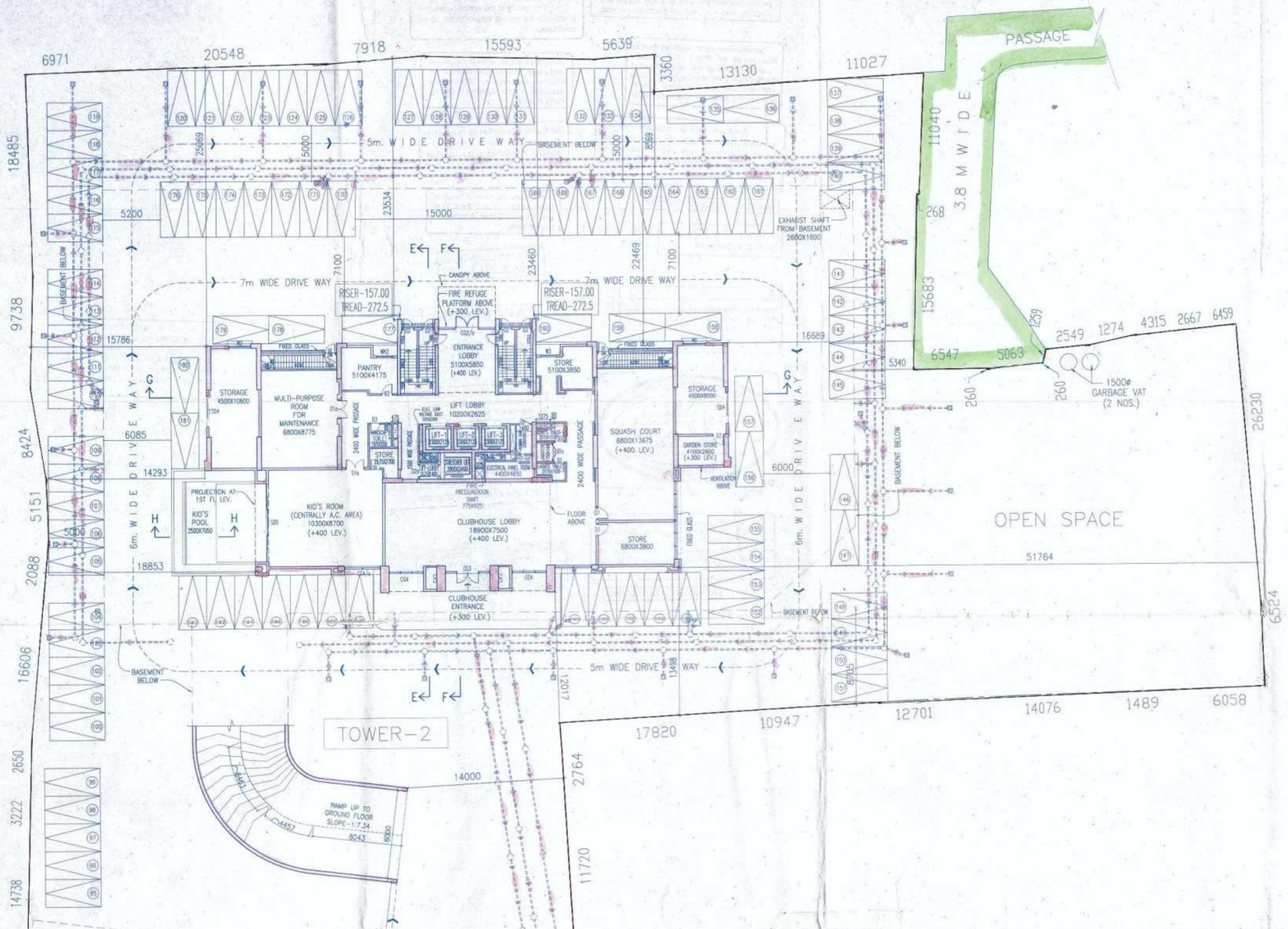
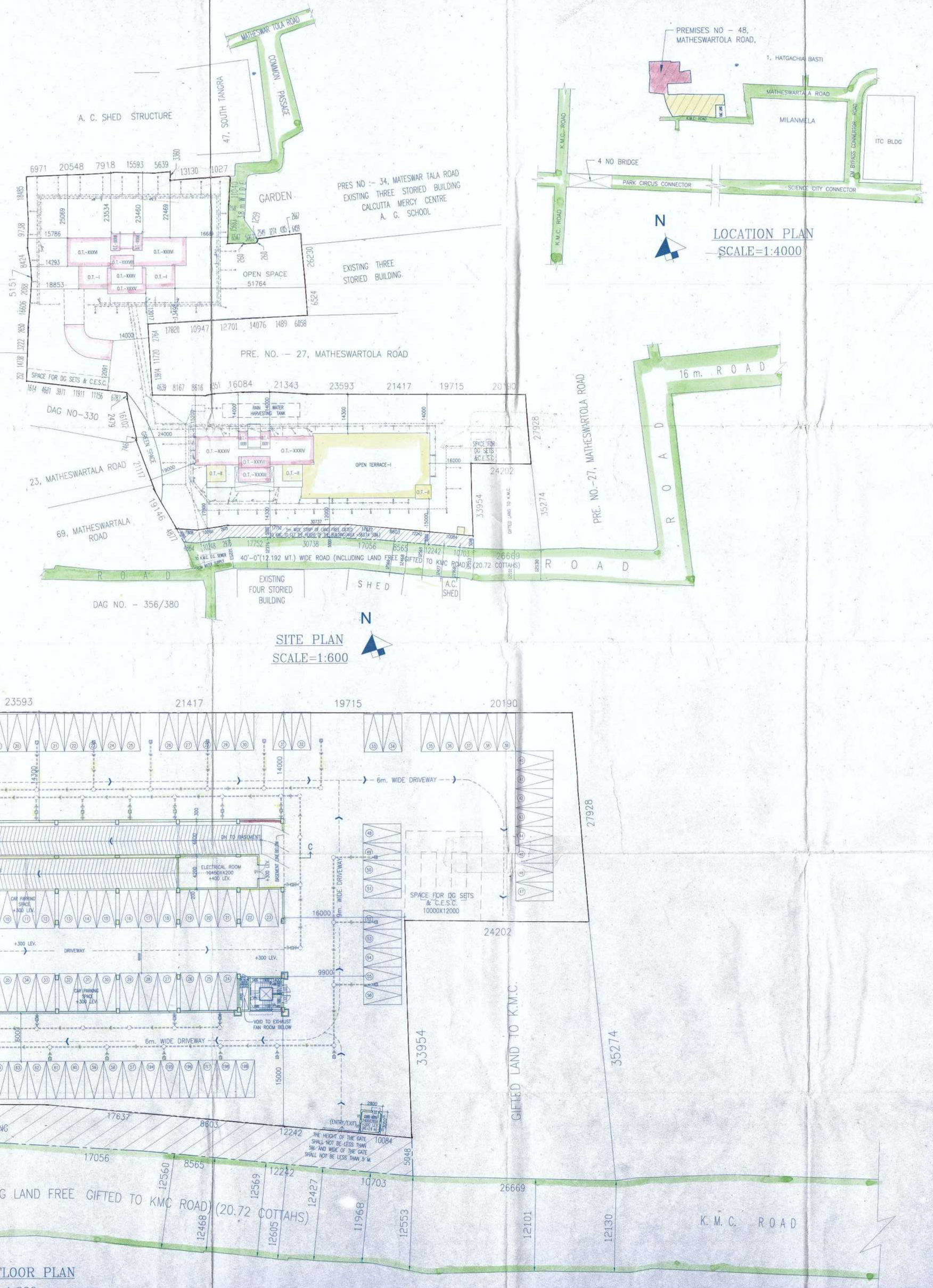
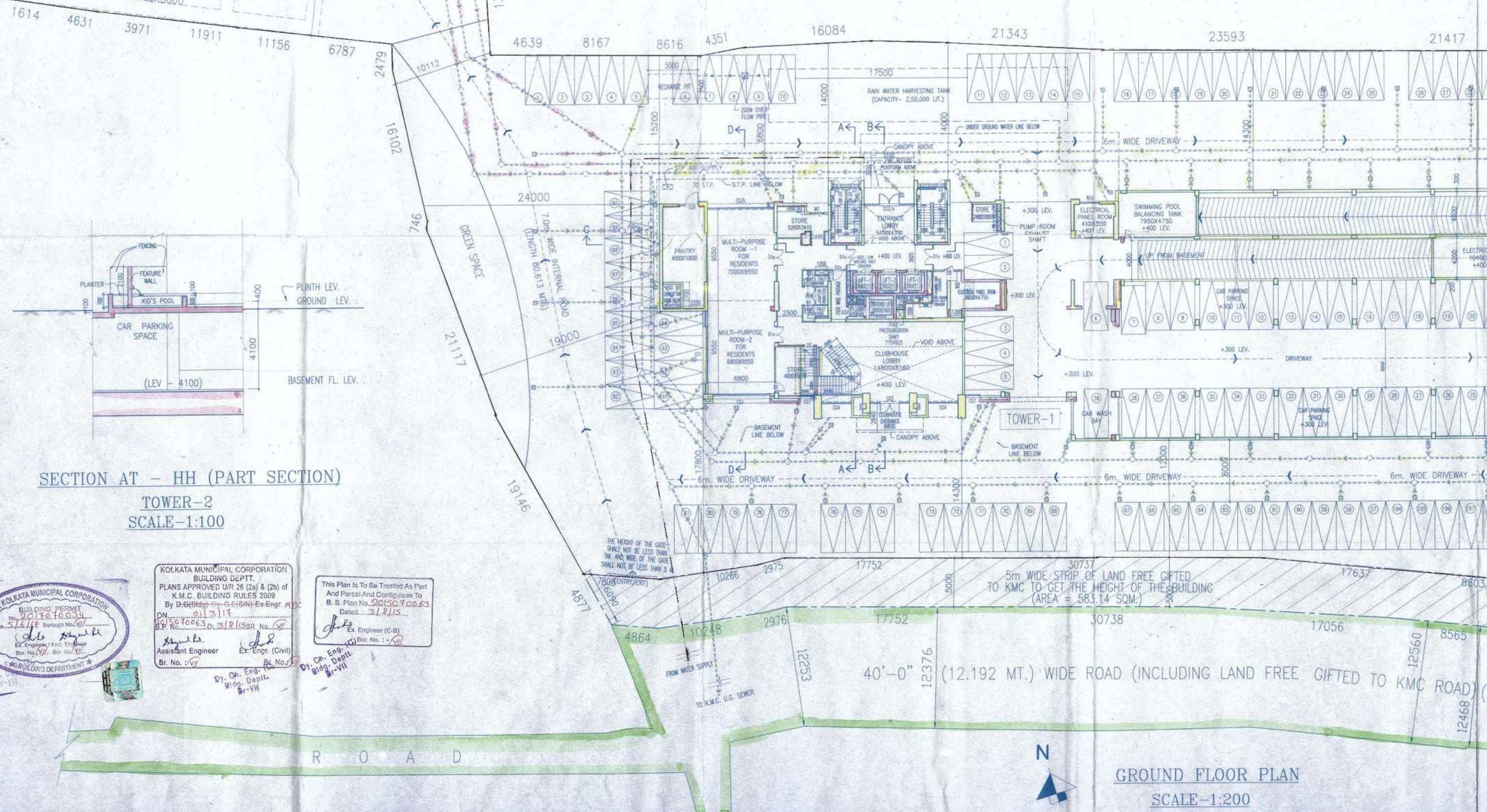


SECTION AT – HH (PART SECTION)
TOWER-2
SCALE=1:100



SITE PLAN
SCALE=1:600

LOCATION PLAN
SCALE=1:4000



GROUND FLOOR PLAN
SCALE=1:200

THE KOLKATA MUNICIPAL CORPORATION
BUILDING PERMIT
No. 2016100301
Date 31/10/16 Borough No.(XV)
Ex Engineer / Asst Engineer
Bel No. 1/62
Ex. Dy. Chief Engineer (Civil)
BUILDING DEPARTMENT

KOLKATA MUNICIPAL CORPORATION
BUILDING DEPTT.
PLANS APPROVED U/S 26 (2a) & (2b) of K.M.C. BUILDING RULES 2009
By Dy.Engineer (Civil) / Ex.Engineer / Asstt. Engineer
DN 31/10/16 Borough No.(XV)
Assistant Engineer
Bel No. 1/62
Ex. Dy. Chief Engineer (Civil)

This Plan Is To Be Treated As Part And Parcel And Conjoin To B. B. Plan No. 2015070063 Dated 31/10/16
Dy. Ch. Engg. (Civil)
Bel No. 1/62

AREA STATEMENT

AREA OF LAND = 225K-02CH.-00 SQ.FT (AS PER AMALGAMATION AFTER GIFT)	= 14924.749 SQM.
AREA OF GIFTED LAND TO K.M.C. FOR CREATION OF NECESSARY INFRASTRUCTURE. (13 COTTAHS)	= 869.565 SQM.
TOTAL AREA OF LAND (14924.749+869.565)	= 15794.314 SQM.
PERMISSIBLE F.A.R. [(2.25+0.225)FOR GREEN BUILDING]	= 2.475
PERMISSIBLE BUILT UP AREA (15794.314*2.475)	= 39090.927 SQM.
PERMISSIBLE GROUND COVERAGE (65%)	= 6716.137 SQM.
PROPOSED GROUND COVERAGE (33.153%) (2134.369+2613.711)	= 4948.08 SQM.

TOWER – 1 (B+G+XXXIII)

PROPOSED BASEMENT FLOOR AREA	= 2115.109 SQM.
PROPOSED GROUND FLOOR AREA	= 1837.612 SQM.
PROPOSED 1ST FLOOR AREA	= 733.564 SQM.
PROPOSED 2ND FLOOR AREA	= 628.777 SQM.
PROPOSED TYPICAL FLOOR AREA (3RD TO 31ST ODD NOS.) FLOOR	= 549.610 SQM.
PROPOSED TYPICAL FLOOR AREA (4TH TO 30TH EVEN NOS.) FLOOR	= 628.777 SQM.
PROPOSED 32ND FLOOR AREA	= 554.988 SQM.
PROPOSED 33RD FLOOR AREA	= 612.696 SQM.
PROPOSED TOTAL FLOOR AREA (2115.109+1837.612+733.564+628.777+549.610*15+628.777*14+554.988+612.196)	= 23329.274 SQM.

EXEMPTION

STAIR AREA [(3.15*5.5)*34 FLS.]	= 1178.1 SQM.
STAIR AREA [(4.2*4.2)*2 FLS.(GROUND & BASEMENT)]	= 35.28 SQM.
STAIR AREA [(3.15*5.5)(BASEMENT)]	= 17.325 SQM.
LIFT LOBBY AREA(3.0*4*35 FLS.)(BASEMENT TO 33RD FL)	= 420.0 SQM.
TOTAL EXEMPTION (1178.1+35.28+17.325+420.0)	= 1650.705 SQM.

TOWER – 2 (B+G+XXXV)

PROPOSED BASEMENT FLOOR AREA	= 2813.711 SQM.
PROPOSED GROUND FLOOR AREA	= 838.214 SQM.
PROPOSED 1ST FLOOR AREA	= 693.542 SQM.
PROPOSED TYPICAL FLOOR AREA (2ND TO 32ND EVEN NOS.) FLOOR	= 629.074 SQM.
PROPOSED TYPICAL FLOOR AREA (3RD TO 33RD ODD NOS.) FLOOR	= 550.189 SQM.
PROPOSED 34TH FLOOR AREA	= 555.297 SQM.
PROPOSED 35TH FLOOR AREA	= 610.9 SQM.
PROPOSED TOTAL FLOOR AREA (2813.711+838.214+693.542+629.074*15+550.189*15+555.297+610.9)	= 23979.872 SQM.

EXEMPTION

STAIR AREA[(3.15*5.5)*35 FLS.] (BASEMENT TO 35 TH FLOOR)	= 1282.05 SQM.
LIFT LOBBY AREA(3.0*4*37 FLS.)(BASEMENT TO 35TH FL.)	= 444.0 SQM.
TOTAL EXEMPTION (1282.05+444.0)	= 1726.05 SQM.

PROPOSED TOTAL BUILT UP AREA (TOWER 1 & 2) (23329.274+23979.872)	= 47309.146 SQM.
TOTAL EXEMPTED AREA (TOWER 1 & 2) (1650.705+1726.05)	= 3376.755 SQM.
PROPOSED TOTAL BUILT UP AREA AFTER EXEMPTION (47309.146-3376.755)	= 43932.391 SQM.

CAR PARKING AREA

TOWER-1

CAR PARKING AREA AT BASEMENT FLOOR(49 CARS)	= 1886.086 SQM.
CAR PARKING AREA AT GROUND FLOOR(39 CARS*25)	= 975.0 SQM.

TOWER-2

CAR PARKING AREA AT BASEMENT FLOOR(112 CARS)	= 2585.755 SQM.
TOTAL CAR PARKING AREA (1886.086+975.0+2585.755)	= 5441.841 SQM.
PROPOSED TOTAL BUILT UP AREA FOR FAR (43932.391-5441.841)	= 38490.55 SQM.
PROPOSED F.A.R. (38490.55/15794.314)	= 2.437

CAR PARKING CALCULATION

NO OF FLAT ABOVE 200 SQM. (TOWER-1, = 60 NOS. & TOWER-2 = 66 NOS.)	= 126 NOS.
NO OF CAR PARKING REQD. (126*0.25 NOS.)	= 32 NOS.
NO OF FLAT ABOVE 400 SQM. (TOWER – 1, = 2 NOS. & TOWER – 2 = 2 NOS.)	= 04 NOS.
NO OF CAR PARKING REQD. (4*4 NOS.)	= 16 NOS.
TOTAL NO OF CAR PARKING REQD. [(32+32+16)+36(FOR GREEN BUILDING)]	= 307 NOS.
NO OF CAR PARKING PROVIDED	= 309 NOS.
TOWER-1 BASEMENT FLOOR = 49 NOS, TOWER-2 BASEMENT FLOOR=112 NOS.(49+112 NOS. MULTILEVEL) TOWER-1 GROUND COVERED = 39 NOS. TOWER – 1&2 OPEN= 199 NOS.]	
TOTAL NO OF FLAT (126+31+4)	= 161 NOS.
NO OF USER (161X @ 7 PERSION)	= 1127 NOS.

CERTIFICATE OF OWNER

1. I ENGAGED ARCHITECT AND E.S.E DURING CONSTRUCTION.
2. I FOLLOWED THE INSTRUCTIONS OF ARCHITECT AND E.S.E DURING CONSTRUCTION OF THE BUILDING.
3. K.M.C AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURE STABILITY OF BUILDING AND ADJOINING STRUCTURE.
4. IF ANY SUBMITTED DOCUMENT IS FOUND TO BE FAKE THE K.M.C AUTHORITY MAY REVOKE THE SANCTION PLAN.
5. THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK EXECUTED UNDER THE GUIDENCE OF ARCHITECT & E.S.E

FOR PS GROUP REALTY LTD.
ANGIRA SALES PVT. LTD.
BHUMI VINIMAY PVT. LTD.
DEVDIPA VANIJAYA PVT. LTD.
P.K.C. & ASSOCIATES LLP.
SREOME BUILDERS PVT. LTD.
SURSARITA TIE UP PVT. LTD.
PAN CARE RESEARCH & MEDICARE PVT.LTD.
BY THEIR CONSTITUTED ATTORNEY

(Constituted Attorney)

SIGNATURE OF OWNER

SCHEDULE OF DOORS &WINDOWS

TYPE	WIDTH	HEIGHT	SILL	LINTEL	SIZE	TYPE	WIDTH	HEIGHT	SILL	LINTEL	SIZE
W1	3000	2150	450	2600	3000X2150	CW2/a	5100	-	-	AS PER DETAIL	
W1a	2200	2850	-	2600	2200X2850	CW3	4000	-	-	AS PER DETAIL	
W1b	2200	2150	450	2600	2200X2150	CW4	3100	-	-	AS PER DETAIL	
W1c	2200	2150	1100	2600	2200X2150	CW4/a	2500	-	-	AS PER DETAIL	
W2	2000	2150	450	2600	2000X2150	CW5	2900	-	-	AS PER DETAIL	
W2a	1700	1300	1100	2600	1700X1300	CW6	2500	-	-	AS PER DETAIL	
W2b	2000	1500	1100	2600	2000X1500	CW6/a	1200	-	-	AS PER DETAIL	
W2c	2000	2600	450	3350	2000X2600	CW7	1400	-	-	AS PER DETAIL	
W2d	2000	1400	2400	3350	2000X1400	D1	2000	2100	-	2100	2000X2100
W3	1450	2150	450	2600	1450X2150	D1	1900	2100	-	2100	1900X2100
W3a	1450	1500	1100	2600	1450X1500	D1a	1700	2100	-	2100	1700X2100
W3b	1500	1500	1100	2600	1500X1500	D1b	1900	3350	-	3350	1900X3350
W5	900	2150	450	2600	900X2150	D2	1000	2100	-	2100	1000X2100
W5a	900	1500	1100	2600	900X1500	D2a	1100	2100	-	2100	1100X2100
W7	600	2150	450	2600	600X2150	D3	1300	2100	-	2100	1300X2100
W8	600	2600	450	3350	600X2600	D3	900	2100	-	2100	900X2100
W9	600	1500	1100	2600	600X1500	D4	800	2100	-	2100	800X2100
W9a	1700	1500	1100	2600	1700X1500	D4a	650	2100	-	2100	650X2100
W9b	600	2150	450	2600	600X2150	D5	6400	2600	-	2600	6400X2600
W9c	1400	2150	450	2600	1400X2150	D5	4300	2600	-	2600	4300X2600
V1	900	1100	1100	2600	900X1100	D5	3000	2600	-	2600	3000X2600
V1a	600	2150	450	2600	600X2150	D5	3000	2600	-	2600	3000X2600
V1b	600	1500	1100	2600	600X1500	D5	2600	2600	-	2600	2600X2600
CD	6400	AS PER DETAIL				D5	2000	2600	-	2600	2000X2600
CD/a	6700	AS PER DETAIL				D6	1100	2100	-	2100	1100X2100
CD/b	6700	AS PER DETAIL				D6	900	2100	-	2100	900X2100
CD1	5800	AS PER DETAIL				D6	1000	2100	-	2100	1000X2100
CD2	5800	AS PER DETAIL				D6	1000	2100	-	2100	1000X2100

(A)
1. ASSESSEE NO. – 110580701190.
2. DETAIL OF REGISTERED DEED :- BOOK NO.– I, VOLUME NO.– 78, PAGE NO.– 1688 TO 1715, 6650 TO 6678, AND OTHERS, BEING NO.– 08037/08, 08406/08, AND OTHERS, YEAR–2008.
3.(a) AREA OF PLOT – 14924.749 SQM., (AS PER AMALGAMATION AFTER GIFT)
3.(b) NO. OF STOREY :– B+G+XXXIII & B+G+XXXV

(B)
1.GROUND COVERAGE (33.153%) – 4948.08 SQM.
2.F.A.R. CONSUMED – 2.437
3.TOTAL COVERED AREA = 47309.146 SQ.M.
4.CO. FLOOR SERVICE AREA – 1700.826 SQ.M.
5.TOTAL CAR PARKING AREA = 5441.841 SQ.M.
6.NO. OF CAR PARKING SPACE – 399 NOS.

GENERAL NOTES

1. ALL DIMENSIONS ARE IN MM.
2. ALL EXTERNAL WALLS 200 THK. & INTERNAL WALLS 75 THK UNLESS OTHERWISE MENTIONED.
3. ALL MASONRY WORKS ARE BOUNDED BY CEMENT MORTAR (1:6) & (1:4).
4. EXTERNAL PLASTER IS 25 THK. & INTERNAL PLASTER IS 12MM. THK. WITH 1:4 MORATAR.
5. ALL CONC. GRADE IS M20N (1:1.5:3).

IT IS CERTIFIED THAT THE COMPREHENSIVE GEO–TECHNICAL REPORT ON SOIL INVESTIGATION HAS BEEN PREPARED BY ME FOR DESIGN AND CALCULATION OF THE FOUNDATION BY ANALYZING THE SOIL SAMPLE FOR ESTIMATING THE BEARING CAPACITY OF THE SOIL, ON WHICH FOUNDATION OF THE STRUCTURE WILL BE CONSTRUCTED.
I SHALL ALSO CHECK THE NATURE OF THE SOIL AFTER EXCAVATION AT SITE SO THAT FOUNDATION IS EXTENDED UP TO APPROPRIATE DEPTH THAT HAS BEEN PROPOSED IN THE GEO–TECHNICAL REPORT.

ALOK ROY
Empanelled Geotechnical Engineer
Kolkata Municipal Corporation
Class-I, Reg.- G/1913
5A, Jallan Park,
Kolkata-700 084

SIGNATURE OF GEO–TECHNICAL ENGINEER

CERTIFICATE OF STRUCTURAL ENGINEER

CERTIFIED THAT, THE STRUCTURAL DESIGN & DRAWINGS OF BOTH FOUNDATION & 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 & CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECTS".

Utpal Santra
(UTPAL SANTRA)
M.E. (Structure)
F.I.E.I. F.I.V.E.(I)
KMC Empanelled Structural Engineer
Class-I, E.S.E. No. 1/15

M. K. ROY
B.E.E. (Jadavpur), M.Sc. TECH. (Wollongong, U.K.)
A.M.I.E., C.E., F.I.V.E. (I), M.I.E.A.E.
Ex. Chief Engineer
KMC Empanelled Structural Engineer
Class-I, E.S.E. 1/6

SIGNATURE OF STRUCTURAL ENGINEER | SIGNATURE OF STRUCTURAL ENGINEER

CERTIFICATE OF ARCHITECT

THE L.B.A. HAS CERTIFIED ON THE PLAN ITSELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009 AS AMENDED FROM TIME TO TIME AND THAT THE SITE CONDITIONS HAVE BEEN CHECKED OF THE ABUTTING ROAD CONFORM WITH THE PLAN AND IT IS A BUILT ABLE SITE AND NOT A TANK OR A FILLED UP TANK.

Rajkumar Agarwal
Architect
Member of Council of Architecture CA/94/17960

SIGNATURE OF ARCHITECT

TITLE

GROUND FLOOR PLAN, SITE PLAN, LOCATION PLAN & PART SECTION AT–HH

PROJECT

PROPOSED PLAN FOR AN ADDITIONAL BLOCK OF B+G+XXIV STORIED (121.252 m. HT) RESIDENTIAL BUILDING U/S 393, (1)(a) OF K.M.C. ACT 1980, AND ADDITIONAL TWO FLOORS UNDER RULE–26(2)(b) & 69A(1) AND INTERNAL CHANGES UNDER RULE–26(2)(a) OF EXISTING B+G+XXXI STORIED RESIDENTIAL BUILDING SANCTIONED VIDE B.P.NO.–2015070063, DATED–03.08.2015, AT PREMISES NO :– 48, MATHESWARTOLA ROAD, KOLKATA – 700046.
P.S.– PRAGATI MAIDAN,WARD NO.– 58, BOROUGH NO.–VII.

DATE	DWG.NO	SCALE	CHECKED	SHEET NO
26.04.17	MOV/2014/349	GARSE	HERMAL	1 OF 15

SCALE OF PLOT AREA & ABLE

ARCHITECT
RAJ AGRAWAL & ASSOCIATES
6B, ROYD STREET, CALCUTTA – 16

KOLKATA MUNICIPAL CORPORATION
BUILDING DEPTT.
PLANS APPROVED U/R 26 (2a) & (2b) of
K.M.C. BUILDING RULES 2009
By D.G(Bldg) ~~Dy. C.E(S/N) Ex.Engr.~~ M.BC
ON 01/3/17
B.P. No. 2015070063 Dt. 3/2/15 BR. No. VII
Assistant Engineer
Br. No.: VII
Ex. Engr. (Civil)
Br. No.: VII

This Plan Is To Be Treated As Part
And Parcel And Contiguous To
B. S. Plan No. 2015070063
Dated 3/2/15
Ex. Engineer (C-B)
Bor. No.: VII

CII

Indian Green Building Council (IGBC)

certifies that

Aurus

at 48, Matheshwartala Road, Kolkata - 700046 owned by PS Group Realty Limited & Others

has achieved precertification under the IGBC Green Homes Rating

Documentation has been submitted for this project which demonstrates an intent to design and build a high performance residential building in accordance with IGBC Green Homes criteria

Precertified Gold

November, 2016

Sharukh Mistry, Chairman, IGBC Green Homes Rating
Dr. Prem C Jain, Chairman, IGBC
K S Venkatagiri, Executive Director, CII-Godrej GBC

THE KOLKATA MUNICIPAL CORPORATION

PARTY'S COPY

Plan for Water Supply arrangement including SEMI-U. 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 the conditions 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 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.

DEVIATION WOULD MEAN DEMOLITION

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

Approved By: Meeting no. 531 dt. 01/3/17
The Building Committee

THE SANCTION IS VALIED UP TO 04/6/2022

GREEN BUILDING
Green Building Rating: Pre-certified Gold
Certifying Authority: IGBC
Reference No: GH 160812
Date: Nov 2016
K.M.C. Bldg. Dept.

APPROVED
ASSISTANT ENGINEER (C)
BOROUGH NO. VII

THE KOLKATA MUNICIPAL CORPORATION
BUILDING PERMIT
No. 2017070034
Date 5/6/17 Borough No. VII
Ex. Engineer / Asst. Engineer
Bor. No. VII Bor. No. VII
★ BUILDING DEPARTMENT ★

Dy. Ch. Engr.
Bldg. Deptt.
Br-VII

Approved subject to Compliance of requisition of West Bengal Fire Services, If any.

" 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 "

CONSTRUCTION SITE SHALL BE MAINTAINED TO PREVENT MOSQUITO BREEDING AS REQUIRED U/S 496 (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 EMPITED COMPLETELY TWICE A WEEK.

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.

OFFICE OF THE EXECUTIVE ENGINEER
BUILDING BOROUGH-VII
DATE 03/06/17
THE KOLKATA MUNICIPAL CORPORATION

RESIDENTIAL BUILDING