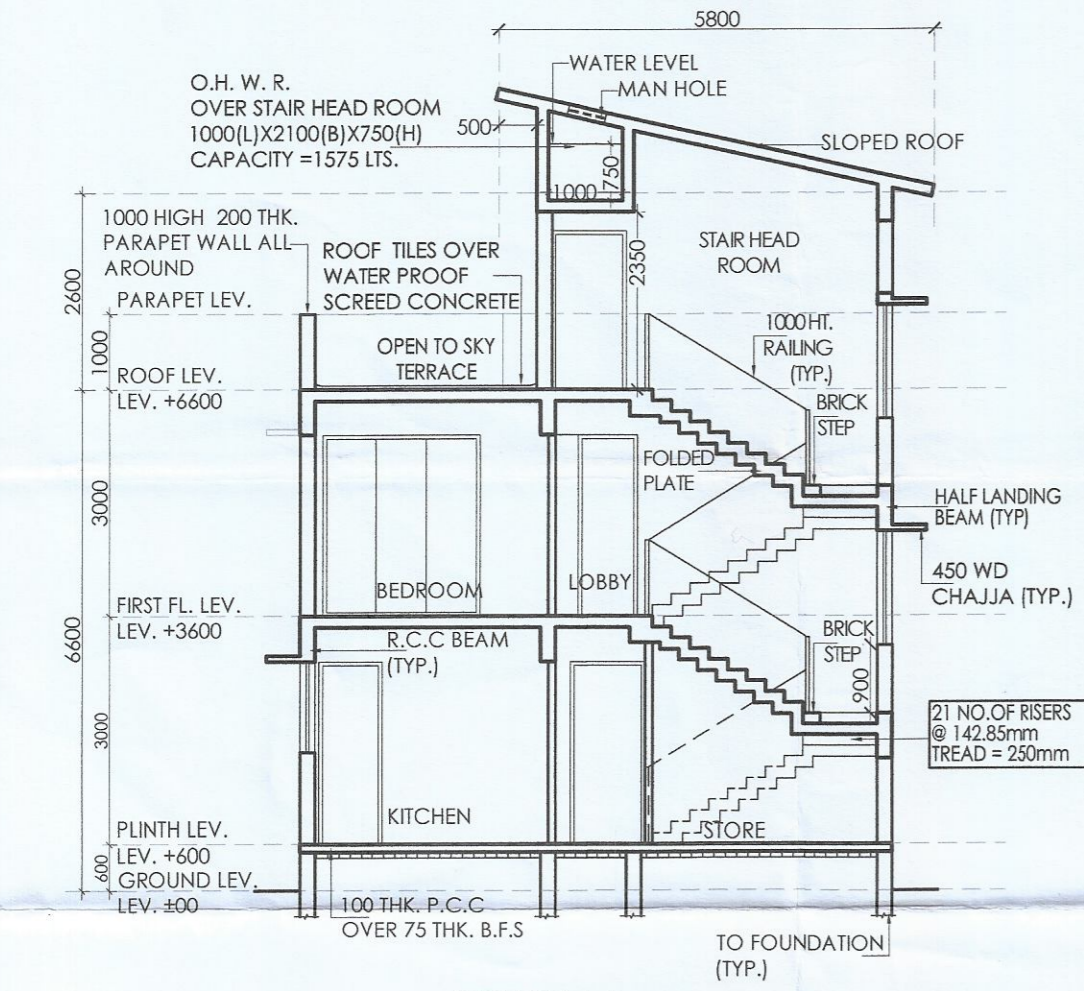
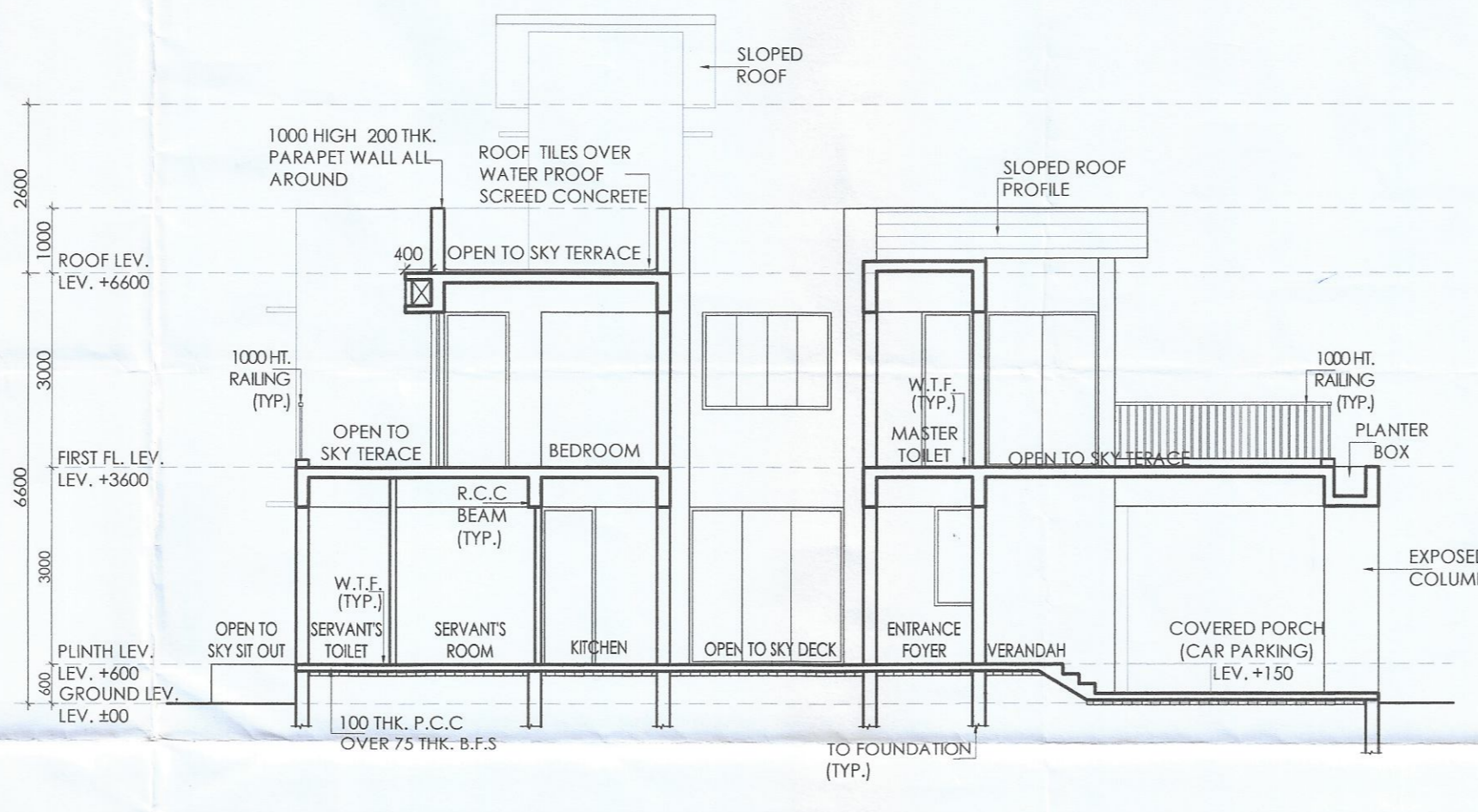


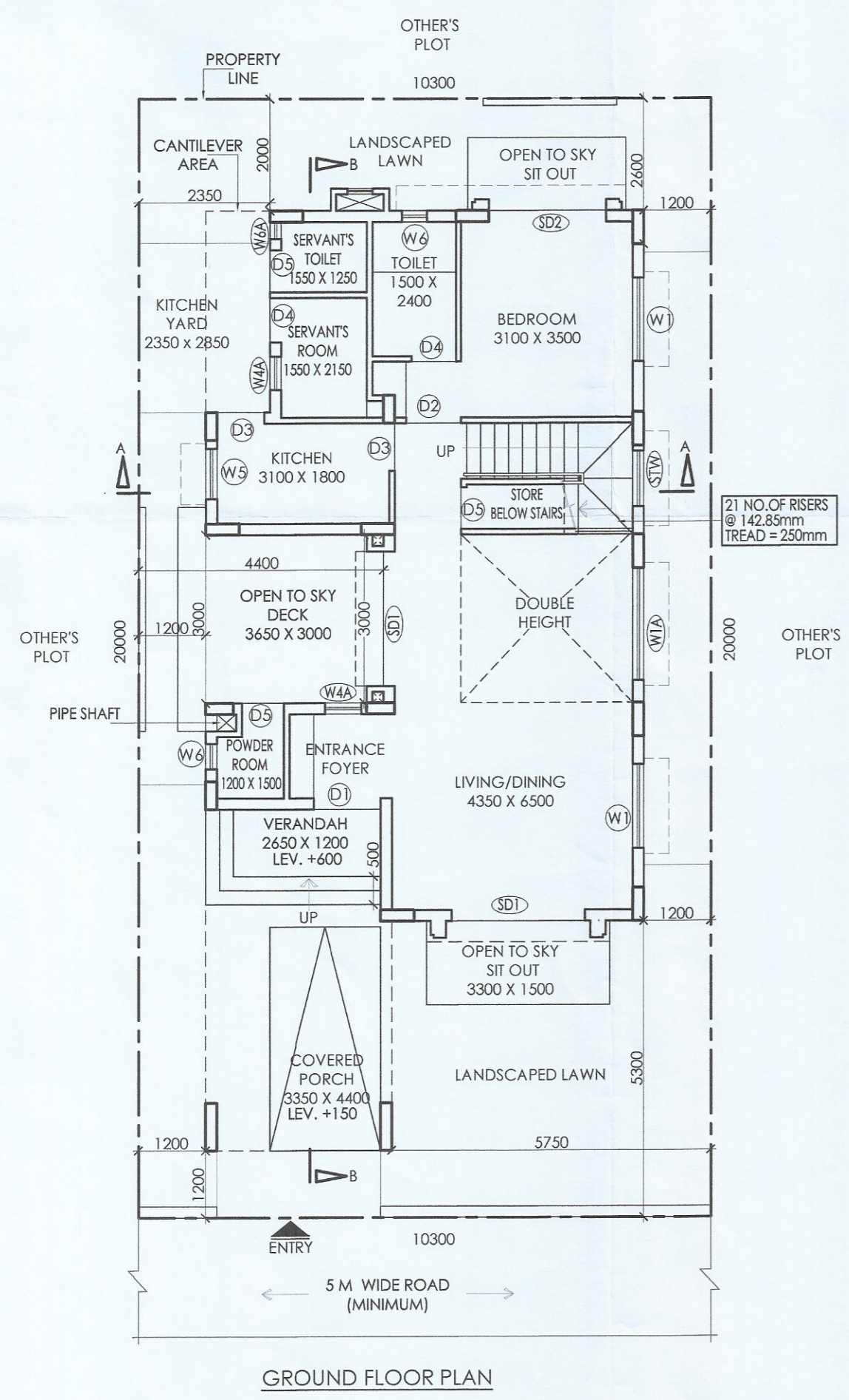
FRONT ELEVATION



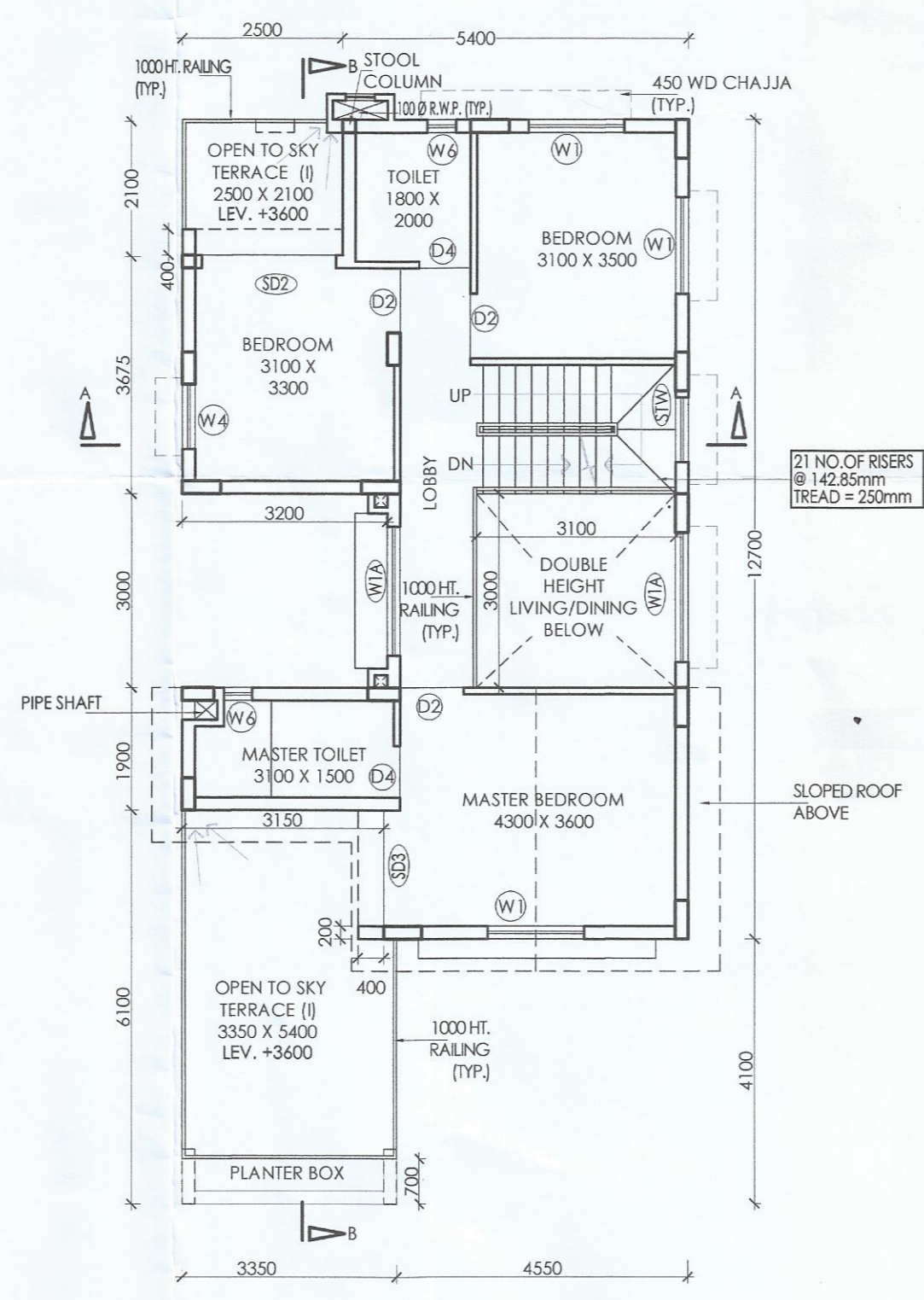
SECTION AA



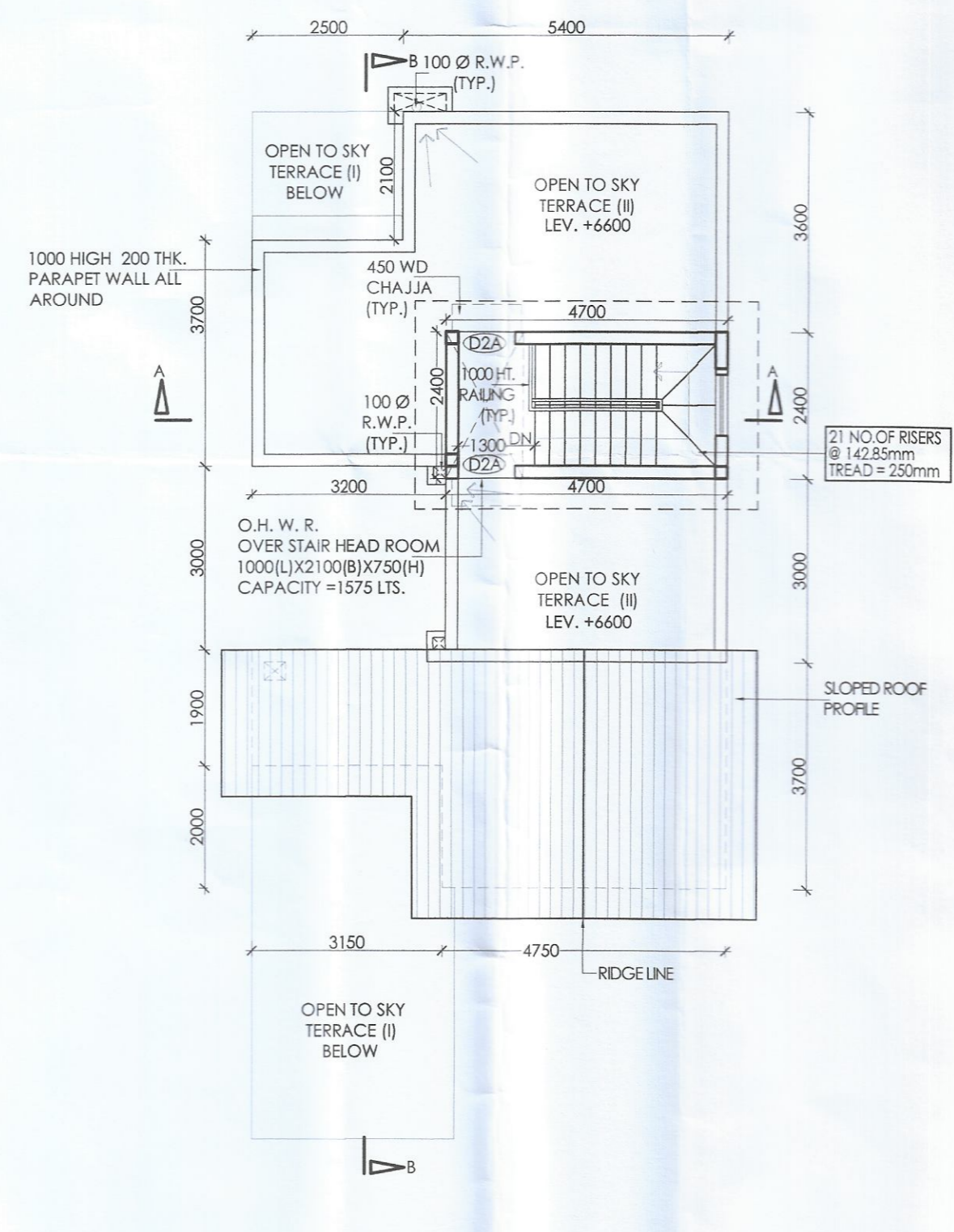
SECTION BB



GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF PLAN

1. Vetted and recommended for sanction the building plan No. 252009/1400 (Pta. 9A) Height 6.5 mt. Subject to the condition.

2. Before starting any construction, the site must conform with the plans Sanctioned and all the condition as proposed in the plan should be fulfilled.

3. All building materials necessary for construction should conform to standard specified in the N.B.C. of India.

4. Necessary steps should be taken for safety of lives of the adjoining public and private property during construction.

5. Construction site should be maintained to prevent mosquito breeding.

6. Design of all structural members including that of the foundation should conform to standard specified in the N.B.C. of India.

7. The sanction is valid for 3 years from date of sanctioning.

8. Information required by the applicant to this end are:-
 Commencement of work.
 Completion of structural work up to plinth.
 Completion of work.

9. No rain water pipe should be fed or discharged on Road or Footpath.

10. The construction should be carried out as per specification of I.S. Code and sanctioned plan under the supervision of qualified empanelled engineers.

11. Construction of garbage vat, soak pit & waste water should be done by the owners.

12. Any deviation of the sanctioned plan shall mean demolition.

1. There should not be any court case or any complains 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.

The non-converted land areas shall not be used for any permanent or temporary constructions / erections / designated open car parking spaces or any other structures. Violation of the same will automatically revoke the sanction / completion certificate.

ASSISTANT ENGINEER
South 24 Pgs. Z.P.

District Engineer
South 24 Pgs. Z.P.

AREA STATEMENT		9240.14 SQ.M. (68-18K - 2CH - 11 SF.)
AREA OF LAND		10.0 M.
WIDTH OF ROAD		40.0 MT.
PERMISSIBLE BUILDING HEIGHT		6.0 MT (EXCLUDING PLINTH).
PERMISSIBLE F.A.R		2.25
PROPOSED F.A.R		0.97
PERMISSIBLE GROUND COVERAGE		45% = 4158.06 SQ.M.
PROPOSED GROUND COVERAGE		26.87% = 2483.14 SQ.M.
PERMISSIBLE GREEN AREA		1108.82 SQ.M. (12% OF PLOT AREA)
PROPOSED GREEN AREA		2926.28 SQ.M. (31.66% OF PLOT AREA)
(GREEN AREA + TOTAL GREEN AREA OF PLOTS)		[1724.92 + 1631.36]
NO OF TOTAL BUNGALOWS		37 NOS
NO. OF 2.25 KATHA BUNGALOWS		34 NOS x 173.06 sqm. = 5884.04sqm.
NO. OF 3 KATHA BUNGALOWS		03 NOS x 184.96 sqm. = 554.94sqm.
AREA STATEMENT (2.25 K BUNGALOW SINGLE UNIT)		
1. PLOT SIZE (APPROX)		= 8400X16000
2. PLOT AREA (APPROX)		= 134.40 SQ.M.
3. TOTAL BUILT-UP AREA		= 173.06 SQ.M.
4. GROUND FLOOR AREA		= 65.02 SQ.M.
5. FIRST FLOOR AREA		= 78.61 SQ.M.
6. SERVICE AREA ON ROOF		= 12.48 SQ.M.
7. PORCH AREA (COVERED)		= 16.95 SQ.M.
8. GREEN AREA		= 41.33 SQ.M.
9. GROUND COVERAGE		= 65.02 SQ.M. (48.37%)
AREA STATEMENT (3 K BUNGALOW SINGLE UNIT)		
1. PLOT SIZE (APPROX)		= 10300 X 20000
2. PLOT AREA (APPROX)		= 206.00 SQ.M.
3. TOTAL BUILT-UP AREA		= 184.98 SQ.M.
4. GROUND FLOOR AREA		= 86.81 SQ.M.
5. FIRST FLOOR AREA		= 72.09 SQ.M.
6. SERVICE AREA ON ROOF		= 11.40 SQ.M.
7. PORCH AREA (COVERED)		= 14.68 SQ.M.
8. GREEN AREA		= 75.38 SQ.M.
9. GROUND COVERAGE		= 90.82 SQ.M. (44.08%)
TOTAL BUILT-UP AREA OF THE PROJECT = 6438.98 SQ.M.		

SPECIFICATIONS				
1. ALL DIMENSIONS ARE IN MM.				
2. DRAWING SHOULD NOT BE SCALED ONLY WRITTEN DIMENSIONS TO BE FOLLOWED.				
3. EXTERNAL WALLS ARE 200THK. AND INTERNAL WALLS ARE 100THK. IN 1:6 CEMENT MORTAR.				
4. EXTERNAL PLASTER IS 19 MM. THK. AND INTERNAL PLASTER 12 MM. THK. IN 1:5 CEMENT MORTAR.				
5. ALL DOORS FRAMES ARE OF GOOD QUALITY HARD WOOD AND WINDOWS WITH ALUMINIUM FRAME				
6. ALL REINFORCEMENT TO CONFORM WITH I.S. 456: 1978.				
7. ALL P.C.C. IS IN 1:3:6 (CEMENT : SAND : AGGREG.)				
8. ROOF TILES OVER WATER PROOF SCREED PLASTER				
9. ALL INTERNAL WALLS ARE TO BE FINISHED WITH COATS OF PARIS WHILE EXTERNAL SURFACE TO BE FINISHED WITH TWO COATS OF CEMENT BASED PAINT.				
SCHEDULE OF DOORS AND WINDOWS				
TYPE	WIDTH	HEIGHT	SILL LEVEL	REMARKS
D1	1000	2400	-	FLUSH DOOR
D2	1000	2400	-	FLUSH DOOR
D3	1000	2100	-	FLUSH DOOR
D4	850	2400	-	FLUSH DOOR
D5	800	2400	-	FLUSH DOOR
D6	750	2400	-	FLUSH DOOR
SD1	2400	2400	-	SLIDING DOOR
SD2	2100	2400	-	SLIDING DOOR
SD3	1550	2400	-	SLIDING DOOR
W1	1500	1500	900	ALUMINIUM WINDOW WITH HAMMATHK. CLEAR GLASS BEDROOM WINDOW.
W1A	2000	1500	900	DOUBLE HEIGHT WINDOW
W4	1000	1500	900	BEDROOM WINDOW
W4A	600	1500	900	ENTRANCE FOYER WINDOW
W5	900	1200	1200	KITCHEN WINDOW
W6	450	1200	1200	TOILET WINDOW
W6A	350	1200	1200	SERVANTS TOILET WINDOW
STW	1000	1500	900	STAIRCASE WINDOW
SIGNATURE OF THE ARCHITECT				

Sunil Maniramka
SUNIL MANIRAMKA, (B.Arch.)
 Consulting Architect
 Council of Architecture (Reg. No. CA/83/1665F)

SUNIL KUMAR MANIRAMKA
 (Reg. No. CA/93/16636)
 MANIRAMKA AND ASSOCIATES, 74B, A.J.C. ROSE ROAD, KOL-16

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 IS & THE NATIONAL BUILDING CODE OF INDIA & CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECT & THESE PROVISIONS SHALL BE ADHERED TO DURING THE CONSTRUCTION.

Chandi Prasad Khanra
CHANDI PRASAD KHANRA
 BE (Civil), ME (Struct), MIE (India)
 ESE-I/2

CHANDI PRASAD KHANRA
 63/22, BRINDABAN MULLICK LANE, HOWRAH-711011

Pawan Kumar
PANJAPUR TRADECOM PVT. LTD.
 Director / Authorized Signatory

SIGNATURE OF AUTHORIZED SIGNATORY

PLAN OF PROPOSED PLOTTED DEVELOPMENT COMPRISING OF 2.25 KATHA BUNGALOWS (34 UNITS) & 3 KATHA BUNGALOWS (3 UNITS) AT L.R. DAG NOS.-493(F), 494(P), 495(F), 496(P), 498(P), MOUZA - CHANDA KANTHALBERIA, L.R. Khatian no. 888, J.L. NO.-B, BLOCK -BHANGAR II, P.S -KLC, DIST -24 PGS (S), P.O-KULBERIA, KOLKATA -743 502.

SANCTION DRAWING- BUNGALOW (3 KATHA)

GROUND FLOOR, FIRST FLOOR, ROOF PLAN, FRONT ELEVATION, SECTION-AA & SECTION-BB

REV.	01	02	03	04	05	06	07
DATE							
DATE = 14.10.23	DEALT	: ISHTI	DRG. NO.	: CKB/SD/PS/03			
SCALE = 1:100	CHECK BY	:	SHEET NO.	: 3			

ARCHITECTS:
MANIRAMKA AND ASSOCIATES
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 E mail: maniramka.associates@gmail.com
 www.maniramkaarchitect.com

NORTH AS PER SITE