

PROPOSED G+4 STORIED RESIDENTIAL BUILDING PLAN OF 1) AYUSH UDYOG & CO., 2) ASTUTE POSESSION LLP, 3) DELICANT POSESSION LLP, 4) STOICAL POSESSION LLP, 5) ARYAN GRIHA NIRMAL CO., 6) AYUSH REALCON CO., 7) ARYAN BUILDING & CO., 8) ARYAN INFRASTRUCTURE CO., 9) AYUSH GUPTA, 10) ELATED POSESSION LLP, 11) REALIST POSESSION LLP, SITUATED AT MOUZA: KALIKAPUR, JL NO: 40, RS/LR DAG NOS: 654,655,656,657, LR KHATIAN NOS: 3958,4214,4215,4216, 3878,3886,3948,3951,4232,4233,4239, TOUZI NO. 173, POLICE STATION: RAJARHAT, DISTRICT: NORTH 24 PGS. UNDER PATHARGHATA GRAM PANCHAYET.

TOTAL LAND AREA IN PROJECT (AS PER DEED) = 3817.45 SQM OR 57 K. 01 CH. 06 SFT
 TOTAL LAND AREA (AS PER PHYSICAL MEASURE) = 3712.96 SQM OR 55K. 8CH. 06 SFT
 PERMISSIBLE F.A.R = 2.0 (7425.92 SQM)
 PROPOSED F.A.R = 1.972 (7325.642 SQM)

- COVERED AREA OF GROUND FLOOR: 1753.659 SQM (BLOCK-A = 178.792 SQM + BLOCK-B = 243.753 SQM + BLOCK-C = 424.049 SQM + BLOCK-D = 605.849 SQM + BLOCK-E = 301.516 SQM)
- COVERED AREA OF TYPICAL FLOOR: 1827.304 SQM (BLOCK-A = 209.036 SQM + BLOCK-B = 246.253 SQM + BLOCK-C = 418.809 SQM + BLOCK-D = 636.149 SQM + BLOCK-E = 317.057 SQM)
- LEFT OPEN AREA : 1959.301 SQM OR 52.77 %
- REQUIRED CAR PARKING : 35 NOS
- PROPOSED CAR PARKING : 91 NOS (COVERED PARKING=89 NOS + OPEN PARKING=1 NOS)
- AREA OF CUP BOARD : (34.8X4) = 139.20 SQM. (1.56 %)

GROUND FLOOR:-
 ELECTRICAL ROOM = 34.05 SQM, DRIVER'S ROOM = 11.65 SQM,
 SERVICE TOILET = 5.32 SQM, CCTV SURVEILLANCE ROOM = 20.34 SQM
 GROUND FLOOR TENEMENT - BG-1 = 43.02 SQM, CG-2 = 42.58 SQM, DG-3 = 38.02 SQM, DG-4 = 47.85 SQM, DG-5 = 35.32 SQM, DG-6 = 31.15 SQM, EG-7 = 29.15 SQM.

TYPICAL FLOOR:-
 BLOCK - A - 1 = 80.85 SQM, 2=49.64 SQM, 3= 55.20 SQM,
 BLOCK - B - 4 = 86.05 SQM, 5=61.50 SQM, 6= 76.50 SQM,
 BLOCK - C - 7 = 75.49 SQM, 8=75.58 SQM, 9=68.02 SQM, 10 = 84.67 SQM, 11 = 84.98 SQM,
 BLOCK - D - 12 = 84.62 SQM, 13=84.83 SQM, 14 = 52.53 SQM, 15 = 58.93 SQM, 16=57.10 SQM,
 17 = 72.62 SQM, 18=69.01 SQM, 19= 31.92 SQM, 20 = 71.42 SQM,
 BLOCK - E - 21 = 73.91 SQM, 22=78.09 SQM, 23= 80.88 SQM, 24 = 60.23 SQM.

CERTIFICATE OF ARCHITECT:

I certify that all the Architectural Drawing of the project at Dag No. 654,655,656, 657, L.R. Khatian Nos: 3958,4214,4215, 4216,3878,3886,3948, 3951,4232,4233, 4239, 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, signed by me and submitted to the Sanctioning Authority for obtaining sanction.

AR. RANJAN CHATTERJEE
 (ARCHITECT) (REGD. NO. 15027)
 M. +91 8500828214
 SIGNATURE OF ARCHITECT

CERTIFICATE OF STRUCTURAL ENGINEER:

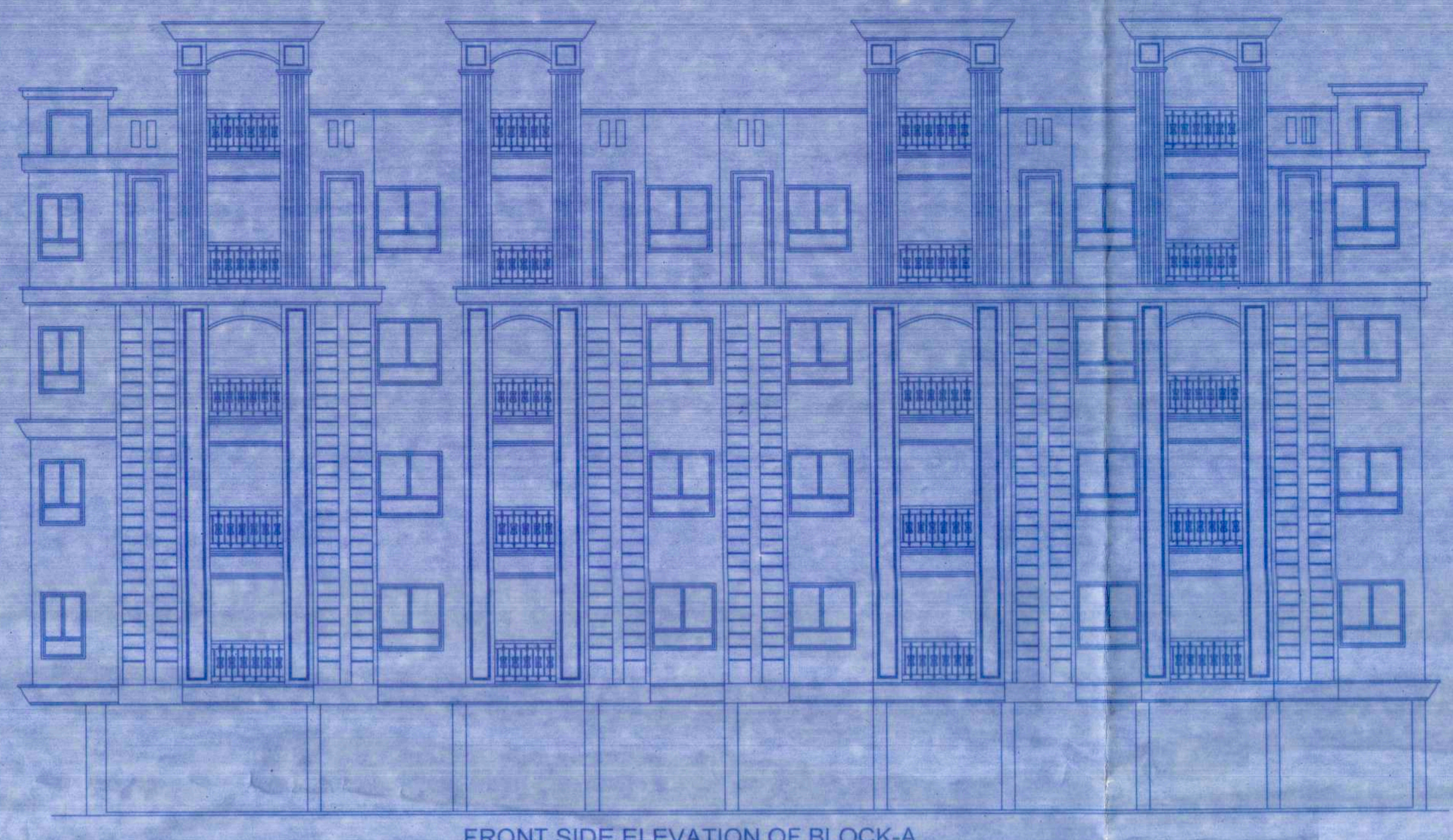
Certified that the structural drawing and design of both the foundation and superstructure of the building has been made considering the Soil Test Report, as per the rules and regulations made under the Act and also considering all possible loads, seismic load and the moments generated by the proposed 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.

Abhinav Das
 Structural Engineer
 (REGD. NO. 15027)
 CIVIL ENGINEERING
 SIGNATURE OF ENGINEER

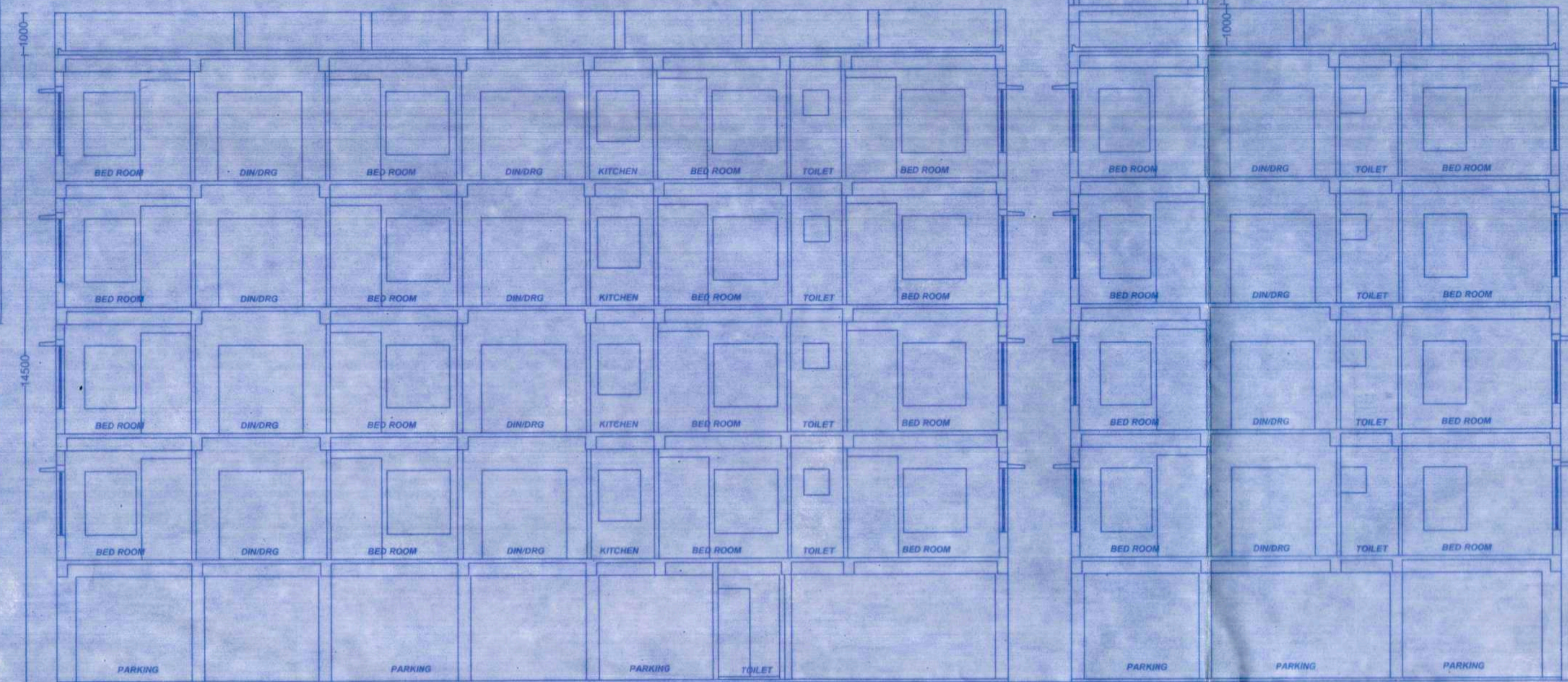
CERTIFICATE OF OWNER:

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.

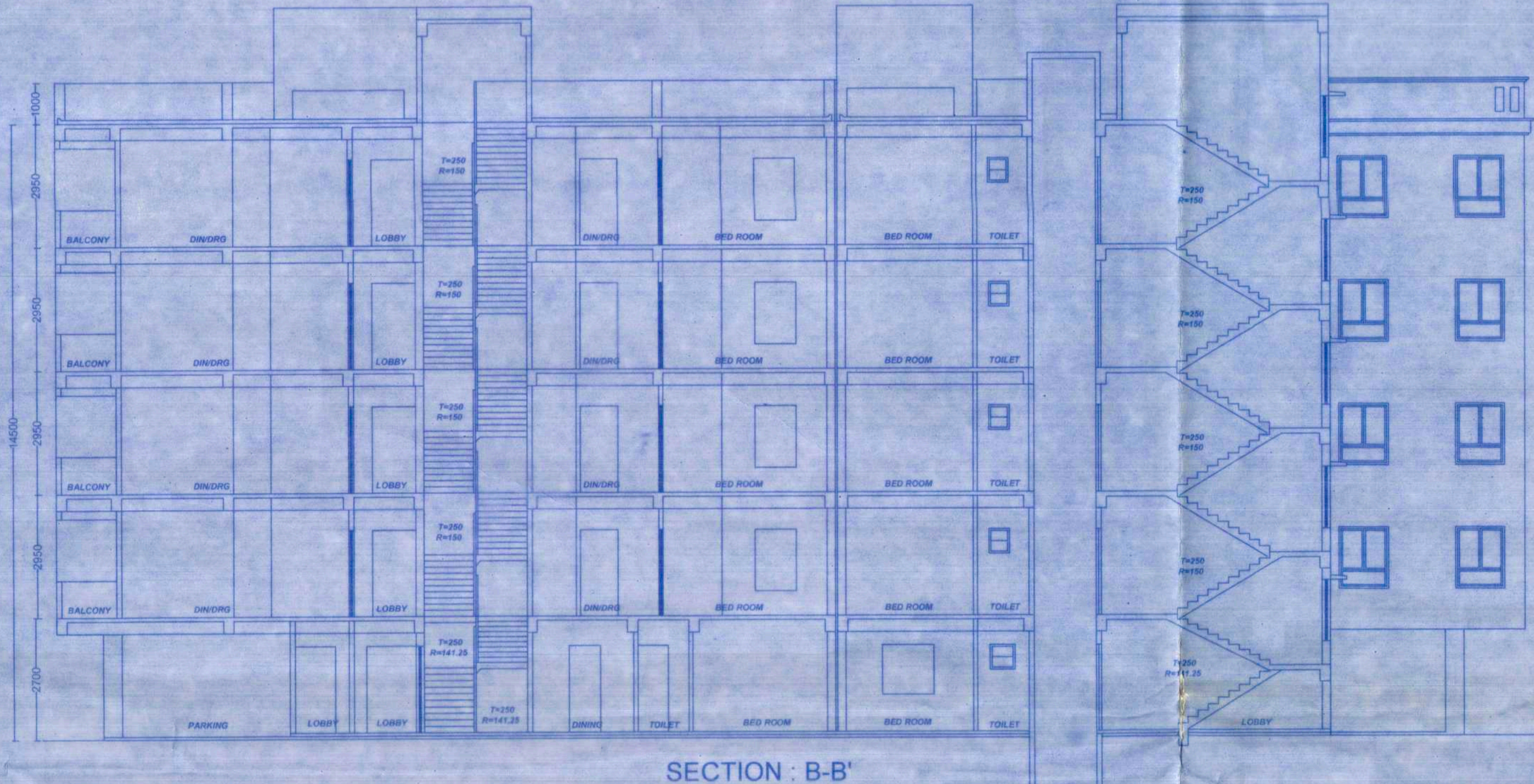
AYUSH UDYOG & CO.
 AYUSH REALCON CO.
 AYUSH BUILDING & CO.
 ARYAN GRIHA NIRMAL CO.
 ARYAN INFRASTRUCTURE CO.
 ELATED POSESSION LLP
 ASTUTE POSESSION LLP
 STOICAL POSESSION LLP
 DELICANT POSESSION LLP
 REALIST POSESSION LLP
 APPROVAL ORDER NO. 2022/RPS
 DATE: 12/12/2022
 VALID UP TO: 12/12/2025
 SIGNATURE OF OWNERS



FRONT SIDE ELEVATION OF BLOCK-A



SECTION A-A
 SCALE= 1:100



SECTION B-B
 SCALE= 1:100

F.A.R CALCULATION

TOTAL LAND AREA (AS PER DEED) = 3817.45 SQM OR 57 K. 01 CH. 06 SFT
 TOTAL LAND AREA (AS PER PHYSICAL MEASURE) = 3712.96 SQM OR 55K. 8CH. 06 SFT
 TOTAL COVERED AREA = (1753.659 + (1827.304X4)) SQM = 9062.875 SQM

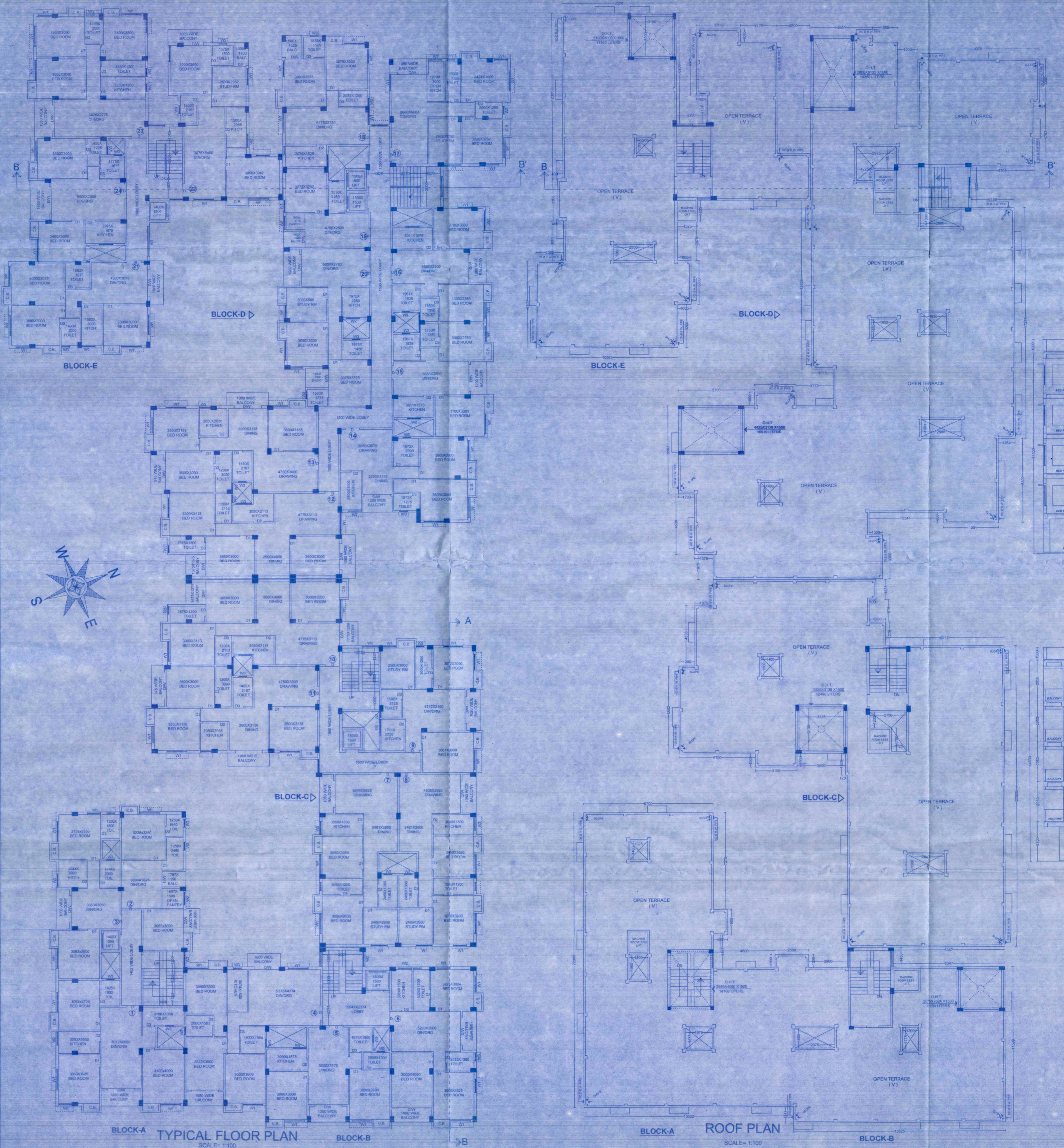
EXEMPTED AREA =	FOR STAIR AND LOBBY (Rules : 27/a)	LIFT AND LIFT LOBBY (Rules : 27/b)	SERVICE AREA (Rules : 27/m)	CAR PARKING AREA
BLOCK-A+BLOCK-C+BLOCK-D+BLOCK-E (12.00 SQM +13.50 SQM+12.375 SQM+15.00 SQM+11.875 SQM) X5 = 323.75 SQM	BLOCK-A+ BLOCK-B = (6 NOSX5) X 3 SQM = 90 SQM	(ELECTRICAL ROOM= 34.09 SQM, + DRIVER'S ROOM = 11.65 SQM + SERVICE TOILET = 5.32 SQM + CCTV SURVEILLANCE ROOM = 20.34 SQM.) = 71.40 SQM	BLOCK-A+ BLOCK-B+BLOCK-C+BLOCK-D+BLOCK-E (137.845 SQM +170.067 SQM+312.272 SQM+390.432 SQM+244.467 SQM) = 1255.083 SQM	

PROPOSED F.A.R. = 9065.875 SQM - (323.75 + 90 + 71.40 +1255.083) SQM = 7325.642 SQM = 1.972
 3712.96 SQM (TOTAL LAND AREA)

DOOR WINDOW SCHEDULE

NO.	WIDTH	HEIGHT	NO.	WIDTH	HEIGHT
D1	1000	2100	W1	1000	1500
D2	800	2100	W2	1000	1500
D3	700	2100	W3	800	800
D4	1200	2100	W4	800	800
D5	1500	2100	W5	1000	1500
D6	2000	2100			

NOTE:
 1) ALL OUTER WALLS ARE 200MM TH.
 2) ALL FLOOR PARTITION WALLS ARE 125MM TH.
 3) ALL INNER PARTITION WALLS ARE 100MM TH.
 4) GRADE OF CONCRETE: M20
 5) GRADE OF STEEL: FE415 & FE250
 6) SCALE: 1:100 UNLESS MENTIONED



BLOCK-A TYPICAL FLOOR PLAN SCALE= 1:100
 BLOCK-B TYPICAL FLOOR PLAN SCALE= 1:100
 BLOCK-C TYPICAL FLOOR PLAN SCALE= 1:100
 BLOCK-D TYPICAL FLOOR PLAN SCALE= 1:100
 BLOCK-E TYPICAL FLOOR PLAN SCALE= 1:100
 BLOCK-A ROOF PLAN SCALE= 1:100
 BLOCK-B ROOF PLAN SCALE= 1:100

