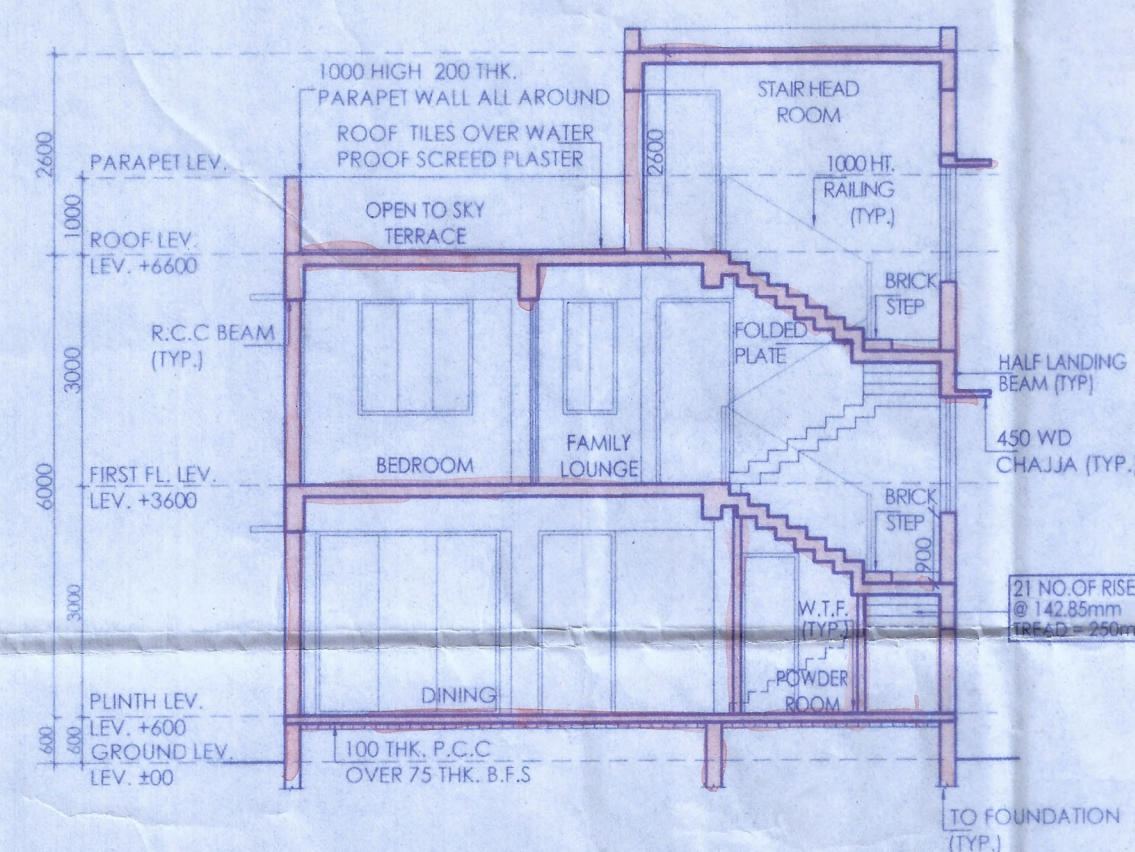


ELEVATION

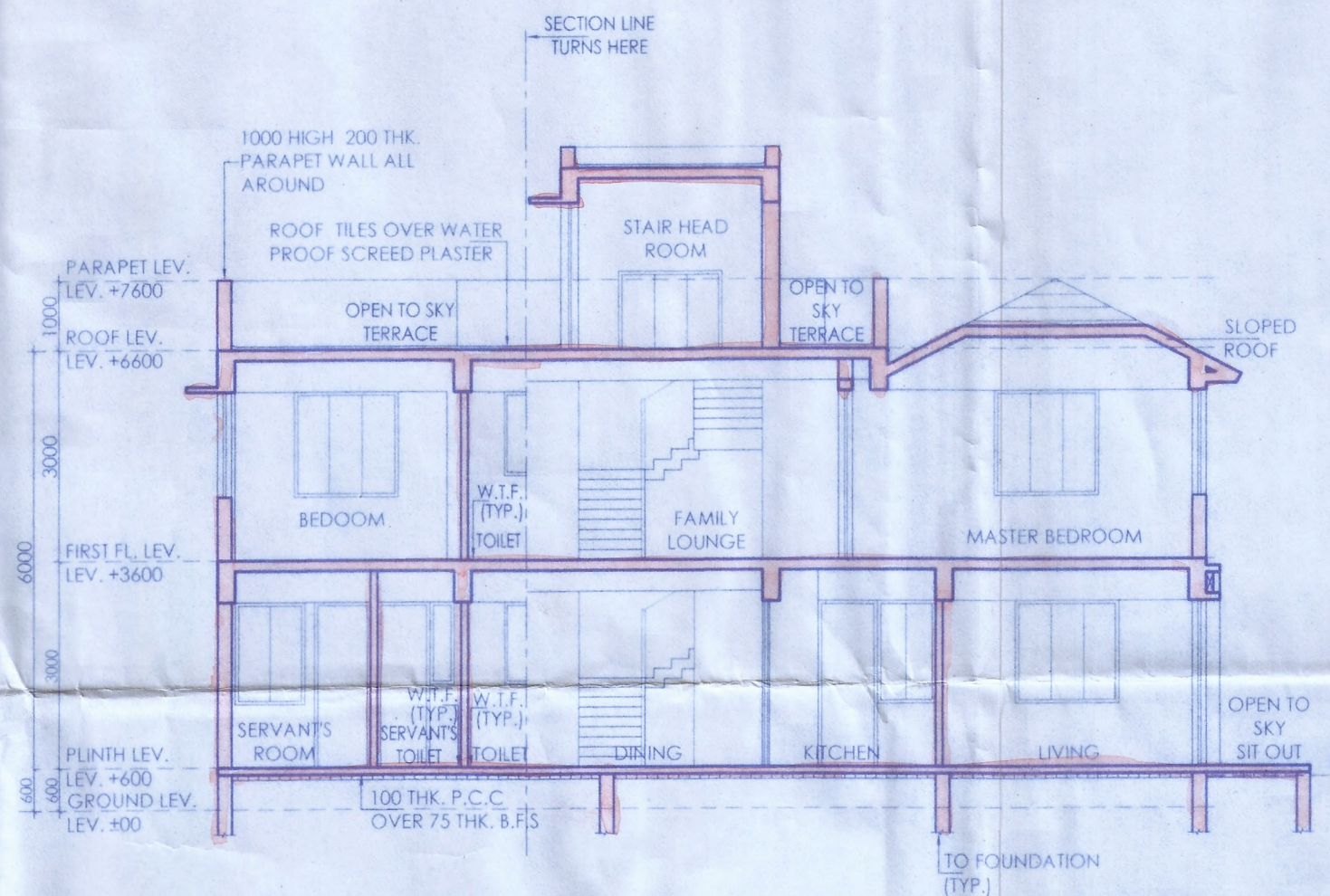


SECTION AA

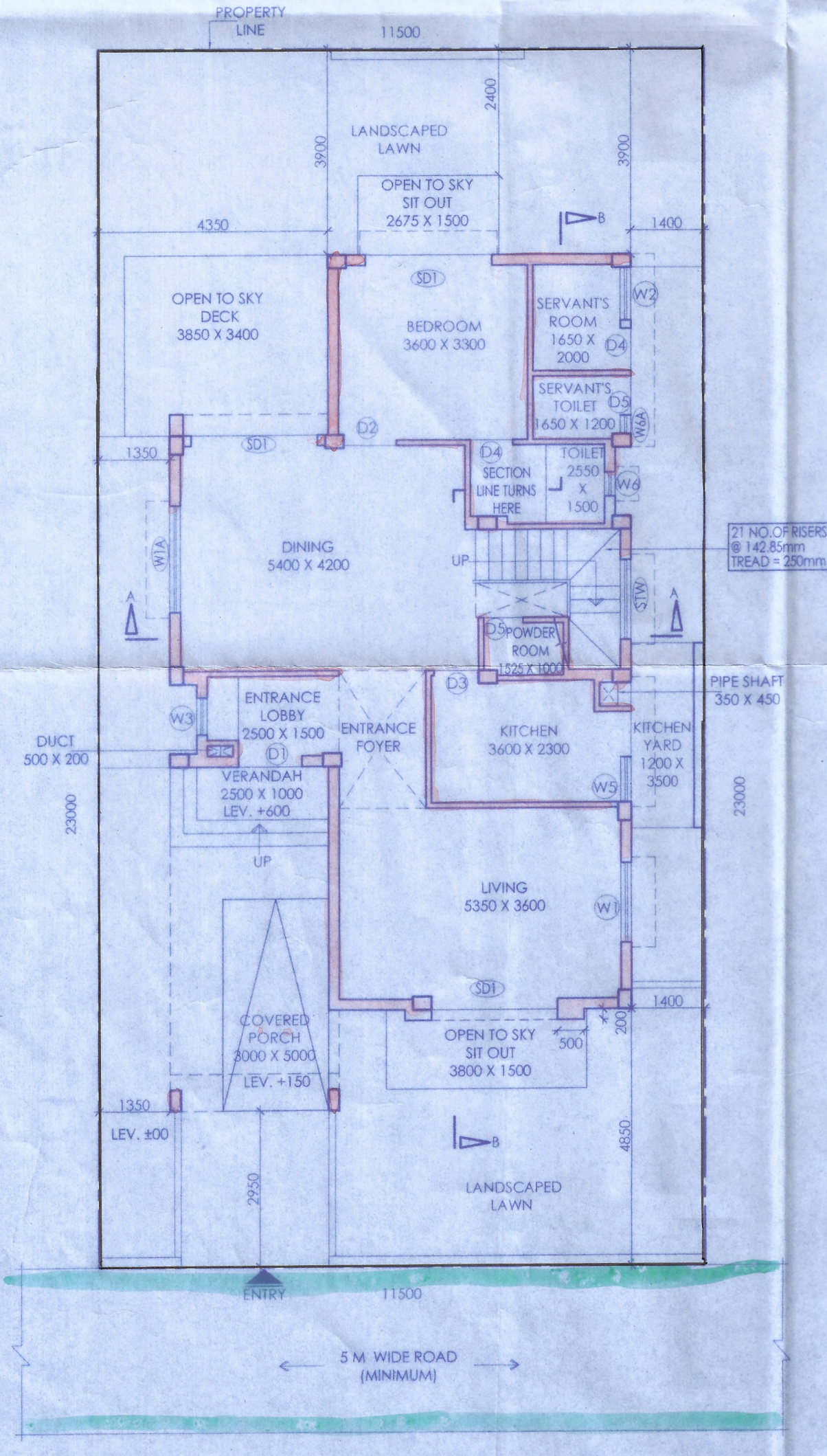
- 1. There should not be any court case or any complaints from any corner in respect of the said property as per plan.
- 2. "South 24 Parganas Zilla Parishad" will not be liable if any dispute arises at the site.

*[Signature]*  
 ASSISTANT ENGINEER  
 South 24 Pgs. Z.P.

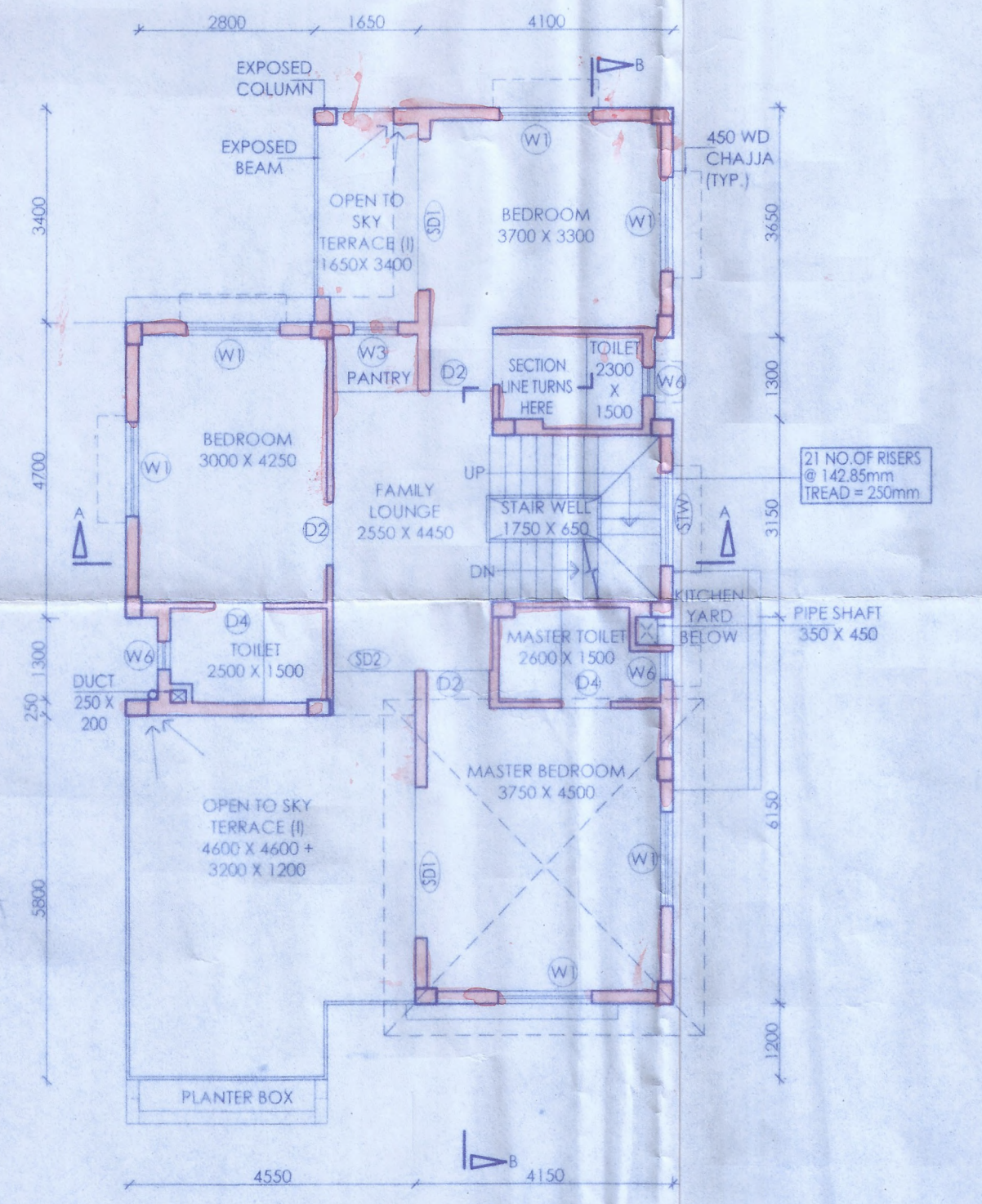
*[Signature]*  
 District Engineer  
 South 24 Pgs. Z.P.



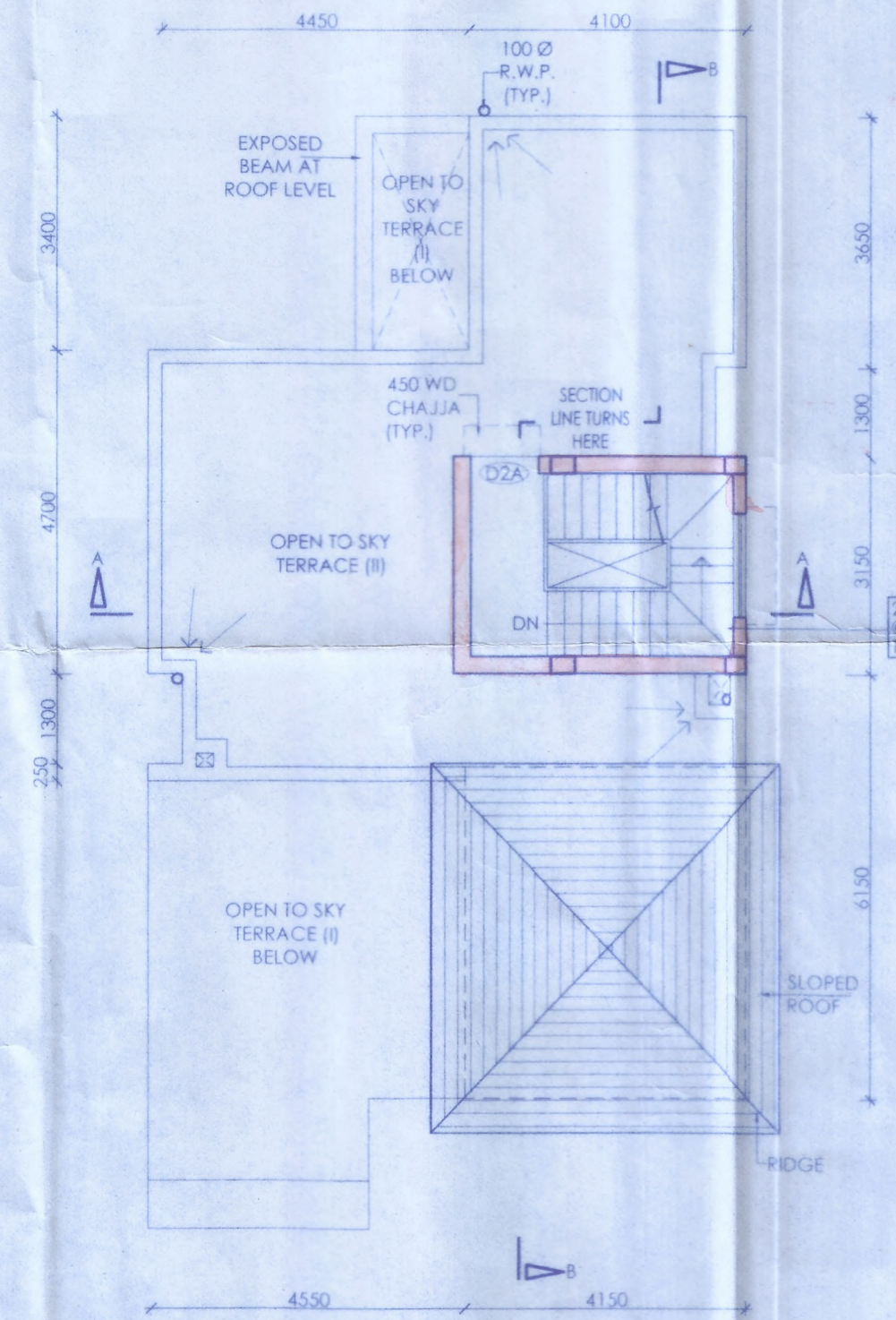
SECTION BB



GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF PLAN

AREA STATEMENT

AREA OF LAND	6794.82 SQM. (58- 1K - 9CH - 14 SFT.)
WIDTH OF ROAD	10.0 M
PERMISSIBLE BUILDING HEIGHT	60.0 MT.
PROPOSED BUILDING HEIGHT	6.0 MT.
PERMISSIBLE F.A.R	2.25
PROPOSED F.A.R	0.69
PERMISSIBLE GROUND COVERAGE	45% = 3057.67 SQM.
PROPOSED GROUND COVERAGE	39.21% = 2664.25 SQM.
PERMISSIBLE GREEN AREA	876.24 SQM. (12% OF PLOT AREA)
PROPOSED GREEN AREA	2475.34 SQM. (36.42% OF PLOT AREA)
(GREEN AREA + TOTAL GREEN AREA OF PLOTS)	[95.66+2379.68]

NO. OF TOTAL BUNGALOWS	28 NOS
NO. OF 3 KATHA BUNGALOWS	20 NOS x 184.98 sqm. = 3699.60 sqm.
NO. OF 4 KATHA BUNGALOWS	08 NOS x 224.07 sqm. = 1792.72 sqm.

PLOT AREAS	
3 K BUNGALOWS	= 206.00 SQM.
3 K+ BUNGALOW	= 234.66-266.00 SQM.
4 K BUNGALOW	= 264.50 SQM.
4 K+ BUNGALOW	= 278.78 - 299.78 SQM.

AREA STATEMENT (3K BUNGALOW SINGLE UNIT)	
1. PLOT SIZE	= 10300 X 20000
2. PLOT AREA	= 206.00 SQM.
3. TOTAL BUILT-UP AREA	= 158.90 SQM.
4. GROUND FLOOR AREA	= 86.81 SQM.
5. FIRST FLOOR AREA	= 72.09 SQM.
6. SERVICE AREA ON ROOF	= 11.40 SQM.
7. PORCH AREA (COVERED)	= 14.68 SQM.
8. GREEN AREA	= 75.38 SQM.
9. GROUND COVERAGE	= 90.82 SQM. (44.08%)
10. BUILDING HEIGHT	= 6.00 M

AREA STATEMENT (4K BUNGALOW SINGLE UNIT)	
1. PLOT SIZE	= 11500X23000
2. PLOT AREA	= 264.50 SQM.
3. TOTAL BUILT-UP AREA	= 195.09 SQM.
4. GROUND FLOOR AREA	= 104.15 SQM.
5. FIRST FLOOR AREA	= 90.94 SQM.
6. SERVICE AREA ON ROOF	= 13.62 SQM.
7. PORCH AREA (COVERED)	= 15.38 SQM.
8. GREEN AREA	= 109.01 SQM.
9. GROUND COVERAGE	= 106.03 SQM. (40.08%)

TOTAL BUILT-UP AREA OF THE PROJECT = 5492.32 SQM.

THIS DRAWING IS A PRIVATE AND CONFIDENTIAL COMMUNICATION AND THE PROPERTY OF MANIRAMKA AND ASSOCIATES AND MUST NOT BE COPIED OR LENT WITHOUT THE CONSENT OF MANIRAMKA AND ASSOCIATES.

- SPECIFIC ATTIONS
- ALL DIMENSIONS ARE IN MM.
  - DRAWING SHOULD NOT BE SCALED ONLY WRITTEN DIMENSIONS TO BE FOLLOWED.
  - EXTERNAL WALLS ARE 160/200 /250 THK. AND INTERNAL WALLS ARE 100/125/75 THK. IN 1:4 CEMENT MORTAR.
  - WHEREVER REQUIRED EXTERNAL PLASTER IS 19 MM. THK. AND INTERNAL PLASTER 12 MM. THK. IN 1:5 CEMENT MORTAR.
  - ALL REINFORCEMENT TO CONFORM WITH IS: 456- 2000.
  - ALL P.C.C. IS IN 1:3:6 (CEMENT : SAND : AGGREG.)
  - EVERY BUNGALOW IS A INDEPENDENT UNIT & DEVELOPER / OWNER CAN CHANGE AS PER OWN CHOICE.

SCHEDULE OF DOORS AND WINDOWS				
TYPE	WIDTH	HEIGHT	SILL LEVEL	REMARKS
D1	1200	2400	-	FLUSH DOOR
D2A	1000	2100	-	FLUSH DOOR
D3	850	2400	-	FLUSH DOOR
D4	800	2400	-	FLUSH DOOR
D5	750	2400	-	FLUSH DOOR
SD1	2400	2400	-	SLIDING DOOR
SD2	1300	2400	-	SLIDING DOOR

SIGNATURE OF THE ARCHITECT				
W1	1500	1500	900	4MM THK. CLEAR GLASS BEDROOM WINDOW
W1A	2000	1500	900	DINING WINDOW
W2	1000	1500	900	BEDROOM WINDOW
W3	700	1500	900	ENTRANCE FOYER WINDOW
W5	850	1200	1200	KITCHEN WINDOW
W6	450	1200	1200	TOILET WINDOW
W6A	350	1200	1200	SERVANTS TOILET WINDOW
STW	1500	1500	900	STAIRCASE WINDOW

SUNIL MANIRAMKA (B. Arch.)  
 Consulting Architect  
 Council of Architecture (Regn. No. CA/93/16638)

SUNIL KUMAR MANIRAMKA  
 (REG. NO. -CA/93/16638)  
 MANIRAMKA AND ASSOCIATES, 74B, A.C. BOSE ROAD, KOL-74

CERTIFICATE OF THE STRUCTURAL ENGINEER  
 THE STRUCTURAL DESIGN AND DRAWINGS OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING THE SOIL TEST REPORT AND ALSO CONSIDERING ALL POSSIBLE LOADS, SEISMIC LOAD AND THE MOMENTS GENERATED BY THE PROPOSED STRUCTURE AS PER BIS & THE NATIONAL BUILDING CODE OF INDIA & CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECT & THESE PROVISIONS SHALL BE ADHERED TO DURING THE CONSTRUCTION.

*[Signature]*  
 CHANDI PRASAD KHANRA  
 BE (Civil), ME (Struct.), MIE (India)  
 856 - 1/2

CHANDI PRASAD KHANRA  
 63/22, BRINDABAN MULLICK LANE, HOWRAH-711101

*[Signature]*  
 PAWANPUTRA TRADECOM PVT. LTD.  
 Authorised Signatory

SIGNATURE OF AUTHORIZED SIGNATORY

PLAN OF PROPOSED PLOTTED DEVELOPMENT COMPRISING OF 3 KATHA BUNGALOWS (20 UNITS) & 4 KATHA BUNGALOWS (8 UNITS) AT L.R. DAG NOS.- 489(P), 496(P) & 498(P) MOUZA - CHANDA KANTHALBERIA, J.I. NO.-8, BLOCK -BHANGAR II, P.S -K.L.C. DIST -24 PGS (S), P.O -KULBERIA, KOLKATA -743 502.

SANCTION DRAWING- BUNGALOW (4 KATHA)						
GROUND FLOOR, FIRST FLOOR, ROOF PLAN, FRONT ELEVATION, SECTION-AA & SECTION-BB						
REV.	01	02	03	04	05	06 07
DATE						
DATE = 27.09.2022	DEALT	: (SHI)	DRG. NO. :	CKB/4K/01		
SCALE = 1:100	CHECK BY :					
MANIRAMKA AND ASSOCIATES						
74 B, A. C. BOSE ROAD, KOLKATA-700 016						
PHONE : (033) 2217 5329						
E-MAIL : maniramkaassociates@gmail.com						
WWW.MANIRAMKAASSOCIATES.COM						
						NORTH AS PER SHEET