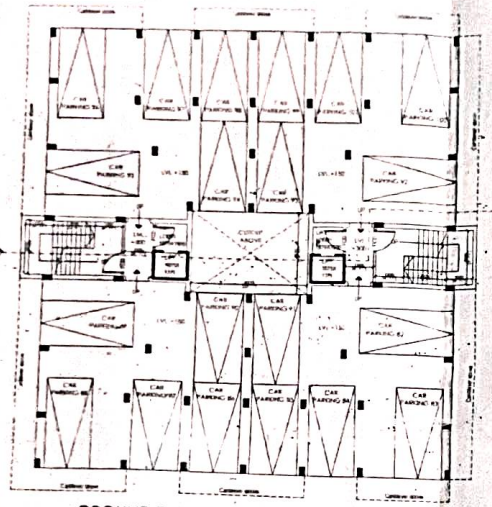
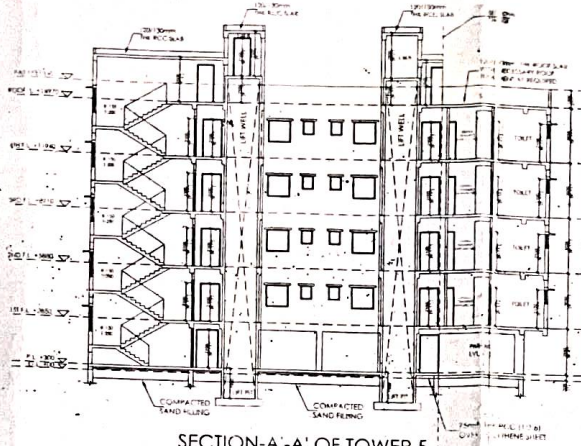


GROUND FLOOR PLAN OF TOWER 5

SCALE - 1 : 100

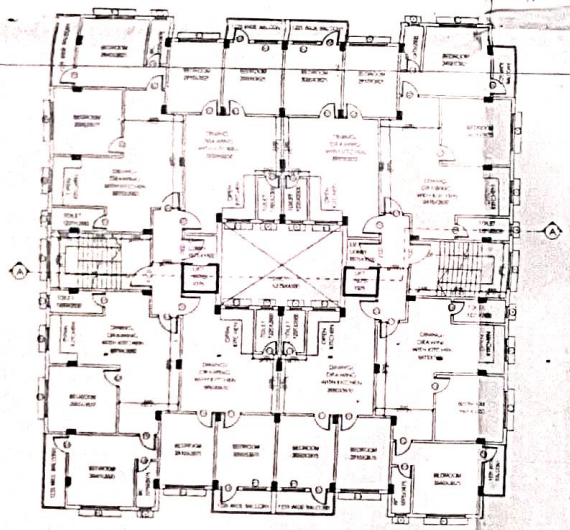


SECTION-A'-A' OF TOWER 5

SCALE - 1 : 100

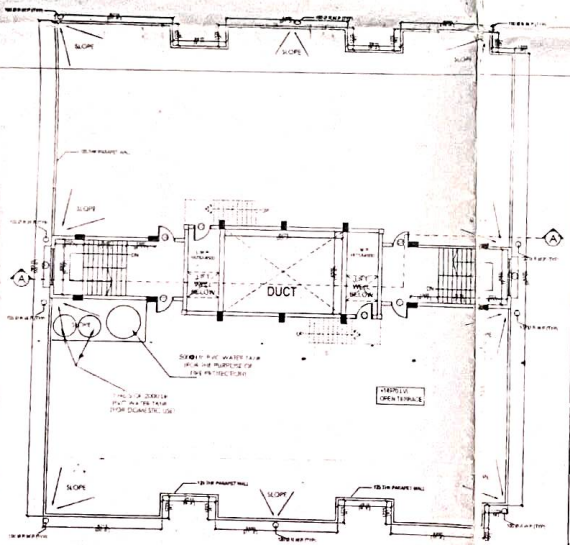
NORTH SIDE ELEVATION OF TOWER 5

SCALE - 1 : 100



(1st to 4th) TYPICAL FLOOR PLAN OF TOWER 5

SCALE - 1 : 100



ROOF FLOOR PLAN OF TOWER 5

SCALE - 1 : 100

AREA STATEMENT

(TOWER 1+TOWER 2+TOWER 3+TOWER 4+ TOWER 5)

CALCULATION OF F.A.R	Area in sq.m	Area in sq.ft
Plot area (as per DCR)	5481.00	59000.47
Plot area (after road widening)	5483.00	59021.97
Gross floor area of Covered Verandah	2917.75 (-4.0%)	31406.07
Proposed Ground Coverage	2012.44 (-44.5%)	21665.02
Width of the access road	7.62 M (Average)	
Permissible height of building	15.24	
Proposed height of building	14.97 M	
Permissible F.A.R	1.5	
Permissible F.A.R. Area	5483.00 x 1.5 = 8224.50	88524.91
Incentive F.A.R	0.5	
Proposed F.A.R. Area	5483.00 x 1.5 = 12012.51	133242.75
Permissible Green Open Space - 324.194 sq.m (10% of the plot area)		
Proposed Green Open Space - 574.44 sq.m (17.7% of the plot area)		

TOWER 1	Area in sq.m	Area in sq.ft
Ground Floor Area	454.00	4887.07
Typical Floor Area (1st to 4th)	477.1 x 4 = 1908.4	20542.02
Total Proposed Covered Area	2362.40	25429.09
Exemption of Area in F.A.R	Area in sq.m	Area in sq.ft
Staircase exemp. in G. FL	15.75	169.53
Staircase exemp. in All Typ. FL (1st to 4th)	15.75 x 4 = 63	678.13
Lift exemp. in All Typ. FL (1st to 4th)	(2.3 x 2) x 4 = 18.4	198.08
Lift Landing Lobby exemp. in All Typ. FL (1st to 4th)	(3 x 2) x 4 = 24	258.34
Total exemption of TOWER 1	121.15	1304.08

TOWER 2	Area in sq.m	Area in sq.ft
Ground Floor Area	541.01 (-28.24 +513.77)	5529.79
Typical Floor Area (1st to 4th)	(605.03-28.24) x 4 = 2307.16	25665.39
Duct Area for Exemp. in every Floors area	28.24	303.98
Total Proposed Covered Area	2905.89	31259.18
Exemption of Area in F.A.R	Area in sq.m	Area in sq.ft
Staircase exemp. in G. FL	15.75	169.53
Staircase exemp. in All Typ. FL (1st to 4th)	15.75 x 4 = 63	678.13
Lift exemp. in All Typ. FL (1st to 4th)	(2.3 x 2) x 4 = 18.4	198.08
Lift Landing Lobby exemp. in All Typ. FL (1st to 4th)	(2.01 x 2) x 4 = 20.08	216.14
Total exemption of TOWER 2	117.23	1261.88

TOWER 3	Area in sq.m	Area in sq.ft
Ground Floor Area	510.75 (-28.24 +482.51)	5290.4
Typical Floor Area (1st to 4th)	(605.03-28.24) x 4 = 2308.8	24854.4
Duct Area for Exemp. in every Floors area	28.24	303.98
Total Proposed Covered Area	2817.28	30314.31
Exemption of Area in F.A.R	Area in sq.m	Area in sq.ft
Staircase exemp. in G. FL	15.75	169.53
Staircase exemp. in All Typ. FL (1st to 4th)	15.75 x 4 = 63	678.13
Lift exemp. in All Typ. FL (1st to 4th)	(2.3 x 2) x 4 = 18.4	198.08
Lift Landing Lobby exemp. in All Typ. FL (1st to 4th)	(2.01 x 2) x 4 = 20.08	216.14
Total exemption of TOWER 3	117.23	1261.88

TOWER 4	Area in sq.m	Area in sq.ft
Ground Floor Area	510.75 (-28.24 +482.51)	5290.4
Typical Floor Area (1st to 4th)	(605.03-28.24) x 4 = 2308.8	24854.4
Duct Area for Exemp. in every Floors area	28.24	303.98
Total Proposed Covered Area	2817.28	30314.31
Exemption of Area in F.A.R	Area in sq.m	Area in sq.ft
Staircase exemp. in G. FL	15.75	169.53
Staircase exemp. in All Typ. FL (1st to 4th)	15.75 x 4 = 63	678.13
Lift exemp. in All Typ. FL (1st to 4th)	(2.3 x 2) x 4 = 18.4	198.08
Lift Landing Lobby exemp. in All Typ. FL (1st to 4th)	(2.01 x 2) x 4 = 20.08	216.14
Total exemption of TOWER 4	117.23	1261.88

TOWER 5	Area in sq.m	Area in sq.ft
Ground Floor Area	510.24-68.18 = 442.06	4675.27
Typical Floor Area (1st to 4th)	442.06 (708.86-68.18) x 4 = 2602.72	27995.12
Duct Area for Exemp. in every Floors area	68.18	733.88
Total Proposed Covered Area	3045.78	32764.27
Exemption of Area in F.A.R	Area in sq.m	Area in sq.ft
Staircase exemp. in G. FL	15.75	169.53
Staircase exemp. in All Typ. FL (1st to 4th)	15.75 x 4 = 63	678.13
Lift exemp. in All Typ. FL (1st to 4th)	(2.3 x 2) x 4 = 18.4	198.08
Lift Landing Lobby exemp. in All Typ. FL (1st to 4th)	(2.01 x 2) x 4 = 20.08	216.14
Total exemption of TOWER 5	117.23	1261.88

The structural analysis reports & soil reports are kept for reference in this office. The sanctione is accepted subject to certificate of architect all Engineer Geo-Tech Engineer

Executive Engineer (PIU-Head) WBSRDA North 24 Parganas District Unit

Ground Floor Area	548.86-35.24 = 513.62	5529.79
Typical Floor Area (1st to 4th)	513.62 x 4 = 2054.48	22041.21
Duct Area for Exemp. in every Floors area	35.24	379.24
Total Proposed Covered Area	2589.34	27870.24
Exemption of Area in F.A.R	Area in sq.m	Area in sq.ft
Staircase exemp. in G. FL	15.75	169.53
Staircase exemp. in All Typ. FL (1st to 4th)	15.75 x 4 = 63	678.13
Lift exemp. in All Typ. FL (1st to 4th)	(2.3 x 2) x 4 = 18.4	198.08
Lift Landing Lobby exemp. in All Typ. FL (1st to 4th)	(2.01 x 2) x 4 = 20.08	216.14
Total exemption of TOWER 5	112.23	1207.88

Car Parking Calculation

Number of Car Parking required = 2500/100 = 25 Nos.

Number of Car Parking provided in Ground Floor (Covered) = 25 Nos.

Car parking area = 25 x 25 sq.m = 625 sq.m

Number of Car Parking required = 2500/100 = 25 Nos.

Number of Car Parking provided in Ground Floor (Open) = 25 Nos.

Car parking area = 25 x 12.5 sq.m = 312.5 sq.m

Total Car Parking area = 625 + 312.5 = 937.5 sq.m

Total Car Parking area = 9375 sq.m

Car parking area in Ground Floor (Covered) = 625 sq.m

Car parking area in Ground Floor (Open) = 312.5 sq.m

Roof Plan (Covered)	1.5	
Total Ground Floor (Covered)	1.5	
F.A.R	Area in sq.m	Area in sq.ft
Total Covered area	548.86-35.24 = 513.62	5529.79
Area in Ground Floor	1730.07	18626.31
F.A.R	Total Covered area / Total sanctioned area / Plot area	
	(548.86-35.24) / (1730.07) = 513.62 / 1730.07 = 0.29	

BUILDINGS OF ROY INFRABUILD PRIVATE LIMITED, RESPECTIVE PARTNERS 01. SRI. AJOY ROY, S/O OF SRI. ANUKUL ROY & 02. SRI. BASUDEB ROY, S/O SRI. ANUKUL ROY RESPECTIVELY, AS CONSTITUTE ATTORNEY FOR 01. ROY ENTERPRISE, 02. SRI. AJOY ROY, S/O SRI. ANUKUL ROY, 03. SRI. BASUDEB ROY, S/O SRI. ANUKUL ROY, AT MOUZA- KAMPA, J.L. NO- 21, L.R. KHATIAN NO- 2232, 2705 & 2926 R.S. & L.R. DAG NOS- 35, 38 & 40, UNDER KAMPA CHAKLA GRAM PANCHAYET, P.S.- BIZPUR, DIST- 24 PARGANAS (N)

Declaration Of Owner

I do hereby declare that I will construct my building according to the West Bengal Municipal Act & Building Rules 2007. Construction of building will be done as per sanctioned Building Plan by the UNDER KAMPA-CHAKLA GRAM PANCHAYET & will be held responsible for any deviation or constructions and unauthorized construction in my premises.

ROY INFRASUILD PVT. LTD.

Director Director

Signature and Seal of Owner

CERTIFICATE OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOR AND SUPERSTRUCTURE OF THE BLDG. HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER THE NBC OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECTS

SIGNATURE OF STRUCTURAL ENGINEER

CERTIFICATE OF ARCHITECT

CERTIFY THAT ALL THE ARCHITECTURAL DRAWINGS OF THE PROPOSED G+4 BUILDING HAVE BEEN PREPARED BY ME FOR BEING WITH THE NATIONAL BUILDING CODE, INDIA. SHALL BE HELD RESPONSIBLE OF VIOLATION OF PROVISIONS THE PRESCRIBED NATIONAL BUILDING CODE, AND THE RULES OF THE DRAWINGS AND DOCUMENTS HAVE BEEN SUBMITTED TO THE SANCTIONING AUTHORITY FOR OBTAINING SANCTION

SIGNATURE OF ARCHITECT

SPECIFICATION OF WORK

ALL DIMENSIONS AND LEVELS ARE IN MILLIMETRE UNLESS OTHERWISE SUCH

1.	[illegible]	
2.	[illegible]	
3.	[illegible]	
4.	[illegible]	
5.	[illegible]	

1. [illegible]
2. [illegible]
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7. [illegible]
8. [illegible]
9. [illegible]
10. [illegible]

Drawing Title: ARCHITECTURAL SANCTION DRAWING

SHEET: ARC-06

TITLE: TOWER 5

1. GROUND FLOOR PLAN
2. (1ST TO 4TH) TYPICAL FLOOR PLAN
3. ROOF PLAN
4. NORTH SIDE ELEVATION
5. SECTION A-A

BOLD STROKES DESIGN STUDIO
Architecture | Interior | Design
Contact No: +918697076025
+919831916471