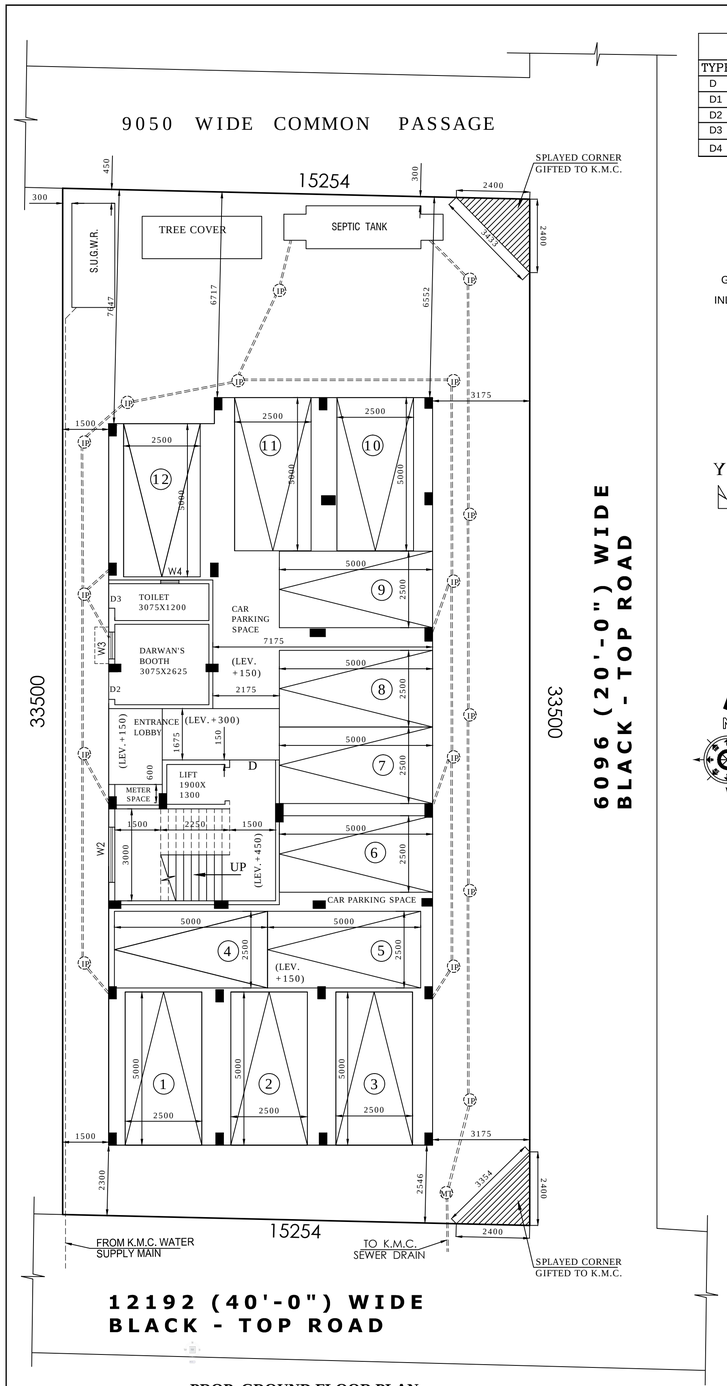


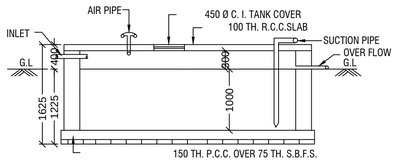

**PROP. GROUND FLOOR PLAN**

SCALE 1:100

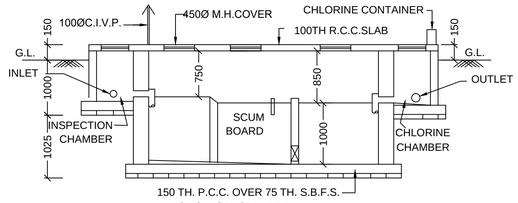
| SCHEDULE DOORS & WINDOWS | | | | | |
|---|---|---|---|---|---|
| TYPE | WIDTH | HT. | TYPE | WIDTH | HT. |
| D | 1200 | 2100 | W | 2100 | 2100 |
| D1 | 1000 | 2100 | W1 | 1500 | 1200 |
| D2 | 900 | 2100 | W2 | 1200 | 1200 |
| D3 | 800 | 2100 | W3 | 600 | 600 |
| D4 | 750 | 2100 | W4 | 900 | 900 |

SPECIFICATIONS

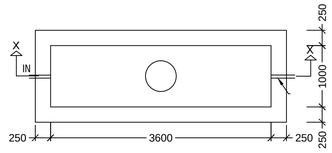
R.C.C. FRAME STRUCTURE WITH CONC. GRADE 1:1.5:3.
200 M.M. THK. EXTERNAL 125 & 75 M.M. THK. INTERNAL WALLS WITH 1:4 CEMENT MORTER JOINTS.
STEEL Z- SECTION WINDOWS.
CAST-IN-SITU MOSAIC FLOORING.
1:6 & 1:4 CEMENT PLASTER ON INTERNAL WALLS AND CEILING RESPECTIVELY.
WATER PROOFING TREATMENT.
P.O.P. PUNNING ON INTERNAL WALLS & CEILING.




SECTION XX

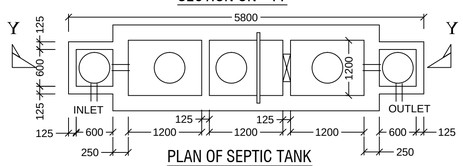



SECTION ON - YY



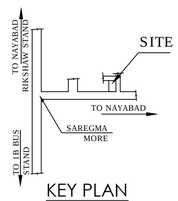

SEMI U.G.WATER RESV.
CAPACITY=800 GAL.

SCALE:-1:50



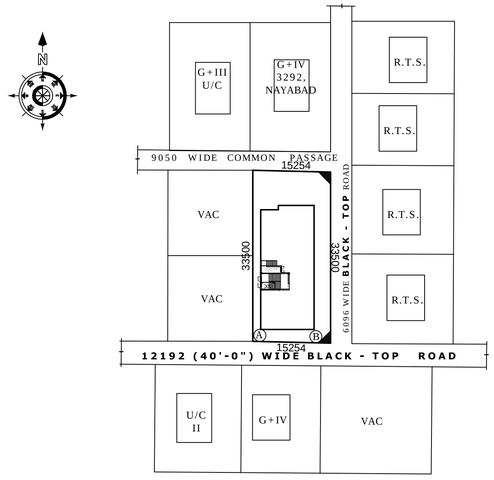

PLAN OF SEPTIC TANK
USER-50 NOS.

SCALE:-1:50




KEY PLAN

(SCALE = 1:4000)




SITE PLAN

(SCALE = 1:600)

| PERMISSIABLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAI = 33.00 M. | | | |
|---|---|---|---|
| SITE CO-ORDINATES IN WGS 84 AND SITE ELEVATION (AMSL) - | | | |
| REFERENCE POINTS MARKED IN SITE PLAN OF THE PROPOSAL. | CO-ORDINATES IN WGS 84 | | SITE ELEVATION (AMSL) |
| | LATITUDE | LONGITUDE | |
| ( A ) | 22.4806827 | 88.4129795 | 5.00 M. |
| ( B ) | 22.4818891 | 88.4112250 | |

THE ABOVE INFORMATION IS TRUE & CORRECT IN ALL RESPECT AND IF AT ANY STAGE, IF IS FOUND OTHERWISE, THEN WE SHALL BE LIABLE FOR WHICH KMC AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST US AS PER LAW.

| MAHUA GANGULY (MAJUMDER) L.B.S.No. - 1311/I NAME OF L.B.S. | M/S OIENDRILA PROMOTERS AND DEVELOPERS PVT LTD, DIRECTOR: SRI PRABIR PAUL, SRI BISWANATH PAUL &,SRI ANUP KUMAR HALDER NAME OF OWNERS |
|---|---|

DECLARATION OF L.B.S.

CERTIFIED THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009 AS AMMENDED FROM TIME TO TIME AND THAT THE SITE CONDITION INCLUDING THE WIDTH OF ABUTTING ROADS CONFORM WITH THE PLAN WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK.

- THE PLOT IS BEYOND 500 M. FROM THE CENTRE LINE OF E.M. BYE-PASS.
- THE PLOT IS DEMARCATED BY BOUNDARY WALL .
- CONSTRUCTION OF U.G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.
- THE PLOT IS IDENTIFIED BY ME DURING DEPARTMENTAL INSPECTION.

MAHUA GANGULY (MAJUMDER)
L.B.S.No. - 1311/I
NAME OF L.B.S.

CERTIFICATE OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING OF ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.
THE SOIL TEST REPORT DONE BY KALLOL KUMAR GHOSHAL OF M/S TECHNO SOIL HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

S.B. BHATTACHARYYA
E.S.E.No.-116/I
NAME OF STRUCTURAL ENGINEER

B.P. NO. - 2023120419
SANCTION DATE - 28.12.2023
VALID UPTO- 27.12.2028

KAJAL ROY Digitally signed by KAJAL ROY Date: 2023.12.28 15:31:01 +05'30'

DIGITAL SIGNATURE OF A.E.

SHIBA PRASAD JANA Digitally signed by SHIBA PRASAD JANA Date: 2023.12.28 15:32:55 +05'30'

DIGITAL SIGNATURE OF E.E.

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 & STABLE IN ALL RESPECT FROM GEO TECHNICAL POINT OF VIEW.

KALLOL KUMAR GHOSHAL (GT- 1/49)
NAME OF GEO - TECHNICAL ENGINEER.

STATEMENT OF THE PLAN PROPOSAL

PART-A:

1. ASSESSE NO: 31-109-08-2127-5
2. NAME OF THE OWNERS / APPLICANT - M/S OIENDRILA PROMOTERS AND DEVELOPERS PVT LTD, ONE OF THE DIRECTOR: SRI PRABIR PAUL, SRI BISWANATH PAUL &, SRI ANUP KUMAR HALDER
3. DETAIL OF REGISTERED DEED--
   BOOK NO : I VOL. NO : 1603-2021, PAGE NO : 250506 TO 250552, BEING NO : 160309171, REGD. AT D.S.R. III SOUTH 24 PARGANAS, DATED - 05/10/2021.
   BOOK NO : I VOL. NO : 1603-2021, PAGE NO : 250659 TO 250705, BEING NO : 160309170, REGD. AT D.S.R. III SOUTH 24 PARGANAS, DATED - 05/10/2021.
   BOOK NO : I VOL. NO : 1603-2021, PAGE NO : 250606 TO 250658, BEING NO : 160309169, REGD. AT D.S.R. III SOUTH 24 PARGANAS, DATED - 05/10/2021.
4. DETAIL OF REGISTERED BOUNDARY DECLARATION --.
   BOOK NO : I VOL. NO : 1603-2023, PAGE NO : 59499 TO 59510, BEING NO : 160301729, REGD. AT D.S.R. III SOUTH 24 PARGANAS, DATED - 08/02/2023
5. DETAIL OF REGISTERED DECL. OF SPLAYED CORNER GIFTED TO K.M.C. --.
   BOOK NO : I VOL. NO : 1603-2023, PAGE NO : 59486 TO 59498, BEING NO : 160301728, REGD. AT D.S.R. III SOUTH 24 PARGANAS, DATED - 08/02/2023
6. ONLINE BLLRO MUTATION (BEEL MACHH CHASH ) --
   1) COPY NO.- 13141 (1630025), DATED - 24/08/2022,
   2) COPY NO.- 13142 (1630025), DATED - 24/08/2022 &
   3) COPY NO.- 13143 (1630025), DATED - 24/08/2022.
7. DETAILS OF CONVERSION (BEEL MACHH CHASH TO BOHUTAL ABASAN ):-
   1) MEMO NO. - 51A (C)/911-913/10096/1(3)/P/22, DATED - 21/09/2022
   2) MEMO NO. - 51A (C)/911-913/10095/1(3)/P/22, DATED - 21/09/2022
   3) MEMO NO. - 51A (C)/911-913/10094/1(3)/P/22, DATED - 21/09/2022
8. DETAIL OF K.M.C. MUTATION CASE NO. - M/109/17-OCT-22/1174, DT. - 19/10/2022
9. DETAIL OF ULC ( GIVEN BY ULC & S.D.O. ALIPORE, SADAR) - MEMO NO. 447/ULC/Alipore/2023, DT. - 30/01/2023
10. DECLARATION BEFORE JUDICIAL 1ST CLASS MAGISTRATE ALIPORE REGARDING R.S. & L.R. DAG & KHATIAN NOS, VIDE NO. - 3132, DATED - 22/02/2023.
11. I.B. COPY OF 2127, NAYABAD ( WITH INCLUSION OF 2128, NAYABAD) AFTER AMALGAMATION, DATED - 19/10/2022.

PART-B:

1. AREA OF LAND:-
   AS PER TITLE DEED = 510.869 Sqm. ( 07 K-10 CH - 09 Sqft.)
   AS PER ULC = 510.87 Sqm. ( 07 K-10 CH - 09 Sqft.)
   AS PER PHYSICAL MEASURMENT = 510.869 Sqm. ( 07 K-10 CH - 09 Sqft.)
2. a ) AREA OF SPLAYED CORNER = 5.758 SQM.
   2. b ) AREA OF STRIP OF LAND = NIL
3. PERMISSIBLE GROUND COVERAGE (50 %)= 255.434 SQM.
4. PROPOSED GROUND COVERAGE (49.934 %) = 255.098 SQM.
5. PROPOSED HEIGHT= 15.425 M.

6. PROPOSED AREA :-

| FLOOR WISE | TOTAL FLOOR AREA | TOTAL EXEMPTED AREA | | | NET FLOOR AREA |
|---|---|---|---|---|---|
| | | STAIR + STAIR LOBBY | LIFT LOBBY AREA | LIFT WELL AREA | TOTAL |
| GROUND FLOOR | 255.098 SQM. | 15.750 SQM. | 2.175 SQM. | — | 237.173 SQM. |
| FIRST FLOOR | 255.098 SQM. | 15.750 SQM. | 2.175 SQM. | 2.470 SQM. | 234.703 SQM. |
| SECOND FLOOR | 255.098 SQM. | 15.750 SQM. | 2.175 SQM. | 2.470 SQM. | 234.703 SQM. |
| THIRD FLOOR | 255.098 SQM. | 15.750 SQM. | 2.175 SQM. | 2.470 SQM. | 234.703 SQM. |
| FOURTH FLOOR | 255.098 SQM. | 15.750 SQM. | 2.175 SQM. | 2.470 SQM. | 234.703 SQM. |
| TOTAL | 1275.490 SQM. | 78.750 SQM. | 10.875 SQM. | 9.880 SQM. | 1175.985 SQM. |

7. PARKING CALCULATION :- A)

| MKD. | TENAMENT AREA | AREA TO BE ADDED | TOTAL AREA | TENAMENT NO. | REQUIRED PARKING |
|---|---|---|---|---|---|
| A | 84.336 SQM. | 11.379 SQM. | 95.715 SQM. | 4 NOs. | 5 NOs. |
| B | 86.804 SQM. | 11.712 SQM. | 98.516 SQM. | 4 NOs. | |
| C | 62.460 SQM. | 8.427 SQM. | 70.887 SQM. | 4 NOs. | |
| TOTAL REQUIRED PARKING | | | | | 5 NOs. |

8. TOTAL REQUIRED CAR PARKING :- 5 NOS
9. TOTAL PROVIDED CAR PARKING :- 12 NOS
10. PERMISSIBLE AREA FOR PARKING :- 5 X 25 = 125 SQM.
11. PROVIDED AREA OF PARKING :- 205.138 SQM.
12. PERMISSIBLE F.A.R :- 2.250
13. PROPOSED F.A.R :- ( 1175.985 - 125 ) / 510.869 = **2.057**
14. STAIR HEAD ROOM AREA :- 18.899 SQ.M.
15. L.M.R. AREA :- 6.225 SQ.M.
16. L.M.R. STAIR AREA :- 3.200 SQ.M.
17. OVER HEAD TANK AREA :- 4.350 SQ.M.
18. TREE COVER AREA :- 5.400 SQ.M.
19. CUPBOARD AREA :- 12.600 SQ.M.
20. LOFT AREA :- 15.360 SQ.M.
21. ADDL. AREA ONLY FOR FEES :- 56.284 SQ.M.

DECLARATION OF OWNERS -

WE DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, WE SHALL ENGAGE L.B.S & E.S.E DURING CONSTRUCTION. WE SHALL FOLLOW THE INSTRUCTION OF L.B.S & E.S.E DURING CONSTRUCTION OF THE BUILDING (AS PER PLAN) K.M.C AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILTY OF THE BUILDING & ADJONING STRUCTURE IF ANY SUBMIITED DOCUMENT ARE FAKE. THE K.M.C AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTURCTION OF U.G.W.R & SEPTIC TANK TAKEN UNDER THE GUIDENCE OF L.B.S / E.S.E BEFORE STARTING OF BUILDING FOUNDATION. THE PLOT IS IDENTIFIED BY US DURING DEPARTMENTAL INSPECTION. THE PLOT OF LAND IS BUTTED & BOUNDED BY BOUNDARY WALL BY US. THE PLOT IS BEYOND 500 M. FROM THE CENTRE LINE OF E.M. BYE-PASS.

M/S OIENDRILA PROMOTERS AND DEVELOPERS PVT LTD, DIRECTOR: SRI PRABIR PAUL, SRI BISWANATH PAUL &,SRI ANUP KUMAR HALDER
NAME OF OWNERS

PROPOSED PLAN OF G+IV STORIED RESIDENTIAL BUILDING U/S 393 A OF K.M.C. ACT 1980 AND AS PER BUILDING RULE 2009 AT PREMISES NO.- **2127, NAYABAD**, WARD NO.-109, BOROUGH NO.-XII, UNDER R.S. & L.R. DAG NO.- 191, R.S. KHATIAN NOS. - 112, 113,115&131, L.R. KHATIAN NOS. - 2726,2727 & 2728, J.L. NO. - 25, MOUZA - NAYABAD, P.S. - PANCHASAYAR.

SHEET - 02 OF 02