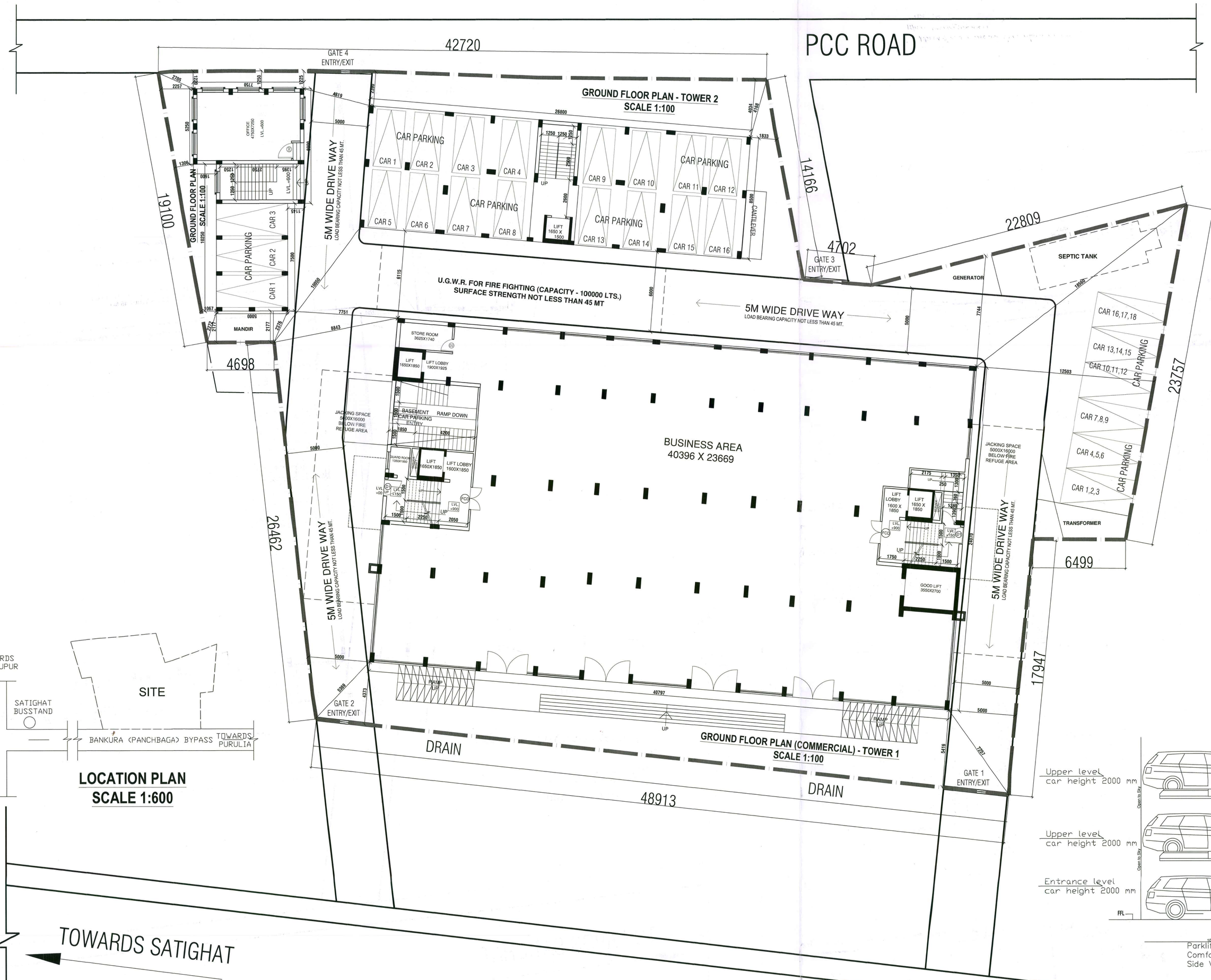

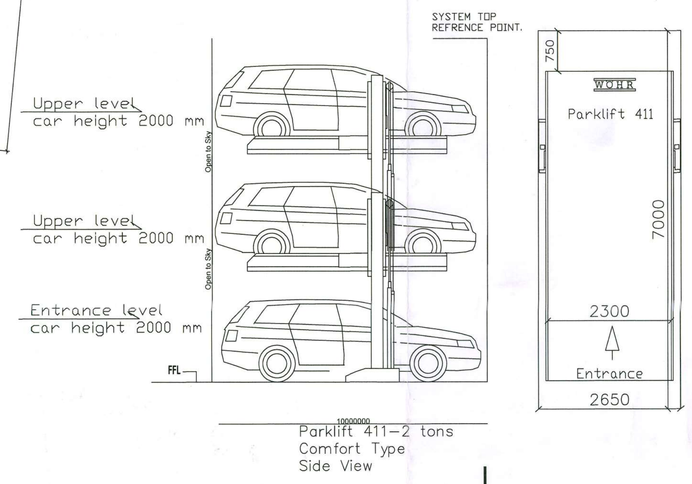

COMPLETION BUILDING PLAN OF COMMERCIAL CUM RESIDENTIAL BUILDING OF B+G+IX STORIED RESIDENTIAL TOWER I, G+V STORIED RESIDENTIAL TOWER 2 AND G+1 COMMUNITY HALL OF MR. UTTAM KUMAR SAMANTA OF SAMANTA INFRACON PVT LTD AT MOUZA-KHUDSOLE, J.L N0-228, PLOT NO.-16,17,19 (L.R), WARD NO -11, P.O & P.S - BANKURA UNDER BANKURA MUNICIPALITY

CERTIFICATE OF OWNER

CERTIFIED THAT WE HAVE GONE THROUGH THE WB MUNICIPAL BUILDING RULES 2007 FOR THE BANKURA MUNICIPALITY IN VOGUE & ALSO UNDERTAKE TO ABIDE BY THOSE RULES DURING & AFTER CONSTRUCTION OF THE BUILDING.

Samanta Infracon Pvt. Ltd.
Uttam Kumar Samanta
Director

SIGNATURE OF OWNER

CERTIFICATE OF ENGINEER / ARCHITECT

CERTIFIED THAT THE FOUNDATION AND THE SUPER STRUCTURE OF THE BUILDING HAVE BEEN SO DESIGN BY ME/US TO BE SAF E IN ALL RESPECT INCLUDING THE CONSIDERATION OF BEARING CAPACITY & SETTLEMENT OF SOIL ETC. AS PER I.S.I.

CERTIFIED THAT THE PLAN HAS BEEN DESIGN & DRAWN UP STRICTLY ACCORDING TO THE BUILDING RULES FOR "WB MUNICIPAL BUILDING RULES & WBFES RULES".

CERTIFIED THAT WE HAVE PERSONALLY VERIFIED THE SITE & FOUND IT IS BUILDABLE & NOT A TANK OR FILLED UP TANK.

Sanjoy Kumar Santra
B.Tech(Civil), Mt-Tech (Structure)
KMC ESE/II-535, IEI-AM-181374-1
Chartered Engineer

Sanjoy Kumar
B.Tech(Civil), Govt. Regd. (NICMAR)
Empanelled Geo-Tech. Engg. of KMC
No-67/1/16

Arpan Das Gupta
AR. ARPAN DAS GUPTA
B.ARCH,LL.LIMTRP
(BESUS),IA.IA.A.ITPI
REGISTERED ARCHITECT
CA/2011/51075
ARPAN DAS GUPTA
REGISTERED ARCHITECT
CA/2011/51075

SIG. OF GEO-TECH. ENGINEER | SIG. OF ENGINEER /ARCHITECT

AREA STATEMENT

Plot area (As per Deed)	**2726.37 Sqm**
Plot area (As per measurement)	**2569.71 sqm= 27660.36 sft**
Permissible Ground Coverage	**1284.86 (50%)**
Proposed Ground Coverage	**1304.79 (50.77%)**
Width of the access road	**More than 24M (Approx.)**
Permissible height of building	**No height restriction**
Proposed height of building	**31.4 M,19.45 M, 6.9 M**
Permissible F.A.R.	**3**
Permissible F.A.R Area	**2569.71 X 3= 7709.13 SQ.M**

RESIDENTIAL BUILDING - B + G + 9 (TOWER - 1)

(A) Basement Floor Built up Area	981.91 SQ.M
(B) Ground Floor Built up Area	981.91 SQ.M
(C) 1st Floor Built up Area	981.91 SQ.M
(D) 2nd Floor Built up Area	981.91 SQ.M
(E) 3rd Floor Built up Area	813.80 SQ.M
(F) 4th Floor Built up Area	813.80 SQ.M
(G) 5th Floor Built up Area	813.80 SQ.M
(H) 6th Floor Built up Area	813.80 SQ.M
(I) 7th Floor Built up Area	813.80 SQ.M
(J) 8th Floor Built up Area	813.80 SQ.M
(K) 9th Floor Built up Area	813.80 SQ.M

TOTAL BUILT UP AREA FOR TOWER - 1
B + G + 1st TO 9th FLOOR = 9624.24 SQ.M

EXEMPTION
Ground Floor Exemption Area = 77.43 SQ.M
1st Floor Exemption Area = 69.62 SQ.M
Typical Floor Exemption Area (2nd to 9th) = (40.55X8) SQ.M = 324.4 SQ.M
Basement Parking Exemption Area = 410.16 SQ.M
TOTAL EXEMPTED AREA = (77.43 + 69.62 + 324.4 + 410.16) SQ.M = 881.61 SQ.M

RESIDENTIAL BUILDING - G + 5 (TOWER - 2)

(A) Ground Floor Built Up Area	227.80 SQ.M
(B) 1st Floor Built Up Area	227.80 SQ.M
(C) 2nd Floor Built Up Area	227.80 SQ.M
(D) 3rd Floor Built Up Area	227.80 SQ.M
(E) 4th Floor Built Up Area	227.80 SQ.M
(F) 5th Floor Built Up Area	227.80 SQ.M

TOTAL BUILT UP AREA FOR TOWER - 2
G + 1ST TO 5TH FLOOR = 1366.8 SQ.M

EXEMPTION
Ground Floor Exemption Area = 14.97 SQ.M
Typical Floor Exemption Area (1st to 5th) = 14.97X5 = 74.85 SQ.M
TOTAL EXEMPTED AREA = (14.97 + 74.85) SQ.M = 89.82 SQ.M

COMMUNITY HALL - G + 1

(A) Ground Floor Built Up Area	95.08 SQ.M
(B) 1st Floor Built Up Area	95.08 SQ.M

TOTAL BUILT UP AREA = 190.16 SQ.M

EXEMPTION
Ground Floor Exemption Area = 13.12 SQ.M
1st Floor Exemption Area = 13.12 SQ.M
TOTAL EXEMPTED AREA = (13.12 + 13.12) SQ.M = 26.24 SQ.M

TOTAL BUILT UP AREA FOR F.A.R FOR TOWER 1, TOWER 2 & COMMUNITY HALL
= 9624.24 + 1366.8 + 190.16 SQ.M = 11181.2 SQ.M
TOTAL EXEMPTION AREA OF TOWER 1, TOWER 2 & COMMUNITY HALL
= 881.61 + 89.82 + 26.24 SQ.M = 997.67 SQ.M
PROPOSED F.A.R AREA = (11181.2 - 997.67) SQ.M = 10183.53 SQ.M
F.A.R OF THE PROJECT (TOTAL FLOOR AREA/PLOT AREA) = 10183.53 / 2569.71 = 3.96

PARKING CALCULATION

Total Residential area (Tower 1 & 2) = (6186 + 1064.1) SQ.M = 7250.1 SQ.M
Required parking for Residential area = 48.33 = 48 No.s
Total Commercial area = (904.48 + 912.29 + 163.92)SQ.M = 1980.69 SQ.M
Required parking for Commercial area = 19.80 = 20 No.s
Total Parking Requirement = 48 + 20 = 68 No.s
Total Provied Parking = 69 (HENCE OK)

DOOR/WINDOW SCHEDULE

NO.	MASONRY OPENING	LTL.HT.	REMARKS.
F.C.D	1200 X 2100	2100	COLLAPSIBLE
D1	1050 X 2100	2100	WOOD-FLUSHED
D2	900 X 2100	2100	WOOD-FLUSHED
D3	750 X 2100	2100	P.V.C
D4	2100 X 2100	2100	WOOD-FLUSHED
D5	2848 X 2100	2100	WOOD-FLUSHED
W1	1500 X 1350	2100	ALUMINIUM SLIDING
W3	900 X 1250	2100	ALUMINUM SLIDING
W3	1500 X 1250	2100	ALUMINUM SLIDING
W4	1200 X 1350	2100	ALUMINUM SLIDING
V	600 X 600	2100	ALUMINIUM CASEMENT

NOTE External walls are 200 thk. & internal walls 125 & 75. unless noted otherwise . All chajja proj. 450. All dimensions are in millimetre.

ARCHITECTURAL CONSULTANT :
M/s DASGUPTA ARCHITECTS
ARCHITECTS TOWN PLANNER LANDSCAPE DESIGNER
CB-207 Action Area -I Newtown Kolkata-156
Email: dasguptaar16@gmail.com
Phone: +91 9434527840

DWG. NO. - DGA / ARCH / FIRE / 26-27 / 01	
TITLE - FLOOR PLAN	SHEET NO. - 1 OF 4
SCALE - 1:100, 1:50	SIZE - A0
DATE - 02.03.2026	DRAWN BY - S.M

Copy of order passed the Chairperson
of Bankura Municipality on
Application No. 152/BG
of 20 25 /20 26 Dated 13.03.26
Presented by Utham Kumar Samanta
of ward No. 11 Supplying
for permission to Approval of Commercial cum Residential building B+G+IX Storied Tower-1 & G+V. Residential Storied Tower-2 & G+1 Community hall

Approved

29/04/26

Chairperson
Bankura Municipality

29/04/26