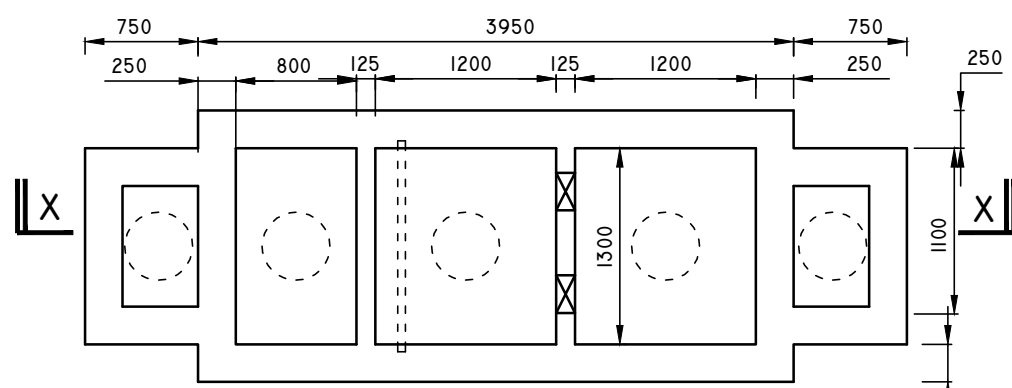
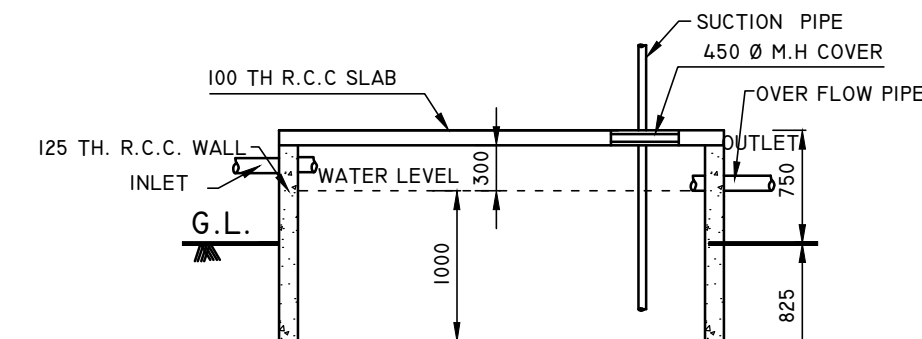


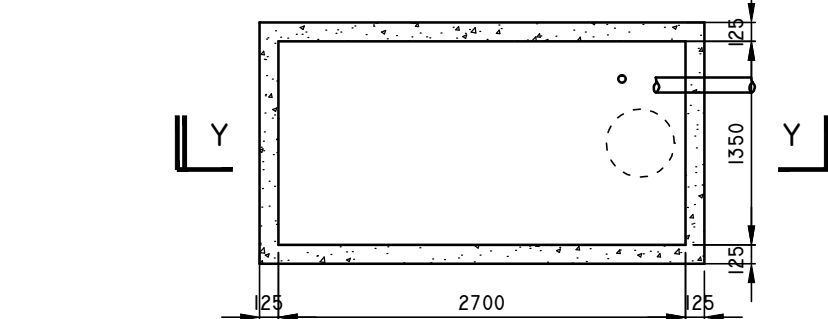
SECTION ON X-X



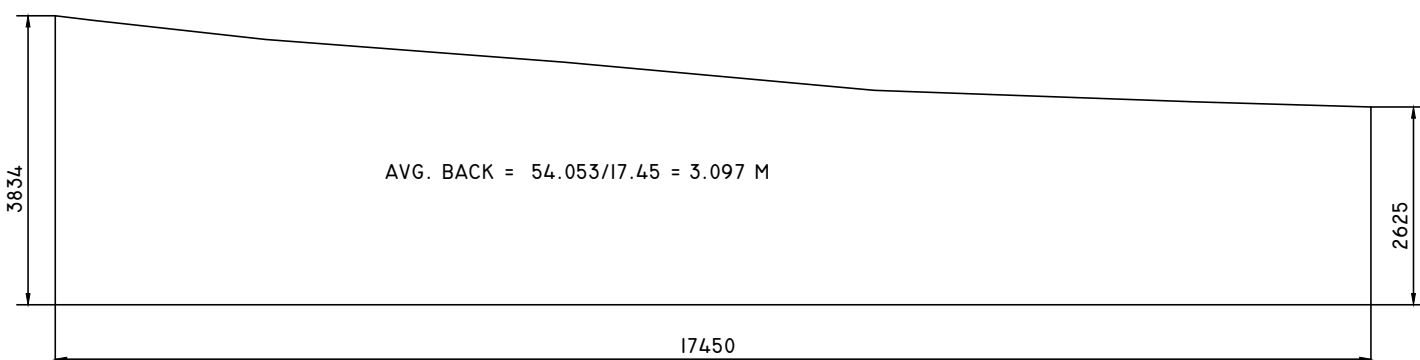
PLAN OF 50 USERS SEPTIC TANK  
SCALE : 1:50



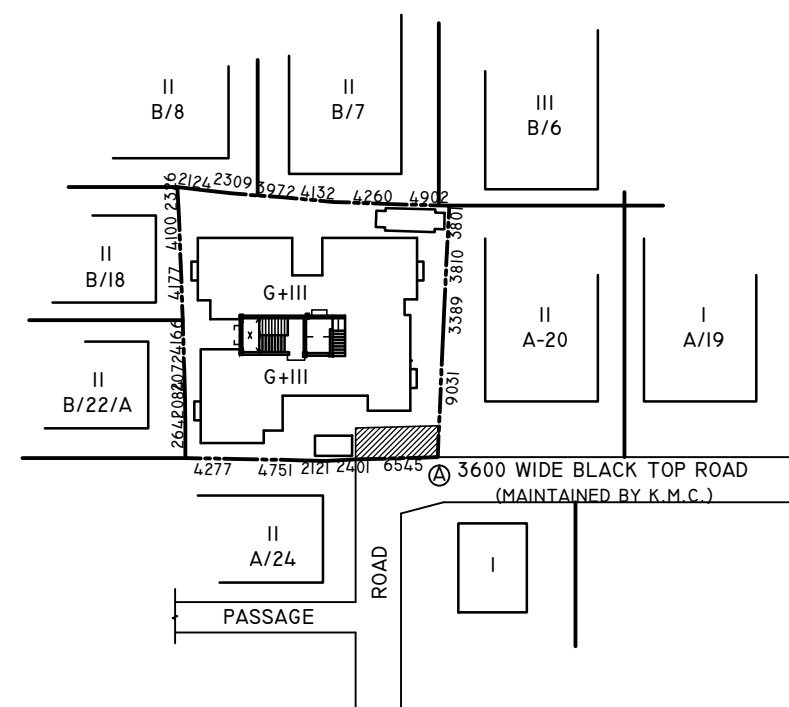
SECTION ON Y-Y



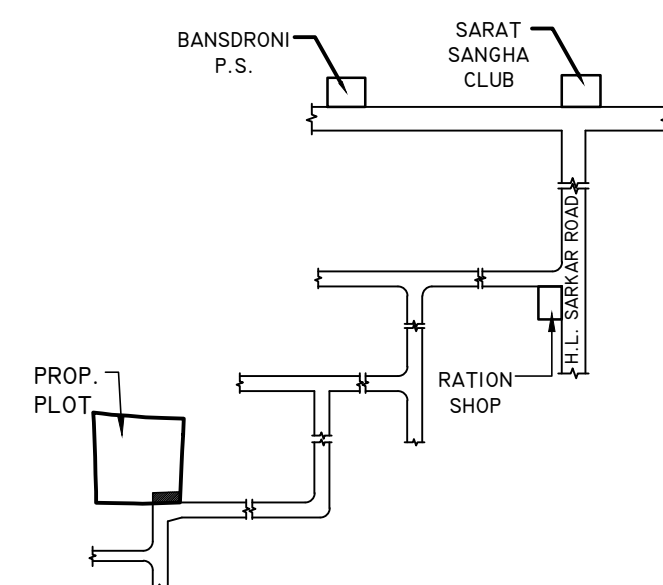
PLAN OF 800 GLS. CAPACITY  
SEMI U/G WATER RESERVOIR  
SCALE : 1:50



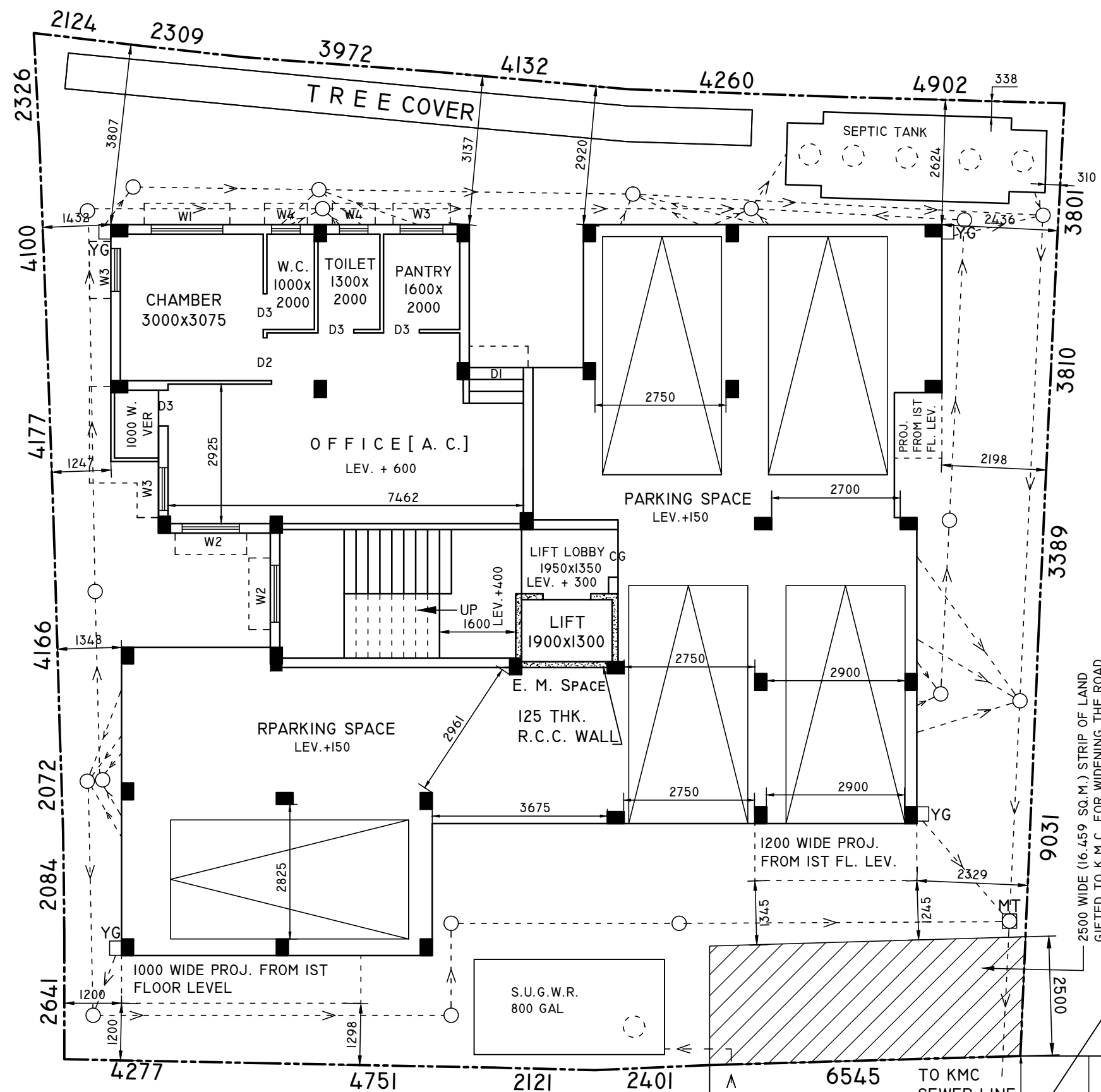
DEPTH OF SEPTIC TANK & S.U.G. RESEV. SHOULD NOT  
EXCEEDS THE DEPTH OF BUILDING FOUNDATION



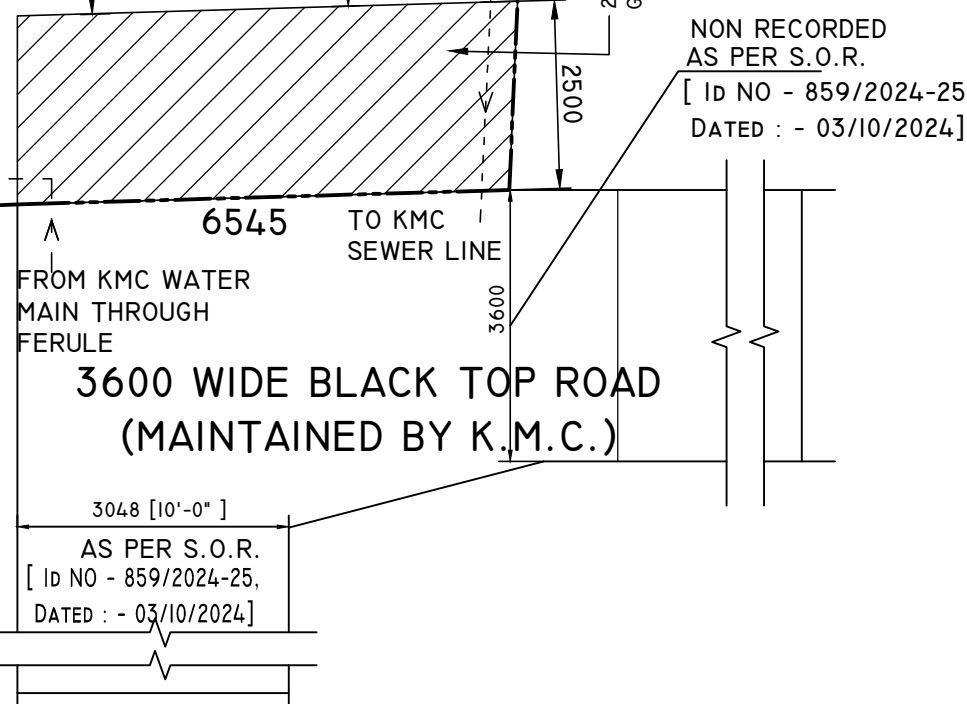
SITE PLAN  
SCALE-1:600



LOCATION PLAN  
SCALE-1:4000



GROUND FLOOR PLAN  
SCALE -1:100



CERTIFICATE  
PREMISES NO. : 52, CHIRANTANI PARK  
ASSEESSEE NO. : 31-113-09-0052-9  
NAME OF OWNER(S)/APPLICANT(S) : PASHUPATI DEVELOPERS,  
PARTNERS RAM GOPAL PODDAR & ROBIN JAJODIA  
C. A. OF RGP PVT. LTD.  
AREA OF LAND : 429.819 SQ.M.  
NAME OF LBS / ARCHITECT : KUSH KUNDU  
NO.: LBS/11/1412.

PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AA1:33 M  
CO-ORDINATE IN WGS 84 & SITE ELEVATION (AMSL).

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS 84		SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE	
A	22°-27'-4.77	N 88°-22'-32.26	E 8.0 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.

PASHUPATI DEVELOPERS  
PARTNERS : RAM GOPAL PODDAR &  
ROBIN JAJODIA  
CONSTITUTED ATTORNEY OF  
RGP REALITY PVT. LTD.  
[ DIRECTOR - RAM GOPAL PODDAR ]  
NAME OF APPLICANT/S

KUSH KUNDU  
(LBS/11/1412)  
NAME OF L.B.S.

DECLARATION OF STRUCTURAL ENGINEER  
THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND  
SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING  
ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOADS AS PER NATIONAL  
BUILDING CODE OF INDIA (LATEST REVISION) AND CERTIFIED THAT IT IS  
SAFE AND STABLE IN ALL RESPECT. SOIL TESTING HAS BEEN DONE BY  
M/S GEO-STAR OF 50, CHIT KALIKAPUR, KOLKATA-700099, THE  
RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING  
STRUCTURAL CALCULATIONS.

SUBHRA DAS  
ESE/11/658  
NAME OF STRUCTURAL ENGINEER

DECLARATION OF GEO-TECHNICAL ENGINEER  
UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL  
INVESTIGATION THEREON. 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 HEREIN IS SAFE AND STABLE IN ALL RESPECT FROM  
THE GEOTECHNICAL POINT OF VIEW.

BHASKAR JYOTI ROY  
G.T./11/4  
NAME OF GEOTECHNICAL ENGINEER

#### DECLARATION OF OWNER

- WE, DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT
- WE, SHALL ENGAGE L.B.S. AND E.S.E. DURING CONSTRUCTION.
- WE, SHALL FOLLOW THE INSTRUCTION OF L.B.S. AND 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 TO BE FAKE, THE  
K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.
- THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK  
WILL BE UNDERTAKEN UNDER THE GUIDANCE OF L.B.S. / E.S.E.  
BEFORE STARTING OF BUILDING FOUNDATION WORK.
- DURING INSPECTION PLOT WAS IDENTIFIED BY US AND IF ANY  
DISPUTE ARISES REGARDING THE OWNERSHIP OF THE LAND /  
PLOT K.M.C. AUTHORITY WILL BE NOT RESPONSIBLE.

PASHUPATI DEVELOPERS  
PARTNERS : RAM GOPAL PODDAR &  
ROBIN JAJODIA  
CONSTITUTED ATTORNEY OF  
RGP REALITY PVT. LTD.  
[ DIRECTOR - RAM GOPAL PODDAR ]  
NAME OF APPLICANT/S

B.P. NO. :2024110267  
SANCTION DATE : 22.01.2025  
VALID UPTO : 21.01.2030

DIGITAL SIGNATURE OF A.E.(C)/BLDG/BR-XI

DIGITAL SIGNATURE OF E.E.(C)/BLDG/BR-XI

PLAN OF A PROPOSED G+THREE STORIED RESIDENTIAL BUILDING U/S 393A  
OF KMC ACT 1980 COMPLYING K.M.C. BUILDING RULE 2009 AT PREMISES NO.-  
52, CHIRANTANI PARK, WARD NO.- 113, BOROUGH-XI, UNDER THE KOLKATA  
MUNICIPAL CORPORATION, COMPLYING WITH OFFICE CIRCULAR NO- 02 OF  
2020-21 DATED - 13/06/2020

NAME OF OWNER : RGP REALITY PVT. LTD.  
[ DIRECTOR - RAM GOPAL PODDAR ]

SPECIFICATIONS		SCHEDULE OF DOORS AND WINDOWS		
1. GRADE OF CONCRETE -- M20.		MKD.	WIDTH	HEIGHT
2. GRADE OF STEEL -- FE 415.		CG	1000	2100
3. PROPORTION OF MORTAR FOR 200/250 THK. WALL - 1:6.		D1	1000	2100
4. PROPORTION OF MORTAR FOR 125.75 THK. WALL - 1:4.		D2	900	2100
5. PROPORTION OF LIME TERRACING - 2:2:7.		D3	750	2100
6. ALL DIMENSIONS ARE IN MM.		W1	1500	1200
7. SCALE - 1:100, OTHER WISE MENTIONED.		W2	1200	1200
		W3	900	1200
		W4	600	700

A)	B)
<p>I. ASSESSEE NO - 31-113-09-0052-9</p> <p>2.A) DETAILS OF REGISTERED DEED : BOOK NO - 1 , VOL. NO.- 1605-2023, PAGE- 76645 TO 76671, BEING NO - 160501960, A. D. S. R. - ALIPORE DATE OF REGISTRATION - 15.12.2023.</p> <p>B) DETLS. OF REG. DEED OF BOUNDARY DECL : BOOK NO - 1 , VOL. NO.- 1605-2024, PAGE- 65312 TO 65325, BEING NO - 160501507, A. D. S. R. - ALIPORE DATE OF REGISTRATION - 05.09.2024.</p> <p>C) DETL. OF REG. DEED OF FRONT GIFT [ 2.5M. ] BOOK NO - 1 , VOL. NO.- 1604-2024, PAGE- 65297 TO 65311, BEING NO - 160501506, A. D. S. R. - ALIPORE DATE OF REGISTRATION - 05. 09. 2024</p> <p>3) DETAILS OF POWER OF ATTORNEY: BOOK NO - 1 , VOL. NO.- 1605-2024, PAGE- 64801 TO 64826, BEING NO - 160501492, A. D. S. R. - ALIPORE DATE OF REGISTRATION - 04.09.2024</p> <p>4.A) AREA OF LAND (AS PER DEED) = 06 K- 06 CH-36 SQ.F. = 429.766 SQ.M</p> <p>B) AREA OF LAND (AS PER B/D) = 06 K- 06 CH-36.57 SQ.F. = 429.819 SQ.M</p> <p>C) AREA OF STRIP OF LAND = 16.459 SQ.M.</p> <p>D) NET AREA OF LAND = 413.307 SQ.M. SQ.M.</p> <p>5. NO OF TENEMENTS - 12 NOS</p> <p>6. SIZE OF TENEMENTS - 50-75 SQ.M.-12 NOS</p> <p>7. A. AREA OF GROUND FLOOR = 212.52 SQ.M.</p> <p>B. AREA OF FIRST FLOOR = 221.98 SQ.M.</p> <p>C. AREA OF SECOND FLOOR = 221.98 SQ.M.</p> <p>D. AREA OF THIRD FLOOR = 221.98 SQ.M.</p> <p>E. TOTAL COVERED AREA = 878.46 SQ.M.</p>	<p>I. GROUND COVERAGE PERMISSIBLE = 224.944 Sq.m.(52.341%) PROPOSED = 224.45 Sq.m.(52.226%)</p> <p>2. F.A.R. PERMISSIBLE = 1.75 PROPOSED = 1.723</p> <p>3. TOTAL COVERED AREA EXCLUDING THE SPACES EXEMPTED IN THIS RULE = 815.618 SQ.M.</p> <p>4. TOTAL AREA EXEMPTED IN THIS RULE =64.294 SQ.M.</p> <p>5. GROSS TOTAL COVERED AREA (AREA INCLUDING THE SPACES EXEMPTED IN THIS RULE) = 879.91 SQ.M.</p> <p>6. TOTAL COMMON AREA = 72.29 SQ.M.</p> <p>7. AREA OF STAIR HEAD ROOM = 15.733 SQ.M.</p> <p>8. AREA OF O.H. RESERVOIR = 4.96 SQ.M.</p> <p>9. AREA OF LIFT MACHINE ROOM = 7.303 SQ.M. AREA OF LIFT MACHINE ROOM STAIR = 3.2 SQ.M.</p> <p>10. A. TOTAL CAR PARKING (REQUIRED) - 3 NOS B. CAR PARKING PROVIDED - 5 NOS C. CAR PARKING AREA = 141.341 SQ.M.</p> <p>11. AREA OF TERRACE = 224.45 SQ.M.</p> <p>12. A. TOTAL AREA OF C.B. = 9.0 SQ.M B. AREA OF TREE COVER (REQUIRED) = 2.196% = 9.437 SQ.M. C. AREA OF TREE COVER (PROVIDED) = 10.826 SQ.M. [ 2.519 % ]</p> <p>13. TOTAL AREA OF OFFICE A. COVERED = 51.459 SQ.M. B. CARPET = 44.592 SQ.M.</p>

#### CALCULATION FOR FLOOR AREA STATEMENT:-

FLOORS	GROSS FLOOR AREA (SQ.M.)	LIFT WELL (SQ.M.)	ACTUAL FLOOR AREA (SQ.M.)	STAIR (SQ.M.)	LIFT LOBBY (SQ.M.)	NET FLOOR AREA (SQ.M.)
GROUND	213.97	---	213.97	13.365	2.632	197.973
FIRST	224.45	2.47	221.98	13.365	2.734	205.881
SECOND	224.45	2.47	221.98	13.365	2.734	205.881
THIRD	224.45	2.47	221.98	13.365	2.734	205.881
TOTAL	887.32	7.41	879.91	53.46	10.834	815.618

#### TENEMENT CALCULATION:

TENEMENT MKD.	TENEMENT AREA (SQ.M.)	PROPORTIONATE AREA TO BE ADDED (SQ.M.)	ACTUAL AREA OF TENEMENT (SQ.M.)	NOS
A	50.991	6.017	57.008	3
B	50.370	5.944	56.314	3
C	52.678	6.216	58.894	3
D	50.899	6.006	56.905	3

#### 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 THAT THE SITE CONDITION INCLUDING WIDTH OF ABUTTING BLACK  
TOP ROAD (MAINTAINED BY K.M.C.) CONFORM WITH THE PLAN, WHICH HAS BEEN  
MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE NOT A TANK OR FILLED  
UP A TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL. THE CONSTRUCTION OF  
U.G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF  
BUILDING FOUNDATION WORK.

KUSH KUNDU  
(LBS/11/1412)  
NAME OF OF L.B.S.