



SURVEY OBSERVATION REPORT

Chief Valuer & Surveyor's Department
The Kolkata Municipal Corporation
5, S.N. Banerjee Road, Kolkata - 700013

REF : Assessee No. / Nos.
Premises No. & Street Name : 110740900146;
Dag No. (C. S.) : 7/3. BANOTT RABISANKAR SARANI. Touzi No. :- Holding Map No. :
Mouza : Khatian No. : J.L. No. :
Ht. of Building : Mt. No. of Block : Area of Land : Sq. M.
1) K.M.C. Alignment on Abutting Road / Passage (if any) : 1; 1943.64

There is a 40'0" wide sanctioned KMC regular line exists and the said road is widened as per alignment from A to B and the premises affected by the said line to an extent at pt. C is 2'0" and at D is 12'0" respectively as per plan no.2301 in this deptt.

2) Character of Abutting Road / Passage :

The road abutting on western side of the premises is recorded one as per availability of records (Plan no 2301).

3) Width of Abutting Road / Passage :

The width of the western side abutting road of the premises at A is 40'0", at B is 40'0", at C is 38'0" and at D is 28'0" as per widened of alignment in front of the premises.

4) Other Observation if any :

The S.O.R. has been prepared as per condition laid down on the back of the S.O.R. memo & also annexed drawing duly signed by me. The above all report is framed as per site plan of the annexed drawing & also based on all departmental records found till date.

Report of A.E. (C) :

S. Guwai 01/08/22
Signature of S.A.E. (C)

THIS REPORT IS STRICTLY RELATED TO THE ABUTTING ROAD/PASSAGES AS SHOWN IN THE ANNEXED PLAN/DRAWING.

Signature of A.E. (C)
01/08/22

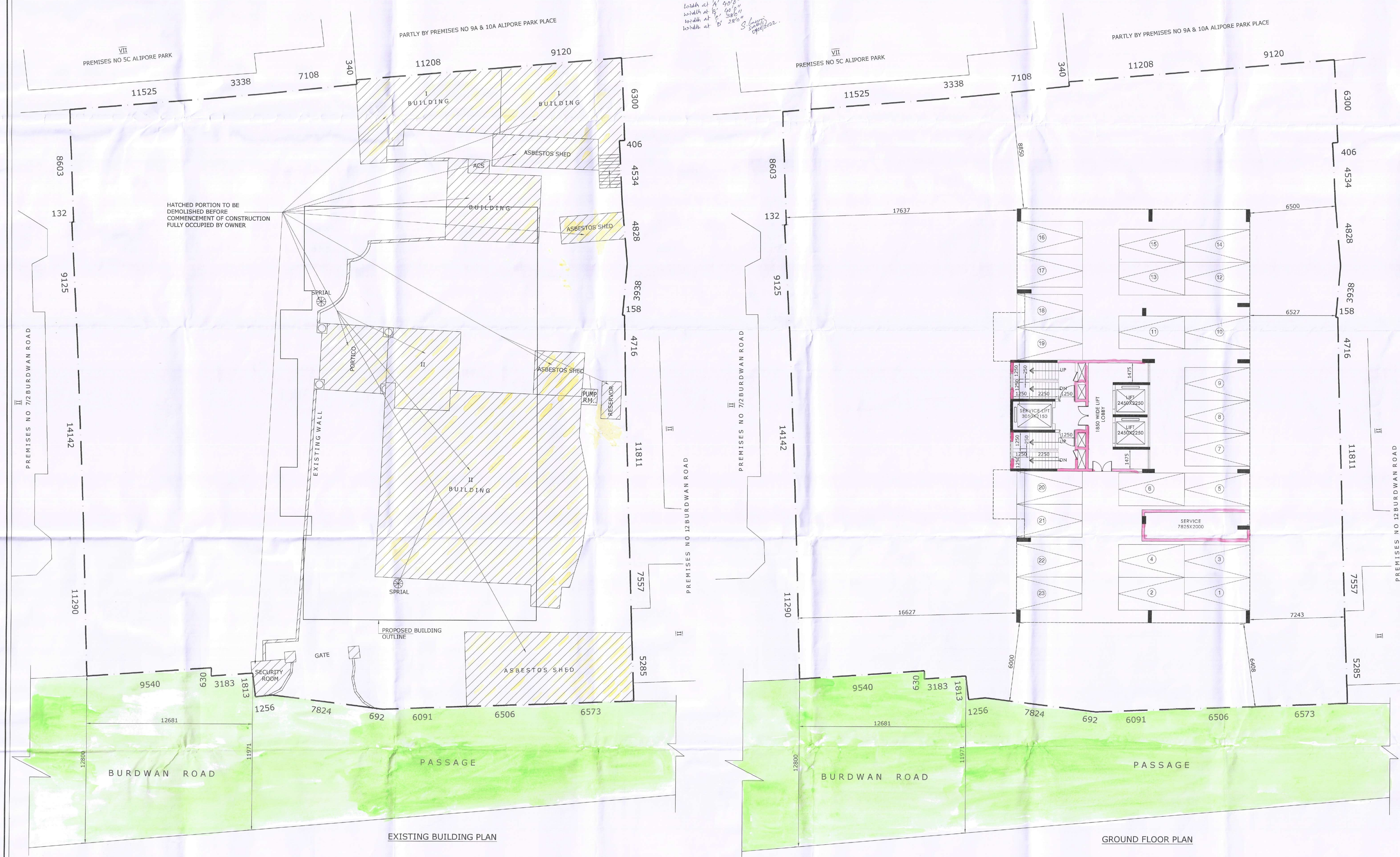
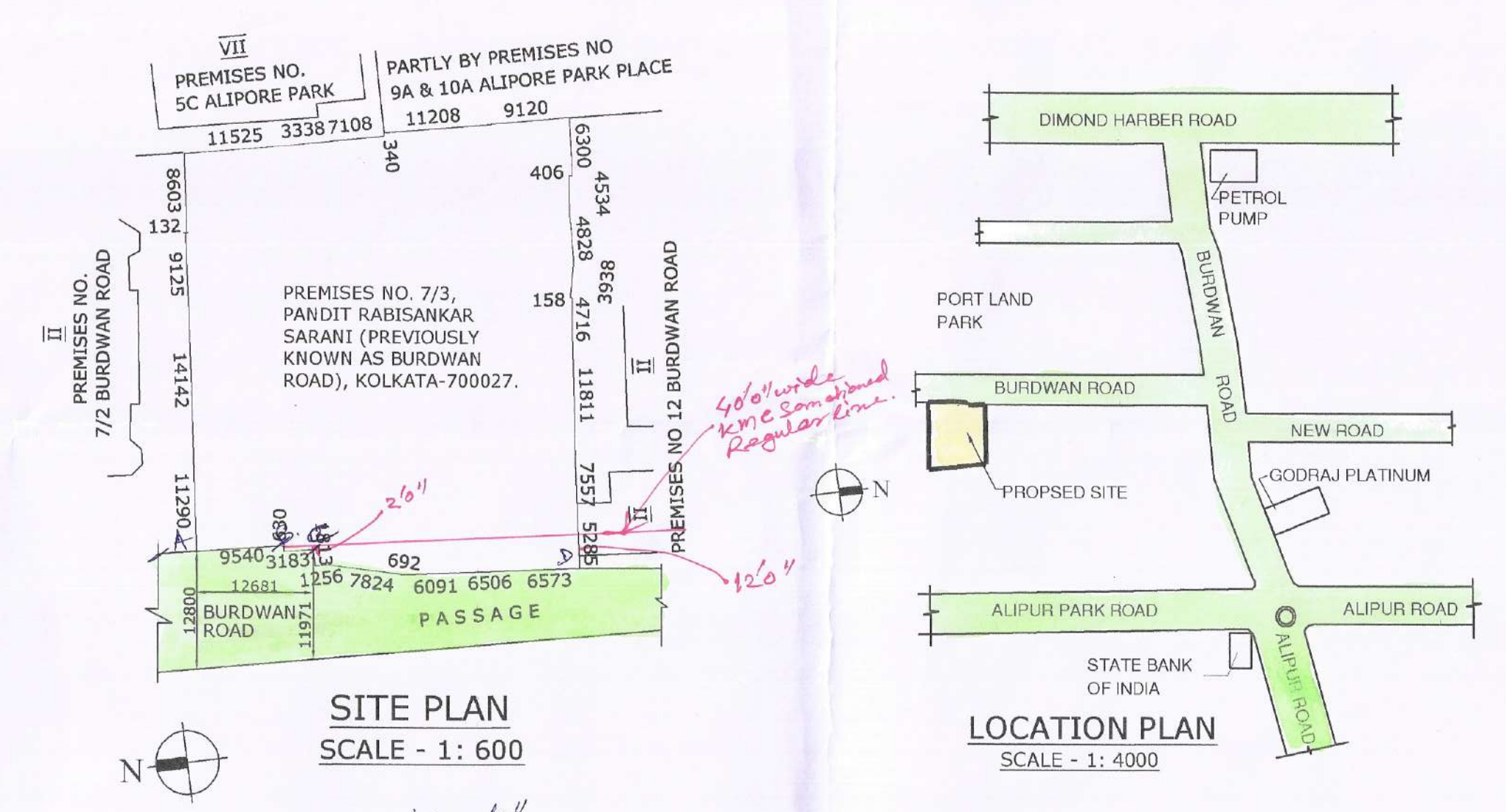
Note :- The report is granted on the basis of condition as laid down on the back page. The above all dimensions, if any marked in the Column 4), has been shown in the Site Plan of the Annexed Drawing.

CONDITION ON SURVEY OBSERVATION REPORT AS DETAILED ON PREVIOUS PAGE.



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6. THIS S.O.R. IS ONLY TO CERTIFY THE WIDTH OF THE MEANS OF ACCESS, ITS CHARACTER & ALIGNMENT, IF ANY.
7. THIS S.O.R. DOES NOT IN ANY WAY CERTIFY THE OWNERSHIP, RIGHT OF ERECTION AND BOUNDARY OF THE PREMISES AS SHOWN IN THE ANNEXED DRAWING.
8. THIS SOR WILL NOT BE TREATED AS CLEARANCE IN REGARD TO VESTED LAND WATER BODIES OR CONSTRUCTION OVER TANK / WATER BODY FILLED-UP LAND.
9. THIS DEPARTMENT HAS NO RECORD REGARDING RESERVATION OF LAND AS REQUIRED IN TERMS OF MUNICIPAL COMMISSIONER'S CIRCULAR No. 034 OF 2000 - 2001, AT THE TIME OF SEPARATION AND AMALGAMATION OF THE PLOT(S) OF THE RESPECTIVE PREMISES WAS DONE AT THE TIME OF MUTATION OR NOT.
10. THIS SOR IS ISSUED ON THE BASIS OF THE SITE PLAN GIVEN BY L.B.S./ ARCHITECT. ANY MISREPRESENTATION OF THE FACTS GIVEN BY L.B.S./ ARCHITECT WILL MAKE LIABLE FOR REVOCATION THE LICENSE OF THE L.B.S. OR INTIMATION TO THE COUNCIL OF ARCHITECTURE FOR REVOCATION OF REGISTRATION. THIS S.O.R. WILL AUTOMATICALLY BE TREATED AS CANCELLED DUE TO SUCH MISREPRESENTATION.



DETAIL OF PLAN PROPOSAL

A. ASSESSEE NO. - 110740000146

AREA STATEMENT :-

1. LAND AREA (AS PER DEED) = 1943.88 SQ. M.
2. F.A.R. AVAILABLE = 2.25
3. PERMISSIBLE GROUND COVERAGE (0.00%)-471.819 SQ.M.
4. PROPOSED GROUND COVERAGE (0.00%)-471.819 SQ.M.
5. PERMISSIBLE TOTAL BUILT-UP AREA = 4373.186 SQ.M.
6. PROPOSED TOTAL BUILT-UP AREA = 4910.554 SQ.M.
7. AREA BREAK UP :-
A. GROUND FLOOR = 557.283 SQ.M.
B. TYPICAL FLOOR PLAN (1ST TO 6TH & 10TH) = 4353.271 SQ.M.
(489.899 X 9) = 4353.271 SQ.M.

TOTAL = 4910.554 SQ.M.

8. TOTAL EXEMPTION AREA = 351.240 SQ.M.
9. CAR PARKING AREA = 447.518 SQ.M.
10. AREA IN F.A.R. = 4111.786 SQ.M.
11. F.A.R. CONSUMED = 2.116
12. HEIGHT OF THE BUILDING = 40.00 M.

OWNERS DECLARATION

I/ WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I/ WE SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION.

I/ WE SHALL FOLLOW THE INSTRUCTIONS OF L.B.S. AND E.S.E. DURING CONSTRUCTION OF THE BUILDING. AS PER 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 TO BE FALS, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.

THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF E.S.E./L.B.S. BEFORE STARTING OF BUILDING FOUNDATION WORK.

INCH NEOTIA
DIRECTOR
M/S. ORBIT PROJECTS PVT. LTD.
CORPORATE OFFICE
NO. 10/1, 10/2, 10/3, 10/4, 10/5, 10/6, 10/7, 10/8, 10/9, 10/10, 10/11, 10/12, 10/13, 10/14, 10/15, 10/16, 10/17, 10/18, 10/19, 10/20, 10/21, 10/22, 10/23, 10/24, 10/25, 10/26, 10/27, 10/28, 10/29, 10/30, 10/31, 10/32, 10/33, 10/34, 10/35, 10/36, 10/37, 10/38, 10/39, 10/40, 10/41, 10/42, 10/43, 10/44, 10/45, 10/46, 10/47, 10/48, 10/49, 10/50, 10/51, 10/52, 10/53, 10/54, 10/55, 10/56, 10/57, 10/58, 10/59, 10/60, 10/61, 10/62, 10/63, 10/64, 10/65, 10/66, 10/67, 10/68, 10/69, 10/70, 10/71, 10/72, 10/73, 10/74, 10/75, 10/76, 10/77, 10/78, 10/79, 10/80, 10/81, 10/82, 10/83, 10/84, 10/85, 10/86, 10/87, 10/88, 10/89, 10/90, 10/91, 10/92, 10/93, 10/94, 10/95, 10/96, 10/97, 10/98, 10/99, 10/100, 10/101, 10/102, 10/103, 10/104, 10/105, 10/106, 10/107, 10/108, 10/109, 10/110, 10/111, 10/112, 10/113, 10/114, 10/115, 10/116, 10/117, 10/118, 10/119, 10/120, 10/121, 10/122, 10/123, 10/124, 10/125, 10/126, 10/127, 10/128, 10/129, 10/130, 10/131, 10/132, 10/133, 10/134, 10/135, 10/136, 10/137, 10/138, 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