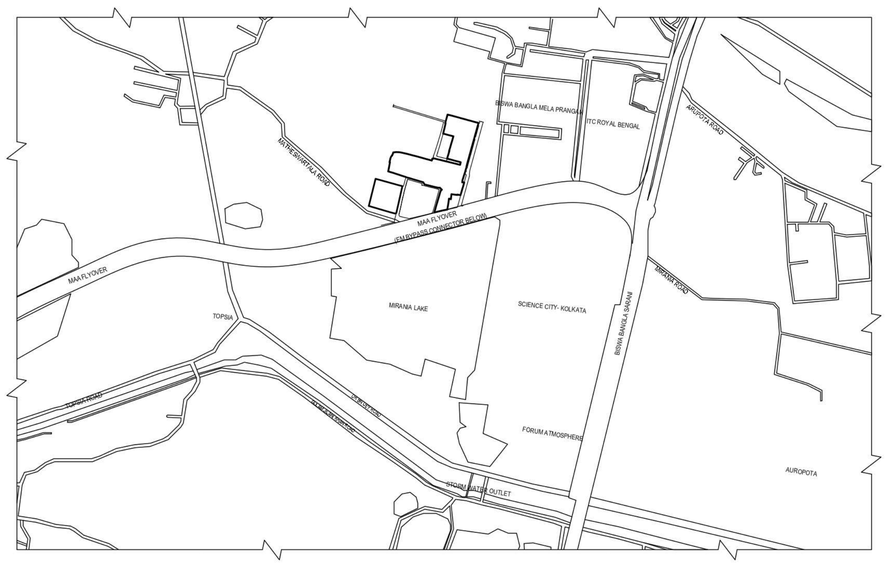
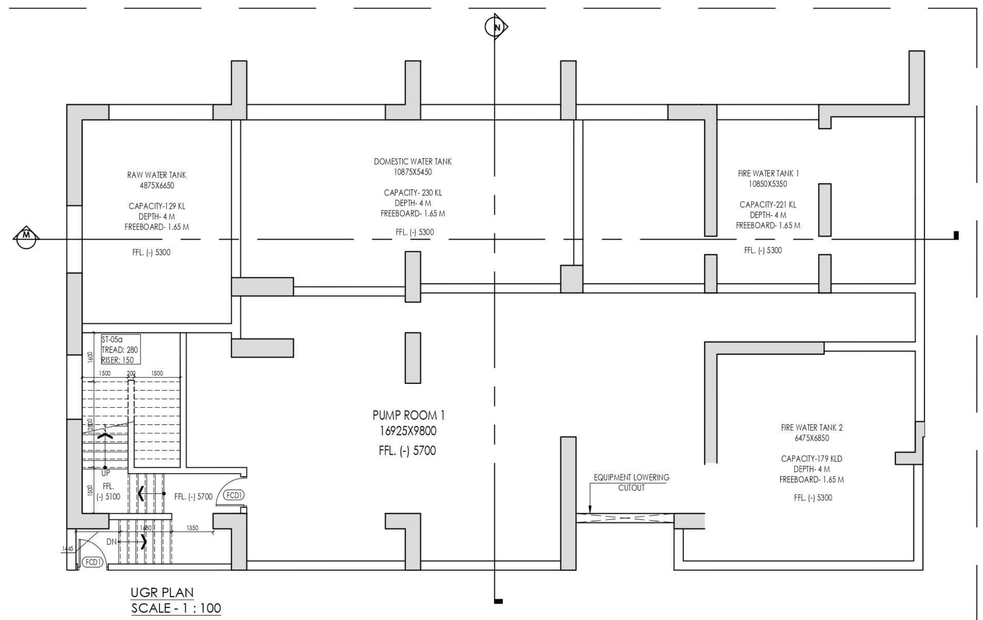
THIS DRAWING IS THE PROPERTY OF "M.N. CONSULTANTS ONE DESIGN SOLUTIONS" AND IS MERELY LENT FOR LIMITED USE SUBJECT TO THE CONDITION THAT IT SHALL NOT BE REPRODUCED LENT OR USED IN ANY WAY DETRIMENTAL TO OUR INTEREST



LOCATION PLAN
SCALE - 1 : 4000



UGR PLAN
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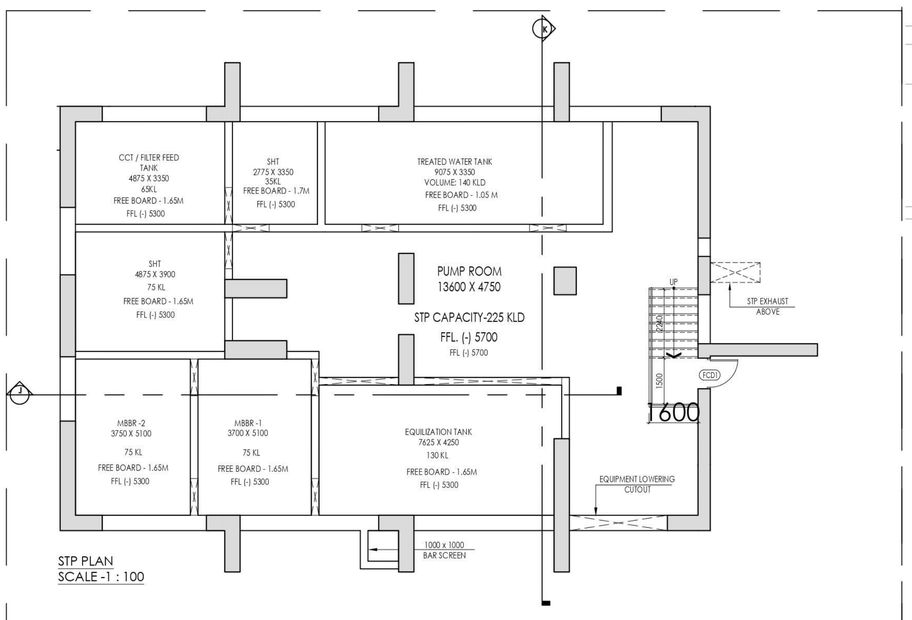

STP PLAN
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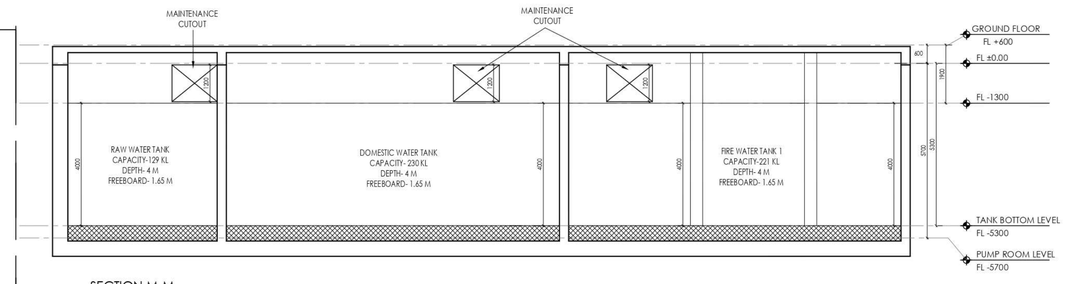

SECTION M-M
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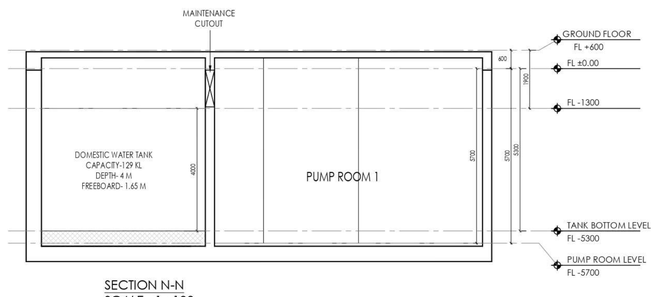

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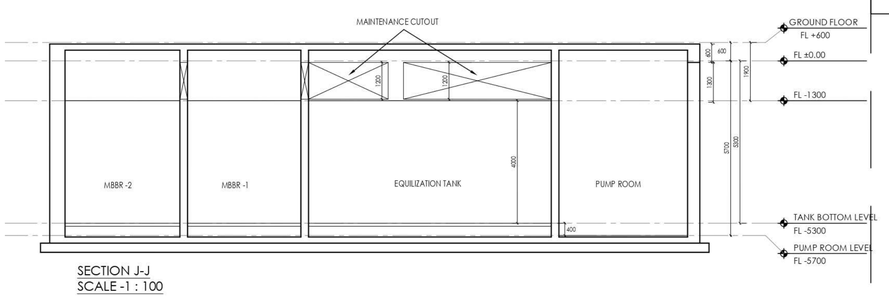

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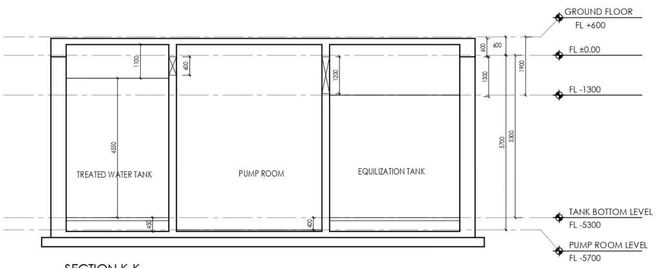
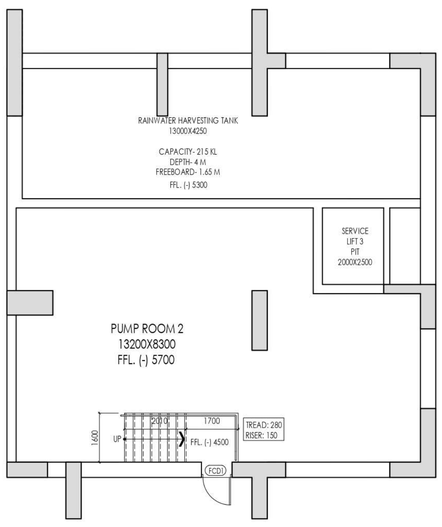
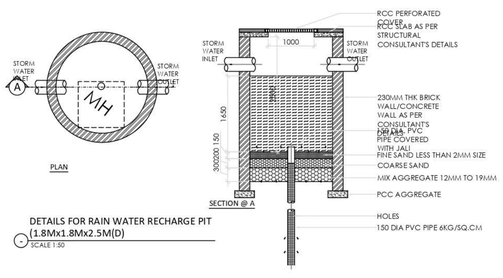


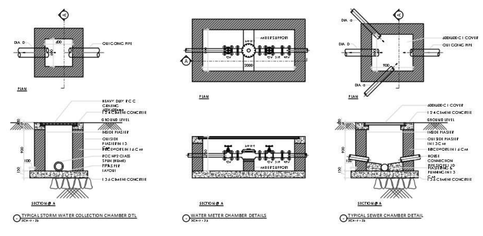
SECTION K-K
SCALE -1 : 100

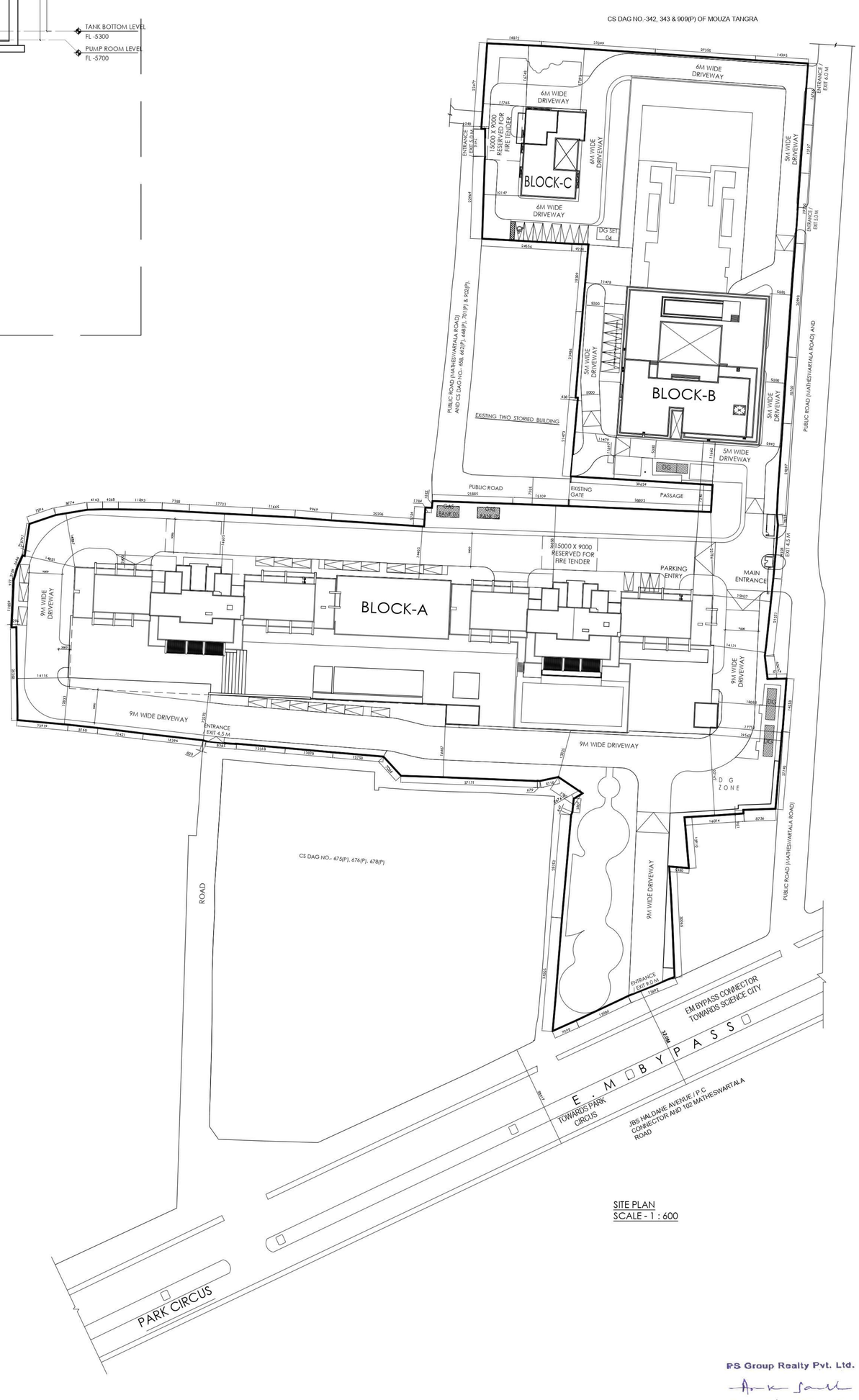


RAIN WATER HARVESTING PLAN
SCALE -1 : 100



DETAILS FOR RAIN WATER RECHARGE PIT
(1.8Mx1.8Mx2.5M(D)
SCALE 1:50





SITE PLAN
SCALE - 1 : 600

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. 75 THICK SCREED 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-25.
4. ALL MATERIAL AND CONSTRUCTION SHOULD BE AS PER I.S. CODE.
5. ALL R.C.C. WORKS SHALL BE CARRIED OUT WITH (1 : 1.5 : 3) PROPORTION.
6. 450 mm PROJECTED CHAJJAH.
7. 16 mm. GRADE STONE CHIPS WILL BE USE IN R.C.C. WORKS.
8. ALL MARBLE FLOORING TO BE USED.

NAME OF OWNERS :

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.(AS PER B.P. PLAN.)
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/E.S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK.

NAME OF OWNER / APPLICANT

Arun Kumar Sancheti 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, Kokata - 700105.

CERTIFICATE OF ARCHITECT

I CERTIFY THAT ALL THE ARCHITECTURAL DRAWINGS OF THE PROJECT - AT PREMISES NO:-122/D/5, MATHESWARTOLA ROAD, WARD NO. - 66, BOROUGH NO. - VII, P.S. - PRAGATI MAIDAN, KOLKATA - 700046, HAVE BEEN PREPARED BY ME COMPLYING 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 PREVAILING NATIONAL BUILDING CODE. I SHALL BE HELD RESPONSIBLE IF ANY INCORRECT INFORMATION IS FURNISHED BY ME OR ANY VIOLATION OF THE PROVISION OF THESE RULES OR THE PREVAILING 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 U.G.W.R. WILL BE COMPLETED UNDER GUIDANCE OF ARCHITECT AND E.S.E. THE 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/2001/27297
153/27, 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 SAMPLE 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 PROPOSED IN THE TECHNICAL REPORT.

NAME OF GEO TECHNICAL ENGINEER
JISHNU PAL
EMPANELLED NO:-G.T/I/32
ADDRESS : NORTH BAKSARA, PALPARA, P.O.- BAKSARA, PIN : 711110

CERTIFICATE OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN & DRAWING OF THE BOTH FOUNDATION & SUPERSTRUCTURES 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. JISHNU PAL & EMPANELLED NO:-G.T/I/32

NAME OF STRUCTURAL ENGINEER
ANKIT AGARWALA
E.S.E-(I) 172/I
ADDRESS:
1516, RAJDANGA MAIN ROAD, KOLKATA-700107

CERTIFICATE OF STRUCTURAL REVIEWER :

I HAVE REVIEWED THE STRUCTURAL DESIGN AND CALCULATION MADE BY STRUCTURAL ENGINEER.THIS IS 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.R-(I) 58/10
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 (HEIGHT-132.90 M), BASEMENT WITH PODIUM G+4 STORIED (HEIGHT-17.10 M) INTEGRATED WITH TOWER-1 & 2, ALONG WITH BLOCK-B, BASEMENT+THREE STORIED BUNGALOW (HEIGHT-14.10 M) AND BLOCK-C, G+10TH STORIED RESIDENTIAL BUILDING (HEIGHT-44.60 M) AT PREMISES NO:-122/D/5, MATHESWARTOLA ROAD, C.S DAG NO.-660P),661(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)CORRESPONDENT TO C.S KHATIAN NO.- 223, 611, 481, 429, 430, 180, 221, 171, 138, 234, 238, 88,177, 581, 395, 583 OF MOUZA- TANGRA, J.L NO. 5, WARD NO. - 66, BOROUGH NO. - VII, P.S. - PRAGATI MAIDAN, KOLKATA-700046, U/S 393A OF THE KMC ACT 1980 OF KMC BUILDING RULES 2009, UNDER KOLKATA MUNICIPAL CORPORATION.

Drawing Title :
LOCATION PLAN, SITE PLAN, UGR, STP, RWH DETAIL

SCALE- 1: 4000, 1:600, 1:100

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

☐ Design ☐ Development ■ Sanction drawing ☐ Construction Dwg ☐ As Built Dwg

Drawing No. MATR-SD-01.02
Job No. 2025-2025/01/MATR
B.P. NO: -2025070118 DATE:- 28/11/2025 VALID UP TO 27/11/2030

DIBAKAR CHOWDHURY
Digitally signed by DIBAKAR CHOWDHURY
Date: 2025.12.02 16:55:19 +05'30'
DIGITAL SIGN. OF A.E.

BROJO KISHORE DHAR
Digitally signed by BROJO KISHORE DHAR
Date: 2025.12.02 16:49:52 +05'30'
DIGITAL SIGN. OF E.E.