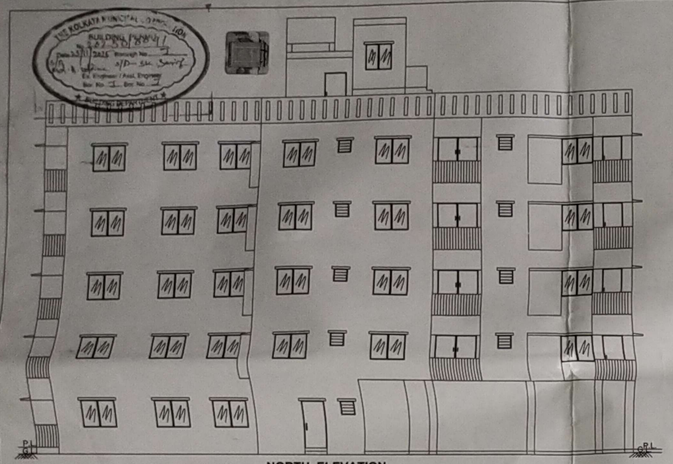
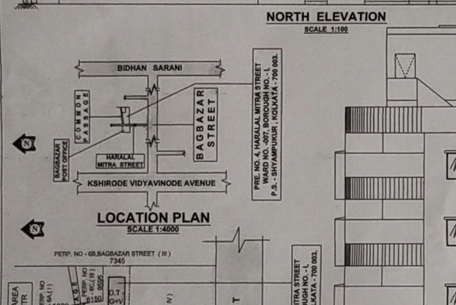
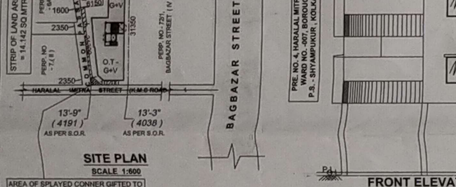


NORTH ELEVATION
SCALE 1:100

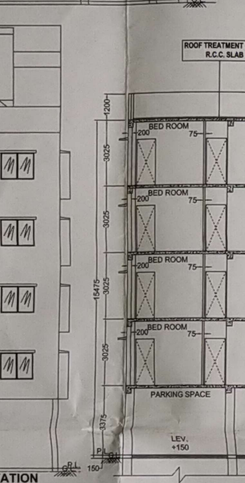


LOCATION PLAN
SCALE 1:4000



SITE PLAN
SCALE 1:500

AREA OF SPLAYED CONNER GIFTED TO K.M.C. AND THROWN TO THE ROAD = 2.880 SQ.MTR. = 31.00 SQ FT



FRONT ELEVATION
SCALE 1:100

(A) AREA STATEMENT OF OWNER (S) :-

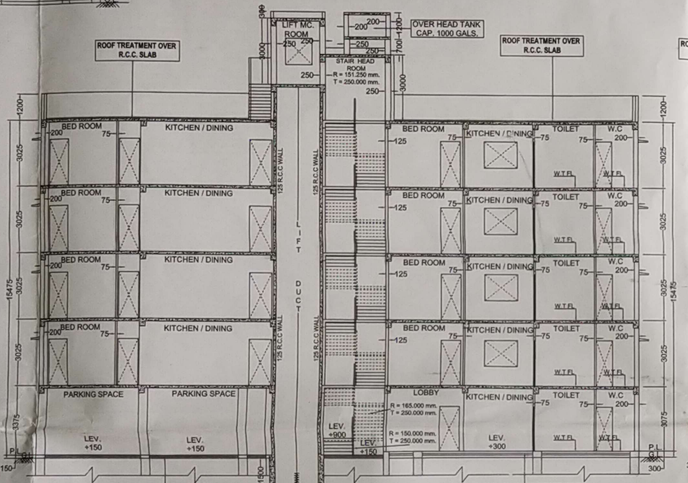
SL.	NAME OF THE OWNER	USE	FLOOR	EXISTING AREA (SQ. MTR.) OCCUPIED	COMMON	TOTAL	USE	FLOOR		SANCTION AREA (SQ. MTR.) OCCUPIED	COMMON	TOTAL
i.	OWNER	RESIDENTIAL	2ND. FL.	121.806	———	121.806	RESIDENTIAL	4TH. FLOOR	4A	60.370	3.587	63.957
								4TH. FLOOR	4B	49.922	2.966	52.888
								4TH. FLOOR	4C	54.287	3.225	57.512
				TOTAL (A)		121.806					TOTAL (B)	174.357

(B) AREA STATEMENT OF TENANTS :-

SL.	NAME	USE	FLOOR	EXISTING AREA (SQ. MTR.) OCCUPIED	COMMON	TOTAL	USE	FLOOR		SANCTION AREA (SQ. MTR.) OCCUPIED	COMMON	TOTAL
i.	ABHIJIT BASAK AND BULLU BASAK LEGAL HEIR OF LATE PRADIP BASAK (T - 1)	RESIDENTIAL	Gr.FL.	7.700	———	7.700	RESIDENTIAL	GR. FLOOR	G1	54.573	3.242	57.815
ii.	PANNALAL SHAW (T-2)	RESIDENTIAL	Gr.FL.	8.827	———	8.827	RESIDENTIAL	1ST. FLOOR	1B	49.922	2.966	52.888
iii.	LALMOHAM GHOSH (T-3)	RESIDENTIAL	Gr.FL.	194.863	———	194.863	RESIDENTIAL	2ND. FLOOR	2A	60.370	3.587	63.957
								2ND. FLOOR	2B	49.922	2.966	52.888
								2ND. FLOOR	2C	54.287	3.225	57.512
								1ST. FLOOR	1A	60.370	3.587	63.957
IV.	VICKY SHAW (T - 4)	RESIDENTIAL	1ST.FL.	194.863	———	194.863	RESIDENTIAL	3RD. FLOOR	3A	60.370	3.587	63.957
								3RD. FLOOR	3B	49.922	2.966	52.888
								3RD. FLOOR	3C	54.287	3.225	57.512
				TOTAL (C)		406.253		1ST. FLOOR	1C	54.287	3.225	57.512
											TOTAL (D)	580.886

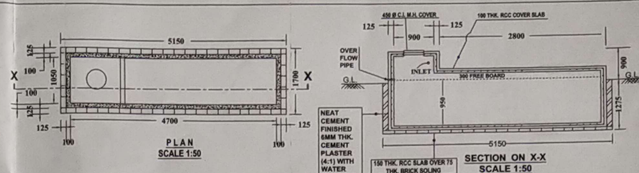
EXISTING EXEMPTED AREA = 16.704 SQ MTR

PROPOSED EXEMPTED AREA = 81.675 SQ MTR



SECTION ON A-A
SCALE 1:100

SECTION ON B-B
SCALE 1:100



DETAILS OF SEMI U.G. WATER RESERVOIR CAPACITY = 1000 GALLON
SCALE 1:50

PROPOSED AREA STATEMENT:-

FLOOR	TOTAL FLOOR AREA (SQ.MTR.)	DUCT OR CUTOUT (SQ.MTR.) LIFT DUCT	NET COVERED AREA (SQ.MTR.)	TOTAL EXEMPTED AREA (SQ.MTR.) STAIR	LIFT LOBBY	NET FLOOR AREA (SQ.MTR.)
GR. FLOOR	186.782	———	186.782	13.365	2.970	170.447
1ST FLOOR	186.782	2.535	184.247	13.365	2.970	167.912
2ND FLOOR	186.782	2.535	184.247	13.365	2.970	167.912
3RD FLOOR	186.782	2.535	184.247	13.365	2.970	167.912
4TH FLOOR	186.782	2.535	184.247	13.365	2.970	167.912
TOTAL	933.910	10.140	923.770	51.700	10.295	842.095

CERTIFICATE REGARDING AMSL

Premised No. : - 4, HARALAL MITRA STREET , WARD NO. -007, BOROUGH NO. - I, P.S. - SHYAMPUKUR , KOLKATA - 700 003.

Assessee No :- 110071600038

Name of the Owner (s) / Applicant :- SRI ABHISHEK SHAW, SRI ANITAVA GHOSH (C.A.)

Area of Land :- 389.168 SQ. MTR (DEED) / 326.778 SQ MTR (PHYSICAL MEASUREMENT)

Name of L.B.S :- SIBABRATA CHAKRABORTY

Permissible height in reference to CCZM issued by AAI:- 33.00 MTR

Proposed height of the building :- 9.00 M + 15.475 M + 4.90M = 29.375 M

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS84 LATITUDE	LONGITUDE	SITE ELEVATION (AMSL)
1	22°- 35'29.2"N	88° - 22'05"E	9.00 M
2	22°- 35'29.2"N	88° - 22'05"E	9.00 M
3	22°- 35'28.4"N	88° - 22'04"E	9.00 M
4	22°- 35'28.4"N	88° - 22'04"E	9.00 M

The above information is true and correct in all respect and if at any stage, it is found otherwise, then i shall be fully liable for which KMC and other appropriate authority reserve the right to take appropriate action against me as per law.

SRI ABHISHEK SHAW, SRI INDRAJIT SINHA
SMT. DIPTI VERMA
PARTNERS OF M/s. TRIKUTA HEIGHTS LLP
AS CONSTITUTED ATTORNEY OF
SMT. DURGA GHOSH, SRI SUNNY GHOSH
SMT. SARMISTHA GHOSH,
SMT. SANGHA MITRA GHOSH

Counter signed by Owners/ applicant

SRI ABHISHEK SHAW SRI INDRAJIT SINHA SMT DIPTI VERMA PARTNERS OF M/S TRIKUTA HEIGHTS LLP AS CONSTITUTED ATTORNEY OF SMT DURGA GHOSH SRI SUNNY GHOSH SMT SARMISTHA GHOSH SMT SANGHA MITRA GHOSH

Sibabrata Chakraborty
Chartered Engineer
REGD. CIVIL ENGINEERS IN KOLKATA MPL. CORPORATION
RO- I / 1120
Signature of L.B.S
SIBABRATA CHAKRABORTY, L.B.S / R1120

REGISTERED TENANT DECLARATION REF. BOOK NO.- I, VOLUME NO.- 1904 - 2025 , PAGE NO. - 686500 TO 686511 BEING NO. - 190416334 , FOR THE YEAR - 2025 A.R.A - IV KOLKATA , DATED - 13.11.2025

SCHEDULE OF WINDOWS				SCHEDULE OF DOORS			
SL.	WINDOW TYPE	WIDTH	HEIGHT	DOOR TYPE	WIDTH	HEIGHT
WINDOW (W1)	ALUMINIUM GLAZED WINDOW	1500	1200	DOOR (D1)	PANNELED DOOR	1000	2100
WINDOW (W2)	DO	1100	1200	DOOR (D2)	FLUSH DOOR	900	2100
WINDOW (W3)	DO	600	450	DOOR (D3)	FLUSH DOOR	850	2100
WINDOW (W4)	DO	900	1200	DOOR (D4)	PVC DOOR	750	2100
WINDOW (W5)	DO	1100	1200				

F.A.R CALCULATION

1. a. AREA OF LAND (AS PER DEED)
= 05 K. - 13 CH. - 4 SQ.FT. + 4189.00 SQ.FT. = 389.168 SQ MTR
b. AREA OF LAND (AS PER PHYSICAL MEASUREMENT)
= 04 K. - 14 CH. - 7 SQ.FT. + 5517.00 SQ.FT. = 326.778 SQ MTR
AREA OF SPLAYED CONNER = 2.880 SQ.MTR.
AREA OF STRIP OF LAND = 14.42 SQ MTR
NET AREA OF LAND = 326.778 - (2.880 + 14.142) = 309.756 SQ MTR

2. PERMISSIBLE GR. COVERAGE = 196.042 SQ.MT. (60 %)

3. EXISTING COVERED AREA (INCLUDING STAIR CASE) :-
i) EXISTING GROUND FLOOR AREA = 216.958 SQ MTR
ii) EXISTING FIRST FLOOR = 200.431 SQ MTR
iii) EXISTING SECOND FLOOR = 127.374 SQ MTR
TOTAL = 544.763 SQ MTR

4. EXISTING STAIR CASE AREA = 5.568 X 3 = 16.704 SQ. MTR.

5. TOTAL EX. FLOOR AREA (EXCLUDING STAIR CASE)
= (544.763 - 16.704) = 528.059 SQ.MT.

6. PERMISSIBLE F.A.R = (406.253 X 2) ÷ 121.806
= 934.312 / 326.778 = 2.859

7. PROPOSED GROUND FLOOR AREA = 186.782 SQ MTR (57.166%)

8. PROPOSED COVERED AREA (INCLUDING STAIR CASE) :-
1. PROPOSED GR. FLOOR AREA = 186.782 SQM.
2. PROPOSED FIRST FL. AREA = 184.247 SQM.
3. PROPOSED SECOND FL.AREA = 184.247 SQM.
4. PROPOSED THIRD FL. AREA = 184.247 SQM
5. PROPOSED FORTH FL. AREA = 184.247 SQM
TOTAL = 923.770 SQ MTR

9. TOTAL STAIR CASE & LIFT LOBBY AREA (EXEMPTED)
STAIR CASE AREA
= (4.950 X 2.7) + (2.2 X 1.350) = 16.335 X 5 = 81.675 SQ MTR

10. PROPOSED PARKING AREA :
I) NET GROUND FLOOR AREA = 186.782 - 16.335 = 170.447 SQ MT
II) PERMISSIBLE PARKING AREA = 170.447 / 2 = 85.224 SQ MT (50 %)
III) PROPOSED PARKING AREA = 86.852 SQ MTR (50.953%)

11. TOTAL COVER AREA EXCLUDING STAIR CASE & LIFT LOBBY (EXEMPTED) = 923.770 - 81.675 = 842.095 SQ. MT.

12. EXISTING F.A.R = 528.059 / 326.778 = 1.616

13. PERMISSIBLE F.A.R = (406.253 X 2) ÷ 121.806
= 934.312 / 326.778 = 2.859

14. PROPOSED F.A.R = 842.095 - 85.224 (CAR PARKING)
= 756.871 / 326.778 = 2.316

a) ASSESSEE NO. - 110071600038

b) REGISTERED OF DEED
Book No. - I, Being No. - 282, Volume No. - 8, Pages- 88 to 93 , Year- 1907
REGISTRAR OF ASSURANCE CALCUTTA
PROBATE CASE NO - 14 OF 1982
REGISTERED OF WILL :-
Book No. - III, Being No. - 263, Volume No. - 10, Pages- 80 to 87 , Year- 1964
REGISTRAR OF ASSURANCE CALCUTTA

C) DETAIL OF POWER OF ATTORNEY :-
BEING NO.- 190214207, BOOK NO.- I VOL.NO. - 1902-2024 , PAGE NO. - 753109 to 753134
ADDITIONAL REGISTRAR OF ASSURANCE OFFICE OF THE A.R.A KOLKATA DATED - 05 / 12 / 2024

E) NO. OF STOREY = G + IV (FOUR)

F) NO. OF. TENEMENT :- 13 NOS

G) SIZE OF. TENEMENT :-

FLAT AREA (G1) = 64.070 SQ MTR (1 NOS)

FLAT AREA (1A,2A,3A,4A) = 70.873 SQ MTR (4 NOS)

FLAT AREA (1B,2B,3B,4B) = 58.607 SQ MTR (4 NOS)

FLAT AREA (1C,2C,3C,4C) = 63.732 SQ MTR (4 NOS)

H) AREA OF STAIR CASE COVER :- 15.930 SQ MTR

I) AREA OF O.H. TANK :- 6.405 SQ MTR

J) AREA OF LIFT MACHINE ROOM :- 8.024 SQ MTR

K) AREA OF C.B = 14.400 SQ MTR

L) PERMISSIBLE TREE COVER AREA = 7.547 SQ MTR

M) PROPOSED TREE COVER AREA = 7.962 SQ MTR

SPECIFICATIONS :- 1. ALL DIMENSION ARE IN MM. 2. GRADE OF CONCRETE IS M 25, & THAT OF STEEL IS Fe - 550. 3 FOR SPECIFICATION & WORKMANSHIP NBC, 1984.4. ALL BRICKWORK SHALL BE OF 1st CLASS BRICKS IN CEMENT MORTAR OF RATIO 1:6 / 1:5 FOR 200 Th. WALLS 1:4 FOR 75 Th. B/ WORK.5. P.C.C. OR DAMP PROOF COURSE SHALL BE OF P.C.C. OF RATIO 1:2:4 WITH OTHER WATER PROOFING COMPOUND.

CERTIFICATE OF GEO- TECHNICAL ENGINEER-

UNDERSIGNED HAS INSPECTED THE SITE, SOIL EXPLORATION WILL BE CARRIED OUT AT SITE AFTER DEMOLITION OF EXISTING STRUCTURE. SOIL EXPLORATION REPORT WITH RECOMMENDATION WILL BE SUBMITTED ACCORDINGLY. NOW IT IS CERTIFIED THAT SOIL EXPLORATION AND RECOMMENDATION REPORT WILL BE COMPARED AND VERIFIED BY ME WITH PROPOSED CONSTRUCTION SO THAT THE SITE WILL ABLE TO CARRY THE LOAD COMING FROM PROPOSED CONSTRUCTION TO THE FOUNDATION . CERTIFIED THAT THE RECOMMENDATION FOLLOWED WITH SOIL EXPLORATION WILL BE MADE IN SUCH A WAY TO MAKE THE PROPOSED CONSTRUCTION SAFE AND STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

Rupak Kumar Banerjee
RUPAK KUMAR BANERJEE
M.E.(Geotechnical Engineering)
G.T.2/0 (K.M.C.), BIM/GEO-TECH-0005
Valid till 30/01/2026, 7008145 OTP2-1207/2025/0000

SIGNATURE OF GEO TECHNICAL ENGINEER
RUPAK KUMAR BANERJEE (GT/003)

CERTIFICATE OF L.B.S.

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN AS PER PROVISION OF K.M.C. BUILDING RULE 2009 AS AMMENDED FROM TIME TO TIME ALONG IN COMPLIANCE WITH RULE 142 OF K.M.C. BUILDING RULE 2009 (WITH FEW INFRINGEMENTS) AND THE SITE CONDITION INCLUDING THE WIDTH OF THE ROAD CONFORM WITH THE PLAN AND IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP LAND. THE PLOT IS DEMARCATED BY (BOUNDARY WALL) AND EXISTING STRUCTURE.

Sibabrata Chakraborty
Chartered Engineer
REGD. CIVIL ENGINEERS IN KOLKATA MPL. CORPORATION
RO- I / 1120

SIGNATURE OF L.B.S.
SIBABRATA CHAKRABORTY L.B.S. NO.- I / 1120

CERTIFICATE OF STRUCTURAL ENGINEER-

STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE PROPOSED BUILDING WILL BE MADE BASED ON SOIL TEST REPORT WHICH WILL BE DONE AFTER DEMOLITION OF EXISTING BUILDING, BY CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER PREVAILING I. S. CODES AND N.B.C. OF INDIA AND CERTIFIED THAT THE DESIGN WILL BE CALCULATED IN SUCH A WAY TO MAKE THE PROPOSED CONSTRUCTION SAFE AND STABLE IN ALL RESPECT.

Satyabrata Chakraborti, M.Tech (Structural Engineering)
Structural Engineer
Reg. No. E-1/1/2025
Valid Upto 31/01/2026

SIGNATURE OF STRUCTURAL ENGG.
SATYABRATA CHAKRABARTI , E.S.E. NO.- II / 550

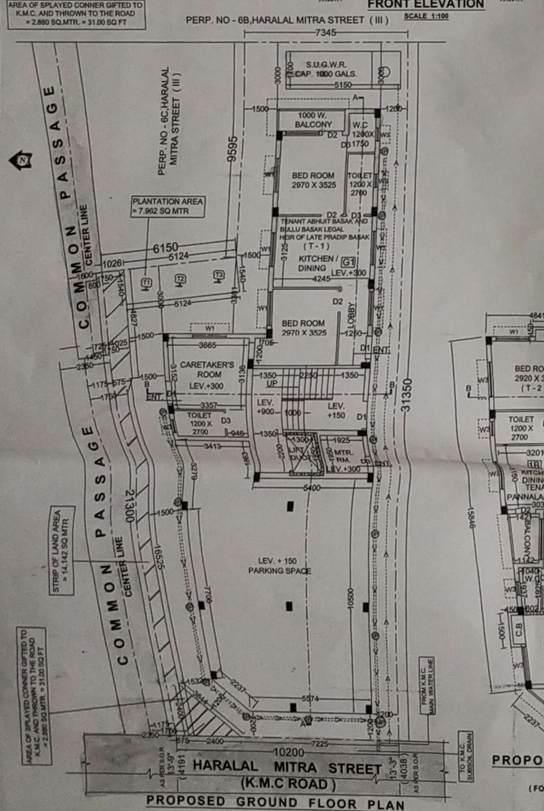
DECLARATION OF OWNER(S)-

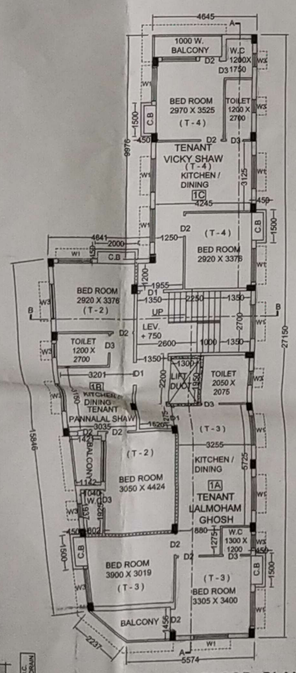
PRESENT STATUS AND PROPOSED ACCOMMODATION OF TENANT(S) DRAWN BY L.B.S. AS PER THE CLARIFICATION AND EXPLANATION AND PHOTOCOPY OF DOCUMENTS SUPPLIED BY OWNER (S) AND OWNER(S) WILL BE HELD AS SOLE RESPONSIBLE FOR ANY MISREPRESENTATION OF FACT AND SUBSEQUENT LITIGATION FOR THE SAME.

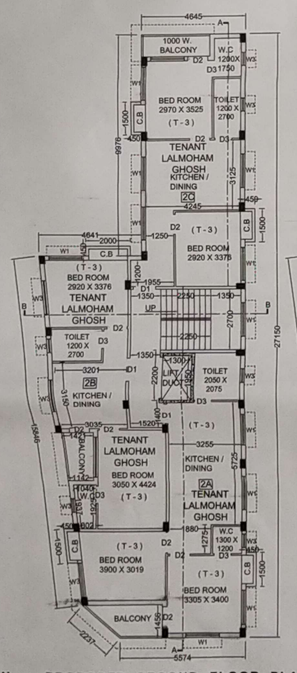
SRI ABHISHEK SHAW, SRI INDRAJIT SINHA
SMT. DIPTI VERMA
PARTNERS OF M/s. TRIKUTA HEIGHTS LLP
AS CONSTITUTED ATTORNEY OF
SMT. DURGA GHOSH, SRI SUNNY GHOSH
SMT. SARMISTHA GHOSH,
SMT. SANGHA MITRA GHOSH

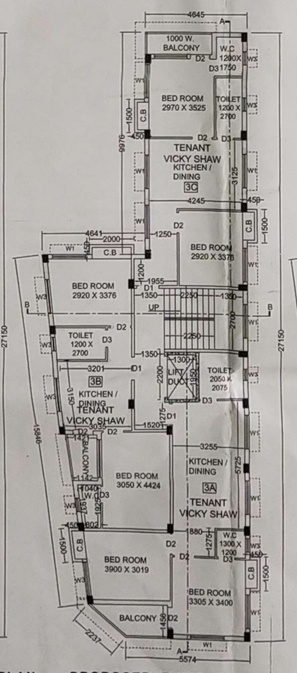
SIGNATURE OF OWNER / APPLICANT

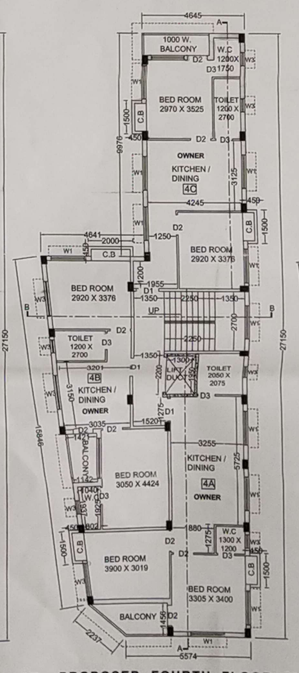
SRI ABHISHEK SHAW SRI INDRAJIT SINHA SMT DIPTI VERMA PARTNERS OF M/S TRIKUTA HEIGHTS LLP AS CONSTITUTED ATTORNEY OF SMT DURGA GHOSH SRI SUNNY GHOSH SMT SARMISTHA GHOSH SMT SANGHA MITRA GHOSH

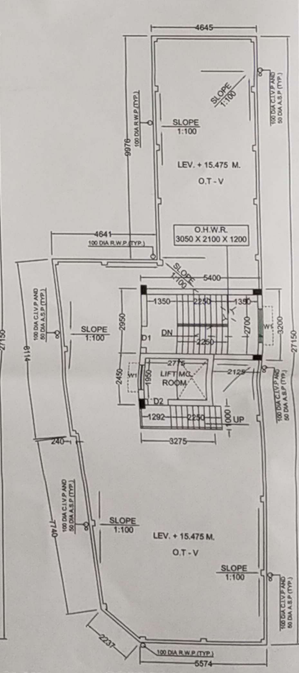












PROPOSED PLAN OF G + IV (FOUR) STORIED RESIDENTIAL BUILDING OF HEIGHT 15.475 MTR (U / S - 393 OF K.M.C ACT 1980. AND U / R - 142 OF K.M.C. BUILDING RULE 2009. READ WITH RELEVANT OFFICE CIRCULARS) AT PREMISES NO. 4, HARALAL MITRA STREET , WARD NO. -007, BOROUGH NO. - I, P.S. - SHYAMPUKUR , KOLKATA - 700 003.

S. CHAKRABORTY & ASSOCIATES
21 A , BALARAM GHOSH STREET, KOLKATA - 700 004.
MOB. NO - 9830736094 , 8910901128.

SCALE = 1:100, 1:500, 1:4000, 1:50
ALL DIMENSIONS ARE IN MM.