



**DOOR AND WINDOW SCHEDULE**

SL NO	SIZE
D1	1200 X 2100
D2	1000 X 2100
D3	900 X 2100
D4	750 X 2100
W1	3000 X 1350
W2	2400 X 1350
W3	1500 X 1350
W4	1200 X 1350
W5	1000 X 1350
W6	600 X 600
W7	600 X 1350

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

**RUPAK KUMAR BANERJEE**  
 M.T.E. CHARTERED ENGINEER  
 REGISTERED GEO-TECHNICAL ENGINEER (M.C.E.)  
 (G/78) (K.M.C.) LM-4278, M-151878

**DECLARATION OF OWNER:**  
 I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE L.B.A. & E.S.E. DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF L.B.A. & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER PLAN) K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE IF ANY SUBMITTED DOCUMENT ARE FAKE. THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF U.G.W.R. TAKEN UNDER THE GUIDANCE OF L.B.A. & E.S.E. BEFORE STARTING OF BUILDING FOUNDATION. THERE IS NO COURT CASE PENDING AGAINST THIS PREMISES.

**SIGNATURE OF OWNERS**  
 MS CALCUTA MALAYALE SAMAJAM  
 SECRETARY

**NOTE**  
 1. ALL MATERIALS FOR CONSTRUCTION TO BE OF U.S. STANDARD  
 2. ALL CONSTRUCTION PRACTICE TO FOLLOW U.S. GUIDELINES  
 3. ONLY WRITTEN DIMENSIONS TO BE FOLLOWED  
 4. ALL DIMENSIONS 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. & NEAR U.G. SERVICES NOT TO EXCEED DEPTH OF NEAREST FOUNDATION

**MAIN CHARACTERISTICS OF THE PLAN PROPOSAL**  
**PART A**  
 1. ASSESSEE NO. 210891800368  
 2. DETAILS OF REGISTERED DEED  
 (I) BOOK NO. - 1 (II) VOLUME NO. - 208 (III) PAGE 241 TO 250  
 (IV) BEING NO. 8656 (V) YEAR - 1990  
 3. DETAILS OF BOUNDARY DECLARATION  
 (I) BOOK NO. - 1 (II) VOLUME NO. - 1603-2021 (III) PAGE - 193778 TO 193779  
 (IV) BEING NO. - 160306393 (V) YEAR - 2021  
 4. DETAILS OF DEED OF GIFT  
 (I) BOOK NO. - 1 (II) VOLUME NO. - 1603-2021 (III) PAGE - 42850 TO 42852  
 (IV) BEING NO. - 160301348 (V) YEAR - 2021  
 5. AREA OF THE PLOT OF LAND  
 AS PER DEED = 267.095 SQM (3 KH 15 CH 40 SFT.)  
 AS PER BOUNDARY DECLARATION = 267.095 SQM (3 KH 15 CH 40 SFT.)  
 6. NO. OF TENEMENTS = 3 NOS

**PART B**

1. AREA OF LAND = 267.095 SQM SQM (AS PER TITLE DEED)  
 267.095 SQM SQM (AS PER BOUNDARY DECLARATION)

2. WIDTH OF ROAD = 8.534 M & 12.192 M

3. PERMISSIBLE F.A.R. = 2.00

4. PROPOSED F.A.R. = 1.384

5. (i) PERMISSIBLE GROUND COVERAGE (57.763 % OF L.A.) = 154.202 SQM  
 (ii) PROPOSED GROUND COVERAGE (40.185 % OF) = 107.332 SQM  
 6. PERMISSIBLE TOTAL COVERED AREA = 534.19 SQM + CAR PARKING  
 7. PROPOSED HEIGHT = 15.425 SQM

8. PROPOSED AREA - (A) RESIDENTIAL

FLOOR MKD	COVERED AREA (RESIDENTIAL)	CUT OUT (LIFT, WELL+SHAFT)	GROSS FLOOR AREA	EXEMPTED AREA STAIR+STAIR LOBBY	NET FLOOR AREA
GR. FL.	83.195 SQM	0	83.195 SQM	12.015 SQM	71.180 SQM
1ST FL.	17.703 SQM	2.025 SQM	15.678 SQM	12.015 SQM	3.663 SQM
2ND FL.	107.332 SQM	2.025 SQM	105.308 SQM	12.015 SQM	93.293 SQM
3RD FL.	107.332 SQM	2.025 SQM	105.308 SQM	12.015 SQM	93.293 SQM
4TH FL.	107.332 SQM	2.025 SQM	105.308 SQM	12.015 SQM	93.293 SQM
TOTAL	422.894 SQM	8.100 SQM	414.795 SQM	60.075 SQM	354.720 SQM

8. PROPOSED AREA - (B) BUSINESS

FLOOR MKD	COVERED AREA (RESIDENTIAL)	CUT OUT (LIFT, WELL+SHAFT)	GROSS FLOOR AREA	EXEMPTED AREA STAIR+STAIR LOBBY	NET FLOOR AREA
GR. FL.	20.412 SQM	0	20.412 SQM	13.500 SQM	6.912 SQM
1ST FL.	89.830 SQM	13.500 SQM	76.330 SQM	0	76.330 SQM
TOTAL	110.042 SQM	13.500 SQM	96.542 SQM	13.500 SQM	83.042 SQM

9. 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	89.629 SQM	28.882 SQM	118.511 SQM	3	3 NOS.

(B) BUSINESS

MARKED	CARPET AREA	REQUIRED CAR PARKING
GROUND & 1ST FLOOR	2.662+67.109 = 69.771 SQM	1 NO

- 10A. TOTAL REQUIRED CAR PARKING = 4 NOS.  
 B. TOTAL PROVIDED CAR PARKING COVERED = 4 NOS.  
 11. PERMISSIBLE AREA FOR PARKING = 100.20 SQM  
 12. PROVIDED AREA OF PARKING = 59.28 SQM  
 13. PERMISSIBLE FAR = 2.00  
 14. PROPOSED F.A.R. = (345.782+83.043 - 59.28)/267.095 = 1.384 < 2.00  
 15. STAIR HEAD ROOM AREA = 14.415  
 16. LIFT MACHINE ROOM AREA = 9.615 SQM  
 17. LIFT MACHINE ROOM STAIR AREA = 3.353 SQM  
 18. TERRACE AREA = 107.332 SQM  
 19. OVER HEAD TANK AREA = 14.803 SQM  
 20. OTHER AREA ONLY FOR FEES (EXEMPTED + LMR STAIR) = 86.866 SQM  
 21. TOTAL EXEMPTION AREA (STAIR+LIFT LANDING) = 82.513 SQM  
 22. DEPTH OF BUILDING = 13.525 SQM  
 23. HEIGHT OF BUILDING = 15.425 SQM

**CERTIFICATE OF ARCHITECT**  
 I DO HEREBY CERTIFY WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER K.M.C. BUILDING RULE, 2008 AS AMENDED FROM TIME TO TIME THAT THE WIDTH OF THE ABUTTING ROAD CONFORM WITH THE SITE. THE PLOT IS DEMARCATED BY BOUNDARY WALLS & MEASUREMENTS TALLY WITH THE REGISTERED DEED PLAN/BOUNDARY DECLARATION.

*Suprim Choudhary*  
**SUPRATIM CHOUDHARY**  
 M.T.E. CHARTERED ENGINEER  
 REGISTERED ARCHITECT (M.C.A.)  
 (G/78) (K.M.C.) LM-4278, M-151878

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

*Sankha Chowdhury*  
**SANKHA CHOWDHURY**  
 B.E. (CIVIL) M.E. (Transportation)  
 E.S.E.-1175, K.M.C.

**PROPOSED G+IV STORIED RESIDENTIAL BUILDING U/S 393A OF K.M.C. ACT 1980 AT PRE. NO. - 22, RUSSA ROAD EAST 2ND LANE, WARD NO. - 89, BOROUGH - X, P.S. - CHARU MARKET, P.O. - TOLLYGUNGE, KOLKATA - 700033, UNDER K.M.C. PLAN CASE NO. : 2018100504**

**ARCHITECTS**  
**NEXUS**  
 528, P. PALLY, KOL. - 60, M. NO. - 9830264868  
 DRAWN BY: P.B. CHECKED BY: S.C. SHEET NO. 1

SCALE: 1:100 DATE: 04-08-21