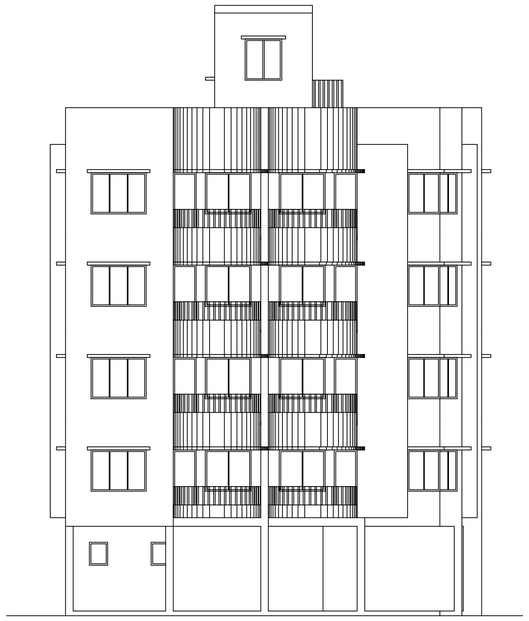
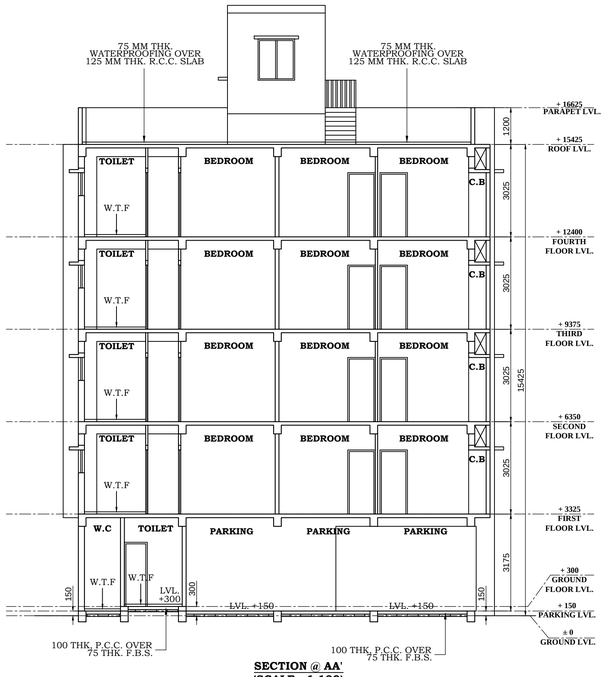
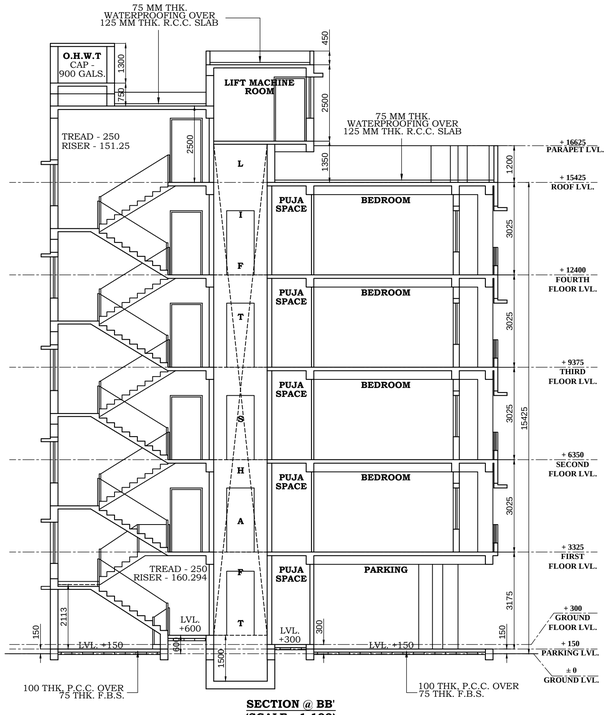


FRONT ELEVATION
(SCALE - 1:100)

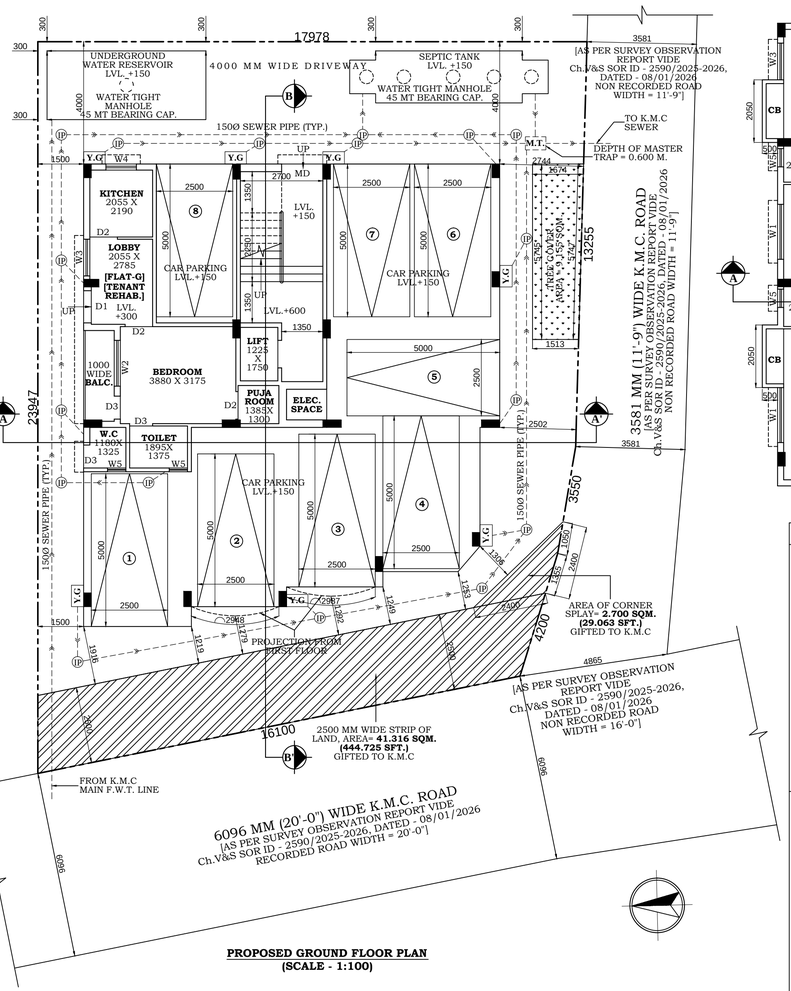
SIDE ELEVATION
(SCALE - 1:100)



SECTION @ AA'
(SCALE - 1:100)

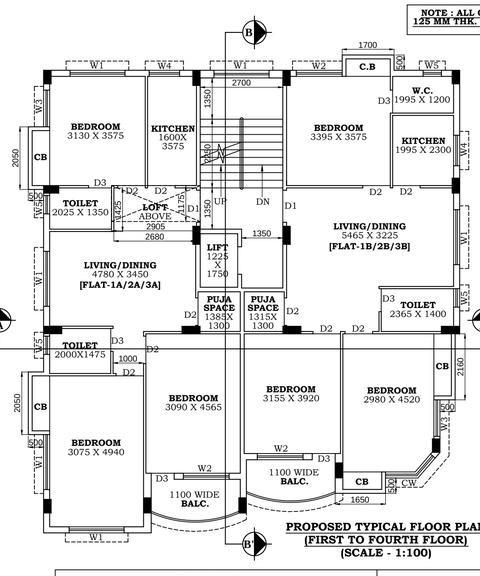


SECTION @ BB'
(SCALE - 1:100)

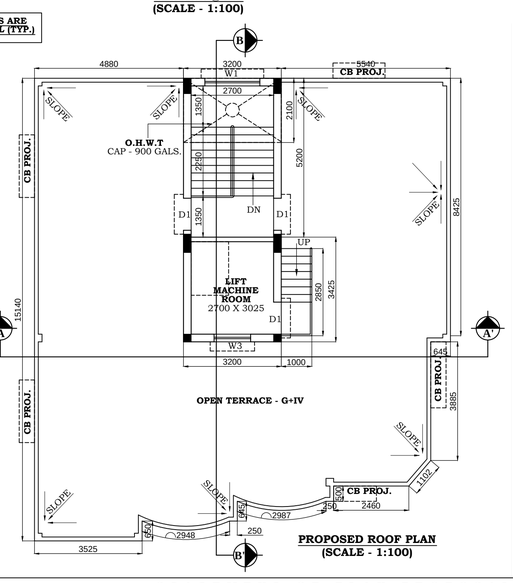


PROPOSED GROUND FLOOR PLAN
(SCALE - 1:100)

NOTE : ALL C.B. WALLS ARE 125 MM THK. R.C.C. WLL (TYP.)



PROPOSED TYPICAL FLOOR PLAN
(FIRST TO FOURTH FLOOR)
(SCALE - 1:100)



PROPOSED ROOF PLAN
(SCALE - 1:100)

PLAN OF A PROPOSED G+IV STORIED RESIDENTIAL BUILDING U/S 393A OF K.M.C. ACT 1980 COMPLYING K.M.C. BUILDING RULE 2009 (AMENDED) ALONG WITH NOTIFICATION NO: 597/UDMA-15011(24)/12/2023-LS-MA DATED 14.08.2025 AT PREMISES NO. - 181B, BAMA CHARAN ROY ROAD, WARD - 121, BOROUGH - XIV, R.S. NO. 190, R.S. & C.S. DAG NO. 410, UNDER R.S. & C.S. KHATIAN NO. 174, J.L. NO. 6, TOUZI NO. 1508, P.S. BEHALA, P.O. BEHALA, DIST - SOUTH 24 PARGANAS, KOLKATA - 700034.

OWNER'S NAME:-
MALTI SHARMA, ATUL SHARMA, ARPIT SHARMA, ANUJ SHARMA, USHA SHARMA, RAJEEV SHARMA, SURENDRA KUMAR SHARMA, CHANDRA KANTA JOSHI, RACHNA SHARMA & SAROJ VINOD VYAS

CERTIFICATE

PREMISES NO. - **181B, BAMA CHARAN ROY ROAD**
ASSESSEE NO. - **411210103630**
NAME OF OWNER(S) / APPLICANT(S) - **ANJAN DUTTA PROPRIETOR OF E SQUARE DEVELOPER AS CONSTITUTED ATTORNEY OF MALTI SHARMA, ATUL SHARMA, ARPIT SHARMA, ANUJ SHARMA, USHA SHARMA, RAJEEV SHARMA, SURENDRA KUMAR SHARMA, CHANDRA KANTA JOSHI, RACHNA SHARMA & SAROJ VINOD VYAS**
AREA OF LAND - 387.281 SQM.
NAME OF ARCHITECT - ANJAN DUTTA (CA/93/16409)
PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAI - 33.0 M.

CO-ORDINATE IN WGS84 AND SITE ELEVATION (AMSL) -

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATES IN WGS 84		SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE	
A	22°29'29.688" N	88°19'22.987" E	4.8 M.
B	22°29'29.616" N	88°19'23.350" E	4.8 M.

THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF AT ANY STAGE IT IS GOUND 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.

ANJAN DUTTA PROPRIETOR OF E SQUARE DEVELOPER AS CONSTITUTED ATTORNEY OF MALTI SHARMA, ATUL SHARMA, ARPIT SHARMA, ANUJ SHARMA, USHA SHARMA, RAJEEV SHARMA, SURENDRA KUMAR SHARMA, CHANDRA KANTA JOSHI, RACHNA SHARMA & SAROJ VINOD VYAS
NAME OF OWNERS/APPLICANTS

ANJAN DUTTA
(CA/93/16409)
NAME OF ARCHITECT

CERTIFICATE OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION & SUPER STRUCTURE OF THE BUILDING HAS BEEN PREPARED BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA & CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECTS .SOIL TEST HAS BEEN DONE BY JAYANTA MAJUMDAR OF 'CALCUTTA TEST CENTRE' , ADDRESS : 4K, SISIR BAGAN ROAD, KOLKATA - 700034. THE RECOMMENDATION OF SOIL TEST HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATION.

DEBABRATA GHOSH
EMPANELMENT NO. - II/228 (K.M.C.)
NAME OF STRUCTURAL ENGINEER

CERTIFICATE OF ARCHITECT :

CERTIFIED 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 & THAT THE SITE CONDITION INCLUDING THE WIDTH OF THE ABUTTING 6.096 M. & 3.581 M. WIDE KMC ROAD, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE & NOT A TANK OR FILLED - UP TANK. THERE IS AN EXISTING STRUCTURE TO BE DEMOLISHED BEFORE COMMENCEMENT WHICH IS PARTLY OCCUPIED BY THE OWNERS & TENANT. THE PLOT IS BOUNDED BY BOUNDARY WALL. THE CONSTRUCTION OF S.U.G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

ANJAN DUTTA
(CA/93/16409)
NAME OF ARCHITECT

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.

JAYANTA MAJUMDAR
EMPANELMENT NO. -G.T./1/13 (K.M.C.)
NAME OF GEO TECHNICAL ENGINEER

SPECIFICATIONS :

1. STRUCTURAL CEMENT CONCRETE M - 25 GRADE WITH 19 MM DOWN STONECHIPS.
2. GRADE OF REINFORCEMENT Fe - 500 .
3. 200TH FIRST CLASS BRICKWORK AT EXTERNAL WALLS WITH 1:6 CEMENT SAND MORTAR UNLESS OTHERWISE MENTIONED .
4. 75TH FIRST CLASS BRICKWORK AT INTERNAL WALLS WITH 1:6 CEMENT SAND MORTAR UNLESS OTHERWISE MENTIONED .
5. 75TH LIME TERRACING (2:2:7) ON ROOF .
6. ALL DIMENSIONS ARE IN MILLIMETER .
7. 25TH D.P.C. WITH CEMENT CONCRETE (1:2:4) WITH 6 MM DOWN STONE CHIPS & 5% WATER PROOFING COMPOUND .
8. 19 MM THICK CEMENT PLASTER (1:4) TO THE EXTERNAL WALLS .
9. 12 MM THICK CEMENT PLASTER (1:4) TO THE INTERNAL WALLS .
10. 6 MM THICK CEMENT PLASTER (1:4) TO BEAM , CEILING , ETC.
11. 32 MM THICK CAST -IN -SITU MARBLE FLOOR.
12. WOOD WORK IN DOOR FRAMES WITH SAL WOOD.
13. 200 MM X 25 MM X 6 MM M.S.CLAMP FOR DOORS & WINDOWS .
14. SANITARY & PLUMBING FITTINGS TO BE USED AS PER DIRECTION.
15. WRITTEN DIMENSION ARE TO BE FOLLOWED .
16. 450 MM CHAJJA PROJECTION
17. DEPTH OF EMI UNDER GROUND RESERVOIR AND SEPTIC TANK DOES NOT EXCEED THE DEPTH OF THE FOUNDATION.

SCHEDULE OF DOORS :

MKD.	SIZE	LINTEL	SILL	REMARKS
MD	1350 X 2100	2100	-	
D1	1050 X 2100	2100	-	
D2	900 X 2100	2100	-	
D3	750 X 2100	2100	-	

SCHEDULE OF WINDOWS :

MKD.	SIZE	LINTEL	SILL	REMARKS
W1	1800 X 1350	2100	750	
W2	1500 X 1350	2100	750	
W3	1200 X 1350	2100	750	
W4	1000 X 1350	2100	750	
W5	600 X 750	2100	1350	

S T A T E M E N T O F P L A N P R O P O S A L

PART - A

ASSESSEE NO. :- 411210103630

1. **DETAILS OF DEED**:
BOOK NO. - I, VOLUME NO. - 50, PAGES - 248 TO 259, BEING NO. - 2952, YEAR - 1985, DATED - 17/04/1985, A.D.S.R. ALIPORE, 24 PARGANAS.

2. **DETAILS OF DEED** :
BOOK NO. - I, VOLUME NO. - 382, PAGES - 224 TO 239, BEING NO. - 19140, YEAR - 1986, DATED - 28/11/1986, DISTRICT SUB REGISTRAR, ALIPORE, 24 PARGANAS.

3. **DETAILS OF POWER OF ATTORNEY :**
BOOK NO. - I, VOLUME NO. - 1602-2025, PAGES - 854688 TO 854715, BEING NO. - 160217264, YEAR - 2025, DATED - 09/12/2025, D.S.R. - II, SOUTH 24 PARGANAS.

4. **DETAILS OF BOUNDARY DECLARATION :**
BOOK NO. - I, VOLUME NO. - 1602-2025, PAGES - 860218 TO 860232, BEING NO. - 160217332, YEAR - 2025, DATED - 10/12/2025, D.S.R. - II, SOUTH 24 PARGANAS.

5. **DETAILS OF STRIP OF LAND :**
BOOK NO. - I, VOLUME NO. - 1602-2025, PAGES - 861695 TO 861711, BEING NO. - 160217331, YEAR - 2025, DATED - 10/12/2025, D.S.R. - II, SOUTH 24 PARGANAS.

6. **DETAILS OF CORNER SPLAYED PORTION :**
BOOK NO. - I, VOLUME NO. - 1602-2025, PAGES - 860712 TO 860728, BEING NO. - 160217330, YEAR - 2025, DATED - 10/12/2025, D.S.R. - II, SOUTH 24 PARGANAS.

7. **DETAILS OF NON-EVICTION OF TENANT :**
BOOK NO. - I, VOLUME NO. - 1602-2025, PAGES - 861372 TO 861385, BEING NO. - 160217329, YEAR - 2025, DATED - 10/12/2025, D.S.R. - II, SOUTH 24 PARGANAS

8. **A) AREA OF LAND AS PER DEED :** 05K-13CH-00SFT = 388.796 SQM.
B) AREA OF LAND AS PER B.D : 05K-12CH-28.693SFT = 387.281 SQM.
C) AREA OF LAND AS PER B.L & L.R.O : 0.0957 ACRE = 387.281 SQM.

9. **NO. OF STORIES INCLUDING BASEMENT IF ANY :** G+IV
10. **NO. OF TENEMENTS :** 9 NOS.
11. **SIZE OF TENEMENTS :** BELOW 50 SQM.---------- 1 NO.
75 TO 100 SQM.---------- 8 NOS.

PART - B

1. ACTUAL AREA OF LAND (AS PER B/D) = 387.281 SQM.
2. PERMISSIBLE GROUND COVERAGE : (60%) 232.369 SQM.
3. PROPOSED GROUND COVERAGE : 191.050 SQM. (49.331%)
4. **AREA CALCULATION**

GROSS COVERED AREA		CUT - OUT			NET COVERED AREA (SQM.)	EXEMPTED AREA		NET FLOOR AREA (SQM.)
FLOOR (SQM.)	AREA (SQM.)	STAIR WELL (SQM.)	LIFT WELL (SQM.)	VERTICAL SHAFT (SQM.)		STAIR CARPET (SQM.)	LIFT LOBBY (SQM.)	
GROUND	189.886	-	-	-	189.886	13.365	2.599	173.922
FIRST	191.050	-	2.144	-	188.906	13.365	2.599	172.942
SECOND	191.050	-	2.144	-	188.906	13.365	2.599	172.942
THIRD	191.050	-	2.144	-	188.906	13.365	2.599	172.942
FOURTH	191.050	-	2.144	-	188.906	13.365	2.599	172.942
TOTAL	954.086	-	8.576	-	945.510	66.825	12.995	865.690

5. **TENEMENT CALCULATION**

FLAT MKD.	TENEMENT AREA	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NOS.	PARKING REQUIRED
G	34.473 SQM.	4.779 SQM.	39.252 SQM.	1	4 NOS.
1A/2A/3A/4A	86.596 SQM.	12.005 SQM.	98.601 SQM.	4	
1B/2B/3B/4B	83.881 SQM.	11.629 SQM.	95.510 SQM.	4	

6. REQUIRED CAR PARKING : 4 NOS.
7. PROPOSED CAR PARKING : 8 NOS.
8. EFFECTIVE CAR PARKING AREA : 129.813 SQM.
9. PERMISSIBLE F.A.R : 2.00
10. PROPOSED F.A.R : (865.690-129.813)/387.281 = 1.900
11. PROPOSED HEIGHT OF THE BUILDING = 15.425 M.
12. PROPOSED DEPTH OF THE BUILDING = 15.140 M.
13. OPEN TERRACE AREA = 191.050 SQM.
14. STAIR HEAD ROOM AREA = 16.640 SQM.
15. LIFT MACHINE ROOM AREA : 10.960 SQM.
16. LIFT MACHINE ROOM STAIR AREA : 2.850 SQM.
17. ROOF TANK AREA : 6.720 SQM.
18. CUPBOARD AREA : 18.720 SQM.
19. LOFT AREA : 13.654 SQM.
20. A) TREE COVER AREA (REQUIRED) : 9.155 SQM.(2.364%)
B) TREE COVER AREA (PROVIDED) : 9.155 SQM.(2.364%)

OWNERS/APPLICANT DECLARATION :

I / WE SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION
I / WE SHALL FOLLOW THE INSTRUCTION OF L.B.S. & E.S.E. DURING CONSTRUCTION OF THE BUILDING AS PER (B.S.PLAN) K.M.C. AUTHORITY WILL NOT RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & 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 E.S.E. & L.B.A. BEFORE STARTING OF BUILDING FOUNDATION WORK.

ANJAN DUTTA PROPRIETOR OF E SQUARE DEVELOPER AS CONSTITUTED ATTORNEY OF MALTI SHARMA, ATUL SHARMA, ARPIT SHARMA, ANUJ SHARMA, USHA SHARMA, RAJEEV SHARMA, SURENDRA KUMAR SHARMA, CHANDRA KANTA JOSHI, RACHNA SHARMA & SAROJ VINOD VYAS
NAME OF OWNERS/APPLICANT

SUMAN GARAI Digitally signed by SUMAN GARAI Date: 2026.01.28 19:13:09 +05'30'

DIGITAL SIGNATURE OF A.E

SANJIB KUMAR DE Digitally signed by SANJIB KUMAR DE Date: 2026.01.28 19:17:24 +05'30'

DIGITAL SIGNATURE OF E.E

B.P. NO.: -2025140224 DATE:- 28.01.2026

VALID UPTO:.- 27.01.2031