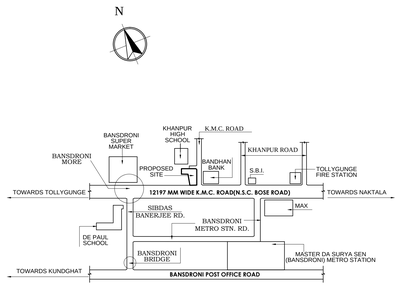
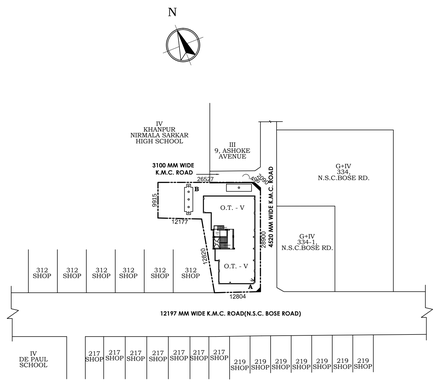
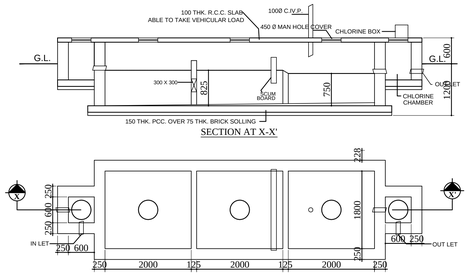


KEY PLAN
(SCALE - 1:4000)



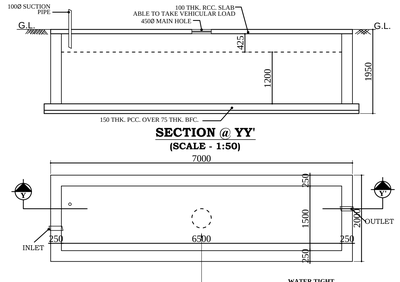
SITE PLAN
(SCALE - 1:600)



SECTION AT X-X'

PLAN

DETAIL OF SEPTIC TANK FOR 100 USERS
SCALE - 1:50

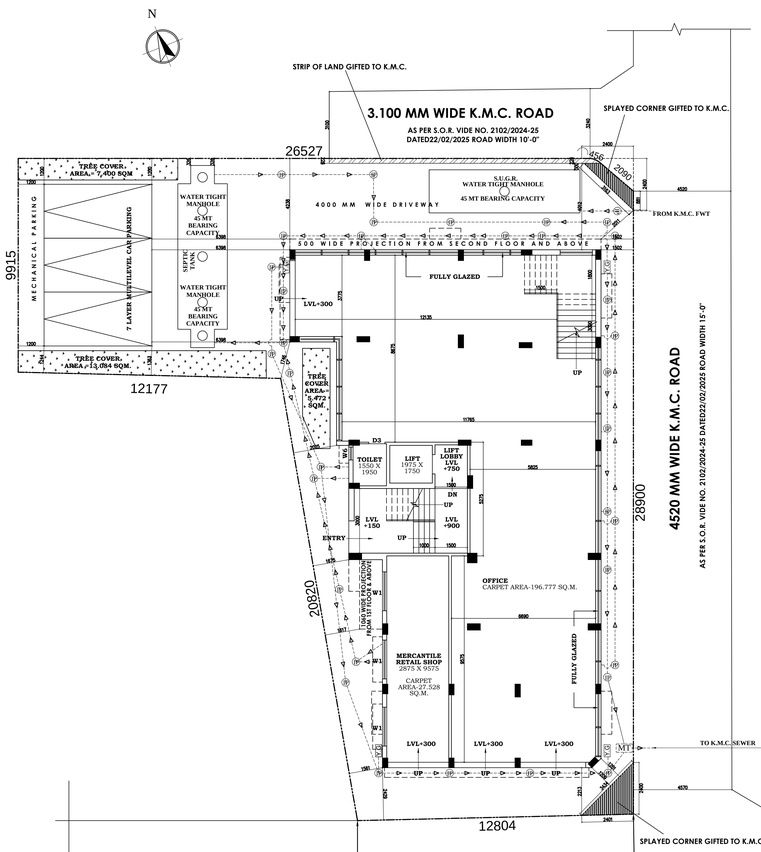


SECTION @ YY'
(SCALE - 1:50)

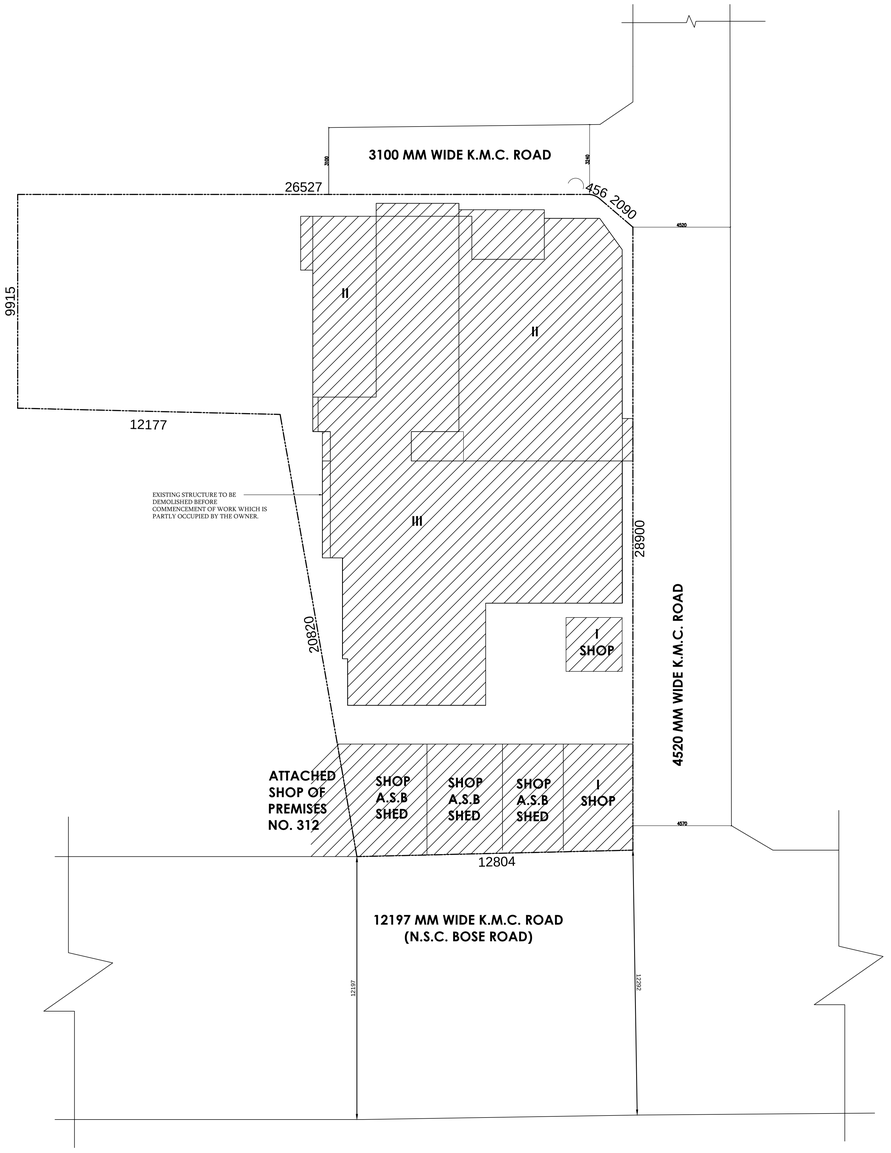
PLAN

WATER TIGHT MANHOLE 45 MT BEARING CAPACITY

DETAIL OF S.U.G.R. CAPACITY - 3000 GALS.
SCALE - 1:50



PROPOSED GROUND FLOOR PLAN
(SCALE - 1:100)



EXISTING FLOOR PLAN
(SCALE - 1:100)

SPECIFICATION :

1. STRUCTURAL CEMENT CONCRETE M - 25 GRADE WITH 19 MM DOWN STONECHIPS.
2. GRADE OF REINFORCEMENT Fe - 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 (2:2:7) ON ROOF .
6. ALL DIMENSIONS ARE IN MILLIMETER .
7. 25TH D.P.C. WITH CEMENT CONCRETE (1:2:4) WITH 6 MM 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. 6 MM 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 M.S.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 EMI UNDER GROUND RESERVOIR AND SEPTIC TANK DOES NOT EXCEED THE DEPTH OF THE FOUNDATION.

PLAN OF A PROPOSED G+IV 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 - 098, BOROUGH - X, P.S. - NETAJI NAGAR, P.O. - NAKTALA , KOLKATA - 700047 .

OWNERS NAME

SKYLARK RETAILS PRIVATE LIMITED & RPB CREATION PRIVATE LIMITED

PART - A

ASSESSEE NO. :- **210980603489**

1. **DETAILS OF DEED**:
BOOK NO. - I, VOLUME NO. - 1902-2024, PAGES - 70103 TO 701108, 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. - I, VOLUME NO. - 1605-2025, PAGES - 3486 TO 3496, BEING NO. - 160500095, YEAR - 2025, DATED - 22/01/2025, OFFICE OF THE A.D.S.R. ALIPORE, WEST BENGAL.

3. **DETAILS OF GIFTED STRIP :**
BOOK NO. - I, VOLUME NO. - 1605-2025, PAGES - 3497 TO 3511, BEING NO. - 160500096, YEAR - 2025, DATED - 22/01/2025, OFFICE OF THE A.D.S.R. ALIPORE, WEST BENGAL.

4. **DETAILS OF CORNER SPLAY (SOUTHERN SIDE) :**
BOOK NO. - I, VOLUME NO. - 1605-2025, PAGES - 3526 TO 3540, BEING NO. - 160500098, YEAR - 2025, DATED - 22/01/2025, OFFICE OF THE A.D.S.R. ALIPORE, WEST BENGAL.

5. **DETAILS OF CORNER SPLAY (NORTHERN SIDE) :**
BOOK NO. - I, VOLUME NO. - 1605-2025, PAGES - 3512 TO 3525, BEING NO. - 160500097, 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/KOLKATA/2025 DT. 14/01/2025

7. **A) AREA OF LAND AS PER DEED :** 08 K - 12 CH - 00 SFT = 585.28 SQM.
B) AREA OF LAND AS PER B.D : 08 K - 12 CH - 00 SFT = 585.28 SQM.
C) AREA OF LAND AS PER ULC : 08 K - 12 CH - 00 SFT = 585.28 SQM.
D) AREA OF STRIP GIFTED TO K.M.C.: 2.028 SQM.
E) AREA OF SPLAYED CORNER 1 : 2.879 SQM.
F) AREA OF SPLAYED CORNER 2 : 1.595 SQM.

8. **NO. OF STORIES INCLUDING BASEMENT IF ANY :** G+IV

9. **NO. OF TENEMENTS :** 09 NOS.

10. **SIZE OF TENEMENTS :** ABOVE 100 SQM. ---------- 1 NOS.
75 SQM. TO 100 SQM.-------- 4 NOS.
25 SQM. TO 75 SQM.-------- 4 NOS.

CERTIFICATE

PREMISES NO. - 314, NETAJI SUBHAS CHANDRA BOSE ROAD
ASSESSEE NO. - 210980403489
NAME OF OWNER(S) / APPLICANT(S) - SKYLARK RETAILS PRIVATE LIMITED & RPB CREATION PRIVATE LIMITED .
AREA OF LAND - 585.28 SQM.
NAME OF ARCHITECT - ANJAN DUTTA C.A./93/16409
PERMISSIBLE HEIGHT IN REFERNCE TO CC/NA ISSUED BY AAI - 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°28'30.4"N	88°21'37.3"E	7.0 M.
B	22°28'30.9"N	88°21'37.1"E	7.0 M.

THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF AT ANY STAGE IT IS GOUND OTHERWISE, THEN I SHALL BE FULLY LIABLE FOR WHICH KMC 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/93/16409)
NAME OF ARCHITECT

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 BOUNDED BY BOUNDARY WALL. THE CONSTRUCTION OF S.U.G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

ANJAN DUTTA
(CA/93/16409)
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.

D. GHOSH
EMPANELMENT NO. - II/228 (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./1/12 (K.M.C.)
NAME OF GEO TECHNICAL ENGINEER

OWNERS/APPLICANT DECLARATION :

I / WE SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION
I / 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 & ADJOINING STRUCTURES. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE , THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN .THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF E.S.E. & L.B.A. BEFORE STARTING OF BUILDING FOUNDATION WORK.
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

DEBARATI CHAKRABORTY
Digitally signed by DEBARATI CHAKRABORTY
Date: 2025.08.11 13:53:44 +05'30'

DIGITAL SIGNATURE OF A.E

TUSHAR JATI
Digitally signed by TUSHAR JATI
Date: 2025.08.11 13:55:43 +05'30'

DIGITAL SIGNATURE OF E.E

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

VALID UPTO: 10/08/2030.

PART - B

1. AREA OF LAND (AS PER MEASUREMENT) : 585.28 SQM.
2. PERMISSIBLE GROUND COVERAGE : (50 %) 292.64 SQM.
3. PROPOSED GROUND COVERAGE : 290.983 SQM. (49.717 %)

4. AREA CALCULATION

GROSS COVERED AREA		CUT - OUT AREA		NET COVERED AREA (SQM.)	EXEMPTED AREA		NET FLOOR AREA (SQM.)
FLOOR (SQM.)	AREA (SQM.)	CUT-OUT (SQM.)	LIFT WELL (SQM.)		STAIR CARPET (SQM.)	LIFT LOBBY (SQM.)	
GROUND	280.352	-	-	280.352	27.090	3.000	250.262
FIRST	283.766	-	3.456	280.31	27.090	3.000	250.220
SECOND	289.383	11.34	3.456	274.587	15.750	3.000	255.837
THIRD	290.983	-	3.456	287.527	15.750	3.000	268.777
FOURTH	290.983	-	3.456	287.527	15.750	3.000	268.777
TOTAL	1435.34	11.34	13.824	1410.303	101.430	15.000	1293.873

5. TENEMENT CALCULATION

FLAT MKD.	TENEMENT AREA	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NOS.	PARKING REQUIRED
A	83.423 SQM.	15.213 SQM.	98.636 SQM.	2	4 NOS.
B	49.953 SQM.	9.109 SQM.	59.062 SQM.	2	
C	62.426 SQM.	11.384 SQM.	73.810 SQM.	2	
D	68.266 SQM.	12.449 SQM.	80.715 SQM.	2	
E	103.953 SQM.	18.957 SQM.	122.91 SQM.	1	

OCCUPANCY	COVERED AREA	CARPET AREA	PARKING REQUIRED
BUSINESS	631.949 SQM.	562.708 SQM.	11 NOS.
MERCANTILE	30.998 SQM.	27.528 SQM.	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 : 1293.873 / 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 SQM.
14. STAIR HEAD ROOM AREA : 20.125 SQM.
15. LIFT MACHINE ROOM AREA : 8.25 SQM.
16. LIFT MACHINE ROOM STAIR AREA : 3.00 SQM.
17. ROOF TANK AREA : 7.000 SQM.
18. CUPBOARD AREA : 13.455 SQM. (0.954% OF TOTAL FLOOR AREA)
19. A) TREE COVER AREA (REQUIRED) : 20.637 SQM.(3.526 %)
B) TREE COVER AREA (PROVIDED) : 25.956 SQM.(4.435 %)

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

W1	1800X1350	2100	750	-
W2	1500X1350	2100	750	-
W3	1200X1350	2100	750	-
W4	1000X1200	2100	900	-
W5	900X1350	2100	750	-
W6	600X750	2100	1350	-