

19-0701 ARCHITECTURAL DRAWING

AREA STATEMENT

1. PLOT AREA (AS PER DRAWING) : 150.00 SQM.
2. PLOT AREA (AS PER DEED) : 150.00 SQM.
3. PERMISSIBLE GROUND COVERAGE : 97.50 SQM (i.e., 65% OF PLOT AREA)
4. PROPOSED GROUND COVERAGE : 88.875 SQM. (59.25% OF THE PLOT AREA)
5. GROUND FLOOR AREA : (88.875 - 12.188) = 76.687 SQM. (STAIR AREA = 12.188 SQM.; LIFT AREA = 1.875 SQM.)
6. FIRST FLOOR AREA : (88.875 - 12.188 - 1.875) = 74.812 SQM.
7. SECOND FLOOR AREA : 74.812 SQM.
8. THIRD FLOOR AREA : 74.812 SQM.
9. FOURTH FLOOR AREA : 74.812 SQM.
10. TOTAL COVERED AREA : 375.935 SQM.
11. COVERED PARKING AREA : 25 SQM. (12.5X2)
12. OPEN GREEN AREA : 6.27 SQM. (4.18% OF PLOT AREA)
13. MIXED USE AREA IN GROUND FLOOR : 00 SQM.
14. AREA OF SERVANT'S ROOM WITH TOILET = 12.905 SQM.
15. AREA OF METER ROOM = 1.073 SQM.
16. TOTAL SERVICE AREA = 12.905+1.073 = 13.978 SQM.
17. TOTAL EXEMPTED AREA : SERVICE AREA+PARKING AREA 13.978+25 SQM 38.978 SQM

CAR PARKING STATEMENT

PROPOSED TOTAL COVERED AREA = 375.935 SQM.
 ACTUAL AREA PROVIDED FOR COVERED CAR PARKING = (12.5 X 2) = 25 SQM.
 REQUIRED CAR PARKING = (375.935-25-13.978)/150 = 2.246 NOS. i.e 2 NOS.
 FULLY COVERED CAR PARKING PROVIDED = 2 NOS.
 OPEN CAR PARKING PROVIDED = 0 NOS.
 TOTAL CAR PARKING PROVIDED = 2 NOS.

F.A.R. STATEMENT

PROPOSED F.A.R. = (TOTAL COVERED AREA-TOTAL EXEMPTED AREA) / PLOT AREA.
 i.e. (375.935 - 38.978) / 150 = 2.246 < 2.5

DOOR SCHEDULE			WINDOW SCHEDULE		
TYPE	SIZE (BxH)	REMARKS	TYPE	SIZE (BxH)	REMARKS
D0	1050X2100	FLUSH	W1	1500X1350	STEEL FULLY GLAZED
D1	900X2100	FLUSH	W2	850X1350	-DO-
D2	750X2100	FLUSH	W3	1000X1350	-DO-
D3	850X2100	FLUSH	W4	1800X1350	-DO-
F0D	800X2100	FIRE DOOR	W5	900X1000	-DO-
F0D1	1050X2100	FIRE DOOR	W6	600X600	-DO-
			W7	1050X1350	-DO-

- NOTES :-**
1. ALL DIMENSIONS ARE IN MM.
 2. ALL SCALES ARE 1:100 UNLESS OTHERWISE STATED.
 3. DEPTH OF FOUNDATION OF SEPTIC TANK AND S.U.G.R. SHOULD NOT GO BEYOND THE DEPTH OF FOUNDATION OF THE BUILDING. ALL SORTS OF PRECAUTION WILL BE TAKEN AT THE TIME OF CONSTRUCTION OF SEPTIC TANK AND S.U.G.R.
- SPECIFICATIONS :-**
1. EXTERNAL WALL 200 mm AND INTERNAL WALLS ARE 125 mm AND 100 mm THICK UNLESS NOTED OTHERWISE.
 2. THICKNESS LIME TERRACING (2:2:7), R.C.C. SLAB (1:1.5:3) AND P.C.C. ARE 100mm.
 3. GRADES OF STEEL IS Fe-415, AND GRADE OF CONCRETE IS M-20.
 4. ALL MATERIAL AND CONSTRUCTION SHOULD BE AS PER I.S. CODE.
 5. ALL R.C.C. WORK FOR STRUCTURE MEMBER LIKE FOOTING, SLAB, COLUMN, BEAM, LINTEL, CHAJJAH ETC. SHALL BE CARRIED OUT WITH (1:2:4) PROPORTION.
 6. 450 mm PROJECTED CHAJJAH.
 7. 16 mm DIA STONE CHIPS WILL BE USED IN FOUNDATION, LINTEL, CHAJJAH, ETC.

APPLICANT - ANJAN KUMAR CHOWDHURY, SUJATA CHOWDHURY
 Address -HB-46, Sector-III, Salt Lake City
 District -Kolkata, West Bengal, India, Pin :-700106

CERTIFICATE OF STRUCTURAL / CIVIL ENGINEER -
 THE STRUCTURAL DESIGN AND DRAWINGS OF THE FOUNDATIONS AND SUPERSTRUCTURES OF THE BUILDING(S)/PORTION OF THE BUILDINGS ON PREMISES NO.-19-0701, PLOT NO.- 2326, HAVE BEEN MADE BY ME CONSIDERING THE SOIL TEST REPORT PREPARED FOR THIS PURPOSE & CONSIDERING ALL THE POSSIBLE LOADS INCLUDING THE SEISMIC LOADS AND THE MOMENTS GENERATED BY THE STRUCTURE/STRUCTURES AS PER BIS AND NATIONAL BUILDING CODE OF THE INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT. BUILDING/BUILDINGS HAVE BEEN COMPLETED AS PER PROVISION OF THE NEW TOWN PLANNING AREA (BUILDING OPERATION) RULES AND REGULATIONS 2009.

STRUCTURAL / CIVIL ENGINEER
 NAME : ANKIT AGARWALA
 ENROLLMENT NO. : STER/NKDA/10/00105

CERTIFICATE OF ARCHITECT -
 I certify that all the Architectural Drawings of the project at Premises No. 19-0701 PLOT NO. 2326 IN AA-IC OF NEW TOWN have been prepared by me complying with the New Town Kolkata Building Rules, 2009. I also certify that the plans and drawings prepared by me comply with all Provisions regarding the Fire Protection as per the prevailing National Building Code. I shall be held responsible if any incorrect information is furnished by me or any violation of 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.

ARCHITECT-
 NAME : ANIRBAN BAKSHI
 ENROLLMENT NO. : ACHR/NKDA/10/00024

ARCHITECTURAL DRAWING
 DRAWING NO.- SD / CORP / ARCH - 01.
 SCALE- 1:100, 1:600, 1:4000 DRAWN BY- PUJA
 DATE- 08 / 05 / 2023 CHECKED BY- BISWAJIT

PROPOSED G+IV RESIDENTIAL BUILDING PLAN AT PREMISES NO. 19-0701, PLOT NO. 2326 IN ACTION AREA AA-IC OF NEW TOWN KOLKATA

PARTY'S COPY

APPROVED FOR CONSTRUCTION
Any unauthorized construction done in deviation from approved building plan, after issuance of this permission, will warrant revocation of the construction permission.

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

LEVEL OF TOP OF THE BOX-DRAIN AND LEVEL OF EXIT/ ENTRY ALONG THE PROPERTY LINE OF ANY PLOT SHOULD BE AT PAR, THE ENTRY & EXIT SHOULD BE MADE WITH TEMPORARY TYPE OF CONSTRUCTION, LIKE PAVERS BLOCK OR EQUIVALENT.

NEW TOWN KOLKATA DEVELOPMENT AUTHORITY
Sanction of Building Plan for Construction Purpose

VALID FOR 5 YEARS

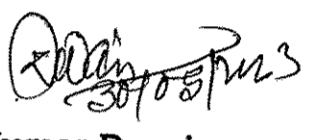
No. and date: 30-MAY-2023

PIN: 0190070120230523

Building Particulars G+1W Staircase

Residential Building
At pre no:- 19-0701.


Ruma Dasgupta
Assistant Architect
New Town Kolkata Development Authority


Tapan Kumar Dwari
Chief Architect
New Town Kolkata Development Authority