



DETAILS OF SEMI-UNDER GROUND WATER RESERVOIR
CAPACITY - 7440 LT.
SCALE - 1:50

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: 4100 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

5) NO OF STOREY - III
6) NO OF TENEMENTS - 12 NOS.
7) SIZE OF TENEMENTS :- 50 - 75 SQ.M. = 12 NOS.

NOTES AND SPECIFICATIONS :-

1. R.C.C. FRAME STRUCTURE WITH CONC. GRADE M 20 & Fe 500.
2. 200 M.M. THK. EXTERNAL 125 & 75 M.M. THK. INTERNAL WALLS WITH 1:4 CEMENT MORTAR JOINTS.
3. STEEL Z SECTION WINDOWS.
4. ALL FLOORS ARE MARBLE FLOORING & WATER TIGHT.
5. 1:6 & 1:4 CEMENT PLASTER ON INTERNAL WALLS AND CEILING RESPECTIVELY.
6. WATER PROOFING TREATMENT ON ROOF, OVERHEAD WATER TANK.
7. P.O.P. PUNNING ON INTERNAL WALLS & CEILING.

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

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.S.E.
S. BANDYOPADHYAY
E.S.E./I/117

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 ABUTTING 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.W.R. WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

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

DECELERATION OF OWNER (C.A.)

I DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, I SHALL ENGAGE

L.B.S. & E.S.E. DURING CONSTRUCTION. I

SHALL FOLLOW THE INSTRUCTION OF L.B.S.

& 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 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 L.B.S/E.S.E. BEFORE STARTING OF

BUILDING FOUNDATION.

BP NUMBER : 2025030027

VALID TILL : 07/07/2030

DATED : 08/07/2025

SIGNATURE OF OWNER
SKKARMA CONSTRUCTION
PRIVATE LIMITED
DIRECTOR-ARJUN GUPTA

SIGNATURE OF E.E. (C)

SIGNATURE OF A.E. (C)

PROPOSED GROUND FLOOR PLAN, EXISTING GROUND FLOOR PLAN, SITE PLAN, LOCATION PLAN, DETAILS OF S.U.G.W.R.

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.

PART- B:

1. AREA OF THE LAND :- (AS PER DEED) : 7 K - 7 CH - 00 SQ.FT.

= 497.492 SQ.M.

1. AREA OF THE LAND :- (AS PER BOUNDARY DECLARATION) :

= 495.192 SQ.M.

2. PERMISSIBLE GROUND COVERAGE - (50.160%) = 248.990 SQ.M.

3. PROPOSED GROUND COVERAGE - (44.348%) = 219.608 SQ.M.

4. PROPOSED AREA :-

FLOOR	GROSS COVERED AREA	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	1.830 SQ.M
FIRST	219.608 SQ.M	2.050 SQ.M	9.960 SQ.M	1.830 SQ.M	205.28 SQ.M
SECOND	219.608 SQ.M	2.050 SQ.M	9.960 SQ.M	1.830 SQ.M	205.28 SQ.M
TOTAL	658.824 SQ.M	4.180 SQ.M	654.644 SQ.M	30.380 SQ.M	54.940 SQ.M
					618.774 SQ.M

5) TENEMENTS & CAR PARKING CALCULATION: RESIDENTIAL:-

MARKE	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. TOTAL NUMBER OF REQUIRED CAR PARKING :- 3 NOS.

7. REQUIRED AREA OF CAR PARKING :- NIL.

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 :- 13.860 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.R. AREA :- 5.00 SQ.M.

16. EXEMPTED AREA : 35.870 SQ.M.

17. OTHER AREA ONLY FOR FEES = (8.316+3.00+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.U.H.R.+L.M.R.+C.B. AREA)