

1. ASSESSEE NO. 210980601328
 2. DETAIL OF REGISTERED DEED OF ASSENT : BOOK-1 VOL. 9 PAGES 6257 TO 6272 BEING NO. 0813 DATED 10TH MAY 2011
 3. DETAIL OF POWER OF ATTORNEY BEING NO. 190304755 DATED 23.09.2015
 4. DETAIL OF BOUNDARY DECLARATION BEING NO. 696169015 DATED 01.12.16
 5. AREA OF PLOT = 1354.025 SQ.M./79K-03CH-40SFT.
 6. NO. OF STORED = 619
 7. NO. OF TENEMENTS = 27 NOS.
1. GROUND COVERAGE - (35.492%) = 480.573 SQ.M. (PERMISSIBLE GROUND COVERAGE - (50%) = 677.013 SQ.M.)
 2. F.A.R. CONSUMED = 2.208 < 2.250
 3. TOTAL COVERED AREA = 3383.359 SQ.M.
 4. G.D. FLOOR SERVICE AREA = 30.828 SQ.M.
 5. TOTAL FLOOR SERVICE AREA = 393.003 SQ.M.
 6. TOTAL CAR PARKING AREA = 393.003 SQ.M. (GROUND FLOOR)
 7. NO. OF CAR PARKING SPACE = 29 NOS. (COVERED)

DOOR SCHEDULE		WINDOW SCHEDULE	
DOOR NO.	DOOR TYPE	WINDOW NO.	WINDOW TYPE
D1	500 x 2400	W1	2200 x 2200
D2	500 x 2400	W2	2500 x 2200
D3	500 x 2400	W3	1000 x 2200
D4	500 x 2400	W4	3300 x 2200
D5	500 x 2400	W5	600 x 2200
D6	500 x 2400	W6	600 x 1350
D7	500 x 2400	W7	1500 x 1350
D8	500 x 2400	W8	1000 x 1200
D9	500 x 2400	W9	3900 x 2200
D10	500 x 2400	W10	1000 x 1500
D11	500 x 2400	W11	1000 x 1500
D12	500 x 2400	W12	3000 x 2200
D13	500 x 2400	W13	500 x 1350
D14	500 x 2400	W14	2700 x 2200
D15	500 x 2400	W15	1500 x 2200

FLOOR	STAIR WAY	LIFT LOBBY	LIFT WELL	STAIR WELL	NET FLOOR AREA
GROUND FLOOR	22,750	6,000	0,000	0,000	451,823
FIRST FLOOR	22,750	6,000	8,326	1,951	325,455
SECOND FLOOR	22,750	6,000	8,326	1,951	325,455
THIRD FLOOR	22,750	6,000	8,326	1,951	325,455
FOURTH FLOOR	22,750	6,000	8,326	1,951	325,455
FIFTH FLOOR	22,750	6,000	8,326	1,951	325,455
SIXTH FLOOR	22,750	6,000	8,326	1,951	325,455
SEVENTH FLOOR	22,750	6,000	8,326	1,951	325,455
EIGHTH FLOOR	22,750	6,000	8,326	1,951	326,671
NINTH FLOOR	22,750	6,000	8,326	1,951	326,671
TOTAL	227,500	60,000	74,934	17,559	3383,359

LAND AREA = 1354.025 SQ.M.

CAR PARKING NOS. OF CAR AREA X 27 = 675.00 SQ.M.

F.A.R. = $\frac{3383.359}{1354.025} = 393.003 < 2.208 < 2.25$

CAR PARKING AREA PROVIDED = 393.003 SQ.M.

C.B. AREA = 86,130 SQ.M. < 112,900 SQ.M. (3% OF TOTAL COVERED AREA)

TOTAL COMMON AREA = 556.032 SQ.M.

TENEMENTS	ACTUAL TENEMENT AREA	NOS. OF TENEMENT	TOTAL TENEMENT AREA	NOS. OF CAR
A	133,558	7	934,904	7
B	103,416	9	930,744	9
C	126,621	9	1139,580	9
D	272,614	1	272,614	2
TOTAL		26		27

TOTAL OTHERS AREA:-

- 1. STAIR WAY = 227,500 SQ.M.
- 2. LIFT LOBBY = 60,000 SQ.M.
- 3. C.B. = 86,130 SQ.M.
- 4. FIRE STAIR = 19,920 SQ.M.
- 5. FIRE REFUGE = 19,920 SQ.M.

TOTAL OTHERS AREA = 408,470 SQ.M.

TOTAL ROOF STRUCTURE AREA AT ROOF:-

- 1. L.M. R-STAIR = 14,850 SQ.M.
- 2. ROOF TANK = 18,080 SQ.M.
- 3. ROOF TOILET = 3,000 SQ.M.
- 4. STAIR HEAD ROOM = 16,500 SQ.M.
- 5. STAIR HEAD ROOM = 17,073 SQ.M.
- 6. LIFT MACHINE ROOM = 24,360 SQ.M.

TOTAL ROOF STRUC. AREA = 93,863 SQ.M. (< 1/3 OF ROOF AREA)

OWNERS DECLARATION

I/WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I/WE SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION OF THE BUILDING, AS PER L.B.S. PLAN (K.M.C. AUTHORITY) WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURES. IF ANY SUBMITTED DOCUMENTS ARE FOUND FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDER TAKEN UNDER THE GUIDANCE OF E.S.E./L.B.S. BEFORE STARTING OF BUILDING FOUNDATION WORK.

ARVIND KUMAR NECTIA
DIRECTOR,
ORBIT PROJECTS PVT. LTD.
CONSTITUTED ATTORNEY OF
BIKRAM DHAR
SIGNATURE OF OWNER

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DIRECTOR,
ORBIT PROJECTS PVT. LTD.
CONSTITUTED ATTORNEY OF
BIKRAM DHAR
SIGNATURE OF OWNER

E.S.E. AND GEO-TECH. ENGG. DECLARATION

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

SOIL TESTING HAS BEEN DONE BY MR. ALOK ROY OF M/S GEOTECH ENGINEERS PVT. LTD. OF 6A, MILAN PARK, KOLKATA - 700084. THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN DURING CONSIDERED FOR STRUCTURAL CALCULATIONS.

ALO K ROY
Geotechnical Engineer
Emplyee of Municipal Corporation
Kolkata, No. 6/1/11
6A, Milan Park,
Kolkata - 700084

BIBEK BIHAR MULLICK
E.S.E. - 1/7/75
KULIAM MUNICIPAL CORPORATION
ALO K ROY
REG. NO. E.S.E. 8175
EMPA. CLASS: INC-ST/1/11
SIG. OF STRUCTURAL ENGG. SIG. OF GEO-TECH. ENGG.

L.B.A. DECLARATION

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN MADE IN ACCORDANCE WITH THE L.B.A. RULES 2009 AS AMENDED FROM TIME TO TIME & THAT THE SITE CONDITION INCLUDING THE ABUTTING ROAD (12.162MM) CONFORMS WITH THE PLAN WHICH HAS BEEN MADE AND FILED BY ME. IT IS A BUILDABLE SITE AND NOT A PARK OR FILED UP TANK.

SANDIP BOSE. B. ARCH.
REG. NO. CA809114
COUNCIL OF ARCHITECTURE
SIGNATURE OF ARCHITECT (REG. NO. CA809114)

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SIGNATURE OF ARCHITECT (REG. NO. CA809114)

PROJECT NAME:
PROPOSED (G+9) STORED RESIDENTIAL BUILDING U/S 393A OF KMC ACT 1980 AT PREMISES NO. 169, N.S.C. BOSE ROAD (FORMERLY KNOWN AS 14B, REGENT ESTATE), BOROUGH-X, WARD NO.-98, P.S.-REGENT ESTATE, KOLKATA- 700040.

DRAWING TITLE :
GROUND FLOOR PLAN, SITE PLAN & LOCATION PLAN

DRAWING NO: BPTOLLYKMC-01

REV. NO: 1/100

SCALE: 1:100

DATE: 02/09/2016

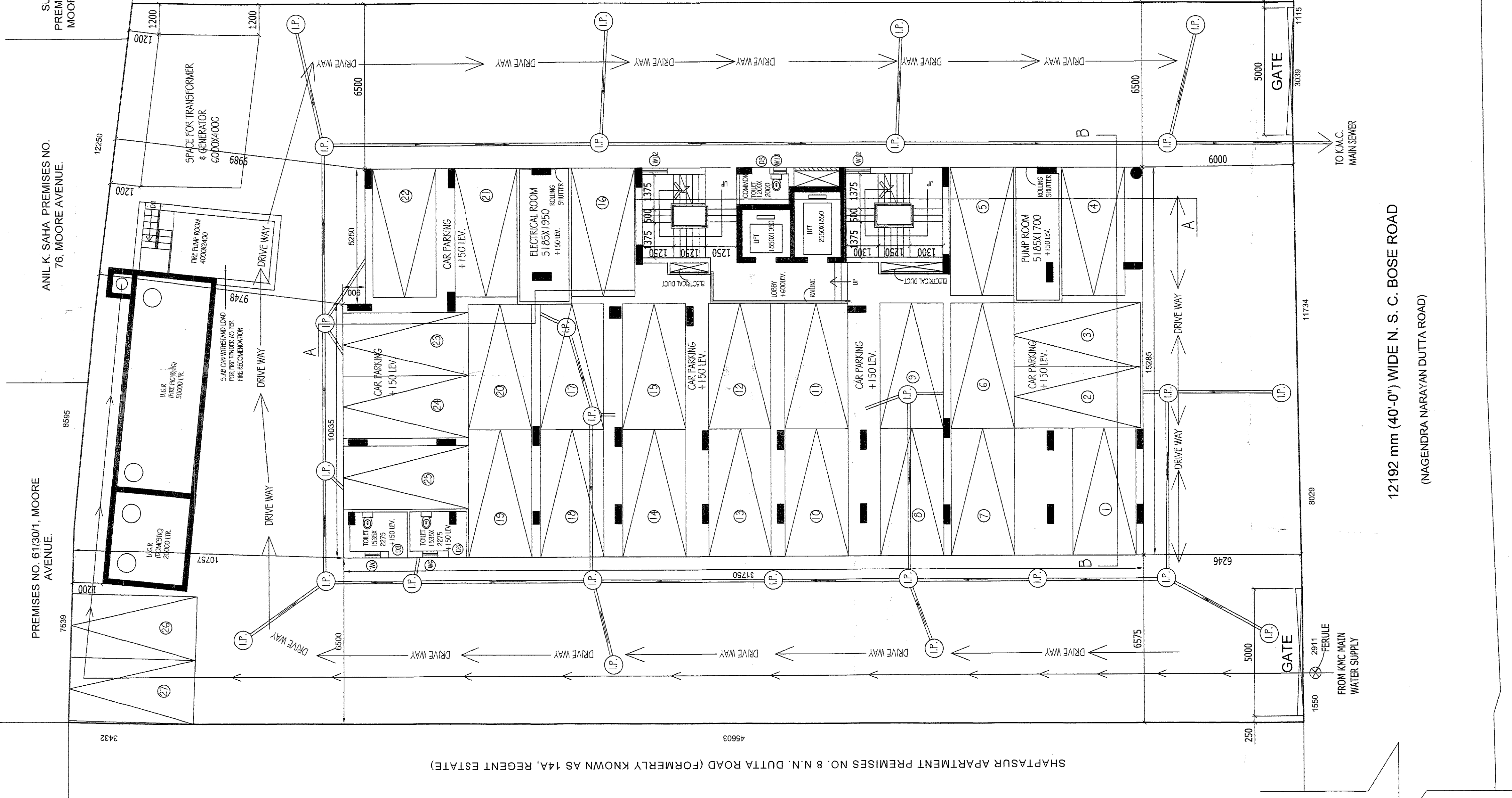
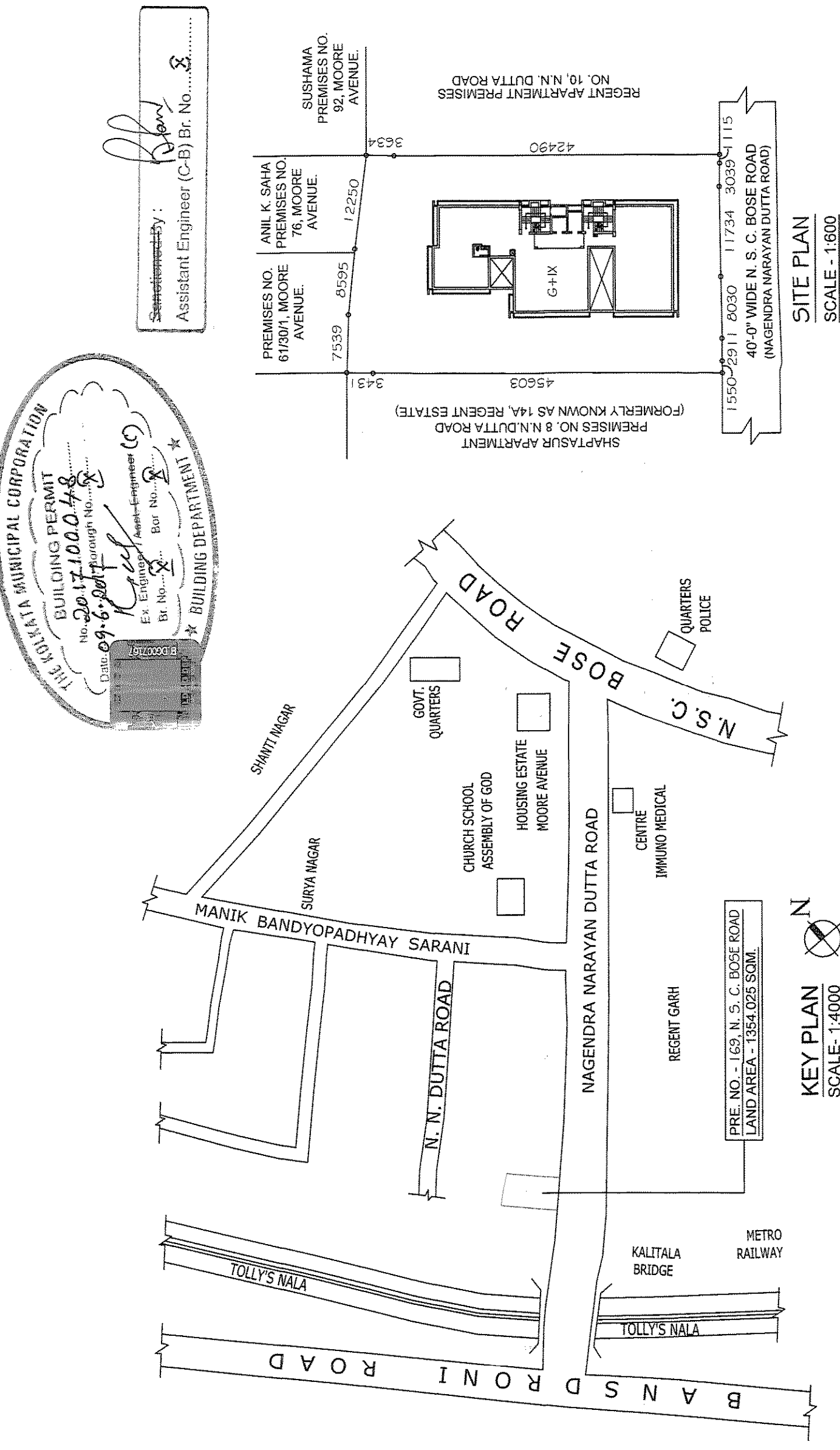
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BOSE BROTHERS ARCHITECTS
ARCHITECTS, ENGINEERS, CITY PLANNERS & INTERIOR DESIGNERS
10 B MEGHDOOT, 12 ROWLAND ROAD, KOLKATA - 700 020
K O L K A T A NEW DELHI

THIS DRAWING IS THE PROPERTY OF MR. BOSE BROTHERS ARCHITECTS, AND IT SHALL NOT BE USED, REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECTS. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT DRAWINGS. ANY DEVIATIONS OR DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECTS. DIMENSIONS SHALL NOT BE SCALED. ONLY WRITTEN DIMENSIONS SHALL BE FOLLOWED. ALL DIMENSIONS ARE IN MM, UNLESS OTHERWISE MENTIONED.

NOTE:-
1. ALL DIMENSIONS ARE IN MM UNLESS OTHERWISE MENTIONED.
2. FOUNDATION WALL ARE 250MM AND INTERNAL WALL ARE 100MM UNLESS OTHERWISE MENTIONED.



GROUND FLOOR PLAN