



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

[Signature]
District Engineer
(N) 24 Parganas Zilla Parishad

[Signature]
Executive Officer
Rajaratna Panchayat Samity
Rajarhat, North 24 Parganas

Approval Order No. 955/188
Date: 27/09/2021
Valid up to: 26/09/2022

- NOTES -**
- ALL DIMENSIONS ARE IN MM. UNLESS OTHERWISE MENTIONED.
 - ALL EXTERNAL WALLS ARE 200 THK. & INTERNAL WALLS ARE 100 THK. IF NOT STATED IN 1:4 CEMENT SAND MORTAR.
 - ALL CHAJJAS ARE 800 MM. PROJECTED.
 - DEPTH OF UNDERGROUND WATER RESERVOIR SHOULD NOT EXCEED THE DEPTH OF FOUNDATION.
 - GRADE OF CONCRETE & GRADE OF STEEL USED ARE M 20 & Fe500 RESPECTIVELY.
 - R.C.C. FRAMED STRUCTURE.
 - ANY DISCREPANCY IN SCALE, THE WRITTEN DIMENSION SHALL GOVERN.
 - FOR SPECIFICATION OF MATERIALS & WORKMANSHIP N.B.C. 1984 TO BE FOLLOWED.
 - OPEN TERRACE WITH LIME TERRACING OF RATIO 2:2:7.
 - DAMP PROOF COURSE TO BE PROVIDED WITH P.C.C. (1:2:4).
 - THE TOP SLAB OF THE U.G. RESERVOIR UNDER THE DRIVEWAY SHOULD BE STRUCTURALLY SAFE FOR TAKING THE LOAD OF HEAVY VEHICLES LIKE FIRE TENDERS.

DOORS & WINDOWS SCHEDULE

DOORS				WINDOWS			
MKD.	WIDTH	LINTEL HT.	SILL HT.	MKD.	WIDTH	HEIGHT	SILL HT.
D1	1000	2250	-	W1	1500	1650	600
D2	900	2250	-	W2	1200	1650	600
D3	800	2250	-	W3	900	1650	600
SD1	1750	2250	-	W4	900	1200	1050
SD2	1650	2250	-	W5	600	1050	1200
SD3	1350	2250	-	SW	1200	1650	600
SD4	1275	2250	-				

MAGNOLIA INFRASTRUCTURE DEVELOPMENT LTD.
M/S MAGNOLIA INFRASTRUCTURE DEVELOPMENT LTD.
93.DR. SURESH CHANDRA BANERJEE ROAD,
P.S. - BELIAGHATA, KOLKATA - 700 010

[Signature]
SIGNATURE OF OWNER

CERTIFIED THAT THE STRUCTURAL DRAWINGS AND DESIGN OF BOTH THE FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING/BUILDINGS HAS BEEN MADE CONSIDERING THE SOIL TEST REPORT AS PER THESE RULES AND REGULATIONS MADE UNDER THE ACT AND ALSO CONSIDERING ALL POSSIBLE LOADS, SEISMIC LOADS 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 ALL RESPECT AND THESE PROVISIONS SHALL BE ADHERED TO DURING THE CONSTRUCTION.

[Signature]
Mainak Majumdar
B.C.E., M.C.E. (Struct)
ESE-152/1 of KMC
ESR - (D), 152/4
074/RJ/SON/ESB/11-12
MAINAK MAJUMDAR
ENROLLMENT NO. STRV/NKDA/14/0001
SIGNATURE OF STRUCTURAL ENGINEER

CERTIFICATE OF THE ARCHITECT

I CERTIFY THAT ALL THE ARCHITECTURAL DRAWINGS OF THE PROJECT AT R.S. DAG NO 408, MOUZA-KADAMPUKUR, J.L. NO. 25 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 PROVISIONS REGARDING THE FIRE PROTECTION AS PER THE PREVAILING NATIONAL BUILDING CODE OF INDIA. I SHALL BE HELD RESPONSIBLE IF ANY INCORRECT INFORMATION IS FURNISHED BY ME OR ANY VIOLATION OR PROVISIONS OF THESE RULES OR THE PREVAILING NATIONAL BUILDING CODE IS FOUND IN ANY OF THE DRAWINGS AND DOCUMENTS. SIGNED BY ME AND SUBMITTED TO THE SANCTIONING AUTHORITY FOR OBTAINING SANCTION.

[Signature]
KAMAL KUMAR PERIHAL
CA-95-18679

KAMAL KUMAR PERIHAL
ENROLLMENT NO.-ACHR/NKDA/10/00016
C.O.A REGISTRATION NO.-CA-95-18679
SIGNATURE OF ARCHITECT

IT IS CERTIFIED THAT THE COMPREHENSIVE GEO-TECHNICAL REPORT ON SOIL INVESTIGATION HAS BEEN PREPARED BY ME FOR DESIGN AND CALCULATION OF THE FOUNDATION BY ANALYZING THE SOIL SAMPLE FOR ESTIMATING THE BEARING CAPACITY OF THE SOIL ON WHICH FOUNDATION OF THE STRUCTURE WILL BE CONSTRUCTED.

I SHALL ALSO CHECK THE NATURE OF THE SOIL AFTER EXCAVATION AT SITE SO THAT FOUNDATION IS EXTENDED UP TO APPROPRIATE DEPTH THAT HAS BEEN PROPOSED IN THE GEO-TECHNICAL REPORT.

[Signature]
JISHNU PAL
B.Tech (Civil), M.E (Geo-tech)
KMC Reg No. G.T-1/32
GTER/NKDA/10/0043
22/RJ/SON/G-T-1/2016-17
SIGNATURE OF THE GEO-TECH. ENGINEER

[Signature]
MANOJ KANTI MAJUMDAR
B.Sc. (Hons), B.C.E., F.I.E.C. Eng.
M Struct. E (Civil) B.A.C.C.E. (USA)
ESE-68 of
The Calcutta Municipal Corporation
SIGNATURE OF STRUCTURAL REVIEWER

PROJECT
PROPOSED PLAN OF G+IV STORIED RESIDENTIAL BUILDING AT DAG NO-408, J.L. NO-25, MOUZA-KADAMPUR, P.S. RAJARHAT, DIST-NORTH 24 PARGANAS FOR M/S MAGNOLIA INFRASTRUCTURE DEVELOPMENT LTD.

CLIENT
MAGNOLIA INFRASTRUCTURE DEVELOPMENT LTD.

ARCHITECT
[Logo] MAHESHWARI & ASSOCIATES
37A BAKER ROAD, 2ND FLOOR, ALIPORE, KOLKATA - 700027
Tel: 65334966, 65228584.

TITLE
GROUND FLOOR PLAN WITH SITE, SITE PLAN, LOCATION PLAN.

ARCHITECTURAL DRAWING -

NORTH	DRG. NO.	MA / POLICE PHARI / SUB / ARCH/01
<i>[North Arrow]</i>	REV. DATE	REV. NO. 0
	SCALE 1:100,200,600,2000	DEALT SILPA
	DATE 01.09.2021	CHECKED MOUSUMI

AREA STATEMENT CALCULATION FOR F.A.R.

PLOT AREA	=	1101.150	Sq.m	=	11852.779	Sq.ft.
PERMISSIBLE GROUND COVERAGE	=	550.575	Sq.m	(50%)		
PROPOSED GROUND COVERAGE	=	542.930	Sq.m	(49.29%)		
WIDTH OF THE ACCESS ROAD	=	10.30	M			
PERMISSIBLE HEIGHT OF THE BUILDING	=	40.0	M			
PROPOSED HEIGHT OF THE BUILDING	=	14.950	M	G+IV		
PROPOSED FLOOR TO FLOOR HEIGHT	=	3.00	M			
PERMISSIBLE FLOOR AREA RATIO (F.A.R.)	=	2.25				
PROPOSED FLOOR AREA RATIO (F.A.R.)	=	1.9209				
TOTAL PERMISSIBLE BUILT UP AREA	=	2477.588	Sq.m	(2.25 X 1101.150)		
PROPOSED FLOOR AREA						
GROUND FLOOR AREA	=	506.860	Sq.m.			
1ST. FLOOR AREA	=	544.970	Sq.m.			
TYPICAL FLOOR AREA (2ND. TO 4TH.)	=	532.190	Sq.m.	X 3	=	1596.57 Sq.m.
TOTAL BUILT UP AREA =	=	2648.400	Sq.m.			
EXEMPTION OF AREA IN F.A.R. :						
STAIR CASE EXEMPTION						
GROUND TO 4TH FLOOR	=	13.360	Sq.m.	X 5	=	66.8 Sq.m.
LIFT LOBBY EXEMPTION						
LIFT LOBBY FROM GR. TO 4TH. FL.	=	3	Sq.m.	X 5	=	15 Sq.m.
CAR PARKING AREA IN GROUND	=	451.41	Sq.m.			
TOTAL EXEMPTED AREA =	=	533.210	Sq.m.			
FLOOR AREA RATIO CONSUMED	=	(TOTAL BUILT UP AREA - TOTAL EXEMPTION)				
FLOOR AREA RATIO (F.A.R.) CONSUMED	=	1.9209		(2115.19 / 1101.150)		
CAR PARKING REQUIRED	=	8 NOS				
CAR PARKING PROVIDED	=	27 NOS				
COVERED	=	25 NOS				
OPEN	=	2 NOS				
PERMISSIBLE GREEN OPEN SPACE =	=	55.902	Sq.m.	(5.08%)		
PROPOSED GREEN OPEN SPACE =	=	56.190	Sq.m.	(5.10%)		
PERMISSIBLE C.B AREA	=	79.452	Sq.m.	3%		
PROPOSED C.B AREA	=	27.4	Sq.m.	1.03%		

GROUND FLOOR PLAN
SCALE:1:100



LOCATION PLAN
SCALE 1:2000

SITE PLAN
SCALE 1:600

