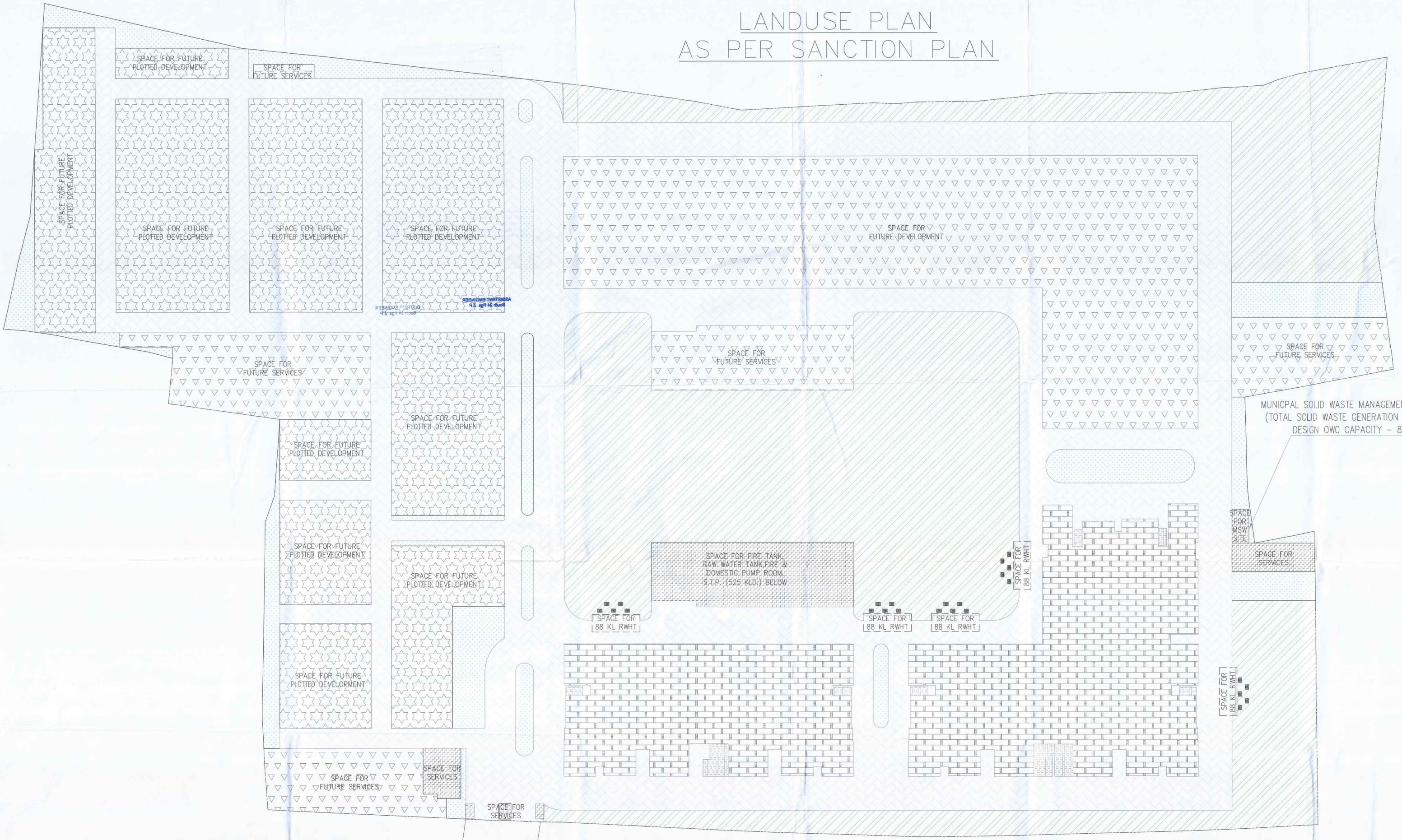
LANDUSE PLAN
AS PER SANCTION PLAN



LEGENDS :–

- GROUND COVERAGE AREA
- SERVICE AREA
- PAVED/ROAD AREA
- EXCLUSIVE TREE PLANTATION AREA
- OTHER GREEN AREA
- FUTURE DEVELOPMENT AREA
- OPEN PARKING AREA
- FUTURE PLOTTED DEVELOPMENT AREA

KYAL DEVELOPERS PRIVATE LIMITED
As Constituted Attorney of Balkrishan Kyal & Others

Rajkumar Agarwal
Architect
Member of Council of Architecture CA / 94 / 17940

LEGENDS

LANDUSE STATEMENT_JIRANGACHHA			
DETAILS	VALUE	UNIT	%
LAND AREA(AS PER DEED)	75918.395	sqm	
LAND AREA(AS PER PHYSICAL MEASUREMENT)	75896.85	sqm	100.000
GROUND COVERAGE	7883.59	sqm	10.387
SERVICE AREA	1579.37	sqm	2.081
PAVED AREA	18610.13	sqm	24.520
EXCLUSIVE TREE PLANTATION AREA	16429.22	sqm	21.647
OTHER GREEN AREA	3794.54	sqm	5.000
FUTURE DEVELOPMENT AREA	13817.30	sqm	18.205
OPEN PARKING AREA	242.31	sqm	0.319
FUTURE PLOTTED DEVELOPMENT AREA	13540.39	sqm	17.841
TOTAL	75896.85	sqm	100.000

NORTH:– SCALE :–

N

0 5 15 25M.

PROJECT

REVISED PLAN FOR PROPOSED 2 NOS. (5 TOWERS) OF G+XXI (69.50 MT. HT.) BUILDING AT R.S. DAG NOS. 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 89, 90, 91,92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117,118, 119, 120 & 121 CORRESPONDING TO L.R. DAG NOS. 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 83, 84, 85, 86,87, 88, 89, 93, 90, 91, 92, 94, 95, 96, 97, 100, 98, 99, 102, 101, 104, 103, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114 & 115 RESPECTIVELY, UNDER MOUZA–JIRANGACHA, J.L. NO. 25 WITHIN THE LIMITS OF BHAGWANPUR GRAM PANCHAYAT, P.S– KASHIPORE, DIST– SOUTH 24 PARGANAS. PIN–700135. OVER THE EARLIER SANCTION PLAN (B.P. NO.–935/1065/KMDA) DATED–11.03.24.

935/1021 [illegible] 2020 [illegible] 67-02 [illegible] Subject to the conditions

- Water and recommended for erection the building plan No. Sanctioned and all the conditions as proposed in the plan should be followed.
- Before starting any construction the site must contacts with the [illegible] authority.
- All buildings materials necessary for construction should confirm to standard specified in the N.B.C of India
- Necessary steps should be taken for safety of trees of the adjoining premises and public and private property during construction.
- Demolition site should be maintained to prevent mosquito breeding conditions to standard specified in the N.B.C of India
- Design of all Structural members including foundation should be
- The sanction is valid for 3 years from date of sanctioning.
- Completion of structural work up to plinth.
- Commencement of work.
- Completion of work.
- Information required by the applicant to fills and ferro-
- The construction found be carried out as per specifications i.e. Code and specifications.
- No attempt are made to be declared to fluid or toxic, [illegible].
- Construction site should be maintained to prevent mosquito breeding conditions to standard specified in the N.B.C of India
- Completion of structural work up to plinth.
- Commencement of work.
- Completion of work.
- Any deviation of the sanctioned plan shall mean demolition of the works.

1. There should not be any court case or any complaint from any owner in respect of the said property as per plan.
2. South 24 Parganas Zila Parishad will not be liable if any dispute arises at the site

The non-commercial and private shall not be used for any permanent or temporary commercial / manufacture / [illegible] or any other [illegible] activity / violation of the terms and [illegible] [illegible] / completion certificate.

STRUCTURAL DRAWING STRUCTURAL DESIGN CALCULATIONS & SOIL TEST REPORT ARE NOT CHECKED AND KEPT FOR RECORDS ONLY

ASSISTANT ENGINEER
South 24 Pgs. ZP

DISTRICT ENGINEER
South 24 Pgs. ZP