

**AREA STATEMENT :-**

a) LAND AREA (AS PER DEED) = 6338.958 Sqm  
 b) LAND AREA (AS PER SURVEY) = 6286.011 Sqm

2. PERMISSIBLE F.A.R. = 2.5

3. PERMISSIBLE GROUND COVERAGE (45.00%) = 3728.70 SQ.M.

4. PROPOSED GROUND COVERAGE (32.42%) = 2066.90 SQ.M.

5. PERMISSIBLE TOTAL BUILT-UP AREA (EXCL. EXEMPTED AREAS GIVEN BELOW) = 20715.027 SQ.M.

6. PROPOSED TOTAL BUILT-UP AREA (INCL. EXEMPTED AREAS GIVEN BELOW) = 5143.91 SQ.M.

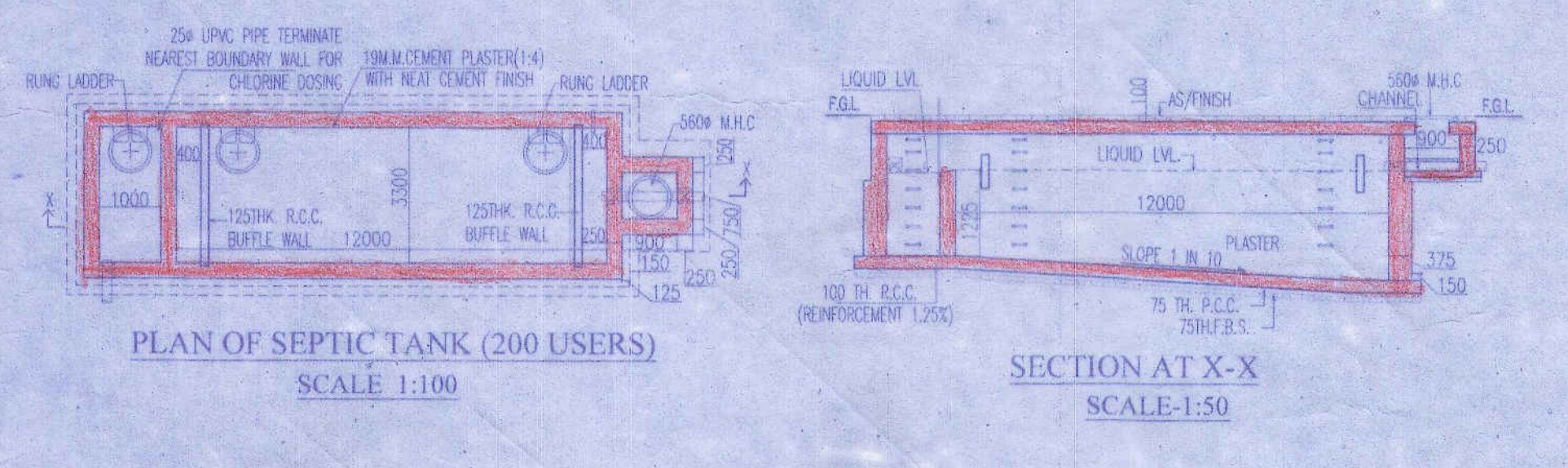
7. REQUIRED 8.00% RESERVED AREA PROVIDED 8.07% RESERVED AREA = 662.88 SQ.M.

8. PROPOSED F.A.R. = 0.547

9. NO. OF TENEMENT = 42 NOS.

10. TOTAL TENEMENT AREA (BLOCK - 1, 2, 3, 4, 5, 6, 7) = 5143.91 SQ.M.

11. REQUIRED CAR PARKING = 43 NOS.  
 a) FOR 600 SQ.M. @ 130 SQ.M. / CAR = 05 NOS.  
 b) FOR (5000 - 600) SQ.M. @ 120 SQ.M. / CAR = 37 NOS.  
 c) FOR (5143.67 - 600) SQ.M. @ 110 SQ.M. / CAR = 1 NOS.



12. PROPOSED AREAS :-

BLOCK NO.	GR. COVERAGE AREA (SQ.M.)	GROUND FLOOR AREA (SQ.M.)	1ST FLOOR AREA (SQ.M.)	TOTAL GR. 1ST FL. AREA (SQ.M.)
BLOCK - 1	447.86	427.63	430.93	858.56
BLOCK - 2	488.35	436.00	487.35	923.35
BLOCK - 3	437.56	417.42	424.48	841.90
BLOCK - 4	161.61	153.77	161.61	315.38
BLOCK - 5	505.93	482.71	485.20	967.91
BLOCK - 6	510.75	487.53	491.46	978.99
BLOCK - 7	135.13	128.63	129.19	257.82
TOTAL	2687.29	2533.69	2610.22	5143.91

13. TOTAL COVERED AREA = 5143.91 SQ.M.

14. TOTAL EXEMPTED AREAS FOR STAIRWAYS AREA = 606.39 SQ.M.

15. PROPOSED F.A.R. = 5143.91 - 606.39 = 8286.011 = 0.547

16. REQUIRED CAR PARKING = 43 NOS.

17. PROVIDED CAR PARKING (OPEN) = 44 NOS.

- NAME OF THE COMPANY (OWNER)**
- Panorama Marketing Limited
  - Broad Tie Up Private Limited
  - Browse Merchants Private Limited
  - Browse Tie Up Private Limited
  - Darpad Promoters Private Limited
  - Geranium Projects Private Limited
  - Majestic Conclave Private Limited
  - Recoup Tracom Private Limited
  - Recoup Viminy Private Limited

*Signature*  
Authorized Signatory

**SIGNATURE OF OWNER**

**CERTIFICATE OF ARCHITECT**

I CERTIFY THAT ALL THE ARCHITECTURAL DRAWINGS OF THE PROJECT AT BELOW MENTIONED PREMISES HAVE BEEN PREPARED BY ME COMPLYING WITH THE PROVISIONS OF NATIONAL BUILDING CODE AND THE WEST BENGAL MUNICIPAL BUILDING RULE 2007. I SHALL BE HELD RESPONSIBLE IF ANY INCORRECT INFORMATION IS FURNISHED BY ME INCLUDING AREA CALCULATION CHARTS IN THIS DRAWING OR ANY VIOLATION OF THE PROVISION OF THESE RULES IS FOUND IN ANY OF THE DRAWINGS AND DOCUMENTS, SIGNED BY ME AND SUBMITTED TO THE SANCTIONING AUTHORITY FOR OBTAINING SANCTION.

**SIGNATURE OF ARCHITECT**

**CERTIFICATE OF STRUCTURAL ENGINEER**

WE HEREBY CERTIFY THAT THE FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING PROPOSED FOR CONSTRUCTION ON R.S.L.R. DAG NOS. - 15, 28, 29, 30, 31, 32, 33, 34, 35, 36, 44, 45, 46, 47, 48, 49, 53 & 45/935, L.R. KHATIAN NOS. 3721, 3722, 3723, 3724, 3725, 3726, 3727, 4149, 4150 UNDER HARIHARPUR GRAM PANCHAYET, POLICE STATION- BARUIPUR, DISTRICT-SOUTH 24 PGS. HAVE BEEN SO DESIGNED BY US WILL MAKE SUCH FOUNDATION AND SUPERSTRUCTURE SAFE IN ALL RESPECTS INCLUDING THE CONSIDERATION OF BEARING CAPACITY & SETTLEMENT OF SOIL, ETC.

**SIGNATURE OF ARCHITECT**

**JAY PRAKASH BHARAT KUMAR AGRAWAL**  
 B. Arch., A.I.A.  
 Reg. No. CA / 19 / 10098  
 ARCHITECT BL. NO. - 32(A)

**SIGNATURE OF STRUCTURAL ENGINEER**

**Mainsak Majumdar**  
 B.O.E., M.C.E. (Struct)  
 ESE-1521 of CMC  
 STER/NKDA/10/00020  
 074/RJP/SONE/11-12

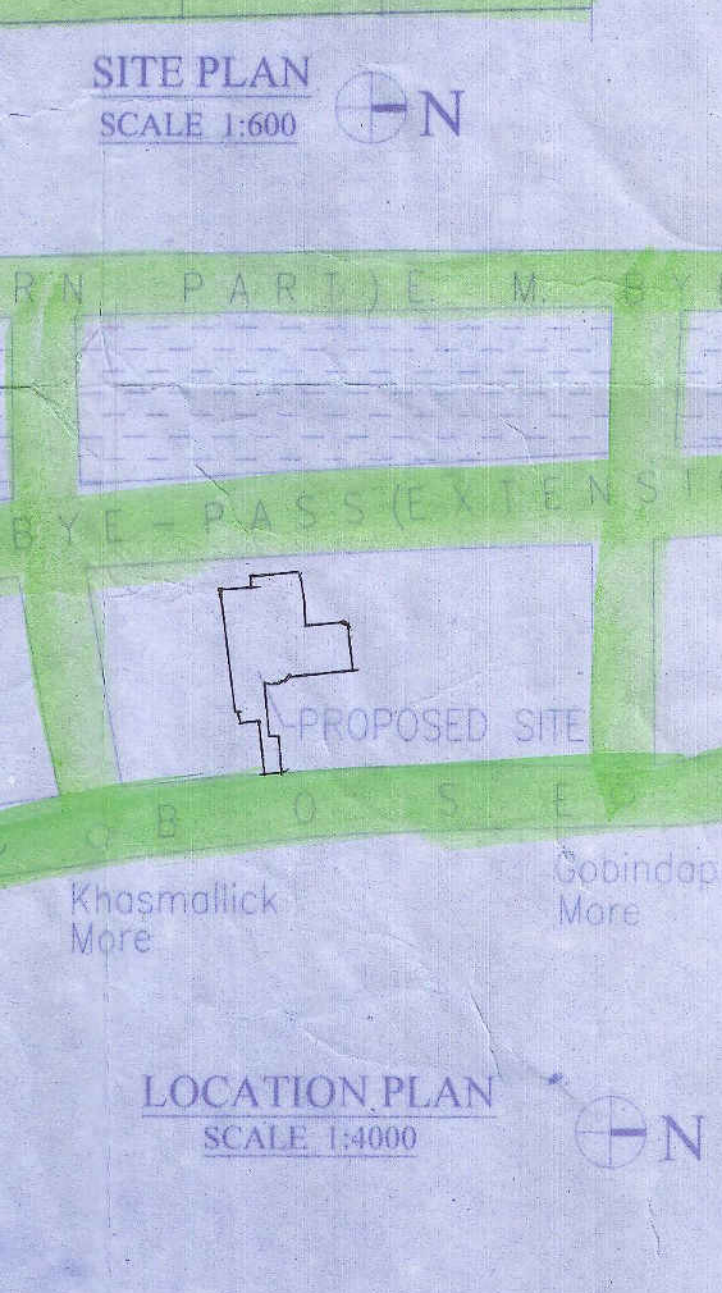
**SIGNATURE OF STRUCTURAL ENGG.**

**TITLE :-**  
 OVERALL GROUND FLOOR PLAN, SITE PLAN, LOCATION PLAN

**PROJECT :-**  
 PROPOSED RESIDENTIAL COMPLEX COMPRISING 7 BLOCKS OF (G+1) STORIED HOUSING COMPLEX OF MOUZA- HARIHARPUR, J.L.NO.- 11, R.S./L.R. DAG NOS. - 15, 28, 29, 30, 31, 32, 33, 34, 35, 36, 44, 45, 46, 47, 48, 49, 53 & 45/935, L.R. KHATIAN NOS. 3721, 3722, 3723, 3724, 3725, 3726, 3727, 4149, 4150 UNDER- HARIHARPUR GRAM PANCHAYET, P.S.- BARUIPUR, DISTRICT-SOUTH 24 PGS.

**ARCHITECTS**  
 AGRAWAL & AGRAWAL  
 BARODA & KOLKATA

**SCALE**    **DATE**    **DEALT**    **CHECKED**  
 1:200    23.05.19    TARAK    SUPRIYA



Overall G.F. Plan  
Site Plan. (1 of 8)  
Location Plan.

- Visted and recommended for sanction the building plan No. 682/772/2019  
upto 6.11 Height 6.7 mt. subject to the condition.
- Before starting any construction, the site must conform with the plans sanctioned and all the condition as proposed in the plan should be fulfilled.
- All building materials necessary for construction should conform to standards specified in the Indian Building Code of India.
- Necessary steps should be taken for safety of lives of the adjoining public and adjacent properties during construction.
- Construction site should be maintained to prevent mosquito breeding.
- Design of all structural members including that of the foundation should conform to standards specified in the I.B.C. of India.
- The sanction is valid for 3 years from date of sanctioning.
- Information required by the applicant to this end are:  
Commencement of work.  
Completion of structural work up to plinth.  
Completion of work.
- No rain water pipe should be fixed or discharged on Road or Footpath.
- The construction should be carried out as per specification of I.B. Code and sanctioned plan under the supervision of qualified empanelled engineers.
- Construction of garbage vat, soak pit & waste water should be done by the owners.
- Any deviation of the sanctioned plan shall mean demolition.  
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.

22/11/19  
Assistant Engineer  
South 24 Pgs. Z.P.

14/11/19  
District Engineer  
South 24 Pgs. Z.P.

Sanctions approved

Sanction should be obtained from the concern Panchayat Samiti  
22/11/19  
Assistant Engineer  
South 24 Pgs. Z.P.

14/11/19  
District Engineer  
South 24 Pgs. Z.P.

Executive Officer  
Panchayat Samiti