

**AREA STATEMENT**  
**PROPOSED MULTI-STORIED RESIDENTIAL COMPLEX**  
**AT PLOT II/G/6 NEW TOWN, KOLKATA, ACTION AREA III FOR**  
**TATA HOUSING DEVELOPMENT COMPANY LTD.**

1. AREA OF LAND
2. PERMITTED FLOOR AREA
3. PERMITTED FLOOR AREA (13.5%)
4. PERMITTED FLOOR AREA (13.5%)
5. PERMITTED FLOOR AREA (13.5%)
6. PERMITTED FLOOR AREA (13.5%)
7. PERMITTED FLOOR AREA (13.5%)
8. PERMITTED FLOOR AREA (13.5%)
9. PERMITTED FLOOR AREA (13.5%)
10. PERMITTED FLOOR AREA (13.5%)
11. PERMITTED FLOOR AREA (13.5%)
12. PERMITTED FLOOR AREA (13.5%)

**FAR CALCULATION**

NO. OF FLOORS	FLOOR AREA (SQ.M)	NO. OF FLOORS	FLOOR AREA (SQ.M)
1	10000	1	10000
2	20000	2	20000
3	30000	3	30000
4	40000	4	40000
5	50000	5	50000
6	60000	6	60000
7	70000	7	70000
8	80000	8	80000
9	90000	9	90000
10	100000	10	100000
11	110000	11	110000
12	120000	12	120000
13	130000	13	130000
14	140000	14	140000
15	150000	15	150000
16	160000	16	160000
17	170000	17	170000
18	180000	18	180000
19	190000	19	190000
20	200000	20	200000
21	210000	21	210000
22	220000	22	220000
23	230000	23	230000
24	240000	24	240000
25	250000	25	250000
26	260000	26	260000
27	270000	27	270000
28	280000	28	280000
29	290000	29	290000
30	300000	30	300000
31	310000	31	310000
32	320000	32	320000
33	330000	33	330000
34	340000	34	340000
35	350000	35	350000
36	360000	36	360000
37	370000	37	370000
38	380000	38	380000
39	390000	39	390000
40	400000	40	400000
41	410000	41	410000
42	420000	42	420000
43	430000	43	430000
44	440000	44	440000
45	450000	45	450000
46	460000	46	460000
47	470000	47	470000
48	480000	48	480000
49	490000	49	490000
50	500000	50	500000
51	510000	51	510000
52	520000	52	520000
53	530000	53	530000
54	540000	54	540000
55	550000	55	550000
56	560000	56	560000
57	570000	57	570000
58	580000	58	580000
59	590000	59	590000
60	600000	60	600000
61	610000	61	610000
62	620000	62	620000
63	630000	63	630000
64	640000	64	640000
65	650000	65	650000
66	660000	66	660000
67	670000	67	670000
68	680000	68	680000
69	690000	69	690000
70	700000	70	700000
71	710000	71	710000
72	720000	72	720000
73	730000	73	730000
74	740000	74	740000
75	750000	75	750000
76	760000	76	760000
77	770000	77	770000
78	780000	78	780000
79	790000	79	790000
80	800000	80	800000
81	810000	81	810000
82	820000	82	820000
83	830000	83	830000
84	840000	84	840000
85	850000	85	850000
86	860000	86	860000
87	870000	87	870000
88	880000	88	880000
89	890000	89	890000
90	900000	90	900000
91	910000	91	910000
92	920000	92	920000
93	930000	93	930000
94	940000	94	940000
95	950000	95	950000
96	960000	96	960000
97	970000	97	970000
98	980000	98	980000
99	990000	99	990000
100	1000000	100	1000000

**NOTES:**

1. ALL DIMENSIONS ARE IN MM. UNLESS OTHERWISE MENTIONED.
2. ALL EXTERNAL WALLS ARE 200 THK & INTERNAL WALLS ARE 150 THK & 125 THK.
3. ALL CHALUAS ARE 500 MM PROJECTED.
4. DEPTH OF UNDERGROUND WATER RESERVOIR SHOULD NOT EXCEED THE GRADE OF CONCRETE GRADE OF STEEL USED ARE M20 & F400.
5. GRADE OF CONCRETE GRADE OF STEEL USED ARE M20 & F400.
6. RESPECTIVELY.
7. ANY DISCREPANCY IN SCALE, THE WRITER DIMENSION SHALL GOVERN.
8. FOR SPECIFICATION OF MATERIALS & WORKMANSHIP A.B.C. 1984 TO BE USED.
9. OPEN TERRACE WITH LIME TERRAZZO OF RATIO 1:2:4.
10. DAMP PROOF COURSE TO BE PROVIDED WITH P.C.C. (1:2:4).
11. THE TANKS OF THE UNDERGROUND WATER RESERVOIR SHALL BE CONSTRUCTED WITH REINFORCED CONCRETE.
12. TAKING THE LOAD OF HEAVY VEHICLES LIKE FIRE TENDERS.

AMITAVA PAUL (CONTRACTOR)  
 FOR TATA HOUSING DEVELOPMENT CO. LTD.  
 PLOT NO. II/G/6 ACTION AREA III  
 RAJBARHAT, NEW TOWN, KOLKATA-700 156

SIGNATURE OF OWNER  
 [Signature]

SIGNATURE OF ARCHITECT  
 [Signature]

SIGNATURE OF ENGINEER  
 [Signature]

ENROLLMENT NO. STERINDIA/1000111

ALL RECOMMENDATIONS OF M.F.E.S. AND CIVIL AVIATION AUTHORITY WILL BE STRICTLY ADHERED TO IN THIS PROJECT.

CERTIFICATE OF THE ARCHITECT

STATEMENT THAT ALL THE ARCHITECTURAL DRAWINGS OF THE PROJECT AT PLOT NO. II/G/6 HAVE BEEN PREPARED BY ME COMPLYING WITH THE NEW TOWN KOLKATA BUILDING RULES 2000. I ALSO CERTIFY THAT THE PLANS AND SECTION DRAWINGS OF THE PROJECT HAVE BEEN CHECKED BY ME AND FOUND TO BE IN ACCORDANCE WITH THE PREVIOUS NATIONAL BUILDING CODE. I SHALL BE HELD RESPONSIBLE IF ANY INCREASED INFORMATION IS RECEIVED FROM THE PREVIOUS NATIONAL BUILDING CODE IS FOUND IN ANY OF THE SANCTIONING AUTHORITY FOR OBTAINING SANCTION.

SIGNATURE OF ARCHITECT  
 [Signature]

ENROLLMENT NO. ACHINDIA/1000110

IT IS CERTIFIED THAT THE COMPREHENSIVE GEO-TECHNICAL REPORT HAS BEEN OBTAINED FROM THE GEO-TECHNICAL ENGINEER AND FOUND TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE FOUNDATION BY ANALYZING THE SOIL SAMPLE FOR ESTIMATING THE BEARING CAPACITY OF THE SOIL ON WHICH FOUNDATION OF THE STRUCTURE WILL BE CONSTRUCTED.

SIGNATURE OF THE GEO-TECHNICAL ENGINEER  
 [Signature]

ENROLLMENT NO. STERINDIA/1000111

IT SHALL ALSO CHECK THE NATURE OF THE SOIL AFTER EXCAVATION AT SITE SO THAT THE FOUNDATION OF THE STRUCTURE IS NOT SETTLED UP TO APPROPRIATE DEPTH THAT HAS BEEN MENTIONED IN THE GEO-TECHNICAL REPORT.

SIGNATURE OF THE ARCHITECT  
 [Signature]

ENROLLMENT NO. ACHINDIA/1000110

SIGNATURE OF THE ENGINEER  
 [Signature]

ENROLLMENT NO. STERINDIA/1000111

SIGNATURE OF THE TOWNPLANNER  
 [Signature]

ENROLLMENT NO. TRSINDIA/1000110

PROJECT:  
 ARCHITECTURAL PLAN OF B-G-29 STORED RESIDENTIAL COMPLEX AT PLOT II/G/6, NEW TOWN, KOLKATA, ACTION AREA = II FOR TATA HOUSING DEVELOPMENT COMPANY LTD.

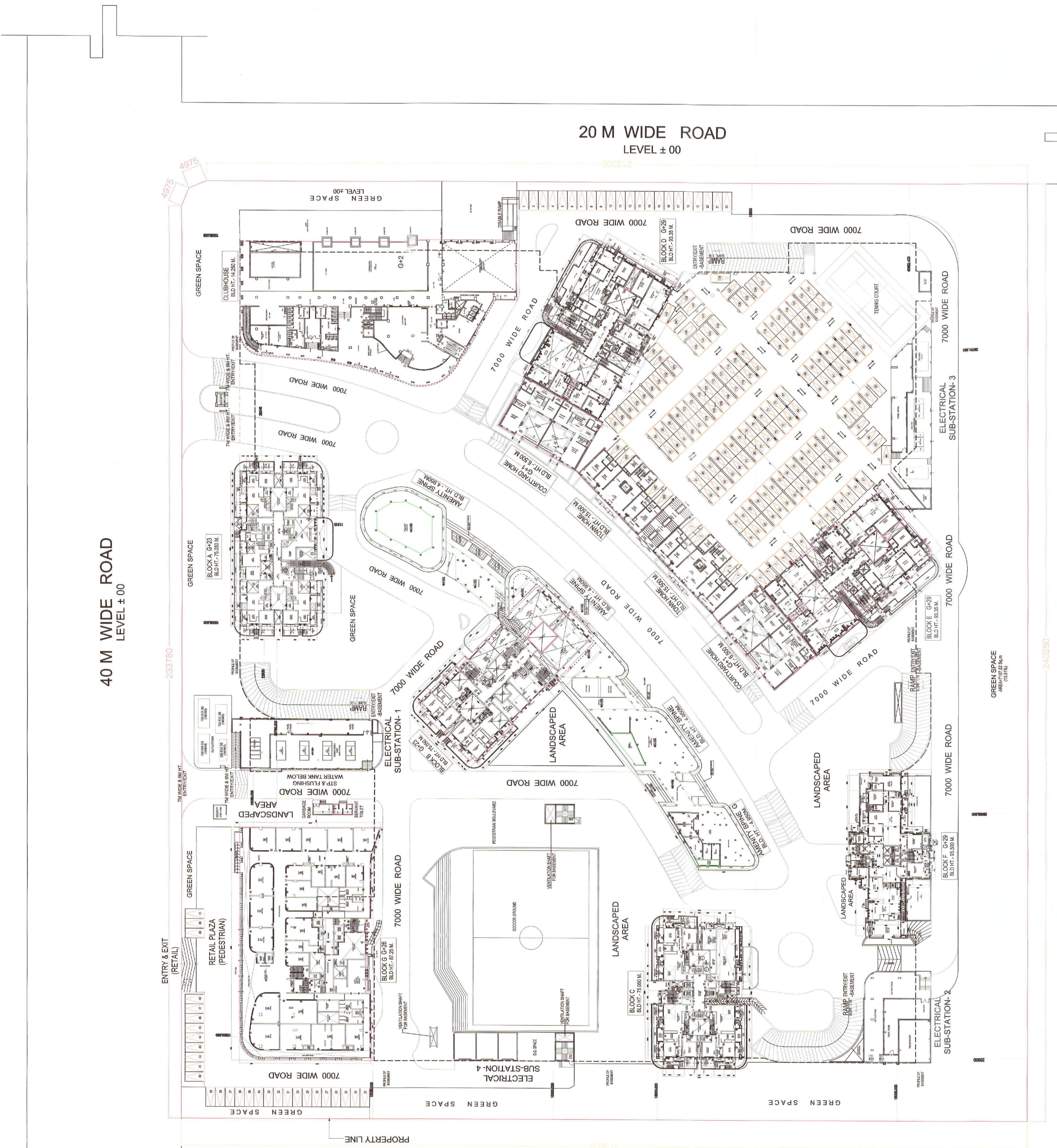
CLIENT:  
 TATA HOUSING DEVELOPMENT COMPANY LTD.

ARCHITECT:  
 MAHESHWARI & ASSOCIATES  
 37A BAKER ROAD, 2ND FLOOR, ALIPORE  
 KOLKATA - 700027  
 TEL: 65534966, 65228594

TITLE:  
 MASTER PLAN AND AREA STATEMENT

ARCHITECTURE DRAWING:  
 NORTH

REV. NO. 0  
 REV. DATE  
 SCALE 1:400  
 DEALT SOM  
 DATE 14.08.2016  
 CHECKED K.P.  
 TOTAL 1244



40 M WIDE ROAD LEVEL ± 00  
 20 M WIDE ROAD LEVEL ± 00  
 PLOT NO-II/G/6

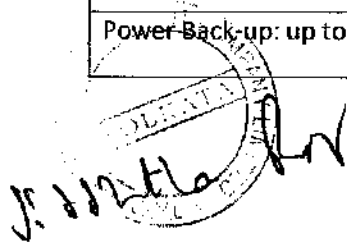


## AMENITIES AND SPECIFICATIONS FOR THE SAID UNIT

List of Specifications (Tower-A, B, E, F & G)	Description with brands / price range (if un-branded)**
Construction of building will be in RCC frame structure	CEMENT- LAFARGE, RAMCO EQUIVALENT. STEEL- TATA, SRMB EQUIVALENT.
Windows- Aluminium windows with Clear / toughened glass	ALUMINIUM- JINDAL EQUIVALENT. GLASS- SAINT GOBAIN EQUIVALENT.
Flooring- Vitrified flooring in rooms, Ceramic Tile in Toilets, balconies Lift lobby & stairs- vitrified & kota; Ground floor lobby- Marble / Granite	VITRIFIED & CERAMIC- KAJARIA/NITCO/ZEALTOP EQUIVALENT. KOTA- BASE RATE- 50/- PSFT. MARBLE - RS. 250/- PSFT.
Kitchen platform- Granite platform & Stainless Steel sink with drain board	SINK- HAFELE EQUIVALENT. GRANITE- BASE RATE- 250/- PSFT.
Dado: Kitchen- 2ft high ceramic tile above kitchen counter	CERAMIC- KAJARIA/NITCO/ZEALTOP EQUIVALENT.
Toilet- ceramic tile up to door height	VITRIFIED / CERAMIC- KAJARIA/NITCO/ZEALTOP EQUIVALENT.
Doors: Solid core flush door with Solid wood frame. Main door shutter both side polished over veneer. Other doors with laminate pasted both side	FLUSH DOOR / LAMINATE / VENEER- GREENPLY / GREENLAM EQUIVALENT.
Internal walls: GYPSUM PLASTER	GYPROCK BY SAINTGOBAIN EQUIVALENT
External walls: Weather coat painted; All shaft & basement: white wash	PAINT / TEXTURE- BERGER EQUIVALENT
Toilet fittings: Good quality chromium Plated fittings and white chinaware fixtures	CP- GROHE EQUIVALENT. SANITARYWARE- ROCA EQUIVALENT.
Electrical: Concealed wiring with modular switches. TV & Telephone points in Master bedroom and Living-dining	CABLE- RAJNIGANDHA / POLYCAB EQUIVALENT. MODULAR SWITCH- LEGRAND EQUIVALENT.
Power Back-up: 1kva for 2BHK & 100% for other apartments	DG- JACKSON EQUIVALENT



<b>List of Specifications (Tower-C &amp; D)</b>	<b>Description with brands / price range (if un-branded)**</b>
Construction of building will be in RCC frame structure	CEMENT- LAFARGE, RAMCO EQUIVALENT. STEEL- TATA, SRMB EQUIVALENT.
Windows- Aluminium windows with Clear / toughened glass	ALUMINIUM- JINDAL EQUIVALENT. GLASS- SAINT GOBAIN EQUIVALENT.
Flooring- Imported marble flooring in Master Bed room, Vitrified flooring in other rooms & kitchen; Antiskid Ceramic Tile in Toilets & balconies; Imported marble flooring in Living-Dining area;  Lift lobby - vitrified flooring; Staircase- Kota stone flooring; Ground floor lobby- Marble flooring	VITRIFIED & CERAMIC- KAJARIA/NITCO/ZEALTOP EQUIVALENT. KOTA- BASE RATE- 50/- PSFT. MARBLE – RS. 250/- PSFT.
Kitchen platform- Granite platform & Stainless Steel sink with drain board	SINK- HAFELE EQUIVALENT. GRANITE- BASE RATE- 250/- PSFT.
Dado: Kitchen- 2ft high ceramic tile above kitchen counter	CERAMIC- KAJARIA/NITCO/ZEALTOP EQUIVALENT.
Toilet- ceramic tile up to door height	VITRIFIED / CERAMIC- KAJARIA/NITCO/ZEALTOP EQUIVALENT.
Doors: Solid core flush door with Solid wood frame. Main door shutter both side polished over veneer. Other doors with laminate pasted both side	FLUSH DOOR / LAMINATE / VENEER- GREENPLY / GREENLAM EQUIVALENT.
Internal walls: Painted on gypsum plaster	GYPROCK BY SAINTGOBAIN EQUIVALENT
External walls: Weather coat painted; All shaft & basement: white wash	PAINT / TEXTURE- BERGER EQUIVALENT
Toilet fittings: Good quality chromium Plated fittings and white chinaware fixtures; Glass partition in shower area of master toilet	CP- GROHE EQUIVALENT. SANITARYWARE- ROCA EQUIVALENT. GLASS PARTITION- SAINT GOBAIN EQUIVALENT. GEYSER- BAJAJ EQUIVALENT.
Electrical: Concealed wiring with modular switches. TV & Telephone points in all bed rooms and Living-dining area	CABLE- RAJNIGANDHA / POLYCAB EQUIVALENT. MODULAR SWITCH- LEGRAND EQUIVALENT.
Stainless steel railing with Glass panel in balconies	JINDAL STEEL RAILING. GLASS- SAINT GOBAIN EQUIVALENT.
Power Back-up: up to 7.5 KW per unit	DG- JACKSON EQUIVALENT


  
 DENTATA CONSULTANTS PRIVATE LIMITED

<b>List of Specifications (Town Homes &amp; Courtyard Homes)</b>	<b>Description with brands / price range (if un-branded)"</b>
Construction of building will be in RCC frame structure	CEMENT- LAFARGE, RAMCO EQUIVALENT. STEEL- TATA, SRMB EQUIVALENT.
Windows- Aluminium windows with Clear / toughened glass	ALUMINIUM- JINDAL EQUIVALENT. GLASS- SAINT GOBAIN EQUIVALENT.
Flooring- Imported marble flooring in Master Bed room, Vitrified flooring in other rooms & kitchen; Antiskid Ceramic Tile in Toilets & balconies; Imported marble flooring In Living-Dining area;  Lift lobby (in Town Homes)- vitrified flooring; Staircase- Kota stone flooring; Ground floor lobby- Marble flooring	VITRIFIED & CERAMIC- KAJARIA/NITCO/ZEALTOP EQUIVALENT. KOTA- BASE RATE- 50/- PSFT. MARBLE – RS. 250/- PSFT.
Kitchen platform- Modular Kitchen	MODULAR KITCHEN RANGE UPTO RS. 1.5LAC
Dado: Kitchen- 2ft high ceramic tile above kitchen counter	CERAMIC- KAJARIA/NITCO/ZEALTOP EQUIVALENT.
Toilet- ceramic tile up to door height	VITRIFIED / CERAMIC- KAJARIA/NITCO/ZEALTOP EQUIVALENT.
Doors: Solid core flush door with Solid wood frame. Main door shutter both side polished over veneer. Other doors with laminate pasted both side	FLUSH DOOR / LAMINATE / VENEER- GREENPLY / GREENLAM EQUIVALENT.
Internal walls: Painted on gypsum plaster	GYPROCK BY SAINTGOBAIN EQUIVALENT
External walls: Weather coat painted; All shaft & basement: white wash	PAINT / TEXTURE- BERGER EQUIVALENT
Toilet fittings: Good quality chromium Plated fittings and white chinaware fixtures; Glass partition in shower area of master toilet. Geyser 25lt in Master Toilet and 15lt in other toilets except Servant Toilet (If any)	CP- GROHE EQUIVALENT. SANITARYWARE- ROCA EQUIVALENT.. GEYSER- BAJAJ EQUIVALENT. GLASS PARTITION- SAINT GOBAIN EQUIVALENT
Electrical: Concealed wiring with modular switches. TV & Telephone points in all bed rooms and Living-dining area	CABLE- RAJNIGANDHA / POLYCAB EQUIVALENT. MODULAR SWITCH- LEGRAND EQUIVALENT.
Stainless steel railing with Glass panel in balconies and internal stair	JINDAL STEEL RAILING. GLASS- SAINT GOBAIN EQUIVALENT.
Power Back-up: 100%	DG- JACKSON EQUIVALENT

The image shows a handwritten signature in black ink over a circular stamp. The stamp contains the text 'S. S. S. S. S. S.' around the perimeter and some illegible text in the center.

**2 PART B – AMENITIES IN THE SAID BUILDING**

<b>List of Amenities</b>
<b>Club House-</b>
a. Banquet Hall cum indoor Badminton court
b. Swimming pool + Kids pool
c. Club dining + Kitchen provision
d. His & Hers Steam Room with Toilets / Changing
e. Kids room cum library
f. Estate Office
g. Gymnasium
h. Yoga room
i. Squash Courts
j. Games room
k. AV room
l. His & Hers Massage room
m. Roof top Meditation Area
<b>Festival Pavilion (Open to sky)</b>
<b>Crèche</b>
<b>Guest Suites (4 number)</b>
<b>Jogging Track</b>
<b>Kids Play zone</b>
<b>Play Ground</b>
<b>Art Gallery (Provision)</b>
<b>Vegetable Store (Provision)</b>
<b>Novelty Store (Provision)</b>
<b>ATM (Provision)</b>
<b>Chemist Shop (Provision)</b>
<b>Tea Bar (Provision)</b>
<b>Stationery Store (Provision)</b>
<b>Book Club (Provision)</b>
<b>Laundry (Provision)</b>
<b>Tennis Court</b>
<b>Cricket Net</b>

J. S. [Signature]  
[Circular Stamp]

<b>Open to sky Fitness Station</b>
<b>Jogging cum Cycling track</b>
<b>Pet Park</b>
<b>Drivers Rest room</b>

### 3. PART D – ARCHITECTURAL AND DESIGN STANDARDS OF THE PROJECT

1.	<b>Architecture &amp; Design Standard</b>	<b>As per provisions of National Building Code of India and local Building rule by Newtown Kolkata Development Authority, 2009</b>
2.	<b>Construction Technology</b>	<b>Used all updated mechanized system of construction</b>
3.	<b>Earthquake Resistant Measure &amp; Structural Stability</b>	<b>The building is designed as per IS 1893 (Part-1) latest version</b>
4.	<b>Eco friendly measures in Common Area</b>	<b>As per guide line and NOC under Ministry of Environment &amp; Forest and Indian Green Building Council</b>

