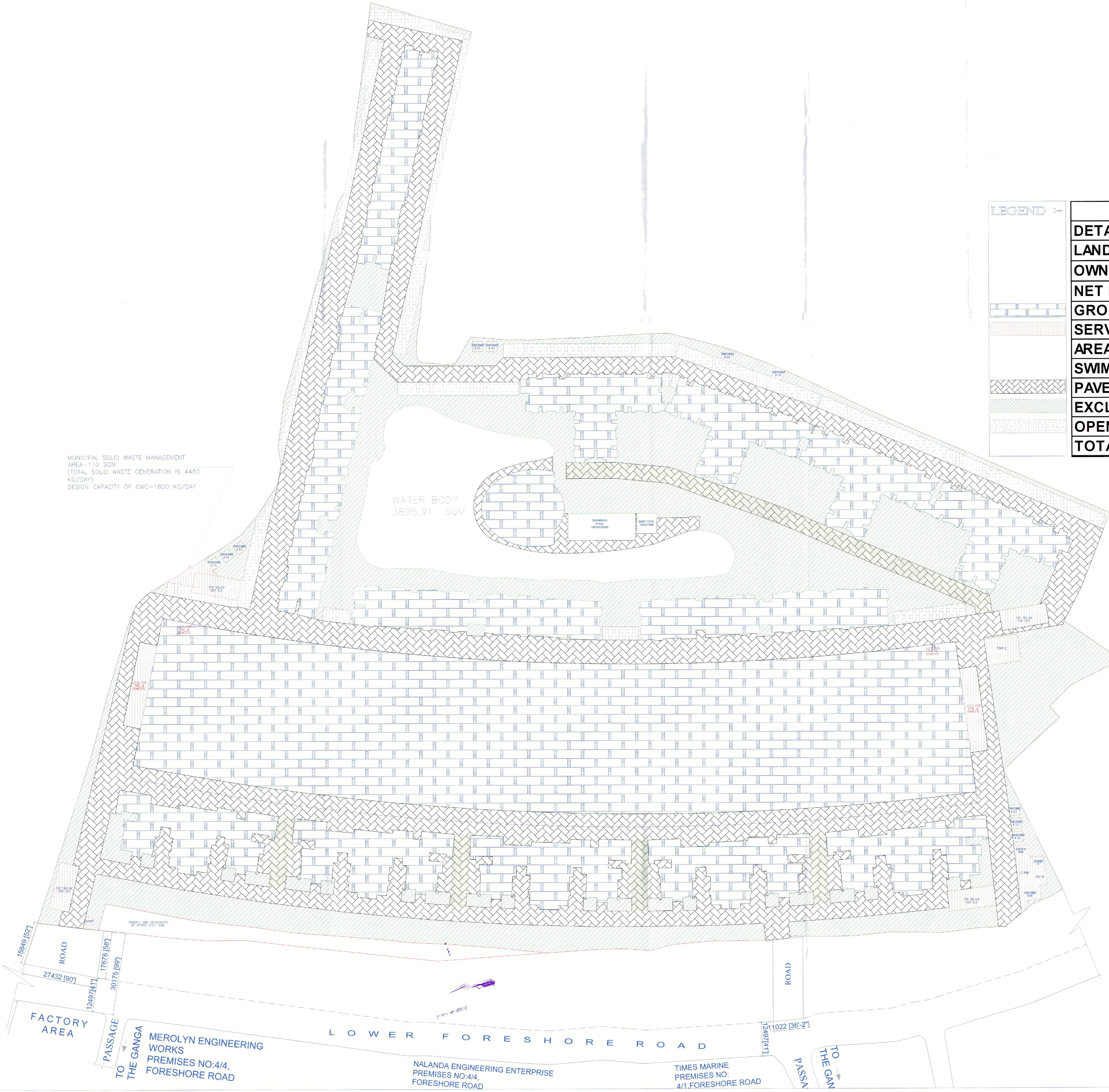


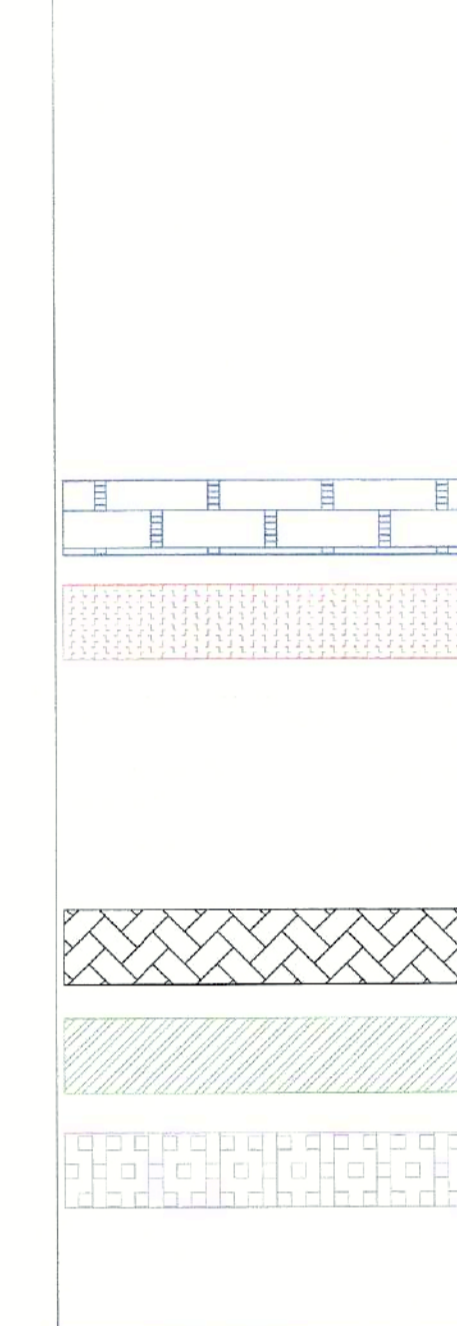
LANDUSE PLAN AS PER PROPOSAL FOR SANCTION



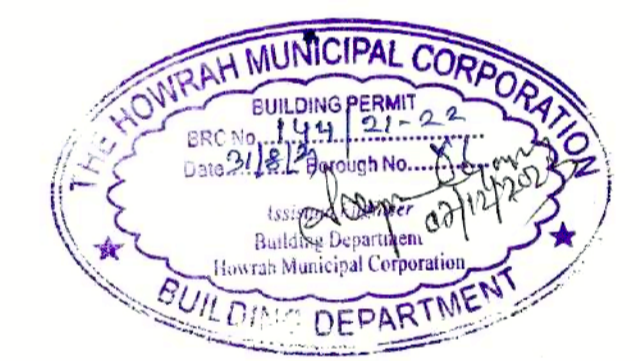
MUNICIPAL SOLID WASTE MANAGEMENT
 AREA-110 SQM
 (TOTAL SOLID WASTE GENERATION IS 4450
 KG/DAY)
 DESIGN CAPACITY OF OWC-1800 KG/DAY

WATER BODY
 3895.91 SQM

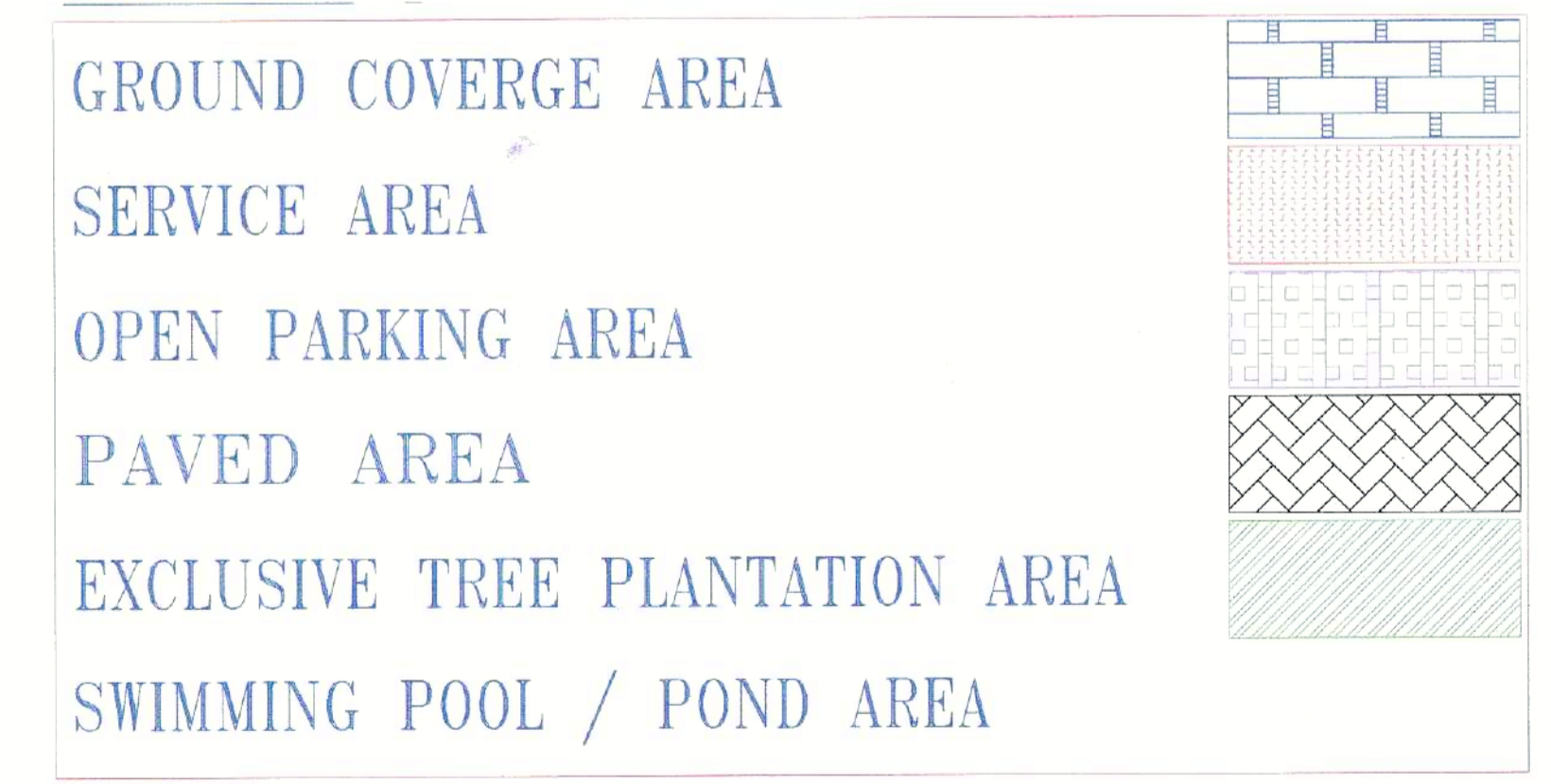
LEGEND :-



LANDUSE STATEMENT_EDEN SHALIMAR			
DETAILS	VALUE	UNIT	%
LAND AREA	74150.138	sqm	
OWNER'S LAND ENCROACHED BY OTHERS	979.100	sqm	
NET LAND AREA	73171.038	sqm	100.000
GROUND COVERAGE AREA	31027.840	sqm	42.405
SERVICE AREA	1471.455	sqm	2.011
AREA OF WATER BODY	3895.910	sqm	5.324
SWIMMING POOL AREA	306.250	sqm	0.419
PAVED AREA	18781.624	sqm	25.668
EXCLUSIVE TREE PLANTATION AREA	14798.812	sqm	20.225
OPEN PARKING AREA	2889.147	sqm	3.948
TOTAL	73171.038	sqm	100.000

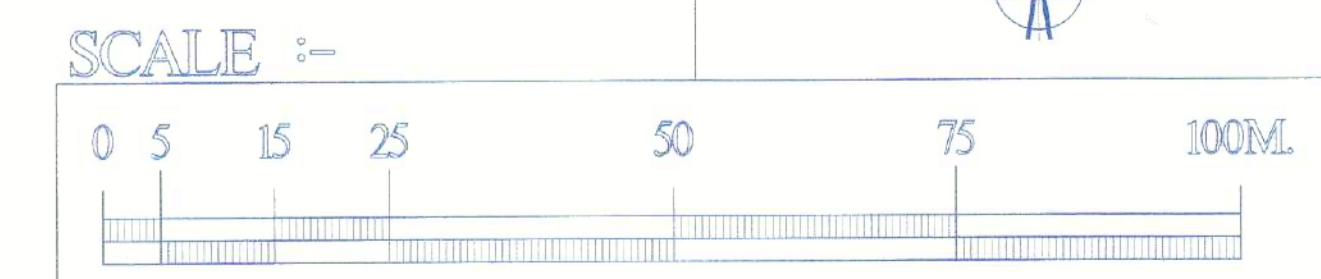
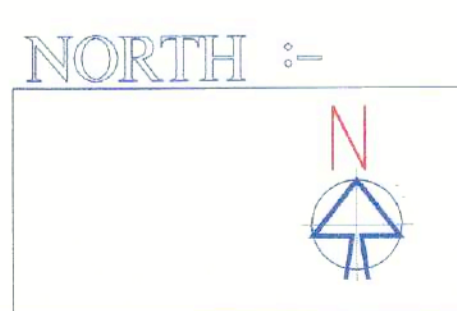


LEGENDS :-



IDEAL RIVERVIEW PROJECTS PVT. LTD.
 Constituted Attorney

Uthra
 15/04/2021
 09:48:11 AM
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 300 DPI - 300 X 300



PROJECT :-
 REVISED PLAN OF 6 NOS G+12(39.925 M.), 2 NOS. G+18(58.075 M.) & '5 NOS G+28(93.40 M) AFFORDABLE HOUSING ALONG WITH A SINGLE LAYER CENTRAL BASEMENT & PODIUM UNDER PRADHAN MANTRI AWAS YOJANA AT PRE. NO. 39/1 SHALIMAR ROAD, MOUZA SHIBPUR SHEET NO. 169,170,179,180, J.L NO.-1, L.R. KHATIAN NO. 170,9,15,17,L.R. DAG NO.-12,13,39,40,41, 42,44,45,60,61,62,63,6,7,8,9,10,11,12,13,14,15,16,17,21,22,24,1,2,11 P.S-SHIBPUR, WARD NO-39, BOROUGH- VI, DIST HOWRAH- 71103, UNDER HOWRAH MUNICIPAL CORPORATION, WEST BENGAL,PREVIOUSLY FIRE NOC OBTAINED VIDE MEMO NO. FSR /0125185211300102 DATED 9.04.2021

APPLICANT HAS TO EXHIBIT AT A CONSPICUOUS PLACE:
PERMITS NO. :-
NAME OF THE I.P.A. LIA.
NAME OF THE STRUCTURAL ENGRG.
NAME OF THE CIVIL ENGINEER
NAME OF OWNER :-
NAME OF THE APPLICANT
BUILDING PERMIT

THE SANCTION IS VALID
UP TO 20/11/2025

APPROVED AS PER
COMMISSIONING OF 20/11/25

APPLICANT SHALL KEEP AT THE SITE ONE SET
OF PLANS AND SPECIFICATIONS AND SHALL
EXHIBIT A CONSPICUOUS PLACE THE NUMBER
OF THE PERMIT. THE NAME OF THE ARCHITECT
OR LICENSED BUILDING SURVEYOR, STRUCTURAL
ENGINEER AND CIVIL ENGINEER
NAME OF OWNER AND NUMBER AND DATE OF
THE BUILDING PERMIT.

CONSTRUCTION SITE SHALL
MAINTAIN TO PREVENT
WORMS OR BREEDING IN ALL
WATERBODIES SO THAT ALL WATERS
COLLECTION & PARTICULARLY
WELLS, VATS, BASEMENT CURBS,
PITS, OPEN RECEPTACLES ETC.
MUST BE EMPTIED COMPLETELY
AT REGULAR INTERVALS.

Sanctioned Conditionally on
undertaking from the owner
that if any part of the building
to be constructed falls within
the alignment of HMC, the
same will be demolished by
the owner at his/her risk and
for this the owner will not claim
any compensation from HMC.

Plans for water connection arrangement
SEMI U. G. should be submitted at the
Office of the Assistant Engineer of
Borough and sanction to be obtained
before proceeding with the work of
Water Supply. Any deviation may lead to
disconnection / demolition.

No rain water pipe should be fixed or
discharged on Road or Footpath.
Drainage plan should be submitted
at the Borough Assistant Engineer's
Office and the sanction obtained before
proceeding with the drainage work.

PLACED IN MUNICIPAL
BUILDING COMMITTEE
DATE: 18/11/25

PARTY'S COPY



Structural plan and design calculation as submitted by the
structural engineer, have been kept with B.R.
No. 117/25. Date: 18/11/25. The
record of the Powraha Municipal Corporation without
verification. Non-compliance from the submitted structural plan
should be taken care of during the term of erection without submitting
fresh structural design calculation and
stability calculation. Necessary steps
should be taken to ensure the safety of the adjoining premises
public and private properties during the construction of the building.
during construction.

Construction subject to demerit of
building which is not in
as per plan before construction is
started.

Before starting any construction
site must conform with the
sanctioned and all the conditions
preposed in the plan should be fulfilled.

The validity of the written permit
to execute the work is subject to
above conditions.

The Building Materials necessary for
construction should conform to
standard specified in the National
Building Code of India.

Design of all structural members
including that of the foundation
should conform to Standards
specified in the National Building
Code of India.

Non-Commencement of Erection /
Re-Erection within Two Year
will Require Fresh Application for
Sanction.

RESIDENTIAL BUILDING

DEVIATION WOULD MEAN DEMOLITION

Necessary steps should be taken for
the safety of the lives of the adjoining
public and private properties during
construction. Also to avoid pollution as
per WPPCB Guidelines in Vague.

CORRECTIONALIAN 97
B.C. No. 117/25
Date: 18/11/25
Sub: Asst. Engineer
Bldg. Department
Powraha Municipal Corporation

Tower-G
Section X-X
Section Y-Y