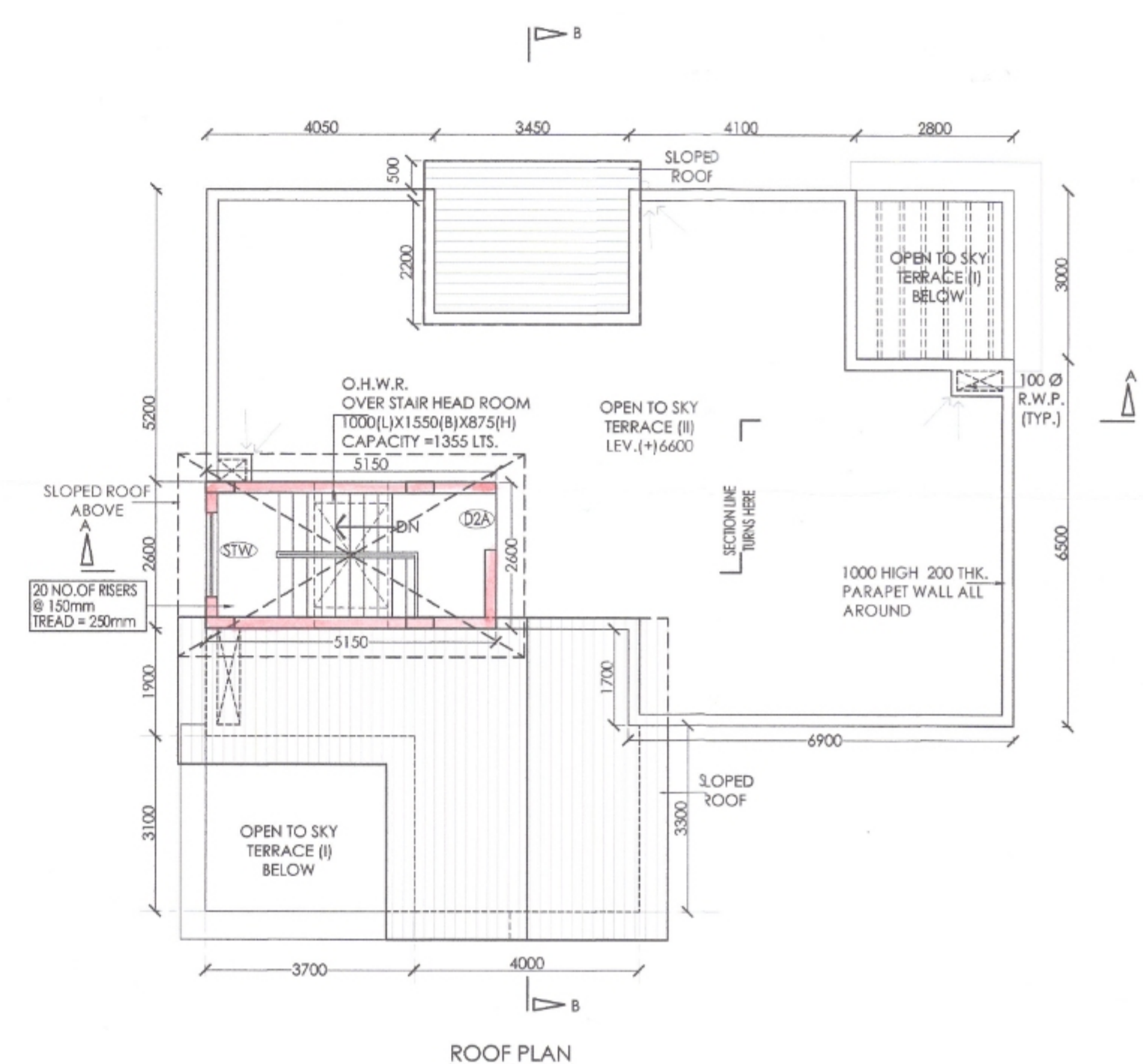
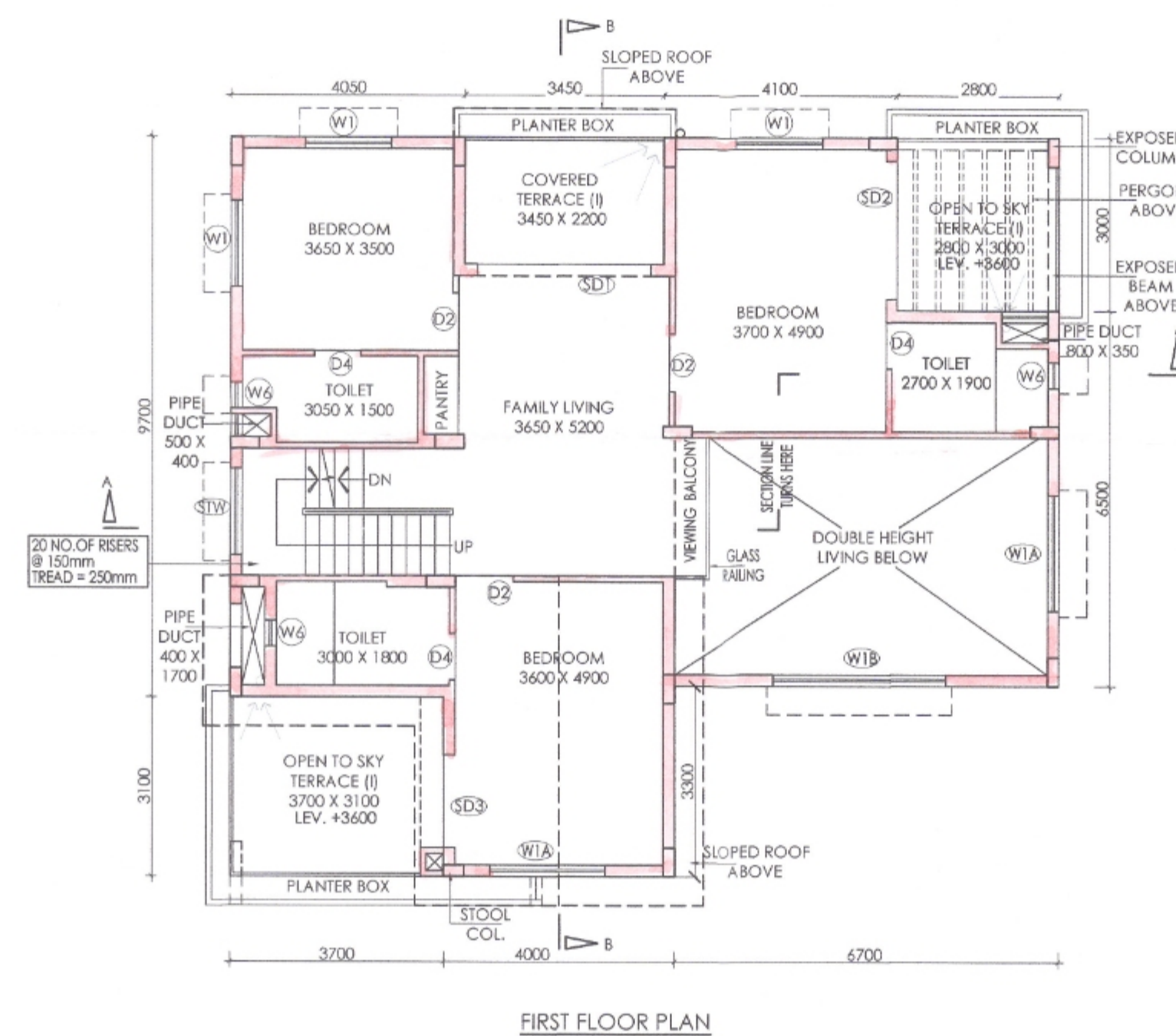
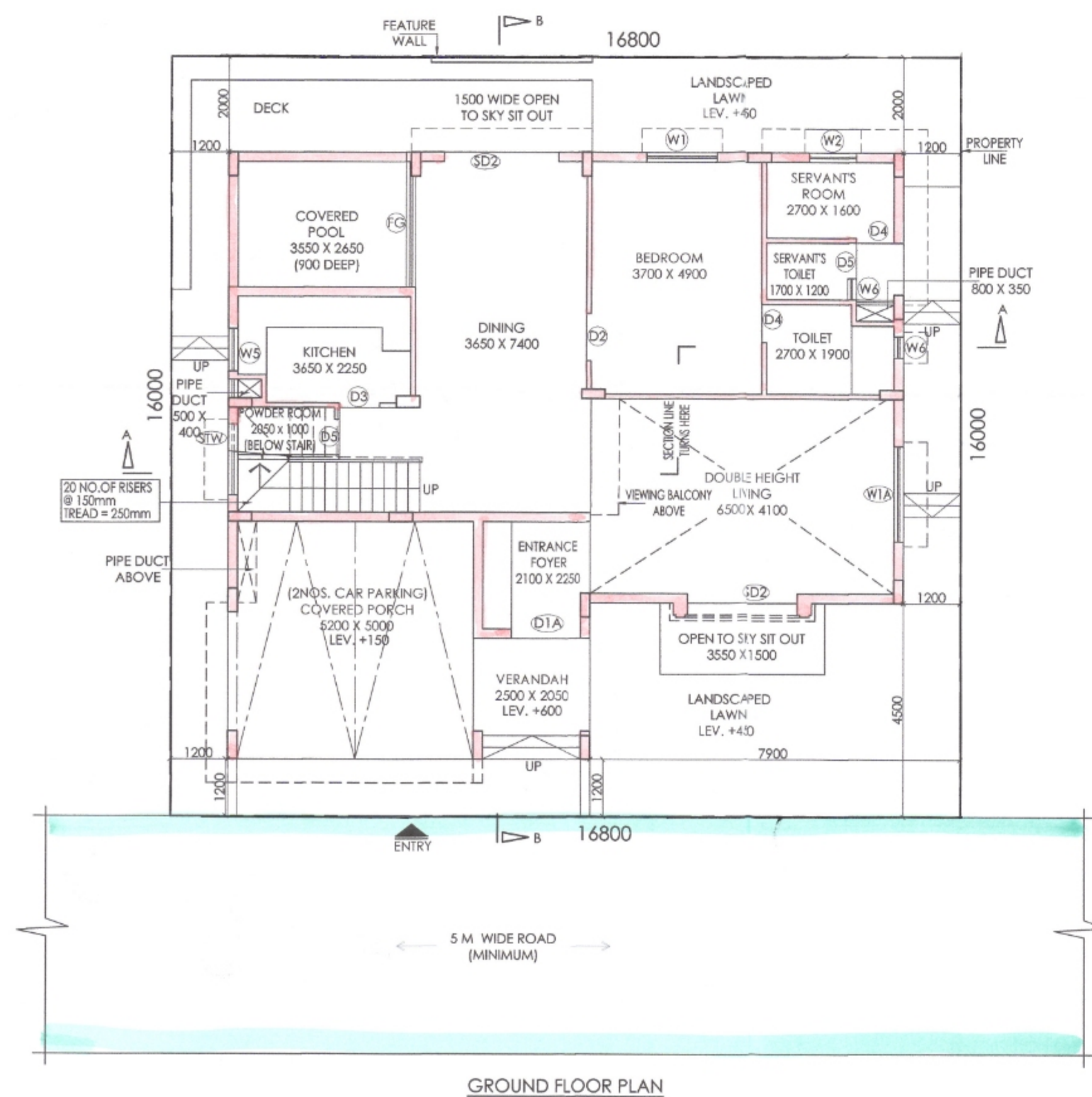
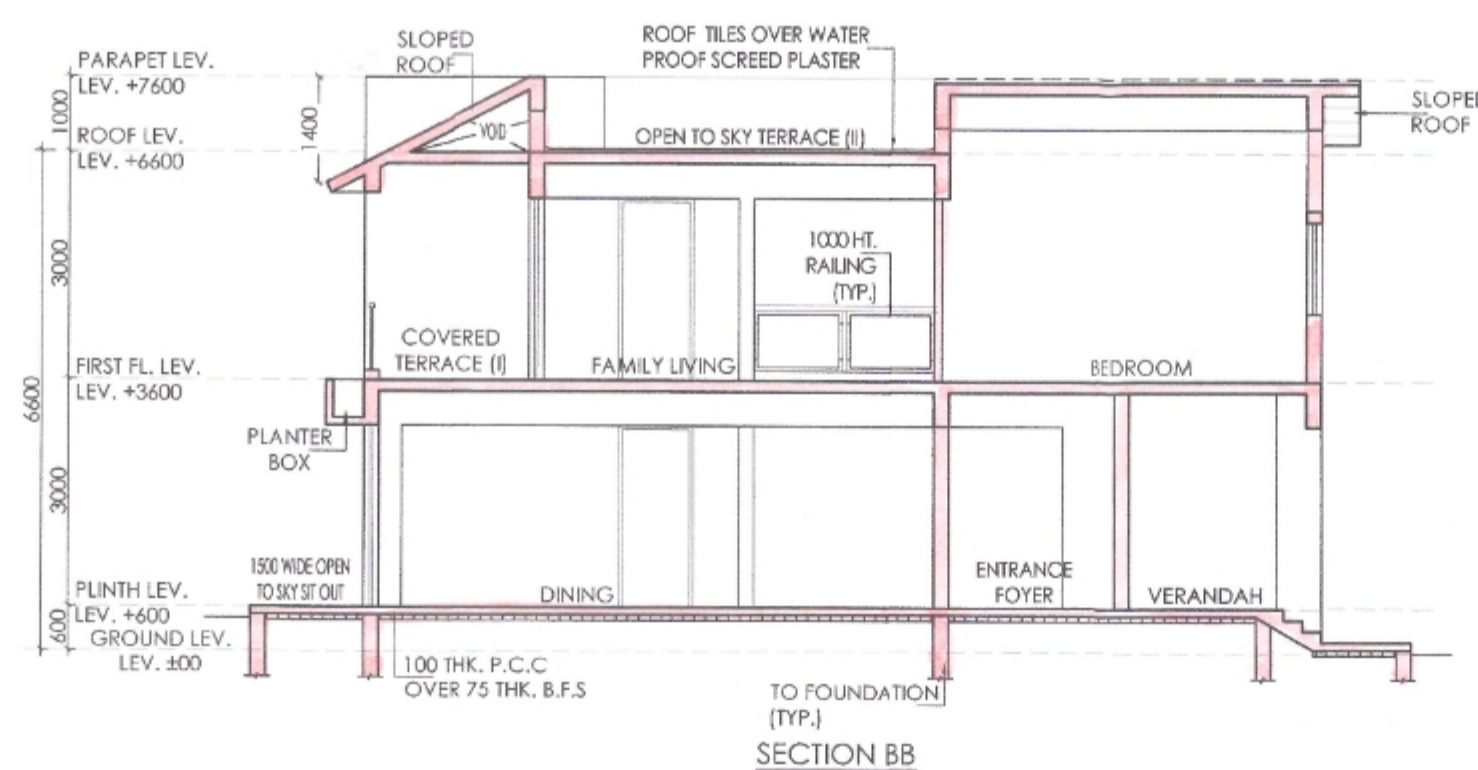
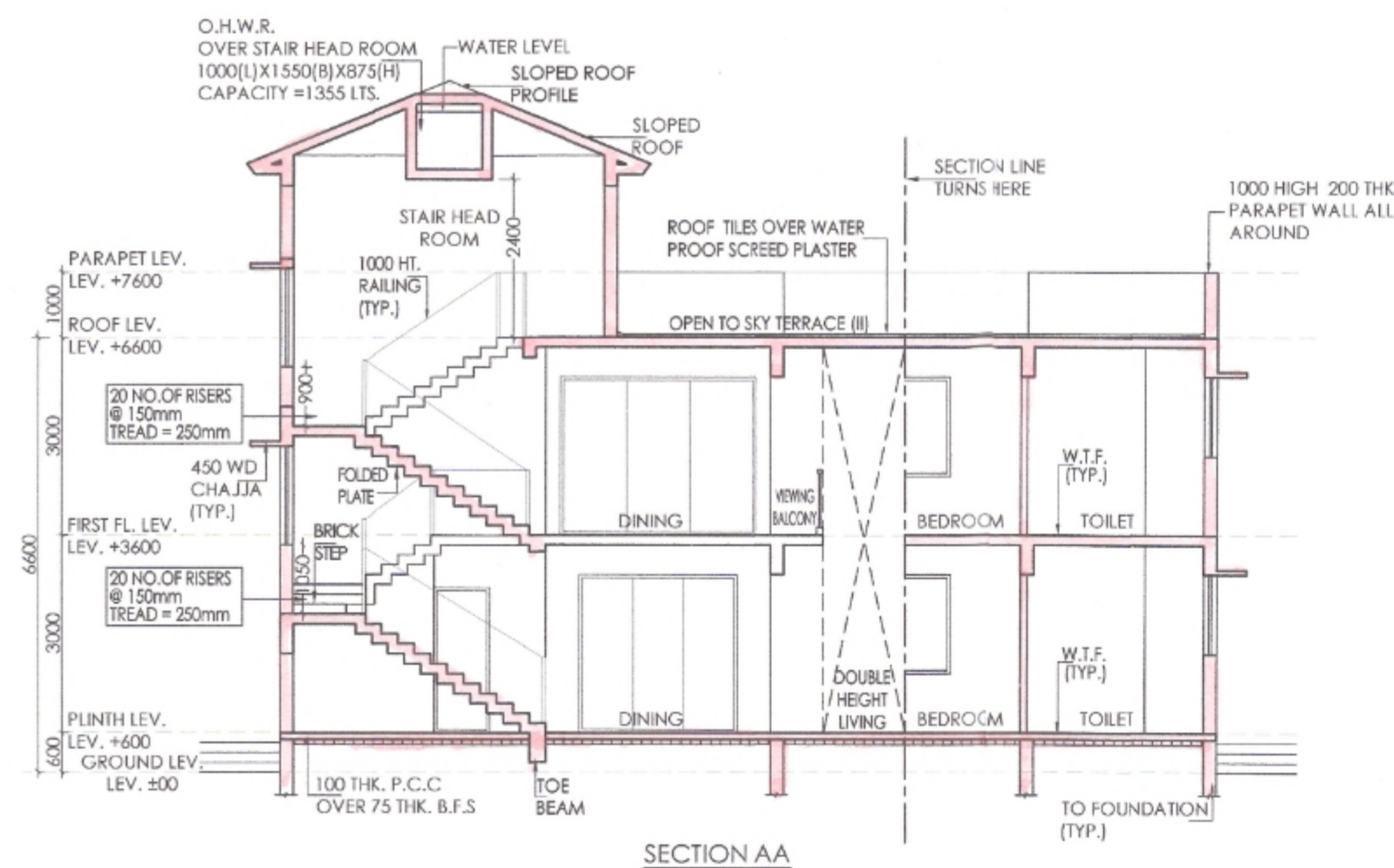
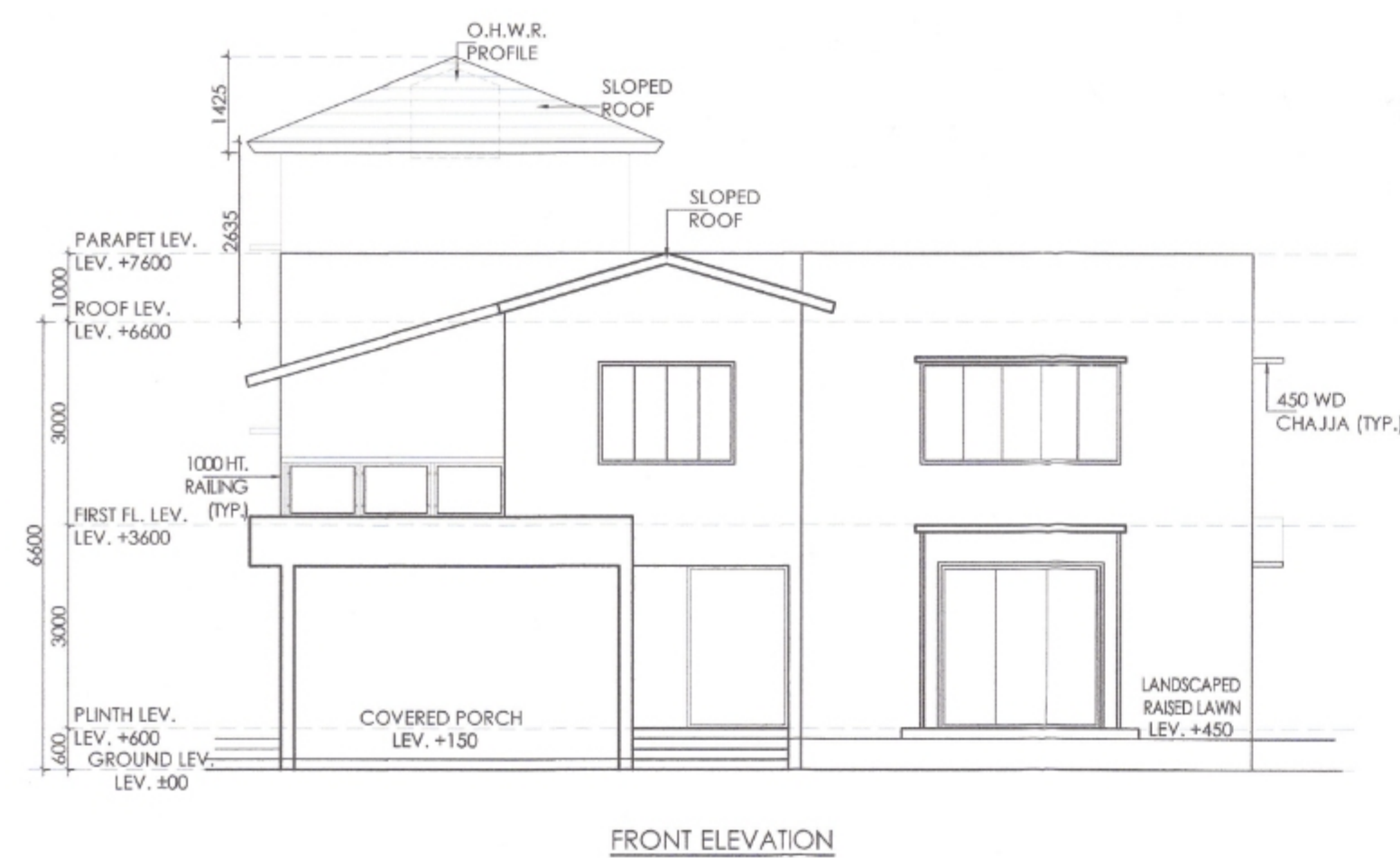




AREA STATEMENT		AREA AS PER SANCTION NO. 806900/10/IDA DATE 30.01.24	PROPOSED	SPECIFICATIONS
1. AREA OF LAND	9240.14 SQ.M. (68'-18K'-2CH + 11 SFT.)	9240.14 SQ.M. (68'-18K'-2CH + 11 SFT.)		1. ALL DIMENSIONS ARE IN MM. 2. DRAWING SHOULD NOT BE SCALED ONLY WRITTEN DIMENSIONS TO BE FOLLOWED.
2. WIDTH OF ROAD	10 M.	10 M.		3. EXTERNAL WALLS ARE 200 THK. AND INTERNAL WALLS ARE 100 THK. IN 1:3 CEMENT MORTAR.
3. PERMISSIBLE BUILDING HEIGHT	60 M.	60 M.		4. EXTERNAL PLASTER IS 19 MM. THK. AND INTERNAL PLASTER 12 MM. THK. IN 1:5 CEMENT MORTAR.
4. PROPOSED BUILDING HEIGHT (EXCLUDING PLINTH)	6 M.	6 M.		5. ALL DOORS FRAMES ARE OF GOOD QUALITY HARD WOOD.
5. PERMISSIBLE F.A.R. :	2.25	2.25		6. ALL REINFORCEMENT TO CONFORM WITH I.S. 456 1978.
6. PROPOSED F.A.R. :	0.697	0.627		7. ALL P.C.C. IS IN 1:3:6 CEMENT : SAND : AGGREG.
7. PERMISSIBLE GROUND COVERAGE	45% (41.08.06 SQ.M.)	45% (41.08.06 SQ.M.)		8. ROOF TILES OVER WATER PROOF SKEED PLASTER.
8. PROPOSED GROUND COVERAGE	26.87% (2463.14 SQ.M.)	27.47% (2557.18 SQ.M.)		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.
9. PERMISSIBLE GREEN AREA :	1108.8 SQ.M. (10% OF PLOT AREA)	1108.8 SQ.M. (10% OF PLOT AREA)		
10. PROPOSED GREEN AREA :	1226.28 (31.64% OF PLOT AREA)	2715.8 SQ.M. (29.9% OF PLOT AREA)		
[GREEN AREA + TOTAL GREEN AREA OF FLOIS]	2924.94 (2 + 1631.36)	1199.05 (1+151.676)		
11. TOTAL NO. OF BUNGALOWS	37	25		
12. PROPOSED BUILT-UP AREA :	6438.96 SQ.M.	5798.16 SQ.M.		
				SCHEDULE OF DOORS AND WINDOWS
				TYPE WIDTH HEIGHT SILL LEVEL REMARKS
				D1A 1500 2400 - FLUSH DOOR
				D2 1000 2400 - FLUSH DOOR

NO OF TOTAL BUNGALOWS (PREVIOUS SANCTION)	37 NOS	D2A	1000	2100	-	FLUSH DOOR
		D3	850	2400	-	FLUSH DOOR
NO. OF 2.25 KATHA BUNGALOWS	34 NOS x 173.04 SQM. = 5884.04SQM.	D4	800	2400	-	FLUSH DOOR
NO. OF 3 KATHA BUNGALOWS	03 NOS x 184.98 SQM. = 554.94SQM.	D5	750	2400	-	FLUSH DOOR
		SD1	3000	2400	-	SLIDING DOOR
		SD2	2400	2400	-	SLIDING DOOR
NO OF TOTAL BUNGALOWS (PROPOSED)	25 NOS	SD3	1600	2400	-	SLIDING DOOR

NO. OF 2.25-KT BUNGALOWS	NO. OF 3-KT BUNGALOWS	NO. OF 4-KT BUNGALOWS	NO. OF 4.5-KT BUNGALOWS	03 NOS X 173.06 SQM. = 519.18 SQM.	03 NOS X 184.98 SQM. = 554.94 SQM.	12 NOS X 292.72 SQM. = 3512.64 SQM.	W1	1500	1500	900	4MMHT CLEAR GLASS BEDROOM WINDOW
							W1A	2000	1500	900	DOUBLE HIGH AREA WINDOW BEDROOM
							W1B	3000	1500	900	DOUBLE HIGH AREA WINDOW BEDROOM
							W2	1000	1500	900	BEDROOM
							W5	900	1500	1200	KITCHEN WINDOW
							W6	1500	1500	900	TOILET WINDOW
							STW	1500	1500	900	STAIRCASE WINDOW
							FG	2650	2100	300	FIXED GLASS

Sunil Maniram
SUNIL MANIRAMKA, (B.Arch.)
Consulting Architect
Council of Architecture (Regn. No. CA/93/16636)

SUNIL KUMAR MANIRAMKA
(Reg. No.- CA/93/16636)
MANIRAMKA AND ASSOCIATES, 74B, A.J.C. ROSE

<u>AREA STATEMENT (3 X BUNGALOW SINGLE UNIT)</u>		
1. PLOT SIZE APPROX	=	10300 X 20000
2. PLOT AREA (APPROX)	=	206.00 SQ.M.
3. TOTAL BUILT-UP AREA	=	184.98 SQ.M.
4. GROUND FLOOR AREA	=	86.81 SQ.M.
5. FIRST FLOOR AREA	=	72.09 SQ.M.
6. SERVICE AREA ON ROOF	=	11.40 SQ.M.
7. PORCH AREA (COVERED)	=	14.68 SQ.M.
8. GREEN AREA	=	13.39 SQ.M.
9. GROUND COVERAGE	=	90.82 SQ.M.

CHANDI PRASAD KHAN
BE (Civil), ME (Struct.), MIE (In
ESE - I/2
CHANDI PRASAD KHAN
63/22, BRINDABAN MULICK LANE, HO

PAWANPUTRA TRADECOM PVT. LTD.
Sauril Borm
Authorised Signatory

SIGNATURE OF AUTHORIZED SIGNATORY

South 24 Pgs. 2, P. ASSISTANT ENGINEER
South 24 Pgs. 2, P. DISTRICT ENGINEER

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.

PREVIOUS SANCTION NO. 860/990/1/KMDA DATE 30.01.24

SANCTION DRAWING- BUNGALOW (4.5 KATHA)

GROUND FLOOR, FIRST FLOOR, ROOF PLAN, FRONT
ELEVATION, SECTION-AA & SECTION-BB

REV.	01	02	03	04	05	06	07
DATE	02.09.24						
DATE = 02.09.24			DEALT : ISHTI		DRG. NO. : CKB/SD/P5/R/04		
SCALE = 1:100			CHECK BY :		SHEET NO. : 4		

ARCHITECTS :
MANIRAMKA AND ASSOCIATES
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PHONE : [033] 2217 8329
E-mail: maniramka.associates@gmail.com
www.maniramkaarchitect.com

REVISED SANCTIONED PLAN

File No. 860/2011/REV/KMDA

The non-converted land areas shall not be used for any permanent or temporary constructions / erections / designated open car 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 complaints 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.