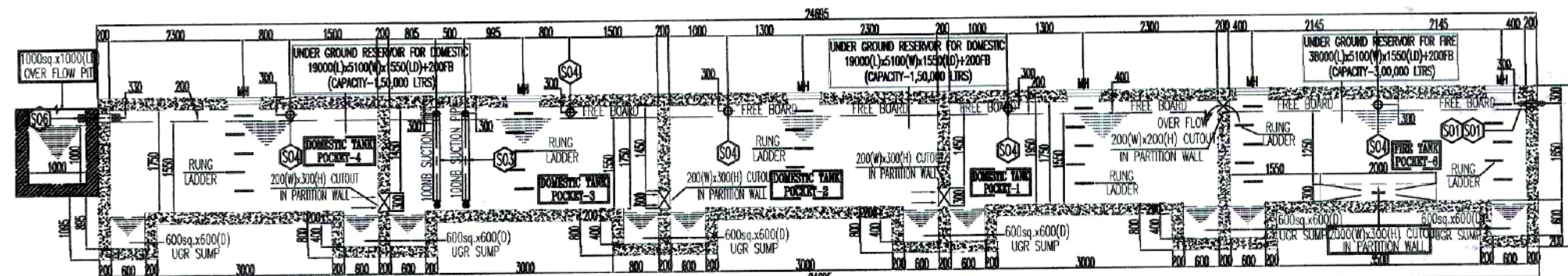
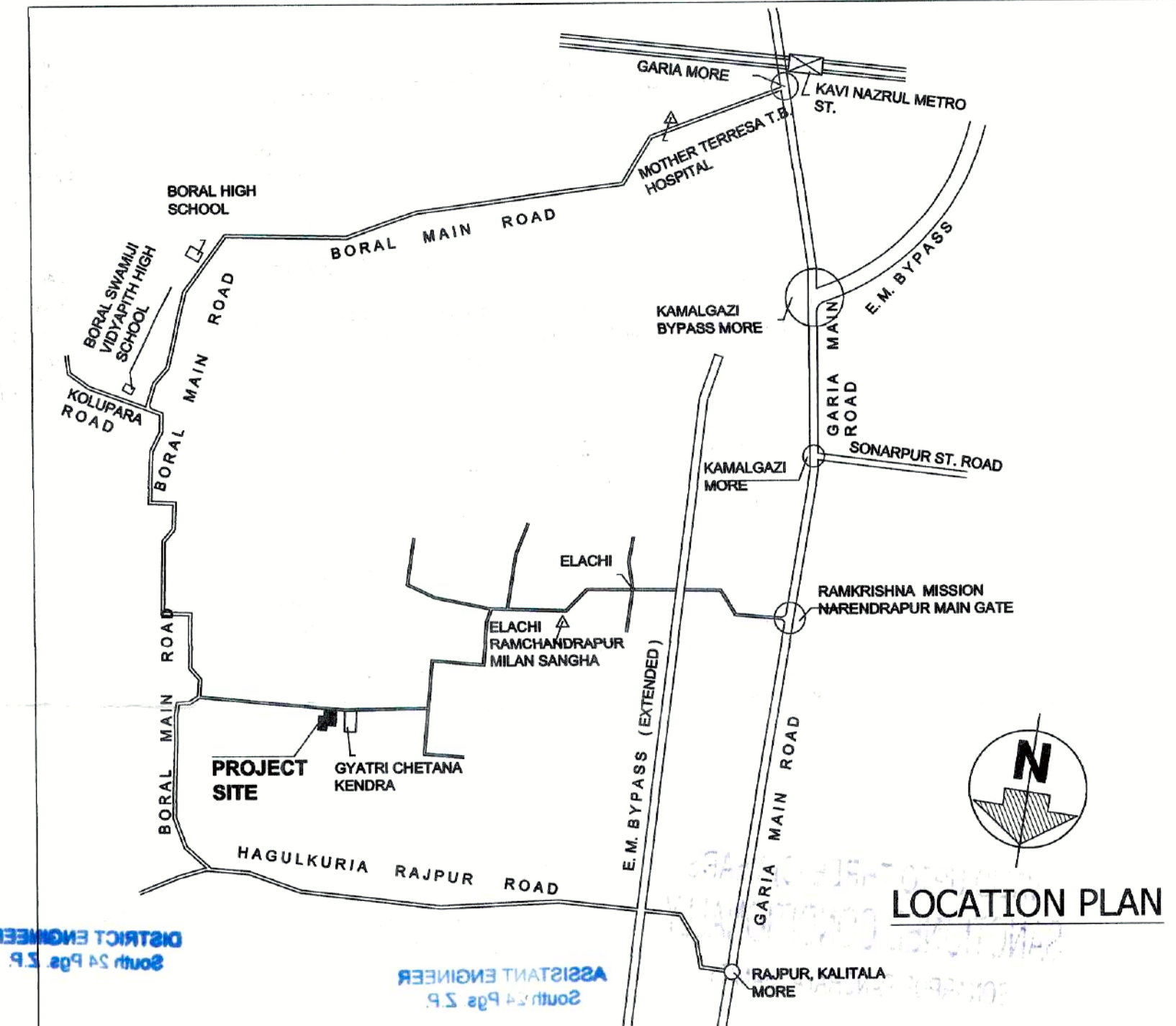


SECTIONAL VIEW OF FIRE WATER UNDER GROUND RESERVOIR
SECTION : A-A



SECTIONAL VIEW OF FIRE & DOMESTIC UNDER GROUND WATER RESERVOIR
SECTION : B-B



LOCATION PLAN

PLAN VIEW FOR FIRE AND DOMESTIC WATER RESERVOIR

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

9.025 M. WIDE MOHAN GHOSH ROAD

GROUND FLOOR PLAN WITH SITE
SCALE 1:300

- SALIENT ENVIRONMENTAL CONDITIONS CONSIDERED
1. Fly Ash and Fly ash based materials are to be used for construction.
 2. Existing water body not to be filled and there embankments are not to be cemented. The water body will be used as natural rain water harvesting tank.
 3. Minimum 20% tree cover area will be maintained.
 4. 14 nos recharge boxes are provided for rain water.
 5. Entire waste water will be treated in sewage treatment plant (STP) Capacity of 500 KLD and the discharged water will be used as flushing purpose by dual plumbing system.
 6. Create compost plant for treatment of entire biodegradable part of Municipal solid waste is provided.
 7. Solar energy of at least 1% of the demand load (01127 KW) will be installed at buildings roof level.

LEGENDS

DETAILS	LANDUSE STATEMENT HAPPY HOME V	VALUE	UNIT	%
LAND AREA		28165.73	sqm	100.00
AREA GIFTED TO WBSEDCL		675.53	sqm	2.40
POND AREA		2225.77	sqm	7.90
GROUND COVERAGE AREA		7339.44	sqm	26.06
SERVICE AREA		1162.61	sqm	4.13
PAVED AREA		9493.07	sqm	33.70
EXCLUSIVE TREE PLANTATION AREA		5704.57	sqm	20.25
OPEN PARKING AREA		1564.74	sqm	5.56
TOTAL		28165.73	sqm	100.00

M/S GANAPATI NIWAS PVT. LTD

AREA STATEMENT (SANCTION FOR PH-I)(EXISTING)

AREA OF LAND	= 28165.73 SQM (421.08 KH.)
Permissible Ground Coverage	= 45.00% = 12674.58 Sqm
Permissible Built up area	= 63372.888 Sqm
Permissible Height as per building rules	= 40.00 m.
EXISTING HEIGHT (TOP OF SLAB) PH (EXISTING)	= 25 m.

AREA STATEMENT (SANCTION FOR PH-II)(PROPOSED)

AREA OF LAND	= 28165.73 SQM (421.08 KH.)
Permissible Ground Coverage	= 45.00% = 12674.58 Sqm
Permissible Built up area	= 63372.888 Sqm
Permissible Height as per building rules	= 40.00 m.
PROPOSED HEIGHT (TOP OF SLAB) PH II (PROPOSED)	= 40 m.

EXISTING FLOOR AREA

GROUND FLOOR AREA (TOWER-A)	= 446.760 SQ.M
GROUND FLOOR AREA (TOWER-B)	= 513.190 SQ.M
GROUND FLOOR AREA (TOWER-C)	= 1052.23 SQ.M
GROUND FLOOR AREA (TOWER-E)	= 432.30 SQ.M

TOTAL EXISTING AREA OF TOWER-A, B, C & E

TOTAL EXISTING AREA OF TOWER-A, B, C & E	= 19565.58 SQ.M
--	-----------------

F.A.R. EXEMPTED AREA OF PHASE - I:

LESS FOR STAIR+LIFT BONUS (tower A)	= 260.88 SQ.M
LESS FOR STAIR+LIFT BONUS (tower B)	= 266.80 SQ.M
LESS FOR STAIR+LIFT BONUS (tower C)	= 529.68 SQ.M
LESS FOR STAIR+LIFT BONUS (tower E)	= 260.88 SQ.M

STAIR AREA+LIFT LOBBY AREA:

TOWER-F (30+6) X 13	= 468.000 SQ.M
TOWER-G (30+6) X 13	= 468.000 SQ.M
TOWER-H (30+6) X 12	= 432.000 SQ.M
TOWER-I (30+6) X 12	= 432.000 SQ.M
TOWER-J (30+6) X 12	= 432.000 SQ.M
TOWER-K (30+6) X 11	= 396.000 SQ.M
CLUB GROUND FLOOR	= 43.300 SQ.M
CLUB 1st & 2nd FLOOR (30 X 2)	= 78.000 SQ.M
CLUB ABOVE ROOF LIFT LOBBY	= 3.000 SQ.M

PARKING AREA:

TOWER-F (G+3+K) @ 515.246 Sqm	= 1545.738 SQ.M
TOWER-G (H & L) @ 542.148 Sqm	= 1594.256 SQ.M
TOWER-H (F & L) @ 375.990 Sqm	= 751.980 SQ.M
TOTAL PARKING AREA	= 3882.014 SQ.M

TOTAL EXEMPTION IN 2nd PHASE

TOTAL EXEMPTION IN 2nd PHASE	= 6556.334 SQ.M
------------------------------	-----------------

PROPOSED BUILT UP AREA FOR F.A.R. (A+B+C)

PROPOSED BUILT UP AREA FOR F.A.R. (A+B+C)	= 46398.821 SQ.M
---	------------------

PROPOSED F.A.R. CONSUMED

PROPOSED F.A.R. CONSUMED	= 1.647
--------------------------	---------

F.A.R. CONSUMED IN 1st & 2nd PHASE (0.6+1.647)

F.A.R. CONSUMED IN 1st & 2nd PHASE (0.6+1.647)	= 2.247
--	---------

CAR PARKING REQUIRED FOR RESIDENTIAL:

TOTAL RESIDENTIAL AREA (S1749.45 - 3383.838)	= 48365.612 SQ.M
UPTO 600 Sqm. REQD. PARKING (600/130)	= 5 NOS.
600 - 5000 Sqm. REQD. PARKING (4000/120)	= 37 NOS.
ABOVE 5000 Sqm. REQD. PARKING (43365.612 / 1110)	= 394 NOS.
TOTAL PARKING REQD. FOR RESIDENTIAL	= 436 NOS.

CAR PARKING REQUIRED FOR CLUB:

GROUND FLOOR COMMUNITY HALL (396.175 / 200)	= 2 NOS.
1st FLOOR CLUB AREA (366.454 / 75)	= 5 NOS.
2nd FLOOR CLUB AREA (388.062 / 75)	= 5 NOS.
TOTAL PARKING REQD. FOR CLUB	= 12 NOS.

TOTAL PARKING REQUIRED

TOTAL PARKING REQUIRED	= 448 NOS.
------------------------	------------

PARKING PROVIDED IN 2nd PHASE:

COVERED PARKING (NO. 73 TO 323)	= 257 NOS.
OPEN PARKING (NO. 103 TO 408)	= 211 NOS.
(2-LAYER MECHANICAL = 185)	
(3-LAYER MECHANICAL = 15)	
(4-LAYER MECHANICAL = 168)	

TOTAL PROPOSED PARKING

TOTAL PROPOSED PARKING	= 468 NOS.
------------------------	------------

PROPOSED TREE PLANTATION AREA = 20.25 %

PROPOSED TREE PLANTATION AREA = 20.25 %	= 5704.57 SQ.M
---	----------------

FLAT MATRIX IN 1st PHASE:

TOTAL NO OF 2BHK FLAT - 98 NOS.	
TOTAL NO OF 3BHK FLAT - 133 NOS.	
TOTAL NO OF 2BHK FLAT - 256 NOS.	
TOTAL NO OF 3BHK FLAT - 310 NOS.	
TOTAL FLATS IN 1st & 2nd PHASE	= 807 NOS.

FLAT MATRIX IN 2nd PHASE:

TOTAL NO OF 2BHK FLAT - 256 NOS.	
TOTAL NO OF 3BHK FLAT - 310 NOS.	
TOTAL FLATS IN 1st & 2nd PHASE	= 807 NOS.

Certificate of Owner

Certified that I have gone through the building rules of West Bengal Municipal Building Rules, 2017 and its amendments and also undertake to abide by those rules during and after the construction of the building.

GANAPATI NIWAS PVT. LTD

Director

SIGNATURE OF OWNER

Certificate of Architect

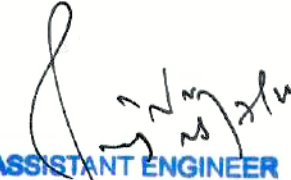
I/We do hereby certify that plans, elevations and sections and other structural details of the proposed building on L.R.D. NO. 1008/1009/1010/1011/1012/1013/1014/1015/1016/1017/1018/1019/1020/1021/1022/1023/1024/1025/1026/1027/1028/1029/1030/1031/1032/1033/1034/1035/1036/1037/1038/1039/1040/1041/1042/1043/1044/1045/1046/1047/1048/1049/1050/1051/1052/1053/1054/1055/1056/1057/1058/1059/1060/1061/1062/1063/1064/1065/1066/1067/1068/1069/1070/1071/1072/1073/1074/1075/1076/1077/1078/1079/1080/1081/1082/1083/1084/1085/1086/1087/1088/1089/1090/1091/1092/1093/1094/1095/1096/1097/1098/1099/1100/1101/1102/1103/1104/1105/1106/1107/1108/1109/1110/1111/1112/1113/1114/1115/1116/1117/1118/1119/1120/1121/1122/1123/1124/1125/1126/1127/1128/1129/1130/1131/1132/1133/1134/1135/1136/1137/1138/1139/1140/1141/1142/1143/1144/1145/1146/1147/1148/1149/1150/1151/1152/1153/1154/1155/1156/1157/1158/1159/1160/1161/1162/1163/1164/1165/1166/1167/1168/1169/1170/1171/1172/1173/1174/1175/1176/1177/1178/1179/1180/1181/1182/1183/1184/1185/1186/1187/1188/1189/1190/1191/1192/1193/1194/1195/1196/1197/1198/1199/1200/1201/1202/1203/1204/1205/1206/1207/1208/1209/1210/1211/1212/1213/1214/1215/1216/1217/1218/1219/1220/1221/1222/1223/1224/1225/1226/1227/1228/1229/1230/1231/1232/1233/1234/1235/1236/1237/1238/1239/1240/1241/1242/1243/1244/1245/1246/1247/1248/1249/1250/1251/1252/1253/1254/1255/1256/1257/1258/1259/1260/1261/1262/1263/1264/1265/1266/1267/1268/1269/1270/1271/1272/1273/1274/1275/1276/1277/1278/1279/1280/1281/1282/1283/1284/1285/1286/1287/1288/1289/1290/1291/1292/1293/1294/1295/1296/1297/1298/1299/1300/1301/1302/1303/1304/1305/1306/1307/1308/1309/1310/1311/1312/1313/1314/1315/1316/1317/1318/1319/1320/1321/1322/1323/1324/1325/1326/1327/1328/1329/1330/1331/1332/1333/1334/1335/1336/1337/1338/1339/1340/1341/1342/1343/1344/1345/1346/1347/1348/1349/1350/1351/1352/1353/1354/1355/1356/1357/1358/1359/1360/1361/1362/1363/1364/1365/1366/1367/1368/1369/1370/1371/1372/1373/1374/1375/1376/1377/1378/1379/1380/1381/1382/1383/1384/1385/1386/1387/1388/1389/1390/1391/1392/1393/1394/1395/1396/1397/1398/1399/1400/1401/1402/1403/1404/1405/1406/1407/1408/1409/1410/1411/1412/1413/1414/1415/1416/1417/1418/1419/1420/1421/1422/1423/1424/1425/1426/1427/1428/1429/1430/1431/1432/1433/1434/1435/1436/1437/1438/1439/1440/1441/1442/1443/1444/1445/1446/1447/1448/1449/1450/1451/1452/1453/1454/1455/1456/1457/1458/1459/1460/1461/1462/1463/1464/1465/1466/1467/1468/1469/1470/1471/1472/1473/1474/1475/1476/1477/1478/1479/1480/1481/1482/1483/1484/1485/1486/1487/1488/1489/1490/1491/1492/1493/1494/1495/1496/1497/1498/1499/1500/1501/1502/1503/1504/1505/1506/1507/1508/1509/1510/1511/1512/1513/1514/1515/1516/1517/1518/1519/1520/1521/1522/1523/1524/1525/1526/1527/1528/1529/1530/1531/1532/1533/1534/1535/1536/1537/1538/1539/1540/1541/1542/1543/1544/1545/1546/1547/1548/1549/1550/1551/1552/1553/1554/1555/1556/1557/1558/1559/1560/1561/1562/1563/1564/1565/1566/1567/1568/1569/1570/1571/1572/1573/1574/1575/1576/1577/1578/1579/1580/1581/1582/1583/1584/1585/1586/1587/1588/1589/1590/1591/1592/1593/1594/1595/1596/1597/1598/1599/1600/1601/1602/1603/1604/1605/1606/1607/1608/1609/1610/1611/1612/1613/1614/1615/1616/1617/1618/1619/1620/1621/1622/1623/1624/1625/1626/1627/1628/1629/1630/1631/1632/1633/1634/1635/1636/1637/1638/1639/1640/1641/1642/1643/1644/1645/1646/1647/1648/1649/1650/1651/1652/1653/1654/1655/1656/1657/1658/1659/1660/1661/1662/1663/1664/1665/1666/1667/1668/1669/1670/1671/1672/1673/1674/1675/1676/1677/1678/1679/1680/1681/1682/1683/1684/1685/1686/1687/1688/1689/1690/1691/1692/1693/1694/1695/1696/1697/1698/1699/1700/1701/1702/1703/1704/1705/1706/1707/1708/1709/1710/1711/1712/1713/1714/1715/1716/1717/1718/1719/1720/1721/1722/1723/1724/1725/1726/1727/1728/1729/1730/1731/1732/1733/1734/1735/1736/1737/1738/1739/1740/1741/1742/1743/1744/1745/1746/1747/1748/1749/1750/1751/1752/1753/1754/1755/1756/1757/1758/1759/1760/1761/1762/1763/1764/1765/1766/1767/1768/1769/1770/1771/1772/1773/1774/1775/1776/1777/1778/1779/1780/1781/1782/1783/1784/1785/1786/1787/1788/1789/1790/1791/1792/1793/1794/1795/1796/1797/1798/1799/1800/1801/1802/1803/1804/1805/1806/1807/1808/1809/1810/1811/1812/1813/1814/1815/1816/1817/1818/1819/1820/1821/1822/1823/1824/1825/1826/1827/1828/1829/1830/1831/1832/1833/1834/1835/1836/1837/1838/1839/1840/1841/1842/1843/1844/1845/1846/1847/1848/1849/1850/1851/1852/1853/1854/1855/1856/1857/1858/1859/1860/1861/1862/1863/1864/1865/1866/1867/1868/1869/1870/1871/1872/1873/1874/1875/1876/1877/1878/1879/1880/1881/1882/1883/1884/1885/1886/1887/1888/1889/1890/1891/1892/1893/1894/1895/1896/1897/1898/1899/1900/1901/1902/1903/1904/1905/1906/1907/1908/1909/1910/1911/1912/1913/1914/1915/1916/1917/1918/1919/1920/1921/1922/1923/1924/1925/1926/1927/1928/1929/1930/1931/1932/1933/1934/1935/1936/1937/1938/1939/1940/1941/1942/1943/1944/1945/1946/1947/1948/1949/1950/1951/1952/1953/1954/1955/1956/1957/1958/1959/1960/1961/1962/1963/1964/1965/1966/1967/1968/1969/1970/1971/1972/1973/1974/1975/1976/1977/1978/1979/1980/1981/1982/1983/1984/1985/1986/1987/1988/1989/1990/1991/1992/1993/1994/1995/1996/1997/1998/1999/2000/2001/2002/2003/2004/2005/2006/2007/2008/2009/2010/2011/2012/2013/2014/2015/2016/2017/2018/2019/2020/2021/2022/2023/2024/2025/2026/2027/2028/2029/2030/2031/2032/2033/2034/2035/2036/2037/2038/2039/2040/2041/2042/2043/2044/2045/2046/2047/2048/2049/2050/2051/2052/2053/2054/2055/2056/2057/2058/2059/2060/2061/2062/2063/2064/2065/2066/2067/2068/2069/2070/2071/2072/2073/2074/2075/2076/2077/2078/2079/2080/2081/2082/2083/2084/2085/2086/2087/2088/2089/2090/2091/2092/2093/2094/2095/2096/2097/2098/2099/2100/2101/2102/2103/2104/2105/2106/2107/2108/2109/2110/2111/2112/2113/2114/2115/2116/2117/2118/2119/2120/2121/2122/2123/2124/2125/2126/2127/2128/2129/2130/2131/2132/2133/2134/2135/2136/2137/2138/2139/2140/2141/2142/2143/2144/2145/2146/2147/2148/2149/2150/2151/2152/2153/2154/2155/2156/2157/2158/2159/2160/2161/2162/2163/2164/2165/2166/2167/2168/2169/2170/2171/2172/2173/2174/2175/2176/2177/2178/2179/2180/2181/2182/2183/2184/2185/2186/2187/2188/2189/2190/2191/2192/2193/2194/2195/2196/2197/2198/2199/2200/2201/2202/2203/2204/2205/2206/2207/2208/2209/2210/2211/2212/2213/2214/2215/2216/2217/2218/2219/2220/2221/2222/2223/2224/2225/2226/2227/2228/2229/2230/2231/2232/2233/2234/2235/2236/2237/2238/2239/2240/2241/2242/2243/2244/2245/2246/2247/2248/2249/2250/2251/2252/2253/2254/2255/2256/2257/2258/2259/2260/2261/2262/2263/2264/2265/2266/2267/2268/2269/2270/2271/2272/2273/2274/2275/2276/2277/2278/2279/2280/2281/2282/2283/2284/2285/2286/2287/2288/2289/2290/2291/2292/2293/2294/2295/2296/2297/2298/2299/2300/2301/2302/2303/2304/2305/2306/2307/2308/2309/2310/2311/2312/2313/2314/2315/2316/2317/2318/2319/2320/2321/2322/2323/2324/2325/2326/2327/2328/2329/2330/2331/2332/2333/2334/2335/2336/2337/2338/2339/2340/2341/2342/2343/2344/2345/2346/2347/2348/2349/2350/2351/2352/2353/2354/2355/2356/2357/2358/2359/2360/2361/2362/2363/2364/2365/2366/2367/2368/2369/2370/2371/2372/2373/2374/2375/2376/2377/2378/2379/2380/2381/2382/2383/2384/2385/2386/2387/2388/2389/2390/2391/2392/2393/2394/2395/2396/2397/2398/2399/2400/2401/2402/2403/2404/2405/2406/2407/2408/2409/2410/2411/2412/2413/2414/2415/2416/2417/2418/2419/2420/2421/2422/2423/2424/2425/2426/2427/2428/2429/2430/2431/2432/2433/2434/2435/2436/2

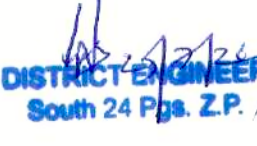
- 746/856/ E-1
- Voted and recommended for sanction by building plan No. 746/856/ E-1, K.R.M.B. upto 10.00 mt. Subject to the condition
 - Before starting any construction the site must conform with the plans sanctioned and all the conditions stipulated in the plans should be fulfilled.
 - All building materials for construction should conform to the specifications of the B.P.C. of India
 - Recovery steps should be taken for safety of lives of the adjoining public and private property during construction.
 - Construction site should be maintained to prevent vermin breeding.
 - Design of all Structural members including that of the foundation should conform to standard specified in the N.B.C. of India
 - The sanction is valid for 3 years from date of sanctioning
 - Information regarding the sanction is to be kept in the office of the Assistant Engineer, South 24 Pgs. Z.P.
 - Completion of the work should be up to 10.00 mt.
 - No rain water should be discharged on Road or Footpath.
 - The construction should conform to the specification of I.S. Code and standards of the concerned authorities.
 - Construction of garbage pit, soak pit & waste water should be done by the owners.
 - Any deviation of the sanctioned plan shall mean demolition.

The non-converted land area shall not be used for any permanent or temporary constructions / erections / designated open car parking spaces or any other structures. Violation of the same will automatically revoke the sanction / completion certificate.

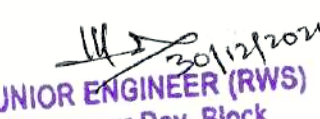
1. There should not be any court case or any complaint from any corner in respect of the land property as per plan.
2. "South 24 Parganas Zila Parishad" will not be liable if any dispute arises at the site.

VALID UP TO THREE (3) YEARS
SANCTIONED CONDITIONALLY
SONARPUR PANCHAYAT SAMITI

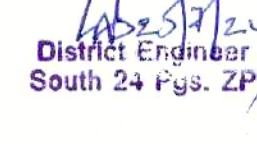

ASSISTANT ENGINEER
South 24 Pgs. Z.P.


DISTRICT ENGINEER
South 24 Pgs. Z.P.


Executive Officer
Sonarpur Panchayat Samiti
South 24 Parganas


JUNIOR ENGINEER (RWS)
Sonarpur Dev. Block


Sanction should be obtained from Sonarpur Panchayat Samiti
Assistant Engineer
South 24 Pgs. Z.P.


District Engineer
South 24 Pgs. Z.P.