

PROPOSED (G+MEZZANINE+1) & II STORIED BUNGLOW IN INDIVIDUAL PLOT INSIDE THE MOTHER PLOT AT MOUZA :-BISHNUPUR ,JL NO :-44 ,R.S/L.R. DAG NOS:- 4087,4088,4091;L.R. KHATIAN NOS:- 12777,13034, UNDER CHANDPUR GRAMPANCHAYET;DISTRICT: NORTH 24 PARGANAS.

NAME OF OWNERS
1.NITU DEVELOPERS PVT. LTD
2.SURUCHI VANUJA PVT. LTD

NAME OF DEVELOPER
NITU DEVELOPERS PVT. LTD

AREA STATEMENT

TOTAL LAND AREA=31 DEC=1254.38SQ.M.=18X12CH=00 SFT
LAND AREA FOR INDIVIDUAL BUNGLOW=3.0K=200.67 SQ.M.
GROUND FLOOR COVD. AREA OF EACH UNIT = 103.11 SQ.M.
(INCLUDING PARKING AREA=15.34 SQ.M.)
TOTAL AREA OF (UNIT NO.81,90,103)=103.11X3=309.33 SQ.M.
GROUND FLOOR COVD. AREA OF EACH UNIT = 75.28 SQ.M.
(EXCLUDING CAR PARKING AREA AT GROUND LEVEL=27.03 SQ.M. COVERED +OPEN
(EXCLUDING SWIMMING POOL AREA AT GROUND LEVEL=23.59 SQ.M.)
TOTAL GROUND FLOOR AREA OF (UNIT NO.80,91,102)=75.28X3=225.84 SQ.M.
TOTAL GROUND FLOOR AREA=309.33+225.84=535.17 SQ.M.
SWIMMING POOL AREA IN MEZZANINE FLOOR=15.34SQ.M.
TOTAL AREA OF (UNIT NO.81,90,103)
=103.11X3=309.33 SQ.M.
TOTAL MEZZANINE FLOOR AREA=46.02 SQ.M.
FIRST FLOOR COVD. AREA OF EACH UNIT = 88.83 SQ.M.
(INCLUDING TERRACE EXCLUDING POOL)
TOTAL AREA OF (UNIT NO.81,90,103)
=88.83X3=266.49 SQ.M.
FIRST FLOOR COVD. AREA OF EACH UNIT = 123.89 SQ.M.
(INCLUDING BALCONY & TERRACE)
TOTAL AREA OF (UNIT NO.80,91,103)=123.89X3=371.67 SQ.M.
TOTAL FIRST FLOOR AREA=266.49+371.67=638.16 SQ.M.
TOTAL PARKING AREA=46.02 SQ.M.
PROPOSED P.A.R.=0.97

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.

Smriti B. 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 DOCUMENTS SUBMITTED TO THE SANCTIONING AUTHORITY FOR OBTAINING SANCTION.

Smriti B. Biswas

SUSMITA BISWAS
KOLKATA PLANNING AREA (BUILDING) RULES, 2014
Mot. No: 923368/14

SIGNATURE OF ARCHITECT

FOR OFFICE USE ONLY

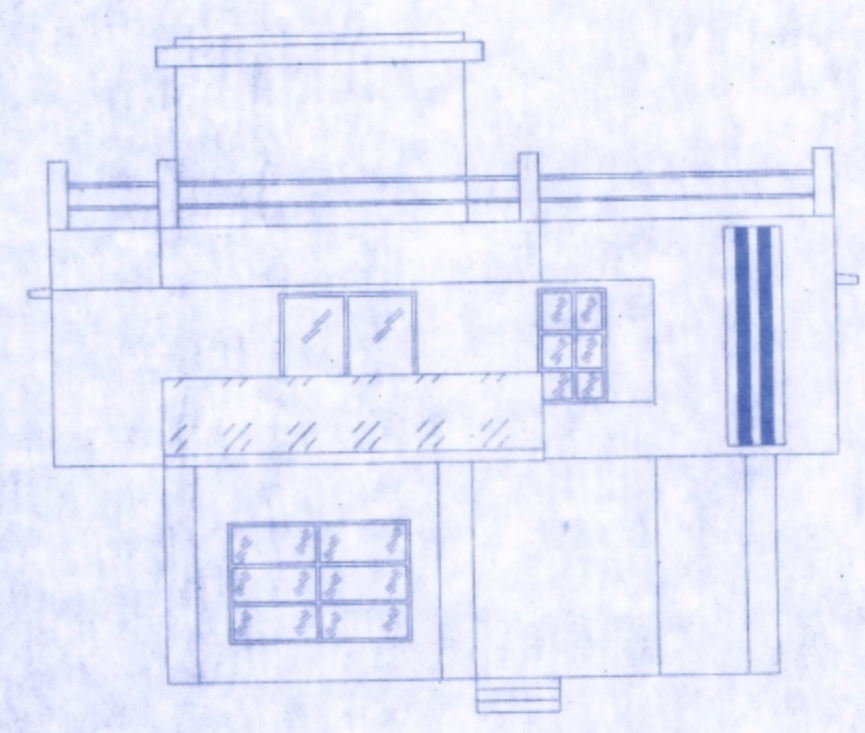
SANCTIONED & APPROVED

20/03/25
Executive Officer
Rajarhat Panchayat Samity
Rajarhat, North 24 Parganas

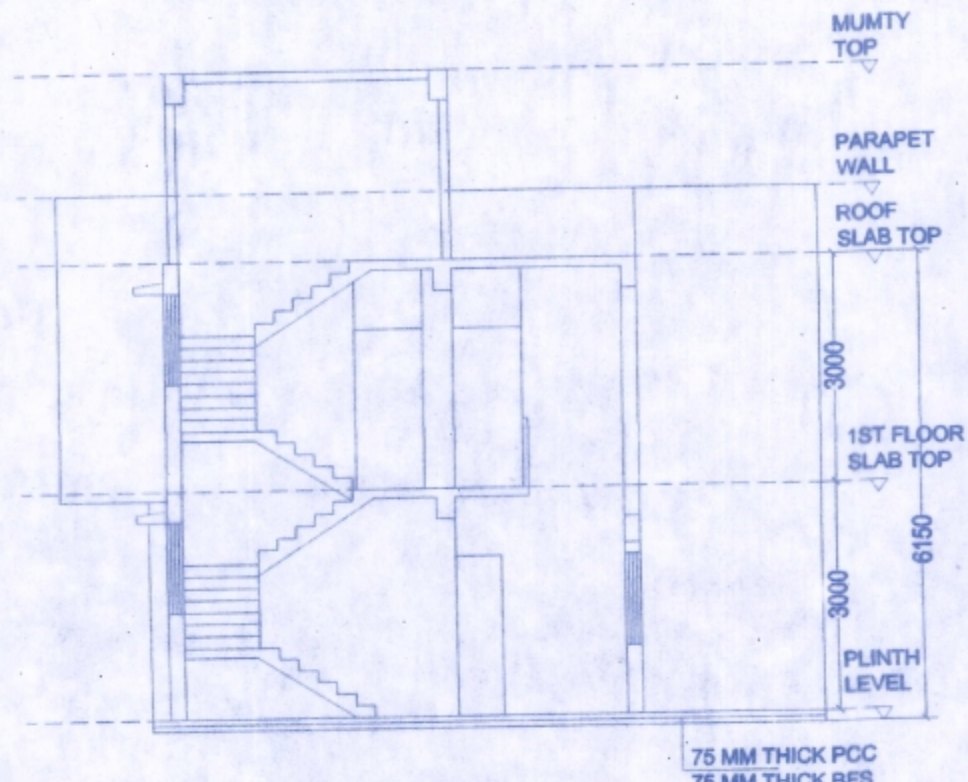
Approval Order No. 551/LRPS
Date: 20/03/2025
Valid up to: 19/03/2030

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.

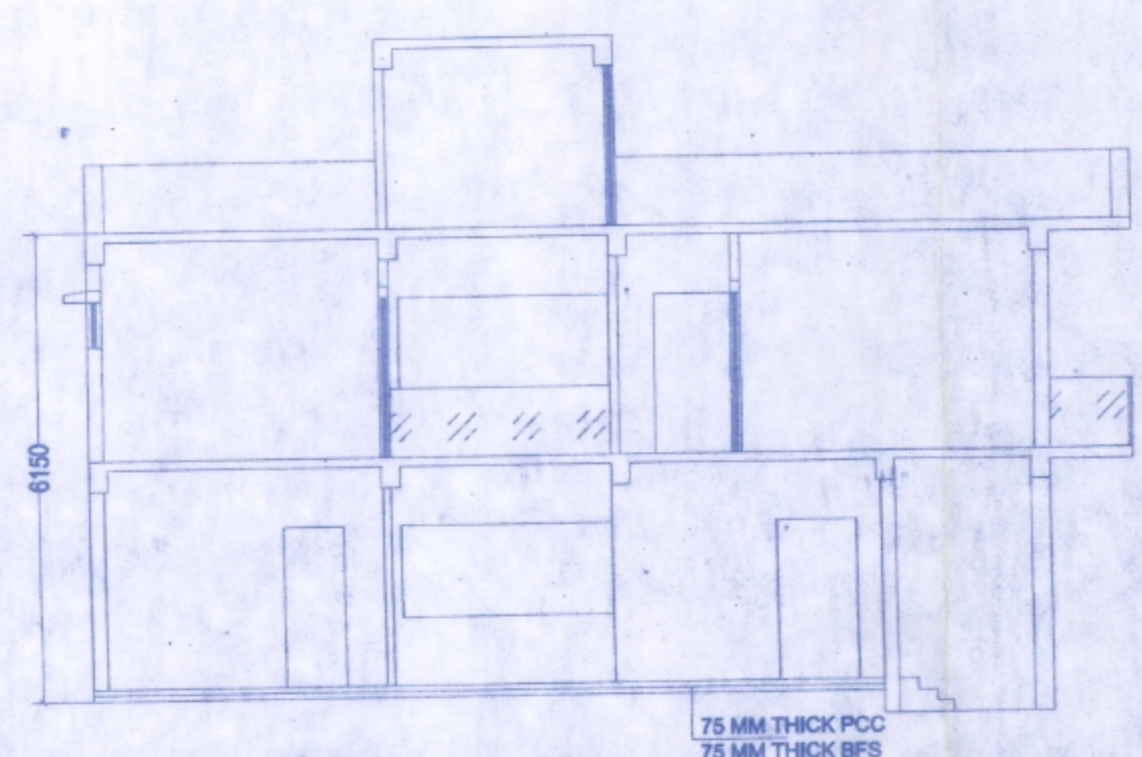
20/03/25
District Engineer
(N) 24 Parganas Zilla Parishad



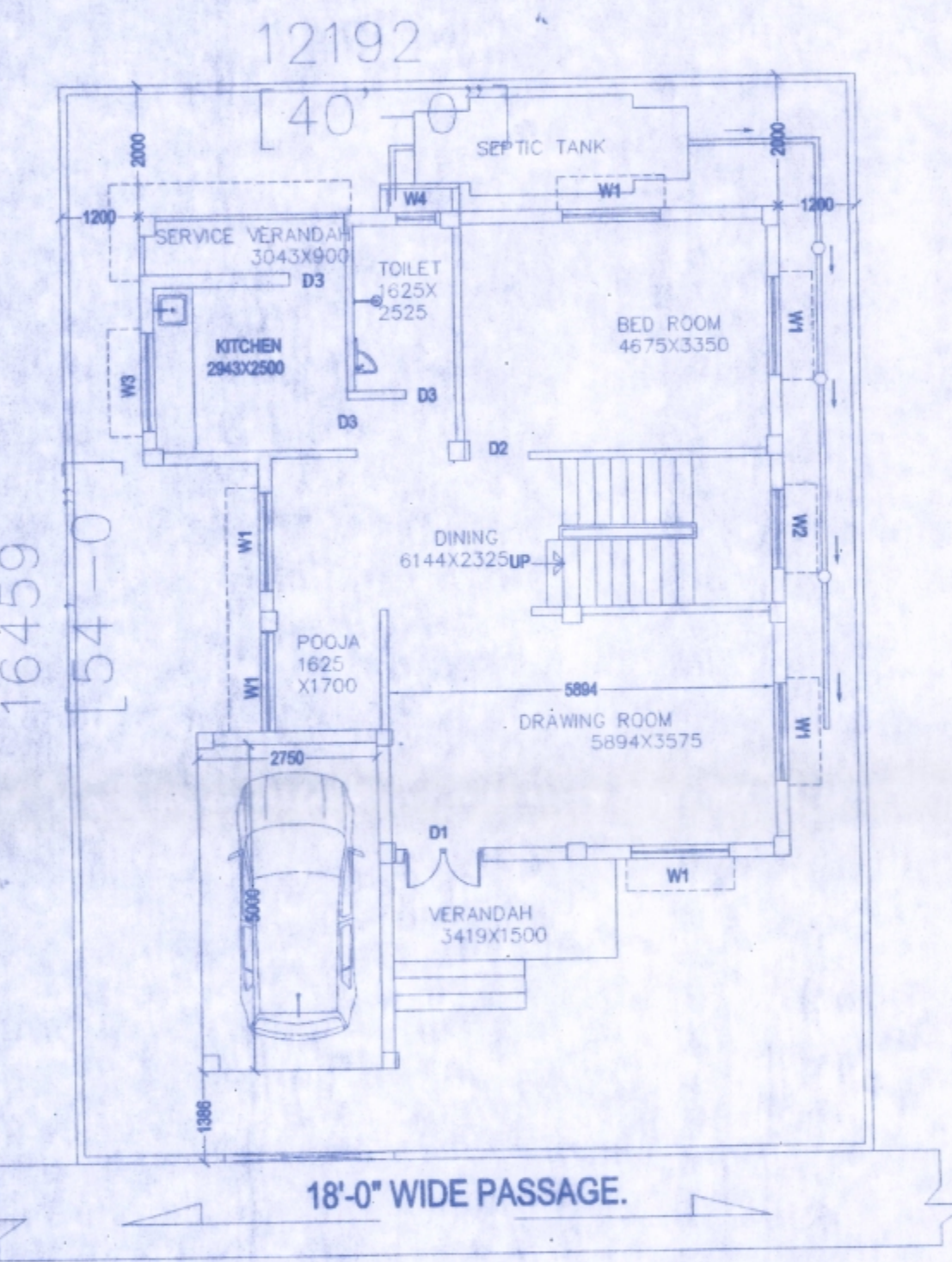
FRONT ELEVATION



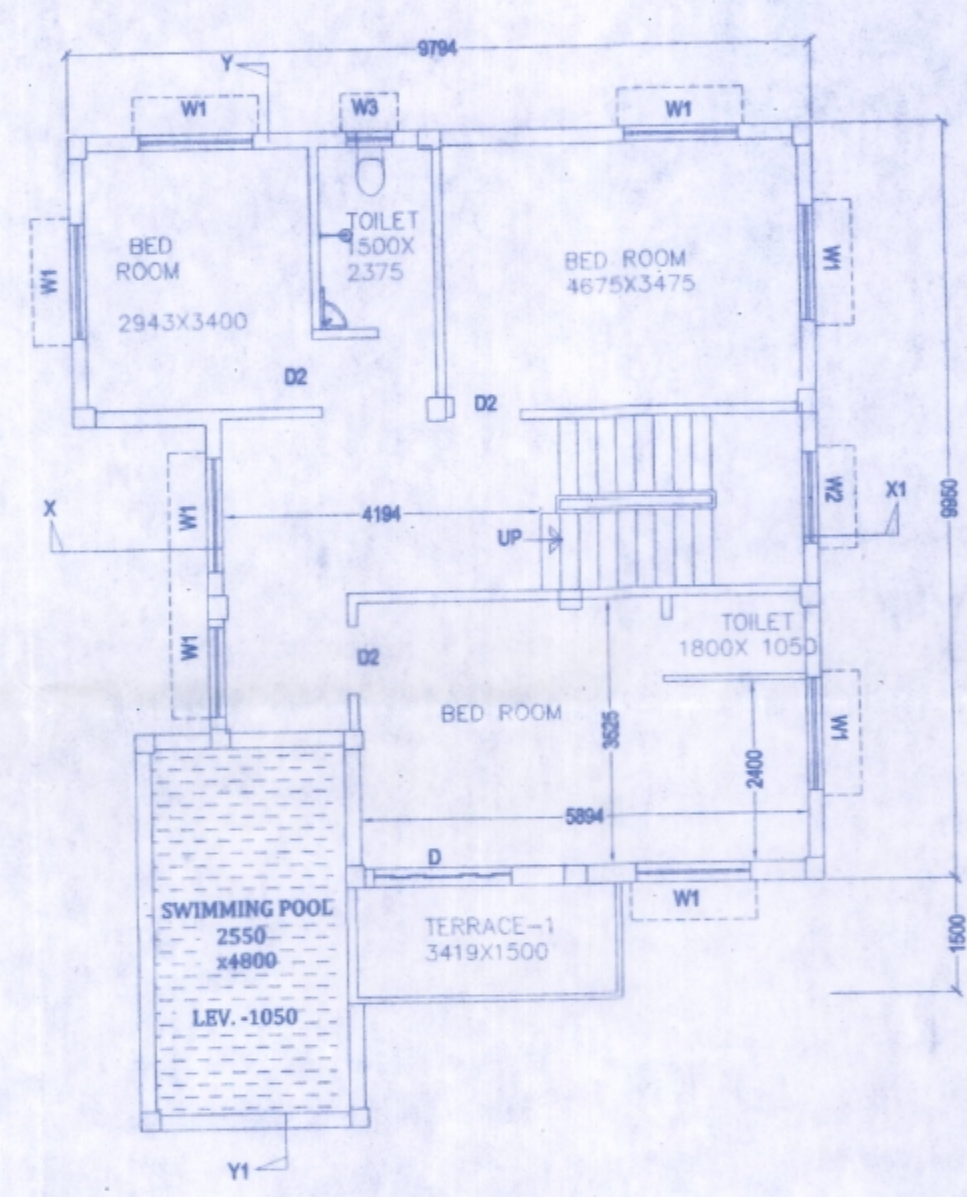
SECTION AT XX1



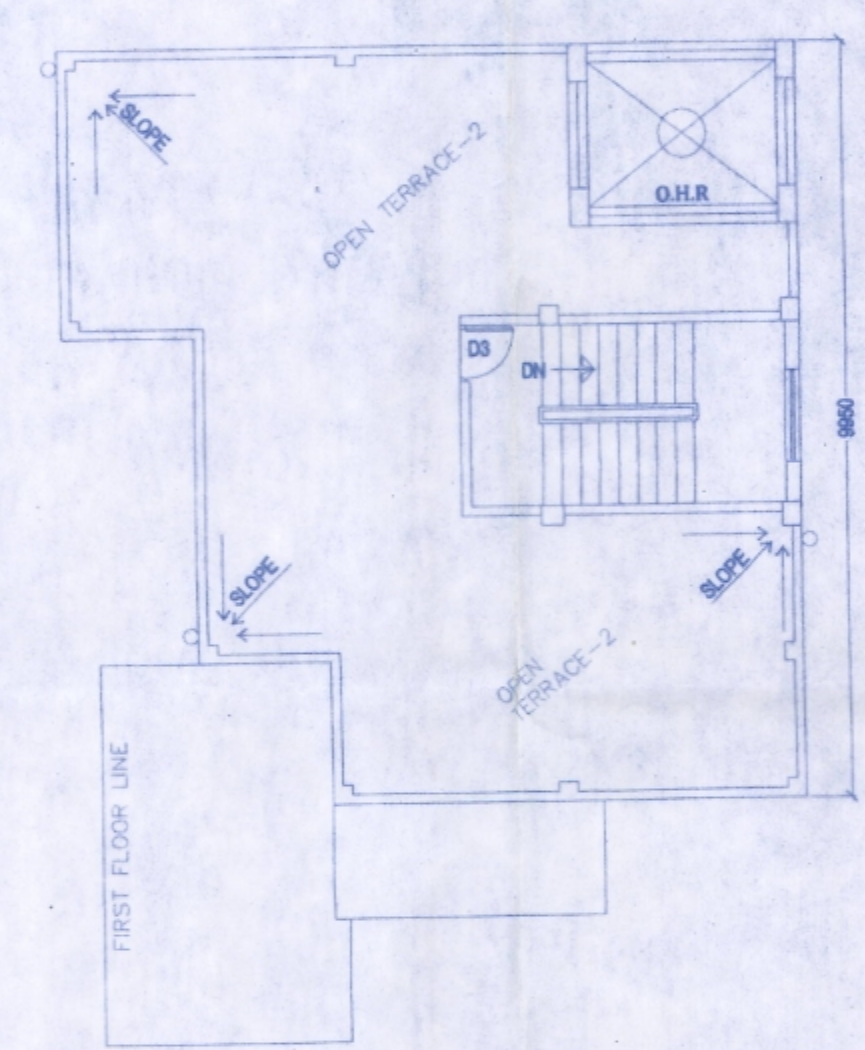
SECTION AT YY1



GROUND FLOOR PLAN
(BUNGLOW NO.- NO.: -81,90,103)



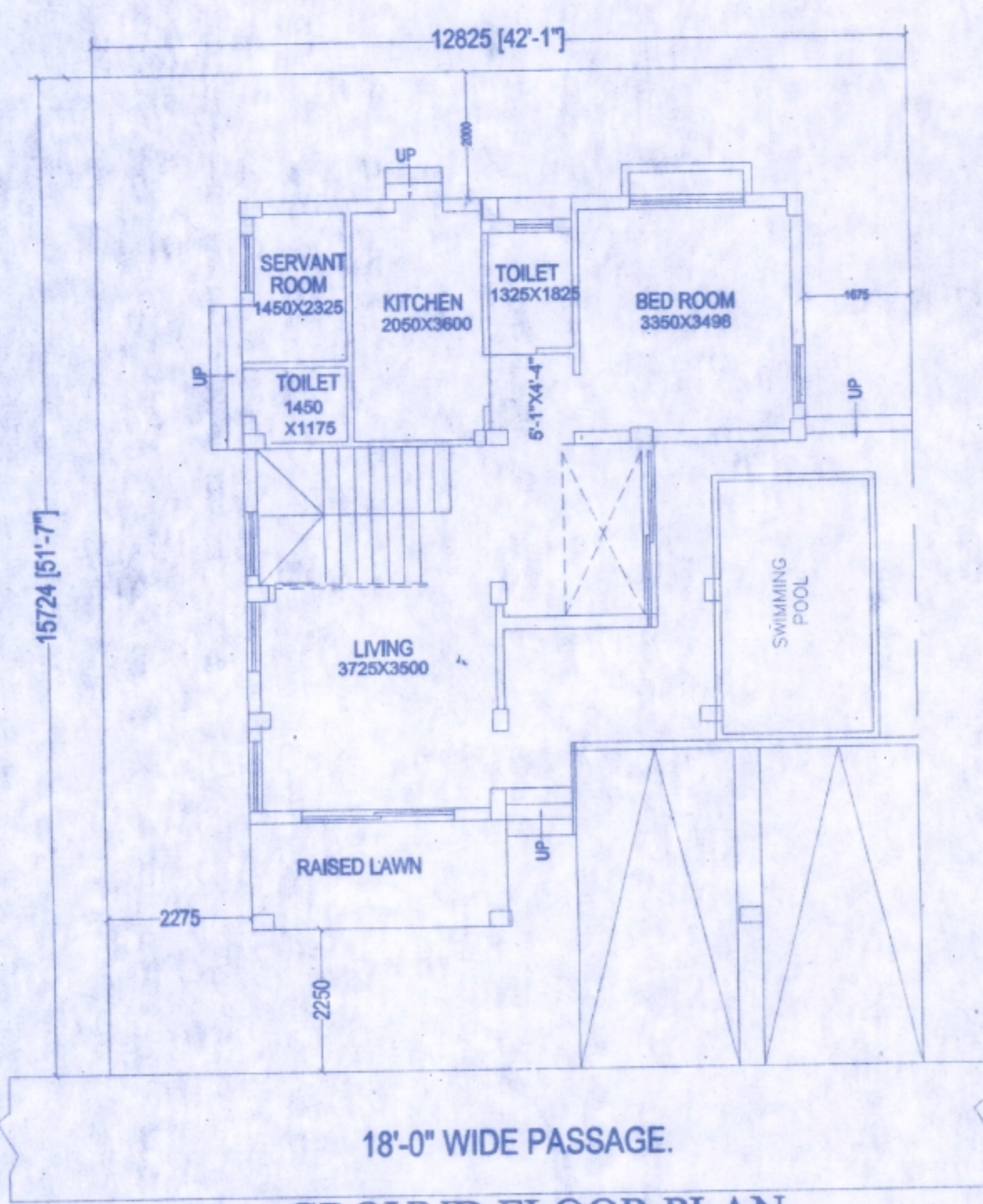
FIRST FLOOR PLAN
(BUNGLOW NO.: - NO.: -81,90,103)*



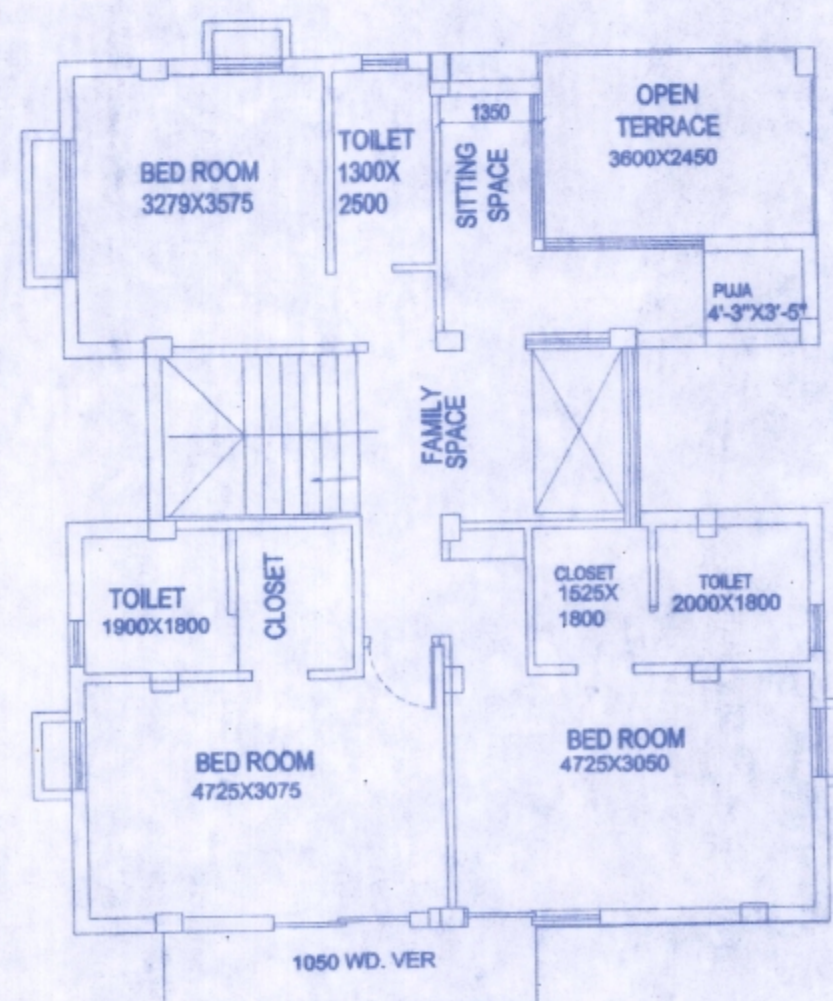
ROOF PLAN
(BUNGLOW NO.: - NO.: -81,90,103)



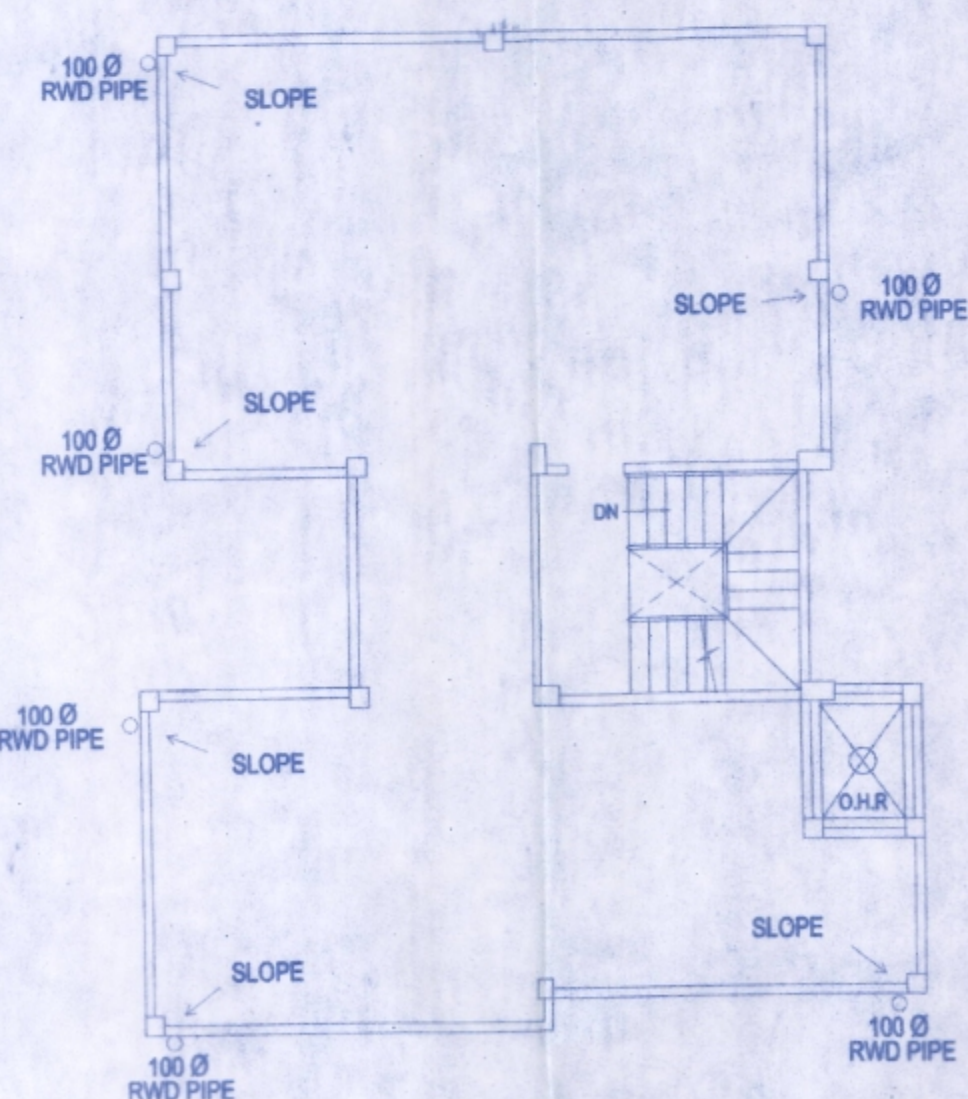
SITE PLAN
N.T.S



GROUND FLOOR PLAN
(BUNGLOW NO-80,102,91)



1ST FLOOR PLAN
(BUNGLOW NO-80,102,91)



ROOF PLAN
(BUNGLOW NO-80,102,91)