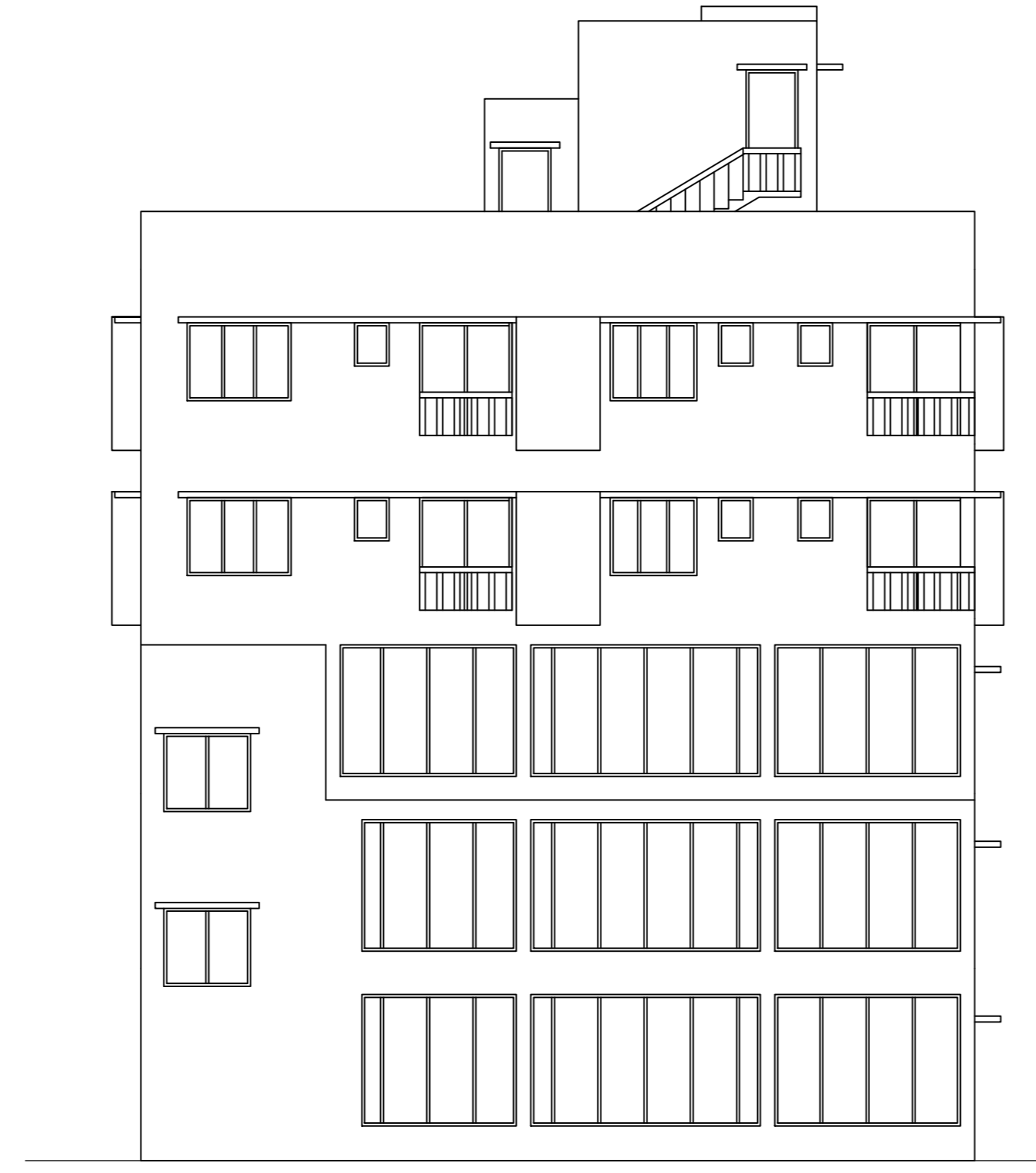


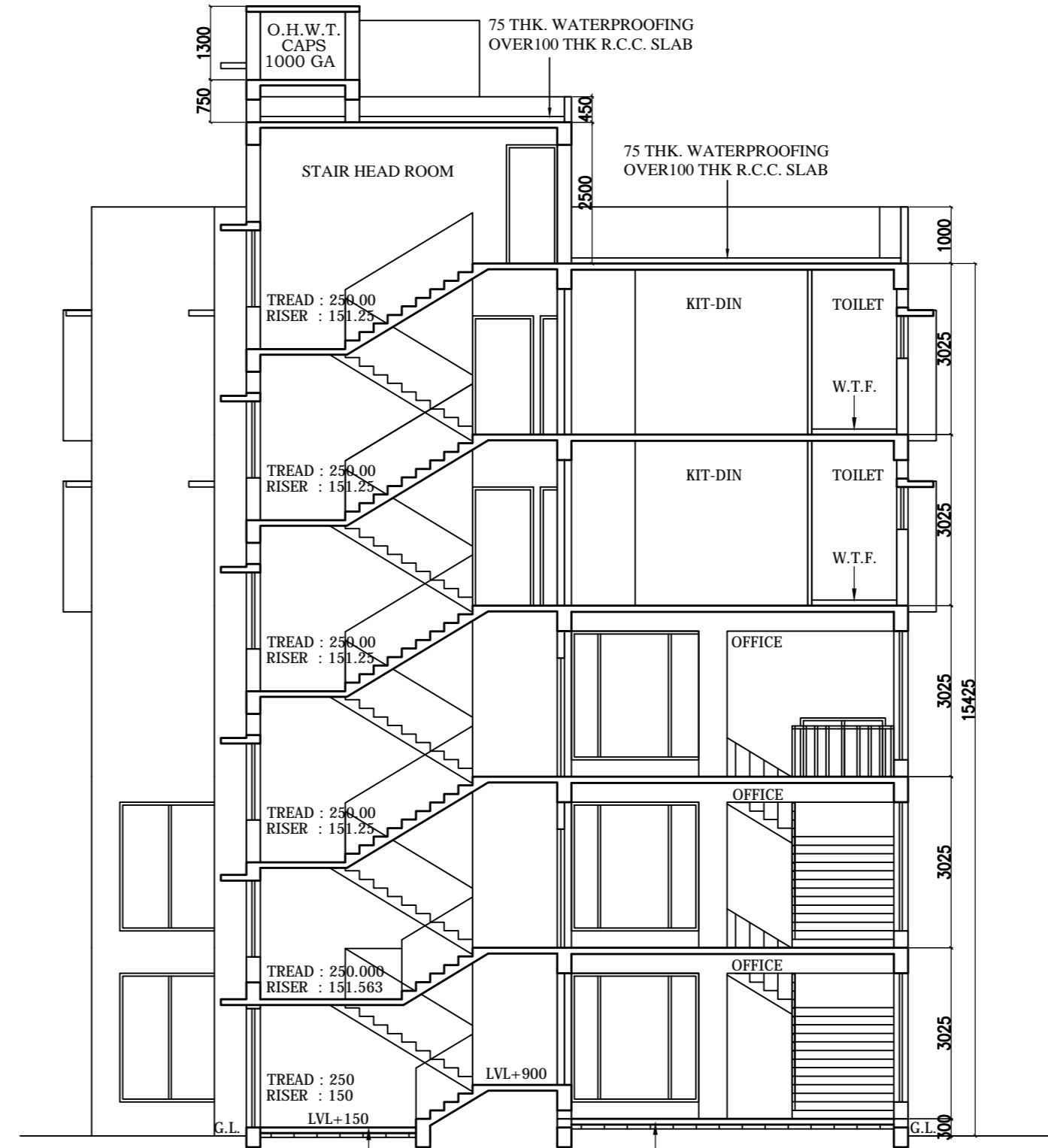


FRONT ELEVATION
(SCALE - 1:100)

EAST ELEVATION
(SCALE - 1:100)



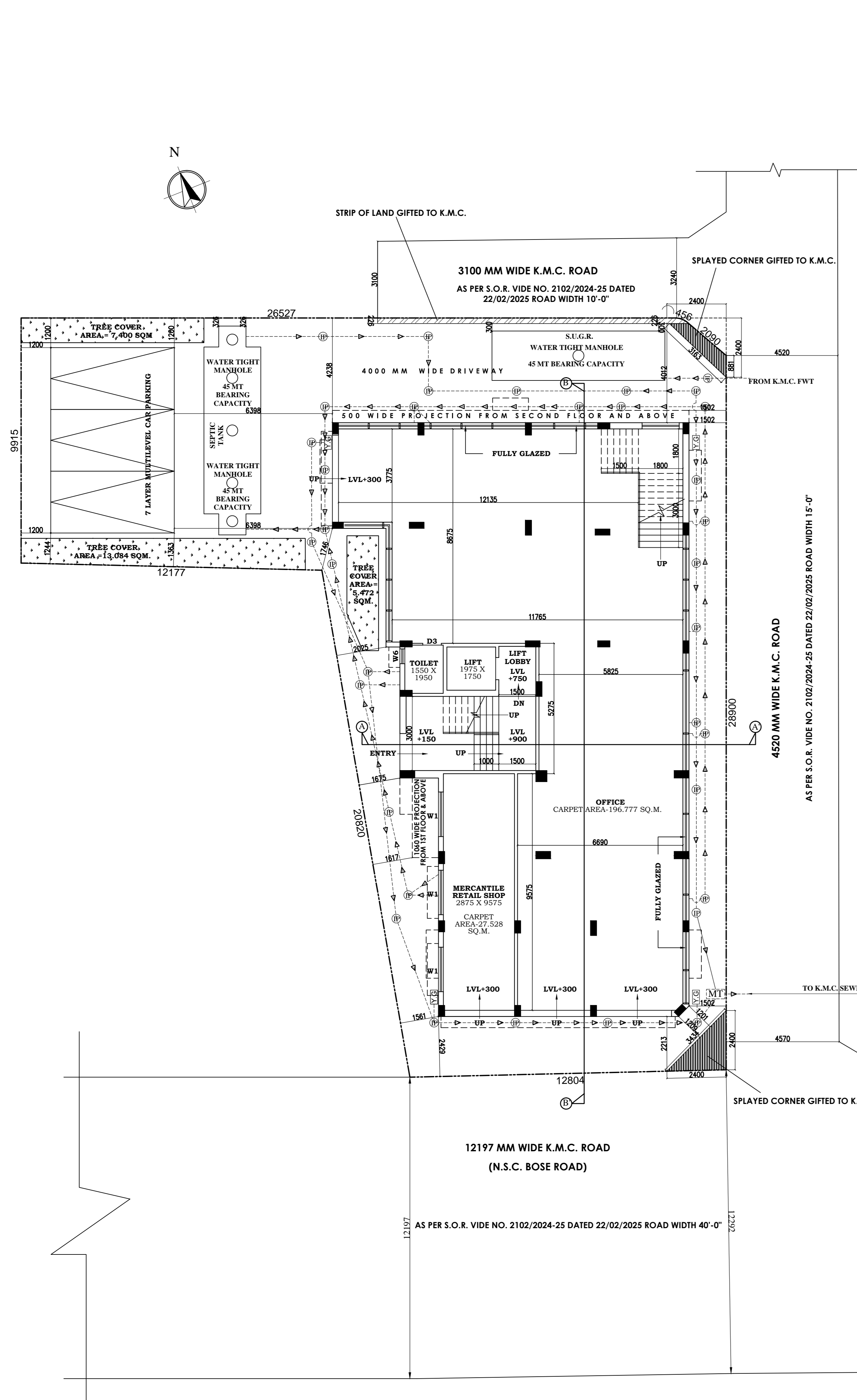
NORTH ELEVATION
(SCALE - 1:100)



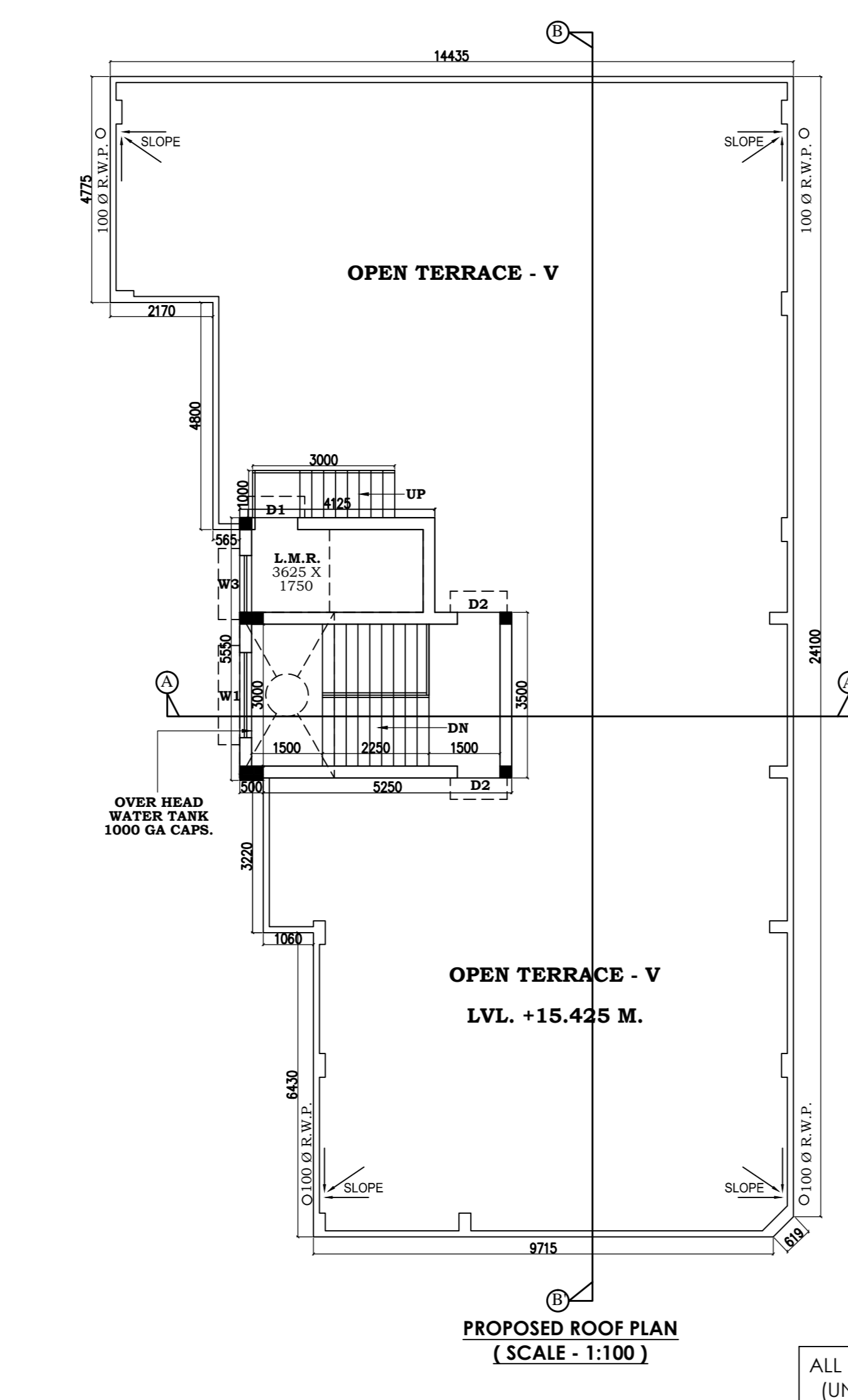
SECTION AA'
(SCALE - 1:100)



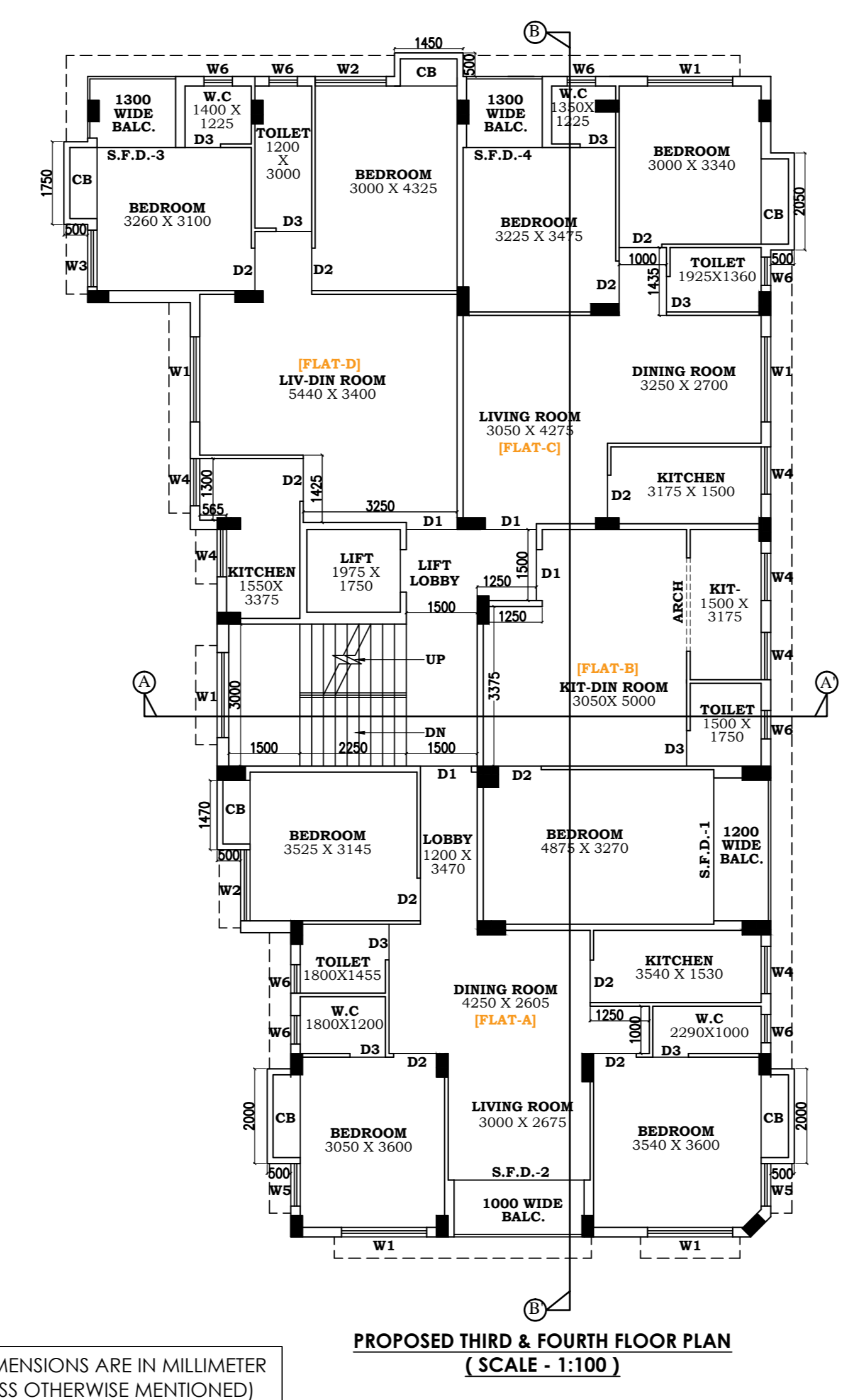
SECTION BB'
(SCALE - 1:100)



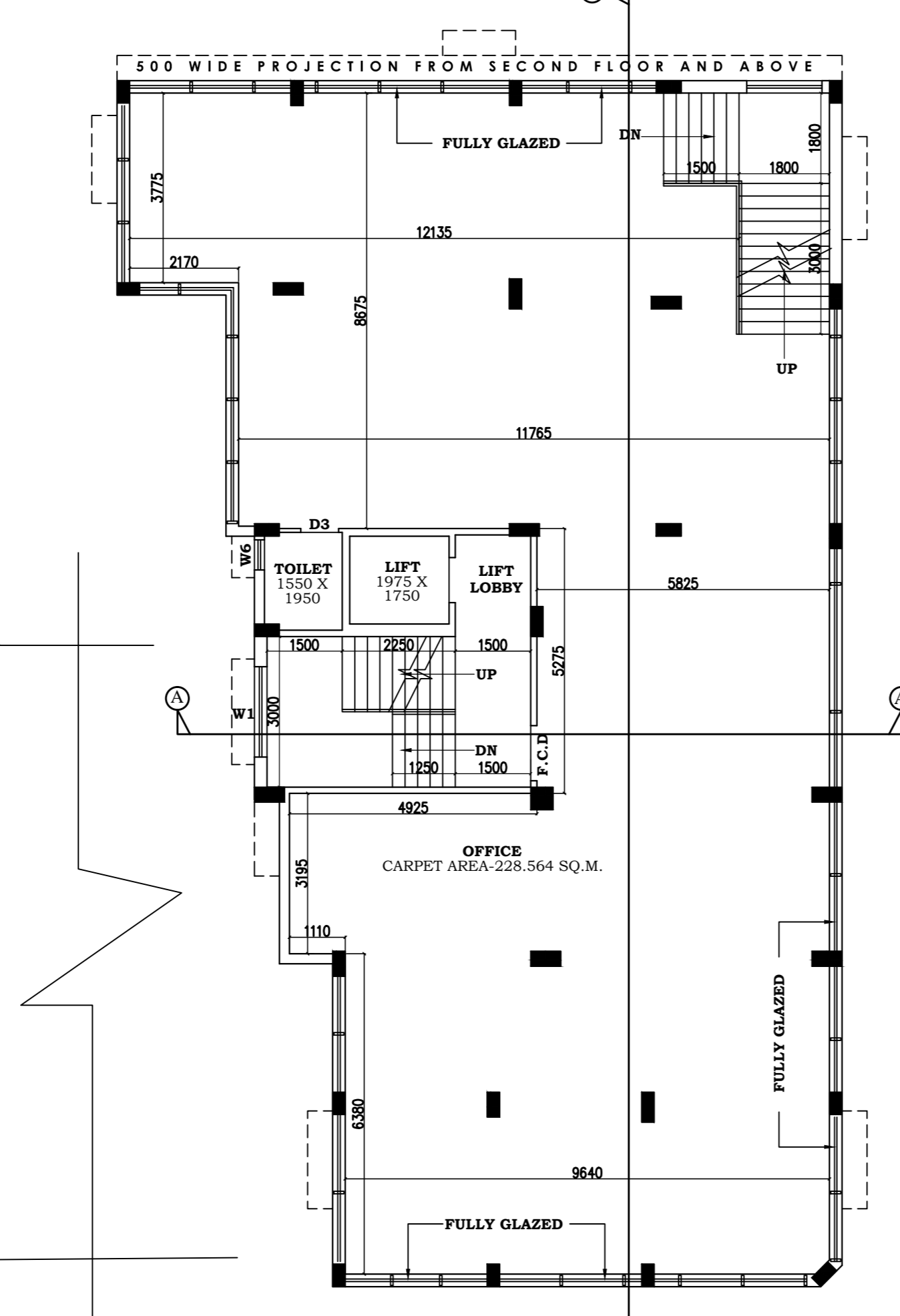
PROPOSED GROUND FLOOR PLAN
(SCALE - 1:100)



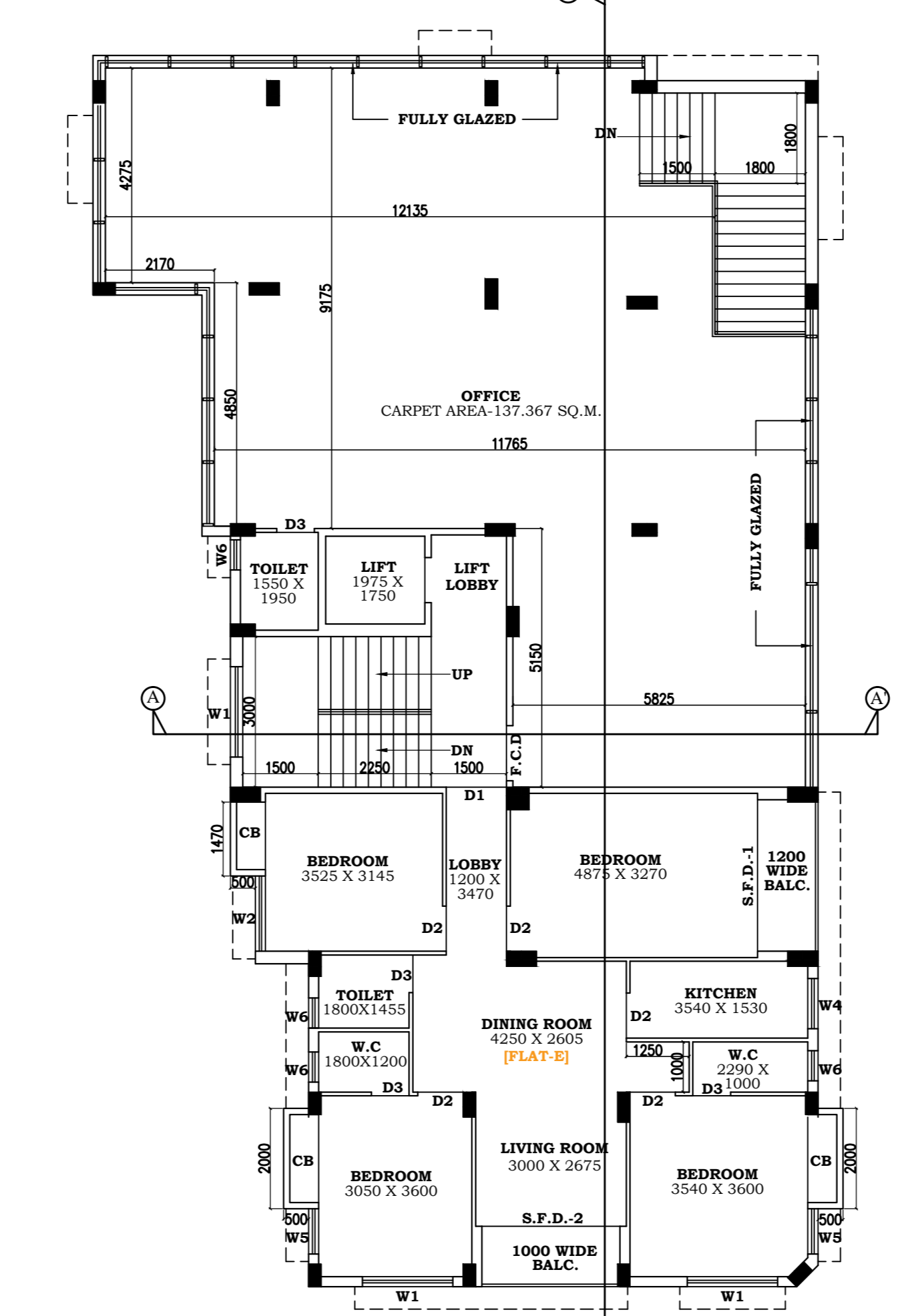
PROPOSED ROOF PLAN
(SCALE - 1:100)



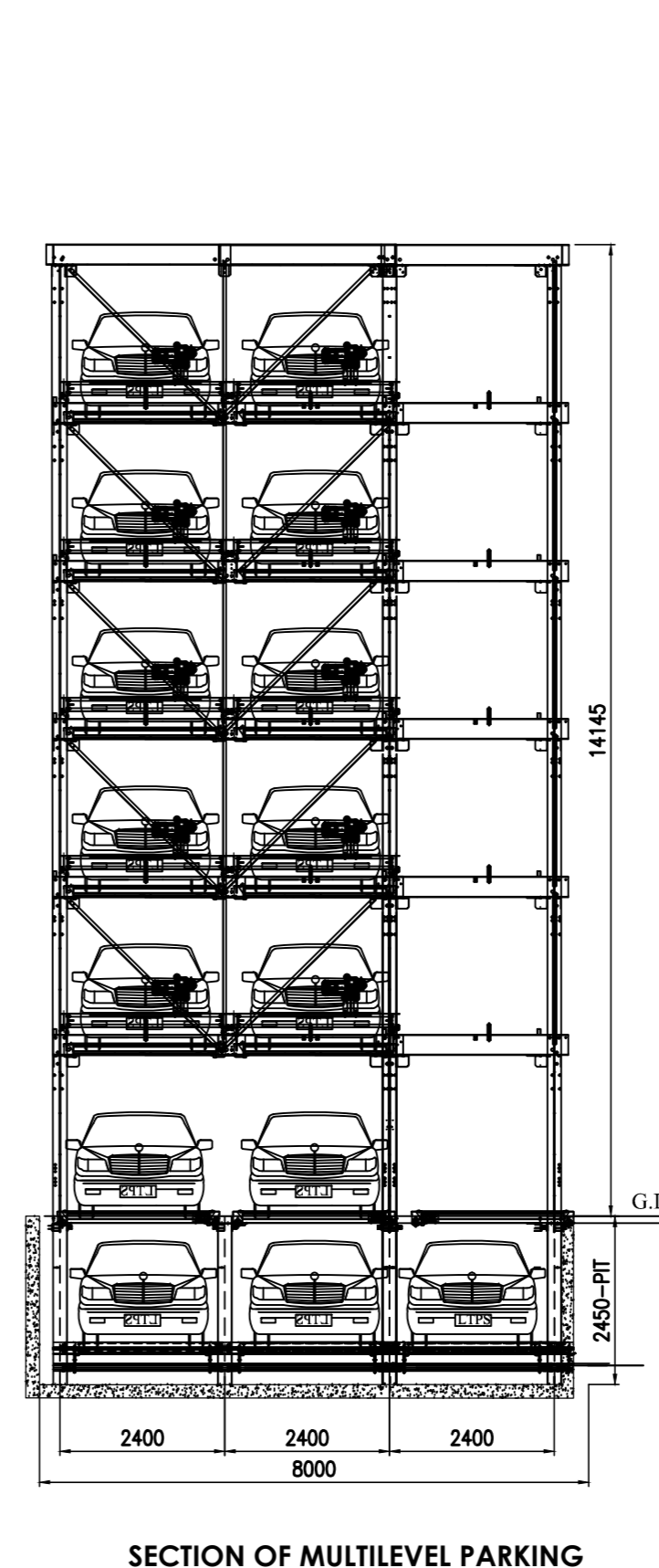
PROPOSED THIRD & FOURTH FLOOR PLAN
(SCALE - 1:100)



PROPOSED FIRST FLOOR PLAN
(SCALE - 1:100)



PROPOSED SECOND FLOOR PLAN
(SCALE - 1:100)



SECTION OF MULTILEVEL PARKING
(SCALE - 1:100)

| SPECIFICATION : | |
|--|--|
| 1. STRUCTURAL CEMENT CONCRETE M - 25 GRADE WITH 19 MM DOWN STONECHIPS. | |
| 2. GRADE OF REINFORCEMENT Fc - 500. | |
| 3. 200TH FIRST CLASS BRICKWORK AT EXTERNAL WALLS WITH 1:6 CEMENT SAND MORTAR UNLESS OTHERWISE MENTIONED. | |
| 4. 75TH FIRST CLASS BRICKWORK AT INTERNAL WALLS WITH 1:6 CEMENT SAND MORTAR UNLESS OTHERWISE MENTIONED. | |
| 5. 75TH LIME TERRACING (2:7) ON ROOF. | |
| 6. ALL DIMENSIONS ARE IN MILLIMETER. | |
| 7. 25TH D.P.C. WITH CEMENT CONCRETE (1:2:4) WITH 6MM DOWN STONE CHIPS & 5% WATER PROOFING COMPOUND. | |
| 8. 19 MM THICK CEMENT PLASTER (1:4) TO THE EXTERNAL WALLS. | |
| 9. 12 MM THICK CEMENT PLASTER (1:4) TO THE INTERNAL WALLS. | |
| 10. 6MM THICK CEMENT PLASTER (1:4) TO BEAM, CEILING, ETC. | |
| 11. 32 MM THICK CAST-IN-SITU MARBLE FLOOR. | |
| 12. WOOD WORK IN DOOR FRAMES WITH SAL WOOD. | |
| 13. 200 MM X 25 MM X 6 MM MS CLAMP FOR DOORS & WINDOWS. | |
| 14. SANITARY & PLUMBING FITTINGS TO BE USED AS PER DIRECTION. | |
| 15. WRITTEN DIMENSION ARE TO BE FOLLOWED. | |
| 16. 450 MM CHAJJA PROJECTION. | |
| 17. DEPTH OF EMU UNDER GROUND RESERVOIR AND SEPTIC TANK DOES NOT EXCEED THE DEPTH OF THE FOUNDATION. | |

| CERTIFICATE OF ARCHITECT : | |
|--|--|
| 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 WIDTH OF THE ABUTTING 12.197 M , 4.520 M AND 3.100 M WIDE ROAD MAINTAINED BY K.M.C. WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE & NOT A TANK OR FILLED - UP TANK. THERE IS AN EXISTING STRUCTURE TO BE DEMOLISHED BEFORE COMMENCEMENT WHICH IS FULLY OCCUPIED BY THE OWNER & THERE IS NO TENANT. THE PLOT IS BOUNDARY BY BOUNDARY WALL. THE CONSTRUCTION OF S.U.C. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK. | |
| ANJAN DUTTA (CA/9316409) NAME OF ARCHITECT | |

| CERTIFICATE OF STRUCTURAL ENGINEER : | |
|---|--|
| THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION & SUPER STRUCTURE OF THE BUILDING HAS BEEN PREPARED BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA & CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECTS. SOIL TEST HAS BEEN DONE BY SUJIT KUMAR BOSE OF BOSE ENGINEERS, ADDRESS : 53, PURNA CHANDRA MITRA LANE, KOLKATA - 700033. THE RECOMMENDATION OF SOIL TEST HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATION. | |
| DEBARBATA GHOSH EMPANELMENT NO. - II228 (K.M.C.) NAME OF STRUCTURAL ENGINEER | |

| 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 & STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW. | |
| SUJIT KUMAR BOSE EMPANELMENT NO. - G.T.112 (K.M.C.) NAME OF GEO TECHNICAL ENGINEER | |

| OWNERS/APPLICANT DECLARATION : | |
|--|--|
| 1. WE SHALL ENGAGE L.B.S & E.S.E. DURING CONSTRUCTION | |
| 1.1. WE SHALL FOLLOW THE INSTRUCTION OF L.B.S & E.S.E. DURING CONSTRUCTION OF THE BUILDING AS PER (B.S.PLAN) K.M.C. AUTHORITY WILL NOT RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADDING STRUCTURES. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION UNDER THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDERTAKEN PLAN THE CONSTRUCTION OF E.S.E. & L.B.A. BEFORE STARTING OF BUILDING FOUNDATION WORK. | |
| 1.2. I WILL SUBMIT FIRE NO OBJECTION CERTIFICATE BEFORE OBTAINING OR APPLYING FOR COMPLETION CERTIFICATE. | |
| SKYLARK RETAILS PRIVATE LIMITED & RPB CREATION PRIVATE LIMITED NAME OF OWNERS/APPLICANT | |

| CERTIFICATE | |
|--|--|
| PREMISES NO. - 314, NETAJI SUBHAS CHANDRA BOSE ROAD | |
| ASSEESSE NO. - 210980603489 | |
| NAME OF OWNER(S) / APPLICANT(S) - SKYLARK RETAILS PRIVATE LIMITED & RPB CREATION PRIVATE LIMITED | |
| NAME OF ARCHITECT - ANJAN DUTTA (CA/9316409) | |
| AREA OF LAND - 385.28 SQ.M. | |
| PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAJ - 33.0 M. | |
| CO-ORDINATE IN WGS84 AND SITE ELEVATION (AMSL) - | |

| REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL. | CO-ORDINATES IN WGS 84 | SITE ELEVATION (AMSL) | |
|---|------------------------|-----------------------|--------|
| | LATITUDE | LONGITUDE | |
| A | 22°28'56.47N | 88°21'37.37E | 71.0 M |
| B | 22°28'58.97N | 88°21'37.17E | 71.0 M |

THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF AT ANY STAGE IT IS FOUND OTHERWISE, THEN I SHALL BE FULLY LIABLE FOR WHICH K.M.C AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME AS PER LAW.

SKYLARK RETAILS PRIVATE LIMITED & RPB CREATION PRIVATE LIMITED
NAME OF OWNERS/APPLICANT

ANJAN DUTTA
(CA/9316409)
NAME OF ARCHITECT

PLAN OF A PROPOSED G+10 STORIED RESIDENTIAL BUILDING U/S 393A OF K.M.C. ACT 1980 COMPLYING K.M.C. BUILDING RULE 2009 (AMENDED) AT PREMISES NO. - 314, NETAJI SUBHAS CHANDRA BOSE ROAD, WARD - 09B, BOROUGH - X, P.S. - NETAJI NAGAR, P.O. - NAKTALA, KOLKATA - 700047.

OWNERS NAME
SKYLARK RETAILS PRIVATE LIMITED & RPB CREATION PRIVATE LIMITED

PART - A

ASSEESSE NO. - 210980603489

1. DETAILS OF DEED:
BOOK NO. - 1, VOLUME NO. - 1902-2024, PAGES - 701/063 TO 701/08, BEING NO. - 190212687, YEAR - 2024, DATED - 29/10/2024, OFFICE OF THE A.R.A. - II, KOLKATA, WEST BENGAL.

2. DETAILS OF BOUNDARY DECLARATION:
BOOK NO. - 1, VOLUME NO. - 1695-2025, PAGES - 3486 TO 3496, BEING NO. - 169500095, YEAR - 2025, DATED - 22/01/2025, OFFICE OF THE A.D.S.R. ALIPORE, WEST BENGAL.

3. DETAILS OF GIFTED STRIP:
BOOK NO. - 1, VOLUME NO. - 1695-2025, PAGES - 3497 TO 3511, BEING NO. - 169500096, YEAR - 2025, DATED - 22/01/2025, OFFICE OF THE A.D.S.R. ALIPORE, WEST BENGAL.

4. DETAILS OF CORNER SP/LY (SOUTHERN SIDE):
BOOK NO. - 1, VOLUME NO. - 1695-2025, PAGES - 3526 TO 3540, BEING NO. - 169500098, YEAR - 2025, DATED - 22/01/2025, OFFICE OF THE A.D.S.R. ALIPORE, WEST BENGAL.

5. DETAILS OF CORNER SP/LY (NORTHERN SIDE):
BOOK NO. - 1, VOLUME NO. - 1695-2025, PAGES - 3512 TO 3525, BEING NO. - 169500097, YEAR - 2025, DATED - 22/01/2025, OFFICE OF THE A.D.S.R. ALIPORE, WEST BENGAL.

6. DETAILS OF U/L.C. NOC: MEMO NO. 1106/ULC/KOLKATA2025 DT. 14/01/2025

7. A) AREA OF LAND AS PER DEED : 08 K. - 12 CH. - 00 SFT = 585.28 SQ.M.
B) AREA OF LAND AS PER DEED : 08 K. - 12 CH. - 00 SFT = 585.28 SQ.M.
C) AREA OF LAND AS PER U/L.C. : 08 K. - 12 CH. - 00 SFT = 585.28 SQ.M.
D) AREA OF STRIP GIFTED TO K.M.C. : 2.028 SQ.M.
E) AREA OF SP/LY CORNER 1 : 2.879 SQ.M.
F) AREA OF SP/LY CORNER 2 : 1.595 SQ.M.

8. NO. OF STORES INCLUDING BASEMENT IF ANY : G+10

9. NO. OF TENEMENTS : 09 NOS.

10. SIZE OF TENEMENTS : ABOVE 100 SQ.M. ----- 1 NOS.
75 SQ.M. TO 100 SQ.M. ----- 4 NOS.
25 SQ.M. TO 75 SQ.M. ----- 4 NOS.

| PART - B | | | | | |
|---|---------------------|-------------------------------|-------------------------|----------------|------------------|
| 1. AREA OF LAND (AS PER MEASUREMENT) : 585.28 SQ.M. | | | | | |
| 2. PERMISSIBLE GROUND COVERAGE : (50 %) 292.64 SQ.M. | | | | | |
| 3. PROPOSED GROUND COVERAGE : 290.983 SQ.M. (49.71 %) | | | | | |
| 4. AREA CALCULATION | | | | | |
| GROSS COVERED AREA | CUT-OUT AREA | NET COVERED AREA | EXEMPTED AREA | NET FLOOR AREA | |
| (SQ.M.) | (SQ.M.) | (SQ.M.) | (SQ.M.) | (SQ.M.) | |
| GROUND | 280.352 | 280.352 | 27.690 | 252.662 | |
| FIRST | 283.766 | 3.456 | 280.31 | 279.800 | |
| SECOND | 289.383 | 11.34 | 3.456 | 274.587 | |
| THIRD | 296.983 | 11.34 | 3.456 | 282.171 | |
| FOURTH | 296.983 | 11.34 | 3.456 | 282.171 | |
| TOTAL | 1435.34 | 11.34 | 13.824 | 1418.300 | |
| 5. TENEMENT CALCULATION | | | | | |
| Floor | Area (Sq.M.) | Proportional Area to be Added | Actual Tenement Area | Nos. | Parking Required |
| A | 83.423 | 15.213 | 98.636 | 2 | |
| B | 49.953 | 9.109 | 59.062 | 2 | 4 NOS. |
| C | 62.426 | 11.384 | 73.810 | 2 | |
| D | 68.266 | 12.449 | 80.715 | 2 | |
| E | 103.953 | 18.957 | 122.91 | 1 | |
| OCCUPANCY | COVERED AREA | CARPET AREA | PARKING REQUIRED | | |
| BUSINESS | 631.949 | 562.708 | 11 NOS. | | |
| MERCANTILE | 30.998 | 27.528 | NIL. | | |
| 6. REQUIRED CAR PARKING - RESIDENTIAL = 4 NOS & BUSINESS = 11 NOS. | | | | | |
| 7. PROVIDED CAR PARKING - RESIDENTIAL = 4 NOS & BUSINESS = 11 NOS. | | | | | |
| 8. PROVIDED CAR PARKING - YES, 15 NOS. | | | | | |
| 9. PERMISSIBLE F.A.R. : 2.25 | | | | | |
| 10. PROPOSED F.A.R. : 150.873 / 585.28 = 2.211 | | | | | |
| 11. PROPOSED HEIGHT OF THE BUILDING : 15.425 M. | | | | | |
| 12. PROPOSED DEPTH OF THE BUILDING : 24.525 M. | | | | | |
| 13. OPEN TERRACE AREA : 290.983 SQ.M. | | | | | |
| 14. STAIR HEAD ROOM AREA : 20.125 SQ.M. | | | | | |
| 15. LIFT MACHINE ROOM AREA : 8.25 SQ.M. | | | | | |
| 16. LIFT MACHINE ROOM STAIR AREA : 3.00 SQ.M. | | | | | |
| 17. ROOF TANK AREA : 7.000 SQ.M. | | | | | |
| 18. CUPBOARD AREA : 1.145 SQ.M. (0.954 % OF TOTAL FLOOR AREA) | | | | | |
| 19. A) TREE COVER AREA (REQUIRED) : 20.675 SQ.M. (3.53 %) | | | | | |
| B) TREE COVER AREA (PROVIDED) : 25.956 SQ.M. (4.43 %) | | | | | |

| SCHEDULE OF DOORS | | | | |
|-------------------|-----------|--------|------|---------|
| MKD | SIZE | LINTEL | SILL | REMARKS |
| D1 | 1075X2100 | 2100 | - | - |
| D2 | 900X2100 | 2100 | - | - |
| D3 | 750X2100 | 2100 | - | - |
| SFD-1 | 3020X2100 | 2100 | - | - |
| SFD-2 | 2750X2100 | 2100 | - | - |
| SFD-3 | 1660X2100 | 2100 | - | - |
| SFD-4 | 1600X2100 | 2100 | - | - |

| SCHEDULE OF WINDOWS | | |
|---------------------|-----------|---------|
| MKD | SIZE | REMARKS |
| W1 | 1800X1350 | 2100 |
| W2 | 1500X1350 | 2100 |
| W3 | 1200X1350 | 2100 |
| W4 | 1000X1200 | 2100 |
| W5 | 900X1350 | 2100 |
| W6 | 600X750 | 2100 |

DIGITAL SIGNATURE OF A/E

DIGITAL SIGNATURE OF E/E

B.P.NO. : 2025100092 DATE: 11/08/2025

VALID UPTO: 10/08/2030.

SHEET 2 OF 2