



SL. NO.	SIZE
D	1100 X 2100
D1	900 X 2100
D2	750 X 2100
S/D	2275 X 2100
W1	3000 X 1800
W2	1800 X 1800
W3	1500 X 1800
W4	1500 X 2000
W5	1500 X 2000
W6	1200 X 1800
W7	1000 X 1800
W8	1000 X 1000
W9	850 X 1000
W10	600 X 600
W11	600 X 600
SW1	1700 X 1800

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.

CERTIFICATE OF ARCHITECT :
 I SUPRATIM CHOUDHURY, CA200228856, 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.

NOTE :
 1. ALL MATERIALS FOR CONSTRUCTION TO BE OF I.S. STANDARD.
 2. ALL CONSTRUCTION PRACTICE TO FOLLOW I.S. GUIDELINES.
 3. ONLY WRITTEN DIMENSIONS TO BE FOLLOWED.
 4. ALL DIMENSION ARE IN MM.
 5. ALL THE EXTERNAL WALLS ARE 200 MM. THICK AND ALL THE INTERNAL WALLS ARE 125 & 75MM. THICK UNLESS SPECIFIED.
 6. DEPTH OF U.G. & SEMI U.G. RESERVOIRS NOT TO EXCEED DEPTH OF NEAREST FOUNDATION.

PART A :
 1. ASSESSEE NO. 41-131-09-0533-1
 2. A. DETAILS OF DEED I - (DEED OF CONVEYANCE)
 I) BOOK NO. - I, II) VOLUME NO. - 351, III) PAGE - 219 TO 229, IV) BEING NO. - 11068,
 V) DATE - 25.09.1981, REGD. AT - ALIPORE SUB REGISTER, SOUTH 24 PARGANAS.
 2. A. 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.
 2. 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.)
 2. C. 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.)
 2. D. AAI N.O.C. ID : BEHA / EAST / B / 040422 / 664333, DT.- 01.04.2022, VALID UP TO - 20.04.2030

PART B :
 1. AREA OF LAND = 414.994 SQM. (06 K 03 CH 12 SQFT) (AS PER DEED)
 2. WIDTH OF ROAD = 4.875 M.
 3. PERMISSIBLE F.A.R. = 1.75
 4. PROPOSED F.A.R. = 1.75
 5. (i) PROPOSED GROUND COVERAGE (52.834 % OF L.A.) = 219.258 SQM.
 (ii) PROPOSED GROUND COVERAGE (45.932 % OF L.A.) = 190.616 SQM.
 6. PROPOSED HEIGHT = 15.425 SQM.

7.A AS PROPOSED AREA :- NET AREA CALCULATION (S.Q.M.)

FLOOR	COVERED AREA	CUT OUT (LIFT WELL + SHAFT)	GROSS FLOOR AREA	EXEMPTED AREA (STAIR + LOBBY)	NET FLOOR AREA
GROUND	168.869	0.000	168.869	18.778	147.151
FIRST	190.615	0.000	190.615	177.084	12.690
SECOND	190.615	0.000	190.615	188.035	2.990
THIRD	190.615	0.000	190.615	188.035	2.990
FOURTH	182.051	0.000	182.051	12.690	169.361
TOTAL	922.767	0.000	922.767	69.488	844.444

7.A AS SANCTIONED AREA :-

FLOOR	COVERED AREA	CUT OUT (LIFT WELL + SHAFT)	GROSS FLOOR AREA	EXEMPTED AREA (STAIR + LOBBY)	NET FLOOR AREA
GROUND	119.858 SQM. (RES.) + 40.970 SQM. (MER.) + 8.041 SQM. (MER.) = 168.869 SQM.	2.3819 SQM. + 3.878 SQM. = 6.2599 SQM.	168.869 SQM.	12.690 SQM. + 8.812 SQM. = 21.502 SQM.	146.377 SQM.
1ST	142.291 SQM. (RES.) + 48.325 SQM. (MER.) = 190.616 SQM.	2.581 SQM.	179.157 SQM.	12.690 SQM.	166.467 SQM.
2ND	190.616 SQM.	2.581 SQM.	188.035 SQM.	12.690 SQM.	175.345 SQM.
3RD	190.616 SQM.	2.581 SQM.	188.035 SQM.	12.690 SQM.	175.345 SQM.
4TH	183.978 SQM.	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.	828.281 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	39.447 SQM.	5.768 SQM.	45.214 SQM.	2	0 NOS.
FLAT - B	63.477 SQM.	9.282 SQM.	72.759 SQM.	2	0 NOS.
FLAT - D	51.734 SQM.	7.564 SQM.	59.299 SQM.	1	1 NOS.
FLAT - E	59.098 SQM.	8.641 SQM.	67.739 SQM.	1	1 NOS.
FLAT - F	59.669 SQM.	8.725 SQM.	68.394 SQM.	1	1 NOS.
FLAT - H	57.793 SQM.	8.450 SQM.	66.243 SQM.	1	0 NOS.
FLAT - C	68.363 SQM.	9.996 SQM.	78.359 SQM.	1	0 NOS.
FLAT - G	104.627 SQM.	15.298 SQM.	119.925 SQM.	1	1 NOS.
FLAT - I	21.930 SQM.	3.207 SQM.	25.136 SQM.	1	0 NOS.

8. (B) SANC. SHOP (MERCHANTILE) CARPET AREA = 36.098 SQM.
 SANC. CAR PARKING REQUIRED = 1 NO.
 8. (C) SANC. SHOP (MERCHANTILE) COVERED AREA = 40.970 SQM.
 8. (D) SANC. OFFICE (BUSINESS) CARPET AREA = 35.002 SQM.
 SANC. CAR PARKING REQUIRED = 0 NOS.
 8. (E) SANC. OFFICE (BUSINESS) COVERED AREA = 47.488 SQM.
 PRO. CAR PARKING REQUIRED = 4 NOS.
 9. SANC. TOTAL REQUIRED CAR PARKING = 4 NOS.
 10. SANC. TOTAL PROVIDED CAR PARKING = 6 NOS.
 11. SANC. PERMISSIBLE AREA FOR PARKING = 100 SQM.
 12. SANC. PROVIDED AREA OF PARKING = 96.425 SQM.
 13. SANC. PROPOSED F.A.R. = (820.281 - 96.425) / 414.994 = 1.744 < 1.75
 14. SANC. STAIR HEAD ROOM AREA = 15.005 SQM.
 15. SANC. LIFT MACHINE ROOM AREA = 7.738 SQM.
 16. SANC. TERRACE AREA = 190.616 SQM.
 17. SANC. RELAXATION OF AUTHORITY, IF ANY : - NOT APPLICABLE
 18. SANC. OVER HEAD TANK AREA = 8.800 SQM.
 19. SANC. TREE COVER REQUIRED: 2.264 % (9.395 SQM.)
 20. SANC. TREE COVER PROVIDED: 9.647 SQM (2.325 %)
 21. SANC. TOTAL EXEMPTION AREA (STAIR- LIFT LANDING) = 85.212 SQM.
 22. SANC. AREA OF CUPBOARD = 17.027 SQM. (1.873 %)

8. (B) PRO. SHOP (MERCHANTILE) CARPET AREA =
 (40.261 + 30.143) = 70.404 SQM.
 PRO. CAR PARKING REQUIRED = 2 NO.
 8. (C) PRO. SHOP (MERCHANTILE) COVERED AREA =
 (46.381 + 7.648 + 46.433) - 10.950 = 89.512 SQM. (9.929%)
 8. (D) PRO. OFFICE (BUSINESS) CARPET AREA = NIL
 PRO. CAR PARKING REQUIRED = NIL
 8. (E) PRO. OFFICE (BUSINESS) COVERED AREA = NIL
 9. A. PRO. TOTAL REQUIRED CAR PARKING = 4 NOS.
 B. PRO. TOTAL PROVIDED CAR PARKING = 6 NOS.
 10. PRO. PERMISSIBLE AREA FOR PARKING = 100 SQM.
 11. PRO. PROVIDED AREA OF PARKING = 90.938 SQM.
 12. PERMISSIBLE F.A.R. = 1.75
 13. PROPOSED F.A.R. = (817.047 - 90.938) / 414.994 = 1.750 < 1.75
 14. PRO. STAIR HEAD ROOM AREA = 15.286 SQM.
 15. PRO. LIFT MACHINE ROOM AREA = 8.004 SQM.
 16. PRO. TERRACE AREA = 190.616 SQM.
 17. PRO. RELAXATION OF AUTHORITY, IF ANY : - NOT APPLICABLE
 18. PRO. OVER HEAD TANK AREA = 8.800 SQM.
 19. PRO. TREE COVER REQUIRED: 2.254 % (9.354 SQM.)
 20. PRO. TREE COVER PROVIDED: 9.647 SQM (2.325 %)
 21. PRO. TOTAL EXEMPTION AREA (STAIR- LIFT LANDING) = 84.445 SQM.
 22. AREA OF CUPBOARD = 17.522 SQM. (1.943 %)

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.

SIGNATURE OF OWNER (S)
 UDAYAN CHATTOPADHYAY, MOHAN BHADUR SINGH, AMIT CHAKRABORTY
 PARTNERS OF MS UMA CONSTRUCTION CONSTITUTED ATTORNEY OF
 SHOBHA MITRA
 AVIJIT MITRA
 CHHANDA BARUA

REVISED DRAWING OF A G+IV STORIED (HEIGHT: 15.425M) RESIDENTIAL BUILDING PLAN UNDER RULES 26 (2a) & (2b) OF K.M.C. BUILDING RULES 2009, AT PRE. NO. - 146/1, UPENDRA NATH BANERJEE ROAD, BEHALA, WARD -131, BOROUGH - XIV, P.O. & P.S. - PARNASREE, KOLKATA-700060, PREVIOUSLY SANCTIONED VIDE B.P. NO. - 2023140057, DATED 20-05-2023, VALID UPTO 19-05-2028

ARCHITECTS:
 NEXUS
 52B PARNASREE PALLY, KOLKATA-700060
 MOB: 9830264868, TELEFAX: 033-24077731
 EMAIL: nexus_arch@yahoo.com WEBSITE: NEXUS-ARCH.IN

SIGNATURE OF ARCHITECT
 SUPRATIM CHOUDHURY
 CA200228856

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

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

SCALE
 1:100

DATE
 08-02-2024

REV. DATE
 A.R.

DRAWN BY
 S.C.

CHECKED BY
 S.C.

SHEET NO.
 21