

PLAN CASE NO.- 2025030004

- PART-A:**
- ASSEESSE 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
 - NO OF STOREY - III
 - NO. OF TENEMENTS - 12 NOS.
 - SIZE 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 MORTER 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.

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

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/1/1048
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
Latitude
Longitude
Site elevation (AMSL)

1	22° 34 Min 34 Sec N	88° 23 Min 56 Sec E	5.5 M.
2	22° 34 Min 34 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	LIFT WELL	NET COVERED	EXEMPTED AREA	NET FLOOR AREA
GROUND	219.608 SQ.M.	0.000	219.608 SQ.M.	10.460 SQ.M.	209.148 SQ.M.
FIRST	219.608 SQ.M.	2.090 SQ.M.	217.518 SQ.M.	9.960 SQ.M.	207.558 SQ.M.
SECOND	219.608 SQ.M.	2.090 SQ.M.	217.518 SQ.M.	9.960 SQ.M.	207.558 SQ.M.
TOTAL	658.824 SQ.M.	4.180 SQ.M.	654.644 SQ.M.	30.380 SQ.M.	624.264 SQ.M.
 - 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	
 - a) TOTAL NUMBER OF REQUIRED CAR PARKING :- 3 NOS.
b) TOTAL NUMBER OF PROPOSED CAR PARKING :- NIL.
 - REQUIRED AREA OF CAR PARKING :- 75 SQ.M.
 - PROPOSED AREA OF CAR PARKING :- NIL.
 - PERMISSIBLE F.A.R = 1.25 (FRONTAGE OF PLOT 3.363 M.)
 - PROPOSED F.A.R = 618.899 / 495.192 = 1.2496 < 1.25
 - STAIR HEAD ROOM AREA :- 13.860 SQ.M.
 - LIFT M/C ROOM AREA :- 8.316 SQ.M.
 - OVER HEAD TANK AREA :- 8.710 SQ.M.
 - TERRACE AREA :- 219.608 SQ.M.
 - TOTAL C.B. AREA :- 5.00 SQ.M.
 - EXEMPTED AREA :- 35.870 SQ.M.
 - 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)
 - HEIGHT OF THE BUILDING = 9.825 M.
 - RELAXATION OF AUTHORITY, IF ANY = NIL.
 - WIDTH OF LIFT = 1.225 M.
 - FRONTAGE OF THE PLOT = 3.359 M.
 - HEIGHT OF STAIR HEAD ROOM = 3.000 M.
 - WIDTH OF RESIDENTIAL STAIR = 1.20 M.
 - 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 DESIGN 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./1/117

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 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.

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 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 LBS/ESE BEFORE STARTING OF BUILDING FOUNDATION.

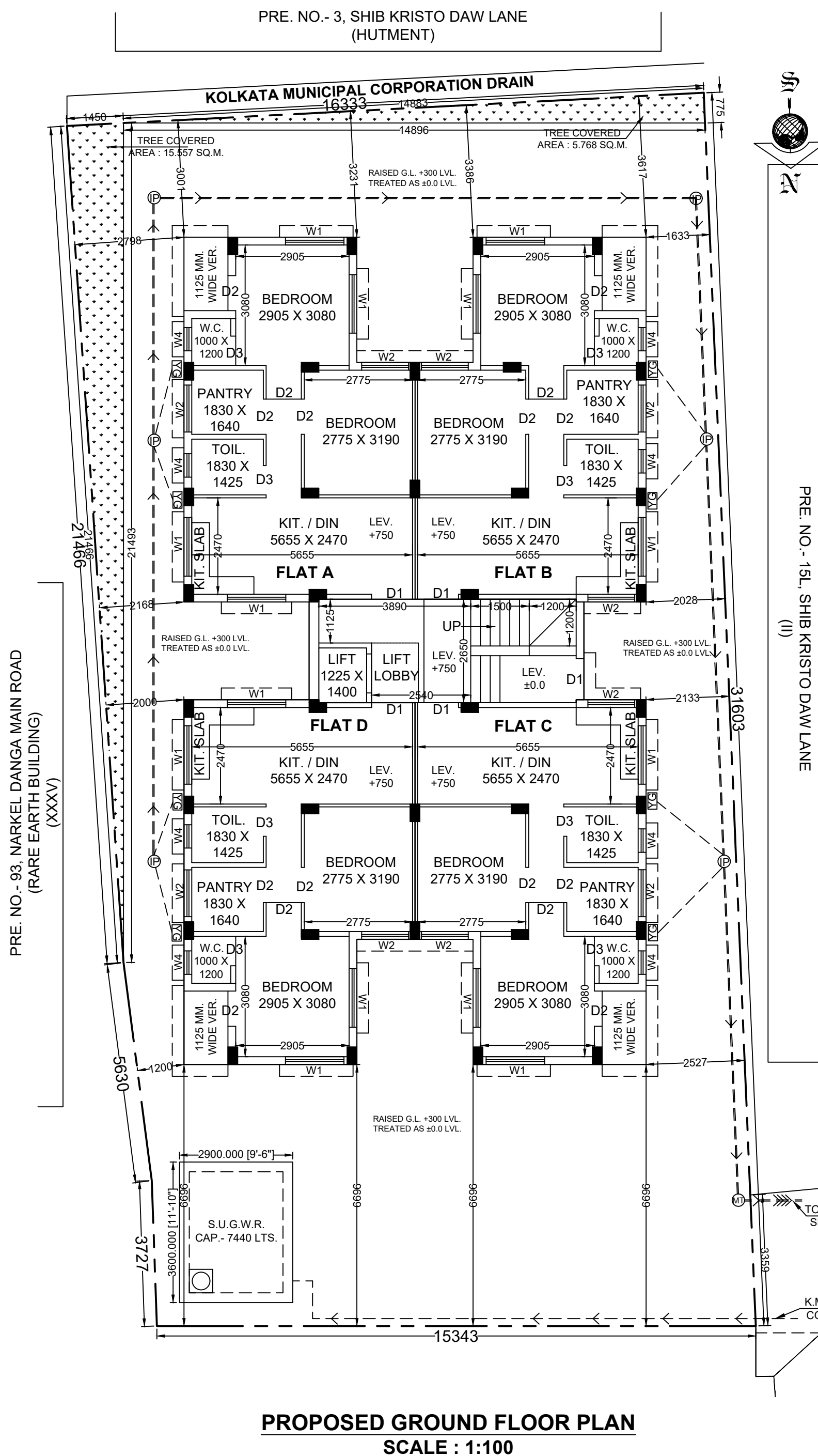
SIGNATURE OF OWNER
SKKARMA CONSTRUCTION
PRIVATE LIMITED
DIRECTOR- ARJUN GUPTA

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

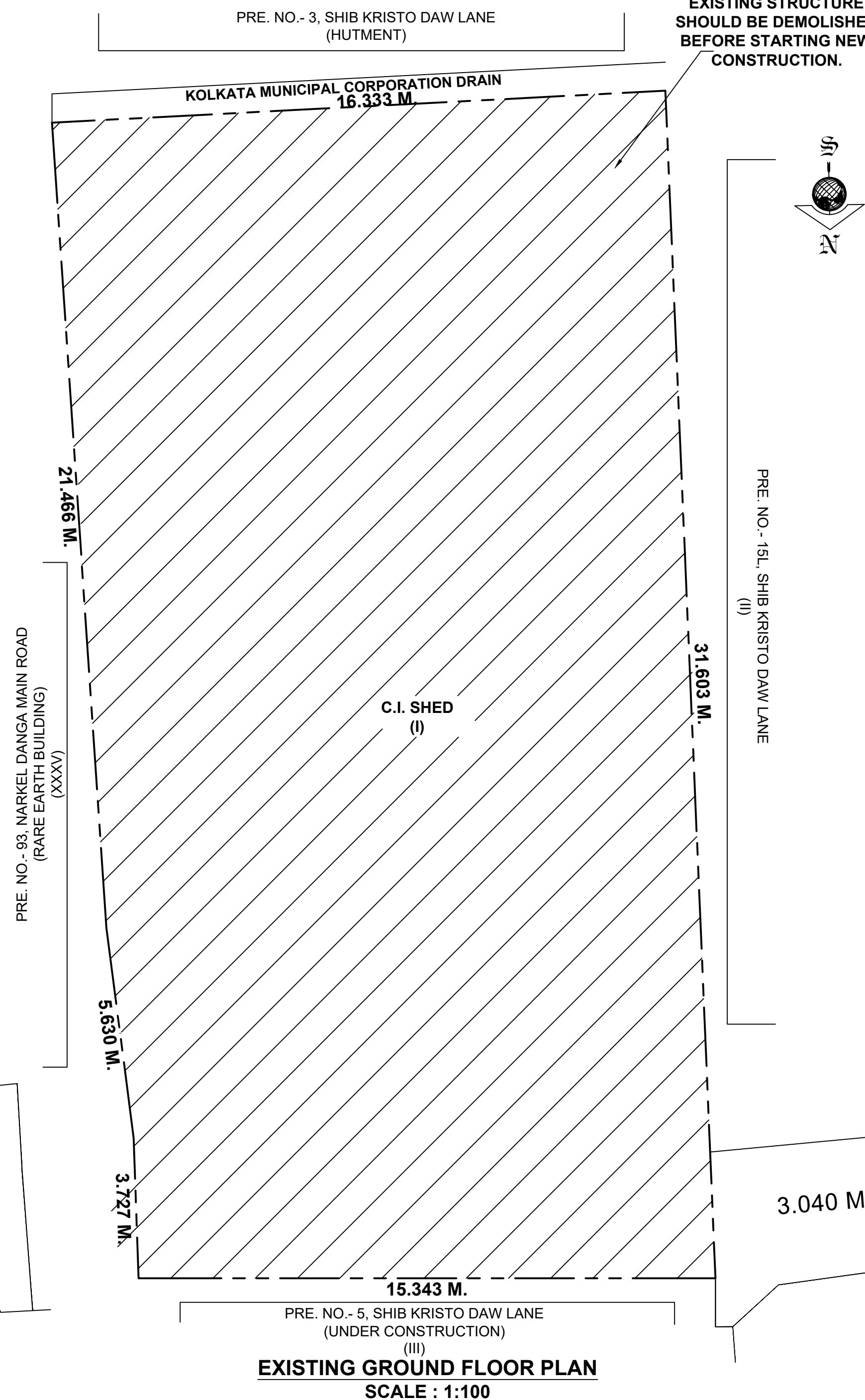
SIGNATURE OF E.E. (C)
SIGNATURE OF A.E. (C)

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.



PRE. NO.- 15L, SHIB KRISTO DAW LANE (II)



3.040 M. WIDE RECORDED PASSAGE