PROPOSED G+4 STORIED RESIDENTIAL BUILDING PLAN OF VALION POSSESSION LLP, SITUATED AT MOUZA: KALIKAPUR, JL NO: 40, RS/LR DAG NOS: 714,715,716,717,718,719,720,721, LR KHATIAN NOS: 3161,3162,3394,3395,3398,2400,3401,3403,3784, 3845,3857,3875,3392,3428,3429,3828,3850,3159, 3748,3718,3720,3863 TOUZI NO. 173, POLICE STATION: RAJARHAT, DISTRICT: NORTH 24 PGS. UNDER PATHARGHATA GRAM PANCHAYET.

TOTAL LAND AREA = 3642.14 SQM

TOTAL COVERED AREA = { 1720.60 + 7059.36 } SQM = 8779.96 SQM

	FOR STAIR AND LANDING (Rules : 27/a)	LIFT AND LIFT LOBBY (Rules : 27/b)	SERVICE AREA (Rules : 27/m)	CAR PARKING CALCULATION
EXAMPTED AREA =	BLOCK-A+ BLOCK-B +BLOCK-C+ BLOCK-D+BLOCK-E (13.31 SQM+ 13.31 SQM+20.40SQM +18.97 SQM+12.31 SQM)X5 AREA= 365.50 SQM	BLOCK-A+ BLOCK-B + BLOCK-C+BLOCK-D +BLOCK-E 3 SQ MTR EACH FALL FLOOR (3X5) X.8 = 75 SQ MTR	ALL BLOCK (ELECTRICAL ROOM= 38.46 SQM) + CARETAKER ROOM= 18.35 SQM TOTAL = 56.81 SQM	TENEMENT SIZE (50-75) SQM = 41 NOS. (75-100) SQM = 48 NOS SHOP CARPET AREA= 236.31 SQM (EVERY 35 SQM = 1 PARKING) TOTAL REQUIRED PARKING - 40 NOS SO EXAMPTED AREA = 40X25 = 1000 SQM

PROPOSED F.A.R. = (8779.96 SQM -(365.65 + 75 +56.81 +1000) SQM =7281.50 SQM) / 3642.14 SQM (TOTAL LAND AREA) = 1.999

AREA STATEMENT

AREA OF LAND:

90.00 DECIMAL OR 3642.14 SQM. OR 54 K. 7 CH. 09 SFT (AS PER DEED AND MEASURE)

PERMISSIBLE F.A.R= 2.0 (7284.28 SQM)

PROPOSED F.A.R= 1.999 (7280.63 SQM)

1) COVERED AREA OF GROUND FLOOR: 1720.60 SQM(47.24%)
(BLOCK-A = 328.75 + BLOCK-B = 363.85 + BLOCK-C = 256.95+ BLOCK-D = 382.91 + BLOCK-E= 388.14)

2) COVERED AREA OF 1ST TO 4TH FLOOR

BLOCK	COVERED AREA	TOTAL COVERED AREA
A	(344.31 SQM X4)	1377.24 SQ MTR
B	(359.52 SQM X4)	1438.08 SQ MTR
C	(279.23 SQM X4)	1116.92 SQ MTR
D	(378.94 SQM X4)	1515.76 SQ MTR
E	(402.84 SQM X4)	1611.36 SQ MTR
ALL BLOCK 1ST TO 4TH FLOOR AREA		7059.36 SQ MTR

TENEMENT AREA:

BLOCK-A: (1)=81.60 SQM, (2)= 81.60 SQM,(3)= 82.82 SQM,(4)= 90.14 SQM
BLOCK-B: (5)=91.13 SQM, (6)= 96.80 SQM,(7)= 81.60 SQM,(8)= 81.60 SQM
BLOCK-C: (9)=59.33 SQM, (10)= 59.55 SQM,(11)= 77.35 SQM,(12)= 61.93 SQM
BLOCK-D: (13) = 68.53 SQM, (14)= 87.15 SQM,(15)= 69.47 SQM,(16)= 61.76 SQM (17)= 57.04 SQM,
BLOCK-E: (18)=70.08 SQM, (19)= 85.95 SQM,(20)= 78.78 SQM,(21)= 58.27 SQM (22)= 57.70 SQM,
SHOP AREA-GR FLOOR: (1) 19.50 SQM, (2) 17.67 SQM,(3)15.78 SQM (4)15.67SQM (5) 15.80 SQM, (6) 16.37 SQM, (7) 15.67 SQM, (8) 15.20 SQM, (9) 14.12 SQM, (10) 18.48 SQM, (11) 19.46 SQM, (12) 13.45 SQM, (13) 15.88 SQM, (14) 25.79 SQM, (15) 23.88 SQM.

GROUND FLOOR FLAT. (1) 38.40 SQM,

GROUND SERVICE AREA: CARETAKER ROOM = 18.35 SQM,
ELECTRICAL ROOM : 1) 7.68 SQM. 2) 4.56 SQM
3) 5.69 SQM. 4) 7.99 SQM 5) 5.82 SQM. 6) 6.92 SQM

CERTIFICATE OF ARCHITECT:

I certify that all the Architectural Drawing of the project at Dag No. 714,715,716,717,718,719,720,721, L.R. Khatian nos:3161,3162,3394,3395,3398,2400, 3401,3403,3784,3845,3857,3875,3392,3428,3429,3828, 3850,3159,3748,3718,3720,3863of 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, singed by me and submitted to the Sanctioning Authority for obtaining sanction.

ARCHOUNAV CHATTERJEE
(REGN.NO-CA/2001/50)
(CA/2013/60587)

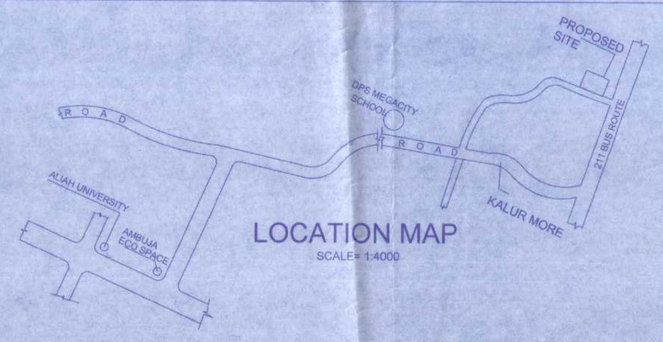
SIGNATURE OF ARCHITECT

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.

Abhratanu Dhar
Structural Engineer
M.Tech (Struct), B.Tech (Civil)
Reg. Under NKDA, KMC
STE/N/NKDA/RS/0082
CVER/NKDA/R/00877

SIGNATURE OF ENGINEER



LOCATION MAP
SCALE= 1:4000

CERTIFICATE OF GEO-TECHNICAL ENGINEER:

This is to certify that the soil test has been performed by me to this project.

RUPAK KUMAR BANERJEE
BCE, ME, MCS, MIE
G.T&G (K.M.C), BM/GEO-TECH-14002
GHSR,LP SCNG,TG2014-15,
GTER-NHDCO/09/00014
GEOWEBSIDC 2019/00602

SIGNATURE OF GEO-TECHNICAL 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.

VALIAN POSESSION LLP
Authorised Signatory

SIGNATURE OF OWNERS

DOOR WINDOW SCHEDULE

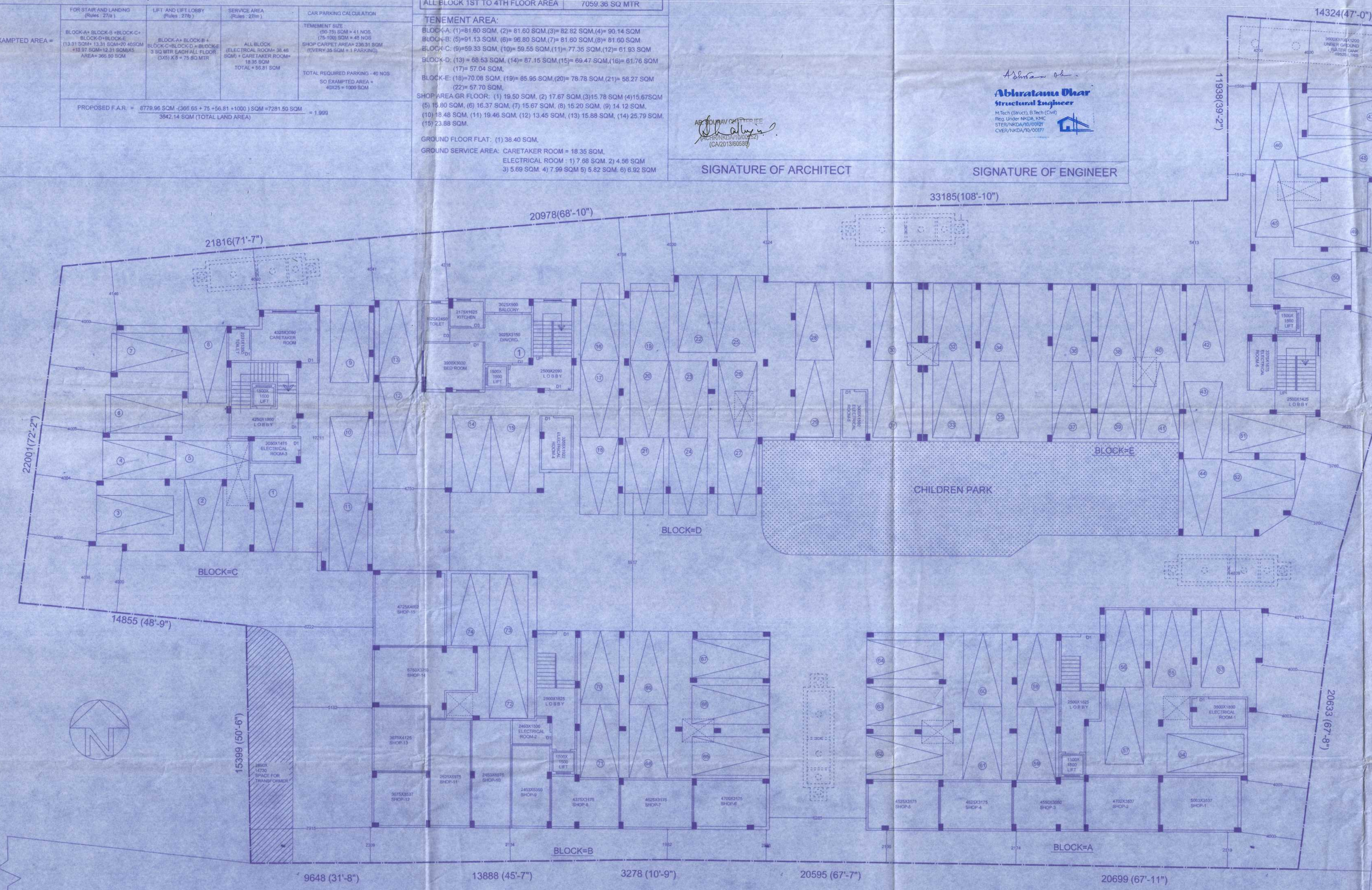
DOORS			WINDOWS		
MKD	WIDTH	HEIGHT	MKD	WIDTH	HEIGHT
D	1000	2100	W1	1500	1800
D1	800	2100	W2	1200	1500
D2	900	2100	W3	600	600
D3	1200	2100	W4	1500	1200
D5	1500	2100			
D6	2000	2100			

NOTE:
1) ALL OUTER WALLS ARE 200 MM TH
2) ALL FLAT PARTITION WALLS ARE 125 MM TH
3) ALL INNER PARTITION WALLS ARE 100 MM TH
4) GRADE OF CONCRETE - M20
5) GRADE OF STEEL - FE-415 & FE500
6) SIZE(L-1 500 (UNLESS MENTIONED)

OFFICE ONLY

MKD	CARPET AREA (SQ.M.)	BALCONY AREA (SQ.M.)	COVER AREA (SQ.M.)
GROUND FLOOR			
FLAT-1	31.80	2.72	36.45
SHOP-1	17.27	---	19.50.
SHOP-2	18.04	---	17.67
SHOP-3	14.20	---	15.78
SHOP-4	14.10	---	15.67
SHOP-5	14.03	---	15.80
SHOP-6	13.98	---	15.37
SHOP-7	14.10	---	15.67
SHOP-8	13.66	---	15.20
SHOP-9	12.87	---	14.12
SHOP-10	16.67	---	18.48
SHOP-11	17.98	---	19.46
SHOP-12	12.11	---	13.45
SHOP-13	14.64	---	15.88
SHOP-14	23.59	---	25.79
SHOP-15	21.44	---	23.88

MKD	CARPET AREA (SQ.M.)	BALCONY AREA (SQ.M.)	COVER AREA (SQ.M.)
1ST TO 4TH FLOOR			
FLAT-1	70.20	5.85	81.60
FLAT-2	70.20	5.89	81.60
FLAT-3	71.60	3.98	80.82
FLAT-4	78.15	6.13	90.14
FLAT-5	75.15	6.19	90.14
FLAT-6	86.63	3.31	90.80
FLAT-7	70.20	5.89	81.60
FLAT-8	70.20	5.89	81.60
FLAT-9	51.68	1.92	58.33
FLAT-10	51.46	2.87	58.55
FLAT-11	68.46	2.52	77.35
FLAT-12	63.06	3.60	81.93
FLAT-13	58.37	4.06	68.53
FLAT-14	72.69	6.92	81.15
FLAT-15	69.90	3.95	82.47
FLAT-16	50.20	4.95	61.39
FLAT-17	45.30	2.87	57.70
FLAT-18	63.09	4.45	70.08
FLAT-19	72.38	6.92	85.95
FLAT-20	68.78	3.03	78.78
FLAT-21	50.53	2.86	58.27
FLAT-22	50.38	2.70	57.70



GROUND FLOOR PLAN
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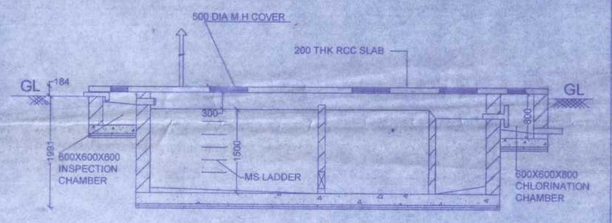

SECTION ON-"N-N"
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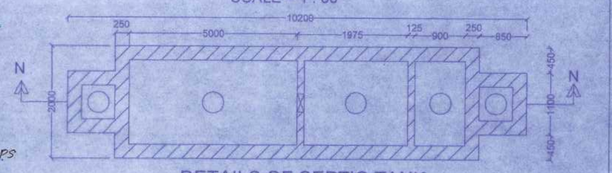

DETAILS OF SEPTIC TANK
150 USERS

SANCTIONED / APPROVED
Executive Officer
Rajarhat Panchayat Samity
Rajarhat, North 24 Parganas

Approval Order No. 1125/RPS
Date 21/08/2019
Valid up to 20/08/2019

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

District Engineer
(N) 24 Parganas Zilla Parishad

VETTED
Dr. Dipesh Majumdar
BE, ME (Structure), PhD
Assistant Professor
Department of Construction Engineering
Jadavpur University.