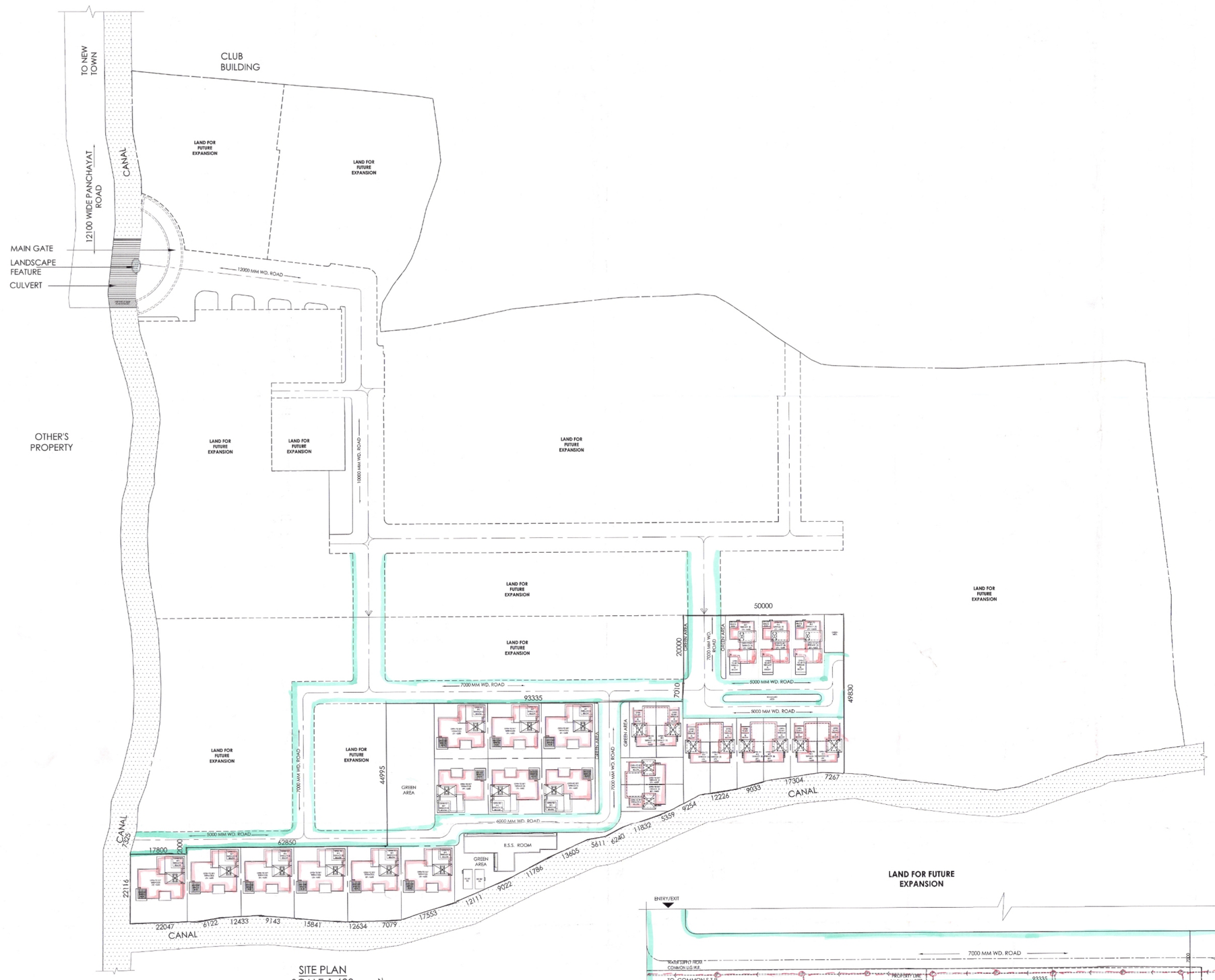
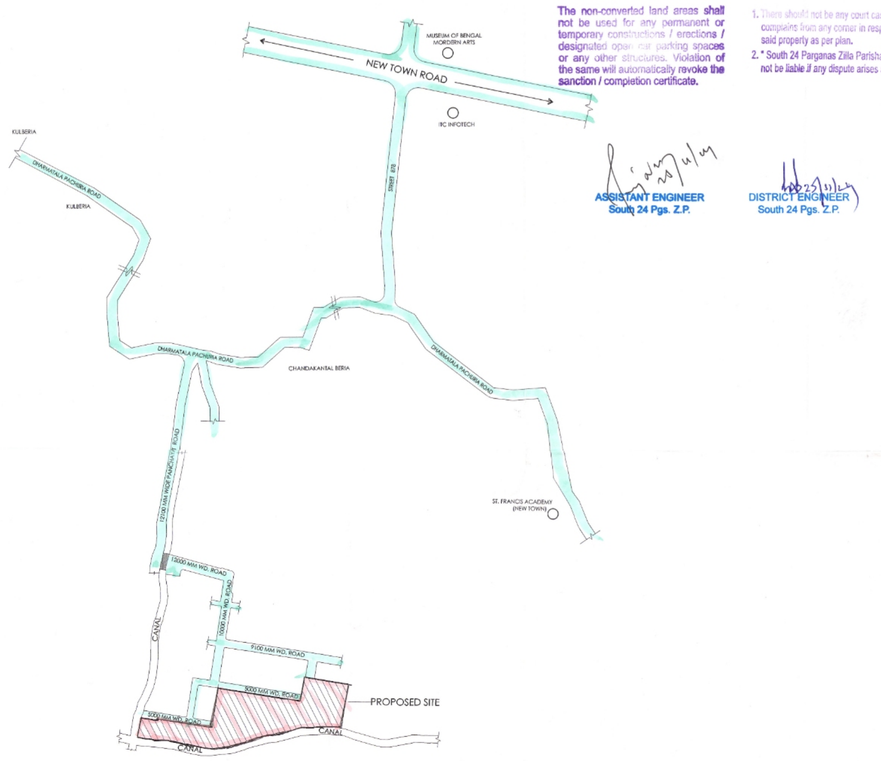


SITE PLAN
SCALE-1:600



NOTES:

- STRUCTURE SHOWN IN YELLOW FIRM LINE ARE SANCTIONED & SHALL BE CONSTRUCTED.
- STRUCTURE SHOWN IN YELLOW DOTTED LINE ARE SANCTIONED BUT SHALL NOT BE CONSTRUCTED.
- STRUCTURE SHOWN IN RED HATCH ARE NOT SANCTIONED BUT PROPOSED FOR CONSTRUCTION.

REVISED SANCTIONED PLAN

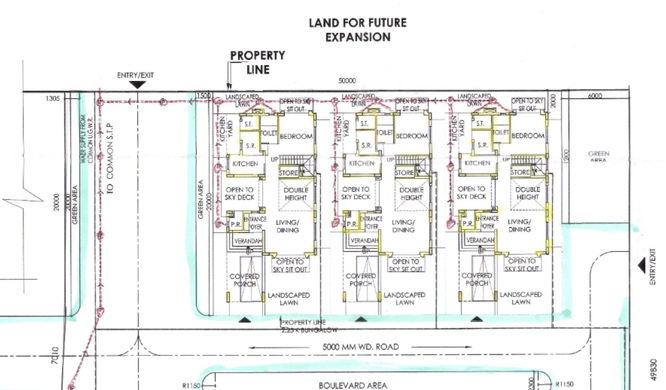
File No. 860/990/1/KMDA

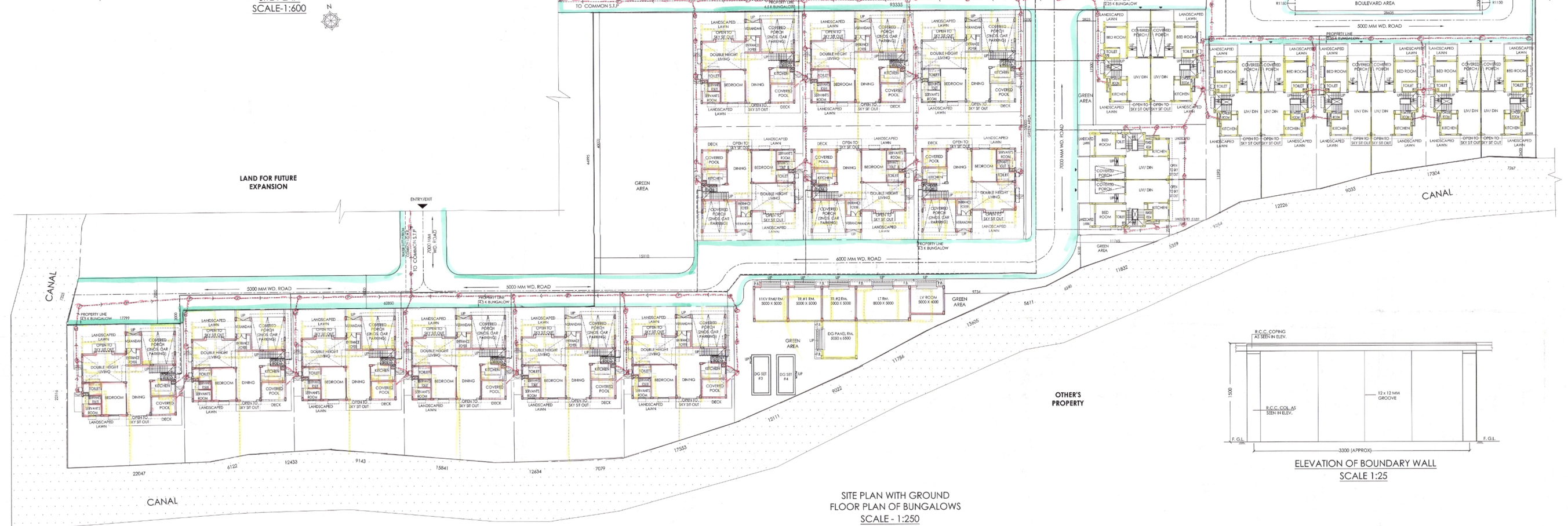
1. There should not be any court case or any complaint from any corner in respect of the said property as per plan.
2. " South 24 Parganas Zilla Parishad" will not be liable if any dispute arises at the site.

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.

ASSISTANT ENGINEER
South 24 Pgs. Z.P.

DISTRICT ENGINEER
South 24 Pgs. Z.P.





SITE PLAN WITH GROUND FLOOR PLAN OF BUNGALOWS
SCALE - 1:250

ELEVATION OF BOUNDARY WALL
SCALE 1:25

THIS DRAWING IS A PRIVATE AND CONFIDENTIAL COMMUNICATION AND THE PROPERTY OF MANIRAMKA AND ASSOCIATES AND MUST NOT BE COPIED OR LENT WITHOUT THE CONSENT OF MANIRAMKA AND ASSOCIATES.

SPECIFICATIONS:

1. ALL DIMENSIONS ARE IN MM.
2. DRAWING SHOULD NOT BE SCALED-ONLY WRITTEN DIMENSIONS TO BE FOLLOWED.
3. EXTERNAL WALLS ARE 200 THK. AND INTERNAL WALLS ARE 100/125 THK.
4. WHEREVER REQUIRED EXTERNAL PLASTER IS 19 MM. THK. AND INTERNAL PLASTER 12 MM. THK.
5. ALL REINFORCEMENT TO CONFIRM WITH I.S. 456 2000.
6. ALL P.C.C. IS IN 1:3:6 (CEMENT : SAND : AGGREG.)

AREA STATEMENT	AREA AS PER SANCTION NO. 860/990/1/KMDA DATE 30.01.24	PROPOSED
1. AREA OF LAND	92401.14 SQM. (6B - 18K - 2CH - 11 SFT.)	92401.14 SQM. (6B - 18K - 2CH - 11 SFT.)
2. WIDTH OF ROAD	10 M.	10 M.
3. PERMISSIBLE BUILDING HEIGHT	60 M.	60 M.
4. PROPOSED BUILDING HEIGHT (EXCLUDING PLINTH)	6 M.	6 M.
5. PERMISSIBLE F.A.R. :	2.25	2.25
6. PROPOSED F.A.R.	0.887	0.827
7. PERMISSIBLE GROUND COVERAGE :	45% (4158.06 SQM.)	45% (4158.06 SQM.)
8. PROPOSED GROUND COVERAGE :	26.87% (2483.14 SQM.)	27.87% (2557.18 SQM.)
9. PERMISSIBLE GREEN AREA :	1108.8 SQM. (10.0 % FOR NEW)	1108.8 SQM. (10.0 % FOR NEW)
10. PROPOSED GREEN AREA : (GREEN AREA + TOTAL GREEN AREA OF PLOTS)	2926.28 (31.66% FOR NEW) [1294.92 + 1631.36]	2715.81 SQM. (29.38% FOR NEW) [1199.06+1516.75]
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. = 5884.04SQM.
- NO. OF 3 KATHA BUNGALOWS — 03 NOS x 184.98 SQM. = 554.94SQM.

NO OF TOTAL BUNGALOWS (PROPOSED) — 25 NOS

- NO. OF 2.25 KATHA BUNGALOWS — 10 NOS x 173.065QM. = 1730.65QM.
- NO. OF 3 KATHA BUNGALOWS — 03 NOS x 184.98SQM. = 554.94SQM.
- NO. OF 4.5 KATHA BUNGALOWS — 12 NOS x 292.72SQM. = 3512.64SQM.

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) = 16.95 SQM.
8. GREEN AREA = 41.35 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 = 66.51 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 = 136.21 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.

SIGNATURE OF THE ARCHITECT :

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. 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 BIS & 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 PROSAD KHANRA
ESE (S/STRU), (WB) (Registered No. WB/01/01/2)

CHANDI PRASAD KHANRA
63/22, BIRINDABAN MULLICK LANE, HOWRAH-711101

PAWANPUTRA TRADECOM PVT. LTD.
Authorised Signatory

SIGNATURE OF AUTHORISED 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(P), 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

SITE PLAN WITH GROUND FLOOR PLAN BUNGALOWS, SITE PLAN, LOCATION PLAN AND DETAIL OF BOUNDARY WALL

REV.	01	02	03	04	05	06	07
DATE	02.09.24						

DATE = 02.09.24	DEALT : ISHTI	DRG. NO. : CKB/SD/PS/R/01
SCALE = 1:250	CHECK BY :	SHEET NO. : 01

ARCHITECTS :
MANIRAMKA AND ASSOCIATES
74 B, A. J. C. BOSE ROAD, KOLKATA-700 016
PHONE : (033) 2217 8329
E mail:- maniramka.associates@gmail.com
www.maniramkaarchitect.com

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