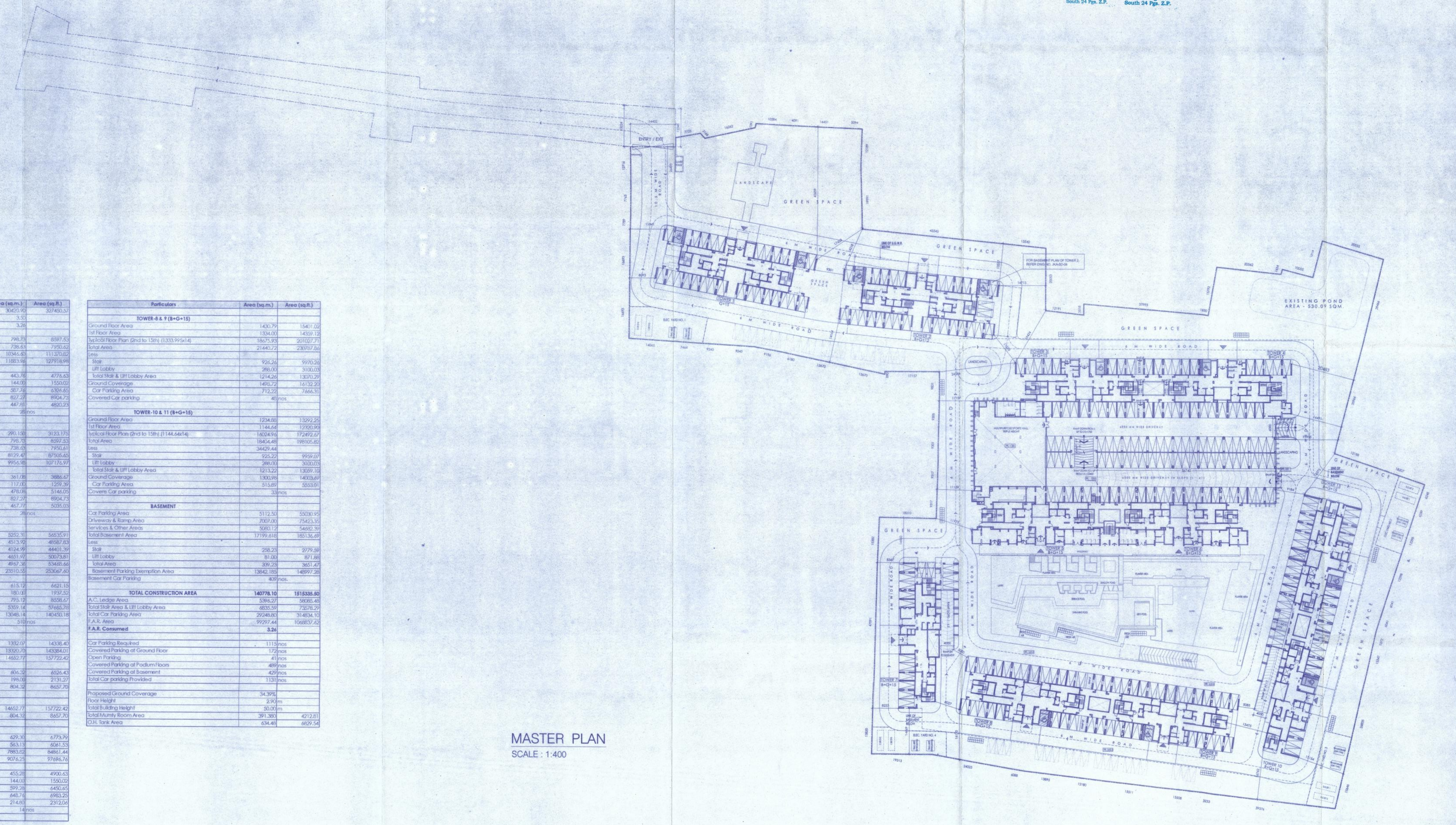
THIS DRAWING IS THE PROPERTY OF "M.N. CONSULTANTS ONE DESIGN SOLUTIONS" AND IS MERELY LENT FOR LIMITED USE SUBJECT TO THE CONDITION THAT IT SHALL NOT BE REPRODUCED LENT OR USED IN ANY WAY DETRIMENTAL TO OUR INTEREST

SANCTION AREA STATEMENT

Particulars	Area (sq.m.)	Area (sq.ft.)
Area of Land	30420.90	327450.57
Permissible F.A.R	3.50	
Proposed F.A.R	3.26	
TOWER-1 (G+15)		
Ground Floor Area	798.73	8597.53
1st Floor Area	738.63	7950.62
Typical Floor Plan (2nd to 15th) (739.043x14)	10346.60	111370.82
Total Area	11883.96	127918.98
Less		
Stair	443.76	4776.63
Lift Lobby	144.00	1550.02
Total Stair & Lift Lobby Area	587.76	6326.65
Ground Coverage Area	827.27	8904.73
Car Parking Area	447.81	4820.23
Covered Car Parking Nos.	28	nos
TOWER-2 (B+G+12)		
Basement Area (Pump Room)	290.150	3123.175
Ground Floor Area	798.73	8597.53
1st Floor Area	738.63	7950.61
Typical Floor Plan (2nd to 12th) (739.043x11)	8129.47	87505.65
Total Area	9956.98	107176.97
Less		
Stair	361.08	3886.67
Lift Lobby	117.00	1259.39
Total Stair & Lift Lobby Area	478.08	5146.05
Ground Coverage	827.27	8904.73
Car Parking Area	467.77	5035.03
Covered car Parking Nos.	28	nos
TOWER-3, 4, 5, 6 & PODIUM LVL (B+G+15)		
Ground Floor Area	5252.31	56535.91
1st Floor Area	4513.92	48587.83
2nd Floor Area	4124.99	44401.39
3rd Floor Area	4651.97	50073.81
4th Floor Area	4967.36	53468.66
Total Area	23510.55	253067.60
Less		
Stair	615.12	6621.15
Lift Lobby	180.00	1937.52
Total Stair & Lift Lobby Area	795.12	8558.67
Ground Coverage	5359.14	57685.78
Car Parking Area	13048.14	140450.18
Covered Car parking Nos.	510	nos
TOWER-3 & 4 (B+G+15)		
5th Floor Area	1332.07	14338.40
Typical Floor Plan (6th to 15th) (1332.07x10)	13320.70	143384.01
Total Area	14652.77	157722.42
Less		
Stair	606.32	6526.43
Lift Lobby Area	198.00	2131.27
Total Stair & Lift Lobby Area	804.32	8657.70
TOWER-5 & 6 (B+G+15), Similar to Tower-3 & 4		
Total 5th to 15th Floor Area	14652.77	157722.42
Less Total Stair & Lift Lobby Area	804.32	8657.70
TOWER-7 (B+G+15)		
Ground Floor Area	629.30	6773.79
1st Floor Area	563.13	6061.53
Typical Floor Plan (2nd to 15th) (563.130x14)	7883.82	84861.44
Total Area	9076.25	97696.76
Less		
Stair	455.28	4900.63
Lift Lobby	144.00	1550.02
Total Stair & Lift Lobby Area	599.28	6450.65
Ground Coverage	648.76	6983.25
Car Parking Area	214.80	2312.06
Covered Car Parking	14	nos

Particulars	Area (sq.m.)	Area (sq.ft.)
TOWER-8 & 9 (B+G+15)		
Ground Floor Area	1430.79	15401.02
1st Floor Area	1334.00	14359.12
Typical Floor Plan (2nd to 15th) (1333.995x14)	18675.93	201027.71
Total Area	21440.72	230787.86
Less		
Stair	926.26	9970.26
Lift Lobby	288.00	3100.03
Total Stair & Lift Lobby Area	1214.26	13070.29
Ground Coverage	1498.72	16132.20
Car Parking Area	712.22	7666.31
Covered Car parking	48	nos
TOWER-10 & 11 (B+G+15)		
Ground Floor Area	1234.88	13292.25
1st Floor Area	1144.64	12320.90
Typical Floor Plan (2nd to 15th) (1144.64x14)	16024.96	172492.67
Total Area	18404.48	198105.82
Less	34429.44	
Stair	925.22	9959.07
Lift Lobby	288.00	3100.03
Total Stair & Lift Lobby Area	1213.22	13059.10
Ground Coverage	1300.98	14003.69
Car Parking Area	515.69	5553.01
Covere Car parking	33	nos
BASEMENT		
Car Parking Area	5112.50	55030.95
Driveway & Ramp Area	7007.00	75423.35
Services & Other Areas	5080.12	54682.39
Total Basement Area	17199.618	185136.69
Less		
Stair	258.23	2779.59
Lift Lobby	81.00	871.88
Total Area	339.23	3651.47
Basement Parking Exemption Area	13842.185	148997.28
Basement Car Parking	409	nos.
TOTAL CONSTRUCTION AREA	**140778.10**	**1515335.50**
A.C. Ledge Area	5396.27	58085.48
Total Stair Area & Lift Lobby Area	6835.59	73578.29
Total Car Parking Area	29248.80	314834.10
F.A.R. Area	99297.44	1068837.62
F.A.R. Consumed	**3.26**	
Car Parking Required	1115	nos
Covered Parking at Ground Floor	172	nos
Open Parking	41	nos
Covered Parking at Podium Floors	489	nos
Covered Parking at Basement	429	nos
Total Car parking Provided	1131	nos
Proposed Ground Coverage	34.39%	
Floor Height	2.90	m
Total Building Height	50.00	m
Total Mumty Room Area	391.380	4212.81
O.H. Tank Area	634.48	6829.54



MASTER PLAN

SCALE : 1:400

- Vetted and recommended for sanction the building plan No. 420/SSC/RE/KNDA upto G+XII & B+G+XV, Height 41.30 & 50 M 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 standard specified in the National Building Code of India.
- Necessary steps should be taken for safety of lives of the adjoining public and private 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 standard specified in the N.B.C. of India.

ASSISTANT ENGINEER
South 24 Pgs. Z.P.

- 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.S. 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.

District Engineer
South 24 Pgs. Z.P.

NAME OF OWNERS :

PS VINAYAK COMPLEX LLP
PARTNER
AS CONSTITUTED ATTORNEYS OF

1. BRATATI MUKHOPADHYAY
2. SIDDHARTHA MUKHERJEE
3. PHOBOS TOURS & TRAVEL PVT. LTD.
4. THYONE RETAIL PVT. LTD.
5. GALTONIA BUILDERS PVT. LTD.
6. THYONE HERBAL PRODUCTS PVT. LTD.
7. GUSSONIA HEIGHTS PVT. LTD.
8. PHOBOS AGRO MARKETING PVT. LTD.
9. PHLOMIS DEVELOPERS PVT. LTD.
10. BAHIAGRASS HOUSING PVT. LTD.
11. COLLETIA HOUSING PVT. LTD.
12. KUDZO GRIHO PVT. LTD.
13. BIARUM BUILDERS PVT. LTD.
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17. RHAMNUS REALTY PVT. LTD.
18. SOURSOP REALTY PLUS PVT. LTD.
19. BALLOTA HOUSING PVT. LTD.
20. MAIDENGRASS HOUSING PVT. LTD.
21. THYONE FILTERS PVT. LTD.
22. ANTHRISCUS REALITY PVT. LTD.
23. MONTIPORA BUILDERS PVT. LTD.
24. THYONE TRAVELS PVT. LTD.
25. PHOBOS COMPUTERS PVT. LTD.
26. THYONE BOOKS & PERIODICALS PVT. LTD.
27. THYONE AGRO MARKETING PVT. LTD.
28. THYONE INTERIOR DECORATORS PVT. LTD.
29. PHOBOS AGRI COMMERCIAL PVT. LTD.
30. THYONE IMAGE & GRAPHICS PVT. LTD.
31. THYONE IT SOLUTIONS PVT. LTD.
32. PHOBOS BOOKS AND PERIODICALS PVT. LTD.
33. LEYMUS REALTY PVT. LTD.
34. PHOBOS RETAIL PVT. LTD.
35. PHOBOS IT SOLUTIONS PVT. LTD.
36. BAS HERBAL PRODUCTS PVT. LTD.
37. DEIMOS TRAVELS PVT. LTD.
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39. DEIMOS HERBAL PRODUCTS PVT. LTD.
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41. ECLAIR INFRACON PVT. LTD.
42. ETAKA REAL ESTATE PVT. LTD.
43. EKARAJ BUILDCON PVT. LTD.
44. PITAYA REALTY PVT. LTD.
45. FOUNTAINGRASS BUILDERS PVT. LTD.
46. SHOEBILL REALTY PVT. LTD.
47. VETIVER REALTY PVT. LTD.
48. EESHVI REAL ESTATE PVT. LTD.
49. ILLUSION DEVELOPERS PVT. LTD.
50. EESHVI VILLA PVT. LTD.
51. EKARAJ HOUSING PVT. LTD.
52. INTEGRAL PROPERTIES PVT. LTD.
53. EKARAJ PROPERTIES PVT. LTD.
54. EKARAJ REAL ESTATE PVT. LTD.
55. EESHVI TOWER PVT. LTD.
56. EKARAJ BUILDER PVT. LTD.
57. EKARAJ INFRASTRUCTURE PVT. LTD.
58. AYANNA PROJECTS PVT. LTD.
59. ESTHER BUILDCON PVT. LTD.
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65. WRIDDHI REAL ESTATE PVT. LTD.
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69. WRIDDHI DEVELOPER PVT. LTD.
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77. ANUP KUMAR JAYASWAL
78. SANGITA CHAKRABORTI
79. SUNDAR KUMAR MAJI
80. RUPA MONDAL
81. HIRALAL CHOUDHARY
82. JAYANTA ROY
83. SHREYA MUKHOPADHYAY
84. SIBAMOY CHAKRABORTY
85. PRADIPTA KUMAR MAITI
86. TANUSHREE MAITI
87. DIPIKA BANERJEE
88. JIBAN KUMAR DE
89. SUBRATA ROY
90. DEIMOS MANAGEMENT CONSULTANTS PVT. LTD.

SIGNATURE OF OWNERS

CERTIFICATE OF STRUCTURAL ENGINEER :

THIS IS TO CERTIFY THAT THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPER-STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECTS.

UTPAL SANTRA

SIGNATURE OF STRUCTURAL ENGINEER

SIGNATURE OF STRUCTURAL REVIEWER

CERTIFICATE OF ARCHITECT :

I DO HEREBY CERTIFY WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER NATIONAL BUILDING CODE OF INDIA 2005 AS AMENDED FROM TIME TO TIME. THAT THE WIDTH OF THE ABUTTING ROAD CONFORM WITH THE PLAN AND IT IS A BUILDABLE SITE NOT A TANK OR A FILLED UP TANK. THE SITE PLAN, LOCATION PLAN AGREES WITH THE SITE. THE PLOT IS DEMARCATED BY BOUNDARY WALLS & MEASUREMENTS TALLY WITH THE REGD. DEED PLAN. THE EXISTING STRUCTURE AS SHOWN FULLY OCCUPIED BY OWNERS AS PER OWNERS UNDERTAKING.

ANIRBAN BAKSHI
Architect
Council of Architecture
CA/2001/27297

SIGNATURE OF ARCHITECT

Project :

PROPOSED ONE NO. G+15 STORIED (TOWER-1) ONE NO. B+G+12 STORIED (TOWER-2) AND NINE NO. (TOWER-3 TO TOWER-11) G+15 STORIED UNDER GROUP RESIDENTIAL BUILDING WITH 5 LAYERED PODIUM PARKING OVER COMMON BASEMENT AT D. H. ROAD, MOUZA - SARMESTARCHAK, J.L. NO. 17, TOUZI NO. 351 BI, R.S. DAG NOS. 115, 116 & 117 CORRESPONDING TO L.R. DAG NOS. 114, 115 & 116, MOUZA - DAULATPUR, J.L. NO. 79, TOUZI NOS. 1776, R.S./L.R. DAG NOS. 23, 27, 28, 29, 30, 31, 32, 33, 34, 46 & 49, POST OFFICE - PAILAN HAT, POLICE STATION - BISHNUPUR, WITHIN KULERDARI GRAM PANCHAYET, DISTRICT - SOUTH 24 PARGANAS.

Consultant :

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

Drawing Title :

MASTER PLAN

Scale		Date
1 : 400		16.03.2017
Dealt	Checked	Approved
BANALATA	BISWAJIT	SOMDEB
☐ Design Development ■ Sanction Dwg		
☐ Contract Document ☐ Construction Dwg ☐ As Built Dwg		
Revision No.		Revision Date
R1		20.06.2018
Drawing No.		North
JKA-SD-01		
Job No.		
2016-2017/21/JKA		