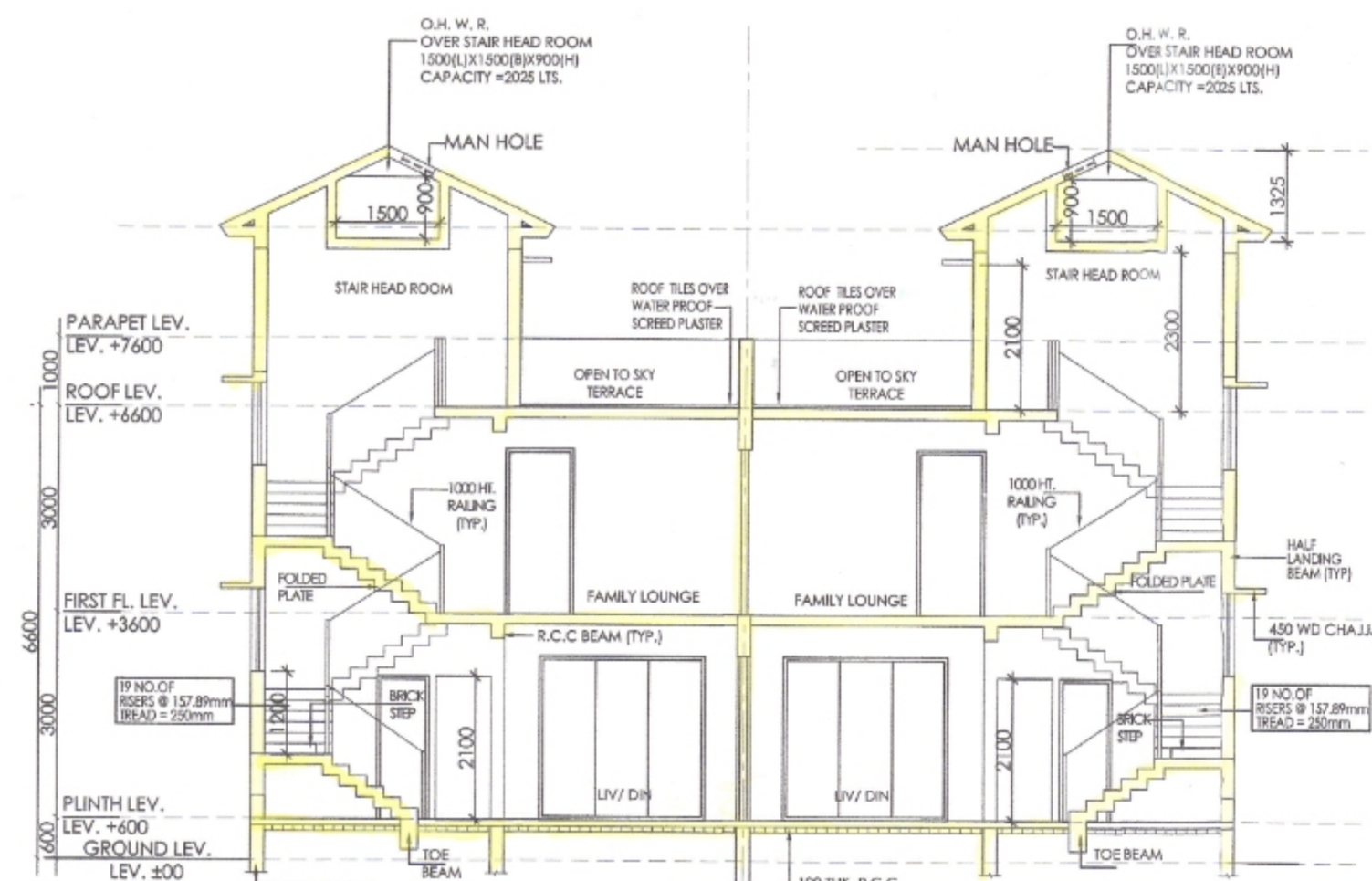
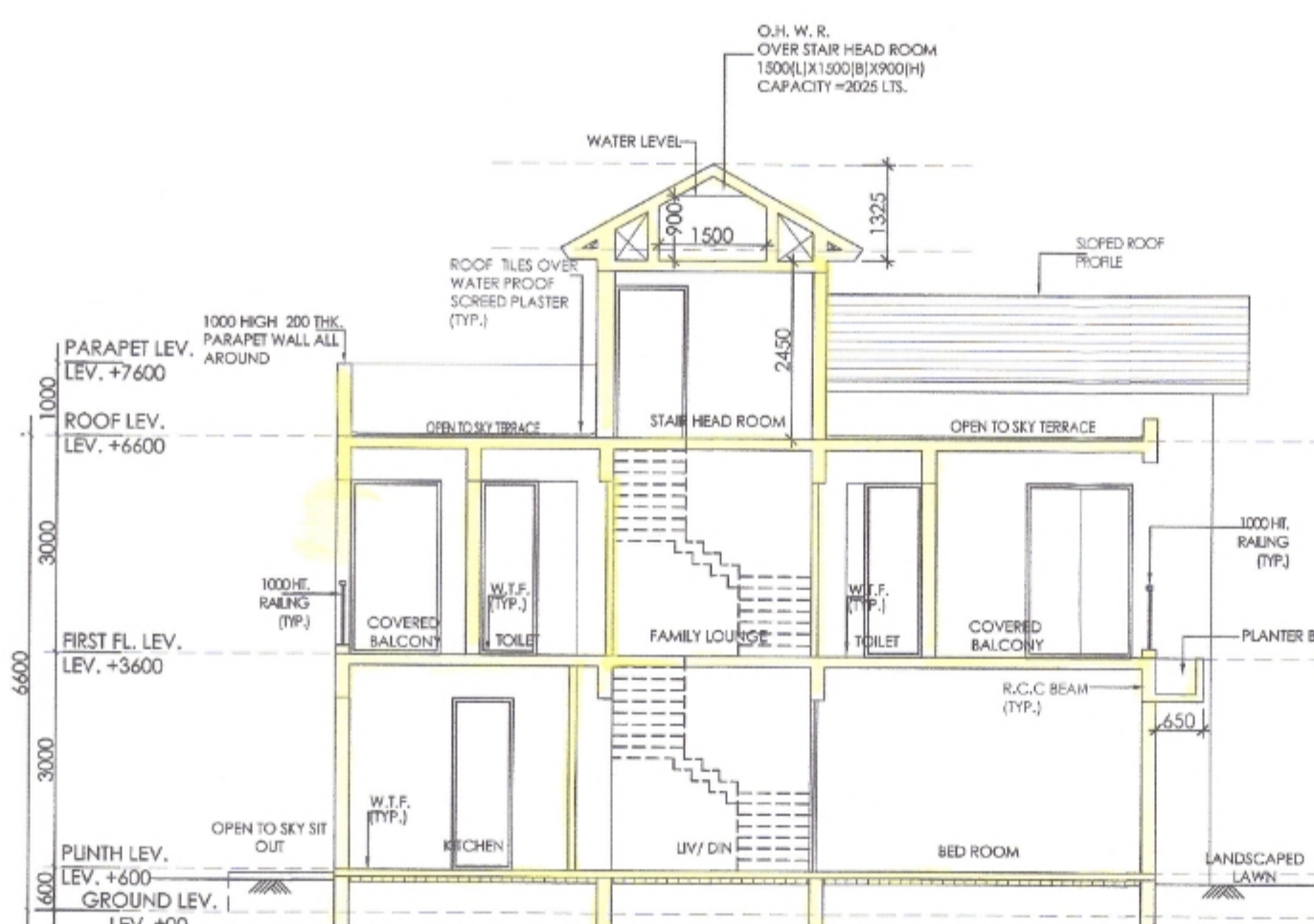




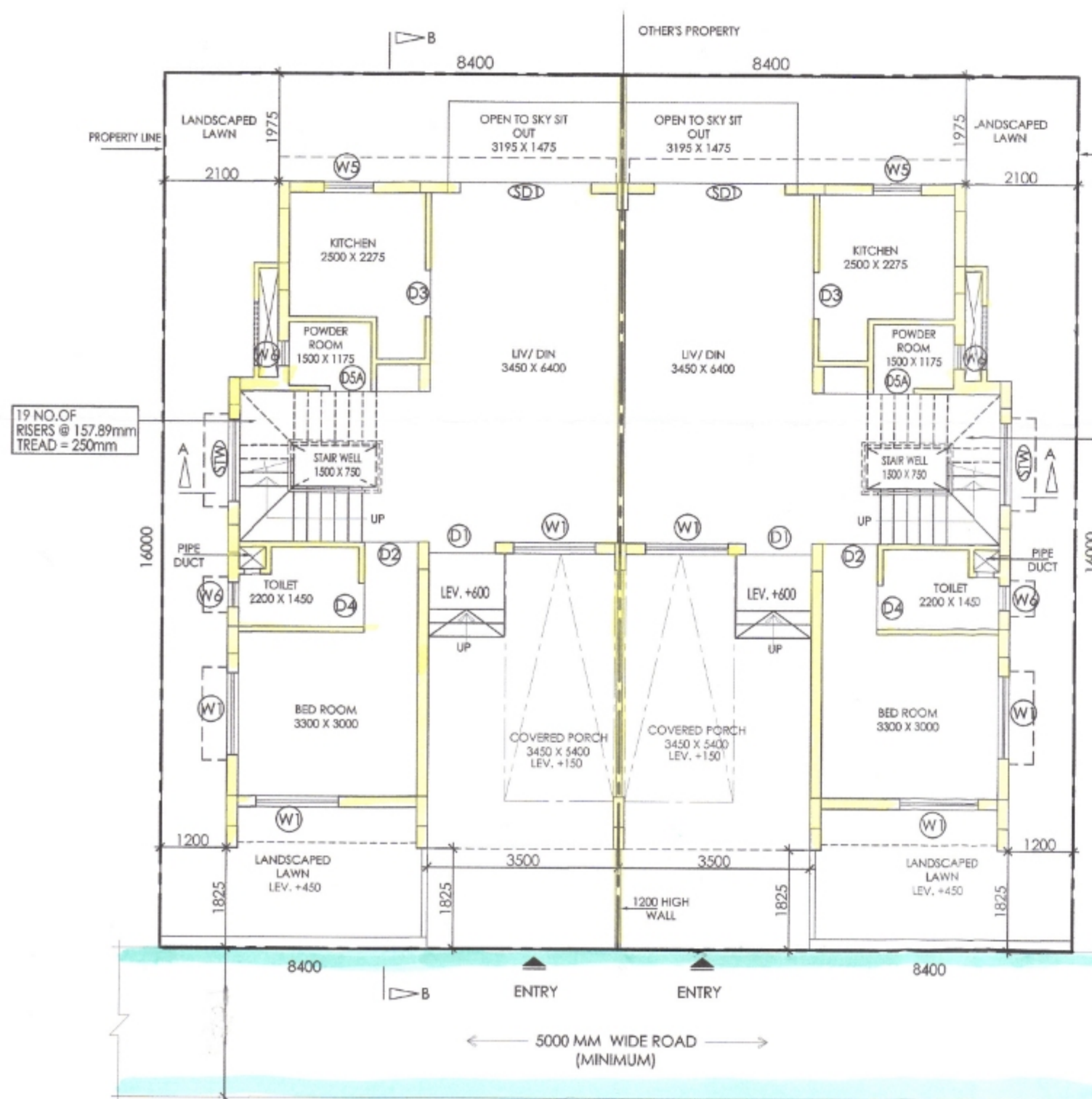
FRONT ELEVATION



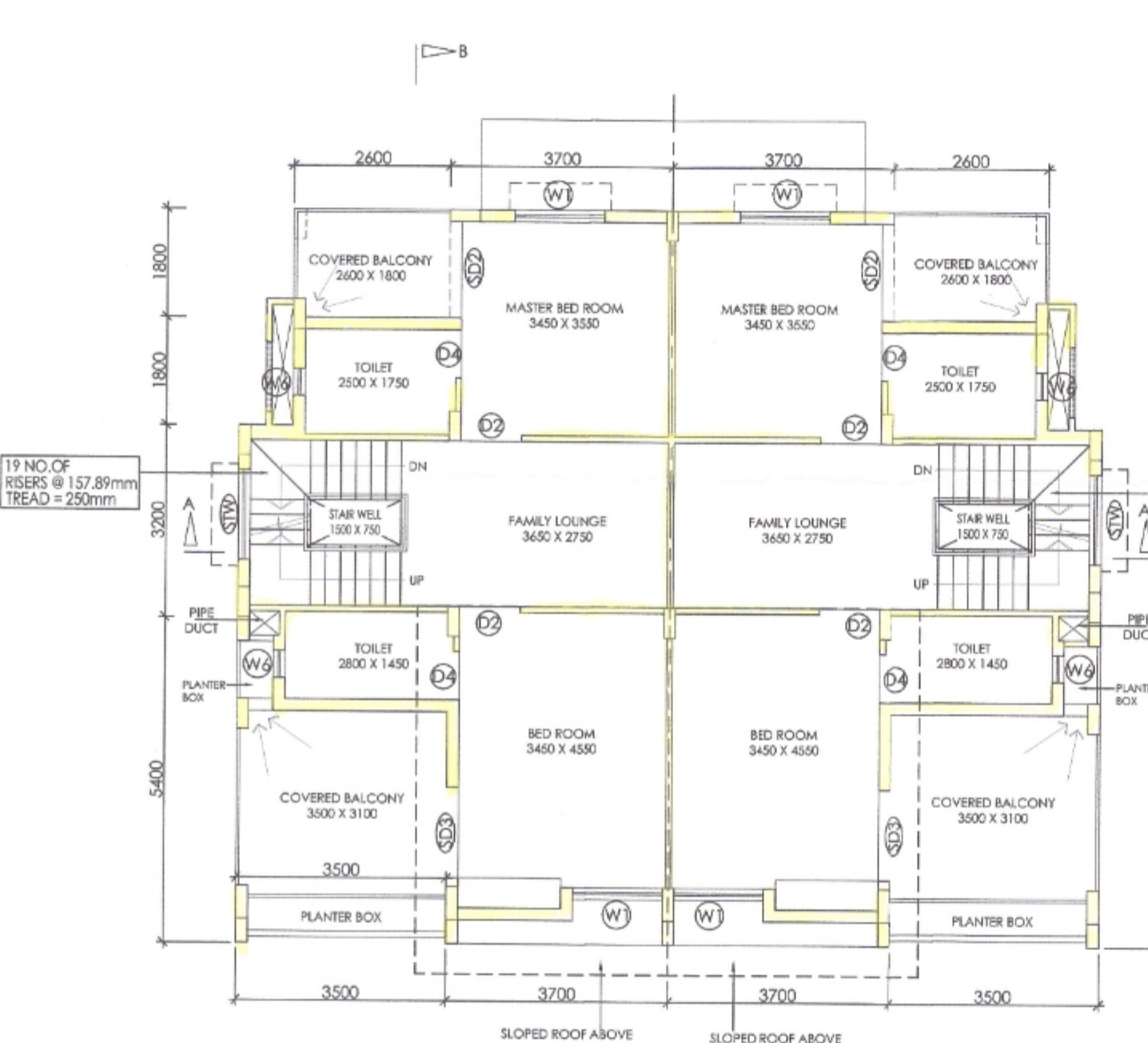
SECTION AA



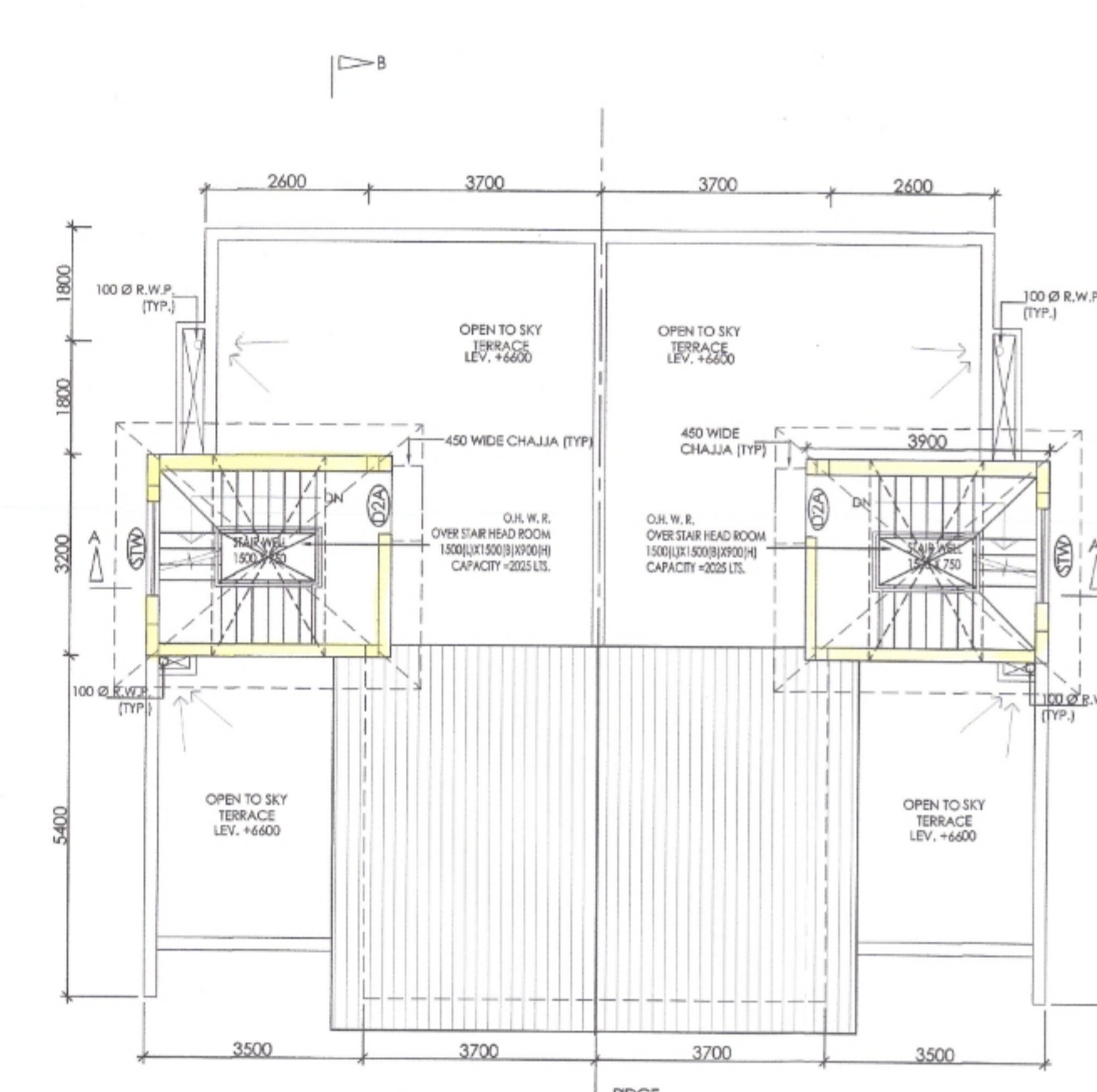
SECTION BB



GROUND FLOOR PLAN
ROW HOUSE (TWIN BUNGALOW)



FIRST FLOOR PLAN



ROOF PLAN

AREA STATEMENT	AREA AS PER SANCTION NO. 860/990/1/KMDA DATE 30.01.24	PROPOSED
1. AREA OF LAND	9240.14 SQM. (68-18K - 2CH - 11 SFT.)	9240.14 SQM. (68-18K - 2CH - 11 SFT.)
2. WIDTH OF ROAD	10 M.	10 M.
3. PERMISSIBLE BUILDING HEIGHT (EXCLUDING PLINTH)	6 M.	6 M.
4. PROPOSED BUILDING HEIGHT	2.25	2.25
5. PERMISSIBLE F.A.R. :	0.697	0.627
6. PROPOSED F.A.R. :	0.697	0.627
7. PERMISSIBLE GROUND COVERAGE :	45% (4158.06 SQM.)	45% (4158.06 SQM.)
8. PROPOSED GROUND COVERAGE :	26.87% (2483.14 SQM.)	27.67% (2557.18 SQM.)
9. PERMISSIBLE GREEN AREA :	1108.8 SQM. (12% OF PLOT AREA)	1108.8 SQM. (12% OF PLOT AREA)
10. PROPOSED GREEN AREA :	2926.28 (31.46% OF PLOT AREA) (GREEN AREA = TOTAL GREEN AREA OF PLOTS) (1294.92 + 1631.36)	2715.8 SQM. (29.39% OF PLOT AREA) (1199.05 + 1516.76)
11. TOTAL NO. OF BUNGALOWS	37	25
12. PROPOSED BUILT-UP AREA :	6438.98 SQM.	5798.18 SQM.

NO. OF TOTAL BUNGALOWS (PREVIOUS SANCTION)	37 NOS
NO. OF 2.25 KATHA BUNGALOWS	34 NOS x 173.06 SQM. = 5884.04 SQM.
NO. OF 3 KATHA BUNGALOWS	03 NOS x 184.98 SQM. = 554.94 SQM.

NO. OF TOTAL BUNGALOWS (PROPOSED)	25 NOS
NO. OF 2.25 KATHA BUNGALOWS	10 NOS x 173.06 SQM. = 1730.65 SQM.
NO. OF 3 KATHA BUNGALOWS	03 NOS x 184.98 SQM. = 554.94 SQM.
NO. OF 4.5 KATHA BUNGALOWS	12 NOS x 292.72 SQM. = 3512.64 SQM.

AREA STATEMENT (2.25 K BUNGALOW SINGLE UNIT)	
1. PLOT SIZE (APPROX)	= 8400X16000
2. PLOT AREA (APPROX)	= 134.40 SQM.
3. TOTAL BUILT-UP AREA	= 173.06 SQM.
4. GROUND FLOOR AREA	= 65.02 SQM.
5. FIRST FLOOR AREA	= 78.61 SQM.
6. SERVICE AREA ON ROOF	= 12.48 SQM.
7. PORCH AREA (COVERED)	= 14.88 SQM.
8. GREEN AREA	= 41.33 SQM.
9. GROUND COVERAGE	= 65.02 SQM.

AREA STATEMENT (3 K BUNGALOW SINGLE UNIT)	
1. PLOT SIZE (APPROX)	= 10300 X 20000
2. PLOT AREA (APPROX)	= 206.00 SQM.
3. TOTAL BUILT-UP AREA	= 184.98 SQM.
4. GROUND FLOOR AREA	= 86.81 SQM.
5. FIRST FLOOR AREA	= 72.09 SQM.
6. SERVICE AREA ON ROOF	= 11.40 SQM.
7. PORCH AREA (COVERED)	= 14.68 SQM.
8. GREEN AREA	= 75.38 SQM.
9. GROUND COVERAGE	= 90.82 SQM.

AREA STATEMENT (4.5 K BUNGALOW SINGLE UNIT)	
1. PLOT SIZE (APPROX)	= 16800 X 16000
2. PLOT AREA (APPROX)	= 268.80 SQM.
3. TOTAL BUILT-UP AREA	= 292.72 SQM.
4. GROUND FLOOR AREA	= 135.21 SQM.
5. FIRST FLOOR AREA	= 117.12 SQM.
6. SERVICE AREA ON ROOF	= 13.39 SQM.
7. PORCH AREA (COVERED)	= 26.00 SQM.
8. GREEN AREA	= 73.11 SQM.
9. GROUND COVERAGE	= 136.21 SQM.

TOTAL BUILT-UP AREA OF THE PROJECT = 5798.18 SQM.

SPECIFICATIONS				
1.	ALL DIMENSIONS ARE IN MM.			
2.	DRAWING SHOULD NOT BE SCALED ONLY WRITTEN DIMENSIONS TO BE FOLLOWED.			
3.	EXTERNAL WALLS ARE 200 AND INTERNAL WALLS ARE 100THK. IN 1:6 CEMENT MORTAR.			
4.	EXTERNAL PLASTER IS 19 MM. THK. AND INTERNAL PLASTER 12 MM. THK. IN 1:5 CEMENT MORTAR.			
5.	ALL DOORS FRAMES ARE OF GOOD QUALITY HARD WOOD.			
6.	ALL REINFORCEMENT TO CONFORM WITH IS. 456 1978.			
7.	ALL P.C.C. IS IN 1:3:6 (CEMENT : SAND : AGGREG.)			
8.	ROOF TILES OVER WATER PROOF SCALED PLASTER.			
9.	ALL INTERNAL WALLS ARE TO BE FINISHED WITH PLASTER OF PARIS WHILE EXTERNAL SURFACE TO BE FINISHED WITH TWO COATS OF CEMENT BASED PAINT.			

SCHEDULE OF DOORS AND WINDOWS				
TYPE	WIDTH	HEIGHT	SILL LEVEL	REMARKS
D1	1200	2400	-	FLUSH DOOR
D2	1000	2400	-	FLUSH DOOR
D3	850	2400	-	FLUSH DOOR
D4	800	2400	-	FLUSH DOOR
D5	750	2400	-	FLUSH DOOR
SD1	2400	2400	-	SLIDING DOOR
SD2	1550	2400	-	SLIDING DOOR
SD3	1500	2400	-	SLIDING DOOR
W1	1500	1500	900	ALUMINUM WINDOW WITH 5MMTHK. CLEAR GLASS WINDOW
W5	900	1200	1200	
W6	450	1200	1200	
STW	1500	1200	AS PER ELEVATION	

SIGNATURE OF THE ARCHITECT

Sunil Maniramka
SUNIL MANIRAMKA, (B.Arch.)
Consulting Architect
Council of Architecture (Regn. No. CA/93/16638)

SUNIL KUMAR MANIRAMKA
(Reg. No.- CA/93/16638)
MANIRAMKA AND ASSOCIATES, 74B, A.J.C. BOSE ROAD, KOL-16

CERTIFICATE OF THE STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN AND DRAWINGS OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING THE SOIL TEST REPORT AND ALSO CONSIDERING ALL POSSIBLE LOADS, SEISMIC LOAD AND THE MOMENTS GENERATED BY THE PROPOSED STRUCTURE AS PER IS & THE NATIONAL BUILDING CODE OF INDIA & CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECT & THESE PROVISIONS SHALL BE ADHERED TO DURING THE CONSTRUCTION.

Chandi Prasad Khanra
CHANDI PRASAD KHANRA
BE (Civil), ME (Struct.), MIE (India)
ESE - 1/2

CHANDI PRASAD KHANRA
63/22, BRINDABAN MULLICK LANE, HOWRAH- 711011

Pawanputra Tradecon Pvt. Ltd.
Pawanputra Tradecon Pvt. Ltd.
Authorised Signatory

SIGNATURE OF AUTHORIZED SIGNATORY

REVISED PLAN OF PROPOSED PLOTTED DEVELOPMENT
COMPRISING OF 2.25 KATHA BUNGALOWS - 10
UNITS (BEING REVISED FROM EARLIER 34 UNITS), 3 KATHA
BUNGALOWS - 3 UNITS & 4.5 KATHA BUNGALOWS - 12
UNITS (NEW PROPOSAL) AT L.R. DAG NOS.- 493(F), 494(P),
495(F), 496(P), 498(P), MOUZA - CHANDA
KANTHALBERIA, L.R. KHATIAN NO. 888, J.L. NO.- 8, BLOCK-
BHANGAR II, P.S. KLC, DIST - 24 PGS (S), P.O.-KULBERIA,
KOLKATA - 743502.

REV.	01	02	03	04	05	06	07
DATE	02.09.24						
DATE	02.09.24	DEALT: ANITA/SHI	DRG. NO. : CK8/SD/PS/R/02				
SCALE	1:100	CHECK BY :	SHEET NO. : 2				
ARCHITECT :							
MANIRAMKA AND ASSOCIATES							
74B, A. J. C. BOSE ROAD, KOLKATA-700 016							
PHONE : (033) 2217 8329							
E mail:- maniramka.associates@gmail.com							
www.maniramkaarchitect.com							

NORTH
AS PER
SITE

REVISED SANCTIONED PLAN

File No. 866/996/11K/24P/MDA

The non-converted land areas shall not be used for any permanent or temporary constructions / erections / designated open or parking spaces or any other structures. Violation of the same will automatically revoke the sanction / completion certificate.

1. There should not be any court case or any complains from any corner in respect of the said property as per plan.
2. "South 24 Parganas Zilla Parishad" will not be liable if any dispute arises at the site


ASSISTANT ENGINEER
South 24 Pgs. Z.P.


DISTRICT ENGINEER
South 24 Pgs. Z.P.