



| PERMISSIBLE TOP ELEVATION - 33.00 M. | | |
|--|--------------------------------|----------------|
| CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL) | | |
| REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL | CO-ORDINATE IN WGS 84 | SITE ELEVATION |
| (A) | 22°30'31" .74 88°18'16" .18 | 3.95 M. |

BEHA/EAST/BI/121423/853613. DATED - 21.12.2023.

| OFFICE USE | |
|---------------------------|-------------------------|
| SANCTION NO : 2024140006 | VALID UPTO : 07.04.2029 |
| VIDE B.P. NO : 08.04.2024 | |

| NAME OF OWNER/APPLICANT | |
|--|------------|
| KANTI KUMAR CHATTERJEE & MAHASWETA CHOUDHURY AS CONSTITUTED ATTORNEY OF MADHUCHHANDA MAITRA | |
| PROJECT : | |
| PROPOSED G+III STORIED (HEIGHT:12.400 M) RESIDENTIAL BUILDING PLAN U/S 393 (A), AT PRE. NO. - 32, PARNASREE PALLY ROAD. NO- III, KOLKATA - 700060, WARD NO.-131, BOROUGH - XIV, P.S. & P.O. - PARNASREE. | |
| ARCHITECTS: | |
| NEXUS 528, PARNASREE PALLY, KOLKATA-700060 MOB: 9830264868, TELEFAX : 033-24077731 EMAIL: nexus_arch@yahoo.com WEBSITE:NEXUS-ARCH.IN | |
| SCALE | DATE |
| 1:50:1:100, 1:600:1:4000 | 16-12-2023 |
| REV. DATE | DRAWN BY |
| | A.R. |
| CHECKED BY | S.C. |
| | 1 |

- NOTE:**
- ALL MATERIALS FOR CONSTRUCTION TO BE OF I.S. STANDARD.
 - ALL CONSTRUCTION PRACTICE TO FOLLOW I.S. GUIDELINES.
 - ONLY WRITTEN DIMENSIONS TO BE FOLLOWED.
 - ALL DIMENSION ARE IN MM.
 - ALL THE EXTERNAL WALLS ARE 200 MM. THICK AND ALL THE INTERNAL WALLS ARE 125 & 75MM. THICK UNLESS SPECIFIED.
 - DEPTH OF U.G. & SEMI U.G. RESERVOIRS NOT TO EXCEED DEPTH OF NEAREST FOUNDATION.
- STATEMENT OF THE PLAN PROPOSAL**
- PART A :**
- ASSEESSEE NO. 41-131-15-0032-0
 - DETAILS OF REGISTERED DEED :
 - BOOK NO. - I, II) VOLUME NO. - 104, III) BEING NO. - 5608, IV) PAGE - 284 - 291, V) DATE - 31/07/1974. REGD. AT - A.D.S.R. ALIPORE.
 - DETAILS OF POWER OF ATTORNEY :
 - BOOK NO. - I, II) VOLUME NO. - 1904 - 2023, III) BEING NO. - 190410904, IV) PAGE - 537774 - 537795, V) DATE - 16/08/2023. REGD. AT - A.R. IV KOLKATA.
- PART B :**
- AREA OF LAND = 240.811 SQM. (03 KH. 09 CH. 27 SFT.) AS PER DOCUMENT = 240.811 SQM. (03 KH. 09 CH. 27 SFT.)
 - WIDTH OF ROAD = 9.144 M.
 - PERMISSIBLE F.A.R. = 2.25
 - PROPOSED F.A.R. = 1.899
 - PERMISSIBLE GROUND COVERAGE (58.640 % OF L.A.) = 141.212 SQM.
 - PROPOSED GROUND COVERAGE (58.612 % OF L.A.) = 141.143 SQM.
 - PROPOSED HEIGHT = 12.400 SQM.

7(A) PROPOSED AREA :-

| FLOOR MKD | COVERED AREA | CUT OUT (LIFT WELL +SHAFT) | GROSS FLOOR AREA | EXEMPTED AREA (STAIR+STAIR LOBBY) | NET FLOOR AREA |
|-----------|--------------|----------------------------|------------------|-----------------------------------|----------------|
| GROUND | 141.143 SQM. | --- | 141.143 SQM. | 2.295 SQM. | 127.958 SQM. |
| 1ST | 141.143 SQM. | 1.680 SQM. | 139.463 SQM. | 10.890 SQM. | 126.480 SQM. |
| 2ND | 141.143 SQM. | 1.680 SQM. | 139.463 SQM. | 2.093 SQM. | 126.480 SQM. |
| 3RD | 141.143 SQM. | 1.680 SQM. | 139.463 SQM. | 10.890 SQM. | 126.480 SQM. |
| TOTAL | 564.572 SQM. | 5.040 SQM. | 559.532 SQM. | 43.560 SQM. | 507.398 SQM. |

8. TENEMENTS & CAR PARKING CALCULATION :-

(A) RESIDENTIAL :

| FLAT MARKED | TENEMENT SIZE | PROPORTIONAL AREA TO BE ADDED | ACTUAL TENEMENT AREA | NO. OF TENEMENT | REQUIRED CAR PARKING |
|-------------|---------------|-------------------------------|----------------------|-----------------|----------------------|
| FLAT A | 125.666 SQM. | 28.346 SQM. | 154.012 SQM. | 1 | 1 NO. |
| FLAT B | 75.774 SQM. | 17.092 SQM. | 92.866 SQM. | 2 | 1 NO. |
| FLAT C | 49.893 SQM. | 11.254 SQM. | 61.147 SQM. | 2 | --- |

- TOTAL REQUIRED CAR PARKING = 2 NOS.
- TOTAL PROPOSED CAR PARKING : COVERED = 3 NOS.
- ALLOWABLE AREA FOR PARKING = 50 SQM.
- PROPOSED AREA OF PARKING = 97.492 SQM.
- PERMISSIBLE FAR = 2.25
- PROPOSED F.A.R = (507.398 - 50) / 240.811 = 1.899 < 2.25
- STAIR HEAD ROOM AREA = 13.360 SQM.
- TERRACE AREA = 141.143 SQM.
- RELAXATION OF AUTHORITY, IF ANY : - NOT APPLICABLE
- OVER HEAD TANK AREA = 6.161 SQM.
- TREE COVER REQUIRED : 1.399 % (3.369 SQM.)
- TREE COVER PROPOSED : 7.763 SQM (3.220 %)
- TOTAL EXEMPTION AREA (STAIR+ LIFT LANDING) = 52.134 SQM.
- TOTAL CUPBOARD & LOFT AREA = 13.503 SQM. (2.413 %)

CERTIFICATE OF ARCHITECT :
I SUPRATIM CHOUDHURY, CA/2002/28856, CERTIFIED ON THE PLAN IT SELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C BUILDING RULE - 2009 AS AMENDED FROM TIME TO TIME, & THAT THE SITE CONDITIONS INCLUDING THE WIDTH OF ABUTTING ROAD CONFORM WITH THE PLAN & THAT IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THE PLOT IS BOUNDED BY BOUNDARY WALL & THE BOUNDARY MEASUREMENT AGREED WITH THE REG. DEED. ENTIRE SITE FULLY OCCUPIED BY OWNER AND THERE IS NO TENANT. AS PER DECLARATION OF OWNER.

NAME OF ARCHITECT
SUPRATIM CHOUDHURY
CA/2002/28856

CERTIFICATE OF STRUCTURAL ENGINEER :
THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC & WIND LOAD AND AS PER THE SOIL INVESTIGATION REPORT SUBMITTED BY KANTI KUMAR CHATTERJEE (GT/III/48) (ADD: 121, B.B.CHATTERJEE ROAD) (GEO FIELD) HEREWITH AND THE NATIONAL BUILDING CODE OF INDIA AND CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECTS.

NAME OF STRUCTURAL ENGINEER
BIBEK BIKASH MULLICK
E.S.E. - I/75

CERTIFICATE OF GEO-TECHNICAL ENGINEER :
THE 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 FOUNDATION SYSTEM PROPOSED HEREIN IS SAFE AND STABLE IN ALL RESPECTS FROM THE GEO-TECHNICAL POINT OF VIEW.

NAME OF GEO-TECHNICAL ENGINEER
KANTI KUMAR CHATTERJEE
GT/III/48(K.M.C.)

DECLARATION OF OWNER/APPLICANT :
WE DO HERE BY UNDERTAKE WITH FULL RESPONSIBILITY THAT:
1. WE SHALL ENGAGE ARCHITECT & E.S.E. DURING CONSTRUCTION AND FOLLOW THEIR INSTRUCTION AND NOT DEVIATE FROM SANCTION PLAN WITHOUT PRIOR INTIMATION.
2. K.M.C. AUTHORITIES WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURES.
3. IF THE SUBMITTED DOCUMENTS ARE FOUND FAKE THE K.M.C. AUTHORITY MIGHT REVOKE THE SANCTION PLAN.
4. D.G. SET & TRANSFORMER SHALL BE INSTALLED AFTER TAKING NECESSARY PERMISSION

NAME OF OWNER/APPLICANT
KANTI KUMAR CHATTERJEE & MAHASWETA CHOUDHURY AS CONSTITUTED ATTORNEY OF MADHUCHHANDA MAITRA

PROJECT :
PROPOSED G+III STORIED (HEIGHT:12.400 M) RESIDENTIAL BUILDING PLAN U/S 393 (A), AT PRE. NO. - 32, PARNASREE PALLY ROAD. NO- III, KOLKATA - 700060, WARD NO.-131, BOROUGH - XIV, P.S. & P.O. - PARNASREE.

DIGITAL SIGNATURE OF A.E.(C), BR - XIV BUILDING DEPARTMENT / K.M.C.