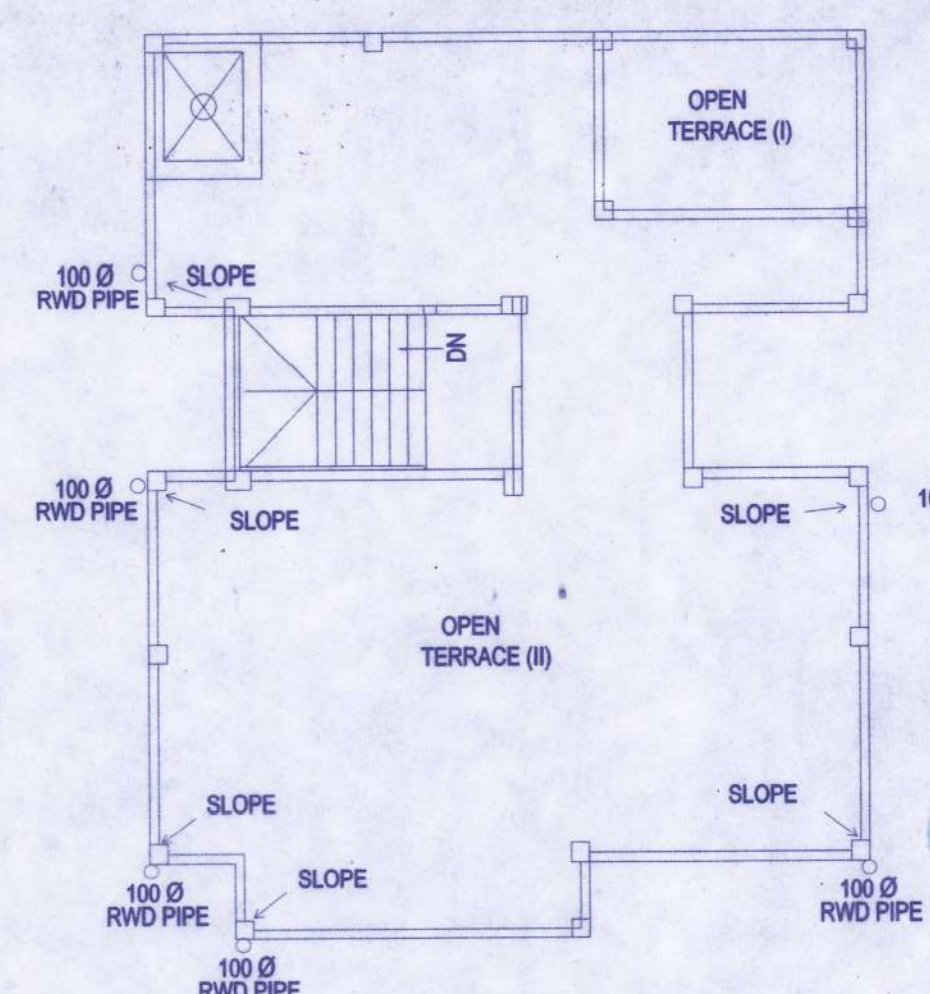
ROOF PLAN  
(BUNGLOW NO-69,)



GROUND FLOOR PLAN  
(BUNGLOW NO-B3,B6)



1ST FLOOR PLAN  
(BUNGLOW NO-B3,B6)



ROOF PLAN  
(BUNGLOW NO-B3,B6)