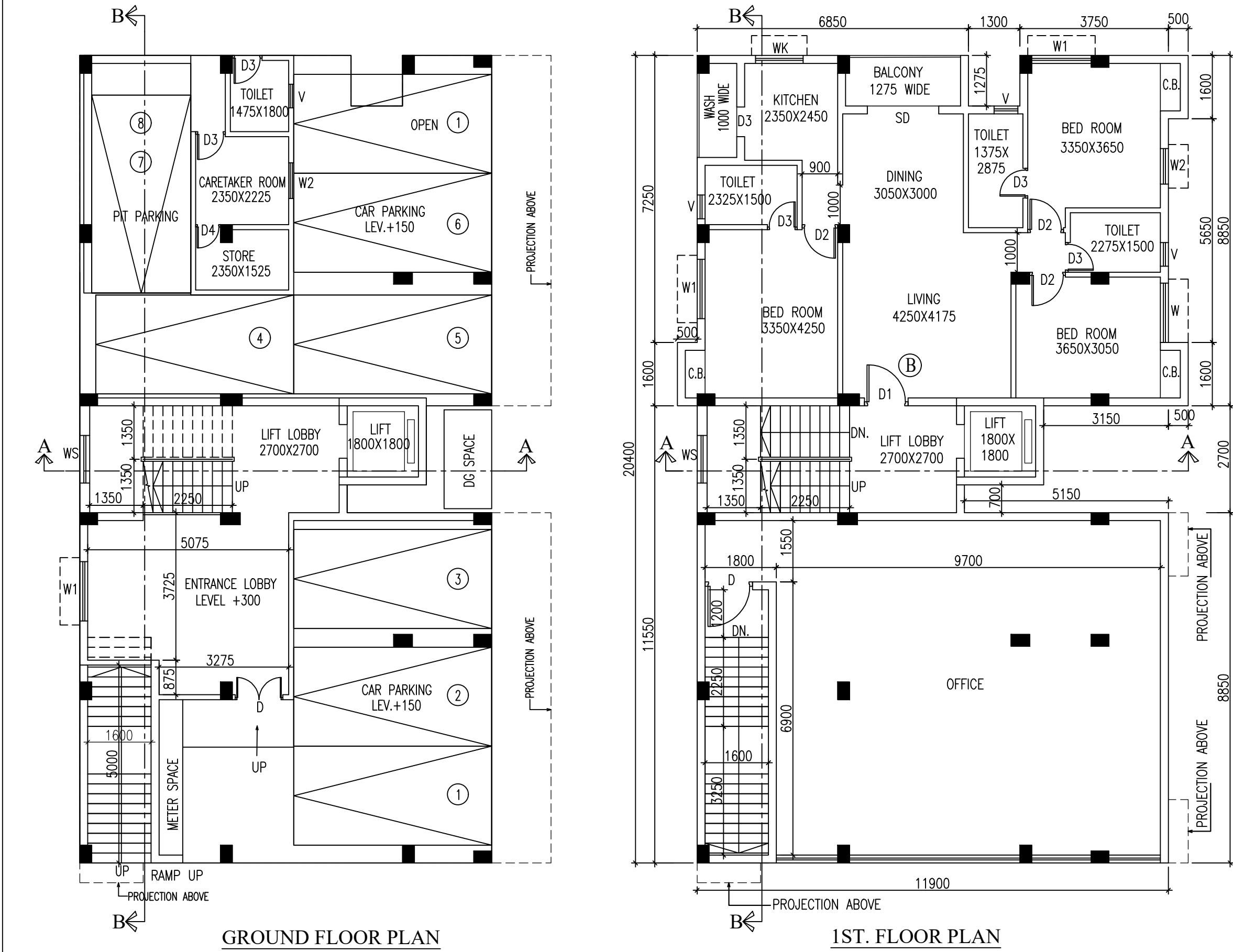
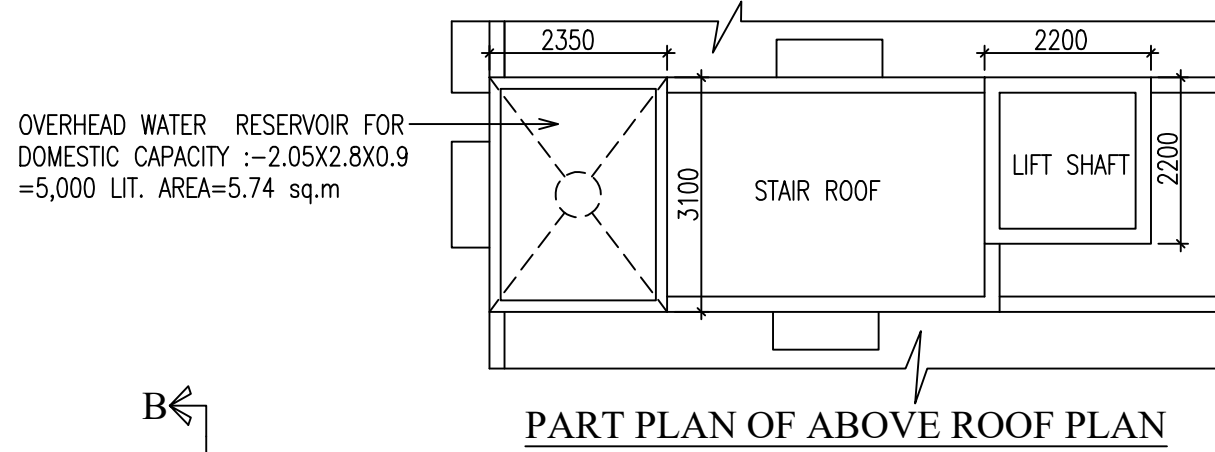




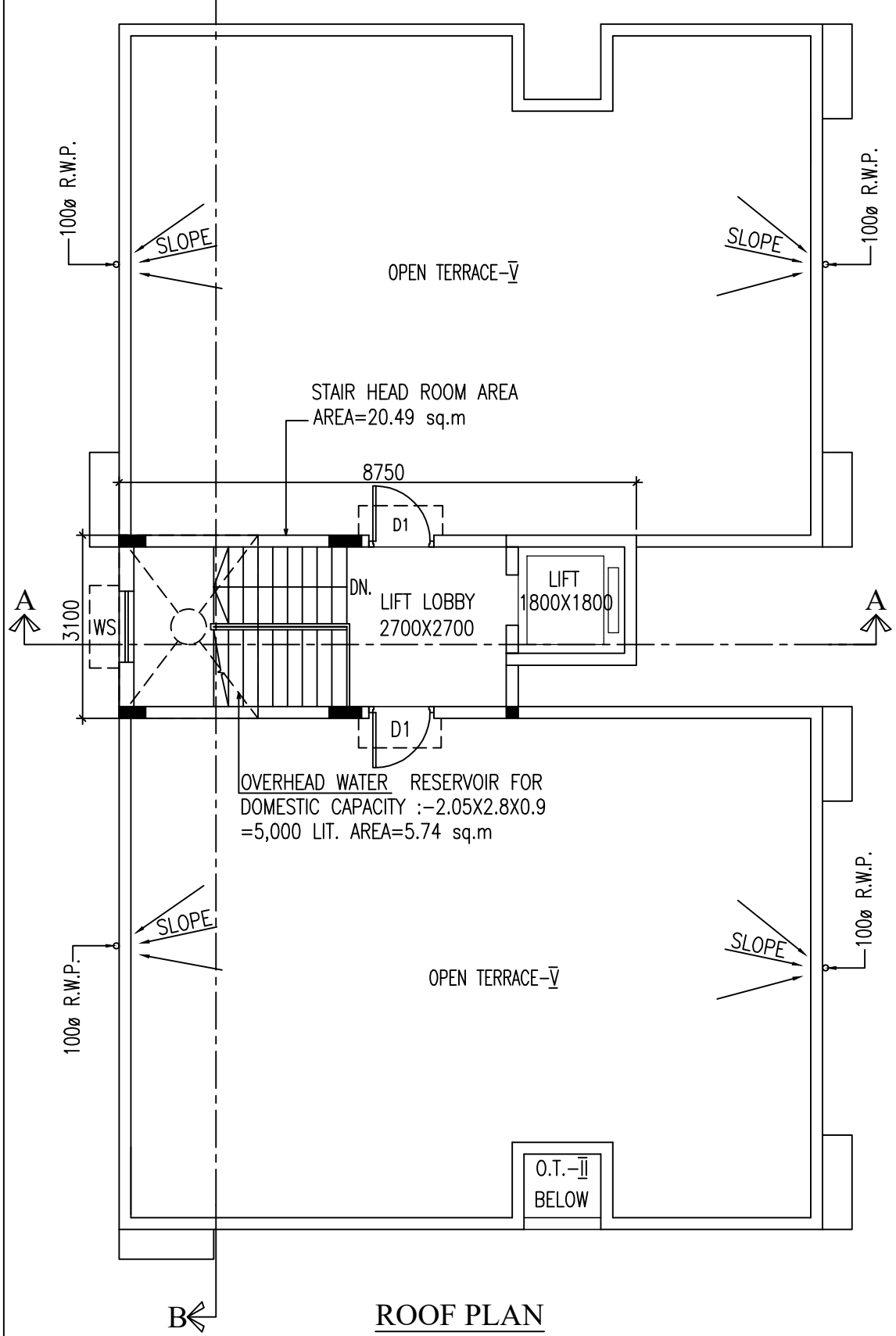
GROUND FLOOR PLAN

1ST. FLOOR PLAN

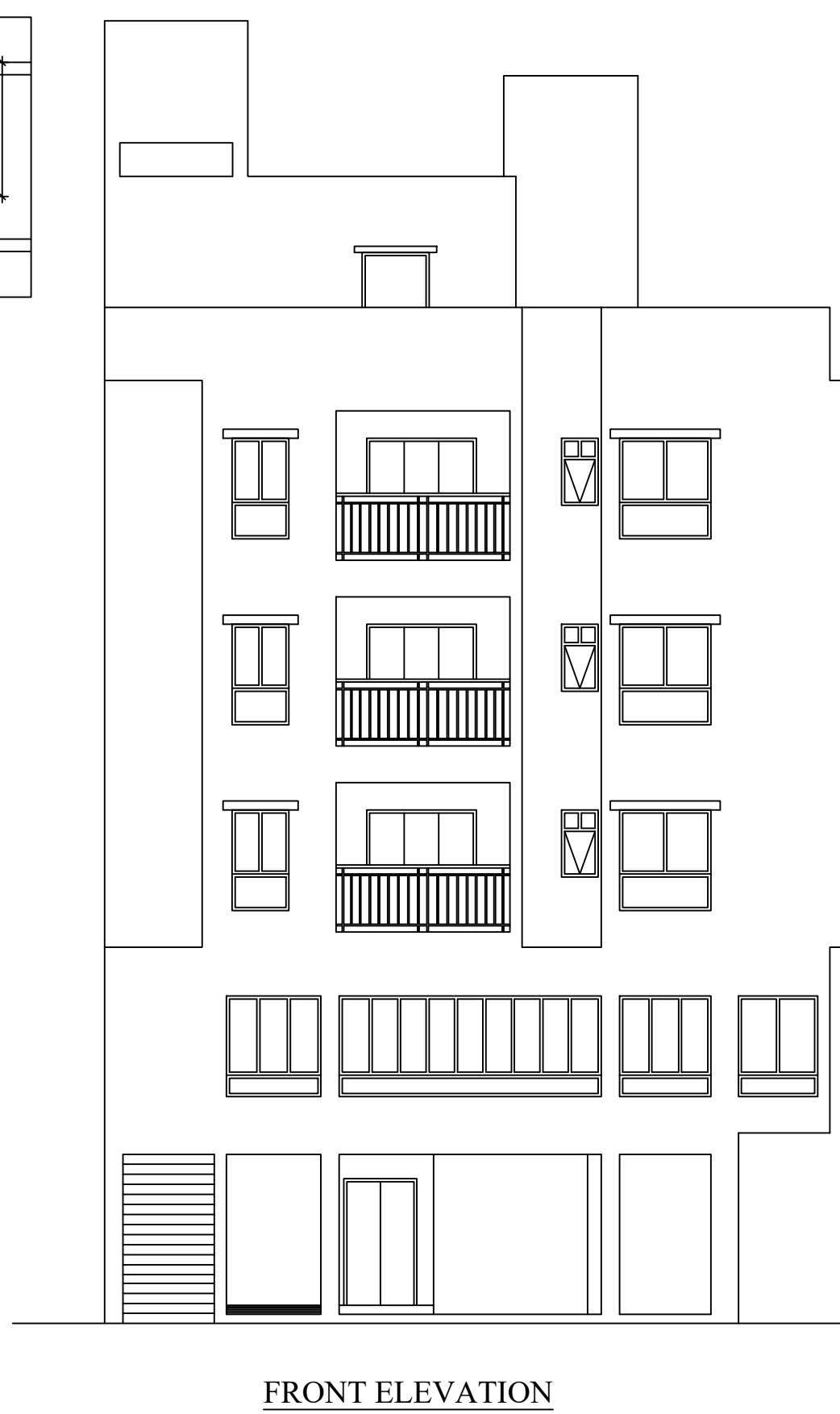
TYPICAL FLOOR PLAN
(2ND. TO 4TH. FLOOR PLAN)



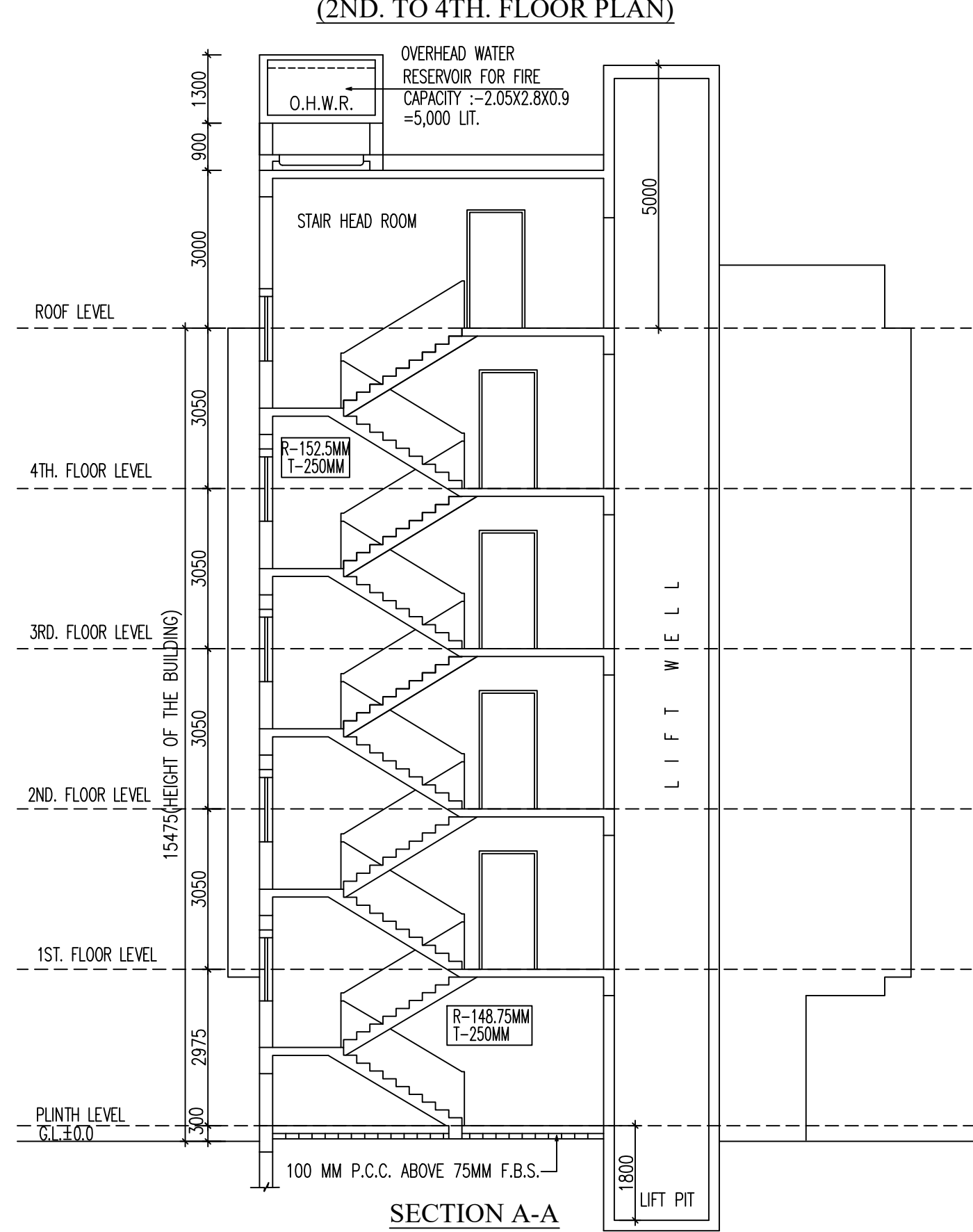
PART PLAN OF ABOVE ROOF PLAN



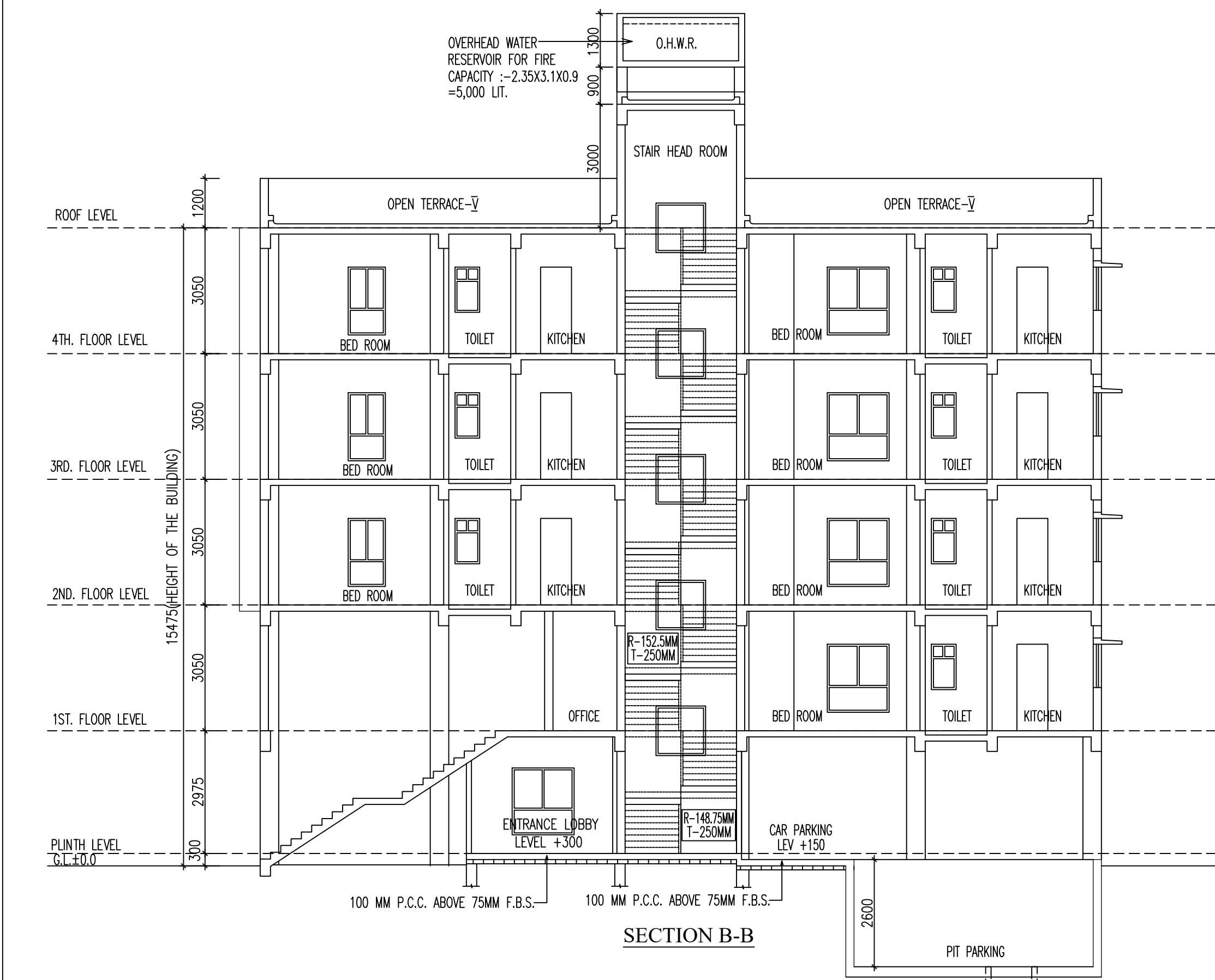
ROOF PLAN



FRONT ELEVATION



SECTION A-A



SECTION B-B

SCHEDULE OF DOORS & WINDOWS

TYPE	SILL	LINTEL	SIZE	TYPE	SILL	LINTEL	SIZE
D	—	2100	1200X2100	W1	450	2100	1500X1650
D1	—	2100	1100X2100	W1A	450	2100	1450X1650
D2	—	2100	900X2100	W2	450	2100	900X1650
D3	—	2100	750X2100	WK	1100	2100	1200X1000
SD	—	2100	1800X2100	WS	1000	2100	1200X1100
				V	1350	2450	600X1100

OBSERVATION OF OTHER AGENCIES:-

1. ASSESSEE NO. - 311080510176

STATEMENT OF THE PLAN PROPOSAL:-

PART-A:-

1. DETAIL OF REGISTERED DEED(PART-1):-

BOOK-I,VOLUME NUMBER-1901-2016, PAGE FROM-96267 TO 96331,BEING NO.-190102749 OF THE YEAR 2016, OFFICE OF THE A.R.A.-I, KOLKATA,DATED- 05.04.2016.

2. DETAIL OF REGISTERED DEED(PART-2):-

BOOK-I,VOLUME NUMBER-1901-2016, PAGE FROM-87328 TO 87391,BEING NO.-190102512 OF THE YEAR 2016, OFFICE OF THE A.R.A.-I, KOLKATA,DATED- 29.03.2016.

3. DETAILS OF BOUNDARY DECLARATION

BOOK-I,VOLUME NUMBER 1603-2025, PAGE FROM 345190 TO 345204,BEING NO- 160312850

FOR THE YEAR 2025.

OFFICE OF THE D.S.R.- III SOUTH 24 PARGANA,DATED -14.07.2025.

4. BILRO MUTATION AND CONVERSION CASE NO:-

MEMO NO.-18/MUT/4161/BLRO/ATM/KASBA/16 DATED 26.08.2016.

MEMO NO.-18/MUT/4736/BLRO/ATM/KASBA/16 DATED 28.09.2016.

KMC MUTATION CERTIFICATE-01/08/31-01-2025/515828 DATED-02.09.2025.

5. AREA OF LAND (AS PER DEED) =446.77 SQM

6. NO. OF STOREY = G+IV

7. NO. OF TENEMENT= 7 NOS.

8. SIZE OF TENEMENT= 100-200 SQ.M. =7 NOS.

9. TOTAL SERVICE AREA = 143.74 SQ.M.

PART-B:-

1. AREA OF LAND (AS PER DEED) = 446.77 SQM

3. a) PERMISSIBLE GROUND COVERAGE (51.774%) = 231.311 SQM

4. b) PROPOSED GROUND COVERAGE (51.749%) = 231.198 SQM

5. PROPOSED HEIGHT = 15.475 M

6. ROAD WIDTH (AS PER PHYSICAL) = 12.8 M

7. PREMISSIBLE F.A.R. = 2.25

8. PROPOSED F.A.R. = 2.004

9. PROPOSED AREA CALCULATION :-

a) FOR RESIDENTIAL

AT FLOOR	COVERED AREA	LIFT WELL & CUTOUT	GROSS AREA	EXEMPTED AREA STAIR & STAIR LOBBY	LIFT LOBBY	NET FLOOR AREA
GROUND FLOOR	204.648	0	204.648	13.365	3.00	188.283
1ST FLOOR	231.198	3.24+7.61	220.348	13.365	3.00	203.983
2ND FLOOR	229.541	3.24	226.301	13.365	3.00	209.936
3RD FLOOR	229.541	3.24	226.301	13.365	3.00	209.936
4TH FLOOR	229.541	3.24	226.301	13.365	3.00	209.936
TOTAL	1124.469	20.57	1103.899	66.825	15.00	1022.074

10. TENEMENTS & CAR PARKING CALCULATION :-

a) RESIDENTIAL:-

TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
103.658	20.524	124.182	7	1000~200~7 NOS. PARKING=REQ. PARKING 7 NOS.

GROSS AREA OF BUSINESS AT (GROUND FLOOR+ 1ST. FLOOR)=(10.25+97.71)=107.96 SQ.M.

CARPET AREA OF BUSINESS AT 1ST. FLOOR =84.755 SQ.M.

FOR BUSINESS REQUIRED CAR PARKING=(84.755/50) = 1 NO. CAR PARKING

TOTAL NOS. OF CAR PARKING REQUIRED	8 NOS.
11. PROVIDED CAR PARKING (GR. COV. SINGLE=6 NOS., PIT PARKING=2 NOS. & GR. OPEN SINGLE= 1 NO.)	9 NOS.
12. a) PERMISSIBLE CAR PARKING AREA (GROUND FLOOR):- (7*25)	175.00 SQM
b) PROVIDED CAR PARKING AREA (GROUND FLOOR) :-	126.601 SQM
13. a) PERMISSIBLE F.A.R. :-	2.25
b) PROPOSED F.A.R. :- (1022.074-126.601)/446.77	2.004
14. STAIR HEAD ROOM AREA :-	20.485 SQM
15. LIFT HEAD ROOM AREA :-	4.84 SQM
18. OVER HEAD TANK AREA :-	7.285 SQM
19. CUPBOARD AREA :-	16.80 SQM
24. TERRACE AREA :-	231.198 SQM
27. ADDITIONAL AREA ONLY FOR FEES (STAIR HEADROOM+LIFT HEAD ROOM AREA+ CUP BOARD)	42.125 SQM
28.REQUIRED TREE COVER AREA(2.757%) :-	12.317 SQM
29.PROVIDED TREE COVER AREA(6.947%) :-	31.04 SQM
30. RELAXATION OF AUTHORITY, IF ANY:-	

CERTIFICATE OF OWNER

- I SHALL ENGAGE ARCHITECT AND E.S.E DURING CONSTRUCTION
- I SHALL FOLLOW THE INSTRUCTIONS OF ARCHITECT AND E.S.E DURING CONSTRUCTION OF THE BUILDING.
- K.M.C AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURE STABILITY OF BUILDING AND ADJOINING STRUCTURE.
- IF ANY SUBMITTED DOCUMENT IS FOUND TO BE FAKE THE K.M.C AUTHORITY MAY REVOKE THE SANCTION PLAN.
- THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK EXECUTED UNDER THE GUIDENCE OF ARCHITECT & E.S.E
- ALL EXISTING STRUCTURE TO BE DEMOLISHED BEFORE NEW CONSTRUCTION FULLY OCCUPIED BY OWNER & THERE IS NO TENANT.

NAME OF OWNER

NATURAL TOWERS PRIVATE LIMITED
& OTHERS 29 COMPANIES

ADDRESS:
9A, LORD SINHA ROAD
KOLKATA-700071.

CERTIFICATE OF STRUCTURAL ENGINEER

CERTIFIED THAT, "THE STRUCTURAL DESIGN & DRAWINGS OF BOTH FOUNDATION & SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA & CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECTS".
THE REPORT OF SOIL TEST DONE BY ALOKE ROY HAS BEEN CONSIDERED DURING STRUCTURAL DESIGN CALCULATION.

NAME OF STRUCTURAL ENGINEER
ASHIM KUMAR DAS,

E.S.E-I (90).

ADDRESS:
ENGINEER'S FORUM,60/40/1 H. P. DUTTA LANE (GOLF GARDENS),Kolkata 700033.

CERTIFICATE OF ARCHITECT

THE L.B.A. HAS CERTIFIED ON THE PLAN ITSELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BLDG. RULES 2009, AS AMENDED FROM TIME TO TIME AND THAT THE SITE CONDITION INCLUDING THE WIDTH OF THE ABUTTING ROAD CONFORM WITH THE PLAN AND IT IS A BUILD ABLE SITE AND NOT A TANK OR A FILLED UP TANK. ALL EXISTING STRUCTURE TO BE DEMOLISHED BEFORE NEW CONSTRUCTION FULLY OCCUPIED BY OWNER & THERE IS NO TENANT.

NAME OF ARCHITECT

RAJ KUMAR AGARWAL,
COUNCIL REGISTRATION NO. CA/94/17940
ADDRESS:
RAJ AGRAWAL & ASSOCIATES
8B, ROYD STREET (2ND FLOOR), KOLKATA-16.

CERTIFICATE 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.

SIGNATURE OF GEO-TECHNICAL ENGINEER

ALOKE ROY

EMPANELLED NO:-11/]

ADDRESS:
6A, MILAN PARK,P.O.-GARIA,KOLKATA - 700084.

B. P. NO.-2025120273

DATED.11-OCT-25

VALID UP TO.10-OCT-30

DIGITAL OF SIGN. OF A.E.

DIGITAL OF SIGN. OF E.E.

TITLE

GROUND FLOOR PLAN, TYPICAL FLOOR PLAN(1ST. TO 4TH.),ROOF PLAN,FRONT ELEVATION, SECTION-AA, SECTION-BB & AREA STATEMENT

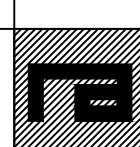
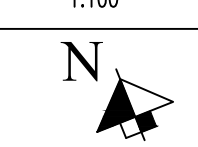
PROJECT :

PROPOSED G+IV RESIDENTIAL BUILDING OF PREMISES NO:622,MADURDAH , WARD NO.-108, TOUZI NO.-2998, J.L. NO.12,C.S. KHATIAN NO.-59 &133, R.S. KHATIAN NO.-46 &189,C.S.DAG. NO.-455&448, R.S. DAG. NO.-457 & 455, P.S.-ANANDAPUR, MOUZA-MADURDAH(MADURDAH),BOROUGH - XII, KOLKATA-700107,UNDER KOLKATA MUNICIPAL CORPORATION, DISTRICT 24 PARGANAS (SOUTH).

DATE	DRG NO	DEALT	CHECKED	SHEET NO
17.05.2025.	ARCH/897/2025	PINNY		2 OF 2

SCALE
1:100

ARCHITECT



RAJ AGRAWAL & ASSOCIATES
8B, ROYD STREET, CALCUTTA-16