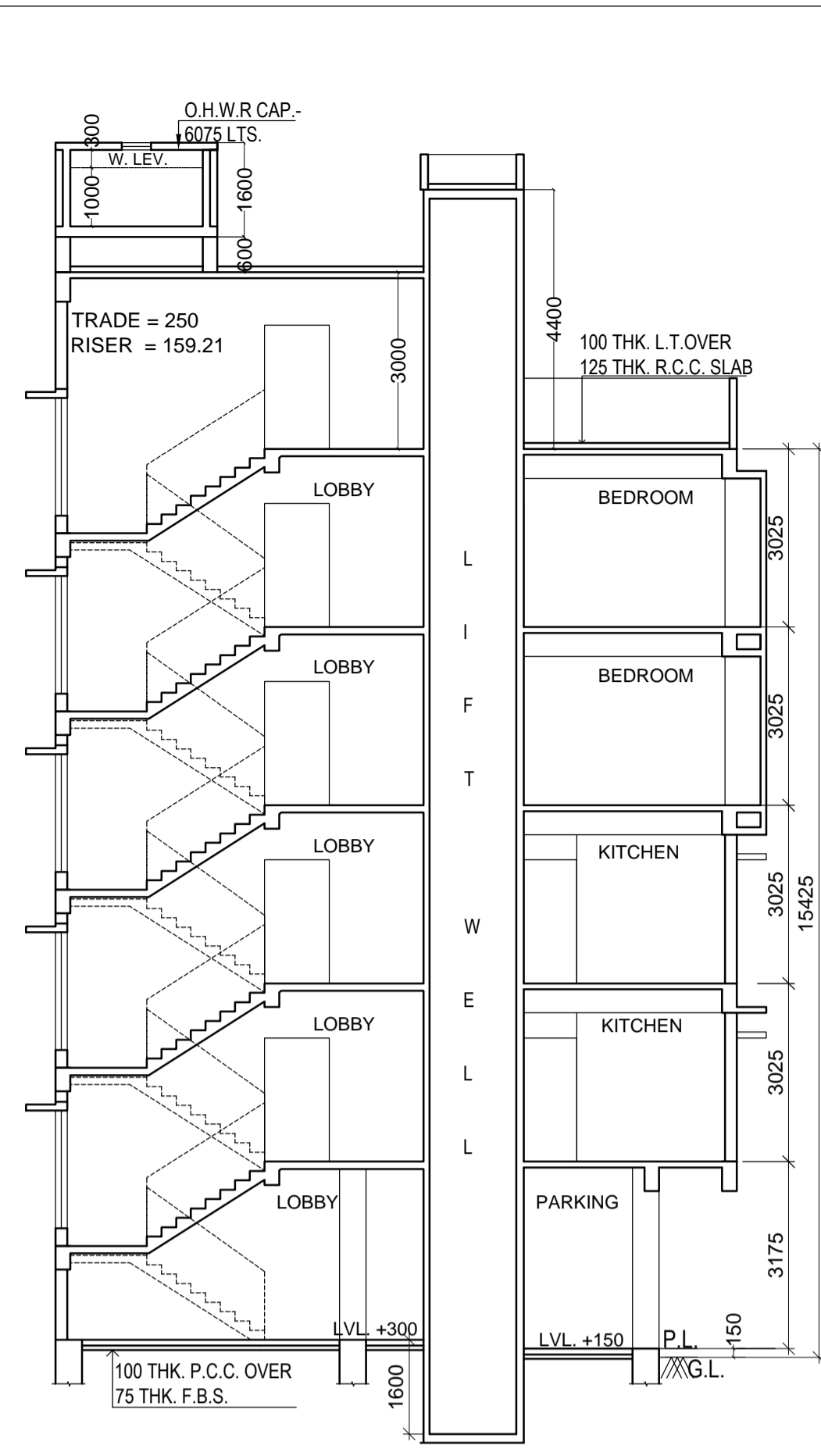
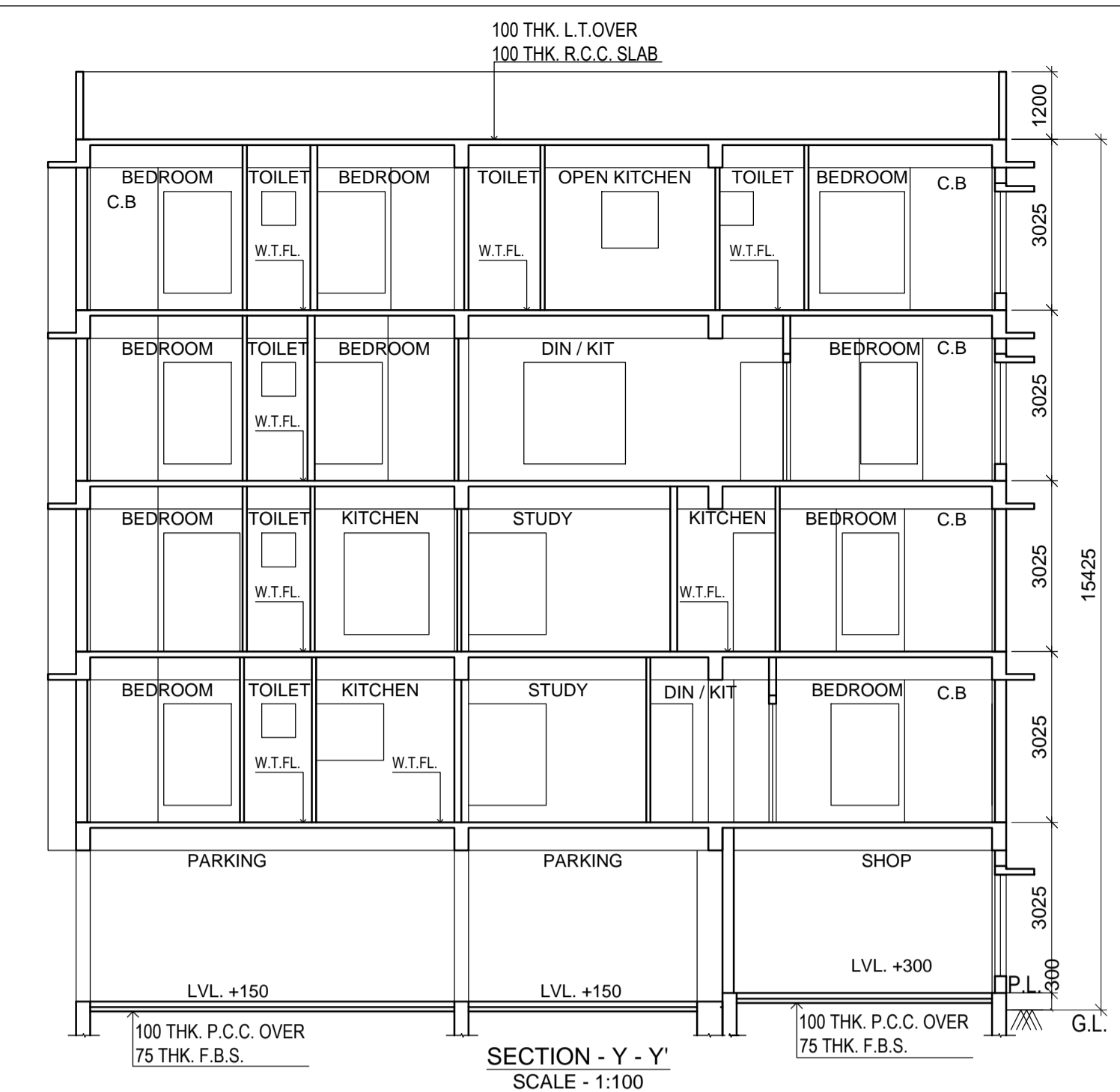


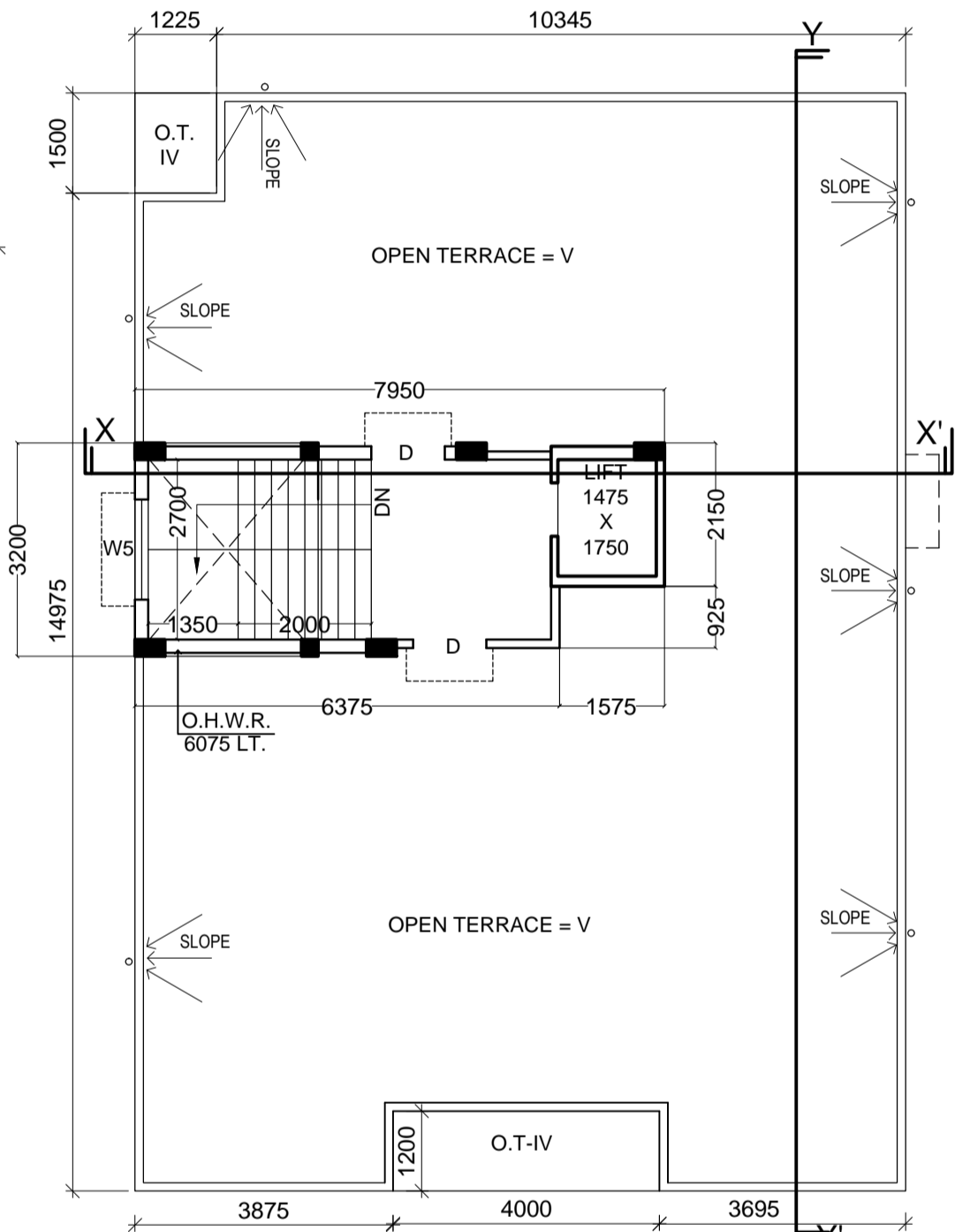
FRONT ELEVATION  
SCALE - 1:100



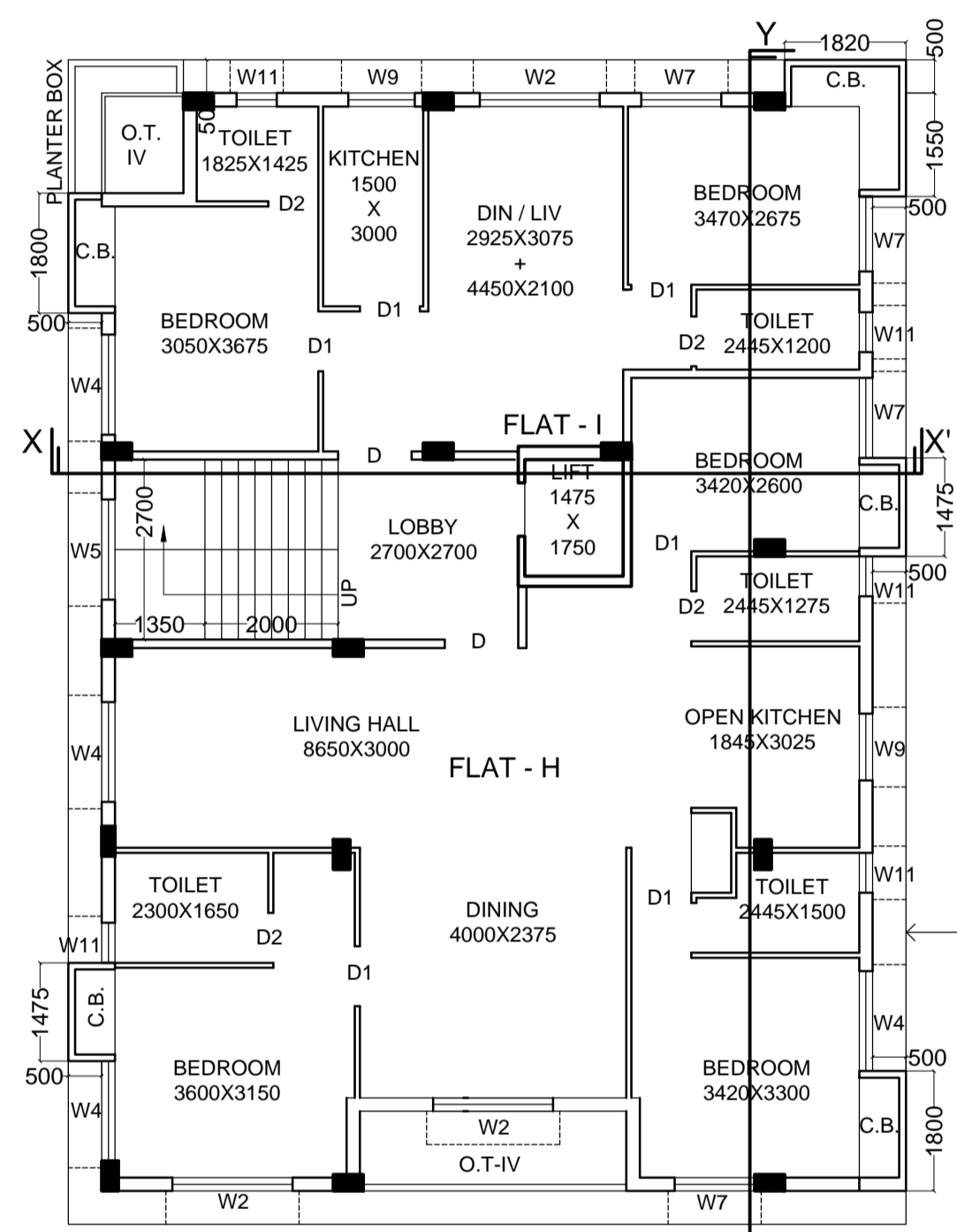
SECTION - X - X'  
SCALE - 1:100



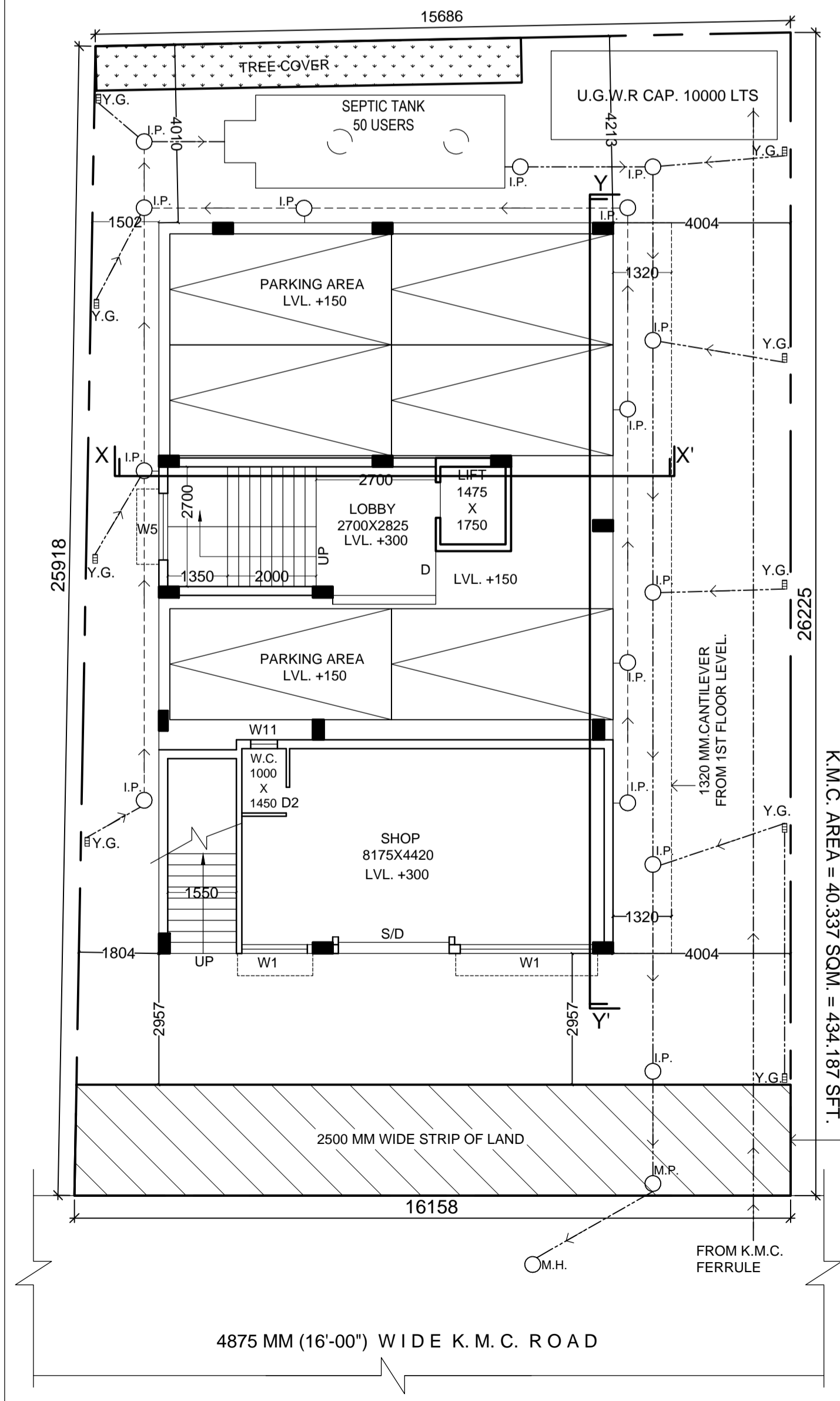
SECTION - Y - Y'  
SCALE - 1:100



ROOF PLAN  
SCALE - 1:100

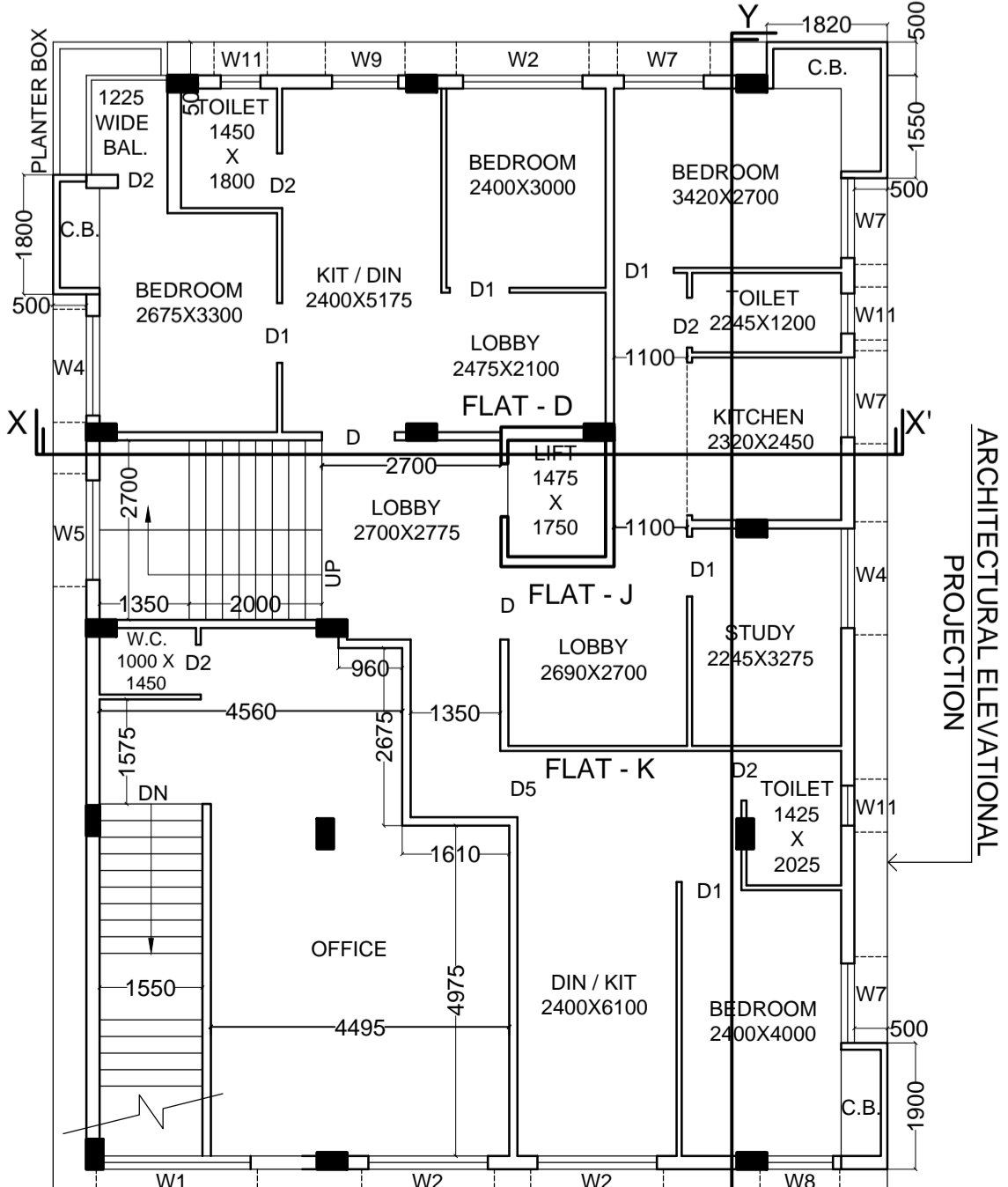


FOURTH FLOOR PLAN  
SCALE - 1:100

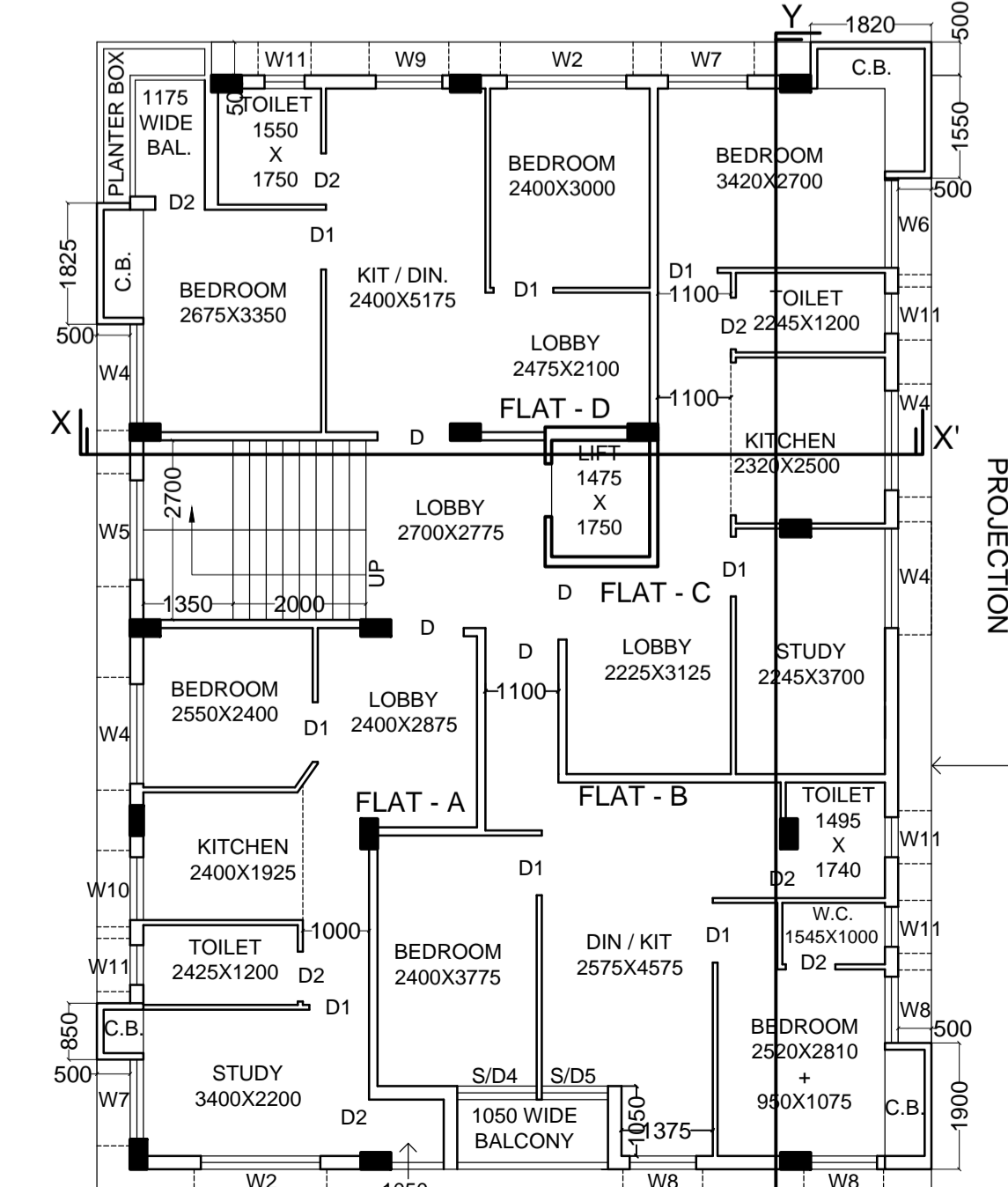


GROUND FLOOR PLAN  
SCALE - 1:100

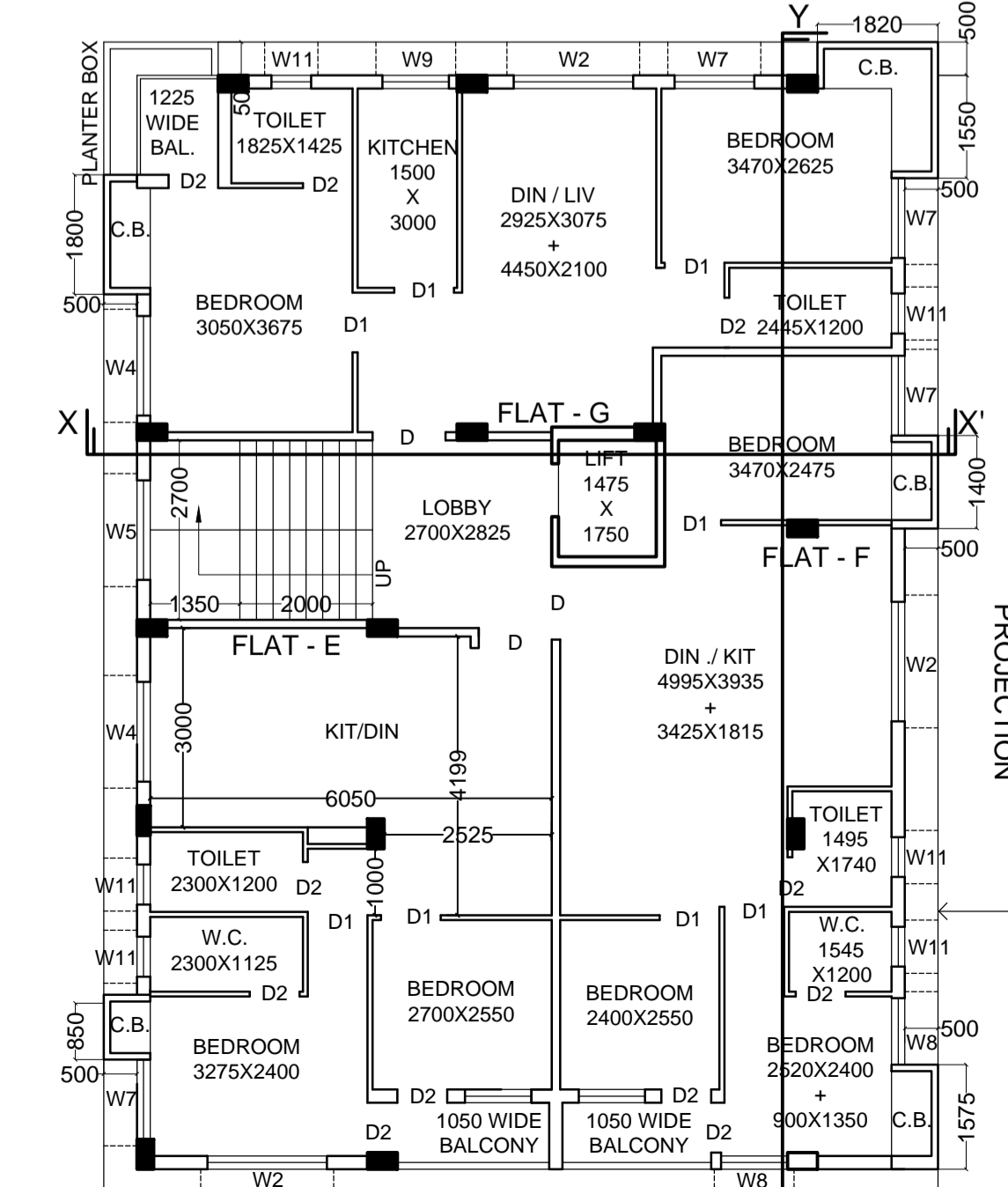
DOOR AND WINDOW SCHEDULE	
SL. NO.	SIZE
D	1100 X 2100
D1	900 X 2100
D2	750 X 2100
S / D1	2375 X 2100
S / D2	1550 X 2100
S / D3	1350 X 2100
S / D4	1200 X 2100
S / D5	1000 X 2100
D5	1000 X 2100
W	4000 X 1800
W1	3000 X 1800
W2	1800 X 1800
W3	1600 X 1800
W4	1500 X 1800
W5	1500 X 2000
W6	1320 X 1800
W7	1200 X 1800
W8	1000 X 1800
W9	1000 X 1000
W10	950 X 1000
W11	600 X 600
W12	650 X 1800



FIRST FLOOR PLAN  
SCALE - 1:100



SECOND FLOOR PLAN  
SCALE - 1:100



THIRD FLOOR PLAN  
SCALE - 1:100

**OFFICE USE**

PLAN CASE NO : 2022140488

VIDE B.P. NO : 2023140057 DATED-20.05.2023 VALID UPTO- 19.05.2028

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

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

NAME OF STRUCTURAL ENGINEER  
JAYDEB DEY  
E.S.E. - II/605

NAME OF GEO-TECHNICAL ENGINEER  
RUPAK KUMAR BANERJEE  
GT/3(K.M.C.)

PRE. NO. - 146/1, UPENDRA NATH BANERJEE ROAD, WARD- 131  
AAI N.O.C. ID : BEHA / EAST / B / 040422 / 664333,  
DT. - 21.04.2022, VALID UP TO - 20.04.2030  
SITE ELEVATION AMSL-2.75MTR.  
PERMISSIBLE TOP ELEVATION - 30.75MTR.

**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 HEREWITH AND THE NATIONAL BUILDING CODE OF INDIA AND CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECTS.

**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.

**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.

**PART A :**

- ASSESSEE NO. 41-131-19-0533-1
- DETAILS OF DEED I : (DEED OF CONVEYANCE)  
I) BOOK NO. - I, II) VOLUME NO. - 351, III) PAGE 219 TO 229, IV) BEING NO. - 11068,  
IV) DATE - 25.09.1981, REGD. AT - ALIPORE SUB REGISTER, SOUTH 24 PARGANAS.
- REGISTERED POWER OF ATTORNEY  
I) BOOK NO. - I, II) VOLUME NO. - 1607-2021, III) PAGE 450246 TO 450313, IV) BEING NO. - 160712219,  
V) DATE - 23/10/2021, REGD. AT - A.D.S.R. BEHALA, W.B.
- DETAILS OF BOUNDARY DECLARATION :  
I) BOOK NO. - I, II) VOLUME NO. - 1607 - 2023, III) PAGE 96017 TO 96033,  
IV) BEING NO. - 160702950, V) DATE - 16/03/2023, REGD AT - A.D.S.R.- BEHALA (W.B.)
- DETAILS OF STRIP OF LAND :  
I) BOOK NO. - I, II) VOLUME NO. - 1607 - 2023, III) PAGE 96034 TO 96051,  
IV) BEING NO. - 160702951, V) DATE - 16/03/2023, REGD. AT - A.D.S.R.- BEHALA (W.B.)

- AREA OF THE PLOT OF LAND -  
AS PER DOCUMENT = 414.994 SQM. (06 K 03 CH 12 SQFT) (AS PER DEED)  
AS PER MEASUREMENT = 414.994 SQM. (06 K 03 CH 12 SQFT)
- NO. OF TENEMENTS = 12 TENEMENTS

**PART B :**

- AREA OF LAND = 414.994 SQM. (AS PER DEED)
- WIDTH OF ROAD = 4.875 M.
- PERMISSIBLE F.A.R. = 1.75
- PROPOSED F.A.R. = 1.744
- (i) PERMISSIBLE GROUND COVERAGE (52.834 % OF L.A.) = 219.258 SQM.  
(ii) PROPOSED GROUND COVERAGE (45.932 % OF L.A.) = 190.616 SQM.
- PROPOSED HEIGHT = 15.425 SQM.
- PROPOSED AREA :-

FLOOR	COVERED AREA	CUT OUT (LIFT WELL + SHAFT)	GROSS FLOOR AREA	EXEMPTED AREA (LIFT LOBBY)	NET FLOOR AREA
GROUND	119.858 SQM. (RESI.) + 40.970 SQM. (MER.) + 8.041 SQM. (BUS.) = 168.869 SQM.	0.000 SQM.	168.869 SQM.	6.812 SQM.	162.057 SQM.
1ST	142.291 SQM. (RESI.) + 48.325 SQM. (BUS.) = 190.616 SQM.	2.581 SQM. + 8.878 SQM. = 11.459 SQM.	179.157 SQM.	12.690 SQM.	166.467 SQM.
2ND	190.616 SQM. (RESI.)	2.581 SQM.	188.035 SQM.	12.690 SQM.	175.345 SQM.
3RD	190.616 SQM. (RESI.)	2.581 SQM.	188.035 SQM.	12.690 SQM.	175.345 SQM.
4TH	183.978 SQM. (RESI.)	2.581 SQM.	181.397 SQM.	12.690 SQM.	168.707 SQM.
TOTAL	924.695 SQM.	19.202 SQM.	905.493 SQM.	70.262 SQM.	835.231 SQM.

- 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	36.845 SQM.	5.696 SQM.	42.540 SQM.	1	
FLAT - J	42.194 SQM.	6.573 SQM.	48.767 SQM.	1	0 NOS.
FLAT - K	32.776 SQM.	5.106 SQM.	37.882 SQM.	1	
FLAT - B	46.295 SQM.	7.212 SQM.	53.507 SQM.	1	
FLAT - C	43.765 SQM.	6.817 SQM.	50.582 SQM.	1	2 NOS.
FLAT - D	43.381 SQM.	6.758 SQM.	50.139 SQM.	2	
FLAT - E	51.734 SQM.	8.059 SQM.	59.793 SQM.	1	
FLAT - F	60.125 SQM.	9.366 SQM.	69.491 SQM.	1	
FLAT - G	58.643 SQM.	9.135 SQM.	67.778 SQM.	1	
FLAT - I	57.056 SQM.	8.888 SQM.	65.944 SQM.	1	
FLAT - H	107.291 SQM.	16.713 SQM.	124.004 SQM.	1	1 NO.

- (B) SHOP (MERCHANTILE) CARPET AREA = 36.098 SQM.  
CAR PARKING REQUIRED = 1 NO.
- (C) SHOP (MERCHANTILE) COVERED AREA = 40.970 SQM.  
CAR PARKING REQUIRED = 0 NOS.
- (D) OFFICE (BUSINESS) CARPET AREA = 35.002 SQM.  
CAR PARKING REQUIRED = 0 NOS.
- (E) OFFICE (BUSINESS) COVERED AREA = 47.488 SQM.  
CAR PARKING REQUIRED = 4 NOS.
- TOTAL REQUIRED CAR PARKING = 4 NOS.
- B. TOTAL PROVIDED CAR PARKING : COVERED = 6 NOS.
- PERMISSIBLE AREA FOR PARKING = 100 SQM.
- PROVIDED AREA OF PARKING = 96.425 SQM.
- PERMISSIBLE FAR = 1.75
- PROPOSED F.A.R. = (820.281 - 96.425) / 414.994 = 1.744 < 1.75
- STAIR HEAD ROOM AREA = 15.005 SQM.
- LIFT MACHINE ROOM AREA = 7.738 SQM.
- TERRACE AREA = 190.616 SQM.
- RELAXATION OF AUTHORITY, IF ANY : - NOT APPLICABLE
- OVER HEAD TANK AREA = 8.800 SQM.
- TREE COVER REQUIRED : 2.264 % (9.395 SQ.M.)
- TREE COVER PROVIDED: 9.647 SQM (2.325 %)
- TOTAL EXEMPTION AREA (STAIR+ LIFT LANDING) = 85.212 SQM.
- AREA OF CUPBOARD = 17.027 SQM. (1.873 %)

**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.

NAME OF ARCHITECT  
SUPRATIM CHOUDHURY  
CA/2002/28856

**DECLARATION OF OWNERS :**  
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  
UDAYAN CHATTOPADHYAY, MOHAN BAHAUR SINGH, AMIT CHAKRABORTY  
PARTNERS OF MS UMA CONSTRUCTION CONSTITUTED ATTORNEY OF  
SHOBHA MITRA  
AVLIT MITRA  
CHHANDA BARUA

**PROJECT :**  
PROPOSED G+IV STORIED (HEIGHT: 15.425M) RESIDENTIAL BUILDING PLAN U/S 393(A) AT PRE. NO. - 146/1, UPENDRA NATH BANERJEE ROAD BEHALA, WARD -131, BOROUGH - XIV, P.O & P.S. - PARNASREE, KOLKATA-700060

NORTH

ARCHITECTS:  
NEXUS  
528, PARNASREE PALLY, KOLKATA-700060  
MOB: 9830264865, TELEFAX : 033-2407731  
EMAIL: nexus\_arch@yahoo.com WEBSITE: NEXUS-ARCH.IN

SCALE	DATE	REV. DATE	DRAWN BY	CHECKED BY	SHEET NO.
1:100	18-04-2023		A.R.	S.C.	1