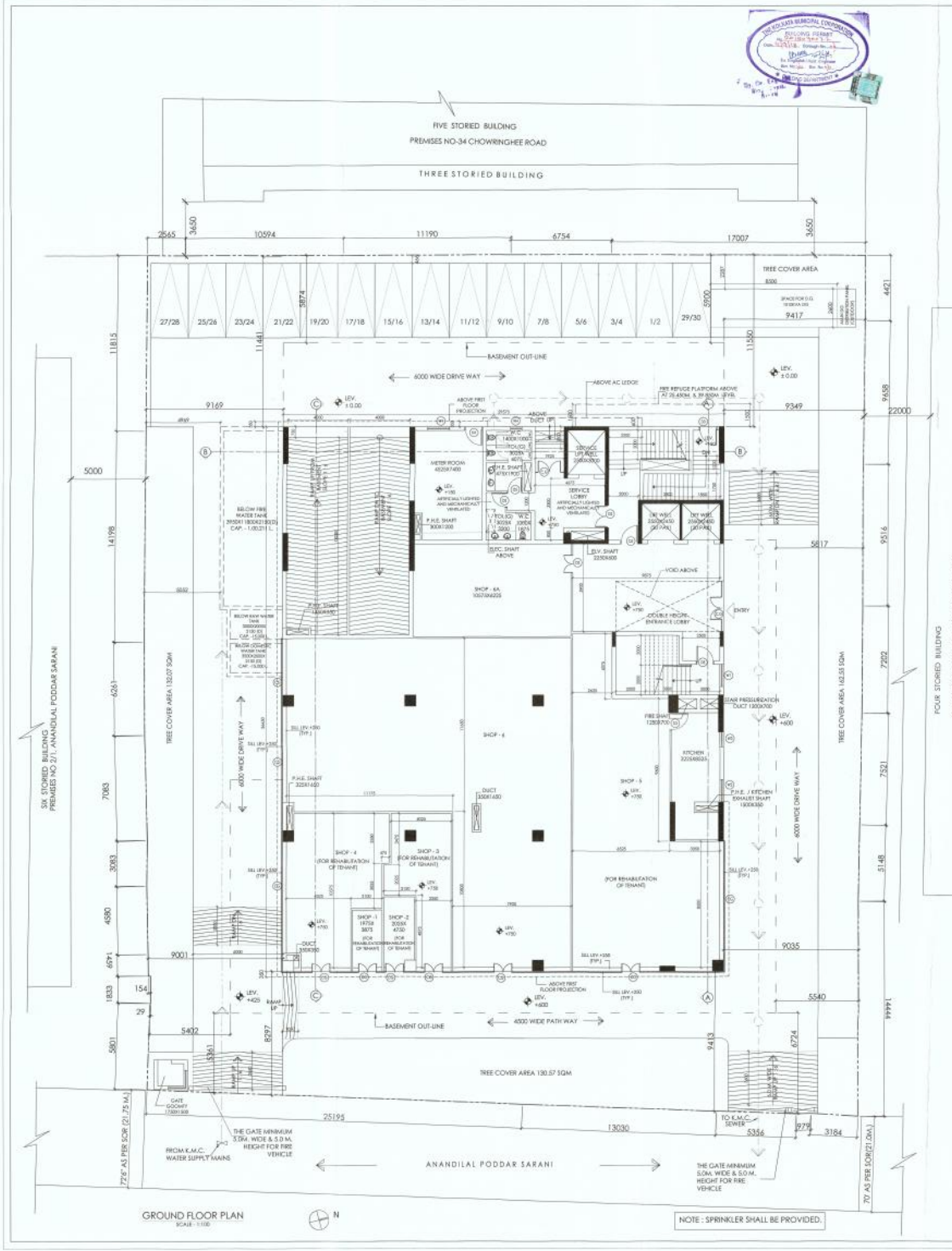
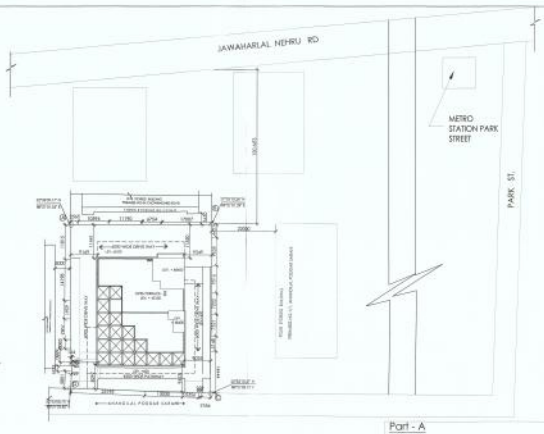


GROUND FLOOR PLAN
SCALE - 1:100



SITE PLAN
SCALE - 1:500

KEY PLAN
SCALE - 1:2000

SECTION AT XX
SCALE - 1:100

UNDER GROUND RESERVOIR PLAN
SCALE - 1:100

OBSERVATION FROM OTHERS DEPARTMENT :-

1. NOC FROM ULC DEPARTMENT - 450-ULC/KH-3945/2016 , DATED - 22.09.2016
2. NOC FROM MICROWAVE DEPARTMENT - CGW/NOC/1-150/T.B/2016-17/VOL-II/10 DATED - 26.10.2016
3. NOC FROM WBFES - WBFES/6134/17/KOLUC/3-543/17(540/17), DATED11/08/17.

Premises No : 2, Anandilal Poddar Sarani
Assessee No : 110634600024
Name of the Owner(s) / Applicant(s) - GAURAV DUGAR (CA)
Area of land : 2733.62 sqm.
Name of Architect : JUI MALLIK No : CA-98-23840
Permissible height in reference to CCDM issued by AAI : 65 M.

Co- ordinate in WGS 84 and site elevation (AMSL) :

reference points marked in the site plan of the proposal	Co- ordinate in WGS 84		site elevation (AMSL)
	Latitude	Longitude	
A	88°21'01.03" E	22°33'59.17" N	10 M.
B	88°21'01.29" E	22°33'10.06" N	
C	88°21'03.15" E	22°33'10.27" N	
D	88°21'02.82" E	22°33'08.75" N	

THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF AT ANY STAGE IT IS FOUND OTHERWISE, THEN I SHALL BE FULLY LIABLE FOR WHICH KMC AND OTHER APPROPRIATE AUTHORITY HAS GOT THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME AS PER LAW.

SIGNATURE OF OWNER
GAURAV DUGAR CONSTITUTED ATTORNEY OF

ARCHITECT
JUI MALLIK
COA REGN. NO - CA/98/23840

SIGNATURE OF ARCHITECT
JUI MALLIK

Part - A

Assessee No : 110634600024
Detail of Registered deed
Book No : I Vol no : 1519 Page No : 172 to 190
Being No : 2761 Year : 1996 Place : REGISTRAR -DELHI & 11 OTHERS
No of Storey : B+G+IX
Use of building : Business

Detail of Registered Boundary declaration
Book No : I Vol no : 1902-2018 Page No :79265 to 79290
Being No : 190202217 Year : 2018 Place : ARA-II KOLKATA

Detail of Registered power of attorney
Book No : IV Vol no : 1903-2016 Page No :96193 TO 96241
Being No : 190303981 Year : 2016 Place : ARA-III KOLKATA

USE GROUP :	BUSINESS			
PART-B				
2. AREA OF LAND = (AS PER DEED) =			2773.13	SQM.
2. AS PER BOUNDARY DECLARATION=			2734.623	SQM.
3. A) SPLAY	0.00	SQM	B) STRIP OF LAND	0.00	SQM.
3. C) NET AREA OF LAND AFTER SPLAY & STRIP OF LAND =			2734.623	SQM.
4. (i) PERMISSIBLE GROUND COVERAGE =	40.0	% =	1093.85	SQM.
(ii) PROPOSED GROUND COVERAGE =	39.44	% =	1083.92	SQM.
5. A) HEIGHT =	43.150	M	5. B) ROAD WIDTH =	21.336	M

6. PROPOSED AREA CALCULATION :-

A. : FOR BUSINESS

AT FLOOR	COVERED AREA	CUTOUT	EXEMPTED AREA: STAIR & STAIR LOBBY	EXEMPTED AREA: LIFT LOBBY	NET FLOOR AREA
BASEMENT	1485.43	7.50	25.55		1452.28
2ND	907.04	31.82	78.30	9.00	847.92
3RD	899.35	31.70	50.30	9.00	808.35
4TH	861.95	31.70	50.30	9.00	770.95
5TH	851.71	119.92	50.30	9.00	752.55
6TH	842.87	120.28	50.30	9.00	853.31
7th	768.15	120.14	50.30	9.00	588.71
8th	712.80	80.07	50.30	9.00	573.52
9th	673.98	79.95	50.30	9.00	534.74
10th	472.05	32.00	50.30	9.00	380.89
TOTAL =	8625.89	655.12	507.85	81.00	7372.02

B : FOR MERCANTILE - RETAIL

AT FLOOR	COVERED AREA	CUTOUT	EXEMPTED AREA: STAIR & STAIR LOBBY	EXEMPTED AREA: LIFT LOBBY	NET FLOOR AREA
GROUND	1083.92	17.12	60.00	9.00	997.80
1ST	989.64	54.64	60.00	9.00	766.18
TOTAL =	2073.76	71.76	120.00	18.00	1763.98

B : FOR ASSEMBLY

AT FLOOR	COVERED AREA	CUTOUT	EXEMPTED AREA: STAIR & STAIR LOBBY	EXEMPTED AREA: LIFT LOBBY	NET FLOOR AREA
1ST	194.08	0.87			193.21
TOTAL =	194.08	0.87			193.21

7. CAR PARKING CALCULATION :-

(A) BUSINESS :

TOTAL COVERED AREA	COVERED GROUND	TOTAL CARPET AREA	REQ. CAR PARKING
7372.02	1083.92	8976.74	63

(B) MERCANTILE - RETAIL :

TOTAL COVERED AREA	TOTAL CARPET AREA	REQ. CAR PARKING
1763.98	1254.25	35

(B) ASSEMBLY :

TOTAL COVERED AREA	TOTAL CARPET AREA	REQ. CAR PARKING
193.21	183.50	5

8A. TOTAL REQUIRED CAR PARKING :- 103

9. TOTAL PROVIDED CAR PARKING :- 106

OPEN (1 LAYER) =	OPEN (2 LAYER) =	COVERED (BASEMENT) 1 LAYER=	COVERED (BASEMENT) 2 LAYER=	
	30	0	76	

10. TOTAL COVERED AREA	8329.21	SQM
10. TOTAL CARPET AREA	5414.50	SQM
10. PERMISSIBLE AREA FOR PARKING :- MINIMUM NUMBER OF CAR PROVIDED AND REQUARD & LOCATION (IN SQM)	1520.00	SQM
11. PROVIDED AREA OF CAR PARKING :- BASEMENT - 1372.85 GROUND FLOOR - 104.55	1477.15	SQM
12. PERMISSIBLE F.A.R (Considering 15% Extra FAR for proximity to Metro corridor) =	2.875	
13. PROPOSED BUILT UP AREA FOR F.A.R =	7852.02	SQM
14. PROPOSED F.A.R =	2.871	
15. STAIR HEAD ROOM AREA :-	70.34	SQM
16. LIFT MACHINE ROOM AREA :-	08.56	SQM
17. OVER HEAD TANK AREA :-	46.06	SQM
18. TERRACE AREA :-	1083.92	SQM
19. TERRACE AREA AT 6TH FLOOR LEVEL :-	33.63	SQM
20. AREA OF GATE GOOMTY :-	4.08	SQM
21. AREA OF AC LUDGE :-	63.5	SQM
22. OTHER AREA ONLY FOR FEES (all exempted zone+terrace area in lift FL+gate goomty+lift pit+ac ledge)	857.87	SQM
23.TOTAL FIRE REFUGE AREA =	50.00	SQM
24. TREE COVER = 15.55 % =	425.38	SQM

NOTES:

1. ALL DIMENSIONS ARE IN MM.
2. ONLY WRITTEN DIMENSIONS ARE TO BE FOLLOWED.
3. ALL INTERNAL WALLS ARE 200 mm AND INTERNAL WALLS ARE 125 mm THICK, UNLESS OTHERWISE SPECIFIED
4. ALL SHOP & OFFICE AREA ARE AIRCONDITIONED.

DECLARATION OF OWNER

I DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT
i) I ENGAGED U.R.S & E.S.E. DURING CONSTRUCTION.
ii) I FOLLOWED THE INSTRUCTION OF U.R.S. & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER B.S. PLAN).
iii) K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURE STABILITY OF THE BUILDING AND ADJOINING STRUCTURE.
iv) IF ANY SUBMITTED DOCUMENTS AREA FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.

SIGNATURE OF OWNER
GAURAV DUGAR CONSTITUTED ATTORNEY OF

TERROY MERCANTILE PRIVATE LIMITED.
RICON SALES PRIVATE LIMITED.
CALICO DEALCOMM PRIVATE LIMITED.
VIASTU REALTORS PRIVATE LIMITED.
DALMIA REALTORS PRIVATE LIMITED.
AAHAR EXPORTS PRIVATE LIMITED.
BAMDEWNAR TRADERS PRIVATE LIMITED.
PURNIMA EXTRADE PRIVATE LIMITED.
PUSHPALA SALES PRIVATE LIMITED.
GYANDEEP MERCHANTS PRIVATE LIMITED.
MAHAVIR COMMODIES PRIVATE LIMITED.
JOSHI REALTORS & DEVELOPERS PRIVATE LIMITED.

CERTIFICATE OF GEO-TECHNICAL ENGINEER.

UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THEREON. IT IS CERTIFIED THAT THE BEARING 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-TECHNICAL POINT OF VIEW.

ALOK ROY
Empanelled Geotechnical Engineer
Kolkata Municipal Corporation
Class-I, No- A/1813
Jib. Milan Pally,
P.O. Agra Hat 188
Kolkata-700 088

SIGNATURE OF GEO-TECHNICAL ENGINEER
NAME : ALOK ROY
NO : GT/I/0011

CERTIFICATE OF STRUCTURAL ENGINEER.

CERTIFIED THAT THE STRUCTURAL DRAWING AND DESIGN OF BOTH THE FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING THE SOIL TEST REPORT (AS PER THESE RULES AND THE REGULATIONS MADE UNDER THE ACT) AND ALSO CONSIDERING ALL POSSIBLE LOADS , SEISMIC LOAD AND THE MEANINGS GIVEN ABOVE BY THE PROPOSED STRUCTURE AS PER THE BUREAU OF INDIAN STANDARD AND NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT AND THESE PROVISIONS SHALL BE ADHERED TO DURING THE CONSTRUCTION. SOIL TEST HAS BEEN DONE BY ALOK ROY ST/I/0011 OF 8A, MILAN PARK KOLKATA 700088. THE RECOMMENDATION OF SOIL TEST REPORT HAS BEEN FOLLOWED DURING PREPARATION OF STRUCTURAL DESIGN CALCULATION.

UTPAL SANTRA
CIVIL ENGINEER
B.E. (MECHANICAL)
M.E. (CIVIL)
Registered Structural Engineer
Kolkata Municipal Corporation
Class-I, Registration No. ST/I/0058

SIGNATURE OF STRUCTURAL ENGINEER
NAME : UTPAL SANTRA
NO : ESE/I/58

M.K. ROY
B.E. (CIVIL)
M.E. (STRUCTURAL)
Registered Structural Engineer
Kolkata Municipal Corporation
Class-I, Registration No. ST/I/0012

SIGNATURE OF STRUCTURAL REVIEWER
NAME : M.K. ROY
NO : ESR-(I)6/12

CERTIFICATE OF ARCHITECTS.

I CERTIFY THAT ALL THE ARCHITECTURAL DRAWINGS OF THE PROJECT AT PREMISES NO. 2, ANANDILAL PODDAR SARANI, WARD NO. - 63, BOROUGH NO. - VII, KOLKATA - 700071 HAVE BEEN PREPARED BY ME COMPLYING WITH THE KOLKATA MUNICIPAL CORPORATION BUILDING RULES, 2009. I SHALL BE HELD RESPONSIBLE IF ANY INCORRECT INFORMATION IS FURNISHED BY ME OR ANY VIOLATION OF THE PROVISION OF KOLKATA MUNICIPAL CORPORATION BUILDING RULES, 2009 IS FOUND IN ANY OF THE DRAWINGS AND DOCUMENTS SIGNED BY ME AND SUBMITTED TO THE SANCTIONING AUTHORITY FOR OBTAINING SANCTION. I SHALL BE LIABLE FOR PENAL ACTION AS PER LAWS FOR THE TIME BEING IN FORCE.

ARCHITECT
JUI MALLIK
COA REGN. NO - CA/98/23840

SIGNATURE OF ARCHITECT.
NAME : JUI MALLIK
NO: CA/98/23840

PROJECT:

PROPOSED (B+G+X) STORIED BUSINESS BUILDING (OF BLDG. HT. 43.450 M.) U/S. 393A OF KMC ACT 1980 BLDG. RULES 2009 & U/R 69A (1)(C) AT PREMISES NO. 2, ANANDILAL PODDAR SARANI, WARD - 63 , BOROUGH - VII , P.S. - SHAKESPEARE SARANI, KOLKATA - 700071.

TITLE:

GROUND FLOOR PLAN ,SITE PLAN , LOCATION PLAN & DETAIL OF UGR.

ARCHITECT:

A3N DESIGN STUDIO
ARCHITECTURE | INTERIOR | CONSULTANCY | DRAWING
79 B BONDEL ROAD, GROUND FLOOR, KOLKATA-700019, INDIA
E-MAIL : a3ndesign@gmail.com

DATE :	26.06.18	REV. NO. :	
REV. DATE :			
SCALE :	AS SHOWN	DRAWING NO.:	SANC/A01
DRAWN BY :	C.P.		
CHK. BY :	J.M.		

NORTH: N

THIS DRAWING IS THE SOLE PROPERTY OF A3N DESIGN STUDIO AND IS NOT TO BE LOSSED, COPIED OR CIRCULATED IN ANY MANNER OTHER THAN THE PURPOSE FOR WHICH IT IS ISSUED WITHOUT THEIR WRITTEN PERMISSION

GOVERNMENT OF WEST BENGAL

RECOMMENDATION

P.T.O

Rs.10

PARTY'S COPY

Plan for Water Supply arrangement including SEWER, G. & O. H. reservoirs should be submitted at the Office of the Ex-Engineer Water Supply and the sanction obtained before proceeding with the work of Water Supply any deviation may lead to disconnection/demolition.

Before starting any Construction the site must conform with the plans sanctioned and all discontinuities as proposed in the plan should be fulfilled.

The validity of the written permission to execute the work is subject to the above conditions.

No rain water pipe should be fixed or discharged on Road or Footpath. Drainage plan should be submitted at the Borough Executive Engineer's Office and the sanction obtained before proceeding with the drainage work.

Design of all Structural Members including that of the foundation should conform to Standards specified in the National Building Code of India.

A suitable pump has to be provided i.e. pumping unfiltered water for the distribution to the flushing cisterns and urinals in the building means unfiltered water from street main is not available.

All Building Materials to necessary & construction should conform to standard specified in the National Building Code of India.

DEVIATION WOULD MEAN DEMOLITION

Non Commencement of Erections Re-Erection within Two Year will Require Fresh Application for Sanction.

THE SANCTION IS VALIDED UP TO... 31/3/2013

Approved By Meeting No. 2 dated dt. 15/3/10 The Building Committee

THE KOLKATA MUNICIPAL CORPORATION BUILDING PERMIT No. 2010100 Date 12/3/10 Borough No. XVI

Ex. Engineer / Asst. Engineer Bldg. Dept.

APPROVED ASSISTANT ENGINEER I/C BOROUGH NO. XVI

Approved subject to Compliance of recommendation of West Bengal Fire Services, if any.

Sanctioned subject to demolition of existing structures to provide open space as per plan before construction is started.

Ex. Engineer (C) Bldg. Dept.

" Provision for use of solar energy in the form of solar heater and / or solar photo-cells shall be provided as required under Rule 147 of Building rules, 2009 and completion certificate will not be issued in case of building without having such provision "

The building materials that will be stocked on Road/Passage or Foot-path beyond 3-months or after construction of G. Floor, whichever is earlier may be seized forthwith by the K.M.C. at the cost and risk of the owner.

CONSTRUCTION SITE SHALL BE MAINTAINED TO PREVENT MOST TO BREEDING AS REQUIRED UNDER RULE 147 OF CMC ACT 1980. IN SUCH MANNER SO THAT ALL WATER COLLECTION & PARTICULARLY LIFT WELLS, WATER BASEMENT CURING SITES, OPEN INCESPTACLES ETC. MUST BE EMPTIED COMPLETELY TWICE A WEEK.

BUSINESS BUILDING

Gr. + Site + Deviation & 11 CLR detail

OFFICE OF THE DEPUTY CHIEF ENGINEER (BUILDING) VIII