



PS Group Realty Pvt. Ltd.

Ankur Saini

(Constituted Attorney / Authorised Signatory)

NOTES:
1. ALL DIMENSIONS & LEVELS ARE IN MM, UNLESS MENTIONED OTHERWISE.
2. ALL EXTERNAL WALLS ARE 200 MM THICK & INTERNAL WALLS 100 MM & 150 MM UNLESS MENTIONED OTHERWISE.
3. THE DRAWING SHALL BE READ, NOT SCALED EITHER IN PART OR IN FULL.
4. THE DRAWING SHALL BE USED FOR THE PURPOSE ISSUED AND SHALL NOT BE USED FOR ANY OTHER PURPOSE WITHOUT WRITTEN CONSENT FROM THE ARCHITECT.
SPECIFICATIONS:-
1. EXTERNAL WALLS ARE 200 mm AND INTERNAL WALLS 125mm & 100 mm THICK WITH CEMENT MORTAR 1:4 AND 1:4 RESPECTIVELY.
2. 75 THICK SCAFFOLD CONCRETE ON ROOF SLAB (1:1.5:3) USING CHEMICALS AND P.C.C. ARE 100mm.
3. GRADES OF STEEL IS Fe-500, AND GRADE OF CONCRETE IS M-35.
4. ALL MATERIAL AND CONSTRUCTION SHOULD BE AS PER I.S. CODE.
5. ALL R.C.C. WORKS SHALL BE CARRIED OUT WITH 1:1:1.5:3 PROPORTION.
6. 450 mm PROJECTED CHAJJAH.
7. 14 mm GRADE STONE CHIPS WILL BE USED IN R.C.C. WORKS.
8. ALL MARBLE FLOORING TO BE USED.
NAME OF OWNER:-
1. DO HEREBY UNDER TAKE WITH FULL RESPONSIBILITY:-
2. I SHALL FOLLOW THE INSTRUCTION OF ARCHITECT & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER P.P. PLAN).
3. MUNICIPAL CORPORATION AUTHORITY WILL NOT BE RESPONSIBLE FOR THE STRUCTURAL STABILITY OF THE BUILDING & ADDING STRUCTURE.
4. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.
5. THE CONSTRUCTION OF UNDERGROUND WATER RESERVOIR WILL BE UNDER THE GUIDANCE OF ARCHITECT/E.S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK.

NAME OF OWNER / APPLICANT
Arun Kumar Sanchet as authorised Signatory of Maninagar Developers LLP & 4 Others and Authorised representative of PS Group Realty Pvt. Ltd. being the Constituted Attorney of Diamond Tannery & Co. And 14 Others.
Address: 1002, E.M. Bypass, Kolkata - 700105.

CERTIFICATE OF ARCHITECT
I CERTIFY THAT ALL THE ARCHITECTURAL DRAWINGS OF THE PROJECT, AT PREMISES NO-122/D/5, MATHERWATOLA ROAD, WARD NO. - 66, BOROUGH NO. - VI, P.S. - PRAGATI MAIDAN, KOLKATA - 700044, HAVE BEEN PREPARED BY ME CONFORMING WITH KOLKATA MUNICIPAL CORPORATION BUILDING RULES 2009. I ALSO CERTIFY THAT THE PLANS AND DRAWINGS PREPARED BY ME COMPLY WITH ALL PROVISIONS REGARDING THE FIRE PROTECTION AS PER THE PREVALENT NATIONAL BUILDING CODE. I SHALL BE HELD RESPONSIBLE IF ANY INCOMPLETE INFORMATION IS FURNISHED BY ME OR ANY VIOLATION OF THE PROVISION OF THESE RULES OR THE PREVALENT NATIONAL BUILDING CODE IS FOUND IN ANY OF THE DRAWINGS AND DOCUMENTS, SIGNED BY ME AND SUBMITTED TO THE SANCTIONING AUTHORITY FOR OBTAINING SANCTION. THE CONSTRUCTION OF NEW & EXISTING STRUCTURE WILL BE DEMOLISHED BEFORE COMMENCEMENT OF THE NEW CONSTRUCTION, EXISTING BUILDING IS FULLY OCCUPIED BY OWNER.

NAME OF ARCHITECT
ANIRBAN BAKSHI
COUNCIL OF ARCHITECTURE
ADDRESS:
CA/2001/22977
150/27, S.N. ROY ROAD, KOLKATA-700038.

CERTIFICATE OF GEO-TECHNICAL ENGINEER
IT IS CERTIFIED THAT THE COMPREHENSIVE GEO INVESTIGATION HAS BEEN PREPARED BY ME FOR DESIGN AND CALCULATION OF THE FOUNDATION BY ANALYZING THE SOIL SAMPLES FOR ESTIMATING THE BEARING CAPACITY OF THE SOIL ON WHICH FOUNDATION OF THE STRUCTURE WILL BE CONSTRUCTED. I SHALL ALSO CHECK THE NATURE OF THE SOIL AFTER EXCAVATION AT SITE SO THAT FOUNDATION IS EXTENDED UP TO APPROPRIATE DEPTH THAT HAS BEEN PREPARED IN THE TECHNICAL REPORT.

NAME OF GEO TECHNICAL ENGINEER
JOHNIL PAL
EMPANELLED NO-G-11/02
ADDRESS: 1 NORTH BAKSARA, PALPARA, P.O.- BAKSARA, PIN- 711110

CERTIFICATE OF STRUCTURAL ENGINEER
THE STRUCTURAL DESIGN & DRAWING OF THE BOTH FOUNDATION & SUPERSTRUCTURE OF THE BUILDING HAVE BEEN MADE BY ME CONSIDERING ALL THE POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA & CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT.
THE STRUCTURAL DESIGN HAVE BEEN DONE CONSIDERING THE SOIL INVESTIGATION REPORT PREPARED BY GEO-TECHNICAL ENGINEER, 6A, MILAN PARK, P.O.-GARIA, KOLKATA - 700084. & SIGNED BY MR. JOHNIL PAL & EMPANELLED NO-G-11/02

NAME OF STRUCTURAL ENGINEER
ANIL AGARWALA
E.S.E ID 17201
ADDRESS:
1516, RAJANGA MAIN ROAD, KOLKATA-700107

CERTIFICATE OF STRUCTURAL REVIEWER
I HAVE REVIEWED THE STRUCTURAL DESIGN AND CALCULATION MADE BY STRUCTURAL ENGINEER THE & CERTIFIED THAT THE STRUCTURAL DESIGN AND CALCULATION HAVE BEEN MADE AS PER NORMS AND STRUCTURE IS SAFE AND STABLE IN ALL RESPECT.

NAME OF STRUCTURAL REVIEWER
UTPAL SANTRA
E.S.E ID 5610
ADDRESS:
1516, RAJANGA MAIN ROAD, KOLKATA-700107

CONSULTANT
Architect and Structural Consultant
M.N. Consultants One Design Solutions
ANNC House,
1516, Rajkanga Main Road,
Kolkata - 700107

Project:-
PROPOSED RESIDENTIAL COMPLEX FOR BLOCK-A (TOWER 1 & TOWER 2) G+38 STORED (HEIGHT-132.90 M), BASEMENT WITH PODIUM G+4 STORED (HEIGHT-17.10 M) INTEGRATED WITH TOWER 1 & 2, ALONG WITH BLOCK-B, BASEMENT+THREE STORED BUNGALOW (HEIGHT-14.10 M) AND BLOCK-C, G+10TH STORED RESIDENTIAL BUILDING (HEIGHT-44.40 M) AT PREMISES NO-122/D/5, MATHERWATOLA ROAD, C.DAG NO.-46(P), 66(P), 662(P), 668(P), 669(P), 670, 671(P), 672(P), 673(P), 674(P), 675(P), 676(P), 678(P), 682(P), 684(P), 685(P) CORRESPONDING TO G.S KHATIAN NO.- 228, 611, 461, 427, 430, 500, 271, 171, 136, 234, 236, 86, 177, 581, 395, 665 OF MODA, TANGRA, II, NO. 5, WARD NO. - 66, BOROUGH NO. - VII, P.S. - PRAGATI MAIDAN, KOLKATA - 700044, I/S 350A OF THE K.M.C. ACT 1980 OF K.M.C BUILDING RULES 2009, UNDER KOLKATA MUNICIPAL CORPORATION.

Drawing Title: SANCTION DRAWING (BLOCK - A)
BASEMENT PLAN
Scale - 1:100
Drawn by: S.N. Checked by: P.B. Approved by: N
Design Sanction drawing Construction Dwg As Built Dwg
MATR-SD-02.1
DATE: 2025-09-01/ANNC
S.P. NO.-2025070118 DATE: 28/11/2025 VALID UP TO 27/11/2030
DIBAKAR CHOWDHURY Digitally signed by DIBAKAR CHOWDHURY Date: 2025.12.01 14:15:58 +05'30'
DIGITAL SIGN. OF A.E.
BROJO KISHORE DHAR Digitally signed by BROJO KISHORE DHAR Date: 2025.12.01 14:00:18 +05'30'
DIGITAL SIGN. OF E.E.