

PROPOSED G+IV STORED RESIDENTIAL BUILDING PLAN FOR BLOCK-F1 AT MOUZA - BISHNUPUR, J.L-44, R.S. & L.R DAG NO - 4018, L.R KHATIAN NO - 12777 (PREVIOUS KHATIAN NO-11274, R.S. NO.-128 DIST - 24 PGMS(N), P.S. - RAJARHAT UNDER CHANDPURGRAM PANCHAYET.

NAME OF THE OWNER
NITU DEVELOPERS PVT. LTD

AREA STATEMENT
AREA OF LAND (AS PER DEED) = 40 DEC
=1618.73 SQ.M.

GROUND FLOOR AREA(BL-F1) = 701.55 SQM
CAR PARKING AREA = 674.99 SQ.M.
STAIR & LIFT AREA =26.56 SQ.M.

TYPICAL FLOOR AREA (BL-F1) = 734.35 SQM
STAIR LIFT & PASSAGE = 84.66 SQ.M./FLOOR

TOTAL BUILT UP AREA =3638.95 SQ.M.

PERMISSIBLE F.A.R =2.25
PROPOSED F.A.R =2.00

LEFT OPEN AREA =903.97 SQ.M.

CERTIFICATE OF OWNER :

CERTIFIED THAT I/WE HAVE GONE THROUGH THE BUILDING RULES FOR THE NEW TOWN KOLKATA PLANNING AREA (BUILDING) RULES, 2014 AND ALSO UNDERTAKE TO ABIDE BY THOSE RULES DURING AND AFTER CONSTRUCTION OF THE BUILDING.

NITU DEVELOPERS PVT. LTD
Sumanita Biswas
DIRECTOR

SIGNATURE OF OWNER :

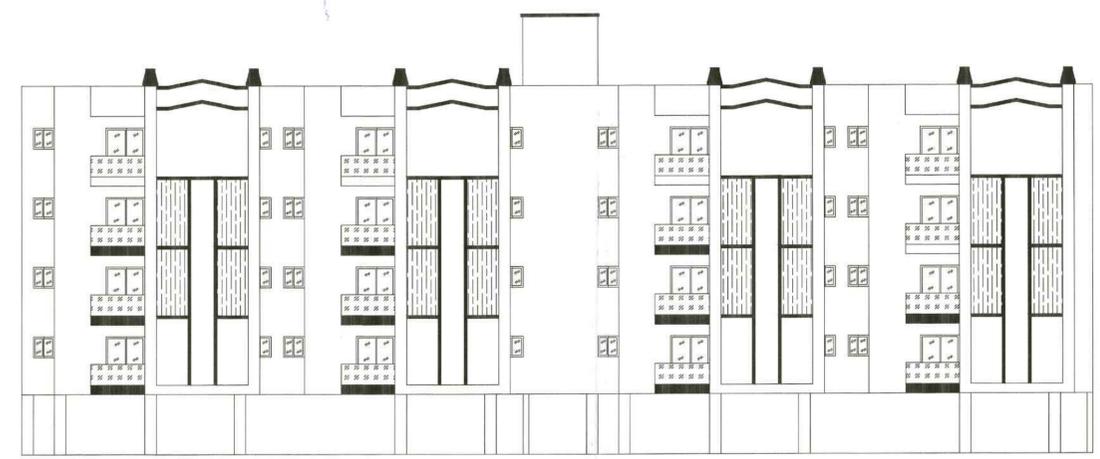
CERTIFICATE OF ARCHITECT :

I CERTIFY THAT ALL ARCHITECTURAL DRAWING OF THE PREPARED BY ME COMPLYING WITH THE NEW TOWN KOLKATA BUILDING RULES, 2014.

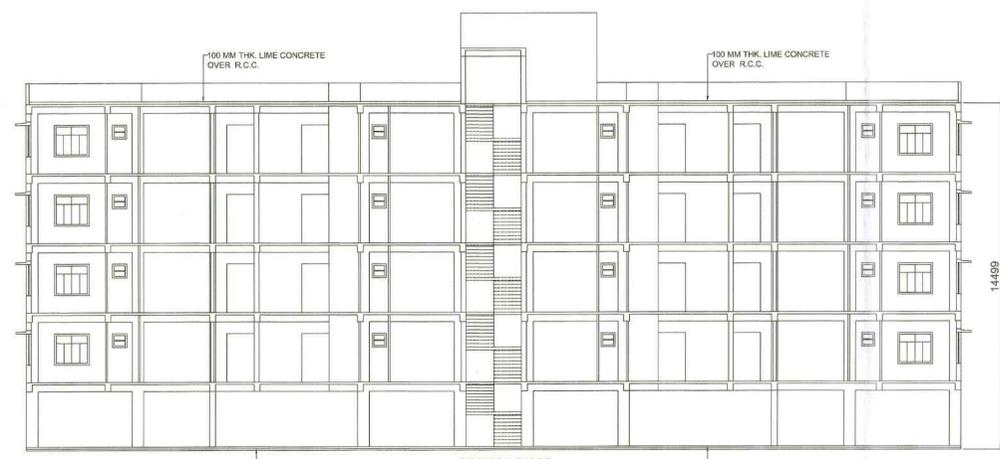
NO SUCH WRONG AND INCORRECT INFORMATION HAS BEEN FURNISHED BY ME INCLUDING AREA CALCULATION CHARTS IN THIS DRAWING AND NO VIOLATION OF THE PROVISION OF THESE RULES WILL BE FOUND IN ANY OF THE DRAWINGS AND DOCUMENT SUBMITTED TO THE SANCTIONING AUTHORITY FOR OBTAINING SANCTION.

Sumanita Biswas
SUSMITA BISWAS
LBS/1/1617
KOLKATA MUNICIPAL CORPORATION

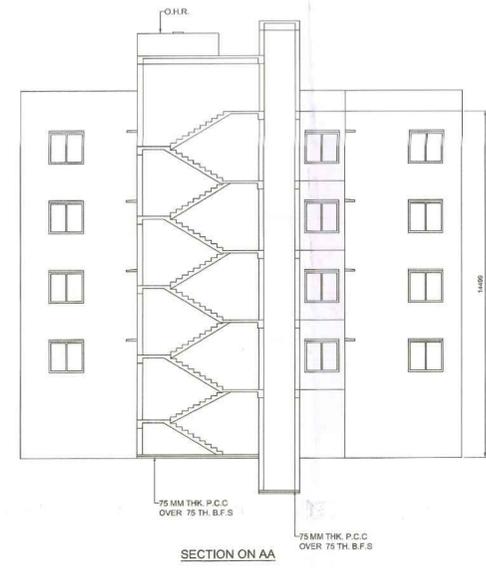
SIGNATURE OF ARCHITECT



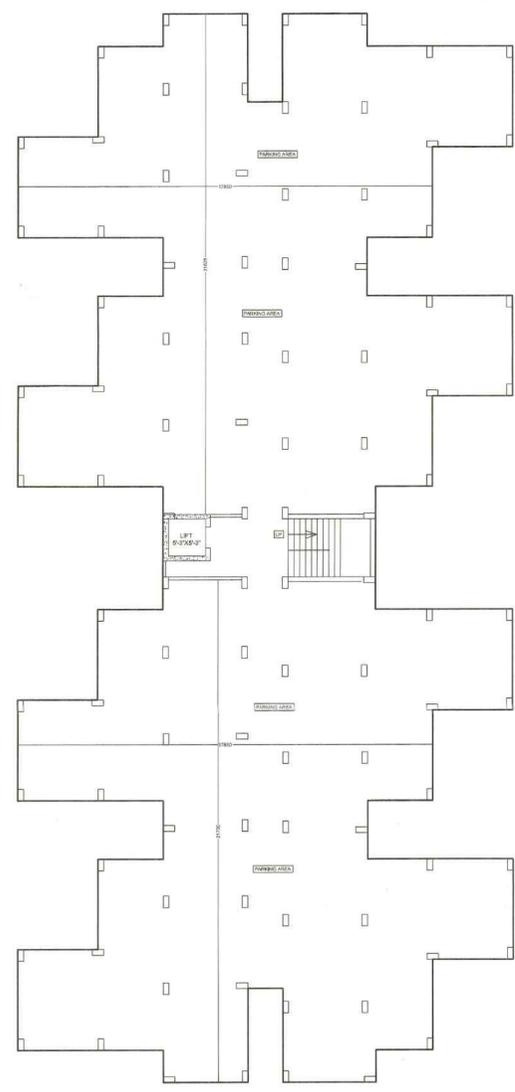
FRONT ELEVATION



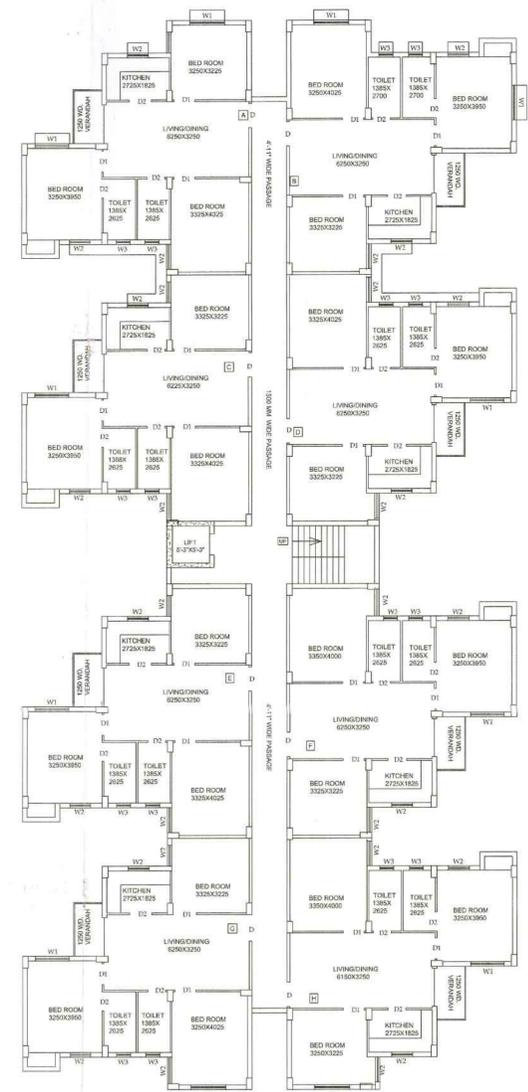
SECTION ON BB



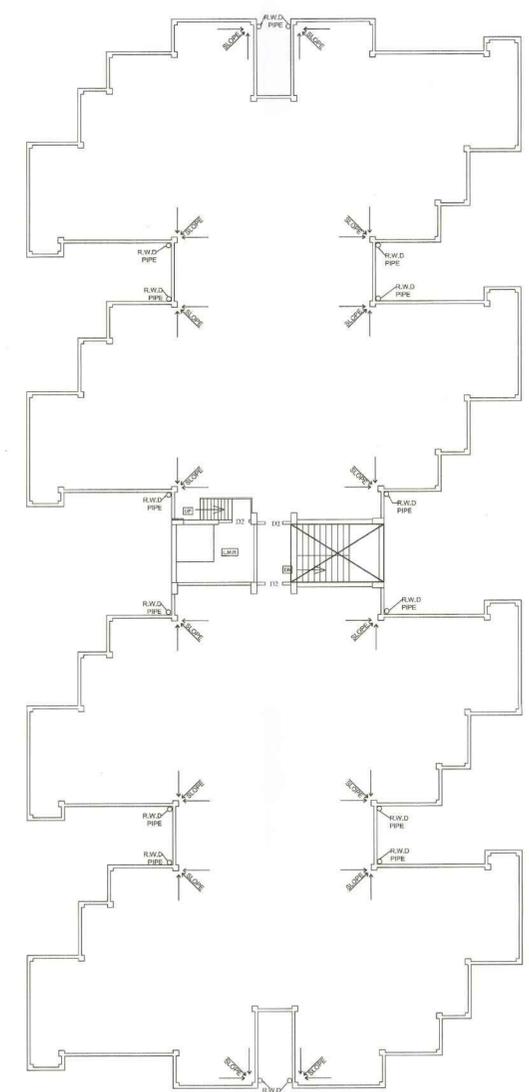
SECTION ON AA



TYPICAL FLOOR PLAN

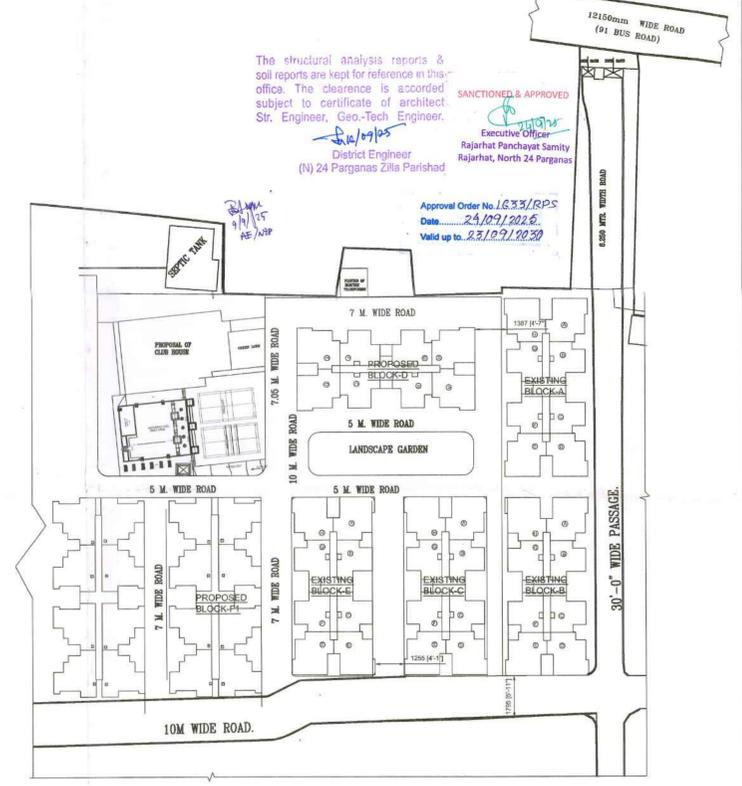


TYPICAL FLOOR PLAN



ROOF PLAN

	BLOCK A & B	BLOCK C	BLOCK D	BLOCK E	BLOCK F1
AREA OF LAND	2617.90 Sqm	2245.17 Sqm	1233.36 Sqm	2245.17 Sqm	1618.73 SQ.M.
Total Built up area	6020.20 Sqm	3009.62 Sqm	3148.72 Sqm	3148.72 Sqm	3638.95 Sq.m
Gr. Cov. (Permissible)	50%	50%	50%	50%	50%
Gr. Cov. (Proposed)	44%	26%	49%	27%	45%
F.A.R. (Permissible)	2.25	2.25	2.25	2.25	2.25
F.A.R. (Proposed)	1.71	2.20	1.96	1.96	2.00
SANCTION NO WITH DATE	386/JP/ 30.12.2022	742/JP/ 10.06.2024	1730/JP/ 12.11.2024	352/JP/ 12.11.2024	



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.
S. K. Das
District Engineer
(N) 24 Parganas Zilla Parishad

SANCTIONED & APPROVED
Sumanita Biswas
Executive Officer
Rajarhat Panchayat Samity
Rajarhat, North 24 Parganas

Approval Order No. 1633/RPS
Date: 24/07/2025
Valid up to: 23/07/2030