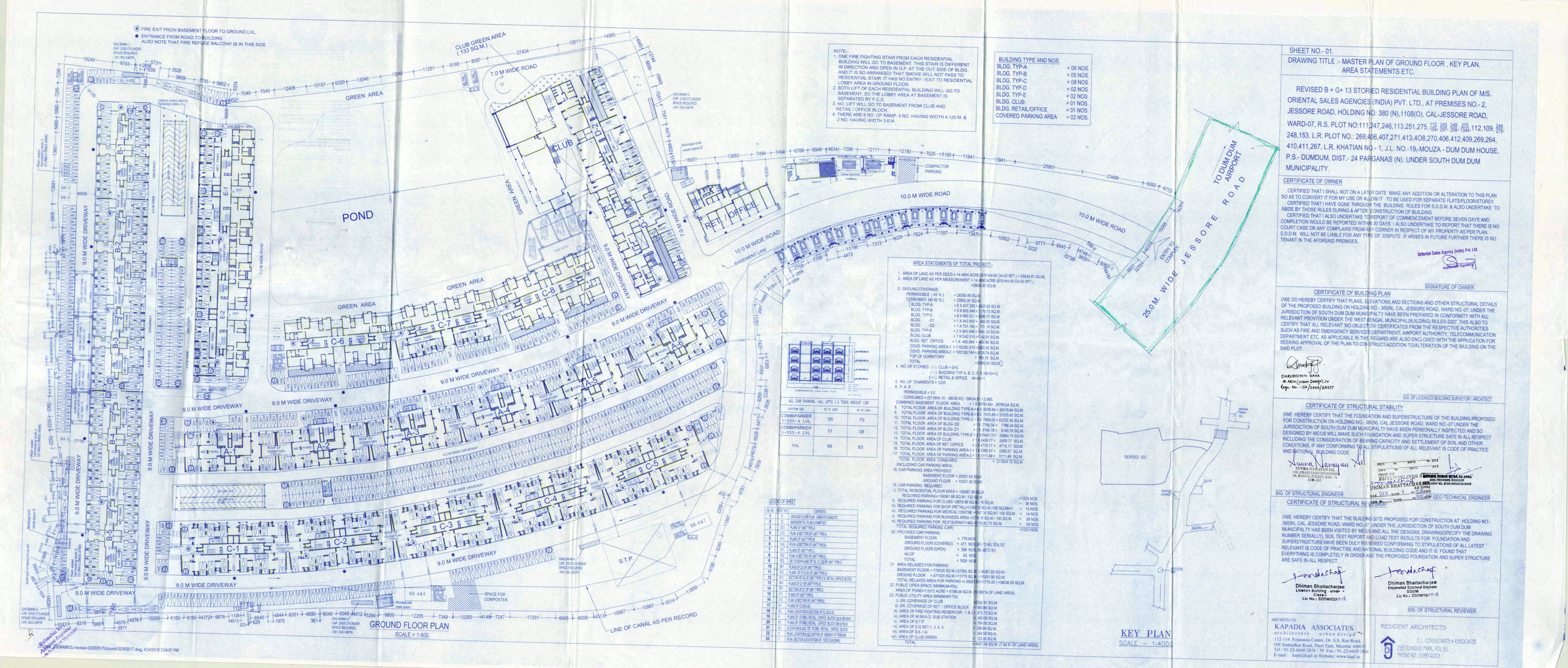

NOTE:-
1. ONE FIRE FIGHTING STAIR FROM EACH RESIDENTIAL BUILDING WILL GO TO BASEMENT. THIS STAIR IS DIFFERENT IN DIRECTION AND OPEN IN G.F. AT THE OUT SIDE OF BLDG. AND IT IS SO ARRANGED THAT SMOKE WILL NOT PASS TO RESIDENTIAL STAIR. IT HAS NO ENTRY / EXIT TO RESIDENTIAL LOBBY AREA IN GROUND FLOOR.
2. BOTH LIFT OF EACH RESIDENTIAL BUILDING WILL GO TO BASEMENT, SO THE LOBBY AREA AT BASEMENT IS SEPARATED BY F.C.D.
3. NO LIFT WILL GO TO BASEMENT FROM CLUB AND RETAIL / OFFICE BLOCK.
4. THERE ARE 6 NO. OF RAMP. 4 NO. HAVING WIDTH 4.125 M. & 2 NO. HAVING WIDTH 3.6 M.

BUILDING TYPE AND NOS.

BLDG. TYP-A	= 06 NOS.
BLDG. TYP-B	= 05 NOS.
BLDG. TYP-C	= 08 NOS.
BLDG. TYP-D	= 02 NOS.
BLDG. TYP-E	= 02 NOS.
BLDG. CLUB	= 01 NOS.
BLDG. RETAIL/OFFICE	= 01 NOS.
COVERED PARKING AREA	= 02 NOS.

ALL CAR PARKING - ALL UPTO 2.6 TONS WEIGHT CAR		
PLATFORM SIZE	NO OF UNITS	NO OF CARS
COMBIPARKER 5-555-4 LVL	05	75
COMBIPARKER 3-555-4 LVL	01	08
TOTAL	06	83

LEGEND OF SHEET

SL. NO.	SHEET NO.	CONTENTS
1	GF	GROUND FLOOR PLAN , KEY & SITE DEVELOPMENTS
2	BF	BASEMENT FL. PLAN & RAMP SET.
3	1ST	PLANS OF UNIT TYPE-A
4	1ST	PLAN & SECTION OF UNIT TYPE-A
5	2ND	PLANS OF UNIT TYPE-B
6	2ND	PLAN & SECTION OF UNIT TYPE-B
7	3RD	PLANS OF UNIT TYPE-C
8	3RD	PLAN & SECTION OF UNIT TYPE-C
9	4TH	GF FLOOR PLANS OF D.C. CLUB OF UNIT TYPE-C
10	4TH	PLANS OF 2ND OF UNIT TYPE-D
11	5TH	PLANS OF 3RD & 4TH OF UNIT TYPE-D
12	5TH	SECTION OF 2ND, 3RD, 4TH TYPE-D & RETAIL / OFFICE BLOCK
13	6TH	PLANS OF 2ND OF UNIT TYPE-E
14	6TH	SECTION OF 2ND OF UNIT TYPE-E
15	7TH	PLANS OF UNIT TYPE-E
16	7TH	PLAN & SECTION OF UNIT TYPE-E
17	8TH	PLANS OF CLUB & 2ND
18	9TH	PLAN, ELEVATION & SECTION OF CLUB & 2ND
19	9TH	PLANS OF STORE / RETAIL / OFFICE BLOCK (Up to 4th floor)
20	9TH	PLANS OF STORE / RETAIL / OFFICE BLOCK (5th to Roof)
21	9TH	ELEVATION & SEC. OF STORE / RETAIL / OFFICE BLOCK
22	9TH	PLAN, LOCATIONS & ELEVATION OF WINDS AT PODIUM
23	9TH	PLAN, SECTION & ELEVATION OF CESC BUILDING

AREA STATEMENTS OF TOTAL PROJECT:-

1. AREA OF LAND AS PER DEED = 14.4890 ACRE (R/O KH-09 CH-20 SFT.) = 58634.81 SQ.M.
2. AREA OF LAND AS PER MEASUREMENT = 14.4890 ACRE (R/O KH-09 CH-20 SFT.) = 58634.81 SQ.M.
3. GROUND COVERAGE :
   - PERMISSIBLE (45 %) = 26385.66 SQ.M.
   - CONSUMED (40.92 %) = 23992.91 SQ.M.
     - BLDG. TYP-A = 8 X 437.320 = 3623.92 SQ.M.
     - BLDG. TYP-B = 5 X 635.349 = 3176.75 SQ.M.
     - BLDG. TYP-C = 8 X 660.821 = 5286.57 SQ.M.
     - BLDG. -D1 = 1 X 442.800 = 442.80 SQ.M.
     - BLDG. -D2 = 1 X 731.156 = 731.16 SQ.M.
     - BLDG. TYP-E = 2 X 845.596 = 1691.20 SQ.M.
     - BLDG. CLUB = 1 X1342.910 = 1342.91 SQ.M.
     - BLDG. RET. /OFFICE = 1 X 480.864 = 480.86 SQ.M.
     - COVD. PARKING AREA-1 = 1 X2362.819 = 2362.82 SQ.M.
     - COVD. PARKING AREA-2 = 1X5128.744 = 5128.74 SQ.M.
   - TOP OF DORMITORY = 395.19 SQ.M.
   - TOTAL = 28992.91 SQ.M.
4. NO. OF STORIED (I) CLUB = G+2,
   (II) BUILDING TYP A, B, C, D, E =B+G+13,
   (III) RETAIL & OFFICE =B+G+11
5. NO. OF TENAMENTS = 1233.
6. F. A. R. :
   - PERMISSIBLE = 3.0
   - CONSUMED = (215904.10 - 38036.63) / 58634.81 = 2.965.
   - COMBINED BASEMENT FLOOR AREA = 1 X 28795.64= 28795.64 SQ.M.
7. TOTAL FLOOR AREA OF BUILDING TYPE-A = 8 X 5036.64 = 30219.84 SQ.M.
8. TOTAL FLOOR AREA OF BUILDING TYPE-B = 5 X 7415.89 = 37079.45 SQ.M.
10. TOTAL FLOOR AREA OF BUILDING TYPE-C = 8 X 7904.05 = 63232.40 SQ.M.
11. TOTAL FLOOR AREA OF BLDG- D2 = 1X 7786.34 = 7786.34 SQ.M.
12. TOTAL FLOOR AREA OF BLDG- D1 = 1 X 9140.78 = 9140.78 SQ.M.
13. TOTAL FLOOR AREA OF BUILDING TYPE-E = 2 X 10497.37= 20994.74 SQ.M.
14. TOTAL FLOOR AREA OF CLUB = 1X 2459.77 = 2459.77 SQ.M.
15. TOTAL FLOOR AREA OF RET. /OFFICE = 1 X 4715.17 = 4715.17 SQ.M.
16. TOTAL FLOOR AREA OF PARKING AREA = 1 X 2365.57 = 2365.57 SQ.M.
17. TOTAL FLOOR AREA OF PARKING AREA-2 = 1 X 5111.49 = 5111.49 SQ.M.
    - TOTAL FLOOR AREA CONSUMED = 211904.10 SQ.M.
    - (INCLUDING CAR PARKING AREA)
18. CAR PARKING AREA PROVIDED
    - BASEMENT FLOOR = 26261.83 SQ.M.
    - GROUND FLOOR = 15331.90 SQ.M.
19. CAR PARKING REQUIRED :
    - i) TOTAL RESIDENTIAL FLOOR AREA = 159367.88 SQ.M.
      - REQUIRED PARKING=159367.88 SQ.M. / 130 SQ.M. =1225 NOS.
    - ii) REQUIRED PARKING FOR CLUBS =2670.96 SQ.M./ 75 SQ.M. = 36 NOS.
    - iii) REQUIRED PARKING FOR SHOP (RETAIL)=13812.01 SQ.M./100 SQ.M)=1. = 15 NOS.
    - iv) REQUIRED PARKING FOR MEDICAL CENTRE =597.36 SQ.M./ 100 SQ.M. = 14 NOS.
    - v) REQUIRED PARKING FOR BUSINESS AREA =2754.70 SQ.M./ 100 SQ.M. = 28 NOS.
    - vi) REQUIRED PARKING FOR RESTAURANT=462.45 SQ.M./75 SQ.M. = 05 NOS.
    - TOTAL REQUIRED PARKING (CAR) =1323 NOS.
20. PROVIDED CAR PARKING
    - BASEMENT FLOOR = 779 NOS.
    - GROUND FLOOR (COVERED) = 471 NOS.(@ 17.46 SQ.M. TO 20 SQ.M.)
    - GROUND FLOOR (OPEN) = 296 NOS. (@ 46.70 SQ.M.)
    - MLCP = 83 NOS.
    - TOTAL = 1629 NOS.
21. AREA RELAXED FOR PARKING
    - BASEMENT FLOOR = 779X38.50 SQ.M.=27265.50 SQ.M. = 26261.83 SQ.M.
    - GROUND FLOOR = 471X25 SQ.M.=11775 SQ.M. = 15331.90 SQ.M.
    - TOTAL RELAXED AREA FOR PARKING = 26261.83+11775.00 = 38036.83 SQ.M.
22. PUBLIC OPEN SPACE (MINIMUM=8%)
    - AREA OF POND=1.3312 ACRE = 6196.94 SQ.M. (10.566 % OF LAND AREA).
    - PUBLIC UTILITY AREA (MINIMUM=7%)
      - i). GR. COVERAGE OF CLUB = 1342.91 SQ.M.
      - ii). GR. COVERAGE OF RET. / OFFICE BLOCK = 480.86 SQ.M.
      - iii). AREA OF FIRE FIGHTING RESERVOIR - 1 & 2 = 613.75 SQ.M.
      - iv). AREA OF 40 MVA D. SUB STATION = 400.00 SQ.M.
      - v). AREA OF S.T.P. = 764.00 SQ.M.
      - vi). AREA OF D.G.SET-1, 3, 4, 5 = 1286.96 SQ.M.
      - vii). AREA OF S.S.-1-9 = 264.58 SQ.M.
      - viii). AREA OF CLUB GREEN = 133.00 SQ.M.
      - TOTAL = 4421.04 SQ.M. (7.54 % OF LAND AREA)

BUILDING TYPE AND NOS.

BLDG. TYP-A	= 06 NOS.
BLDG. TYP-B	= 05 NOS.
BLDG. TYP-C	= 08 NOS.
BLDG. TYP-D	= 02 NOS.
BLDG. TYP-E	= 02 NOS.
BLDG. CLUB	= 01 NOS.
BLDG. RETAIL/OFFICE	= 01 NOS.
COVERED PARKING AREA	= 02 NOS.

SHEET NO.- 01.

DRAWING TITLE :- MASTER PLAN OF GROUND FLOOR , KEY PLAN, AREA STATEMENTS ETC.

REVISED B + G+ 13 STORIED RESIDENTIAL BUILDING PLAN OF M/S. ORIENTAL SALES AGENCIES (INDIA) PVT. LTD., AT PREMISES NO.- 2, JESSORE ROAD, HOLDING NO: 380 (N),1108(O), CAL-JESSORE ROAD, WARD-07, R.S. PLOT NO:111,247,246,113,251,275, 112/154, 245/297, 248/298, 275/324,112,109, 248/276, 248,153, L.R. PLOT NO.: 268,406,407,271,413,408,270,406,412,409,269,264, 410,411,267, L.R. KHATIAN NO.- 1, J.L. NO.-19,-MOUZA - DUM DUM HOUSE, P.S.- DUMDUM, DIST.- 24 PARGANAS (N). UNDER SOUTH DUM DUM MUNICIPALITY.

CERTIFICATE OF OWNER

CERTIFIED THAT I SHALL NOT ON A LATER DATE MAKE ANY ADDITION OR ALTERATION TO THIS PLAN SO AS TO CONVERT IT FOR MY USE OR ALLOW IT TO BE USED FOR SEPARATE FLATS/FLOOR/STOREY. CERTIFIED THAT I HAVE GONE THROUGH THE BUILDING RULES FOR S.D.D.M. & ALSO UNDERTAKE TO ABIDE BY THOSE RULES DURING & AFTER CONSTRUCTION OF BUILDING.
CERTIFIED THAT I ALSO UNDERTAKE TO REPORT OF COMMENCEMENT BEFORE SEVEN DAYS AND COMPLETION WOULD BE REPORTED WITHIN 30 DAYS. I ALSO UNDERTAKE TO REPORT THAT THERE IS NO COURT CASE OR ANY COMPLAINS FROM ANY CORNER IN RESPECT OF MY PROPERTY AS PER PLAN.
I S.D.D.M. WILL NOT BE LIABLE FOR ANY TYPE OF DISPUTE IF ARISES IN FUTURE FURTHER THERE IS NO TENANT IN THE AFORSAID PREMISES.

Oriental Sales Agency (India) Pvt. Ltd.
Authorised Signatory

SIGNATURE OF OWNER

CERTIFICATE OF BUILDING PLAN

I/WE DO HEREBY CERTIFY THAT PLANS, ELEVATIONS AND SECTIONS AND OTHER STRUCTURAL DETAILS OF THE PROPOSED BUILDING ON HOLDING NO - 380(N), CAL JESSORE ROAD, WARD NO.-07, UNDER THE JURISDICTION OF SOUTH DUM DUM MUNICIPALTY HAVE BEEN PREPARED IN CONFORMITY WITH ALL RELEVANT PROVITION UNDER THE WEST BENGAL MUNICIPAL(BUILDING) RULES-2007. THIS ALSO TO CERTIFY THAT ALL RELEVANT NO OBJECTION CERTIFICATES FROM THE RESPECTIVE AUTHORITIES SUCH AS FIRE AND EMERGENCY SERVICES DEPARTMENT, AIRPORT AUTHORITY, TELECOMMUNICATION DEPARTMENT ETC. AS APPLICABLE IN THIS REGARD ARE ALSO ENCLOSED WITH THE APPLICATION FOR SEEKING APPROVAL OF THE PLAN TO CONSTRUCT/ADDITION TO/ALTERATION OF THE BUILDING ON THE SAID PLOT.

DHRUBOJYOTI SAHA
M. ARCH (Urban Design) JU
Regn. No. - CA/2005/50277

SIG. OF LICENSED BUILDING SURVEYOR / ARCHITECT

CERTIFICATE OF STRUCTURAL STABILITY

I/WE HEREBY CERTIFY THAT THE FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING PROPOSED FOR CONSTRUCTION ON HOLDING NO.:- 380(N), CAL JESSORE ROAD, WARD NO.-07 UNDER THE JURISDICTION OF SOUTH DUM DUM MUNICIPALTY HAVE BEEN PERSONALLY INSPECTED AND SO DESIGNED BY MEUS WILL MAKE SUCH FOUNDATION AND SUPER STRUCTURE SAFE IN ALL RESPECT INCLUDING THE CONSIDERATION OF BEARING CAPACITY AND SETTLEMENT OF SOIL AND OTHER CONDITIONS, IF ANY CONFORMING TO ALL STIPULATIONS OF ALL RELEVANT IS CODE OF PRACTICE AND NATIONAL BUILDING CODE.

SUMAN NARAYAN SIL
M.E. (STRUCTURAL ENGINEER)
38, KESHAL, SERAMPORE, KOL- 71
ESE. 5161

SIG. OF STRUCTURAL ENGINEER

DHIMAN BHATTACHARJEE
M.E. (CIVIL)
Class-I
Lic No.: SDDM/C/21/17-18

SIG. OF GEO-TECHNICAL ENGINEER

CERTIFICATE OF STRUCTURAL REVIEWER

I/WE HEREBY CERTIFY THAT THE BUILDING SITE PROPOSED FOR CONSTRUCTION AT HOLDING NO.- 380(N), CAL JESSORE ROAD, WARD NO.-07 UNDER THE JURISDICTION OF SOUTH DUM DUM MUNICIPALTY HAS BEEN VISITED BY MEUS AND ALL THE DESIGNS, DRAWING(SPECIFIY THE DRAWING NUMBER SERIALLY), SOIL TEST REPORT AND LOAD TEST RESULTS FOR FOUNDATION AND SUPERSTRUCTURE HAVE BEEN DULY REVIEWED CONFORMING TO STIPULATIONS OF ALL LATEST RELEVANT IS CODE OF PRACTISE AND NATIONAL BUILDING CODE AND IT IS FOUND THAT EVERYTHING IS COMPLETELY IN ORDER AND THE PROPOSED FOUNDATION AND SUPER STRUCTURE ARE SAFE IN ALL RESPECT.

Dhiman Bhattacharjee
Licencv Building urvev -
Class-I
Lic No.: SDDM/C/21/17-18

Dhiman Bhattacharjee
Empanelled Structural Engineer
SDDM
Lic No.: SDDM/15/17-18

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