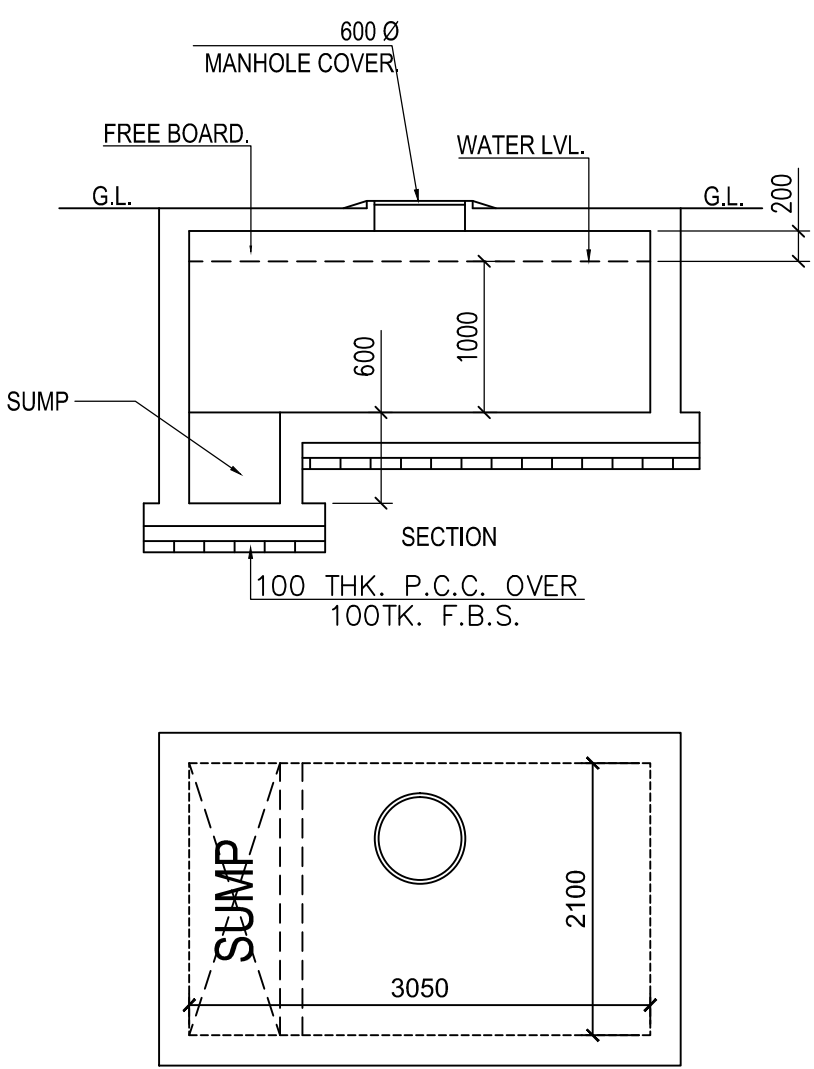


NOTE:
ALL EXTERNAL WALL=200 MM.THK.
INTERNAL WALL= 125 MM. & 75 MM. THK.

GROUND FLOOR PLAN
ON SITE.



PLAN OF UNDER GROUND WATER
RESERVOIR CAP=400 LTRS.
SIZE=3050X2100X1000
SCALE:1:50

SPECIFICATION									
R.C.C. FRAME STRUCTURE WITH CONC. GRADE 1:1.5:3. 200 MM. THK. EXTERNAL 100 MM. THK. INTERNAL WALLS WITH 14 CEMENT MORTAR POINTS. ALUMINUM CASEMENT WINDOWS. CAST-IN-PLACE MASONRY LORING. 1:8 & 1:4 CEMENT PLASTER ON INTERNAL WALLS AND CEILING RESPECTIVELY. WATER PROOFING TREATMENT. P.O.P. PUNING ON INTERNAL WALLS & CEILING. ALL PLASTER PROJECTIONS ARE FROM BOTTOM OF BEAM. THE DEPTH OF S.U.W.A. & SEPTIC TANK WILL NOT EXCEED THE DEPTH OF FOUNDATION OF THE NEIGHBORING COLUMN OF THE BUILDING. ALL SHORTS OF PRECAUTIONARY MEASURES WILL BE TAKEN THE TIME OF CONSTRUCTION OF BUILDING U.G.W.A.									
SCHEDULE OF DOORS					SCHEDULE OF WINDOWS				
NO.	TYPE	SIZE	LINTEL HEIGHT	REMARKS	NO.	TYPE	SIZE	SILL HEIGHT	LINTEL HEIGHT
1)	D1	1200 X 2100	2100		1)	W1	1200X1200	900	2100
2)	D2	1000 X 2100	2100		2)	W2	1800X1200	900	2100
3)	D3	800 X 2100	2100		3)	W3	1500X1200	900	2100
4)	D4	900 X 2100	2100		4)	W4	600X900	1200	2100
5)	SLD1	1800 X 2100	2100		5)	W5	1000X1000	1100	2100
6)	SLD2	1450 X 2100	2100		6)	W5A	1000X1800	300	2100
7)					7)				

1. ASSESSEE NO =110881101464									
2. Area of land : A) As per Regd 07K-02CH-22 SQ.FT.=478.63 SQ.M. B) As per Registered Boundary Declaration = 07K-05CH-32 SQ.FT.= 492.130 SQ.M. C) As per Measurement = 492.130 SQ.M. 3. A) Permissible Ground Coverage : (50.712%) = 242.724 SQ.M. B) Proposed Ground Coverage : (230.043 SQ.M.(49.34%)									
4. Proposed Area :					Total Exempted Area in sqm.				
Covered Area :					Total Exempted Area in sqm.				
NO.	(Lift well)				Gross Floor Area in sqm	Star including landing	Lift lobby	Parking	Net Floor Area in sqm
A)	Ground Floor.	234.300 sq. m.			234.300 sq. m.	13.365 sq. m.	3.0 sq. m.		217.935 sq. m.
B)	1st. Floor.	239.043 sq. m.	3.412 sq. m.		235.631 sq. m.	12.688 sq. m.	3.0 sq. m.		219.943 sq. m.
C)	2nd. Floor.	239.043 sq. m.	3.412 sq. m.		235.631 sq. m.	12.688 sq. m.	3.0 sq. m.		219.943 sq. m.
D)	3rd. Floor.	239.043 sq. m.	3.412 sq. m.		235.631 sq. m.	12.688 sq. m.	3.0 sq. m.		219.943 sq. m.
E)	4th. Floor.	239.043 sq. m.	3.412 sq. m.		235.631 sq. m.	12.688 sq. m.	3.0 sq. m.		219.943 sq. m.
TOTAL					1190.472 sq. m.	1176.824 sq. m.	54.117 sq. m.	15.0 sq. m.	1097.703 sq. m.

5.A. Parking Calculation									
Total Flat Area=935.177 SQ.M.					Total Common Area=100.582 sq.m. Share = 0.107554				
Tenement Size in sq.m.					Proportional Area to be Added				
Mkd.					Proportional Area	Actual Tenement Area	No. of Tenement	Required carparking	
1	GR.FL.	33.763 sq.m.	3.631 sq.m.		37.394 sq.m.				
2		19.091 SQ.M.	1.945 sq.m.		20.036 sq.m.				
3		10.505 SQ.M.	1.129 sq.m.		11.634 sq.m.				
FLAT-A	1ST.FL.	121.916 SQ.M.	13.112 sq.m.		135.028 sq.m.		1		1
FLAT-B		96.281 SQ.M.	10.355 sq.m.		106.636 sq.m.		1		1
FLAT-C	2ND.FL.	128.884 SQ.M.	11.710 sq.m.		120.594 sq.m.		1		1
FLAT-D		109.343 SQ.M.	11.760 sq.m.		121.103 sq.m.		1		1
FLAT-A	3RD.FL.	121.916 SQ.M.	13.112 sq.m.		135.028 sq.m.		1		1
FLAT-B		96.281 SQ.M.	10.355 sq.m.		106.636 sq.m.		1		1
FLAT-A	4TH.FL.	121.916 SQ.M.	13.112 sq.m.		135.028 sq.m.		1		1
FLAT-B		96.281 SQ.M.	10.355 sq.m.		106.636 sq.m.		1		1
TOTAL					935.177 SQ.M.	1035.759 sq.m.	8 nos		8 nos

B) No. of Parking provided = 9 NOS. Covered = 8 NOS. Open = Nil. C) Permissible area of parking : Ground floor = 8X25=200 SQ.M. D) Actual area of parking provided = 140.96 SQ.M. 6. FAR Calculation = (Net area - Carparking provided) / Land Area = 1097.707 sq.m. - 140.96 / 478.63 = 1.999 7. Area for fees = Stair incl. landing + Lift Lobby + C.B. Area + Roof W.C. 8. Permissible FAR = 2.250 9. Proposed FAR = 1.999 10. Statement of other Area for Fees = 11. Stair Cover Area = 24.53 sq.m. 12. Machine Room (LESS) = 5.052 sq.m. 13. Roof Tank Area = 6.815 sq.m. 14. Terrace Area = 239.043 sq.m. 15. Permissible Tree cover Area = 14.082 sq.m. 16. Proposed Tree cover Area = 14.262 sq.m.									
7. DETAILS OF POWER OF ATTORNEY - i) BOOK NO. -1 ii) VOLUME NO. -1604-2024 iii) PAGE FROM -28406-28511 iv) BEING NO. -16040896 FOR THE YEAR OFFICE-DSR -SOUTH 24-PARGANAS. v) DATE-14.08.2024 8. NON EVICTION OF TENENT - i) BOOK NO. -1 ii) VOLUME NO. -1604-2024 iii) PAGE FROM -311538 TO 311547 iv) BEING NO. -160410831 FOR THE YEAR 2024 OFFICE-DSR -IV SOUTH 24-PARGANAS, WEST BENGAL. v) DATE-01.10.2024.									
1. ASSESSEE NO = 110881101464 2. NAME OF OWNER : SWASTIK PROJECTS PVT. LTD. CHITRITA ROY CHAUDHURY, NANDITA NAG CHOWDHURY. 3. DETAILS OF REGISTERED DEED - i) BOOK NO. -1 ii) VOLUME NO. -1604-2024 iii) PAGE FROM -271461 - 271508 iv) BEING NO. -16040896 FOR THE YEAR OFFICE-DSR -S.S.S. ALPORE -1951 v) DATE -11.05.1932 4. DETAILS OF REGISTERED DEED - i) BOOK NO. -1 ii) VOLUME NO. -151 iii) PAGE FROM -171 TO 179 iv) BEING NO. -6269 FOR THE YEAR OFFICE-ALPORE-1932 v) DATE-26.04.1990 5. DETAILS OF REGISTERED DEED OF CONWANCE - i) BOOK NO. -1 ii) VOLUME NO. -1604-2024 iii) PAGE FROM -311533 TO 311545 iv) BEING NO. -16041083 FOR THE YEAR 2024 OFFICE- D.S.R. -IV SOUTH 24-PARGANAS, WEST BENGAL. v) DATE-01.10.2024.									

DECLARATION OF GEOTECHNICAL ENGINEER UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THEREON. IT IS CERTIFIED THAT HE EXISTING SOIL OF THE SITE IS ABLE TO CARRY THE LOAD COMING FROM PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM PROPOSED HEREIN IS SAFE AND STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.									
ALOK ROY GTE - I/11 NAME & STAMP DETAIL: SIGNATURE OF GEOTECHNICAL ENGINEER & SEAL DECLARATION OF STRUCTURAL ENGINEER THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAVE BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER M.C.C. OF INDIA AND BASIS OF SOIL INVESTIGATION REPORT CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT. THE DESIGN CALCULATION HAS BEEN MADE ON THE BASIS OF SOIL INVESTIGATION REPORT MADE BY									
KOUSIK SENGUPTA ESE No. 1/76 SIGNATURE OF STRUCTURAL ENGINEER & SEAL DECLARATION OF ARCHITECT CERTIFIED THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2008, AS AMENDED FROM TIME TO TIME, AND THAT THE SITE CONDITION INCLUDING THE WIDTH OF ABUTTING ROAD, CONFORM WITH THE PLAN WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE, AND NOT A TANK OR FILLED UP TANK.									
DEBATOSH SAHU REGISTRATION NO. (CA/89/12368) 35A, Dr. Sarat Banerjee Road, Kolkata-700 029 SIGNATURE OF ARCHITECT & SEAL DECLARATION OF OWNER I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT: I SHALL ENGAGE ARCHITECT & ESE DURING CONSTRUCTION OF PROPOSED BUILDING. I SHALL FOLLOW THE INSTRUCTION OF ARCHITECT & E.S.E DURING CONSTRUCTION OF THE BUILDING (AS PER B.S. PLAN). K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING AND ADJOINING STRUCTURES. IF ANY SUBMITTED DOCUMENTS ARE FOUND FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF U.G.W.R. TAKEN UNDER THE GUIDANCE OF ARCHITECT/ESE BEFORE STARTING OF BUILDING FOUNDATION. DURING INSPECTION PLOT WAS IDENTIFIED BY US.									

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SWASTIK PROJECTS PVT. LTD. FOR SELF AND AS CONSTITUTED ATTORNEY OF CHITRITA ROY CHAUDHURY & NANDITA NAG CHOWDHURY. NAME & STAMP DETAIL: SIGNATURE OF OWNER /APPLICANT									
TITLE GROUND FLOOR PLAN,EXISTING GR.FL.PLAN,SITE PLAN,LOCATION PLAN, U.G.R. PLAN PROPOSAL U/S-393A OF K.M.C. ACT 1980 READ WITH K.M.C. B/R-2009 FOR PROPOSED G-IV STORIED RESIDENTIAL BUILDING AT PREMISES NO-68/4 PRATAPADITYA ROAD, KOLKATA-700026. P.S.-TOLLYGUNGE WARD NO-088 , BOROUGH NO-VIII									
ARCHITECT SCALE:1:100 DRG. NO. ARCH. / K.M.C. - A-00									
JOB NO. DESIGN BY DEALT BY DATE D.S. S.M.									
B.P. NO. : 2025080025 DATE : 10-06-2025 VALID UPTO : 09-06-2030									
DIGITAL SIGNATURE OF A.E.(C/B)									

EXISTING GROUND FLOOR PLAN
ON SITE.