

● FIRE EXIT FROM BASEMENT FLOOR TO GROUND LVL.
● FIRE EXIT FROM ROOF TO BUILDING.
● ALSO NOTE THAT THE RETAIL BALCONY IS IN THIS SIDE



GROUND FLOOR PLAN
SCALE - 1:400

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. IN BLDG. TYPE-A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YY, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ.

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

S. NO.	SHEET NO.	CONTENTS
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AREA STATEMENTS OF TOTAL PROJECT:

1. AREA OF LAND AS PER DEED = 14,488.00 SQ.M.
2. AREA OF LAND AS PER MCD/ST/1 = 14,488.00 SQ.M.
3. GROUND COVERABLE PERMISSIBLE (98.86%) = 14,288.00 SQ.M.
4. NO. OF STORED: (I) CLUB - G-2 = 02 NOS
(II) RETAIL & OFFICE = G-1,3
5. NO. OF TENANTS = 120
6. PERMISSIBLE = 3.0
7. COMBINED BASEMENT FLOOR AREA = 1,284.44 SQ.M.
8. TOTAL FLOOR AREA OF BUILDING TYPE-A = 8,708.84 SQ.M.
9. TOTAL FLOOR AREA OF BUILDING TYPE-B = 5,145.88 SQ.M.
10. TOTAL FLOOR AREA OF BUILDING TYPE-C = 8,708.84 SQ.M.
11. TOTAL FLOOR AREA OF BLDG-D = 1,188.87 SQ.M.
12. TOTAL FLOOR AREA OF BLDG-E = 1,188.87 SQ.M.
13. TOTAL FLOOR AREA OF CLUB = 1,188.87 SQ.M.
14. TOTAL FLOOR AREA OF RET./OFFICE = 1,188.87 SQ.M.
15. TOTAL FLOOR AREA OF PARKING AREA = 1,188.87 SQ.M.
16. TOTAL FLOOR AREA OF COVERED PARKING AREA = 1,188.87 SQ.M.
17. TOTAL FLOOR AREA OF BASEMENT FLOOR = 1,284.44 SQ.M.
18. CAR PARKING AREA PROVIDED = 1,284.44 SQ.M.
19. GROUND FLOOR = 1,284.44 SQ.M.
20. TOTAL RESIDENTIAL FLOOR AREA = 1,284.44 SQ.M.
21. REQUIRED PARKING FOR CLUBS = 287.88 SQ.M./75 NOS.
22. REQUIRED PARKING FOR SHOP CENTRE = 1,494.84 SQ.M./100 NOS.
23. REQUIRED PARKING FOR MEDICAL CENTRE = 1,494.84 SQ.M./100 NOS.
24. REQUIRED PARKING FOR BANK AND OFFICE = 2,989.68 SQ.M./200 NOS.
25. TOTAL REQUIRED PARKING (CAR) = 5,979.36 SQ.M.
26. PROVIDED CAR PARKING = 1,284.44 NOS.
27. GROUND FLOOR COVERED = 488 NOS. (M/D/78)
28. GROUND FLOOR OPEN = 318 NOS.
29. TOTAL AREA FOR PARKING = 1,284.44 SQ.M.
30. GROUND FLOOR = 4,892.28 SQ.M./1,284.44 NOS.
31. TOTAL RELAXED AREA FOR PARKING = 1,284.44 SQ.M.
32. PUBLIC OPEN SPACE (MINIMUM 4%) = 585.77 SQ.M.
33. AREA OF POND = 1,517.40 SQ.M. (10.99% OF LAND AREA)
34. PUBLIC UTILITY AREA (MINIMUM 4%) = 585.77 SQ.M.
35. AREA OF FREE FIGHTING BLOCK = 1,494.84 SQ.M.
36. AREA OF 40 MM DIA SIEVE STATION = 1,494.84 SQ.M.
37. AREA OF STP = 288.88 SQ.M.
38. AREA OF CLUB GREEN = 288.88 SQ.M.
TOTAL = 1,712.32 SQ.M. (12.12% OF LAND AREA)

KEY PLAN
SCALE - 1:4,000

REVISED B + G + 13 STORED 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, 256, 289, 275, 112, 109, 248, 248, 153, L.R. PLOT NO: 288, 406, 407, 271, 413, 408, 270, 406, 412, 409, 269, 264, 410, 411, 267, L.R. KHATIAN NO.-1, L.L. NO.-19, MOUZA - DUM DUM HOUSE, P.S.- DUMDUM, DIST.- 24 PARGANAS (N), UNDER SOUTH DUM DUM MUNICIPALITY.

SHEET NO.- 01.
DRAWING TITLE - MASTER PLAN OF GROUND FLOOR - KEY PLAN, AREA STATEMENTS ETC.

CERTIFICATE OF OWNER
CERTIFIED THAT I SHALL NOT ON A LATER DATE MAKE ANY ADDITION OR ALTERATION TO THIS PLAN FOR MY USE OR ALLOW IT TO BE USED FOR SEPARATE FLATS/FLOR/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. COMMENTED 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, S.D.D.M. WILL NOT BE LIABLE FOR ANY TYPE OF DISPUTE IF ARISES IN FUTURE FURTHER THERE IS NO TENANT IN THE AFORESAID PREMISES.

CERTIFICATE OF STRUCTURAL STABILITY
WE HEREBY CERTIFY THAT THE FOUNDATION AND SUPER STRUCTURE OF THE BUILDING PROPOSED FOR CONSTRUCTION ON THE HOLDING NO.- 380 (NEW), 1108 (OLD), JESSORE ROAD, WARD NO.-07, UNDER SOUTH DUM DUM MUNICIPALITY HAVE BEEN SO DESIGNED BY ME/US WILL MAKE SUCH FOUNDATION AND SUPER STRUCTURE SAFE IN ALL RESPECT INCLUDING THE CONSIDERATION OF BEARING CAPACITY AND SETTLEMENT OF SOIL ETC.

ARCHITECTS
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RESIDENT ARCHITECTS
D.J. CONSULTANTS & ASSOCIATES
255 DAMDUM PARK, KOL-55
PHONE NO: 2580-8003

ENGINEERS
SIGNATURE OF L.B.A.
SIGNATURE OF STRUCTURAL ENGINEER
SIGNATURE OF GEO TECHNICAL ENGINEER

APPROVED
Signature of Building Surveyor
Signature of MCD/ST/1
Signature of S.D.D.M.

1 - MASTER

180



1. This sanction is valid for a period of three years from the date of sanction and may be renewed for a future period of two years or for period as may be provided in the West Bengal Municipal Act 1993.
2. Sanction is granted on the basis of statements, representations, disclosures & declarations made and information supplied by the applicant. In case it is discovered at a later stage that false or misleading statements were made and that any disclosure/declaration was misleading and/or is not full and complete the sanction will be revoked without prejudice to other action that may be taken by the Municipality under Civil and/or Criminal Law.
3. Before commencing construction the site must confirm to the sanctioned site plan. The applicant must implement all proposals and representations made in the Plan in full.
4. No deviations may be made from the sanctioned plan and if made the same is liable to be summarily demolished and the cost of such demolition recovered from the applicant/owner.
5. The onus of ensuring the correctness of plan lies on the applicant/owner

Sanctioned provisionally
 No objection certificate is to be obtained from the Airport Authority of India before commencing construction.

No rainwater pipe/spout should be so fixed as to discharge rainwater on road/footpath/outside the premises.

Drainage plan for building being constructed in an area served by sewerage network will have to be prepared separately according to National building Code and sanction for the same obtained before commencing construction of drains.

Within one month after the completion of the erection of a building or the execution of any work the owner of this building must submit a notice of completion to the Municipality in compliance with provisions contained in Rule 32 of the West Bengal Building Rules, 2007. Failure to do so will attract severe penal measure. No person may occupy or permit to be occupied a building erected or re-erected or altered under the West Bengal Municipal Act, 1993 without obtaining an Occupancy Certificate issued by this Municipality.



R13

SANCTION RENEWED						TO
1	8	0	7	2	0	18
D	D	M	M			Y Y

Date :

[Signature]
 15.09.16
 Chairperson
 South Dum Dum Municipality

icity

SANCTIONED

Date *Anjana Rakshit*
 18/17/16
 Chairperson
 South Dum Dum Municipality

[Signature]
 18.07.16

PHASE-I

SANCTIONED Provisionally up to ground floor roof casting Final Sanction will be accorded in Phase-II after Completion of ground floor RCC structure as per provisionally sanctioned plan in Phase-I.