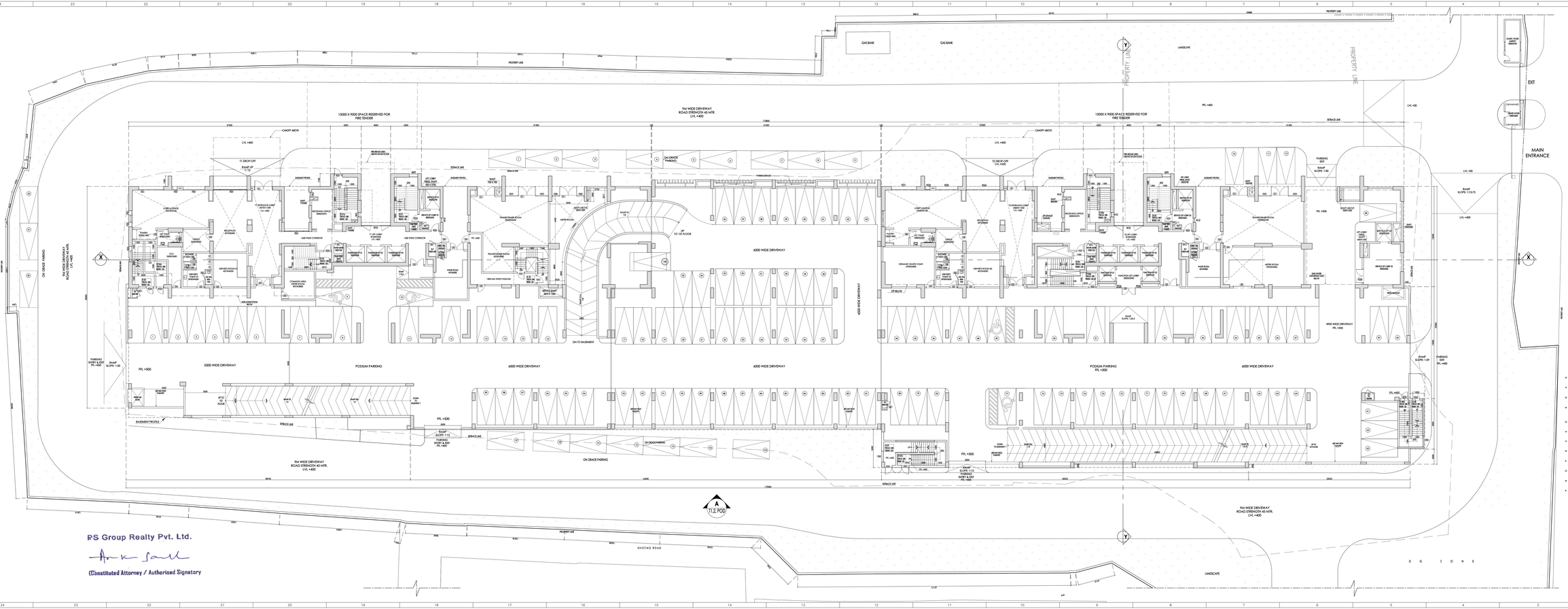

THIS DRAWING IS THE PROPERTY OF "M/S. CONSULTANTS ONE DESIGN SOLUTIONS" AND IS MERELY LENT FOR LIMITED USE SUBJECT TO THE CONDITION THAT IT SHALL NOT BE REPRODUCED (OR) BE USED IN ANY WAY DETRIMENTAL TO OUR INTEREST

PS Group Realty Pvt. Ltd.

(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, 125 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 MORTER 1:6 AND 1:4 RESPECTIVELY.
2. THICK SCREED CONCRETE ON ROOF SLAB [1:1.5:3] USING CHEMICAS AND P.C.C.ARE USED.
3. GRADES OF STEEL IS Fe-500, AND GRADE OF CONCRETE IS M-35.
4. ALL R.C.C. WORKS SHALL BE CARRIED OUT WITH ACCELERATOR ADMIXTURE.
5. ALL R.C.C. WORKS SHALL BE CARRIED OUT WITH (1 : 1.5 : 3) PROPORTION.
6. 400 mm PROJECTED CHAJJAS.
7. 10 mm. GRADE STONE CHIPS WILL BE USE IN R.C.C. WORKS.
8. ALL KAHULI FLOORING TO BE USED.

DISCLAIMER :

I DO HEREBY UNDER TAKE WITH FULL RESPONSIBILITY :-

1. I SHALL ENGAGE ARCHITECT & E.S.E. DURING CONSTRUCTION.
2. I SHALL FOLLOW THE INSTRUCTION OF ARCHITECT & E.S.E. DURING CONSTRUCTION OF THE BUILDING & FOUNDATION.
3. MUNICIPAL CORPORATION AUTHORITY WILL NOT BE RESPONSIBLE FOR THE STRUCTURAL STABILITY OF THE BUILDING & ADJOINING 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/S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK.

NAME OF OWNER / APPLICANT

Arun Kumar Sancheti as authorized Signatory of Marsinger Developers LLP & 4 Others and Authorized 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/3, MATHERHAATOLA ROAD, WARD NO. - 66, BOROUGH NO. - VI, P.S.- BARABAZAR, KOLKATA - 700026 HAVE BEEN PREPARED BY ME AND THEY ARE IN LINE WITH KOLKATA MUNICIPAL CORPORATION BUILDING RULES 2009 . I ALSO CERTIFY THAT THE PLANS AND DRAWINGS PREPARED BY ME COMPLY WITH ALL PROVISIONS REGARDING FIRE SAFETY AND ALL OTHER PROVISIONS OF THE BUILDING RULES. I AM ALSO HELD RESPONSIBLE IF ANY INCORRECT INFORMATION IS REMARKED BY ME OR ANY VIOLATION OF THE PROVISION OF THESE RULES OR THE PREVAILING NATIONAL BUILDING CODE HAS BEEN MADE IN THE ARCHITECTURAL DRAWINGS PREPARED BY ME AND SUBMITTED TO THE SANCTIONING AUTHORITY FOR OBTAINING SANCTION. THE CONSTRUCTION OF U.G.W.R. WILL BE COMPLETED UNDER GUIDANCE OF STRUCTURAL ENGINEER & ADJOINING STRUCTURE WILL BE SENSUSIZED BEFORE COMMENCEMENT OF THE NEW CONSTRUCTION. EXISTING BUILDING IS FULLY OCCUPIED BY OWNER.

NAME OF ARCHITECT
ANIRBAN SARKHI
COUNCIL OF ARCHITECTURE
ADDRESS:
COA/A/A-01/297
1/3/27, S.N. ROY ROAD, KOLKATA-700038.

CERTIFICATE OF GEO-TECHNICAL ENGINEER

F.S.CERTIFIED THAT THE COMPREHENSIVE GEO-INVESTIGATION HAS BEEN PREPARED BY ME FOR DESIGN AND CALCULATION OF THE FOUNDATION BY ANALYZING THE SOIL SAMPLE FOR BEARING CAPACITY OF SOIL AND ALSO THE SAFE BEARING CAPACITY OF SOIL HAS BEEN DERIVED BY ME AND CONSIDERING THE SOIL AND ALSO THE NATURE OF THE SOIL WITH ESCA-ENGINEERING SO THAT FOUNDATION IS ESTIMATED UP TO APPROPRIATE DEPTH THAT HAS BEEN PROPOSED IN THE TECHNICAL REPORT.

NAME OF GEO TECHNICAL ENGINEER
SAMIR PAUL
EMPANELLED NO-G/33/20
ADDRESS: NORTH BARASAT, PAZPARA, P.O.- BARASATA, 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 & CERRTY THAT IT IS SAFE AND SOUND 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 ME. (SMIRI PAL & EMPANELLED NO-G/33/20)

NAME OF STRUCTURAL ENGINEER
ANEE AGARWALA
E.S.E-II 175/1
ADDRESS:
1516, RAJDANGA MAIN ROAD, KOLKATA-700107

CERTIFICATE OF STRUCTURAL REVIEWER :

I HAVE REVIEWED THE STRUCTURAL DESIGN AND CALCULATION MADE BY STRUCTURAL ENGINEER ANEE B. 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
UPPAL SAHIRA
E.S.E-II 38/10
ADDRESS:
1516, RAJDANGA MAIN ROAD, KOLKATA-700107

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

Project :

PROPOSED RESIDENTIAL COMPLEX FOR BLOCK-A(TOWER 1 & TOWER 2) G+38 STORIED RESIDENTIAL BUILDING [HEIGHT-120.75 M] AND BLOCK-B, G+38 (WITH DISEMBER-17.10 M) AMENAGED WITH TOWER-1 & 2, ALONG WITH BLOCK-A, BASEMENT+THREE STORED BUNGALOW [HEIGHT-14.10 M] AND BLOCK-C, G+12TH STORED RESIDENTIAL BUILDING [HEIGHT-40.90 M] AT PREMISES NO:-122/D/3, MATHERHAATOLA ROAD, C.S.DAG NO.-6609, 6613P, 6622P, 6480P, 6490P, 6497P, 6751, 6713P, 6752P, 6753P, 6754P, 6772P, 6775P, 6776P, 6802P, 6840P, 6853P CORRESPONDENT TO C.S.KHATAN NO.- 223, 411, 481, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, S. WARD NO. - 66, BOROUGH NO. - VI, P.S. - PRACHI-MAIDAN, KOLKATA-24, PIN-700046, U/S 393A OF THE KMC ACT 1980 OF KMC BUILDING RULES 2009, UNDER KOLKATA MUNICIPAL CORPORATION.

Drawing Title : SANCTION DRAWING (BLOCK - A)

GROUND FLOOR PLAN

Scale - 1:100

Drawn by	Checked by	Approved by
S.N.	B.S.	P.S.

☐ Design ☐ Development

■ Sanction drawing ☐ Construction Drawing

☐ As Built Dwg

MKTR-SD- 03

B.P. NO:- 2020/070118 DATE:- 28/11/2025 VALID UP TO 27/11/2030

DIBAKAR CHOWDHURY — Digitally signed by DIBAKAR CHOWDHURY Date: 2025.12.01 14:16:37 +05'30'

DIGITAL SIGN. OF A.E.

BROJO KISHORE DHAR — Digitally signed by BROJO KISHORE DHAR Date: 2025.12.01 14:01:30 +05'30'

DIGITAL SIGN. OF E.E.