

**PROPOSED G+4 STORIED RESIDENTIAL BUILDING PLAN**  
 OF 1) AYUSH UDYOG & CO, 2) ASTUTE POSSESSION LLP,  
 3) DELICANT POSSESSION LLP, 4) STOICAL POSSESSION LLP,  
 5) ARYAN GRIHA NIRMAN CO., 6) AYUSH REALCON CO.,  
 7) ARYAN BUILDING & CO., 8) ARYAN INFRASTRUCTURE  
 CO., 9) AYUSH GUPTA, 10) ELATED POSSESSION LLP, 11)  
 REALIST POSSESSION LLP, SITUATED AT MOUZA:  
 KALIKAPUR, JL NO: 40, RS/LR DAG NOS: 654,655,656,657,  
 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 55 K. 08 CH. 06 SFT  
 PERMISSIBLE F.A.R.= 2.0 (7425.92 SQM)  
 PROPOSED F.A.R.= 1.972 (7325.642 SQM)  
 1.) 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 = 605.549 SQM + BLOCK-E = 301.516 SQM)  
 2.) 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)  
 3) LEFT OPEN AREA : 1959.301 SQM OR 52.77 %  
 4) REQUIRED CAR PARKING : 35 NOS  
 5) PROPOSED CAR PARKING : 91 NOS  
 (COVERED PARKING=89 NOS + OPEN PARKING=1 NO.)  
 6) AREA OF CUP BOARD : (34.8X4) = 139.20 SQM. (1.56 %)  
 7) REQUIRED GREEN AREA : 158.17 SQM.  
 8) PROPOSED GREEN AREA : 185.25 SQM.

**GROUND FLOOR:-**  
 ELECTRICAL ROOM= 34.09 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=84.99 SQM,  
 BLOCK - D - 12 = 84.62 SQM, 13=84.83 SQM, 14= 62.53 SQM, 15 = 59.93 SQM, 16=57.10 SQM,  
 17 = 72.52 SQM, 18=59.01 SQM, 19= 31.92 SQM, 20 = 71.42 SQM,  
 BLOCK - E - 21 = 73.81 SQM, 22=78.09 SQM, 23= 80.89 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.

*(Signature)*  
**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.

*(Signature)*  
**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.

ELATED POSSESSION LLP  
 ASTUTE POSSESSION LLP  
 REALIST POSSESSION LLP  
 STOICAL POSSESSION LLP  
 DELICANT POSSESSION LLP  
 AYUSH UDYOG & CO.  
 AYUSH REALCON CO.  
 ARYAN BUILDING & CO.  
 ARYAN GRIHA NIRMAN CO.  
 ARYAN INFRASTRUCTURE CO.  
 Ayush Gupta  
**SIGNATURE OF OWNERS**

**DOOR WINDOW SCHEDULE**

Sl. No.	Door	Window	Area (sqm)
D1	1000 X 2100	W1	1500 X 1500
D2	800 X 2100	W2	1200 X 1200
D3	750 X 2100	W3	900 X 1600
D4	1200 X 2100	W4	1200 X 1200
D5	1000 X 2100	W5	1200 X 1200
D6	2000 X 2100	W6	1200 X 1200

**NOTE:**  
 1) WALL 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 = M25  
 5) GRADE OF STEEL = FE-415 & FE-250  
 6) SCALE: 1:100 (UNLESS MENTIONED)

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  
*(Signature)*  
 District Engineer  
 (N) 24 Parganas Zilla Parishad

**SUB: GROUND FLOOR PLAN**  
**SHEET NO. -1** **OFFICE ONLY**

**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. 08CH. 06 SFT  
 TOTAL COVERED AREA = (1753.659 + (1827.304 X 4)) SQM = 9062.875 SQM

EXEMPTED AREA	FOR STAIR AND LOBBY (Rules - 27(a))	LIFT AND LIFT LOBBY (Rules - 27(b))	SERVICE AREA (Rules - 27(c))	CAR PARKING AREA
BLOCK-A + BLOCK-B + BLOCK-C + BLOCK-D + BLOCK-E (12.00 SQM + 13.57 SQM + 12.375 SQM + 15.00 SQM + 11.875 SQM) X 5 = 323.75 SQM	BLOCK-A + BLOCK-B = (6 NOS X 5) 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) X 4 = 244.467 SQM	BLOCK-A + BLOCK-B + BLOCK-C + BLOCK-D + BLOCK-E (137.945 SQM + 170.087 SQM + 132.272 SQM + 389.432 SQM + 244.467 SQM) = 1255.083 SQM	

PROPOSED F.A.R. = 9066.875 SQM - (323.75 + 90 + 71.40 + 1255.083) SQM = 7325.642 SQM = 1.972  
 3712.96 SQM (TOTAL LAND AREA)

