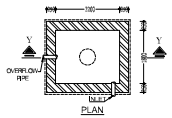
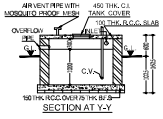
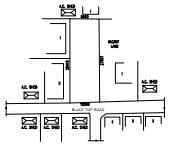
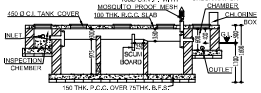


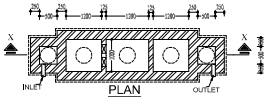

SECTION AT Y-Y



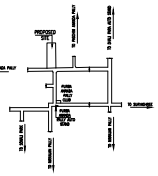

SITE PLAN
SCALE = 1:600



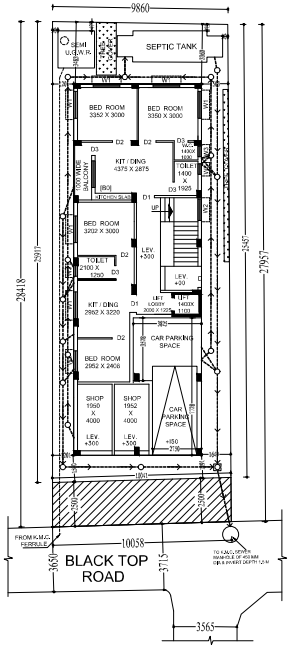

SECTION AT X-X



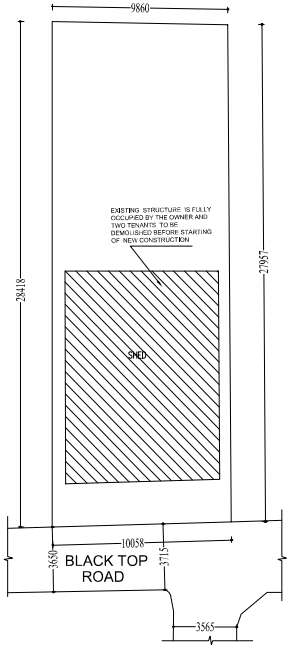

PLAN
DETAILS OF SEPTIC TANK
SCALE= 1:50 30 USERS




KEY PLAN
SCALE = 1:4000




GROUND FLOOR PLAN




EXISTING PLAN
SCALE = 1 : 100

CO-ORDINATE IN WGS-84 AND SITE ELEVATION (AMSL)

| REFERANCE POINTS MARKED IN SITE PLAN OF THE PROPOSAL | CO-ORDINATE IN WGS-84 | | SITE ELEVATION (AMSL) |
|---|---|---|---|
| | LATITUDE | LONGITUDE | |
| A | 22°27'53" N | 88°20'50" E | 8M |
| B | 22°27'53" N | 88°20'50" E | |

THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF AT ANY STAGE IS FOUND OTHERWISE THAT I SHALL BE FULLY LIABLE FOR WHICH AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME AS PER LAW.

M/S. SHIVAM CONSTRUCTION, PARTNERS
(1) SRI SANDIPTA GHOSE, (2) SRI KAMAL MONDAL,
(3) BISWAJIT BARAL, CONSTITUTED ATTORNEY OF
(1) SMT. KRISHNA NANDAN, (2) SRI BHOLA NANDAN,
(3) SMT. PAMPA DUTTA

NAME OF OWNER / APPLICANT

HIMANGSHU BHUSAN LAHIRI
L.B.S. NO. 1416(I)
NAME OF L.B.S.

1. BURO MUTATION MEMO NO- 18 / MUT / 4926 / BLLRO / ATM / KASBA / 18 DATE. 10/9/18
2. BURO MUTATION MEMO NO- 18 / MUT / 4927 / BLLRO / ATM / KASBA / 18 DATE. 10/9/18
3. BURO MUTATION MEMO NO- 18 / MUT / 4928 / BLLRO / ATM / KASBA / 18 DATE. 10/9/18

1. BURO CONVERSION MEMO NO- 17 / 760 / CON CERTIFICATE / BLLRO / 5244PGS. / KOL / 2022. DATE. 10/03/2022. AS BASTU.
2. BURO CONVERSION MEMO NO- 17 / 761 / CON CERTIFICATE / BLLRO / 5244PGS. / KOL / 2022. DATE. 10/03/2022. AS BASTU.
3. BURO CONVERSION MEMO NO- 17 / 762 / CON CERTIFICATE / BLLRO / 5244PGS. / KOL / 2022. DATE. 10/03/2022. AS BASTU.

SPECIFICATIONS -
1) ALL EXTERNAL WALLS ARE 200 MM THICK (1:6) AND INTERNAL WALLS ARE 125 MM & 75 MM THICK (1:4) WITH CEMENT MORTUR.
2) PLASTER ON WALLS AND CEILING WITH CEMENT MORTER 1:6 AND 1:4 RESPECTIVELY.
3) 75MM THICK SCREED CONCRETE WITH PROPER WATER PROOFING COMPOUND OVER 100MM THICK ROOF SLAB.
4) ASSUMED BEARING CAPACITY OF SOIL AS PER SOIL TEST REPORT.
5) GRADE OF CONC.= M20 AND GRADE OF STEEL= Fe 415.
6) CEMENT MORTER – 1:6 FOR 200 MM THICK B/W, 1:4 FOR 125 MM THICK B/W AND 1:3 FOR 75 MM THICK BRICKWORK.
7) ALL OTHER WORKS WILL BE AS PER I.S. CODE AND N.B.C. 1984 RECOMMENDATION.
8) MARBLE FLOORING WILL BE PROVIDED.

NOTES -
1) ALL DIMENSIONS ARE IN mm. UNLESS OTHERWISE STATED.
2) ALL SCALES ARE 1:100 UNLESS OTHERWISE STATED.
3) THE DEPTH OF FOUNDATION OF SEPTIC TANK AND SEMI U.G.W.R. WILL NOT EXCEED THE DEPTH OF FOUNDATION OF THE BUILDING.
4) ALL SORTS OF PRECAUTIONARY MEASURES WILL BE TAKEN DURING THE CONSTRUCTION OF SEPTIC TANK AND SEMI U.G.W.R.

DECLARATION OF GEO - TECH ENGINEER--
UNDERSIGNED HAS INSPECTED THE SITE CARRIED OUT THE SOIL INVESTIGATION THEREIN, IT IS CERTIFIED THAT THE EXISTING SOIL OF THE SITE IS ABLE TO CARRY THE LOAD COMING FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM PROPOSED THEREIN IS SAFE AND STABLE IN ALL RESPECTS FROM GEO -TECHNICAL POINT OF VIEW.

KALLOL KUMAR GHOSHAL
GEOTECH NO.- G.T.349
NAME OF THE GEO-TECH ENGINEER

DECLARATION OF STRUCTURAL ENGINEER--
THE STRUCTURAL DESIGN AND DRAWINGS OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAVE BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOADS AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECTS.
SOIL TESTING REPORT HAS BEEN DONE BY KALLOL KUMAR GHOSHAL THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

HIMANGSHU BHUSAN LAHIRI
E.S.E. NO. 428(II)
NAME OF THE E.S.E.

DECLARATION OF L.B.S. —
CERTIFY WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009, AS AMENDED FROM TIME TO TIME AND THE SITE CONDITIONS INCLUDING THE WIDTH OF ABUTTING 3.650 M. WIDE BLACK TOP ROAD ON THE EASTERN SIDE CONFIRM WITH THE PLAN WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK WHICH IS A LAND WITH STRUCTURE, THE LAND IS DEMARCATED BY BOUNDARY WALLS.

HIMANGSHU BHUSAN LAHIRI
L.B.S. NO. 1416(I)
NAME OF THE L.B.S.

BUILDING PERMIT NUMBER - 2023110424
SANCTION DATE - 19.03.2024
VALID UPTO - 18.03.2029

MANISH SARKAR
Digitally signed by MANISH SARKAR
Date: 2024.03.19 16:05:51 +05'30'
DIGITAL SIGNATURE OF A.E/ BR -XI

STATEMENT OF PLAN PROPOSAL

PART - A

| | |
|---|---|
| 1) ASSESSEE NO. | 31-114-02-0175-9 |
| 2) DETAILS OF REGISTERED DEED | BOOK NO.- I, VOLUME NO.-82, BEING NO.- 2035, PAGE = 146 TO 150, YEAR = 1977, SUB-REGISTRAR OF ALIPORE AT ALIPORE DIST- 24- PARGANAS, DATE =02.08.1977. |
| 3) DETAILS OF REGISTERED BOUNDARY DECLARATION | BOOK = I, VOLUME = 1603-2024, BEING = 160300131, PAGE = 5646 TO 5657, YEAR = 2024, D.S.R. – III SOUTH 24- PARGANAS , DATE = 05.01.2024. |
| 4) DETAILS OF REGISTERED DEED OF GIFT (STRIP OF LAND) | BOOK = I, VOLUME = 1603-2024, BEING = 160300130, PAGE = 5620 TO 5633, YEAR = 2024, D.S.R. – III SOUTH 24- PARGANAS , DATE = 05.01.2024. |
| 5) DETAILS OF NON-EVICTION OF TENANTS | BOOK = I, VOLUME = 1603-2024, BEING = 160300129, PAGE = 5634 TO 5645, YEAR = 2024, D.S.R. – III SOUTH 24- PARGANAS , DATE = 05.01.2024. |
| 6) DETAILS OF REGISTERED POWER OF ATTORNEY | BOOK = I, VOLUME = 1603-2023, BEING = 160314376, PAGE - 421427 TO 421442, YEAR = 2023, D.S.R. –III SOUTH 24-PARGANAS , DATE =12.10.2023. |
| 7) AREA OF LAND - A) AS PER TITLE DEED ——— | 301.003 M² ( 4K - 8 CH - 00 SFT) |
| B) AS PER BOUNDARY DECLARATION— | 280.542 M² |
| C) AS PER BLLRO MUTATION---------- | 279.718 M² |
| D) AFTER STRIP OF LAND ---------- | (STRIP) 279.718 M² - 25.123 M² = 254.595.519 M² |
| 8) ROAD WIDTH | 3.650 M. |
| 9) PROPOSED HEIGHT OF THE BUILDING | 12.40 M |
| 10) NO. OF STORIED | (G + III) |
| 11) NO. OF TENEMENTS | 11 NOS. |

PART - B

| | |
|---|---|
| 1) NET LAND AREA | 279.718 M² |
| 2) PERMISSIBLE GROUND COVERAGE | 57.345 % = 160.404 M² |
| 3) PROPOSED GROUND COVERAGE | 53.571 % = 149.849 M² |
| 4) PROPOSED COVERED AREA | |

| FLOOR | TOTAL COVERED AREA IN m² | STAIR WELL IN m² | LIFT WELL IN m² | ACTUAL FLOOR AREA IN m² | EXEMPTED AREA STAIR | EXEMPTED AREA LIFT LOBBY | NET FLOOR AREA IN m² |
|---|---|---|---|---|---|---|---|
| GROUND | 149.849 | | | 149.849 | 18.065 | 2.619 | 131.165 |
| FIRST | 149.849 | 1.875 | 1.54 | 146.434 | 18.065 | 2.619 | 127.75 |
| SECOND | 149.849 | 1.875 | 1.54 | 146.434 | 18.065 | 2.619 | 127.75 |
| THIRD | 149.849 | 1.875 | 1.54 | 146.434 | 18.065 | 2.619 | 127.75 |
| TOTAL | 599.396 | 5.625 | 4.62 | 589.151 | 54.26 | 10.476 | 514.415 |

TENEMENTS & CAR PARKING CALCULATION

| TENEMENT MARKED | TENEMENT SIZE in m² | MULTIPLYING FACTOR | ACTUAL TENEMENT AREA INCLUDING PROP. AREA IN m² | No of Tenement | No of Car Required |
|---|---|---|---|---|---|
| A1/A2/A3 | 50.656 | 1.20172 | 60.142 | 3 | 1 |
| B8/B1/B2/B3 | 46.997 | 1.20172 | 56.323 | 4 | |
| C1/C2/C3 | 28.689 | 1.20172 | 34.461 | 3 | |
| A0 | 35.436 | 1.20172 | 42.572 | 1 | |

CALCULATION OF F.A.R

| | |
|---|---|
| 1. EFFECTIVE LAND AREA IN SQM | 279.718 |
| 2. TOTAL REQUIRED CAR PARKING | 1 |
| 3. TOTAL COVERED CAR PARKING PROVIDED | 1 |
| 4. PERMISSIBLE EXEMPTED AREA FOR CAR PARKING IN m² | 25 |
| 5. ACTUAL CAR PARKING AREA PROVIDED IN m² | 25.045 |
| 6. CAR PARKING AREA EXEMPTED IN m² | 25.00 |
| 7. PERMISSIBLE F.A.R | 1.75 |
| 8. PROPOSED F.A.R | 1.75 |

CALCULATION OF OTHER AREAS

| | |
|---|---|
| 9. STAIR HEAD ROOM AREA IN m² | 21.271 |
| 10. OVER HEAD RESERVOIR AREA IN m² | 6.00 |
| 11. AREA OF LIFT MACHINE ROOM IN m² | 7.70 |
| 12. AREA OF CUPBOARD IN m² | 8.675 |
| 13. AREA OF LOFT IN m² | 0.00 |
| 14. AREA OF LIFT MACHINE ROOM'S STAIR IN m² | 2.65 |
| 15. COVERED AREA OF MERCANTILE RETAIL IN m² | 18.134 |
| 16. CARPET AREA OF MERCANTILE RETAIL IN m² | 14.63 |
| 17. TREE COVER AREA IN m² | 6.192 |

DECLARATION OF OWNER —
I/WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT
1) I/WE SHALL ENGAGE L.B.S./E.S.E. DURING CONSTRUCTION.
2) I/WE SHALL FOLLOW THE INSTRUCTIONS OF L.B.S./E.S.E. DURING CONSTRUCTION OF THE BUILDING AS PER B.S. PLAN.
3). K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING.
4) IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FALSE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.
5) THE CONSTRUCTION OF SEPTIC TANK AND WATER RESERVOIR WILL BE UNDER THE GUIDANCE OF L.B.S./E.S.E.
6) DURING THE SITE INSPECTION, I/WE WAS PHYSICALLY PRESENT AND DULY IDENTIFIED AND CONFIRMED THE SAID PLOT.

M/S. SHIVAM CONSTRUCTION, PARTNERS
(1) SRI SANDIPTA GHOSE, (2) SRI KAMAL MONDAL,
(3) BISWAJIT BARAL, CONSTITUTED ATTORNEY OF
(1) SMT. KRISHNA NANDAN, (2) SRI BHOLA NANDAN,
(3) SMT. PAMPA DUTTA

NAME OF THE OWNER

DOOR SCHEDULE

| TYPE | SIZE (BxH) |
|---|---|
| D | 1200mm X 2100mm |
| D1 | 1000mm X 2100mm |
| D2 | 900mm X 2100mm |
| D3 | 750mm X 2100mm |

WINDOW SCHEDULE

| TYPE | SIZE (BxH) |
|---|---|
| W1 | 1500mm X 1200mm |
| W2 | 1200mm X 1200mm |
| W3 | 600mm X 600mm |

N

SCALE - 1 : 100
UNLESS OTHERWISE STATED

PLAN OF PROPOSED G+III STORIED RESIDENTIAL BUILDING PLAN OF HEIGHT 12.40 M., U/S 393A OF THE K.M.C. ACT, 1980 & K.M.C. BUILDING RULE 2009 COMPLYING OFFICE CIRCULAR 02 OF 2020-2021 DATED 13/06/2020. AT PREMISES NO. 176, ANANDA PALLY B, UNDER K.M.C. WARD NO.-114, BOROUGH NO -XI, P.S.- REGENT PARK, KOLKATA - 700093.

ARCHITECTURAL SHEET NO - 1/2.