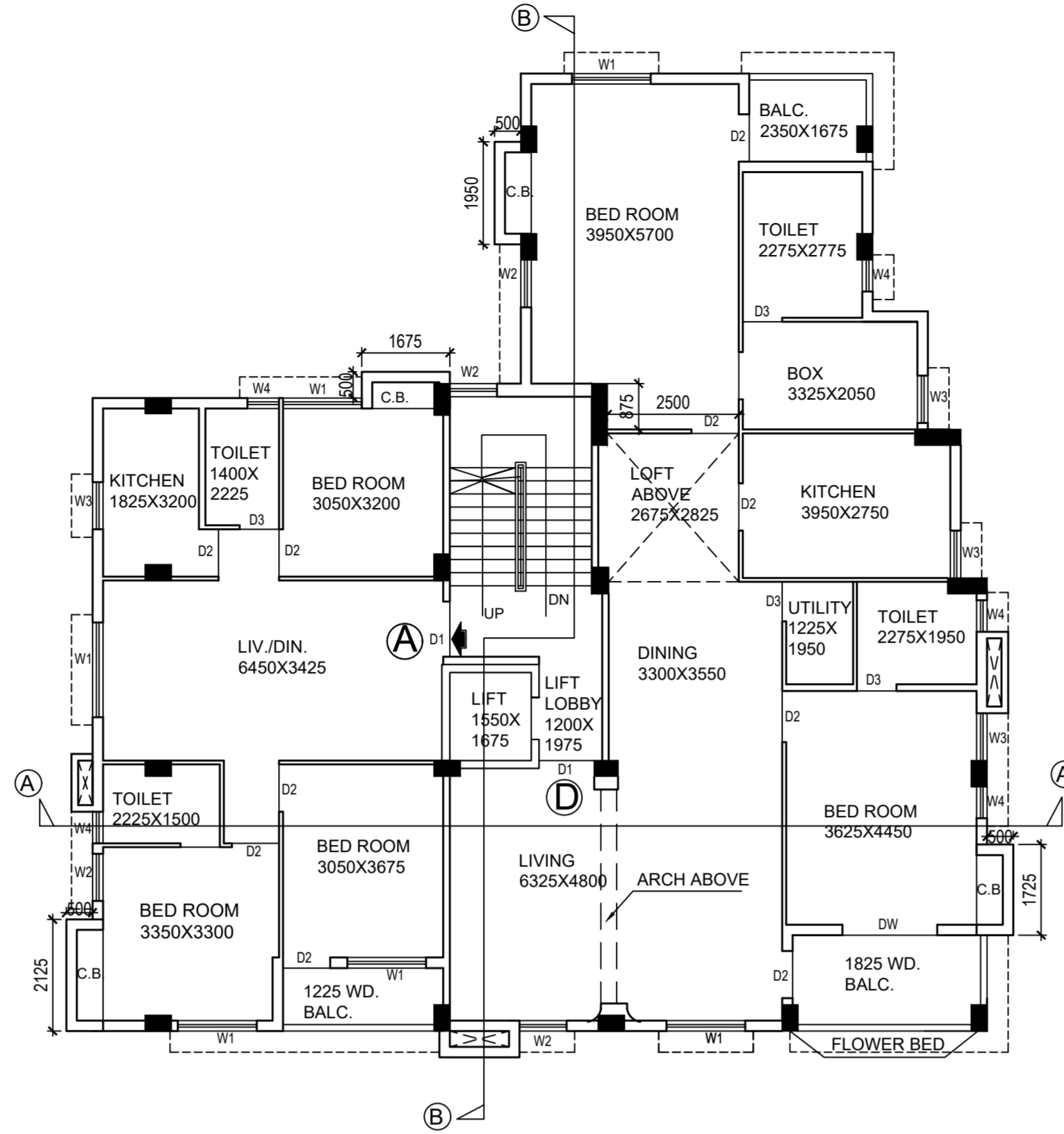


2ND. & 4TH. FLOOR PLAN.

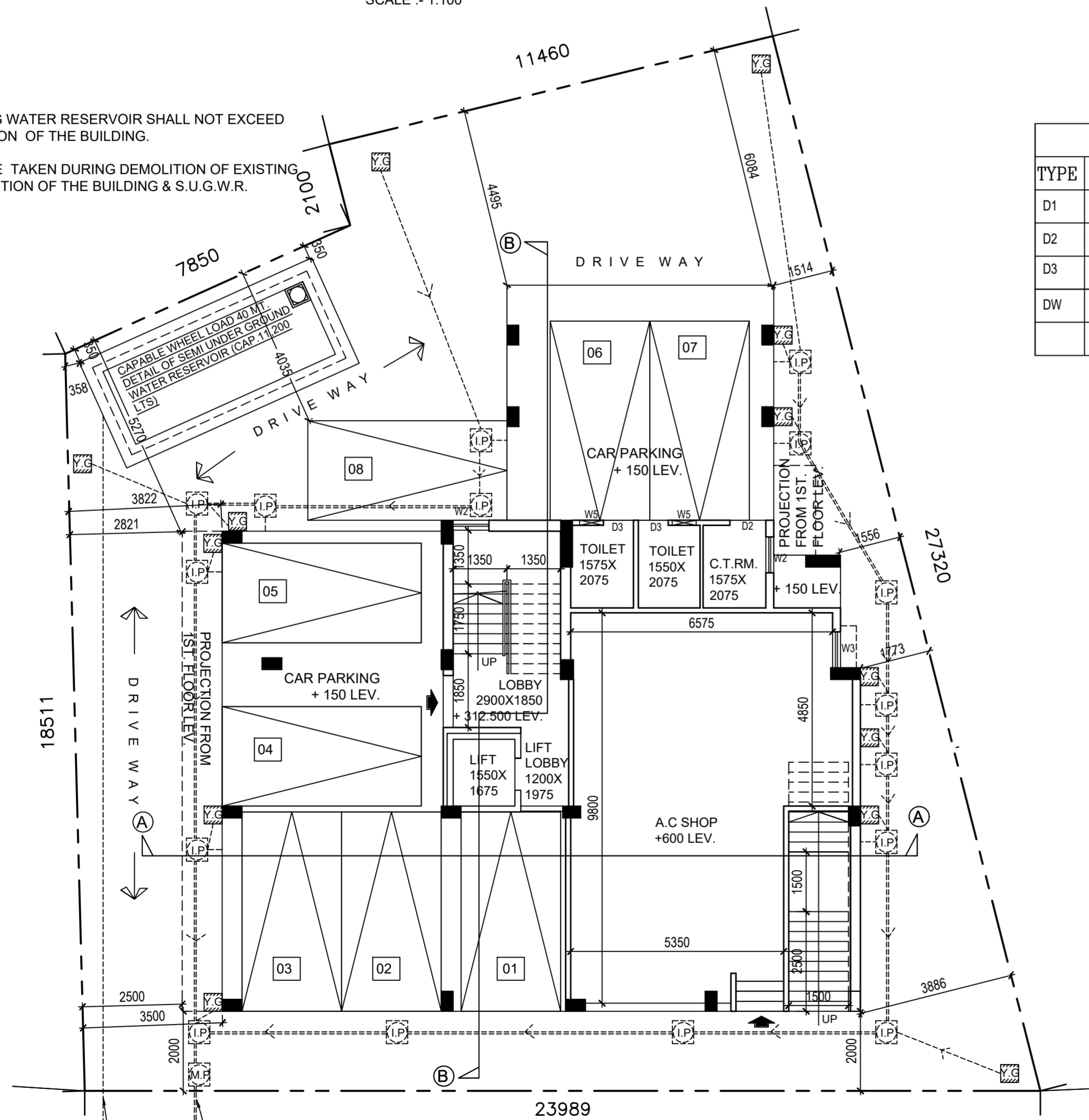
SCALE :- 1:100



3RD. FLOOR PLAN.

SCALE :- 1:100

- NOTE:-
1. THE DEPTH OF THE SEMI U/G WATER RESERVOIR SHALL NOT EXCEED THE DEPTH OF THE FOUNDATION OF THE BUILDING.
 2. ALL PRECAUTIONS SHALL BE TAKEN DURING DEMOLITION OF EXISTING BUILDING AND THE CONSTRUCTION OF THE BUILDING & S.U.G.W.R.

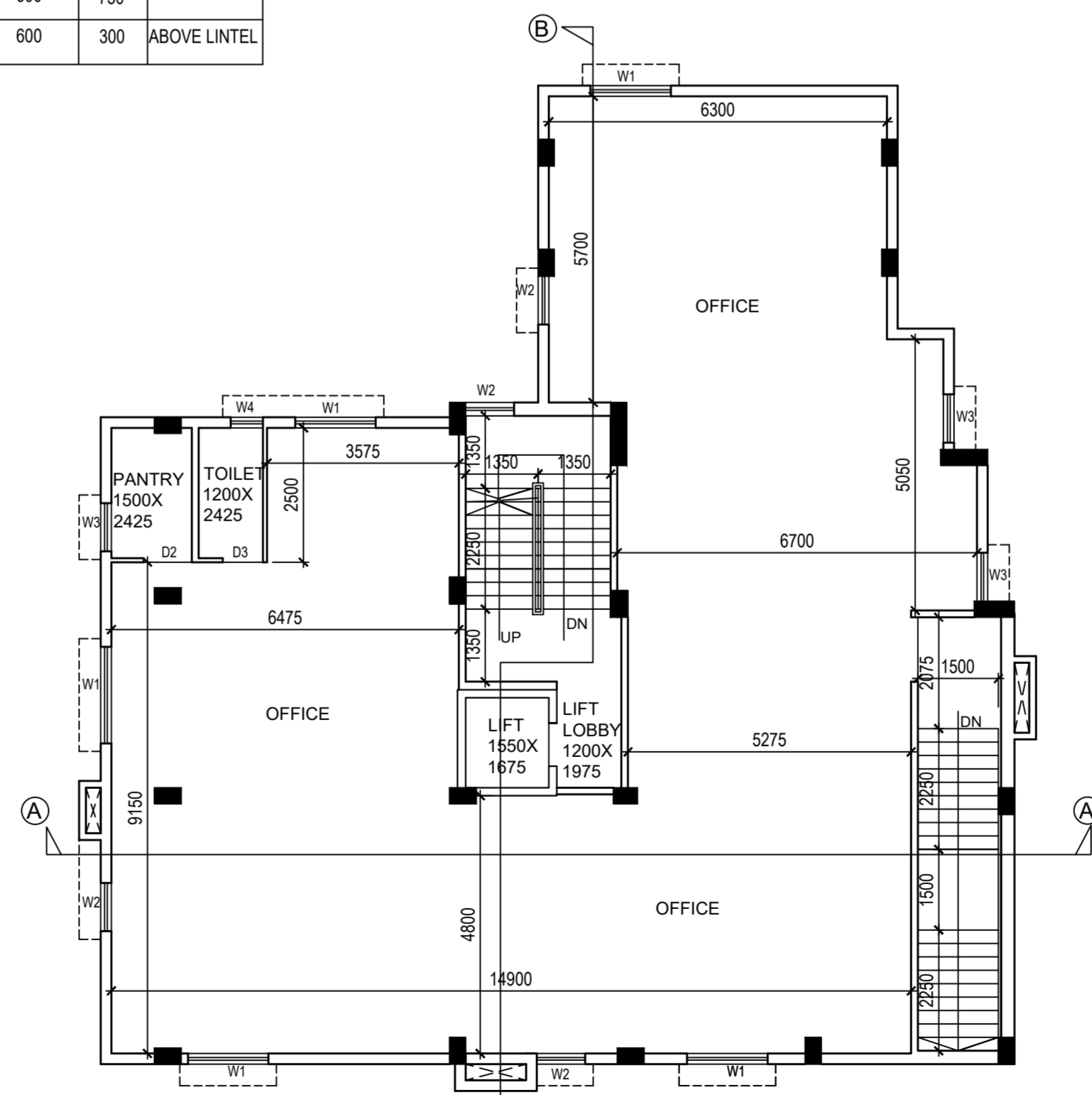


12.192 m WIDE PRATAPADITYA ROAD

GROUND FLOOR PLAN.

SCALE :- 1:100

DOOR WINDOW SCHEDULE					
TYPE	WIDTH	HT.	TYPE	WIDTH	HT.
D1	1050	2150	W1	1500	1250
D2	900	2150	W2	900	1250
D3	750	2150	W3	900	1000
DW	1800	2150	W4	600	750
			W5	600	300
					ABOVE LINTEL



1ST. FLOOR PLAN.

SCALE :- 1:100

STATEMENT OF THE PLAN PROPOSAL

- PART- A
1. ASSESSE NO : 11-088-11-0003-4
 2. DETAIL OF REGISTERED DEED-I :-
BOOK NO : 1, VOL. NO : 1630-2020, PAGE NO : 107345 TO 107373, BEING NO : 163003033, YEAR-2020, DATE : 24.12.2020, PLACE- D.S.R.-V. ALIPORE
DETAIL OF REGISTERED DEED-II :-
BOOK NO : 1, VOL. NO : 25, PAGE NO : 4 TO 7, BEING NO : 864, YEAR- 1952, DATE : 21.04.1952, PLACE- S.R. OF ALIPURE
DETAIL OF REGISTERED DEED-III :-
BOOK NO : 1, VOL. NO : 29, PAGE NO : 8057 TO 8083, BEING NO : 12176, YEAR- 2010, DATE : 31.12.2010, PLACE- A.R.A-I, KOLKATA, WEST BENGAL.
 3. DETAIL REGISTERED OF POWER ATTORNEY
A. BOOK NO : 1, VOL. NO : 1630-2021, PAGE NO : 12001 TO 12020, BEING NO : 163000108, YEAR- 2021, DATE - 22.01.2021 PLACE- D.S.R.V.ALIPORE, SOUTH 24TH, PARGANAS.
 4. DETAIL REGISTERED OF KMC BOUNDARY DECLARATION:-
BOOK NO : 1, VOL. NO : 1630-2021, PAGE NO : 99688 TO 99708, BEING NO : 163002688, DATE : 24.08.2021 YEAR- 2021, PLACE- D.S.R.-V SOUTH 24- PARGANAS.

PART- B

STATEMENT OF AREA:-

AREA OF LAND:- (07K-05CH.-18SQFT.) = 490.802 SQM.(AS PER DEED)

AREA OF LAND:- (07K-06CH.-30SQFT.) = 496.135 SQM.(AS PER PHYSICAL)

PERMISSIBLE GROUND COVERAGE (50.307%) = 246.908 SQM.

PROPOSED GROUND COVERAGE (50.249%) = 246.623 SQM.

PERMISSIBLE F.A.R. = 2.25

PROPOSED HEIGHT = 15.475 SQM.

PROPOSED AREA :-

COVERED AREA	LIFT WELL	CUT OUT	EFFECTIVE AREA	STAR WAY	LIFT LOBBY	NET FLOOR AREA
GROUND FL.	232.209 SQM	-	232.209 SQM	11.625+13.365+24.990 SQM.	2.370 SQ M	204.849 SQ M
1ST FLOOR	246.623 SQM	2.596 SQM	235.027 SQM	13.365 SQM.	2.370 SQ M	219.292 SQ M
2ND FLOOR	246.623 SQM	2.596 SQM	244.027 SQM	13.365 SQM.	2.370 SQ M	228.292 SQ M
3RD FLOOR	246.623 SQM	2.596 SQM	244.027 SQM	13.365 SQM.	2.370 SQ M	228.292 SQ M
4TH FLOOR	246.623 SQM	2.596 SQM	244.027 SQM	13.365 SQM.	2.370 SQ M	228.292 SQ M
TOTAL	1218.701 SQM	10.384 SQM	1199.317 SQM	78.450 SQM	11.850 SQ M	1109.017 SQ M

TOTAL AREA = 1109.017 SQM.

BONUS FOR CAR PARKING = 124.029 SQM.

NET AREA (1109.017-124.029) = 984.988 SQM.

PROPOSED F.A.R. (984.988/490.802) = 2.007

TENEMENTS & CAR PARKING CALCULATION :-

MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
A	81.701 SQ M	12.369 SQ M	94.070 SQ M	3	2 NOS.
B	85.060 SQ M	12.878 SQ M	97.938 SQ M	2	N/A
C	60.193 SQ M	9.113 SQ M	69.306 SQ M	2	1 NOS.
D	145.253 SQ M	21.991 SQ M	167.244 SQ M	1	3 NOS.

BUSINESS AREA = 226.999 SQM.

MERCANTILE RETAIL AREA = 64.349 SQM.

RESIDENTIAL AREA = 907.989 SQM.

CAR PARKING REQUIRED = 07 NOS.

CAR PARKING PROVIDED = 08 NOS.

PERMISSIBLE AREA FOR PARKING = (25X7) = 175 SQM.

PROVIDED AREA FOR PARKING = 124.029 SQM.

COMMON AREA = 103.081 SQM.

TOTAL OTHER AREA FOR FEES = 114.676 SQM.

STAIR HEAD ROOM AREA = 16.881 SQM.

LIFT ROOM AREA = 7.638 SQM.

OVER HEAD TANK AREA = 12.320 SQM.

SERVICE TOILET AREA = 2.970 SQM.

AREA OF CUP-BOARD = 16.038 SQM.

AREA OF LOFT = 8.338 SQM.

RESIDENTIAL AREA FOR FEES = 1251.182 SQM.

OPEN TERRACE AREA = 246.623 SQM.

ROOF STRUCTURE AREA = 27.489 SQM.

CERTIFICATE OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING WILL BE MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER N.B.C OF INDIA ON THE BASIS OF SOIL INVESTIGATION REPORT TO BE DONE AFTER DEMOLITION OF EXISTING STRUCTURE BY GEOTECH ENGINEERS PVT. LTD. 6A, MILAN PARK,, KOLKATA -700 084) CERTIFY THAT IT WILL BE SAFE AND STABLE IN ALL RESPECT. PRESENTLY THE SITE IS ENTIRELY COVERED BY EXISTING STRUCTURE AND SOIL TESTING IS NOT POSSIBLE.

(ALOK ROY, G.T.E-1/11) SANKAR DAS
NAME OF GEO-TECHNICAL ENGINEER NAME OF STRUCTURAL ENGINEER

DECLARATION OF ARCHITECT.

CERTIFIED THAT THE PLAN ITSELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009, AS AMENDED FROM TIME TO TIME. THE SITE CONDITION INCLUDING THE ADJUTING ROAD IS CONFORM WITH THE PLAN. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THERE IS AN EXISTING STRUCTURE TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK, AND IT IS OCCUPIED BY THE OWNER .

ANJAN UKIL (CA/94/16721)
NAME OF ARCHITECT.

DECLARATION OF OWNER/ APPLICANT

I DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE L.B.A & E.S.E DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF L.B.A & E.S.E DURING CONSTRUCTION OF THE BUILDING (AS PER PLAN). K.M.C AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE IF ANY SUBMITTED DOCUMENT ARE FAKE. THE K.M.C AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF S.U.G.W.RESERVOIR WILL BE TAKEN UNDER THE GUIDANCE OF L.B.A / E.S.E BEFORE STARTING OF BUILDING FOUNDATION.

MR. SATWIC VIVEK RUIA.
(DIRECTOR OF SWASTIC VIDRIK REALTY PRIVATE LIMITED)
C.A. OF NANDINI MUKHERJEE.
NAME OF OWNER/APPLICANT.

TITLE:- GROUND FL. PLAN, 1ST. FLOOR PLAN, 2ND FL. PLAN, 3RD. FL. PLAN & 4TH FL. PLAN.

PROJECT.
PROPOSED G+ IV STORIED (HT.-15.475M)RESIDENTIAL BUILDING U/S 393A OF KMC ACT 1980, KMC BUILDING RULE 2009 .AT PREMISES NO. 63/1A, PRATAPADITYA ROAD, KOLKATA-700 026. WARD NO-88, BR. NO-VIII,P.S.-TOLLYGUNGE.

JOB NO.	DRG. NO.	DATE	DEALT
1055	ARCH/CORP-01	15.09.2021	RESHMI

SCALE : 1:100 & as mentioned

Anjan Ukil
architect

SCALE: 1:100, 1:600, 1:4000 B.P. NO.: 2021080048

DATE: 20/12/2021 VALID UP TO: 19/12/2026

DIGITAL SIGNATURE OF E.E.

DIGITAL SIGNATURE OF A.E.