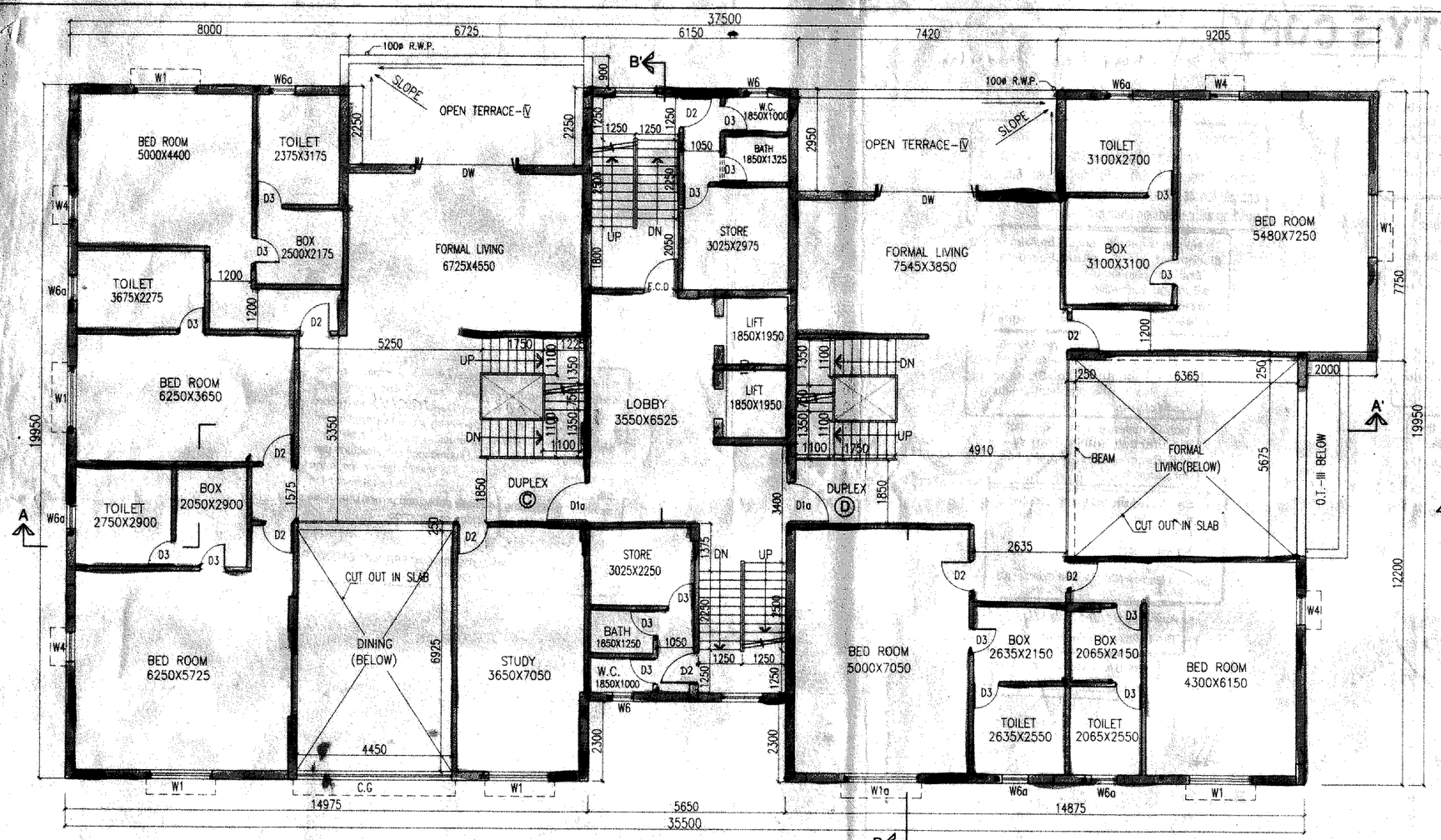
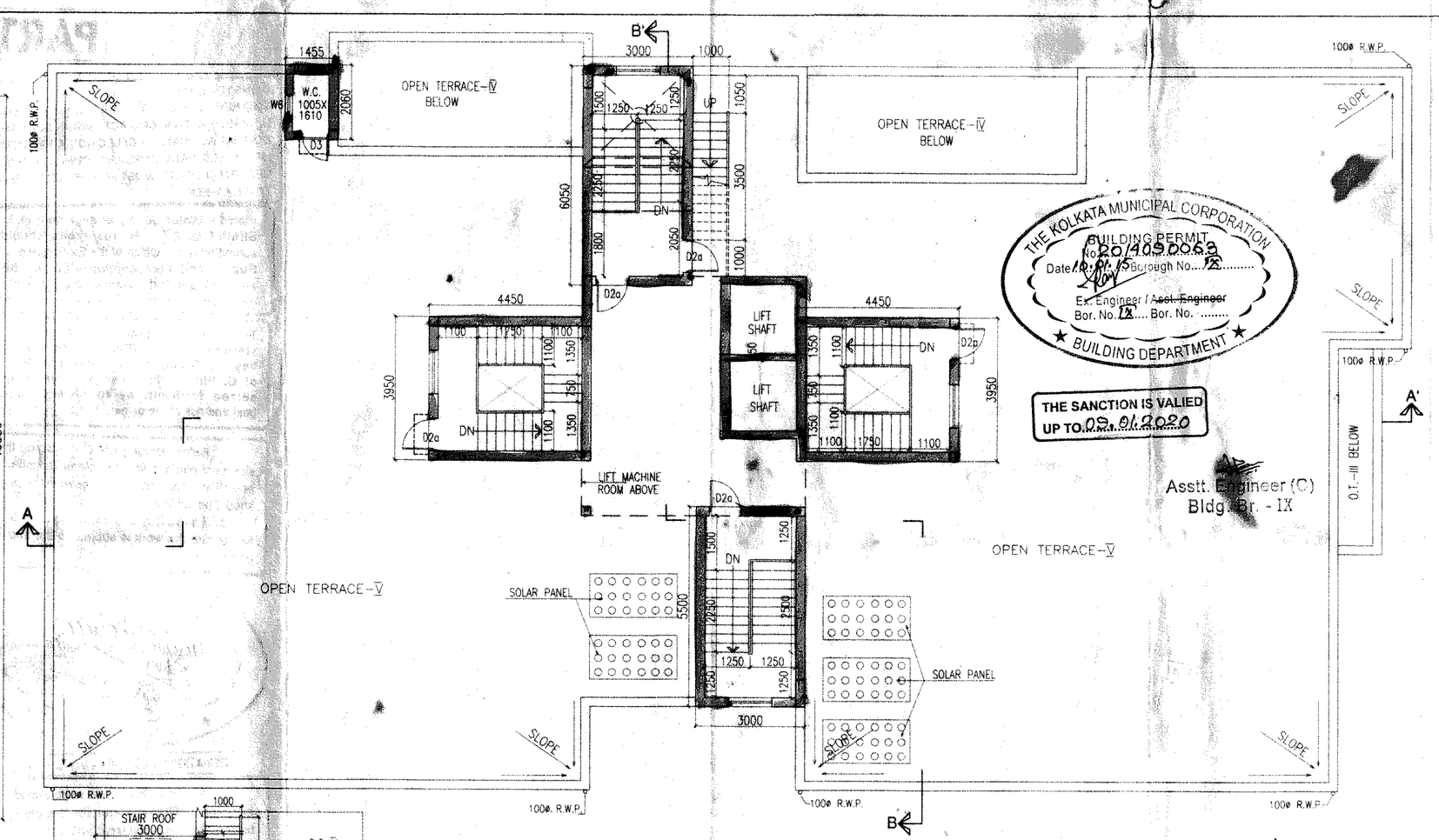
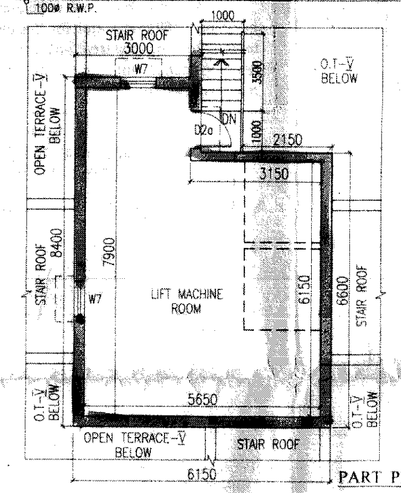


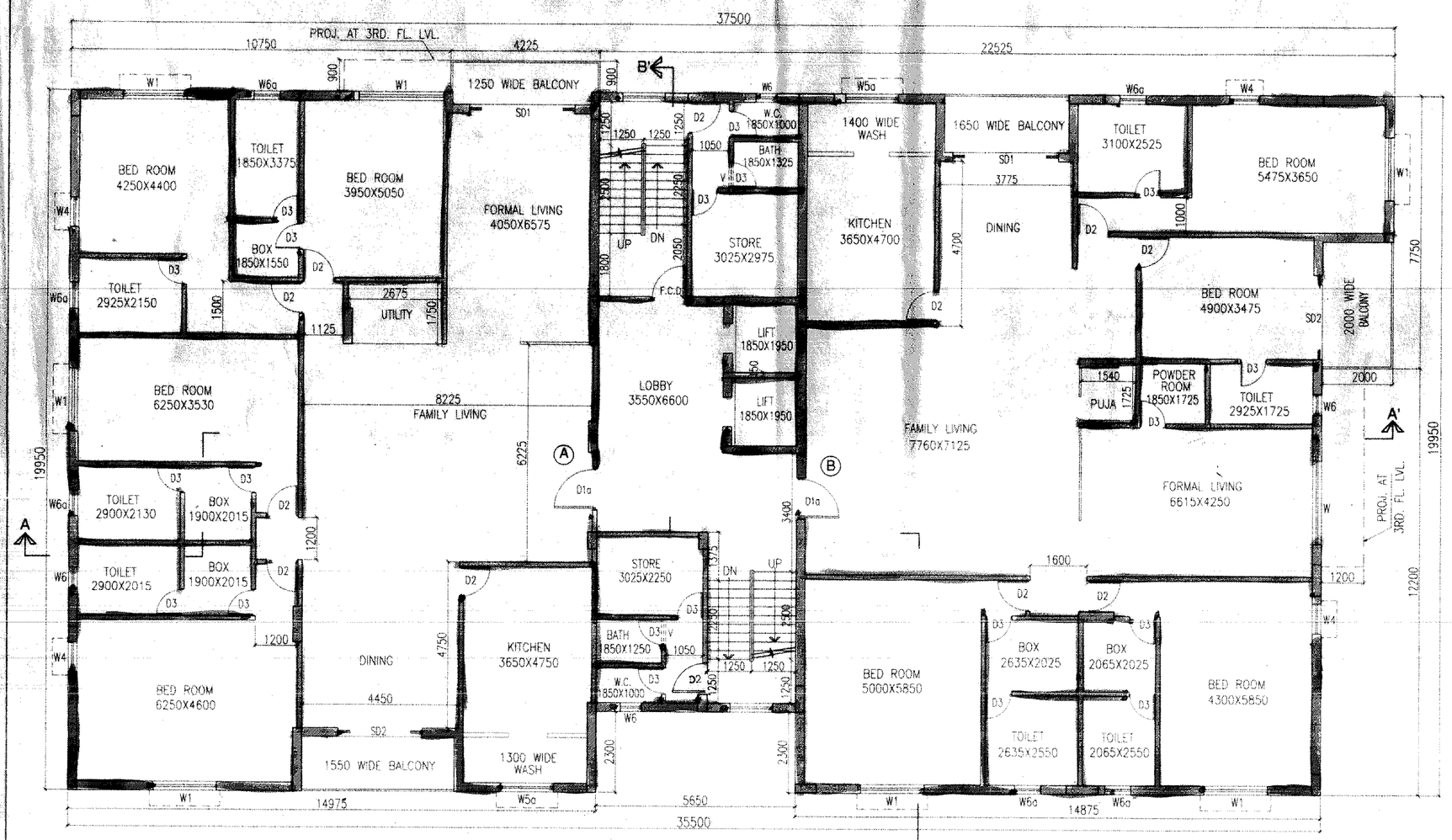
4TH. FLOOR PLAN



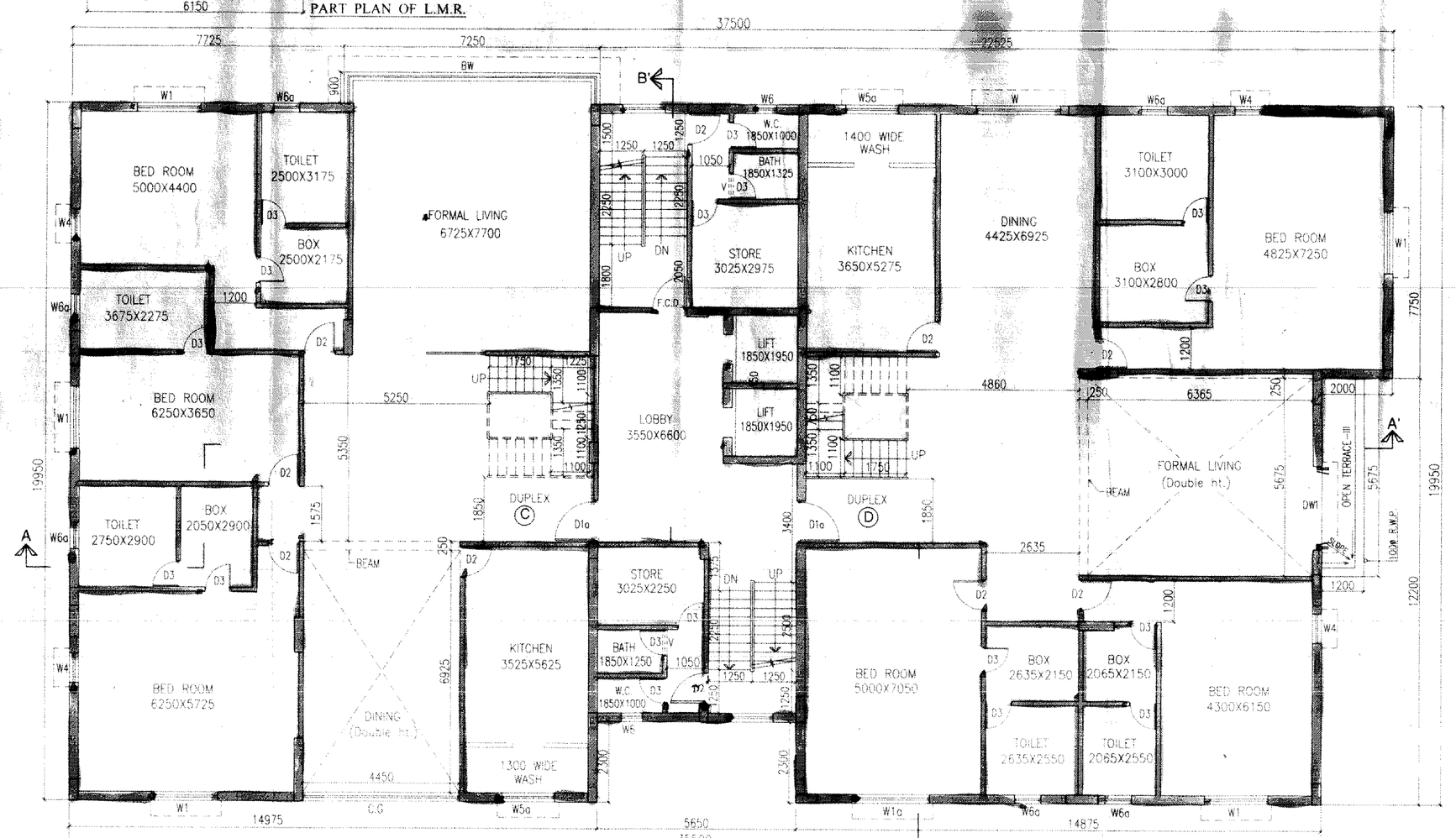
ROOF PLAN



PART PLAN OF L.M.R.



1ST. & 2ND. FLOOR PLAN



3RD. FLOOR PLAN

SCHEDULE OF DOORS & WINDOWS

NO.	SILL	LINTEL	SIZE
Da	–	2150	1800X2150
D	–	2150	1500X2150
D1a	–	2150	1200X2150
D1	–	2150	1000X2150
F.C.D.	–	2150	1000X2150
D2	–	2150	900X2150
D2a	250	2300	900X2050
D3	–	2150	750X2150
SD1	–	2150	3000X2150
SD2	–	2150	2400X2150
DW	–	2150	3000X2150
DW1	–	2150	2400X2150
W	350	2150	2400X1800
W1a	350	2150	2100X1800
W1	350	2150	1800X1800
W2	350	2150	1500X1800
W3	350	2150	1200X1800
W4	350	2150	850X1800
W5	1050	2150	1200X1100
W5a	1050	2150	1500X1100
W6	1250	2150	600X900
W6a	1250	2150	750X900
W7	950	2150	850X1200
S.W,B.W,R.S.,V	AS PER DETAIL ELEVATION		

For Sati Development Pvt. Ltd
Jiwan Gouri Properties Pvt. Ltd.
Coronation Commerce Pvt. Ltd
Krypton Agencies Pvt. Ltd
Syncoa Traders Pvt. Ltd.
Sweet Home Projects Pvt. Ltd.
Tasu Estate Pvt. Ltd.
Multitech Merchandise Pvt. Ltd.
Trilok Commercial Pvt. Ltd.
Panchanan Mercantile Pvt. Ltd

As Constituted Attorney

SIGNATURE OF OWNER

CERTIFICATE OF STRUCTURAL ENGINEER

THIS IS TO CERTIFY THAT THE STRUCTURAL DESIGN AND DRAWINGS OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECTS.

SANJIV J. PAREKH
M.E.(STRUCT), B.C.E., PGCGM,
C.(ENG.)-1 MSCE ASCE. FIE-(F-018202-I)
E.S.E NO 104 (L) K.M.C

SIGNATURE OF STRUCTURAL ENGG.

CERTIFICATE OF ARCHITECT

I DO HERE BY CERTIFY WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER K.M.C. BUILDING RULE – 2009 AS AMENDED FROM TIME TO TIME. THAT THE WIDTH OF THE ABUTTING ROAD CONFORM WITH THE PLAN AND IT IS A BUILDABLE SITE NOT A TANK OR A FILLED UP TANK. THE SITE PLAN, LOCATION PLAN AGREES WITH THE SITE. THE PLOT IS DEMARCATED BY BOUNDARY WALLS & MEASUREMENTS TALLY WITH THE REGD. DEED PLAN. THE EXISTING STRUCTURE AS SHOWN FULLY OCCUPIED BY OWNERS AS PER OWNERS UNDERTAKING.

JAY PRAKASH BHARAT KUMAR AGRAWAL
B. Arch., A.I.I.A.
Reg. No. CA / 86 / 10098
ARCHITECT BL. NO. - 32(A)

SIGNATURE OF ARCHITECT

TITLE–
1ST . & 2ND. , 3RD. , 4TH. FLOOR, ROOF PLAN & PART PLAN OF L.M.R.. BLOCK-1

PROJECT–
PROPOSED 2 NOS. (B+G+IV) STORIED RESIDENTIAL BUILDING AT PREM. NO.2, JANAKI SHAH ROAD. KOLKATA. WARD NO.- 75, BOROUGH- IX , P.S.- HASTINGS.

ARCHITECTS
AGRAWAL & AGRAWAL
BARODA KOLKATA

SCALE	DATE	DRAWN	CHECKED
1:100	29.12.14	Dibyanita/Kasturi/Dibyendu	SOUMAYA

PARTY'S COPY

1st to 4th floor Plan
Roof Plan Last Plan
at LMR Bl-1

Resolutions of MIC Meeting

Meeting No: 489 Meeting Date: 25/09/2014 Total No of Cases: 24

Members/Present: (1) Member Commissioner, Chairman
(2) Chief Engineer, Member Secretary
(3) Director General (Hq.)
(4) Representative of Indian Institute of Architect/President of Council of Architect
(5) Representative of CESC Ltd. / Representative of NOPCL
(6) Representative of H.I. Cables, B.P.
(8) Representative of W.B.P.D.
(9) Chief Engineer, Bldg. Depn. Govt. of W.B., Mun. Dept. Directorate
(10) Member, Representative of CMC Ltd.

Item No: 2021A-1.2 Br-09 West 075 Premises No: 2, Janaki Shah Road

Proposal:
This is proposal for sanction of B+G+7 storied residential building of proposed height 18.9 m. Area of the plot = 2340.96 Sqm. Approx. Abutting road width is 14.17 m.

Name of Architect : J.P. Agarwal, C.A/Br-0.096
Name of Applicant : Corporation Commerce Pvt. Ltd. & Ors
Proposed Gross Floor Area : 5171.00 Sqm Existing Area : 283.58 Sqm
Zone : Residential

The plan proposed has been examined in the Building Committee in detail. The plan is corrected by reducing the height of each floor from 3.60 m to 3.4 m. Therefore the total height of the B+G+7 storied building will be reduced from 18.90 m. to 18.4 m. The plan is accordingly approved subject to the measurement for sanction is strictly in compliance of letter dated 25/09/2014.
As per requirement of CEQC Ltd. two spaces of size 4.35 x 4.20 m. and 4.0 m. x 4.0 m. are shown in the drawing for Street mea. transformer.

Garbage Space has to be provided inside the building for safety disposal.

There is no violation of Bldg. Rules, as such.

Signature of Members:

CESC Ltd. — W.B.P. & E.S. — K. P. (TRAFFIC) — Director General (Hq.)

HA – NB CHAPTER — I.T.P.I. — MPL ENGR. DIRECTORATE

Hon'ble Mayor & MMC(Bldg.), M.L.C.

Above recommendations of MIC require approval of the Mayor-in-Council in order to enable the concerned departments to process the Plan Case for sanction.

Director (Bldg.) — Director General (Bldg) — Member Commissioner

Page 1 of 1

MAYOR
THE KOLKATA MUNICIPAL CORPORATION

RESIDENTIAL BUILDING

N-75

Tele: FW 6242

Single/Joint
Sanction
HQ Bengal Area
Pmb-90/2045
C/O 99 APO

102/2045-Jan/Q/12 Janaki Sahay Jun 2014

The Executive Engineer
Building Department, Br -IX
The Kolkata Municipal Corporation
11, Belvedere Road, Kolkata-27

RE : PREMISES NO-2 JANAKI SHAH ROAD, WARD NO-78, BR-IX

1 Reference to your Memo No CABI/X/1961/14 dated 10 Feb 2014 addressed to Col Lanchor the CGDC, 240 A J C Bose Road, Alipore, HQ Bengal Area, Kolkata 27.

2 The appeal of the owner as stated vide your Memo under ref the case has been examined by competent authority and requests made by the owner for grant of NOC for residential building of a configuration higher than G+IV has not been accepted by LMA.

3 The following amendment may please be made in Para 2 line 1 to the office letter no 102/2045-Jan/Q/12 dated 02 Sep 2013, under which "No Objection" from Defence for construction of residential buildings at 7A,7B & 2A Janaki Shah Road and 7A Leonard Road was issued

For 7A,7B & 2A Janaki Shah Road

Read 7A,7B & 2 Janaki Shah Road

(B K Sahoo)
Col
Adm Comdt
For Stn Col

Encl : 1 (One)

Copy to:-

HQ Bengal Area(Q/Lands) for info with ref to your letter No 001927/Misc/Q3/PC-1) dated 03 Jun 2014

RESIDENTIAL BUILDING

Tele: FW 6244

Station Cell
HQ Bengal Area
Alipore, Kolkata-27

02 Sep 2013

102/2045-Jan/Q/12

The Executive Engineer
Building Department, Br-IX, Kolkata
11/A Belvedere Road, Kolkata-700027

NO OBJECTION FOR CONSTRUCTION OF RESIDENTIAL BLDG AT 7A, 7B & 2A JANAKI SHAH ROAD AND 7A LEONARD ROAD, WARD NO 78 BORO UNDER HASTINGS POLICE STATION UNDER KOLKATA MUNICIPAL CORPN

1 Ref your letter dated 20 Nov 2012 on the above.

2 No Objection Defence for construction of residential building at 7A,7B & 2A Janaki Shah Road and 7A Leonard Road, Ward No-78, Br-IX under Hastings Police Stn, is fwd herewith for your further action please.

C.T.C.
Adm Comdt

Col
Staff Officer
For Adm Comdt

RESIDENTIAL BUILDING

NO OBJECTION CERTIFICATE OF 5TH COR KOLKATA FOR CONSTRUCTION OF RESIDENTIAL BLDG AT 7A, 7B & 2A JANAKI SHAH ROAD AND 7A LEONARD ROAD WARD NO-78 BOR-IX UNDER HASTINGS POLICE STATION UNDER KOLKATA MUNICIPAL CORPN

Under the provisions of HQ Bengal Area letter No 001927/Misc/Q3/PC-1) dt 23 Aug 2013, there is "No Objection" for construction of residential buildings at 7A, 7B & 2A Janaki Shah Road and 7A Leonard Road Ward No 78 BR-IX, as under Kolkata Municipal Corporation. No alteration / change is permitted without prior approval of the Local Military Authority :-

(a)	7B Janaki Shah Rd Ward No-78 Br-IX	G+IV storey
(b)	7A Leonard Rd Ward No-78 Br-IX	G+III storey
(c)	7A Janaki Shah Rd Ward No-78 Br-IX	G+IV storey
(d)	2A Janaki Shah Rd Ward No-78 Br-IX	G+IV storey subject for both bldgs

Station : Kolkata
Date : Aug 2013

Shubha Kishori
Maj Gen
Stn Cdr

RESIDENTIAL BUILDING

GOVERNMENT OF WEST BENGAL
OFFICE OF THE DIRECTOR GENERAL
WEST BENGAL FIRE & EMERGENCY SERVICES
13-D, Mirza Galib Street, Kolkata - 700 014.

Memo. No. : WBFES/ S/ 5 C-4 /Kol/RB/1668/12 (1668/12) Date : 18/4/14

From : The Director in Charge,
Fire Prevention Wing,
West Bengal Fire & Emergency Services.

To : Mr. Harish Singhania,
Constituted Attorney of
Sati Development Pvt. Ltd & Others,
1, Sarojini Naidu Sarani,
Kolkata-700 017.

Sub : Revised Fire & Life Safety Recommendation for proposed construction of 29No. of B+G+IV storied Residential Building at premises No. 2, Janaki Shah Road, Kolkata, Ward-78, Borough-IX under KMC.

This is in reference to your letter No. Nil dated 19.09.2014 regarding Fire Safety measure for proposed construction of 29No. of B+G+IV storied Residential Building at premises No. 2, Janaki Shah Road, Kolkata, Ward-78, Borough-IX under KMC.

The revised plan drawing submitted by you was scrutinized and marked as found necessary from fire safety point of view. In returning one set of plan with recommendation, this office is issuing fresh Fire Safety Recommendation in favour of the aforesaid building subject to the compliance of the following fire safety measure.

The earlier issued fire safety recommendation vide this office Memo no:WBFES/S/455/14/Kol/RB/1668/12 (1668/12) dt.-28-08-14 shall be treated as cancel.

Encls. :

1. One set of plan.
2. Recommendation placed in this file.

DIRECTOR IN CHARGE
FIRE PREVENTION WING
WEST BENGAL FIRE & EMERGENCY SERVICES

Page 1 of 4

RESIDENTIAL BUILDING

RECOMMENDATION

A. CONSTRUCTION :

1. The whole construction of the Existing building shall be carried out as per approved plan drawings conforming the relevant building rules of local Municipal Body (Kolkata Municipal Corporation).
2. The interior finish decoration of the building shall be made low flame spread materials conforming I.S. specifications.
3. Provision of ventilation at the crown of the central core-duct of the building shall be provided.
4. Arrangements shall have to be made for sealing all the vertical & horizontal ducts by the materials of adequate Fire resisting capacity.

B. OPEN SPACE & APPROACH :

1. The open space surrounding the building shall conform the relevant building rules as well as permit the accessibility and manoeuvrability of Fire appliance with turning facility.
2. The approach roads shall be sufficiently strong to withstand the load of Fire Engine weighing up to 45 MT.
3. The width and height of the access gates into the premises shall not be less than 5 – 5 M respecting abutting the road.

C. STAIRCASE :

1. The staircase of the building shall be enclosed type. Entire construction shall be made of bricks / R.C.C. type having Fire resisting capacity not less than 4 hours.
2. The staircase of the building shall have permanent vents at the top and openable sashes at each floor level to the external wall of the building.
3. The width of the staircases shall be made as marked in the plan. Corridors and the exit doors shall conforming the relevant building rules with up-to-date amendments.
4. All the staircase shall be extended up to terrace of the building and shall be negotiable to each floor.
5. Fire and smoke doors at the staircases of all the Staircase enclosures as marked in the plan at each floor level shall be provided. The F.C.D. shall be of at least one hour Fire resisting wire glass window fitted with self-closing type openable in the direction of escape.

D. LIFT :

1. The walls of the lift enclosure shall be at least two hours Fire resisting type.
2. Collapsible gate shall not be permitted.

E. BASEMENT :

1. The basement shall be adequately ventilated.
2. Additional staircase from the open air as shown in the drawing shall be constructed beside the ramps conforming relevant I.S. Specification.
3. The basement shall be protected with Auto Sprinklers system/ hose reel system etc.
4. Mechanical extractor for Smoke Venting system from lowermost/upper basement levels shall also be provided. The system shall be of such design as to operate on actuation of heat/smoke sensitive detector or sprinkling. It shall also have an arrangement to start it manually.

Page 1 of 4

RESIDENTIAL BUILDING

5. Mechanical extractors shall have an alternative source of supply.
6. Basement shall never be used other than car parking.

F. FIRE FIGHTING WATER :

Underground water reservoir having water capacity of 50,000 ltrs. exclusively for Fire fighting purpose with replenishing arrangement @ 1000 ltr/min. Preferably from two different sources of water supply shall be provided. The water reservoir shall have overflow arrangement with the domestic water reservoir as well as to avoid stagnancy of water. The water reservoir shall be kept full at all time.

G. HYDRANT SYSTEM :

1. The building shall be provided with Wet Riser at 100 mm. internal diameter Fire Line with pressure reducing valve at the Staircase landings / half landings at the rate of one each riser for 2000 Sq.m. of floor area. The system shall be so designed that shall be kept charged with water at the Water all the time under pressure and capable to deliver 1250 litres/min. at the ground floor level outlet and minimum 360Kpa/sq.m. All other requirements shall conforming I.S. 3844 – 1989.
2. Provision for Hose Reel in conjunction with Wet Riser shall be made at each floor level. Conforming the relevant I.S. Specification.
3. Yard Hydrant/Ring Main Hydrant with provision of adequate numbers Hydrant shall be installed surrounding the building in accordance with relevant I.S. specifications.

H. SPRINKLER INSTALLATION :

1. The automatic Sprinkler installation shall be provided in Basement areas of the building as per I.S. 9972. Alarm gong to be incorporated along with the sprinkler system.

I. FIRE PUMP :

Provision of the Fire Pump shall have to be made to supply water at the non-designed pressure and discharge into the Water hose system, which shall be installed in the building. One each pump shall always be kept in stand-by preferably to be of diesel drive type.

A Separate Fire pump shall preferably be made for the total Sprinkler Installation of the Building. Provision of Jockey Pump shall have to be made to keep the Water hose system under pressurized condition at all the time, and the pumps shall be incorporated with both manual and auto starting facilities. The section of pumps shall preferably of positive type or in case of centrifugal type the system shall be wet riser-cum-drive system with suitable stress pump with overhead tank.

J. ELECTRICAL INSTALLATION & DISTRIBUTION :

The electrical installation including transformers, Switch Gears, Main & Meters etc. and the distribution system of the premises shall be made satisfying the code of practice for Fire safety in general building as laid down in I.S. specifications 1646 – 1982.

2. The vertical & horizontal electrical shafts shall be supply sealed at each floor level by fire resisting material.
3. The electrical installation shall be adequately protected with CO2/D.C.P. Fire Extinguishers.
4. Alternative Power Supply :

Page 2 of 4

RESIDENTIAL BUILDING

Arrangements shall have to be made to supply power with the help of a generator to operate at least the Fire Pump, Pump for deep Tubewell, Fire Alarm System, etc. and other places of assembly of the building house of normal power failure.

K. DETECTORS AND ALARM SYSTEM :

1. Manually operated Electrical Fire Alarm system with at least two number of break glass type call boxes fitted with Hooters/Bells with audio/ visible system, at each floor of the building and one at the central panel board shall be made in Control Room. The Control Room shall be located at the entrance of Ground Floor of the building, other requirements of the system shall be made conforming I.S. 2189 – 1988.
2. The suppression system shall be made with Fire Extinguishers and total flooding system with CO2/FM-200 particularly in computer and electric processing and data room and in a room of of implementing articles.
3. Hooter will be sounded in such a manner so that an operation of a Detector or Manual Call Point Hooters will sounded on the same floor and immediate alternate floor.

L. AIR CONDITIONING SYSTEM (IF ANY) :

1. The A.H.U. shall be separated for each floor with the system Air Ducts for individual floors.
2. Arrangement shall be made for isolation at the strategic locations by incorporating auto dampers in the Air Conditioning system.
3. The system of auto shut down of A.H.U. shall be incorporated with the auto detection and alarm system.
4. The air handling unit room shall not be used for storage of any combustible materials

M. FIRE AND FIRE FIGHTING SYSTEM :

Fire Aid Fire fighting arrangement in the style of placing suitable type of portable Fire Extinguishers, Fire Buckets etc. in all floors and vulnerable locations of the premises shall be made in accordance with I.S. 2190 – 1992.

N. GENERAL RECOMMENDATIONS :

1. Fire License shall have to be obtained for proposed storing and processing with L.P.G. and other highly combustible articles.
2. Disposable type B.A. Mask to be kept always for emergency fire situation.
3. Fire Notice for Fire Fighting and evacuation from the building shall be prepared and be displayed at all vulnerable places of the building.
4. Floor numbers and directional sign of escape route shall be displayed prominently.
5. The employees and security staff shall be conversant with installed Fire Fighting equipments of the building and to operate in the event of Fire and Testing.
6. Arrangement shall be made for regular checking, testing and proper maintenance of all the Fire Safety installation and equipments installed in the building to keep them in perfectly good working conditions at all times.
7. A crew of trained Firemen under the experienced Officer shall be maintained round the clock for safety of the building.

Page 3 of 4

RESIDENTIAL BUILDING

CONSTRUCTION OF SEPTIC TANK IS NOT TO PREVENT MOSQUITO BREEDING AS REQUIRED U/S 498 (1) & (2) OF CMC ACT 1980. IN SUCH MANNER SO THAT ALL WATER COLLECTION & PARTICULARLY LIFT WELLS, VATS, BASEMENT CURING SITES, OPEN RECEPTACLES ETC. MUST BE EMPTIED COMPLETELY TWICE A WEEK.

Plan for Water Supply arrangement include: SEMILI G. & O. H. reservoirs should 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.

The building materials that will be stacked 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.

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

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

THE KOLKATA MUNICIPAL CORPORATION
BUILDING PERMIT
No. 2014/W.C.0063
Date 10/04/15 Borough No. ....
Ex. Engineer / Asst. Engineer
Bor. No. ....
BUILDING DEPARTMENT

DEVIATION WOULD MEAN DEMOLITION

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

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

RESIDENTIAL BUILDING

"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"

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

Non Commencement of Erection / Re-Erection within Two Years will Require Fresh Application for Sanction.

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

Executive Engineer (C) BR. IX — Asst. Engineer (C) Br. ALAN

Approved By : 05.09.14
The Building Committee

THE SANCTION IS VALID UP TO 09.01.20

Asstt. Engineer (C)
Bldg. Br. - IX

THE KOLKATA MPL. CORPORATION
RECEIVED
Contents Not Verified
2015
Belvedere Road
BUILDING (BR. IX) DEPTT.

RESIDENTIAL BUILDING

Structural plan and design calculation submitted by the structural engineer have been kept with B.P. No 2014/W.C.0063 Date 10/01/15 for record of the Kolkata Municipal Corporation without verification No deviation from the submitted structural plan should be made at the time of erection without submitting fresh structural plan with all design calculation and stability certificate in the prescribed form. Any steps should be taken for the safety of the adjoining premises public and private properties and safety of human life during construction.

EXECUTIVE ENGINEER/ASSTT. ENGINEER
BOROUGH NO. 19

RESIDENTIAL BUILDING

Page 4 of 4