

LAND USE AREA-

| PARTICULARS | AREA (SQ.M) | PERCENTAGE |
|--------------------------------|------------------|-------------|
| GREEN COVERAGE | 8986.678 | 31.66% |
| ROAD COVERAGE | 5719.819 | 20.21% |
| PAVED AREA FOR OPEN PARKING | 816.32 | 2.87% |
| PAVING OF OTHER AREAS | 566.898 | 2.03% |
| INTERNAL ROAD (PAVED AREA) | 941.882 | 3.35% |
| SOFT AREA | 860.076 | 3.06% |
| SUBSTATION, TRANSFORMER & D.G. | 531.291 | 1.87% |
| SERVICES | 772.937 | 2.74% |
| GATE COMPLEX & BOUNDARY WALL | 167.83 | 0.60% |
| SWIMMING POOL & DECK | 50.693 | 0.17% |
| OTHER GREEN AREAS | 80.972 | 0.28% |
| DOBRA | 28272.233 | 100% |
| TOTAL AREA | 28272.233 | 100% |

| SL. NO. | BLOCK | AREA (SQ.M) | PERCENTAGE |
|---------|----------|-------------|------------|
| 1. | Block A | 176.000 | 0.62% |
| 2. | Block B | 64.000 | 0.23% |
| 3. | Block C | 64.000 | 0.23% |
| 4. | Block D | 51.000 | 0.18% |
| 5. | Block E | 51.000 | 0.18% |
| 6. | Block F | 51.000 | 0.18% |
| 7. | Block G | 51.000 | 0.18% |
| 8. | Block H | 51.000 | 0.18% |
| 9. | Block I | 51.000 | 0.18% |
| 10. | Block J | 51.000 | 0.18% |
| 11. | Block K | 51.000 | 0.18% |
| 12. | Block L | 51.000 | 0.18% |
| 13. | Block M | 51.000 | 0.18% |
| 14. | Block N | 51.000 | 0.18% |
| 15. | Block O | 51.000 | 0.18% |
| 16. | Block P | 51.000 | 0.18% |
| 17. | Block Q | 51.000 | 0.18% |
| 18. | Block R | 51.000 | 0.18% |
| 19. | Block S | 51.000 | 0.18% |
| 20. | Block T | 51.000 | 0.18% |
| 21. | Block U | 51.000 | 0.18% |
| 22. | Block V | 51.000 | 0.18% |
| 23. | Block W | 51.000 | 0.18% |
| 24. | Block X | 51.000 | 0.18% |
| 25. | Block Y | 51.000 | 0.18% |
| 26. | Block Z | 51.000 | 0.18% |
| 27. | Block AA | 51.000 | 0.18% |
| 28. | Block AB | 51.000 | 0.18% |
| 29. | Block AC | 51.000 | 0.18% |
| 30. | Block AD | 51.000 | 0.18% |
| 31. | Block AE | 51.000 | 0.18% |
| 32. | Block AF | 51.000 | 0.18% |
| 33. | Block AG | 51.000 | 0.18% |
| 34. | Block AH | 51.000 | 0.18% |
| 35. | Block AI | 51.000 | 0.18% |
| 36. | Block AJ | 51.000 | 0.18% |
| 37. | Block AK | 51.000 | 0.18% |
| 38. | Block AL | 51.000 | 0.18% |
| 39. | Block AM | 51.000 | 0.18% |
| 40. | Block AN | 51.000 | 0.18% |
| 41. | Block AO | 51.000 | 0.18% |
| 42. | Block AP | 51.000 | 0.18% |
| 43. | Block AQ | 51.000 | 0.18% |
| 44. | Block AR | 51.000 | 0.18% |
| 45. | Block AS | 51.000 | 0.18% |
| 46. | Block AT | 51.000 | 0.18% |
| 47. | Block AU | 51.000 | 0.18% |
| 48. | Block AV | 51.000 | 0.18% |
| 49. | Block AW | 51.000 | 0.18% |
| 50. | Block AX | 51.000 | 0.18% |
| 51. | Block AY | 51.000 | 0.18% |
| 52. | Block AZ | 51.000 | 0.18% |
| 53. | Block BA | 51.000 | 0.18% |
| 54. | Block BB | 51.000 | 0.18% |
| 55. | Block BC | 51.000 | 0.18% |
| 56. | Block BD | 51.000 | 0.18% |
| 57. | Block BE | 51.000 | 0.18% |
| 58. | Block BF | 51.000 | 0.18% |
| 59. | Block BG | 51.000 | 0.18% |
| 60. | Block BH | 51.000 | 0.18% |
| 61. | Block BI | 51.000 | 0.18% |
| 62. | Block BJ | 51.000 | 0.18% |
| 63. | Block BK | 51.000 | 0.18% |
| 64. | Block BL | 51.000 | 0.18% |
| 65. | Block BM | 51.000 | 0.18% |
| 66. | Block BN | 51.000 | 0.18% |
| 67. | Block BO | 51.000 | 0.18% |
| 68. | Block BP | 51.000 | 0.18% |
| 69. | Block BQ | 51.000 | 0.18% |
| 70. | Block BR | 51.000 | 0.18% |
| 71. | Block BS | 51.000 | 0.18% |
| 72. | Block BT | 51.000 | 0.18% |
| 73. | Block BU | 51.000 | 0.18% |
| 74. | Block BV | 51.000 | 0.18% |
| 75. | Block BW | 51.000 | 0.18% |
| 76. | Block BX | 51.000 | 0.18% |
| 77. | Block BY | 51.000 | 0.18% |
| 78. | Block BZ | 51.000 | 0.18% |
| 79. | Block CA | 51.000 | 0.18% |
| 80. | Block CB | 51.000 | 0.18% |
| 81. | Block CC | 51.000 | 0.18% |
| 82. | Block CD | 51.000 | 0.18% |
| 83. | Block CE | 51.000 | 0.18% |
| 84. | Block CF | 51.000 | 0.18% |
| 85. | Block CG | 51.000 | 0.18% |
| 86. | Block CH | 51.000 | 0.18% |
| 87. | Block CI | 51.000 | 0.18% |
| 88. | Block CJ | 51.000 | 0.18% |
| 89. | Block CK | 51.000 | 0.18% |
| 90. | Block CL | 51.000 | 0.18% |
| 91. | Block CM | 51.000 | 0.18% |
| 92. | Block CN | 51.000 | 0.18% |
| 93. | Block CO | 51.000 | 0.18% |
| 94. | Block CP | 51.000 | 0.18% |
| 95. | Block CQ | 51.000 | 0.18% |
| 96. | Block CR | 51.000 | 0.18% |
| 97. | Block CS | 51.000 | 0.18% |
| 98. | Block CT | 51.000 | 0.18% |
| 99. | Block CU | 51.000 | 0.18% |
| 100. | Block CV | 51.000 | 0.18% |
| 101. | Block CW | 51.000 | 0.18% |
| 102. | Block CX | 51.000 | 0.18% |
| 103. | Block CY | 51.000 | 0.18% |
| 104. | Block CZ | 51.000 | 0.18% |
| 105. | Block DA | 51.000 | 0.18% |
| 106. | Block DB | 51.000 | 0.18% |
| 107. | Block DC | 51.000 | 0.18% |
| 108. | Block DD | 51.000 | 0.18% |
| 109. | Block DE | 51.000 | 0.18% |
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| 119. | Block DO | 51.000 | 0.18% |
| 120. | Block DP | 51.000 | 0.18% |
| 121. | Block DQ | 51.000 | 0.18% |
| 122. | Block DR | 51.000 | 0.18% |
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| 124. | Block DT | 51.000 | 0.18% |
| 125. | Block DU | 51.000 | 0.18% |
| 126. | Block DV | 51.000 | 0.18% |
| 127. | Block DW | 51.000 | 0.18% |
| 128. | Block DX | 51.000 | 0.18% |
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| 130. | Block DZ | 51.000 | 0.18% |
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| 146. | Block EP | 51.000 | 0.18% |
| 147. | Block EQ | 51.000 | 0.18% |
| 148. | Block ER | 51.000 | 0.18% |
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| 169. | Block FM | 51.000 | 0.18% |
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| 208. | Block GZ | 51.000 | 0.18% |
| 209. | Block HA | 51.000 | 0.18% |
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| 231. | Block HW | 51.000 | 0.18% |
| 232. | Block HX | 51.000 | 0.18% |
| 233. | Block HY | 51.000 | 0.18% |
| 234. | Block HZ | 51.000 | 0.18% |
| 235. | Block IA | 51.000 | 0.18% |
| 236. | Block IB | 51.000 | 0.18% |
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| 238. | Block ID | 51.000 | 0.18% |
| 239. | Block IE | 51.000 | 0.18% |
| 240. | Block IF | 51.000 | 0.18% |
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| 243. | Block II | 51.000 | 0.18% |
| 244. | Block IJ | 51.000 | 0.18% |
| 245. | Block IK | 51.000 | 0.18% |
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| 248. | Block IN | 51.000 | 0.18% |
| 249. | Block IO | 51.000 | 0.18% |
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| 251. | Block IQ | 51.000 | 0.18% |
| 252. | Block IR | 51.000 | 0.18% |
| 253. | Block IS | 51.000 | 0.18% |
| 254. | Block IT | 51.000 | 0.18% |
| 255. | Block IU | | |

23/06

Note: The proposed drawings were approved by the 5th NTKDA Building Committee (vide memo no. 623/NTKDA/2024-1023 dt. 27.12.2024).

- All recommendations from Regulation Committee should be scrupulously followed at the time of construction.
- At present Authority of India NOC (NOC ID: 2416/BAE/16/25181/222301 dt. 23.05.2018) subsequently renewed on 08.02.2024 (vide letter no. AR/1/BAE/2011/03 dt. 08.02.2024).
- At the time of construction of note, Fire Safety Recommendation (FSR) vide memo no. ESE/INB/10/1/FBS/2018/2019/14955 dt. 03.10.24 & Fire approval drawings issued along with the FSR to be followed strictly.

ARCHITECT: Manojit Das, Enrolment No: STRV/NTKDA/15/00002

CIVIL/STRUCTURAL ENGINEER: Bilal, Enrolment No: STRV/NTKDA/15/00003

MECHANICAL: Enrolment No: STRV/NTKDA/15/00003

MECHANICAL: Enrolment No: STRV/NTKDA/15/00003

TOWN PLANNER/URBAN DESIGNER: Anupam Dasgupta, Enrolment No: TPER/NTKDA/20/00003

STRUCTURAL REVIEWER: Koushik Sengupta, Enrolment No: STRV/NTKDA/15/00002

Note: This NOC has been issued on the basis of documents submitted by the applicant and forwarded to the Addl. Executive Officer, North 24 Parganas, Ho. Parulhat. If there was material misrepresentation of fact or fraudulent act or any act of suppression of fact in connection with the above project including the concerned land, plans, drawings, design etc., then, this NOC shall stand cancelled.

STRUCTURAL ENGINEER, STRUCTURAL DESIGN CALCULATIONS & SOIL TEST REPORT ARE NOT CHECKED AND KEPT FOR REFERENCE ONLY.

SANCTIONED & APPROVED



Executive Officer
Rajarhat Panchayat Samity
Rajarhat, North 24 Parganas

Approval Order No. 372/NTS
Date: 25/02/2025
Valid up to 27/02/2025

NEW TOWN KOLKATA DEVELOPMENT AUTHORITY
No Objection Certificate for
Sanction of Building Plan for Construction Purpose
Memo No. 592/NTKDA/2024/553/2024
Date: 25/02/2025

Building Particulars Revised NOC for proposed vertical extension of two floors over existing G+14 Oberoi Block B & Block C. Proposed vertical extension of three floors over Block D, Block E & Block F. Proposed vertical & horizontal extension covering open terraces at 10th & 11th floor in Block F. Proposed additional of basement & vertical extension of one floor covering over existing 4th stored MUP. Proposed vertical extension of one floor over 4th stored Club House, Newer - Rajshree, J.I. No. -13, under Rajarhat Baramukherjee-I Gram Panchayat Dist 24 Parganas (N) as per LCC approved by WBHBCO (vide memo no. 21/HDC/Plng/Plng/2018/625/16) /2018 dt. 31.01.2018).


Assistant Architect
New Town Kolkata Development Authority


Executive Architect
New Town Kolkata Dev. Authority


Chief Architect
New Town Kolkata Development Authority