

PROPOSED 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, 134, 285, 268, 274, 112,109, 248, 248,153, L.R. PLOT NO.: 268,406,407,271,413,408,270,406,412, 409,269,264,410,411,267, L.R. KHATHAN NO. - 1, J.L. NO.-19, MOUZA - DUM DUM HOUSE, P.S.- DUMDUM, DIST.- 24 PARGANAS (N). UNDER SOUTH DUM DUM MUNICIPALITY.

SHEET NO.- 02.
DRAWING TITLE :- GROUND FLOOR PLAN, AREA STATEMENTS.

- NOTE:
1. ALL DIMENSIONS ARE IN M.M.
 2. SCALE AS SHOWN.
 3. WALL THICKNESS 200MM/100MM.
 4. PLAN FOR A BASEMENT - OR - 13 STORED BUILDING.
 5. NATURE OF LAND - PLEASE REFER PARCHA.
 6. CONVERSION CERTIFICATES.
 7. LAND AREA = 14.4880 ACRES (87964.89CH-15.84SFT).
 8. EXISTING STRUCTURES SHOULD BE DEMOLISHED BEFORE PROPOSED CONSTRUCTION.

CERTIFICATE OF OWNER

CERTIFIED THAT I SHALL NOT ON A LATER DATE, MAKE ANY ADDITION OR ALTERATION TO THIS PLAN AS TO CONVERT IT FOR MY USE OR ALLOW IT TO BE USED FOR SEPARATE FLATS/FLOOR STOREY. I HAVE GONE THROUGH THE BUILDING RULES DURING THE CONSTRUCTION OF THIS BUILDING AND I AM ALSO UNDERTAKING TO ABIDE BY THOSE RULES DURING THE CONSTRUCTION OF THIS BUILDING. I HEREBY CERTIFY THAT I HAVE GONE THROUGH THE BUILDING 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 COMPLAINT FROM ANY CORNER OF THE SOCIETY AS PER PLAN. S.D.D.M WILL NOT BE LIABLE FOR ANY TYPE OF DEFECTS IN THE ABOVE STRUCTURE FURTHER THERE IS NO TENANT IN THE AFORESAID PREMISES.

Signature of Owner
Director
M/S. ORIENTAL SALES AGENCIES (INDIA) PVT. LTD.

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 HAS BEEN SO DESIGNED BY ME/JUS WILL MAKE SUCH FOUNDATION AND SUPER STRUCTURE SAFE IN ALL RESPECT INCLUDING THE CONSIDERATION OF BEARING CAPACITY AND SETTLEMENT OF SOIL ETC.

Signature of Structural Engineer
Signature of Geo Technical Engineer

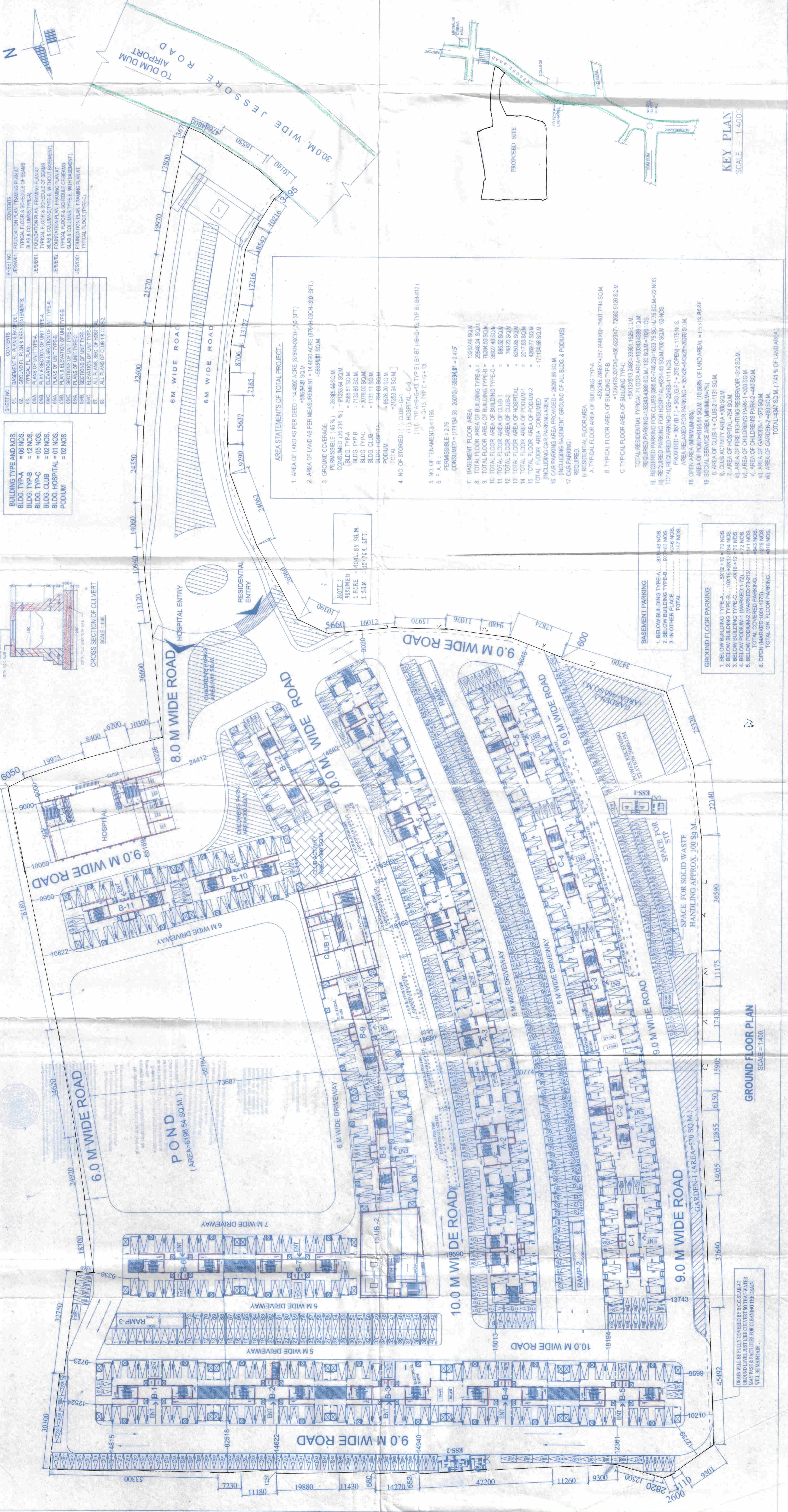
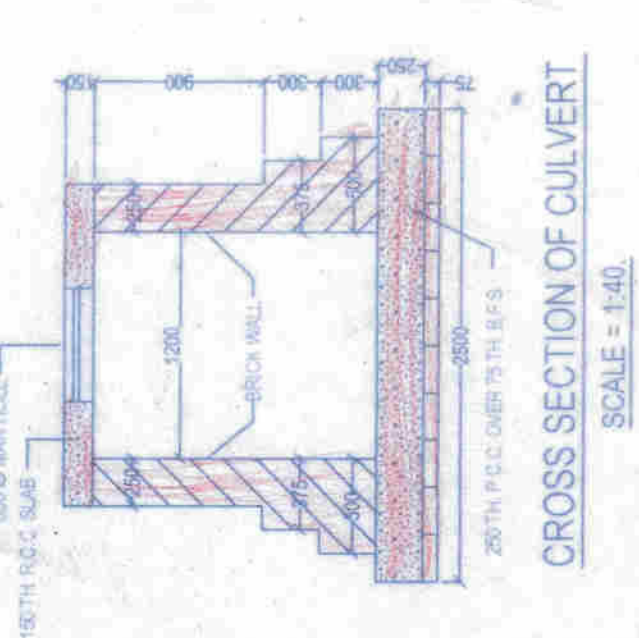
ARCHITECTS
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RESIDENT ARCHITECTS
D.J. CONSULTANTS & ASSOCIATES
255 DUMDUM PARK, KOL-55
PHONE NO-2550-8003

LEGEND OF SHEET

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02	GROUND FLOOR PLAN & AREA STATEMENTS
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28	SECTION OF UNIT TYPE B
29	SECTION OF UNIT TYPE A
30	SECTION OF UNIT TYPE C
31	SECTION OF UNIT TYPE B
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33	SECTION OF UNIT TYPE C
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41	SECTION OF UNIT TYPE A
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44	SECTION OF UNIT TYPE A
45	SECTION OF UNIT TYPE C
46	SECTION OF UNIT TYPE B
47	SECTION OF UNIT TYPE A
48	SECTION OF UNIT TYPE C
49	SECTION OF UNIT TYPE B
50	SECTION OF UNIT TYPE A

BUILDING TYPE AND NOS.
 BLDG TYP-A = 06 NOS.
 BLDG TYP-B = 12 NOS.
 BLDG TYP-C = 05 NOS.
 BLDG CLUB = 02 NOS.
 BLDG HOSPITAL = 01 NOS.
 PODIUM = 02 NOS.



AREA STATEMENTS OF TOTAL PROJECT

1. AREA OF LAND AS PER DEED = 14.4880 ACRE (87964.89CH-20 SFT)
2. AREA OF LAND AS PER MEASUREMENT = 14.4880 ACRE (87964.89CH-20 SFT)
3. GROUND COVERAGE
 PERMISSIBLE (45%) = 2638.44 SQ.M
 CONSUMED (36.24%) = 2586.51 SQ.M
 BLDG TYP-A = 2586.51 SQ.M
 BLDG TYP-B = 3070.00 SQ.M
 BLDG TYP-C = 174.50 SQ.M
 BLDG HOSPITAL = 6526.28 SQ.M
 TOTAL = 71283.84 SQ.M
4. NO. OF STORED (1) CLUB - G+1
 (11) TYP A-B-G+3 TYP B (B1-B7) (B-G) TYP B (B8-B12)
 = G+13, TYP C - G+13
5. NO. OF TENANTS = 1136
6. F. PERMISSIBLE = 2.75
 CONSUMED = (71194.33 - 26070) / 58534.87 = 2.415
7. BASEMENT FLOOR AREA = 13222.49 SQ.M
 TOTAL FLOOR AREA OF BUILDING TYPE A = 2586.51 SQ.M
 TOTAL FLOOR AREA OF BUILDING TYPE B = 7626.48 SQ.M
 TOTAL FLOOR AREA OF BUILDING TYPE C = 3827.40 SQ.M
 TOTAL FLOOR AREA OF CLUB-1 = 885.32 SQ.M
 TOTAL FLOOR AREA OF CLUB-2 = 746.23 SQ.M
 TOTAL FLOOR AREA OF CLUB-3 = 207.83 SQ.M
 TOTAL FLOOR AREA OF PODIUM-1 = 4269.77 SQ.M
 TOTAL FLOOR AREA OF PODIUM-2 = 171194.88 SQ.M
 (INCLUDING CAR PARKING AREA)
 18. CAR PARKING AREA PROVIDED = 2807.88 SQ.M
 (INCLUDING BASEMENT GROUND OF ALL BLDG & PODIUMS)
 17. CAR PARKING
 REQUIRED
 (i) TYPICAL FLOOR AREA
 A. TYPICAL FLOOR AREA OF BUILDING TYPE A = 5345.78 SQ.M
 B. TYPICAL FLOOR AREA OF BUILDING TYPE B = 124473.37 SQ.M
 C. TYPICAL FLOOR AREA OF BUILDING TYPE C = 513305.13 SQ.M
 TOTAL RESIDENTIAL TYPICAL FLOOR AREA = 133343.38 SQ.M
 REQUIRED PARKING = 133343.38 SQ.M / 130 SQ.M = 1025.71 NOS.
 (ii) CLUB CAR PARKING
 REQUIRED PARKING = 885.32 SQ.M / 100 SQ.M = 8.85 NOS.
 TOTAL REQUIRED PARKING = 1025.71 + 8.85 = 1034.56 NOS.
 AREA PROVIDED FOR PARKING = 2807.88 SQ.M = 1175 NOS.
 AREA RELEASED FOR PARKING = 3575.85 - 4325 = 2670.50 SQ.M
 AREA OF POND = 6196.54 SQ.M (10.56% OF LAND AREA) = 15.12 BAKE
 19. SOCIAL SERVICE AREA (MINIMUM=8)
 AREA OF CLUB-1 = CLUB-2 = 131 SQ.M
 (ii) CLUB CAR PARKING
 AREA = 885 SQ.M
 (iii) AREA OF FIRE FIGHTING RESERVOIR = 912 SQ.M
 (iv) AREA OF CHILDREN'S PARK-1 = 300 SQ.M
 (v) AREA OF CHILDREN'S PARK-2 = 440 SQ.M
 (vi) AREA OF GARDEN-1 = 570 SQ.M
 (vii) AREA OF GARDEN-2 = 460 SQ.M
 TOTAL = 487 SQ.M (7.41% OF LAND AREA)

NOTE:
 ASSUMED
 1. RISE = 1:04 = 0.85 SQ.M
 2. RISE = 1:10 = 1.07 SQ.M
 3. RISE = 1:12 = 1.11 SQ.M

BASEMENT PARKING

1. BELOW BUILDING TYPE-A = 87 NOS.
2. BELOW BUILDING TYPE-B = 87 NOS.
3. IN OTHER PLACE = 87 NOS.
- TOTAL = 261 NOS.

GROUND FLOOR PARKING

1. BELOW BUILDING TYPE-A = 87 NOS.
2. BELOW BUILDING TYPE-B = 87 NOS.
3. BELOW BUILDING TYPE-C = 87 NOS.
4. BELOW PODIUM-1 (MARKED-1-2) = 87 NOS.
5. BELOW PODIUM-2 (MARKED-3-4) = 87 NOS.
6. OPEN (MARKED-100-1275) = 87 NOS.
- TOTAL GR. FLOOR PARKING = 87 NOS.

GROUND FLOOR PLAN
SCALE = 1:400

DRAIN WILL BE LAYED COVERED BY CONCRETE AT GROUND LEVEL JUST LIKE CULVERTS. SO THAT WATER MAY PASS & FACILITIES FOR CLEANING THE DRAIN WILL BE MAINTAIN

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1. This sanction is valid for a period of three years from the date of sanction and may be renewed for a further 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 was 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 on 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 a building being constructed in
an area served by a 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 measures.
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.

PHASE - I

SANCTIONED Provisionally up to
ground floor roof casting Final
Sanction will be accorded in
Phase-II after Completion of
ground floor R.C.C. Structure as
per Provisionally sanctioned Plan,
in Phase-I

Anjana Bhatia
Chairperson

South Dum Dum Municipality

Date: 04.04.11

Ch. Bhatia
Ch. Bhatia