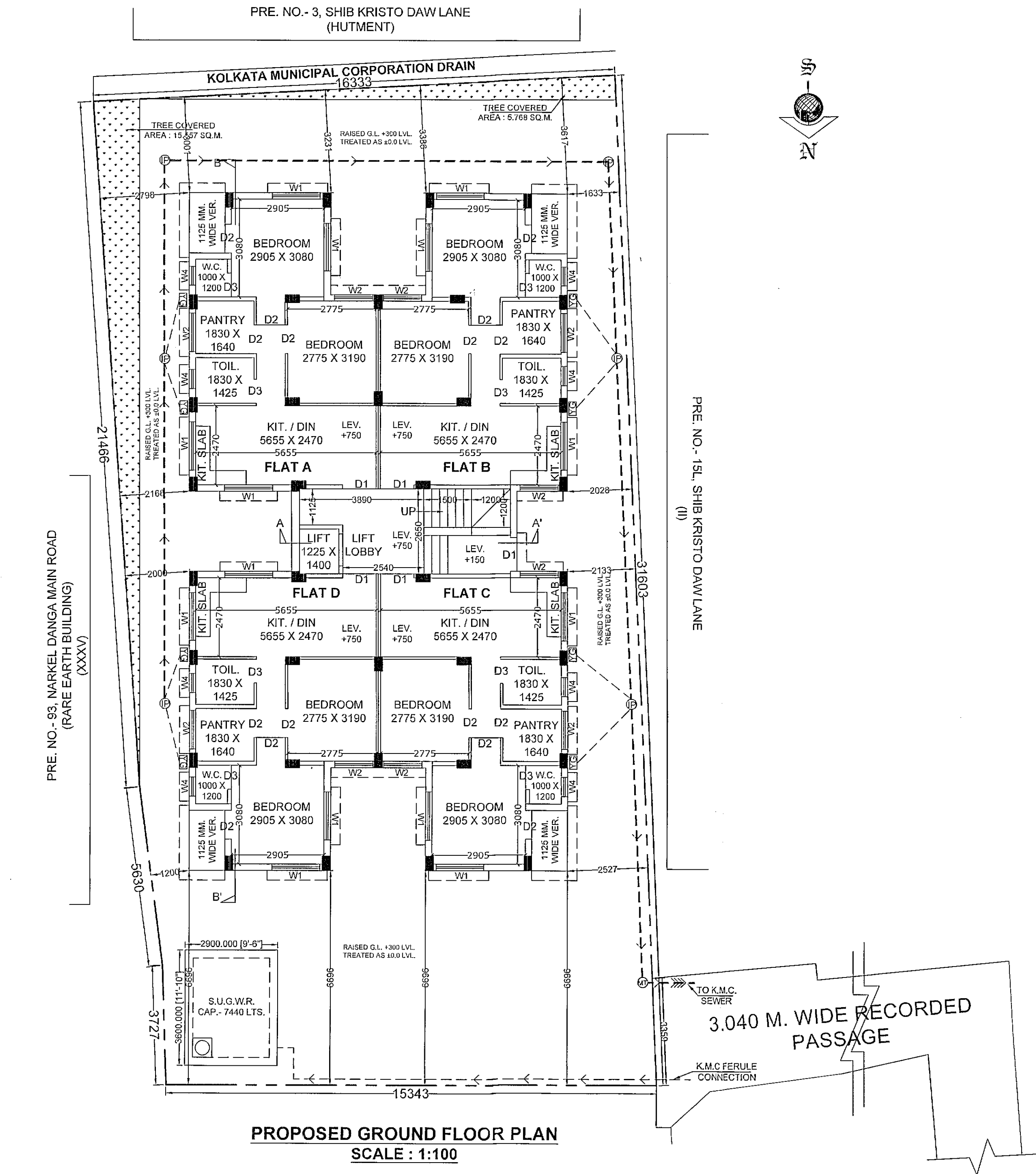
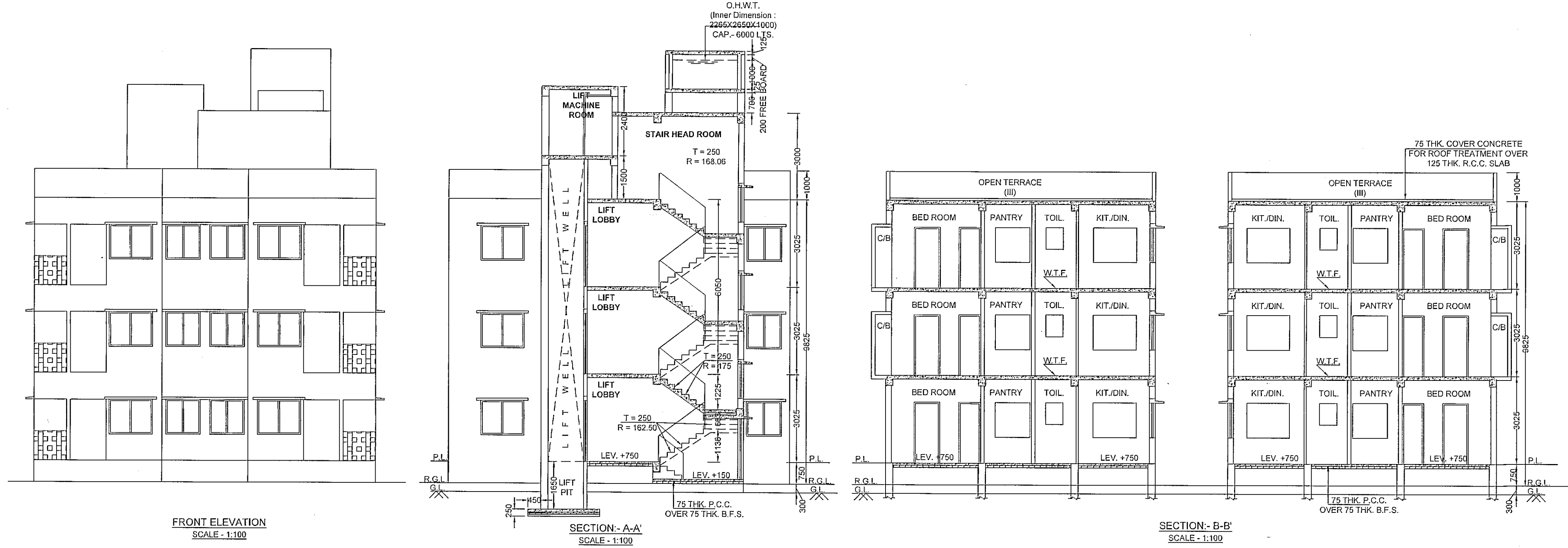
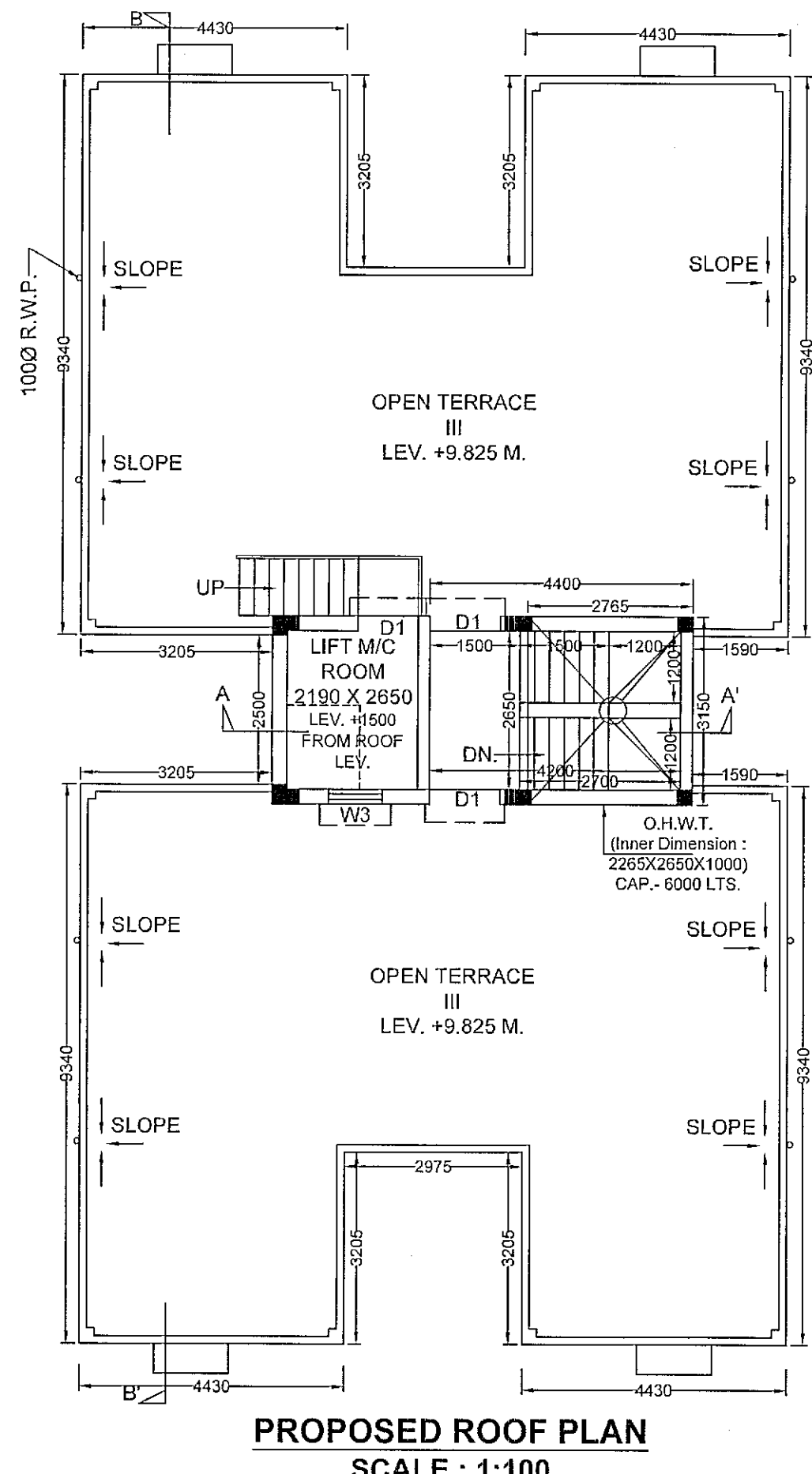
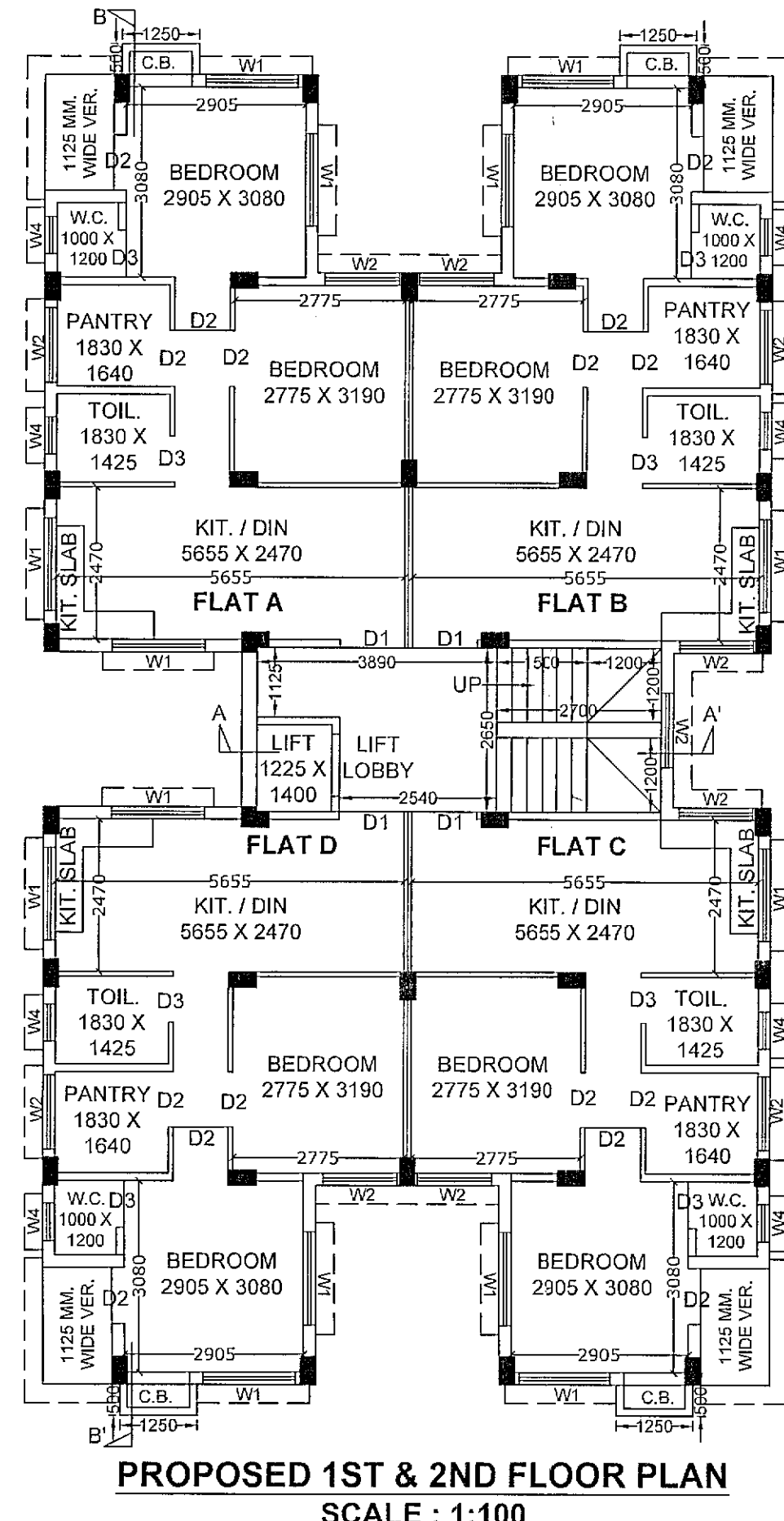




| DOORS & WINDOWS SCHEDULE |       |        |                 |       |        |
|--------------------------|-------|--------|-----------------|-------|--------|
| DOOR SCHEDULE            |       |        | WINDOW SCHEDULE |       |        |
| MKD                      | WIDTH | HEIGHT | MKD             | WIDTH | HEIGHT |
| D1                       | 1000  | 2100   | W1              | 1500  | 1200   |
| D2                       | 900   | 2100   | W2              | 1200  | 1200   |
| D3                       | 750   | 2100   | W3              | 900   | 1200   |
|                          |       |        | W4              | 700   | 1000   |
|                          |       |        | W5              | 600   | 750    |



PLAN CASE NO.- 2025030004

- PART-A:
- ASSESS NO : 11-031-13-0192-5
  - DETAIL OF REGISTERED DEED OF SALE:-  
BOOK NO. I, VOL. NO: 1606-2023, PAGE NO: 101768-101799  
YEAR : 2023, BEING NO : 160603715  
OFFICE : A.D.S.R. SEALDAH
  - DETAIL OF REGISTERED BOUNDARY DECLARATION:-  
BOOK NO. I, VOL. NO: 1606-2025, PAGE NO: 4089 TO 4111  
DATE : 16.01.2025, BEING NO : 160600116  
OFFICE : A.D.S.R. SEALDAH
  - DETAIL OF REGISTERED UNDERTAKING FOR COMMON PASSAGE:-  
BOOK NO. I, VOL. NO: 1606-2025, PAGE NO: 4089 TO 4099  
DATE : 16.01.2025, BEING NO : 160600115  
OFFICE : A.D.S.R. SEALDAH
  - NO OF STOREY - III
  - NO OF TENEMENTS - 12 NOS.
  - NO OF TENEMENTS :- 50 - 75 SQ.M. = 12 NOS.

- NOTES AND SPECIFICATIONS :-
- R.C.C. FRAME STRUCTURE WITH CONC. GRADE M 20 & Fe 500.
  - 200 M.M. THK. EXTERNAL 125 & 75 M.M. THK. INTERNAL WALLS WITH 1:4 CEMENT MORTAR JOINTS.
  - STEEL Z-SECTION WINDOWS.
  - ALL FLOORS ARE MARBLE FLOORING & WATER TIGHT.
  - 1:6 & 1:4 CEMENT PLASTER ON INTERNAL WALLS AND CEILING RESPECTIVELY.
  - WATER PROOFING TREATMENT ON ROOF, OVERHEAD WATER TANK.
  - P.O.P. PUNNING ON INTERNAL WALLS & CEILING.

Certificate

Premises No. : 3A, Shib Kristo Daw Lane, Kolkata - 700 010  
Assessee No. : 110311301925  
Name of Owner (s)/ Applicant (s): Mr. Koushik Gupta,  
Director of SK Karma Construction Pvt. Ltd.  
Area of Land : 497.492 SQ.M. (Deed) and  
495.192 SQ.M. (Physical measurement)  
Name of L.B.S. : SRI SANJOY SAHA No. of L.B.S. : LBS/I/1048  
Permissible height on reference to CCZM issued by AAI : 30 M.  
Proposed Height of the building : 9.825 M.

| Co-ordinate in WGS-84 and site elevation (AMSL)         |                       |                       |                       |
|---------------------------------------------------------|-----------------------|-----------------------|-----------------------|
| Reference point marked in the site plan of the proposal | Co-ordinate in WGS-84 |                       | Site elevation (AMSL) |
|                                                         | Latitude              | Longitude             |                       |
| 1                                                       | 22° 34' Min 34 Sec N. | 88° 23' Min 56 Sec E. | 5.5 M.                |
| 2                                                       | 22° 34' Min 31 Sec N. | 88° 23' Min 56 Sec E. | 5.5 M.                |
| 3                                                       | 22° 34' Min 34 Sec N. | 88° 23' Min 56 Sec E. | 5.5 M.                |
| 4                                                       | 22° 34' Min 34 Sec N. | 88° 23' Min 56 Sec E. | 5.5 M.                |

The above information is true and correct in all respect and if at any stage, it is found otherwise, than I shall be fully liable for which KMC and other appropriate authority reserve the right to take appropriate action against me as per law.

Counter signed by Ower Signature of LBS

- PART-B:
- AREA OF THE LAND :- (AS PER DEED) : 7 K.- 7 CH.- 00 SQ.FT. = 497.492 SQ.M.
  - AREA OF THE LAND :- (AS PER BOUNDARY DECLARATION) : = 495.192 SQ.M.
  - PERMISSIBLE GROUND COVERAGE - (50.160%) = 248.390 SQ.M.
  - PROPOSED GROUND COVERAGE - (44.348%) = 219.608 SQ.M.
  - PROPOSED AREA :-

| FLOOR  | GROSS COVERED AREA (SQ.M.) | LIFT WELL   | NET COVERED AREA (SQ.M.) | EXEMPTED AREA (SQ.M.) | NET FLOOR AREA (SQ.M.) |
|--------|----------------------------|-------------|--------------------------|-----------------------|------------------------|
| GROUND | 219.608 SQ.M.              | 0.000       | 219.608 SQ.M.            | 10.460 SQ.M.          | 207.318 SQ.M.          |
| FIRST  | 219.608 SQ.M.              | 2.090 SQ.M. | 217.518 SQ.M.            | 9.960 SQ.M.           | 205.728 SQ.M.          |
| SECOND | 219.608 SQ.M.              | 2.090 SQ.M. | 217.518 SQ.M.            | 9.960 SQ.M.           | 205.728 SQ.M.          |
| TOTAL  | 658.824 SQ.M.              | 4.180 SQ.M. | 654.844 SQ.M.            | 30.380 SQ.M.          | 618.774 SQ.M.          |

- 5) TENEMENTS & CAR PARKING CALCULATION : RESIDENTIAL:-
- | MARKED | TENEMENT SIZE | PROPORTIONAL AREA TO BE ADDED | ACTUAL TENEMENT AREA | NO. OF TENEMENT | REQUIRED CAR PARKING |
|--------|---------------|-------------------------------|----------------------|-----------------|----------------------|
| A      | 50.317 SQ.M.  | 4.304 SQ.M.                   | 54.621 SQ.M.         | 3               | 3 NOS.               |
| B      | 50.192 SQ.M.  | 4.293 SQ.M.                   | 54.486 SQ.M.         | 3               |                      |
| C      | 50.192 SQ.M.  | 4.293 SQ.M.                   | 54.486 SQ.M.         | 3               |                      |
| D      | 50.317 SQ.M.  | 4.304 SQ.M.                   | 54.621 SQ.M.         | 3               |                      |
6. a) TOTAL NUMBER OF REQUIRED CAR PARKING :- 3 NOS.  
b) TOTAL NUMBER OF PROPOSED CAR PARKING :- NIL  
7. REQUIRED AREA OF CAR PARKING :- 75 SQ.M.  
8. PROPOSED AREA OF CAR PARKING :- NIL  
9. PERMISSIBLE F.A.R. = 1.25 (FRONTAGE OF PLOT 3.363 M.)  
10. PROPOSED F.A.R. = 618.899/495.192 = 1.2496 < 1.25  
11. STAIR HEAD ROOM AREA :- 8.316 SQ.M.  
12. LIFT M/C ROOM AREA :- 8.316 SQ.M.  
13. OVER HEAD TANK AREA :- 8.710 SQ.M.  
14. TERRACE AREA :- 219.608 SQ.M.  
15. TOTAL C.B. AREA :- 5.00 SQ.M.  
16. EXEMPTED AREA :- 35.870 SQ.M.  
17. OTHER AREA ONLY FOR FEES = (8.316+3.000+13.860+5.00) = 30.176 SQ.M.  
(L.M.R. AREA+L.M.R. STAIR AREA+STAIR HEAD ROOM AREA+C.B. AREA)  
18. HEIGHT OF THE BUILDING = 9.825 M.  
19. RELAXATION OF AUTHORITY, IF ANY = NIL.  
20. WIDTH OF LIFT = 1.225 M.  
21. FRONTAGE OF THE PLOT = 3.359 M.  
22. HEIGHT OF STAIR HEAD ROOM = 3.000 M.  
23. WIDTH OF RESIDENTIAL STAIR = 1.20 M.  
24. TOTAL FLOOR AREA (INCLUDING EXEMPTED AREA) = 684.820 SQ.M.  
(FLOOR AREA INCLUDING EXEMPTED AREA+S.H.R.+L.M.R.+C.B. AREA)  
25. TREE COVERED AREA :-  
(A) PERMISSIBLE AREA - 8.156 SQ.M. [495.192X((15%/6000)X658.824)]  
(B) PROPOSED AREA :- 21.325 SQ.M.

CERTIFICATE OF GEO-TECHNICAL ENGINEER

UNDERSIGNED HAS INSPECTED THE SITE & CARRIED OUT THE SOIL INVESTIGATION THEREIN. IT IS CERTIFIED THAT EXISTING SOIL OF THE SITE IS ABLE TO CARRY THE LOAD COMING FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM THEREIN IS SAFE & STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

SIGNATURE OF GEO-TECHNICAL ENGINEER  
RUPAK KUMAR BANERJEE  
E.G.E. NO.- GT-03(I) OF K.M.C.

CERTIFICATE OF STRUCTURAL ENGINEER

THE STRUCTURAL DRAWING AND DESIGNED OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOAD INCLUDING THE WIND LOAD AND SEISMIC LOAD AS PER THE N.B.C. OF INDIA, THAT IS SAFE AND STABLE IN ALL RESPECT.

SIGNATURE OF E.E.E.  
S. BANDOYOPADHYAY  
E.E.E. I/1117

CERTIFICATE OF L.B.S.

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009 AS AMENDED FROM TIME TO TIME & THAT THE SITE CONDITION INCLUDING THE ADJUTING 3.040 M. WIDE RECORDED COMMON PASSAGE, CONFORMS WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL. THE CONSTRUCTION OF S.U.G.WATER TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK. EXISTING STRUCTURE SHOULD BE DEMOLISHED BEFORE STARTING NEW CONSTRUCTION AND FULLY OCCUPIED BY OWNER.

SIGNATURE OF L.B.S.  
SANJOY SAHA  
CLASS-I, L.B.S. OF K.M.C.  
REGD. LICENSE NO. 1048(I)

DECLARATION OF OWNER (C.A.)

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT, I SHALL ENGAGE L.B.S & E.E. DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF L.B.S & E.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 FOUND FAKE, THE K.M.C. AUTHORITY MAY REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF S.U.G.W.R TAKEN UNDER THE GUIDANCE OF LBS/ESE BEFORE STARTING OF BUILDING FOUNDATION.

SIGNATURE OF OWNER  
SKARMA CONSTRUCTION  
PRIVATE LIMITED  
DIRECTOR-ARJUN GUPTA

BP NUMBER : 2025030027 VALID TILL : 07/07/2030  
DATED : 08/07/2025

PANKAJ KUMAR SARKAR  
Digitally signed by PANKAJ KUMAR SARKAR  
Date: 2025.07.08 14:42:53 +05'30'  
SIGNATURE OF E.E. (C)

SUMAN BHOU MIK  
Digitally signed by SUMAN BHOU MIK  
Date: 2025.07.08 14:43:11 +05'30'  
SIGNATURE OF A.E. (C)

PROPOSED GROUND FLOOR PLAN, PROPOSED 1ST. & 2ND. FLOOR PLAN, SECTION A-A' & B-B', FRONT ELEVATION.

PROJECT:-  
PLAN OF PROPOSED (III) STORIED (HT.- 9.825 M.) RESIDENTIAL BUILDING U/S 393A OF K.M.C. BUILDING RULE 2009 & K.M.C. ACT 1980 AT PRE. NO.- 3A, SHIB KRISTO DAW LANE, KOLKATA- 700 054, WARD NO.- 031, P.S.- PHOOLBAGAN, UNDER K.M.C. BOROUGH NO.- III.