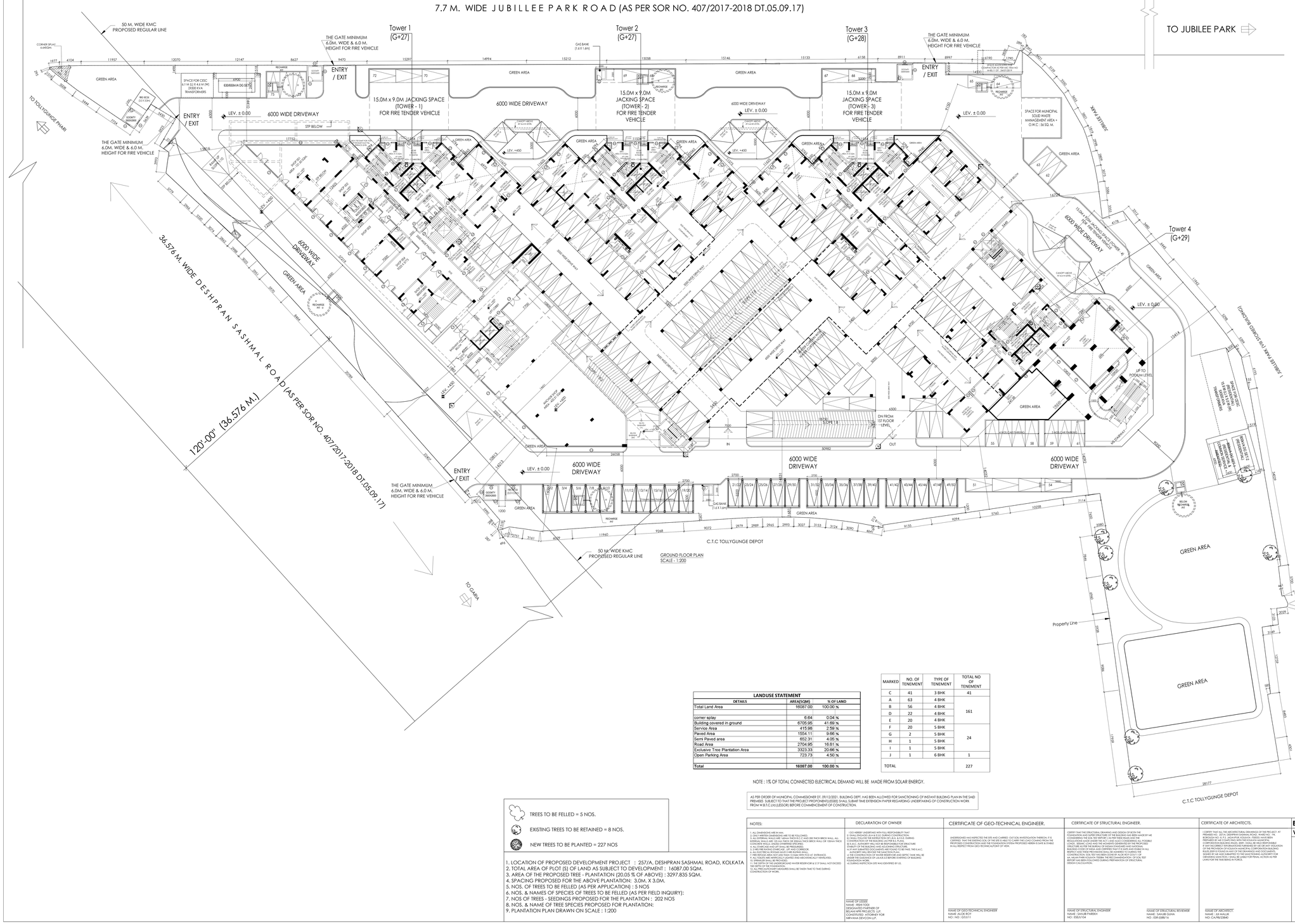

Part - A

Assessee No : 210940200842

Detail of Registered deed:
Book No :I Vol no : 1901-2016 Page No :228935 to 228969
Being No : 190106951 Year : 2016 Place : KOLKATA

No of Storey : PARTLY B+G+XXVII, G+XXVII, G+XXVIII, G+XXIX
Use of building : Residential

Detail of Registered Boundary declaration:
Book No : I Vol no : 1901-2017 Page No :158777 to 158797
Being No : 190104835 Year : 2017 Place : ARA-I KOLKATA

PRINCIPLE USE GROUP :	RESIDENTIAL			
PART-B:				
1. AREA OF LAND = (AS PER DEED) =			16087.00	SQM
2. AS PER BOUNDARY DECLEARATION=			16087.00	SQM.
3. A) SPLAY	6.64	SQM		
3. C) NET AREA OF LAND AFTER SPLAY & STRIP OF LAND =			16080.36	SQM.
4. (i) PERMISSIBLE GROUND COVERAGE =	45.0	% =	7239.15	SQM.
(ii) PROPOSED GROUND COVERAGE =	43.41	% =	6983.399	SQM.
5. A) HEIGHT = 102.90 M		5. B) ROAD WIDTH = (AS PER SOR)	36.576	M

6. PROPOSED AREA CALCULATION :-

A : TOTAL PROPOSAL :

AT FLOOR	COVERED AREA	CUTOUT	EXEMPTED AREA: STAIR & STAIR LOBBY	EXEMPTED AREA: LIFT LOBBY	EXEMPTED AREA: SERVICE FLOOR	NET FLOOR AREA
BASEMENT	**1213.69**		**26.63**	**9.00**	**0.00**	1178.06
GROUND	**6590.37**	**323.89**	**219.32**	**60.00**	**0.00**	5987.16
1ST	**5015.91**	**763.27**	**156.12**	**48.00**	**0.00**	4048.52
2ND	**6374.59**	**920.77**	**187.65**	**57.00**	**0.00**	5209.17
3RD	**6333.06**	**921.02**	**187.65**	**57.00**	**0.00**	5167.39
4TH	**4937.94**	**877.72**	**124.62**	**48.00**	**0.00**	3887.60
5TH	**2667.35**	**215.58**	**124.62**	**51.00**	**0.00**	2276.15
6TH	**2802.67**	**1063.54**	**93.33**	**36.00**	**0.00**	1609.80
7th	**2607.93**	**112.83**	**124.62**	**48.00**	**0.00**	2322.48
8th	**2607.93**	**112.83**	**124.62**	**48.00**	**0.00**	2322.48
9th	**2607.93**	**112.83**	**124.62**	**48.00**	**0.00**	2322.48
10th	**2607.93**	**112.83**	**124.62**	**48.00**	**0.00**	2322.48
11th	**2607.93**	**112.83**	**124.62**	**48.00**	**0.00**	2322.48
12th	**2607.93**	**112.83**	**124.62**	**48.00**	**0.00**	2322.48
13th	**2607.93**	**112.83**	**124.62**	**48.00**	**0.00**	2322.48
14th	**2607.93**	**112.83**	**124.62**	**48.00**	**0.00**	2322.48
15th	**2607.93**	**112.83**	**124.62**	**48.00**	**0.00**	2322.48
16th	**2758.16**	**111.95**			**2646.21**	0.00
17th	**2607.93**	**112.83**	**124.62**	**48.00**	**0.00**	2322.48
18th	**2607.93**	**112.83**	**124.62**	**48.00**	**0.00**	2322.48
19th	**2607.93**	**112.83**	**124.62**	**48.00**	**0.00**	2322.48
20th	**2607.93**	**112.83**	**124.62**	**48.00**	**0.00**	2322.48
21st	**2607.93**	**112.83**	**124.62**	**48.00**	**0.00**	2322.48
22nd	**2607.93**	**112.83**	**124.62**	**48.00**	**0.00**	2322.48
23rd	**2607.93**	**112.83**	**124.62**	**48.00**	**0.00**	2322.48
24th	**2607.93**	**112.83**	**124.62**	**48.00**	**0.00**	2322.48
25th	**2614.01**	**112.79**	**124.62**	**48.00**	**0.00**	2328.60
26th	**2620.10**	**140.16**	**124.62**	**48.00**	**0.00**	2307.32
27th	**2455.93**	**143.20**	**124.62**	**48.00**	**0.00**	2140.11
28th	**1202.79**	**146.56**	**62.04**	**24.00**	**0.00**	970.19
29th	**343.19**	**29.22**	**30.75**	**12.00**	**0.00**	271.22
TOTAL =	**92264.39**	**7687.78**	**3705.13**	**1362.00**	**2646.21**	**76863.27**

6. TENEMENTS & CAR PARKING CALCULATION :-

(A) RESIDENTIAL :

MARKED	TENEMENT SIZE	PROP. AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	TENAMENT SIZE & NO.	PARKING NO.
A	167.86	63.23	231.09	63	200<=300 = 141 NOS.	282 NOS.
B	200.47	76.22	276.69	56		
C	125.88	47.87	173.75	41	100<=200 = 41 NOS.	41 NOS.
D	164.40	62.51	226.91	22		
E	230.57	87.66	318.23	20	300<=400 = 40 NOS.	120 NOS.
F	242.29	92.12	334.41	20		
G	481.18	182.96	664.14	2	600<=700 = 2 NOS.	12 NOS.
H	350.13	133.10	483.25	1		
I	510.16	193.98	704.138	1	400<=500 = 1 NOS.	4 NOS.
J	548.77	208.66	757.43	1	700<=800 = 2 NOS.	14 NOS.
					227 NOS.	473 NOS.

(C) MERCANTILE (RETAIL) :

TOTAL COVERED AREA	COVERED GROUND	TOTAL CARPET AREA		REQ. CAR PARKING NOS.
5060.56	**1418.14**	**2676.93**		**76**

7A. TOTAL REQUIRED CAR PARKING :- (282+41+120+12+4+14+76) =						**549**
7B. TOTAL PROVIDED CAR PARKING :-						**675**
OPEN (1 LAYER) =	OPEN (2 LAYER)=	COVERED (GR) 1 LAYER=	COVERED(GR) 2 LAYER=	COVERED (OTHER) 1 LAYER=	COVERED (OTHER)2 LAYER=	
25	**50**	**127**	**0**	**473**	**0**	
8. PERMISSIBLE AREA FOR PARKING :- MINIMUM OF NUMBER OF CAR PROVIDED AND REQUIARD & LOCATION (IN SQM)					22245.00	SQM
9. PROVIDED AREA OF PARKING :- TOTAL INCLUDING ALL USE GROUP **Parking Mercantile** =899.55 SQM. **Parking Residence** =18082.69 SQM.					18982.24	SQM
GROUND	3494.25 SQM	OTHER THAN GROUND			15487.84	SQM
10. PERMISSIBLE F.A.R = [INCLUDING 69A(i)(ii)(c) 20% extra]					3.600	
11. PROPOSED BUILT UP AREA FOR F.A.R = (**76863.45** -18982.24)					57881.21	
11. PROPOSED F.A.R = [(**76863.27** -18982.24) / 16087.00]					3.598	SQM
12. STAIR HEAD ROOM AREA :-					247.818	SQM
13. LIFT MACHINE ROOM AREA :-					261.754	SQM
14. OVER HEAD TANK AREA :-					182.81	SQM
14A. CANOPY / PORCH AREA :-					109.178	SQM
15. AREA OF ROOF TOP GARDEN=					1347.28	SQM
16. AREA OF FIRE REFUSE PLATFORM =					688.32	SQM
17. LIFT MACHINE ROOM STAIR AREA =					30.40	SQM
						SQM
18. SWIMING POOL AREA =					1159.97	SQM
19. TRIPPLE HEIGHT BALCONY AREA =					1707.961	SQM
19A. STP PUMP ROOM AREA =					181.824	**SQM**
20. TERRACE AREA :-					6830.66	SQM
21. EXCESS TERRACE AREA :-					248.836	SQM
22. GATE GODMITY =					53.98	SQM
23. TOTAL ADDITIONAL FLOOR AREA FOR FEES = (12+13+14A+15+16+17+18 +19 +19A+21+ 22)=					6037.321	SQM
24. RELAXATION OF AUTHORITY, IF ANY :- A) ADDITIONAL FAR FOR METRO CORRIDOR WITHIN 500M AND MEANS OF ACCESS >24M =20% EXTRA ; RULE 69A(1)(c)						
REQUIRED AREA OF TREE COVER =				3217.40 SQM. (20.00 %)		
PROVIDED NEW TREE NO. = 228 NOS. AREA OF TREE COVER = 3323.33 SQM. (20.66 %)						

LANDUSE STATEMENT

DETAILS	AREA(SQM)	% OF LAND
Total Land Area	16087.00	100.00 %
corner splay	6.64	0.04 %
Building covered in ground	6705.95	41.69 %
Service Area	415.98	2.59 %
Paved Area	1554.11	9.66 %
Semi Paved area	652.31	4.05 %
Road Area	2704.95	16.81 %
Exclusive Tree Plantation Area	3323.33	20.66 %
Open Parking Area	723.73	4.50 %
Total	**16087.00**	**100.00 %**

MARKED	NO. OF TENEMENT	TYPE OF TENEMENT	TOTAL NO OF TENEMENT
C	41	3 BHK	41
A	63	4 BHK	161
B	56	4 BHK	
D	22	4 BHK	
E	20	4 BHK	
F	20	5 BHK	24
G	2	5 BHK	
H	1	5 BHK	
I	1	5 BHK	
J	1	6 BHK	1
TOTAL			227

NOTE : 1% OF TOTAL CONNECTED ELECTRICAL DEMAND WILL BE MADE FROM SOLAR ENERGY.

AS PER ORDER OF MUNICIPAL COMMISSIONER DT. 09/12/2021. BUILDING DEPT. HAS BEEN ALLOWED FOR SANCTIONING OF INSTANT BUILDING PLAN IN THE SAID PREMISES SUBJECT TO THAT THE PROJECT PROPONENT(LESSEE) SHALL SUBMIT TIME EXTENSION PAPER REGARDING UNDERTAKING OF CONSTRUCTION WORK FROM M.B.T.C.Ltd.(LESSOR) BEFORE COMMENCEMENT OF CONSTRUCTION.

TREES TO BE FELLED = 5 NOS.
EXISTING TREES TO BE RETAINED = 8 NOS.
NEW TREES TO BE PLANTED = 227 NOS

1. LOCATION OF PROPOSED DEVELOPMENT PROJECT : 257/A, DESHPRAN SASHMAL ROAD, KOLKATA
2. TOTAL AREA OF PLOT (S) OF LAND AS SUBJECT TO DEVELOPMENT : 16087.00 SQM.
3. AREA OF THE PROPOSED TREE - PLANTATION (20.05 % OF ABOVE) : 3297.835 SQM.
4. SPACING PROPOSED FOR THE ABOVE PLANTATION: 3.0M. X 3.0M.
5. NOS. OF TREES TO BE FELLED (AS PER APPLICATION) : 5 NOS
6. NOS. & NAMES OF SPECIES OF TREES TO BE FELLED (AS PER FIELD INQUIRY):
7. NOS OF TREES - SEEDINGS PROPOSED FOR THE PLANTATION : 202 NOS
8. NOS. & NAME OF TREE SPECIES PROPOSED FOR PLANTATION:
9. PLANTATION PLAN DRAWN ON SCALE : 1:200

NOTES:
1. ALL DIMENSIONS ARE IN mm.
2. ONLY WRITTEN DIMENSIONS ARE TO BE FOLLOWED.
3. ALL EXTERNAL WALLS ARE 200 mm THICK BRICK WALL (OR 300 THICK BRICK WALL, ALL INTERNAL WALLS ARE 125 mm THICK OR 200mm THICK BRICK WALL OR 100mm THICK CONCRETE WALLS. UNLESS OTHERWISE SPECIFIED.
4. ALL DIMENSIONS ARE TO FACE OF BRICK WORK.
5. CWG FIRE RATING STAIRCASE , LIFT AND CORRIDOR.
6. ALL ELECTRICAL ROOMS HAVE 2 HRS RATING WALL.
7. ALL STAIRS ARE OPEN TO SKY WITH DIRECT ACCESS AT ENTRANCE.
8. ALL TOILETS ARE ARTIFICIALLY LIGHTED AND MECHANICALLY VENTILATED.
10. SPRINKLER SHALL BE PROVIDED.
11. THE CAPACITY OF UNDERGROUND WATER RESERVOIR & STP SHALL NOT EXCEED THE DEPTH OF THE FOUNDATION.
12. ALL PRECAUTIONARY MEASURES SHALL BE TAKEN TIME TO TIME DURING CONSTRUCTION OF WORK.

DECLARATION OF OWNER

I DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT
1) I SHALL ENGAGE LIE & A.E.E. DURING CONSTRUCTION
2) I SHALL ENGAGE STRUCTURAL ENGINEER DURING CONSTRUCTION OF THE BUILDING (AS PER B.A. PLAN).
3) A.A.I.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURE STABILITY OF THE BUILDING AND ANY PART THEREOF.
4) IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE A.A.I.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.
5) THE BUILDING SHALL BE CONNECTED WITH P.H.E. AND SEPTIC TANK WILL BE UNDER THE SUGGENCE OF L.B.A.G.S.E BEFORE DARING OF BUILDING FOUNDASION WORK.
6) DURING INSPECTION SITE WAS IDENTIFIED BY US.

NAME OF LESSEE
NAME : RISHI TUSHAR JATI FOR NAME OF BELAHA KIPR PROJECTS LLP, CONSTITUTED ATTORNEY FOR NIRVANA DEVCON LLP.

CERTIFICATE OF GEO-TECHNICAL ENGINEER.

UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THEREON. IT IS CERTIFIED THAT THE EXISTING SOIL OF THE SITE IS ABLE TO CARRY THE LOAD COMING FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM PROPOSED HEREIN IS SAFE & STABLE IN ALL RESPECT FROM GEO-TECHNICALPOINT OF VIEW.

NAME OF GEO-TECHNICAL ENGINEER
NAME : ALOK ROY
NO : NO - 037611

CERTIFICATE OF STRUCTURAL ENGINEER.

I CERTIFY THAT THE STRUCTURAL DRAWING AND DESIGN OF BOTH THE FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME AND/OR UNDER MY DIRECT SUPERVISION AND THE SAME ARE IN ACCORDANCE WITH BUILDING CODE (WBF RULES) AND ALSO CONFORMING ALL POSSIBLE LOADS , SEISMIC LOAD AND THE MEASURES GENERATED BY THE PROPOSED BUILDING ON THE ADJACENT BUILDINGS AND STRUCTURES AND THE BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT AND FREE FROM DEFECTS SHALL BE ADHERED TO DURING THE CONSTRUCTION AS PER THE DRAWING AND DESIGN AND THE SOIL TEST REPORT AS WELL AS THE RECOMMENDATION OF SOIL TEST REPORT HAS BEEN FOLLOWED DURING PREPARATION OF STRUCTURAL DESIGN/CALCULATION.

NAME OF STRUCTURAL ENGINEER
NAME : SANJIB PAREKH
NO : EB/0704

NAME OF STRUCTURAL REVIEWER
NAME : SANJIB GUHA
NO : EB-0080/16

CERTIFICATE OF ARCHITECTS.

I CERTIFY THAT ALL THE ARCHITECTURAL DRAWINGS OF THE PROJECT AT PREMISES NO. 257/A, DESHPRAN SASHMAL ROAD, WARD NO. - 94, BOROUGH NO. - IX, P.S. - JADAVPUR, KOLKATA - 700032, PREPARED BY ME AND/OR UNDER MY DIRECT SUPERVISION COMPLY WITH THE KOLKATA MUNICIPAL CORPORATION BUILDING RULES 2009. I SHALL BE HELD RESPONSIBLE FOR ANY DEVIATION FROM THE SAID BUILDING RULES AND ALSO FOR ANY VIOLATION OF THE PROVISION OF KOLKATA MUNICIPAL CORPORATION BUILDING RULES 2009 IS FOUND IN ANY OF THE DRAWINGS AND DOCUMENTS. I ALSO CERTIFY THAT THE BUILDING PLAN IS PREPARED AS PER THE GEOMAPING SANCTION. I SHALL BE LIABLE FOR PENAL ACTION AS PER LAWS FOR THE TIME BEING IN FORCE.

NAME OF ARCHITECT
NAME : JUI MALIK
NO: CA/99/20842

BUILDING PERMIT NO: 2021100111 DT: 13-DEC-2021

VALID FOR FIVE YEARS FROM DATE OF SANCTION

DEBARATI CHAKRABORTY
Digitally signed by DEBARATI CHAKRABORTY
Date: 2021.12.15 15:14:48 +05'30'
SIGNATURE OF ASSISTANT ENGINEER

TUSHAR JATI
Digitally signed by TUSHAR JATI
Date: 2021.12.15 16:23:48 +05'30'
SIGNATURE OF EXECUTIVE ENGINEER

PROJECT:
PROPOSED P.ARTLY (B+G+XXVII) TOWER 1, (G+XXVII) TOWER 2, (G+XXVIII) TOWER 3 & (G+XXIX) TOWER 4 [BLDG. HEIGHT 102.90M.] STORIED RESIDENTIAL BUILDING AT PREMISES NO. 257/A, DESHPRAN SASHMAL ROAD, WARD NO. - 94, BOROUGH NO. - IX, P.S. - JADAVPUR, KOLKATA - 700032. U/S 393 A OF KMC BUILDING RULES 2009, READ ALONG WITH RULE 69 A (1) (3) OF KMC BUILDING RULES 2009.

TITLE: GROUND FLOOR PLAN

ARCHITECT:
ABIN DESIGN STUDIO
ARCHITECTURE | INTERIOR | LANDSCAPE | PLANNING
ABIN DESIGN STUDIO, 3A, GARIAHAT ROAD, 4TH FLOOR, KOLKATA-700019
101, HINDUSTHAN PARK, GARIAHAT, KOLKATA-700029, INDIA
T: 033 - 24662626 / 24662727 E: info@abindesignstudio.com

DATE OF REVISION :	28.06.2021	REV. NO :	NORTH
SCALE :	1:200	DRAWING NO :	CTC/SANC/A01
DRAWN BY :	G.P		
CHKD. BY :	P.P		

THIS DRAWING IS THE SOLE PROPERTY OF ABIN DESIGN STUDIO AND IS NOT TO BE USED IN ANY WAY WITHOUT PERMISSION. IT HAS BEEN PREPARED FOR WHICH IT IS ISSUED. WRONGLY USED FIGURED DIMENSIONS