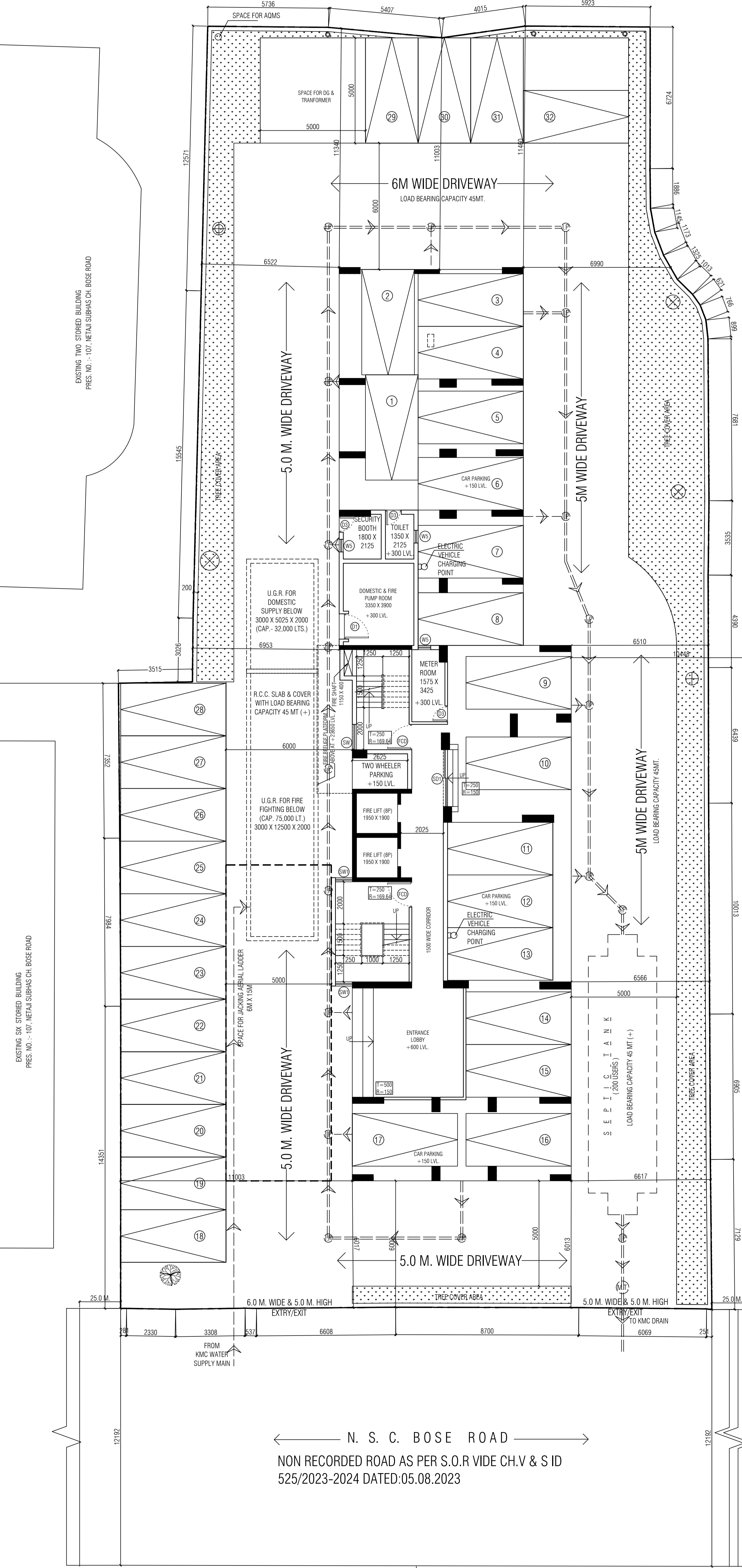


SITE PLAN
SCALE - 1:600

LOCATION PLAN
SCALE - 1:4000

EXISTING FIVE STORED BUILDING PRES. NO. - 114/2, N. S. C. BOSE ROAD
 EXISTING FIVE STORED BUILDING PRES. NO. - 118/2, N. S. C. BOSE ROAD
 EXISTING FIVE STORED BUILDING PRES. NO. - 113, NSC BOSE ROAD
 EXISTING SIX STORED BUILDING PRES. NO. - 51/2, MOORE AVENUE
 EXISTING TWO STORED BUILDING PRES. NO. - 51/1, MOORE AVENUE



NOTE 1 - DEPTH OF UGWR & SEPTIC TANK SHOULD NOT EXCEED THE DEPTH OF THE COLUMN FOUNDATION
 NOTE 2 - ALL PRECAUTIONARY MEASURES SHALL BE TAKEN DURING THE TIME OF CONSTRUCTION & DEMOLITION OF EXISTING BUILDING, U.G.W.R & SEPTIC TANK.

LEGEND:- EXISTING TREES (9 NOS.)

- 1) PEEPAL TREE (1 nos)
- 2) COCONUT TREE (3 nos)
- 3) WOOD APPLE (1 nos)
- 4) ARECA PALM (3 nos)
- 5) BANYAN TREE (1 nos)

N. S. C. BOSE ROAD
 NON RECORDED ROAD AS PER S.O.R VIDE CH.V & S ID
 525/2023-2024 DATED:05.08.2023

GROUND FLOOR PLAN
SCALE=1:100

DOORS				WINDOWS			
NO.	WIDTH	HEIGHT	NO.	WIDTH	HEIGHT	SILL	
D1	1200	2250	W1	1500	1950	300	
D2	900	2250	W2	1200	1950	300	
D3	750	2250	W3	1000	1950	300	
D4	2100	2250	W4	1200	1250	1000	
D5	2000	2250	W5	600	1950	1200	
D6	1500	2250	SW	1200	1950	300	
			SW1	800	1950	300	
FC1	1200	2250					
FC2	1000	2250	F.G.			FIXED GLASS AS PER STRUCTURE	

DECLARATION OF OWNER/APPLICANT
 I DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT:
 i) I SHALL COMPLY WITH ALL THE RULES & REGULATIONS DURING CONSTRUCTION.
 ii) I SHALL FOLLOW THE INSTRUCTION OF L.B.A. E.S.E. & T.E. DURING CONSTRUCTION OF THE BUILDING (AS PER B.S.P.LAN).
 iii) I SHALL FOLLOW THE INSTRUCTION OF L.B.A. E.S.E. & T.E. DURING CONSTRUCTION OF THE BUILDING (AS PER B.S.P.LAN).
 iv) IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE L.B.A. AUTHORITY WILL REVOKE THE SANCTION PLAN.
 v) THE CONSTRUCTION OF U.G.W.R & SEPTIC TANK WILL BE EXECUTED BEFORE COMMENCEMENT OR UNDER THE GUIDANCE OF L.B.A. & E.S.E.
 vi) EXISTING STRUCTURE SHOWN IN THE PLAN TO BE DEMOLISHED BEFORE COMMENCEMENT OF CONSTRUCTION & THERE ARE NO TENANTS.
 vii) DURING INSPECTION PLOT WAS IDENTIFIED BY U.S.

MR. HARSH VARDHAN KAJARIA
 DIRECTOR OF SAC FINANC COMPANY PVT. LTD.
 NAME OF OWNER/APPLICANTS

DECLARATION OF ARCHITECT
 THE ARCHITECT HAS CERTIFIED ON THE PLAN ITSELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009 AS AMENDED FROM TIME TO TIME AND THE SITE CONDITION INCLUDING THE WIDTH OF THE ABUTTING ROAD CONFORM WITH THE PLAN AND IT IS A BUILT AREA AND NOT A TANK OR FILLED UP TANK. LAND WITH EXISTING STRUCTURE ALSO CONFORMS WITH THE PLAN DEMARCATED WITH BOUNDARY WALL.

HAMAL KUMAR PERMAL
 CA-95-18879
 NAME OF ARCHITECT

DECLARATION OF G.T.E.
 UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THEREON. IT IS CERTIFIED THAT THE EXISTING SOIL OF THE SITE IS ABLE TO CARRY THE LOAD COMING FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM PROPOSED HEREIN IS SAFE & STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

BHASKARVOTI ROY
 G.T.1/50
 NAME OF G.T.E. (K.M.C.)

DECLARATION OF STRUCTURAL ENGINEER
 I CERTIFY THAT THE STRUCTURAL DESIGN AND DESIGN OF BOTH THE FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAVE BEEN MADE BY ME CONSIDERING THE SOIL TEST REPORT (AS PER THESE RULES) AND THE REGULATION MADE UNDER THE ACT AND ALSO CONSIDERING ALL POSSIBLE LOADS, SEISMIC LOAD AND THE MOMENTS GENERATED BY THE PROPOSED STRUCTURE AS PER THE BUREAU OF INDIAN STANDARDS AND NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT AND THESE PROVISIONS SHALL BE ADHERED TO DURING THE CONSTRUCTION. SOIL INVESTIGATION REPORT HAS BEEN SIGNED BY EMPANELLED G.T.E. BHASKARVOTI ROY (G.T.E. 50). THE RECOMMENDATION OF SOIL REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATION.

CHANDI PRASAD KHANNA
 E.S.E. 1/2
 NAME OF E.S.E.

NOTES:-
 1. ALL DIMENSIONS ARE IN MM. UNLESS OTHERWISE MENTIONED.
 2. ALL EXTERNAL WALLS ARE 200 THK & INTERNAL WALLS ARE 125 THK. IF NOT STATED IN 1-4 CEMENT SAND MORTAR.
 3. ALL CHAJJAS ARE 125 THK. & 500 MM. PROJECTED.
 4. DEPTH OF UNDERGROUND WATER RESERVOIR SHOULD NOT EXCEED THE DEPTH OF FOUNDATION.
 5. GRADE OF CONCRETE & GRADE OF STEEL USED ARE M20 & F400 RESPECTIVELY.
 6. R.C.C. FRAMED STRUCTURE.
 7. ANY DISCREPANCY IN SCALE, THE WRITTEN DIMENSION SHALL GOVERN.
 8. FOR SPECIFICATION OF MATERIALS & WORKMANSHIP B.C.C. 2016 TO BE FOLLOWED.
 9. OPEN TERRACE WITH LIME TERRACING OF RATIO 2:2:7.
 10. DAMP PROOF COURSE TO BE PROVIDED WITH P.C.C. (1:2:4).

AREA STATEMENT

PART A	
MAIN CHARACTERISTICS OF PLAN PROPOSAL	
1. ASSESSEE NO - 21001201587	
DETAILS OF REGISTERED DEED -	
BOOK NO - 1 VOL. NO - 4 BEING NO - 12754, YEAR - 1985 PAGES NO - 18 TO 19 OF THE YEAR 1985	
DETAILS OF REGISTERED BOUNDARY DECLARATION -	
BOOK NO - 1 VOL. NO - 1604-2023 BEING NO - 1604/2006, YEAR - 2023 PAGES NO - 43138 TO 43149, DATED - 23/11/2023	
PART B	
1. AREA OF LAND - a) AS PER TITLE DEED = 1709.0 SQ.M b) AS PER BOUNDARY DECLARATION = 1548.87 SQ.M	3.) PERMISSIBLE GROUND COVERAGE = 774.4069 SQ.M (45.000%) 4.) PROPOSED GROUND COVERAGE = 403.2263 SQ.M (26.0529%)
2. FRONTAGE = 28.084 M	4.) PERMISSIBLE HEIGHT = NO RESTRICTION 5.) ABUTTING ROAD WIDTH = 12.192 M

6. PROPOSED AREA :-	
RESIDENTIAL (SQ.M)	TOTAL EXEMPTED AREA (SQ.M)
GROUND FLOOR 403.2263	26.2500
1ST FLOOR 403.2263	6.0000
2ND FLOOR 403.2263	6.0000
3RD FLOOR 403.2263	6.0000
4TH FLOOR 403.2263	6.0000
5TH FLOOR 403.2263	6.0000
6TH FLOOR 403.2263	6.0000
7TH FLOOR 403.2263	6.0000
8TH FLOOR 403.2263	6.0000
9TH FLOOR 403.2263	6.0000
10TH FLOOR 171.5650	6.0000
TOTAL 4032.4980	288.7500

7. A) TENEMENTS & CAR PARKING CALCULATION -					
MARKED	TENEMENT AREA	AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQD. CAR PARKING
A	146.5375 SQ.M	34.0778 SQ.M	180.6153 SQ.M	09	100 > < 200
B	89.8728 SQ.M	20.9253 SQ.M	110.7981 SQ.M	09	100 > < 200
C	97.9950 SQ.M	22.7271 SQ.M	120.7221 SQ.M	09	100 > < 200
D	98.3000 SQ.M	22.8193 SQ.M	121.1193 SQ.M	01	100 > < 200
TOTAL TENEMENTS = 28 NOS.		TOTAL REQUIRED CAR PARKING = 28			

8. PERMISSIBLE AREA FOR PARKING - MINIMUM OF NUMBER OF CAR PROVIDED AND REQUIRED & LOCATION (IN SQ.M) = 400 SQ.M.	
COVERED CAR PARKING AREA AT GROUND FLOOR = 280.0569 SQ.M	400 SQ.M > 280.0569 SQ.M
PERMISSIBLE F.A.R. = 2.25	
PROPOSED F.A.R. = (8751.3880 - 280.0569) / 1548.87 = 3471.3311 / 1548.87 = 2.2412 < 2.25	

12. STATEMENT OF OTHER AREAS FOR FEES:			
TOTAL FLOOR AREA	LFRT (SQ.M)	CSPDRD (SQ.M)	LEESSE/TEND (SQ.M)
4106.1380 SQ.M	NIL	83.2800 - 122.1296 (2% OF TOTAL FLOOR AREA = 0.0340713880)	NIL

13. STAR HEAD ROOM AREA	= 58.8700 SQ.M
14. AREA OF APRIL AT ROOF	= 10.1200 SQ.M
15. ROOF AREA	= 403.2263 SQ.M
16. ROOF TANK AREA	= 14.9300 SQ.M
17. TOTAL COMMON AREA	= 722.7062 SQ.M
18. AREA OF FIRE REFUGE PLATFORM	= 15.1133 SQ.M
19. AREA OF SOLAR PANEL	= 7.6875 SQ.M
20. A.TREE COVER AREA (PERMISSIBLE)	= 157.6734 SQ.M (10.1199%)
B.TREE COVER AREA (PROVIDED)	= 171.2844 SQ.M (11.0288%)

PROPOSED G+X STORIED RESIDENTIAL BUILDING (HT. = 35.85 M.) AT K.M.C. PREMISES NO. 109, NETAJI SUBHASH CHANDRA BOSE ROAD, P.S. - REGENT PARK, WARD NO.-97, BOURGHO -X, KOLKATA-700 040 WITHIN KOLKATA MUNICIPAL CORPORATION. U/S 393A, OF KMC ACT 1980 & KMC BUILDING RULES 2009.

PLAN CASE NO. = 2023100203
 BUILDING PERMIT NO. 2023100237
 DATE: 22/02/2024 VALID UP TO: 21/02/2029

DIGITAL SIGNATURE OF SANCTIONING AUTHORITY
 SIGNATURE OF ASSISTANT ENGINEER (C) @ 2024
 SIGNATURE OF EXECUTIVE ENGINEER (C) @ 2024