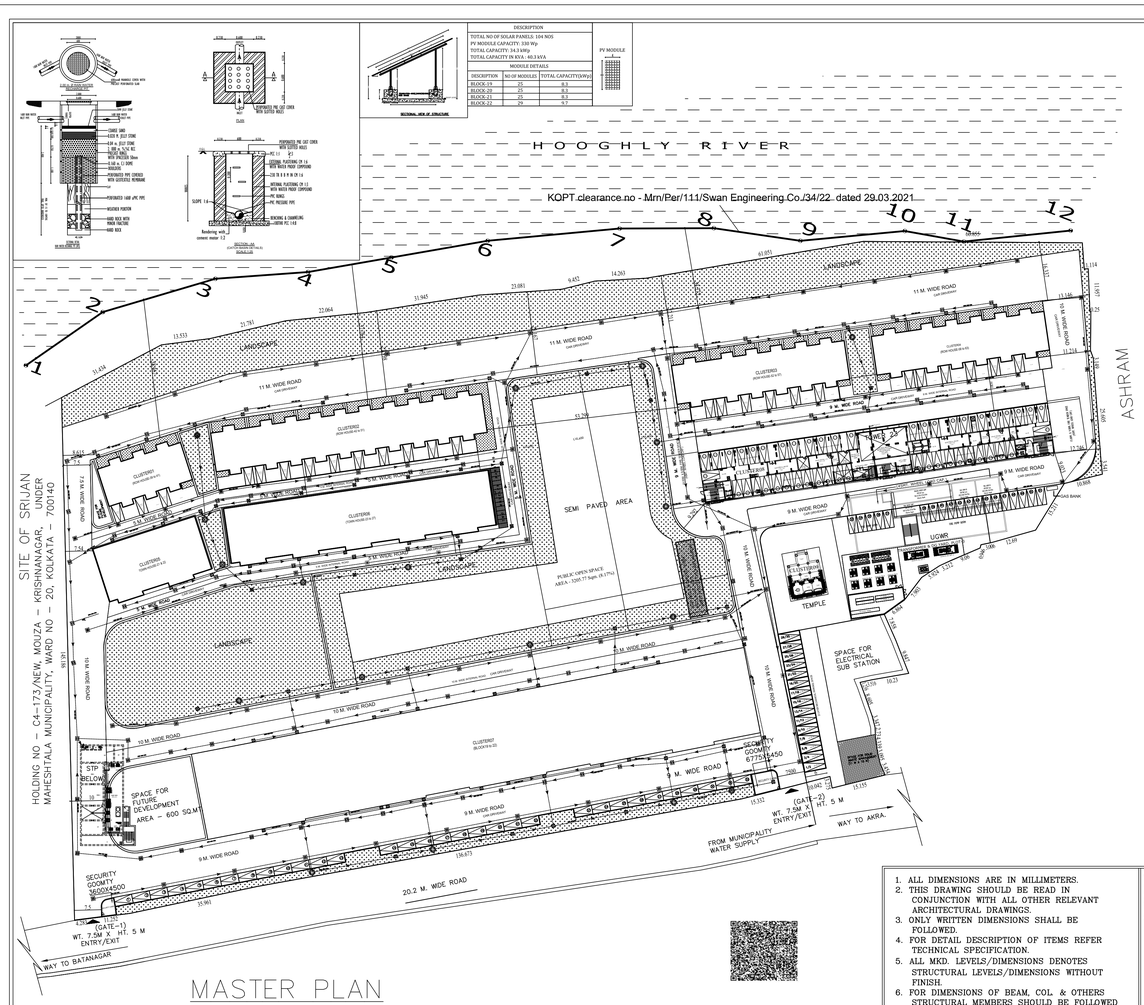
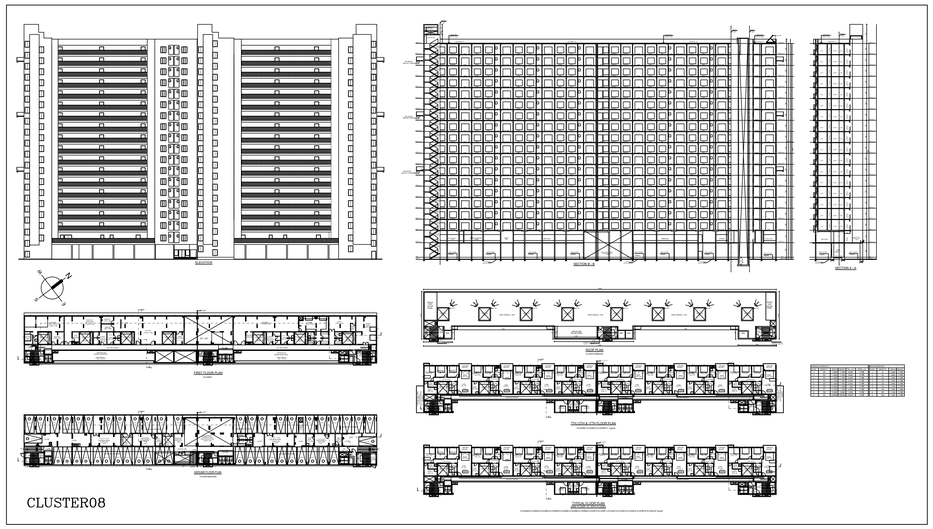
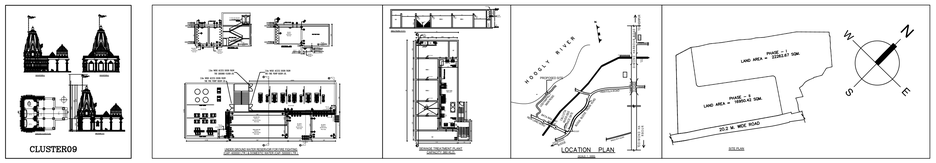


MASTER PLAN





AREA STATEMENT:

1. LAND AREA (AS PER DEED) = 9.69 ACRE
   = 39213.71 SQ.M
2. LAND AREA (AS PER PHYSICAL MEASURMENT) = 39213.09 SQ.M
3. ROAD WIDTH = 20.0 M.
4. PERMISSIBLE F.A.R. = 2.75
5. PERMISSIBLE HEIGHT = NO RESTRICTION
6. PERMISSIBLE GROUND COVERAGE = 3757.742 SQ.M. (50%)
7. PERMISSIBLE BUILT UP AREA =107836.00 SQ.M.
8. GROUND COVERAGE :
   a) EXISTING GROUND COVERAGE (Phase I & II) = 9583.88 SQ.M
   b) PROPOSED GROUND COVERAGE (Phase III) = 1434.48 SQ.M
   c) PROPOSES GROUND COVERAGE REDUCED in Phase III = 1707.52 SQ.M

TOTAL GROUND COVERAGE (Phase I, II & III) = (9583.88+1434.48) -1707.52 SQ.M

9. EXISTING BUILDING (PHASE I & II) :- = 9310.84 SQ.M (23.74 %)

i) CLUSTER - 1 (ROW HOUSE 39 TO 41)
   a) TOTAL BUILT UP AREA - 587.88 SQ.M

ii) CLUSTER - 2 (ROW HOUSE 42 TO 51)
   a) TOTAL BUILT UP AREA - 1933.68 SQ.M

iii) CLUSTER - 3 (ROW HOUSE 52 TO 57)
   a) TOTAL BUILT UP AREA - 1177.14 SQ.M

iv) CLUSTER - 4 (ROW HOUSE 58 TO 63)
   a) TOTAL BUILT UP AREA - 1177.14 SQ.M

v) CLUSTER - 5 (TOWN HOUSE 21 & 22)
   a) TOTAL BUILT UP AREA - 2101.31 SQ.M

vi) CLUSTER - 6 (TOWN HOUSE 23 TO 27)
   a) TOTAL BUILT UP AREA - 5319.47 SQ.M

vii) CLUSTER - 7 (TOWER 19 TO 22)
   a) TOTAL BUILT UP AREA - 66840.37 SQ.M

TOTAL EXISTING BUILT-UP-AREA - 79136.99 SQ.M

10. TOTAL EXISTING BUILT-UP-AREA - 55105.66 SQ.M

11. PROSED BUILDING (PHASE III) : -

CLUSTER - 8 (TOWER 23)

a) GROUND COVERAGE	-	1331.384	SQ.M
b) GROUND FLOOR AREA	-	1331.384	SQ.M
c) 1ST. FLOOR AREA	-	837.550	SQ.M
e) TYPICAL FLOOR AREA	-	989.183	SQ.M
TOTAL BUILT - UP AREA	-	18985.045	SQ.M

[1331.384 + 837.55 + (989.183 *17)]

d) EXEMPTED AREA FOR STAIRCASE - 872.138 SQ.M
e) EXEMPTED AREA FOR LIFT LOBBY - 228.000 SQ.M
f) RELAXATION AREA FOR COVERED CAR PARKING - 862.618 SQ.M

TOTAL EFFECTIVE AREA - 17125.389 SQ.M
TOTAL AREA OF MUMTY ROOM & LIFT MACHINE ROOM - 58.752 SQ.M

CLUSTER - 9 (TEMPLE)

a) GROUND COVERAGE	-	103.1	SQ.M
b) GROUND FLOOR AREA	-	103.1	SQ.M

13. EFFECTIVE AREA FOR F.A.R. :-

a) EFFECTIVE AREA EXISTING (Phase I & II) = (11124.54 + 50039.78) = 61164.32 SQ.M
b) EFFECTIVE AREA PROPOSED (Phase III) = (Prosed Area - Reduced Area)
   = (17228.489 - 5528.62) = 11699.87 SQ.M

TOTAL EFFECTIVE BUILT UP AREA FOR F.A.R. = (61164.32 + 11699.87) = 72864.19 SQ.M

14. CONSUMED F.A.R. = 1.858 < 2.75 (OK)
15. REQUIRED CAR PARKING FOR PHASE III = 94 NOS.
16. PROVIDED CAR PARKING FOR PHASE III = 94 NOS. (Covered 2 layers)
17. EXISTING CAR PARKING = 622 NOS. (Covered)
   = 76 NOS. (Open, Single)
   = 30 NOS. (Open, 2 layers)

1. ALL DIMENSIONS ARE IN MILLIMETERS.
2. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ARCHITECTURAL DRAWINGS.
3. ONLY WRITTEN DIMENSIONS SHALL BE FOLLOWED.
4. FOR DETAIL DESCRIPTION OF ITEMS REFER TECHNICAL SPECIFICATION.
5. ALL MSD. LEVELS/DIMENSIONS DENOTES STRUCTURAL LEVELS/DIMENSIONS WITHOUT FINISH.
6. FOR DIMENSIONS OF BEAM, COL. & OTHERS STRUCTURAL MEMBERS SHOULD BE FOLLOWED THE STRUCTURAL DWG.

WE HEREBY CERTIFY THAT THE FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING PROPOSED FOR CONSTRUCTION ON PLOT, HOLDING NO D5 -177/NEW, GANGA BANDH ROAD , MOUZA KRISHNANAGAR, L.R. KHATIAN NO - 3930 L.R. DAG NO. 382, 383, 419, 429 UNDER MAHESHTALA MUNICIPALITY , WARD NO -20, P.S. MAHESHTALA, KOLKATA - 700 140, SOUTH 24 PARGANAS. HAVE BEEN SO DESIGNED BY MEUS WILL MAKE SUCH FOUNDATION AND SUPERSTRUCTURE SAFE IN ALL RESPECT INCLUDING THE CONSIDERATION OF BEARING CAPACITY AND SETTLEMENT OF SOIL ETC.

SIGN OF GEO-TECHNICAL ENGINEER

WE HEREBY CERTIFY THAT THE FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING PROPOSED FOR CONSTRUCTION ON PLOT, HOLDING NO D5 -177/NEW, GANGA BANDH ROAD , MOUZA KRISHNANAGAR, L.R. KHATIAN NO - 3930 L.R. DAG NO. 382, 383, 419, 429 UNDER MAHESHTALA MUNICIPALITY , WARD NO -20, P.S. MAHESHTALA, KOLKATA - 700 140, SOUTH 24 PARGANAS. HAVE BEEN SO DESIGNED BY MEUS WILL MAKE SUCH FOUNDATION AND SUPERSTRUCTURE SAFE IN ALL RESPECT INCLUDING THE CONSIDERATION OF BEARING CAPACITY AND SETTLEMENT OF SOIL ETC.

SIGN OF STRUCTURAL ENGINEER

WE HEREBY CERTIFY THAT THE FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING PROPOSED FOR CONSTRUCTION ON PLOT, HOLDING NO D5 -177/NEW, GANGA BANDH ROAD , MOUZA KRISHNANAGAR, L.R. KHATIAN NO - 3930 L.R. DAG NO. 382, 383, 419, 429 UNDER MAHESHTALA MUNICIPALITY, WARD NO -20, P.S. MAHESHTALA, KOLKATA - 700 140, SOUTH 24 PARGANAS HAVE BEEN SO DESIGNED BY MEUS WILL MAKE SUCH FOUNDATION AND SUPERSTRUCTURE SAFE IN ALL RESPECT INCLUDING THE CONSIDERATION OF BEARING CAPACITY AND SETTLEMENT OF SOIL ETC.

SIGN. OF ARCHITECT

SIGN. OF OWNER

PROJECT :-

REVISED PLAN OF RESIDENTIAL COMPLEX, PHASE - III FOR ROYAL GANGES -2 OF M/S SWAN ENGINEERING COMPANY, CONSISTING 25 NOS (G+2) (HT. - 9.6 M) ROW HOUSES, 7 NOS (G+5) (HT. - 20 M) TOWN HOUSES, 4 NOS (G+5P+25) (HT. - 97.55 M) TOWER, 1 NO TEMPLE (HT.-12.825M) & 1 NO (G+18) STORIED (HT. - 59.95 M) TOWER - 23 BUILDINGS AT HOLDING NO - D5-177/(NEW) GANGA BANDH ROAD, MOUZA - KRISHNANAGAR, J.L. NO - 1, L.R. KHATIAN NO - 3930, L.R. DAG NOS. - 382, 383, 419, 429 UNDER MAHESHTALA MUNICIPALITY, WARD NO - 20, P.S. - MAHESHTALA, P.O. - BATANAGAR, SOUTH 24 PGS. KOLKATA-700140.

PREVIOUS PLAN NO. III-B/MM/BLDG/2/332/21-22/SP/BP DATED 14.08.21

TITLE -
MASTER PLAN, SITE PLAN, LOCATION PLAN, FLOOR PLANS, ELEVATIONS, SECTIONS, DETAILS OF STP, DETAILS OF UGWR

ARCHITECT
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CONSULTING ARCHITECTS & ENGINEERS
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KOLKATA-700019
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DRAWN BY SILADITYA	SCALE: 1:400	SHEET SIZE: A0	DRAWING NO. SKB/BD/MM/ SANCIA/R1	DATE : 11/03/2025	SHEET NO. 1
CHK.T.BY T.BANK					