



SANCTION QR CODE

AS PER DFO				AS PER PHYSICAL			
04-11-2025				04-11-2025			
PARTICULARS	AREA (SQ.M.)	AREA (SQ.FT.)	%	PARTICULARS	AREA (SQ.M.)	AREA (SQ.FT.)	%
Land Area Available For Development	16284.606	175287.50		Land Area Available For Development	16284.606	175287.50	
Corner Splayed Area	0	0.00		Corner Splayed Area	11.474	123.51	
<b>Total Land Area</b>	<b>16284.606</b>	<b>175287.50</b>	<b>100.00</b>	<b>Total Land Area</b>	<b>16296.080</b>	<b>175411.01</b>	<b>100.00</b>
Proposed & Existing Blocks Ground Coverage	6507.020	70041.56	39.96%	Proposed & Existing Blocks Ground Coverage	6507.020	70041.56	39.93%
Parking Ground Coverage	2056.77	22139.07	12.63%	Parking Ground Coverage	2056.77	22139.07	12.62%
<b>Total Ground Coverage</b>	<b>8563.79</b>	<b>92180.64</b>	<b>52.59</b>	<b>Total Ground Coverage</b>	<b>8563.79</b>	<b>92180.64</b>	<b>52.55%</b>
Exclusive Tree Plantation Area	3261.75	35109.48	20.03%	Exclusive Tree Plantation Area	3261.75	35109.48	20.02%
Roads	3815.85	41073.81	23.43%	Roads	3815.85	41073.81	23.42%
Paved area	553.9	5962.18	3.40%	Paved area	553.9	5962.18	3.40%
Corner Splayed Area	0	0.00		Corner Splayed Area	11.474	123.51	0.07%
Service Areas	89.316	961.40	0.55%	Service Areas (Gas bank, guard room)	89.316	961.40	0.55%
<b>Total Area</b>	<b>7720.816</b>	<b>83106.86</b>	<b>47.41</b>	<b>Total Area</b>	<b>7732.290</b>	<b>83230.37</b>	<b>47.45%</b>
<b>Total Land Area Breakup (A+B)</b>	<b>16284.606</b>	<b>175287</b>	<b>100.00</b>	<b>Total Land Area Breakup (A+B)</b>	<b>16296.080</b>	<b>175411</b>	<b>100.00%</b>

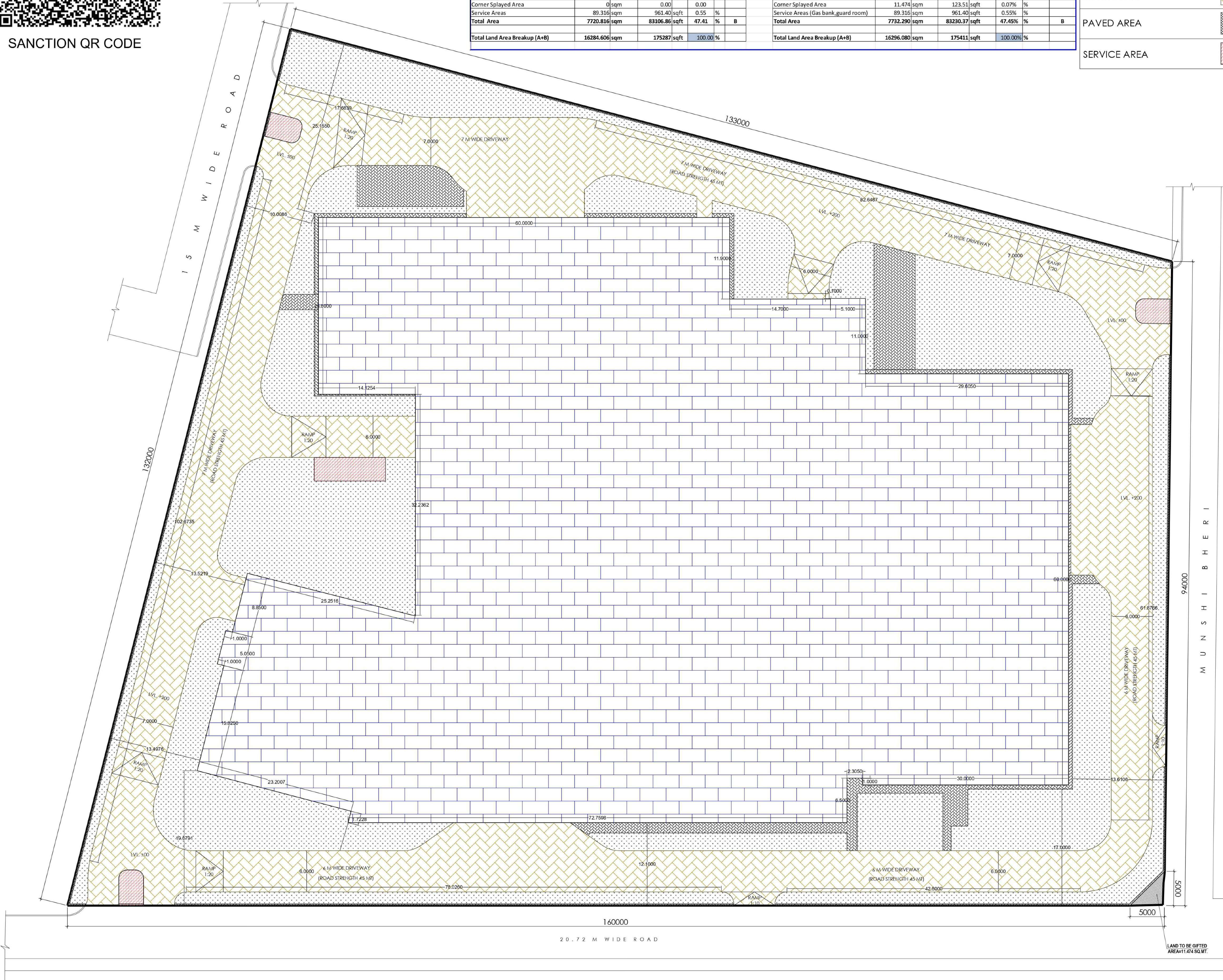
LEGEND	TOTAL LAND AREA : 16296.08 SQ.M.		
	AREA (SQ.M.)	AREA (SQ.FT.)	%
GROUND COVERAGE AREA	8563.79	92180.64	52.55
EXCLUSIVE TREE PLANTATION AREA	3261.75	35109.48	20.02
ROAD AREA	3815.85	41073.81	23.42
PAVED AREA	553.9	5962.18	3.40
SERVICE AREA	89.316	961.40	0.55

**NOTES :**

- ALL DIMENSIONS & LEVELS ARE IN M.M. UNLESS MENTIONED OTHERWISE.
- ALL EXTERNAL WALLS ARE 200 M.M THICK & INTERNAL WALLS 100 M.M. UNLESS MENTIONED OTHERWISE.
- THE DRAWING SHALL BE READ, NOT SCALED EITHER IN PART OR IN FULL.
- THE DRAWING SHALL BE USED FOR THE PURPOSE ISSUED AND SHALL NOT BE USED FOR ANY OTHER PURPOSE WITHOUT WRITTEN CONSENT FROM THE ARCHITECT.

**OWNER'S DECLARATION :**

- I DO HEREBY UNDER TAKE WITH FULL RESPONSIBILITY:
- I SHALL ENGAGE ARCHITECT & E.S.E. DURING CONSTRUCTION.
- I SHALL FOLLOW THE INSTRUCTION OF ARCHITECT & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER B.P. PLAN).
- MUNICIPAL CORPORATION AUTHORITY WILL NOT BE RESPONSIBLE FOR THE STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE.
- IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FALSE, THE MUNICIPAL AUTHORITY WILL REVOKE THE SANCTION PLAN.
- THE CONSTRUCTION OF UNDERGROUND WATER RESERVOIR WILL BE UNDER THE GUIDANCE OF ARCHITECT/E.S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK.



**SIGNATURE OF APPLICANT**  
**AUTHORIZED SIGNATORY FOR DEVELOPMENT CONSULTANTS PVT.LTD.**  
 CONSULTING ENGINEERS  
 ADDRESS: 24 PARK STREET, KOLKATA-700014.

**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 ESTABLISHING 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 SITES SO THAT FOUNDATION IS EXTENDED UP TO APPROPRIATE DEPTH THAT HAS BEEN PROPOSED IN THE TECHNICAL REPORT.

**SIGNATURE OF GEO TECHNICAL ENGINEER**  
 JISHU PAL  
 ECOTE CLASS - I NO-15  
 ADDRESS: NORTH BAKSARA, PAIPARA, P.O.- BAKSARA, PIN- 711110.

**CERTIFICATE OF STRUCTURAL ENGINEER :**  
 THE STRUCTURAL DESIGN & DRAWINGS 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: A.A. ANJALI PARK, P.O.-GARIA, KOLKATA - 700084. & SIGNED BY MR. JISHU PAL & EMPANELLED NO.-G.IV/32

**SIGNATURE OF STRUCTURAL ENGINEER**  
 ANJALI AGARWALA  
 B.E.(CIVIL), M.E. (STRUCTURING), M.I. STRUCT. E.(LONDON), MEMBERSHIP NO.07892945  
 ADDRESS: 1516 RAJDAंगा 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.

**SIGNATURE OF STRUCTURAL REVIEWER**  
 UTPAL SANTRA  
 B.C.E. (M.C.E. (STRUCT)), F.I.E. - F1212601  
 ADDRESS: 1516, RAJDAंगा MAIN ROAD, KOLKATA-700107

**CERTIFICATE OF ARCHITECT :**  
 I CERTIFY THAT ALL THE ARCHITECTURAL DRAWINGS OF THE PROJECT AT PLOT-1, BLOCK EP & GP, SECTOR V, SALT LAKE CITY, UNDER THE JURISDICTION OF BHOJAN NAGAR MUNICIPAL CORPORATION AREA AUTHORITY INDUSTRIAL TOWNSHIP AUTHORITY HAVE BEEN PREPARED IN CONFORMITY WITH ALL RELEVANT PROVISIONS UNDER THE WEST BENGAL MUNICIPAL BUILDING REGULATIONS, 2007. I ALSO CERTIFY THAT PLANS AND DRAWINGS PREPARED BY ME COMPLY WITH ALL PROVISIONS REGARDING THE FIRE PRECAUTIONS AS PER THE PREPARED NATIONAL BUILDING CODE. I SHALL BE HELD RESPONSIBLE IF ANY INCORRECT INFORMATION IS FURNISHED BY ME OR ANY OTHER PERSON OR PROFESSIONAL ENGINEER. I SHALL BE HELD RESPONSIBLE FOR THE CONSTRUCTION OF THE BUILDING AS PER 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 BUILDINGS IS FULLY OCCUPIED BY OWNER.

**SIGNATURE OF ARCHITECT**  
 ANSHUMAN BANERJEE  
 COA. NO. CA/2001/27297  
 ADDRESS: 18/27, 5th, ROY ROAD, KOLKATA-700038.

**Project :**  
 REVISED OFFICE BUILDING OF TOWER-1 & TOWER-2 WITH G+12TH STORED (HEIGHT-46.1 M), TOWER-3 WITH G+1V STORED MERCANTILE BUILDING (HEIGHT-20.1 M) AND BASEMENT+PODIUM G+3 STORED (HEIGHT-16.1 M) INTEGRATED WITH BLOCK - 2 AT PLOT-1E1, BLOCK EP & GP, SECTOR V, SALT LAKE CITY, KOLKATA. (PREVIOUS MEMO NO. IND/WB/FES/2018/019/45468)

**Owner & Applicant :**  
  
 DEVELOPMENT CONSULTANTS PVT.LTD.  
 CONSULTING ENGINEERS  
 KOLKATA-MUMBAI-CHENNAI-NEW DELHI

**Consultant :**  
 M N Consultants One Design Solutions  
 1516, Rajdanga Main Road, Kolkata-700107.  
 Telephone : 033 40165700  
 Email: mncads@gmail.com  
 Web: www.mnc-one.com

**Drawing Title :**  
 LAND USE MASTER PLAN

Scale 1 : 300 Date 07-11-2025  
 Drawn By P. PRADYANI Checked By J. SAMANTA Approved By J. SAMANTA  
 Design Development  Sanction Dwg  
 Contract Document  Construction Dwg  As Built Dwg  
 Drawing No. SEC-V-SD-01.03  
 Job No.

**PS Group Realty Pvt. Ltd.**  
  
 (Constituted Attorney / Authorised Signatory)