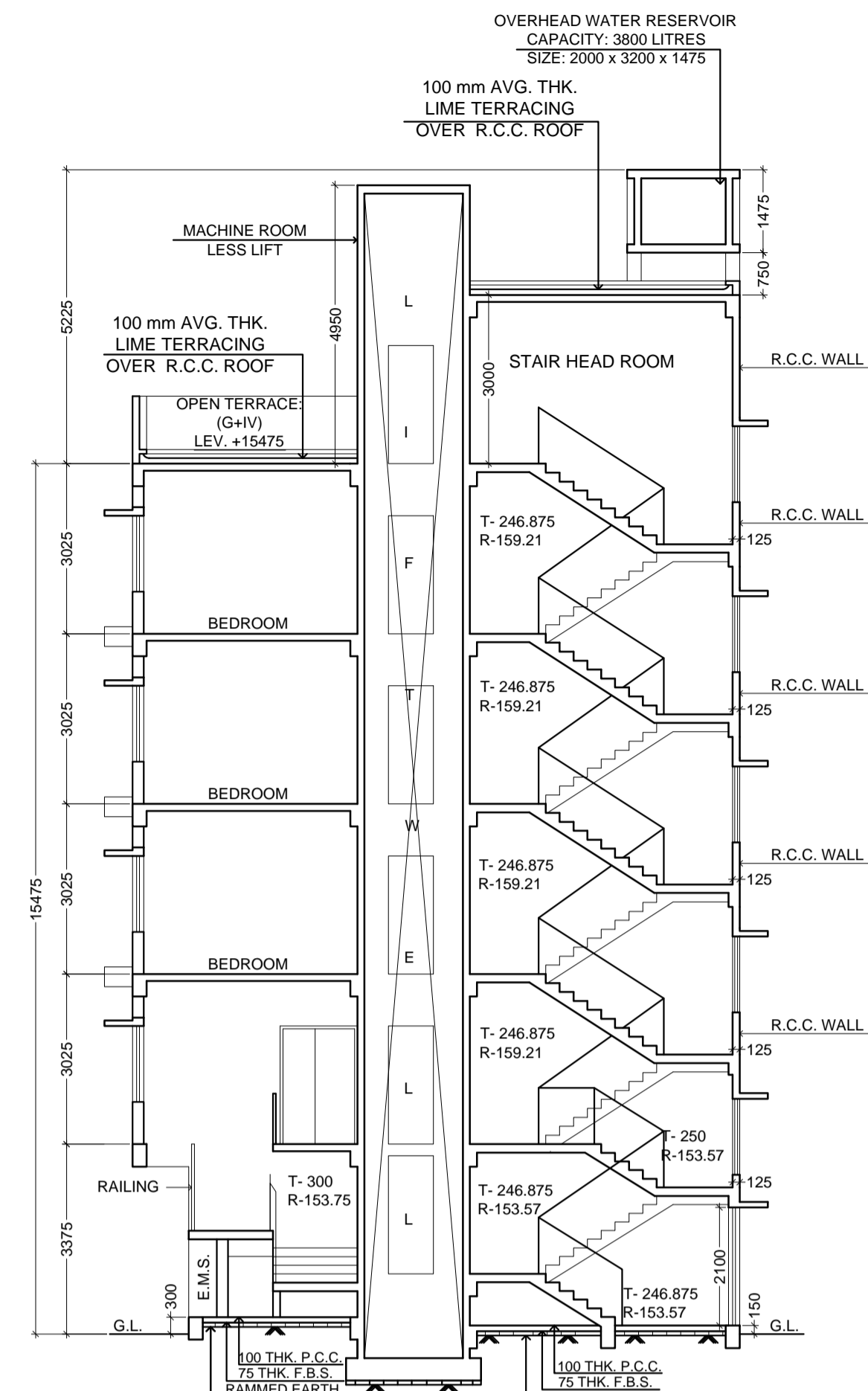
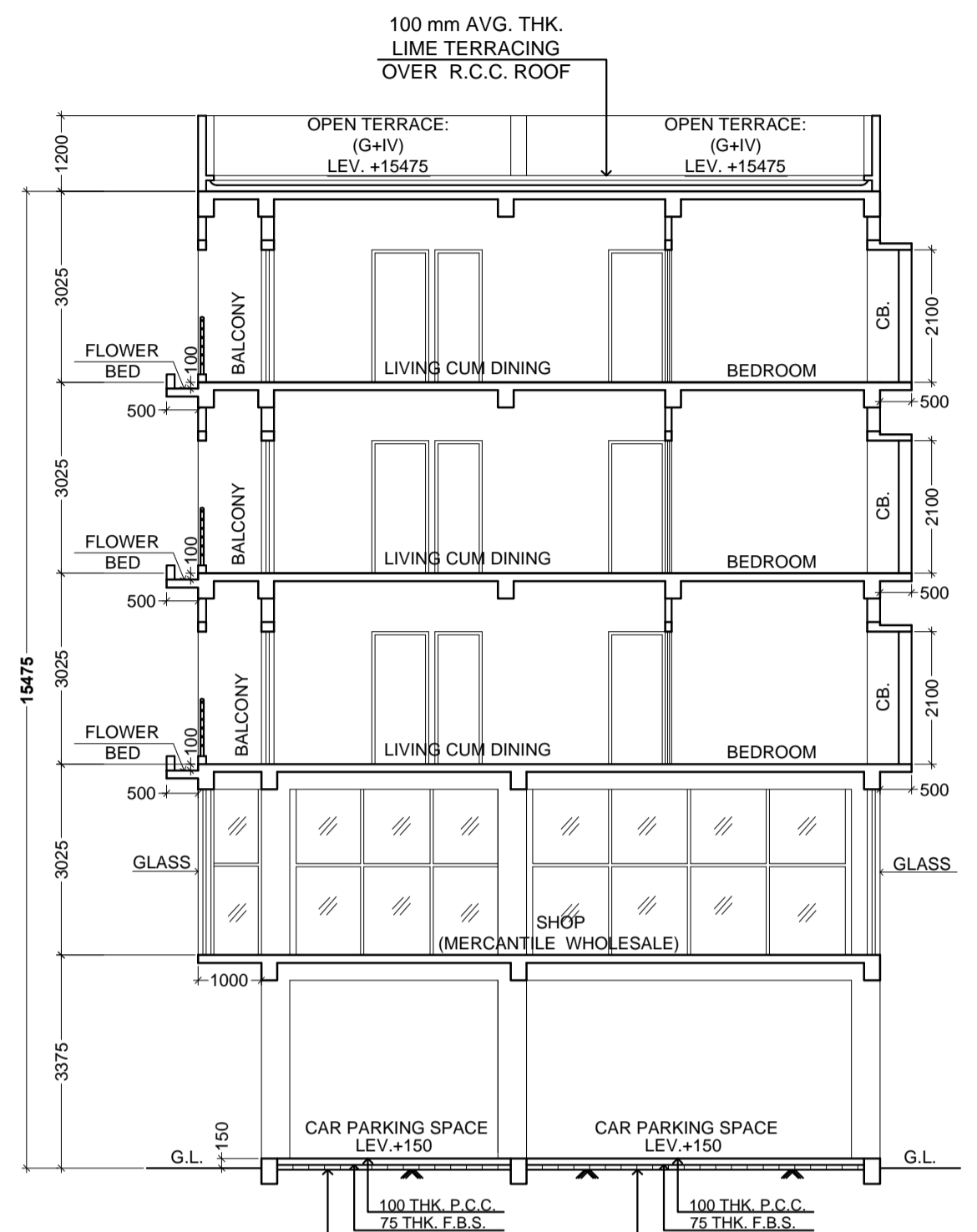




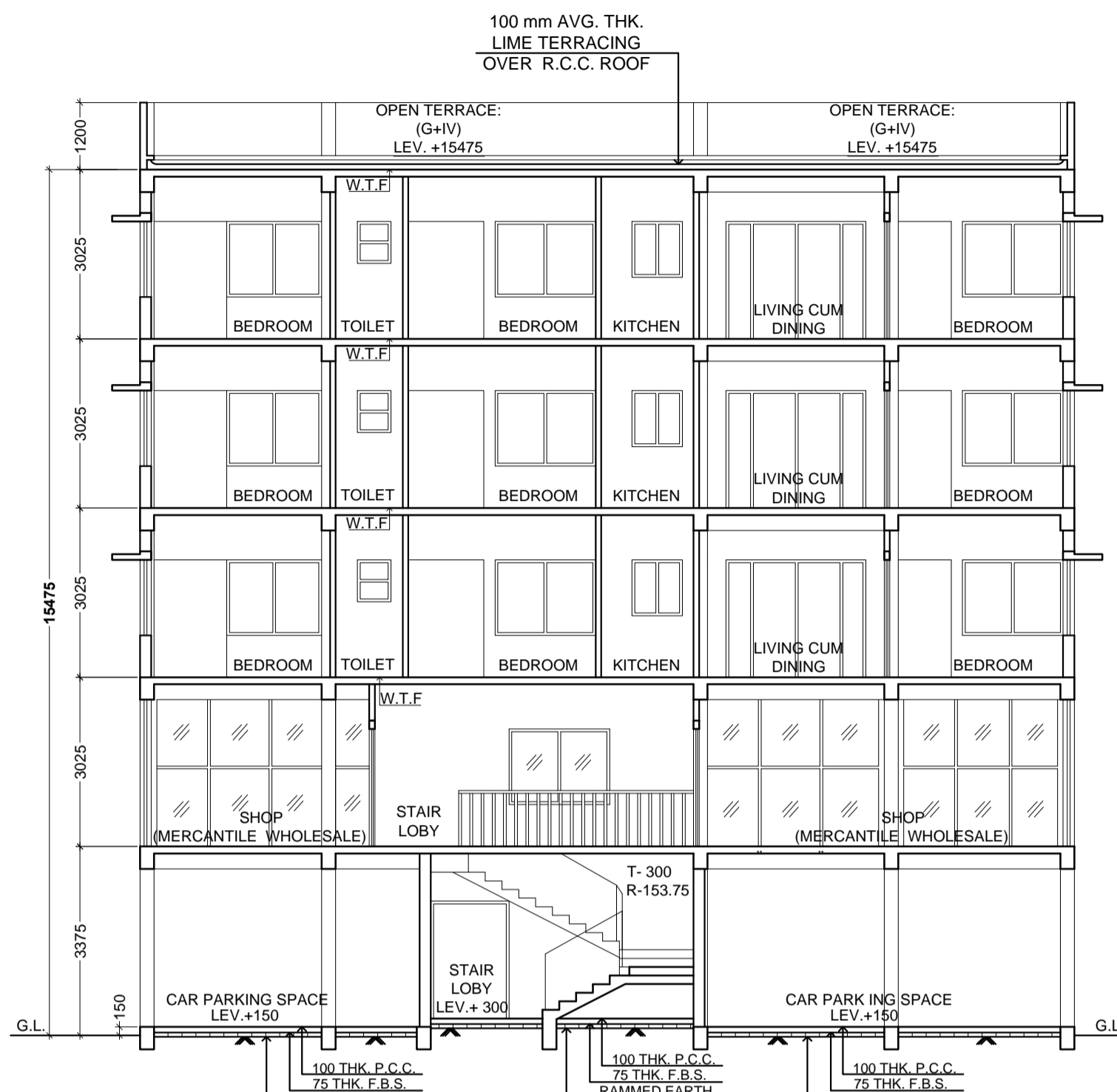
FRONT (NORTH SIDE) ELEVATION



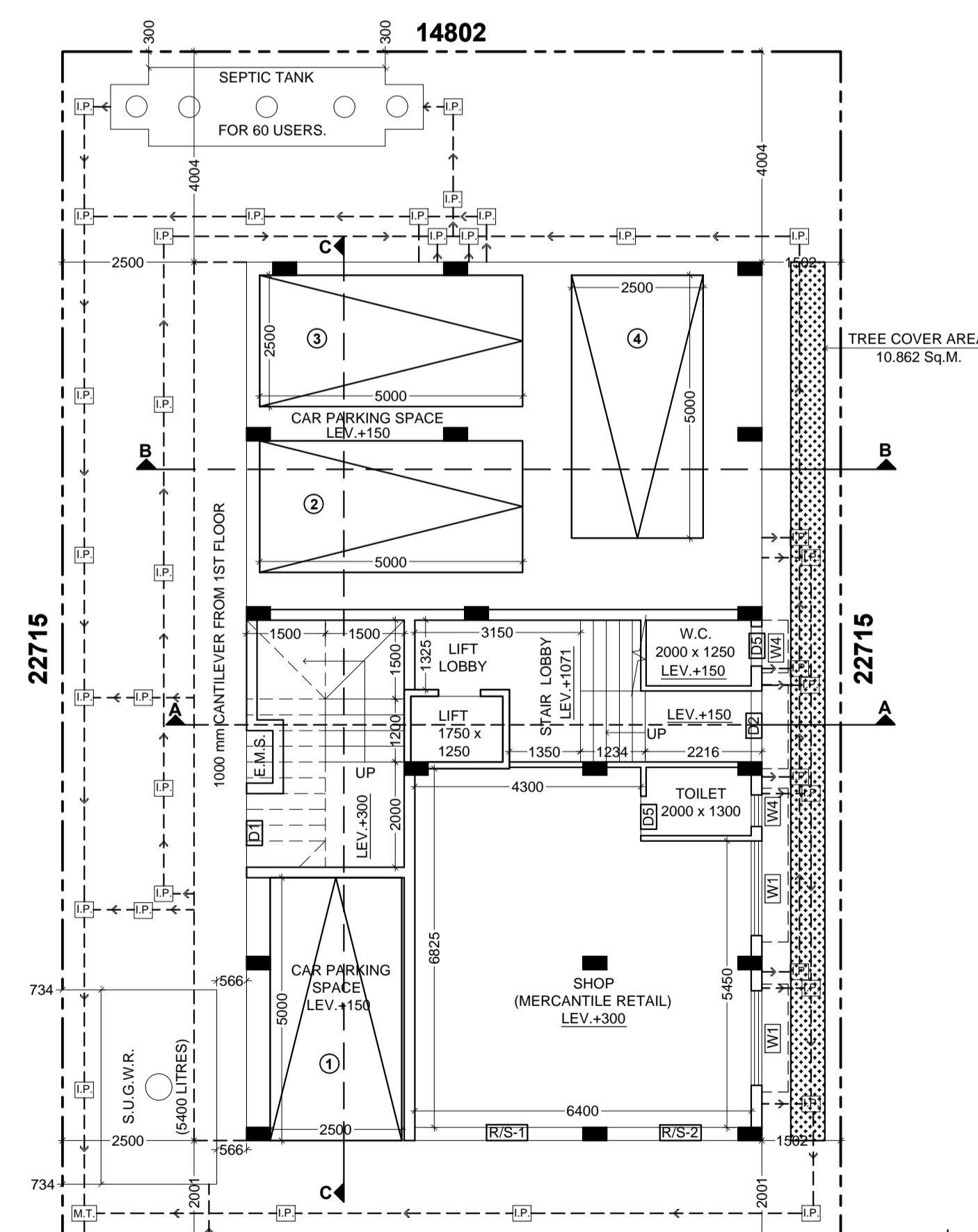
SECTION A-A



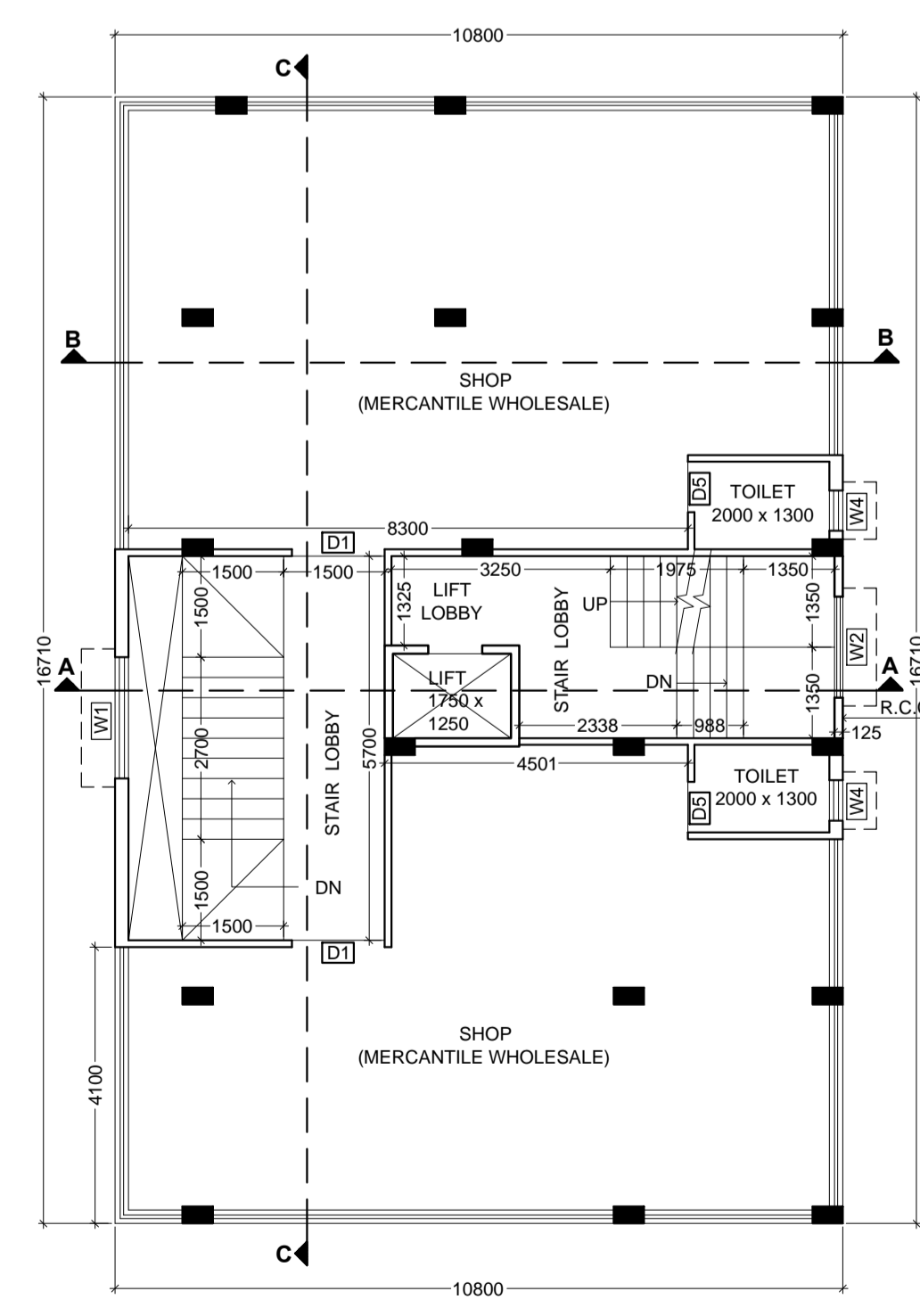
SECTION B-B



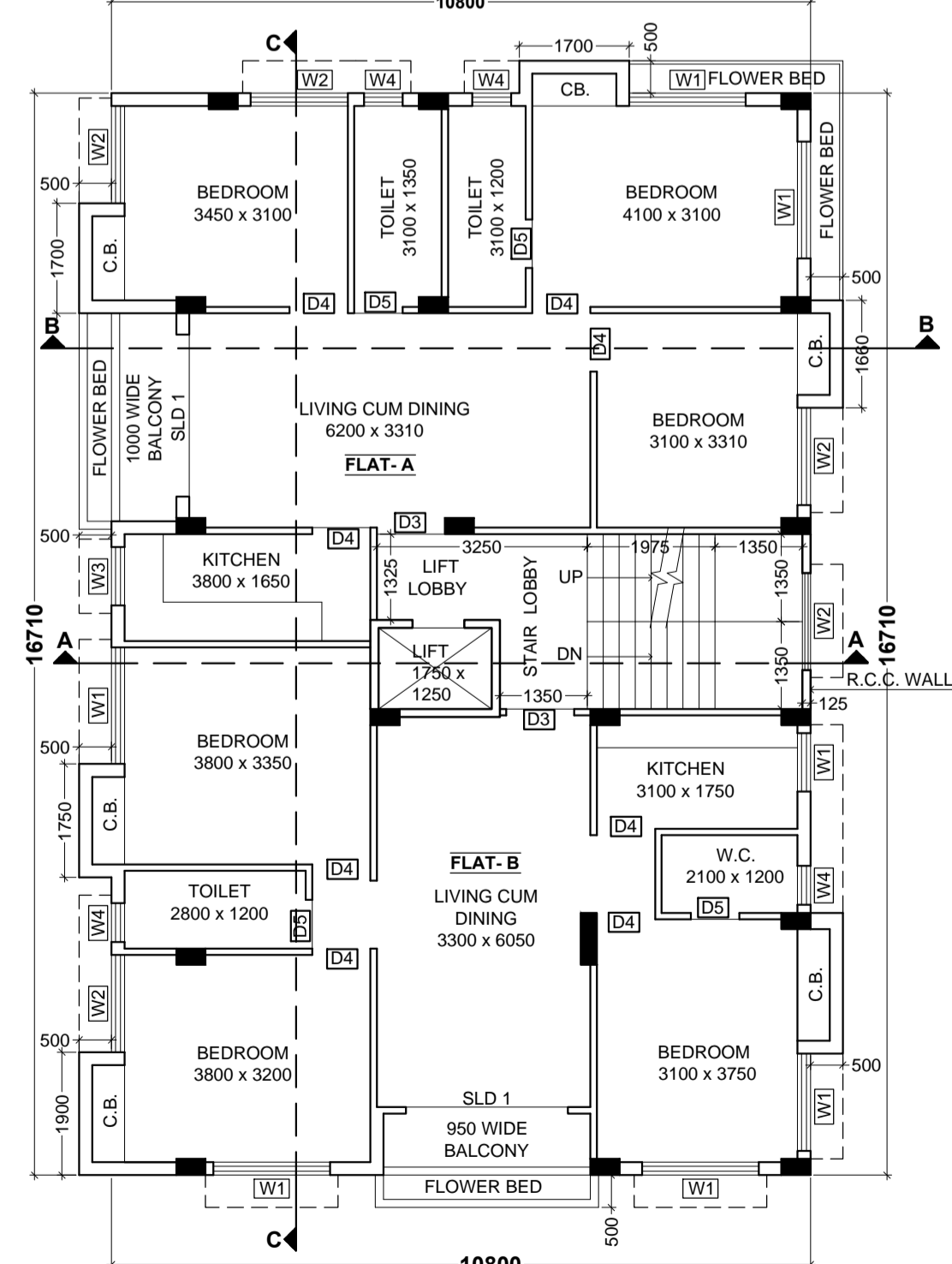
SECTION C-C



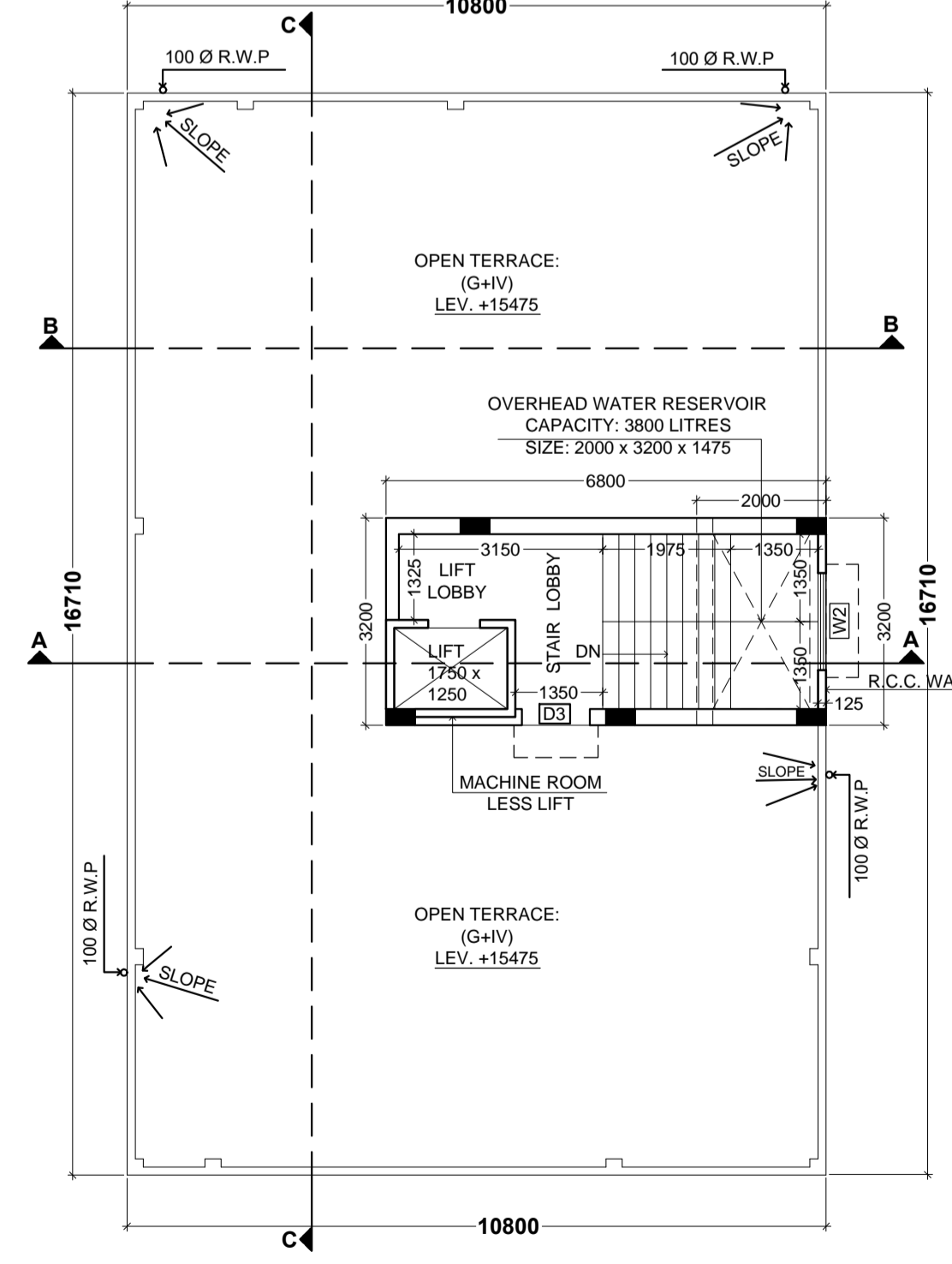
GROUND FLOOR PLAN



1ST FLOOR PLAN



2ND, 3RD & 4TH FLOOR PLAN



ROOF PLAN

SHEET 2 OF 2

SHEET TITLE
GROUND, 1ST, 2ND, 3RD, 4TH FLOOR & ROOF PLANS, ELEVATION & SECTIONS.

DRAWN BY - S.H. **DATE** - 03-11-2023

DEALT BY - J.D.

SCALE - 1:100
(Unless mentioned otherwise)

MAIN CHARACTERISTICS OF THE PLAN PROPOSAL

PART - A :
ASSESSEE No. 210930404226

- NAME OF THE OWNERS** -
M/S NIRMAN, Mr. Anil Shah and Mr. Devang Shah.
- NAME OF THE APPLICANTS** -
(i) Mr. TUSHAR KANTI SEN partner of M/S NIRMAN, self & constituted attorney of Mr. Sunil Kumar Sen, Mr. Debasis Sen, Mr. Sandip Sen.
(ii) Mr. ANIL SHAH &
(iii) Mr. DEVANG SHAH.
- DETAILS OF REGISTERED DEED OF CONVEYANCE**
BOOK No. I, VOLUME No. 1603-2023, PAGE FROM 170821 TO 170856,
BEING No. 160305716, DATED 08/05/2023, AT D.S.R. - III SOUTH 24-PARGANAS.
- DETAILS OF REGISTERED BOUNDARY DECLARATION**
BOOK No. II, VOLUME No. 1603-2023, PAGE FROM 223635 TO 223647,
BEING No. 160307765, DATED: 06/06/2023 AT D.S.R. - III SOUTH 24-PARGANAS.

PART - B :

- AREA OF THE LAND** :
AS PER DEED & ASSESSMENT BOOK COPY: 05 K. - 00 Ch. - 19 Sq.ft. = 336.213 Sq.M.
AS PER REGISTERED BOUNDARY DECLARATION : 05 K. - 00 Ch. - 19 Sq. Ft. = 336.213 Sq.M.
- PERMISSIBLE GROUND COVERAGE** : 186.462 Sq.M. (55.46%)
- PROPOSED GROUND COVERAGE** : 180.468 Sq.M. (53.68%)
- PROPOSED AREA**

| FLOOR | TOTAL FLOOR AREA | TOTAL EXEMPTED AREA | EFFECTIVE FLOOR AREA | TOTAL EXEMPTED AREA | NET FLOOR AREA | | |
|--------------|------------------|---------------------|----------------------|---------------------|----------------|---------------|----------------|
| | | LIFT WELL | DUCT | STAIRWAY | LIFT LOBBY | | |
| GROUND | 163.758 | — | — | 163.758 | 26.520 | 2.385 | 134.853 |
| FIRST | 180.468 | 2.187 | 4.56 | 173.721 | 12.623 | 2.517 | 158.581 |
| SECOND | 180.468 | 2.187 | — | 178.281 | 12.623 | 2.517 | 163.141 |
| THIRD | 180.468 | 2.187 | — | 178.281 | 12.623 | 2.517 | 163.141 |
| FOURTH | 180.468 | 2.187 | — | 178.281 | 12.623 | 2.517 | 163.141 |
| TOTAL | 885.630 | 8.748 | 4.56 | 872.322 | 77.012 | 12.453 | 782.857 |

- TOTAL RESIDENTIAL AREA** : 650.672 Sq.M.
- TOTAL COMMON AREA** : 83.658 Sq.M.

7. CAR PARKING CALCULATION

| TENEMENT SIZE (Sq.M.) | TENEMENT SIZE RANGE | TENEMENT No. | REQUIRED CAR PARKING |
|---|---------------------|---------------|----------------------|
| FLAT - A : 94.353 | ABOVE 75 -100 | 3 | 3 |
| FLAT - B : 95.945 | ABOVE 75 -100 | 3 | |
| SHOP (MERCANTILE WHOLESALE) | COVERED AREA | 173.164 Sq.m. | 0 |
| SHOP (MERCANTILE RETAIL) | CARPET AREA | 127.19 Sq.m. | 1 |
| SHOP (MERCANTILE WHOLESALE) | CARPET AREA | 48.486 Sq.m. | |
| SHOP (MERCANTILE WHOLESALE) | CARPET AREA | 43.533 Sq.m. | 1 |
| TOTAL NOS. OF CAR PARKING REQUIRED | | | 4 |

(B) Nos. OF CAR PARKING PROVIDED COVERED : 4 Nos. OPEN - 0 No.

(C) PERMISSIBLE AREA FOR PARKING (GROUND FLOOR) : 4 x 25 = 100

(D) ACTUAL AREA FOR PARKING PROVIDED : 79.778 Sq.M.

- PERMISSIBLE F.A.R. : 2.25
- PROPOSED F.A.R. : (782.857 / 79.778) / 336.213 = 2.091

10. STATEMENT OF OTHER AREAS

| FLOOR | CUPBOARD | LOFT |
|--------------|---------------|----------|
| GROUND | — | — |
| FIRST | — | — |
| SECOND | 5.442 | — |
| THIRD | 5.442 | — |
| FOURTH | 5.442 | — |
| TOTAL | 16.326 | — |

11. TOTAL FLOOR AREA FOR FEES

| FLOOR AREA | TOTAL ADDITIONAL FLOOR AREA FOR FEES | TOTAL AREA FOR FEES |
|---------------|--------------------------------------|---------------------|
| 872.322 Sq.M. | 38.086 Sq.M. | 910.408 Sq.M. |

- AREA OF LIFT MACHINE ROOM : 6.08 Sq.M.
- AREA OF OVERHEAD TANK : 6.40 Sq.M.
- AREA OF STAIR HEADROOM : 15.680 Sq.M.

15. AREA OF TREE COVER (REQUIRED) : 7.332 Sq.M. (2.28% OF LAND)

16. AREA OF TREE COVER (PROPOSED) : 10.861 Sq.M. (3.23% OF LAND)

17. CO-ORDINATES IN W.G.S. 84 AND SITE ELEVATION (A.M.S.L.)

| REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL | CO-ORDINATES IN W.G.S. 84 | SITE ELEVATION (A.M.S.L.) | |
|--|---------------------------|---------------------------|-------------|
| | LATITUDE | LONGITUDE | |
| Point - A | 22°30'15.0"N | 88°21'54.6"E | 9.14 METERS |
| Point - B | 22°30'14.2"N | 88°21'54.6"E | |
| Point - C | 22°30'14.3"N | 88°21'54.6"E | |
| Point - D | 22°30'15.0"N | 88°21'54.6"E | |

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 K.M.C. and other appropriate authority reserve the right to take appropriate action against me as per law.

APPLICANTS
(i) Mr. TUSHAR KANTI SEN partner of M/S NIRMAN, self & constituted attorney of Mr. Sunil Kumar Sen, Mr. Debasis Sen, Mr. Sandip Sen.
(ii) Mr. ANIL SHAH &
(iii) Mr. DEVANG SHAH.

ARCHITECT
Jaydeep Deb
B. Arch (J.U.), M.Arch (Urban Design)
CoA Regn. No. CA/2003/30584
Associate of I.I.A.

APPLICANTS
(i) Mr. TUSHAR KANTI SEN partner of M/S NIRMAN, self & constituted attorney of Mr. Sunil Kumar Sen, Mr. Debasis Sen, Mr. Sandip Sen.
(ii) Mr. ANIL SHAH &
(iii) Mr. DEVANG SHAH.

SIGNATURE OF E.E. **SIGNATURE OF A.E.**

BUILDING PERMIT No. 2023100174 DATE: 28-NOV-2023
VALID FOR 5 YEARS FROM DATE OF SANCTION.

PROPOSED G+IV STORIED (15.475 Mtr. HEIGHT) RESIDENTIAL BUILDING U/S 393A OF K.M.C. ACT 1980 AND K.M.C. BUILDING RULES 2009 AT PREMISES No. 1/309, GARIAHAT ROAD, WARD 093, BOROUGH - X, P.S.- LAKE, KOLKATA- 700 068.

SPECIFICATIONS

- STRUCTURAL CEM. CONC. M-20 GRADE WITH 19 MM DOWN STONE CHIPS.
- GRADE OF REINFORCEMENT Fe-415.
- SINGLE LAYER BBS WITH PICKED JHAMA BRICKS.
- CEM. CONC. WITH JHAMA KHOLA IN FOUNDATION AND UNDER FLOOR.
- 200 MM THICK FIRST CLASS BRICKWORK WITH CEMENT MORTAR (1:4) AT OUTSIDE WALLS.
- 100 MM & 75 MM THICK FIRST CLASS BRICKWORK WITH CEMENT MORTAR (1:4) WITH APPROVED H.B. NETTING IN EVERY ALTERNATE LAYER AT INSIDE WALLS.
- 25 MM THICK DPC WITH CEM. CONC. (1:2:4) WITH 6 MM DOWN STONE CHIPS AND 5% WATER PROOFING COMPOUND.
- WOODWORK IN DOOR FRAMES WITH SAL WOOD.
- 38 MM THICK DOOR SHUTTERS WITH TEAK WOOD ALSO FLUSH DOORS WITH COMMERCIAL PLY.
- WINDOWS ARE ALUMINUM FULLY GLAZED AND PANELLED FITTED WITH M.S. GRILL.
- 19 MM THK. CEM. PLASTER (1:6) TO INSIDE AND OUTSIDE WALLS.
- 6 MM THK. CEM. PLASTER (1:3) TO CEILING, BEAMS, CHAJJA ETC.
- 32 MM THK. CAST-IN-SITU MOSAIC FLOOR INCLUDING UNDERLAY AND WITH 3-4 SIZE MARBLE CHIPS OF DIFFERENT COLOUR AS PER DIRECTION, ALSO MARBLE FLOORING AS PER SPECIFIC REQUIREMENT.
- PAINTING AND COLOUR WASHING SHOULD BE DONE IN TWO COATS OVER A COAT OF PRIMING AS PER APPROVED STANDARD PAINT.
- RAIN WATER PIPES SHALL BE OF CAST IRON, FINISHED WITH PAINT. ALL SANITARY, WATER SUPPLY & ELECTRICAL FITTINGS SHALL BE OF FIRST CLASS MATERIAL. THE DEPTH OF SEMI UNDER GROUND WATER RESERVOIR SHALL NOT EXCEED THE DEPTH OF FOUNDATION OF NEIGHBORING COLUMNS.

SCHEDULE FOR DOOR AND WINDOW

| MKD | WIDTH | HEIGHT | MKD | WIDTH | HEIGHT |
|-------|-------|--------|-------|-------|--------|
| R/S-1 | 3200 | 3295 | W1 | 1800 | 1350 |
| R/S-2 | 2500 | 3295 | W2 | 1500 | 1350 |
| D1 | 1400 | 2100 | W3 | 900 | 1000 |
| D2 | 1350 | 2100 | W4 | 600 | 750 |
| D3 | 1050 | 2100 | SLD 1 | 2500 | 2100 |
| D4 | 900 | 2100 | | | |
| D5 | 750 | 2100 | | | |

CERTIFICATE OF THE GEO TECHNICAL ENGINEER
UNDERSIGNED HAS INSPECTED THE SITE AND WILL CARRY OUT SOIL INVESTIGATION THEREON. IT WILL BE CERTIFIED THAT THE EXISTING SOIL OF THE SITE WILL BE ABLE TO CARRY THE LOAD COMING FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM PROPOSED HEREIN WILL BE SAFE AND STABLE IN ALL RESPECT FROM GEO TECHNICAL POINT OF VIEW.

G.T.E.
Bhaskarjyoti Roy
G.T./I/50/K.M.C.

CERTIFICATE OF THE STRUCTURAL ENGINEER
THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING WILL BE MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND THE STRUCTURAL DESIGN OF THE BUILDING PROPOSED HEREIN WILL BE SAFE AND STABLE IN ALL RESPECT. THE RECOMMENDATION OF THE SOIL TEST REPORT WILL BE CONSIDERED DURING STRUCTURAL DESIGN CALCULATION.

E.S.E.
Kunal Sinha Mahapatra
E.S.E. I/617/K.M.C.

CERTIFICATE OF THE ARCHITECT
I CERTIFY WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN 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 ROAD (13.919 METERS MINIMUM), CONFORM WITH THE PLAN WHICH HAS BEEN MEASURED AND VERIFIED BY ME. THAT IT IS A BUILDABLE SITE, NOT A TANK OR FILLED UP TANK, THE SITE IS DEMARCATED BY BOUNDARY WALL, SITE PLAN AND KEY PLAN AS PER SITE. I WILL SUPERVISE THE CONSTRUCTION OF THE PROPOSED BUILDING.

ARCHITECT
Jaydeep Deb
B. Arch (J.U.), M.Arch (Urban Design)
CoA Regn. No. CA/2003/30584
Associate of I.I.A.

WE DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT :-

- WE SHALL ENGAGE ARCHITECT & E.S.E. DURING CONSTRUCTION.
- WE SHALL FOLLOW THE INSTRUCTIONS OF ARCHITECT & 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 THE ADJOINING STRUCTURE.
- IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.
- THE CONSTRUCTION OF THE WATER RESERVOIR AND SEPTIC TANK WILL BE UNDER THE GUIDANCE OF ARCHITECT & E.S.E. BEFORE STARTING THE BUILDING FOUNDATION WORK.
- DURING DEPARTMENTAL INSPECTION THE SITE WAS IDENTIFIED BY US.
- THERE IS NO LEGAL COURT CASE PENDING AGAINST THIS PREMISE.
- THE EXISTING STRUCTURE IS OCCUPIED BY THE OWNERS AND THERE IS NO TENANT.