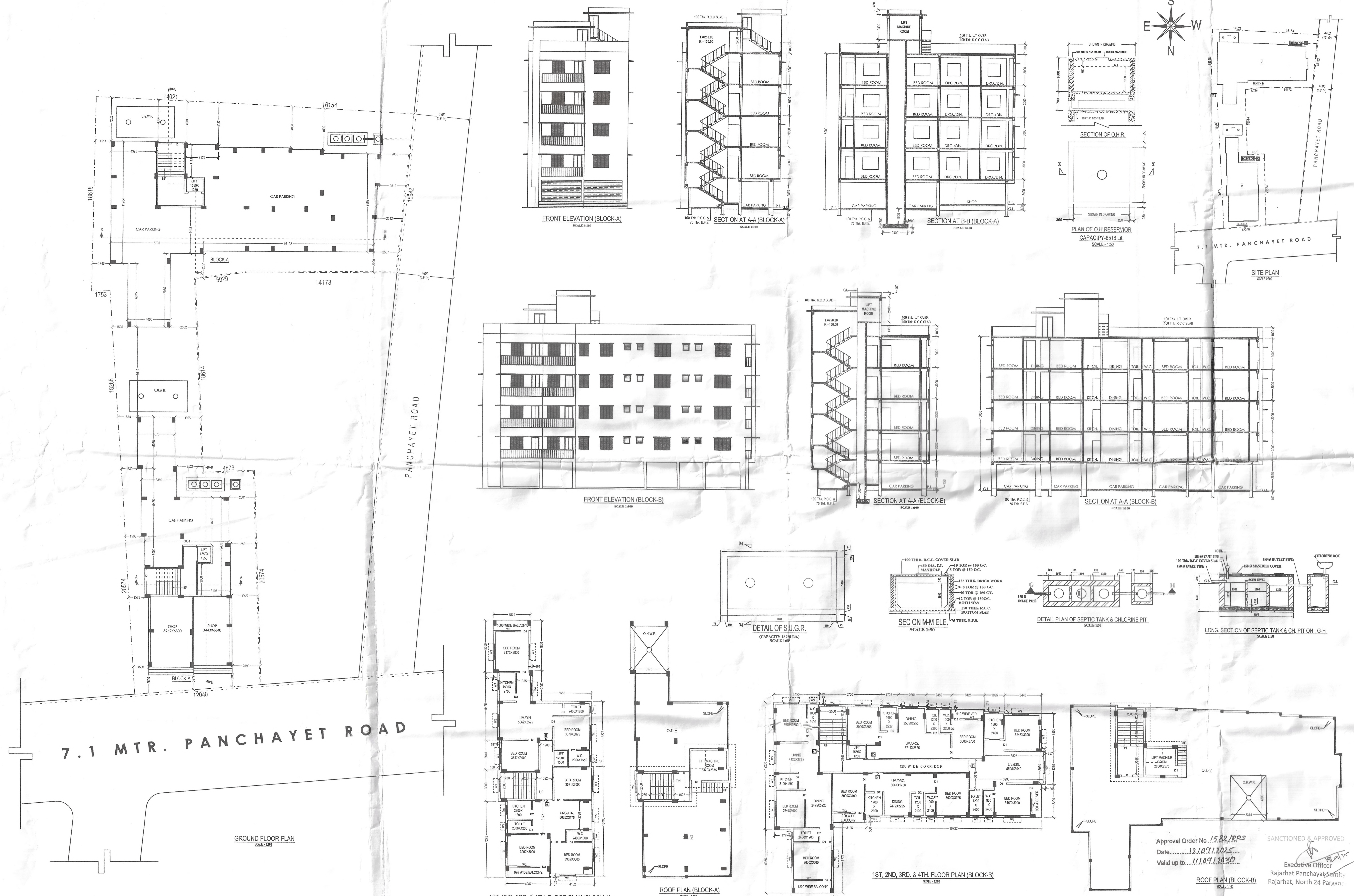

Approval Order No. 1582/RPS
Date 12/09/2025
Valid up to 11/09/2030

SANCTIONED & APPROVED
Executive Officer
Rajarhat Panchayat Samity
Rajarhat, North 24 Pargana

DOOR'S & WINDOW'S SCHEDULE			
TYPE	SIZE (DOOR)	TYPE	SIZE (WIN.)
D	1000 X 2100	W1	1500 X 1200
D1	900 X 2100	W2	1200 X 1200
D2	750 X 2100	W3	600 X 600

NOTE :-
1. ALL DIMENTION ARE IN M.M.
2. DRAIN - 100
3. CHAJJA - 450
4. ALL OUTER WALL -250.200 &125 THK.
5. ALL INNER WALL - 125 THK.
6. GRADE OF CON. M- 20 AND THAT THE STEEL IS Fe 415
7. SCALE - 1:50, 1:100, 1:300

ARCHITECHTURAL PLAN

PROPOSED G+IV STORIED RESIDENTIAL CUM COMMERCIAL BUILDING PLAN OF "PARTHA SAHA" & "RATHINDRANATH SAHA" AT MOUZA - RECKJOANI, J.L. NO.-13, R.S. NO.- 198, R.S. & L.R. DAG- 1573, L.R. KHATIAN NO. - 4228, 4229, 9874 & 9875, P.S. - RAJARHAT, DIST.- NORTH 24 PGS. UNDER RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET.

DEVELOPED BY : SAARVASRI HOUSING PVT. LTD.

AREA STATEMENT

AREA OF LAND (AS PER RECORD) ...13KH.- 04 CH.- 43 SFT. = 890.30 SQ.M.
PERMISSIBLE COVERED AREA (50%)........= 445.15 SQ.M.
PROPOSED COVERED AREA ....= 444.78 SQ.M.

BLOCK-A
GROUND FLOOR COVERED AREA ....= 161.38 SQ.M.
FIRST FLOOR COVERED AREA ....= 174.56 SQ.M.
SECOND FLOOR COVERED AREA ....= 174.56 SQ.M.
THIRD FLOOR COVERED AREA........= 174.56 SQ.M.
FOURTH FLOOR COVERED AREA........= 174.56 SQ.M.
TOTAL COVERED AREA ....= 859.62 SQ.M.

BLOCK-B
GROUND FLOOR COVERED AREA ....= 283.40 SQ.M.
FIRST FLOOR COVERED AREA ....= 303.88 SQ.M.
SECOND FLOOR COVERED AREA ....= 303.88 SQ.M.
THIRD FLOOR COVERED AREA........= 303.88 SQ.M.
FOURTH FLOOR COVERED AREA........= 303.88 SQ.M.
TOTAL COVERED AREA ....= 1498.92 SQ.M.
OPEN AREA ....= 445.52 SQ.M.
TOTAL COVERED AREA (BLOCK-A & B)........= 2358.54 SQ.M.
TOTAL CAR PARKING AREA (BLOCK-A)........= 88.11 SQ.M.
TOTAL CAR PARKING AREA (BLOCK-B)........= 263.37 SQ.M.
TOTAL SHOP AREA ....= 54.36 SQ.M.

EXEMPTED AREA CALCULATION :-
STAIR, LIFT & LOBBY AREA (BL.-A) (G.F.) =........= 18.91 SQM.
STAIR, LIFT & LOBBY AREA (BL.-A) (T.F.) = (19.14) X4....= 76.56 SQM.
STAIR, LIFT & LOBBY AREA (BL.-B) (G.F.) =........= 20.03 SQM.
STAIR, LIFT & LOBBY AREA (BL.-B) (T.F.) = (32.58) X4....= 130.32 SQM.
TOTAL CAR PARKING AREA (BL.-A & B)........= 351.48 SQM.
TOTAL EXEMPTED AREA........= 597.30 SQM.
TOTAL COV. AREA AFTER EXEMPTION=(2358.54-597.30)=1761.24 SQM.
PERMISSIBLE F.A.R. = 2
CONSUME F.A.R. = 1.978

TENEMENT AREA

GROUND FLOOR BLOCK-A
CAR PARKING ....:88.11 SQM.
SHOP ....:54.36 SQM.
STAIR & PASSAGE ..:18.91 SQM.
GROUND FLOOR BLOCK-B
CAR PARKING ....:263.37 SQM.
STAIR & PASSAGE ..: 20.03 SQM.
FIRST, SECOND, THIRD & FOURTH FLOOR BLOCK-A
FLAT - A ....: 74.98 SQM. FLAT - B ....: 80.44 SQM.
STAIR & PASSAGE : 19.14 SQM.
FIRST, SECOND, THIRD & FOURTH FLOOR BLOCK-A
FLAT - C ....: 85.32 SQM. FLAT - D ....: 64.30 SQM.
FLAT - E ....: 63.93 SQM. FLAT - F ....: 57.75 SQM.
STAIR & PASSAGE : 32.58 SQM.

CERTIFICATE OF OWNER

I SHALL NOT CONSTRUCT THE BUILDING IN DEVIATION OF THE SUBMITTED PLANS AND DRAWINGS.

SAARVASRI HOUSING PVT. LTD.
Gopal Kundu. Ronick Bhattacharya
Director
SAARVASRI HOUSING PVT. LTD.
Director
SIGNATURE OF OWNER

CERTIFICATE OF ARCHITECT

I CERTIFY THAT ALL THE ARCHITECTURAL DRAWINGS OF THE PROJECT HAVE BEEN PREPARED BY ME COMPLYING WITH THE PROVISION OF NEW TOWN KOLKATA PLANNING AREA (BUILDING) RULES, 2014. NO SUCH WRONG & INCORRECT INFORMATION HAS BEEN FURNISHED BY ME INCLUDING AREA CALCULATION CHARTS IN THIS DRAWING & NO VIOLATION OF THE PROVISION OF THESE RULES WILL BE FOUND IN ANY OF THE DRAWINGS & DOCUMENTS SUBMITTED TO THE SANCTIONING AUTHORITY FOR OBTAINING SANCTION.

Anirudhya Das
ANIRUDHYA DAS
Registered Architect
Reg. No. CA / 2021 / 130177
SIG. OF ARCHITECT

CERTIFICATE OF ENGINEER

CERTIFY THAT THE STRUCTURAL DRAWING & DESIGN OF BOTH THE FOUNDATION & SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE CONSIDERING THE SOIL TEST REPORT (AS PER THESE RULES, REGULATIONS & CODE MADE) & ALSO CONSIDERING ALL POSSIBLE LOADS, SEISMIC LOAD & THE MOMENTS GENERATED BY THE PROPOSED STRUCTURE AS PER CORRENT CODES OF BUREAU OF INDIA STANDARD & NATIONAL BUILDING CODE OF INDIA & CERTIFY THAT IT IS SAFE & STABLE IN ALL RESPECT OF TO G+IV STORIES & THESE PROVISION SHALL BE ADHERED TO DURING THE CONSTRUCTION.

Abhratanu Dhar
Structural Engineer
M.Tech (Struct), B.Tech (Civil)
Regd. Under NKDA, KMC
STERNKDA/10/00121
CVER/NKDA/10/00177
SIG. OF ENGINEER

CERTIFICATE OF GEOTECHNICAL ENGINEER

IT IS CERTIFIED THAT COMPREHENSIVE GEO-TECHNICAL REPORT ON SOIL INVESTIGATION HAS BEEN PREPARED BY ME FOR DESIGN & CALCULATION OF THE FOUNDATION BY ANALYZING THE SOIL SAMPLES FOR ESTIMATING THE BEARING CAPACITY OF THE SOIL ON WHICH FOUNDATION OF THE STRUCTURE WILL BE CONSTRUCTED I SHALL ALSO CHECK THE NATURE OF THE SOIL AFTER EXCAVATION AT SITE SO THAT FOUNDATION IS EXTENDED UP TO THE APPROPRIATEDEPTH THAT HAS BEEN PROPOSED IN THE GEOTECHNICAL REPORT.

S. K. Mandal
B.E. (Civil), M.I.E., M.I.G.S.-LM/1242
L.B.S.-Class-I (K.M.C.), ESE-II
Consulting Chartered Engineer
Structural Chartered Engineer
Structural & Geo-Technological
ESE-II/399, LBS-I/1245,
Reg. Under N.K.D.A.
And ESE-I&GEO, TECH-I
Recommended by MED. Govt. of W.B.
SIG. OF GEOTECHNICAL ENGINEER

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

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.

28/08/25
District Engineer
(N) 24 Parganas Zilla Parishad

AE/N 26/8/25
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