

STATEMENT OF THE PLAN PROPOSAL

- PART - A**
- ASSEESSEE NO = 41121302086
 - NAME OF THE OWNERS = MR. RAKESH GIRISH SANGHVI & MRS. KRISHNA GIRISH SANGHVI
 - NAME OF CONSTITUTED ATTORNEY = MR. UTKARSH RAI & MR. DIPRAJ DAS
 - DETAIL OF REGISTERED DEEDS:
 - a) BOOK NO. 1 VOLUME NO. 137 PAGE 269 TO 273 BEING NO. 8309 FOR THE YEAR: 1960 DATE: 19/11/1960 DISTRICT SUB-REGISTER, ALIPORE, SADAR
 - b) BOOK NO. 1 VOLUME NO. 175 PAGE 446 TO 460 BEING NO. 11462 FOR THE YEAR: 1991 DATE: 30/09/1991 DISTRICT SUB-REGISTER, ALIPORE, SADAR
 - c) BOOK NO. 1 VOLUME NO. 169 PAGE 248 TO 259 BEING NO. 10448 FOR THE YEAR: 1991 DATE: 13/09/1991 DISTRICT SUB-REGISTER, ALIPORE, SOUTH 24 PARGANAS
 - DETAIL OF POWER OF ATTORNEY:
 - BOOK NO. 1 VOLUME NO. 1904-2025 PAGE 160489 TO 160959 BEING NO. 190404000 FOR THE YEAR: 2025 OFFICE OF THE A.R.A. - IV KOLKATA, WEST BENGAL DATE: 24/03/2025
 - DETAIL OF BOUNDARY DECLARATION:
 - BOOK NO. 1 VOLUME NO. 1904-2025 PAGE 56446 TO 56470 BEING NO. 190413036 FOR THE YEAR: 2025 OFFICE OF THE A.R.A. - IV KOLKATA, WEST BENGAL DATE: 01/09/2025
 - DETAIL OF COMMON PASSAGE DECLARATION:
 - BOOK NO. 1 VOLUME NO. 1903-2026 PAGE 80376 TO 80883 BEING NO. 190301789 FOR THE YEAR: 2026 OFFICE OF THE A.R.A. - III KOLKATA, WEST BENGAL DATE: 27/02/2026
 - K.M.C. MUTATION CERTIFICATE - CASE NO. 012131-05-2025/93621 DT. 31/05/2025
 - N.O.C. OF U.L.C. & S.D.O. ALIPORE, MEMO NO. 272UL/Alipore/2025 DT. 11/07/2025
 - CERTIFICATE OF CONVERSATION, MEMO NO. 6/P/72/SOL/LRO/Sadar, Alipore/25 DATED 13/06/2025

- PART - B**
- LAND AREA:
 - A) AS PER DEED: 2792.075 SQ.M. - 69 DECIMALS - 2 B. - 1 CH. - 38.90 SQ.FT.
 - B) AS PER BOUNDARY DECLARATION: 2517.662 SQ.M. - 1 B. - 17 K. - 10 CH. 10.114 SQ.FT.
 - ROAD WIDTH = 7.660 M.
 - NO. OF STOREYS: G + 6 (21.45 M.)
 - PERMISSIBLE GROUND COVERAGE (50%) = 1258.831 SQ.M.
 - PROPOSED GROUND COVERAGE (48.57%) = 1222.776 SQ.M.
 - NO. OF TENEMENTS: 32
 - SIZE OF TENEMENTS:
 - (i) SINGLE TENEMENT - NIL
 - (ii) 50 SQ.M. TO 75 SQ.M. - NIL
 - (iii) 75 SQ.M. TO 100 SQ.M. - NIL
 - (iv) ABOVE 100 TO 200 SQ.M. - 24 NOS.
 - (v) ABOVE 200 SQ.M. - 8 NOS.

7. PROPOSED AREA :-

FLOOR MARKED	COVERED AREA (SQ.M.)	VOID SHAFT (SQ.M.)	GROSS AREA (SQ.M.)	STAIRS STAIR LOBBY (SQ.M.)	LIFT LOBBY (SQ.M.)	NET FLOOR AREA (SQ.M.)
GROUND	1205.773	0.000	1205.773	69.505	15.790	1118.478
FIRST	1023.142	72.721	950.424	67.705	15.955	866.744
SECOND	1047.645	132.081	915.564	67.705	16.230	831.629
THIRD	1047.645	79.096	968.549	67.705	16.230	884.614
FOURTH	852.145	127.251	724.894	48.125	12.000	664.769
FIFTH	852.145	67.891	784.254	48.125	12.000	724.129
SIXTH	852.145	127.251	724.894	48.125	12.000	664.769
TOTAL	6878.643	666.291	6212.352	416.995	100.205	5755.152

8. RESIDENTIAL TENEMENTS & CAR PARKING CALCULATION OF BLOCK 01 :-

MARKED	TENEMENT SIZE (SQ.M.)	PROPORTIONAL AREA TO BE ADDED (SQ.M.)	ACTUAL TENEMENT AREA (SQ.M.)	NO. OF TENEMENT	REQUIRED CAR PARKING
T1	110.631	26.033	136.664	06	06
T2	106.530	25.068	131.598	06	06
T3	147.448	34.650	182.144	03	03
T4	131.828	30.980	162.848	03	03
T5	121.531	28.598	150.128	06	06
T6	173.245	40.713	214.012	03	06
T7	173.573	40.789	214.412	03	06
T8	230.180	54.092	284.272	01	02
T9	230.180	54.092	284.272	01	02
TOTAL				32	40

- GROUND FLOOR COVERED MLCP PARKING - (20X2) = 40 NOS.
- GROUND FLOOR COVERED CAR PARKING = 13 NOS.
- GROUND FLOOR COVERED VISITORS CAR PARKING UR (6X5) = 2 NOS.
- TOTAL REQUIRED CAR PARKING = (40+2) = 42 NOS.
- TOTAL PROVIDED CAR PARKING = (20X2+13) = 53 NOS.
- CALCULATION FOR CAR-PARKING EXEMPTIONS:
 - 10A. ACTUAL AREA PROVIDED FOR CAR-PARKING = 873.050 SQ.M.
 - 10B. (i) EXEMPTION FOR CAR-PARKING PROVIDED AT GROUND FLOOR LVL - 33 X 25 = 825 SQ.M.
 - HENCE, UR 69 EXEMPTION FOR CAR-PARKING = 825.00 SQ.M.
- PERMISSIBLE F.A.R. = 2.0
- PROPOSED F.A.R. = (5755.152 - 825.00) / 2517.662 = 1.958 < 2.0

- STAIR HEAD ROOM AREA = 163.553 SQ.M. 18. CB AREA = 82.468 SQ.M.
- LIFT HEAD ROOM AREA = 27.690 SQ.M.
- PERGOLA AREA AT ROOF = 9.816 SQ.M.
- OVER HEAD TANK AREA = 32.713 SQ.M.
- SWIMMING POOL AREA = 89.797 SQ.M.
- TERRACE AREA = 1240.161 SQ.M.
- EXCESS ROOF AREA (OVER SWIMMING POOL) = 89.797 SQ.M.
- TILEY AREA AT ROOF = 8.360 SQ.M.
- SOLAR PANEL AREA = 22.613 SQ.M.
- TOTAL EXISTING STRUCTURE AREA = 206.931 SQ.M.
- MINIMUM TREE COVER AREA = 377.648 SQ.M. (15.00%)
- PROPOSED TREE COVER AREA = 573.381 SQ.M. (22.74%)

LEGEND :-

T	TREAD	R	RISER
O.T.	OPEN TERRACE	F.C.D.	FIRE CHECK DOOR
R.S.	ROLLING SHUTTER	W.T.F.	WATER TIGHT FLOOR
F.G.	FIXED GLASS	M.T.	MASTER TRAP
I.P.	INSPECTION PIT	Y.G.	YARD GULLY
M.V.	MECHANICALLY VENTILATED		

SCHEDULE OF DOOR AND WINDOW

DOOR SCHEDULE				WINDOW SCHEDULE			
MKD.	WIDTH	LINTEL HT.		MKD.	WIDTH	HEIGHT	LINTEL HT.
D1	1525	2250	W1	1225	1800	2250	
D2	1075	2250	W2	925	1800	2250	
D3	925	2250	W3	925	1200	2250	
D4	825	2250	W4	625	900	2250	
SD	AS PER DWG.	2250				1200	

- NOTES AND SPECIFICATIONS
- ALL DIMENSIONS ARE IN MM. UNLESS OTHERWISE NOTED.
 - PROJECTION OF CHAUIA & CORNICE IS 50 MM.
 - ALL OTHER SPECIFICATION AS PER I.S. CODE OR B.I.C.
 - 10MM THK. PLASTER TO OUTER WALLS AND 12MM THK. PLASTER TO INNER WALLS AND 6MM THK. PLASTER TO CEILING.
 - EXTERNAL WALLS ARE 200 MM THK. AND ALL INTERNAL WALLS ARE 125 MM THK. UNLESS OTHERWISE MENTIONED IN THE DRAWING.
 - THE DEPTH OF U.G.W.R. DOES NOT EXCEED THE DEPTH OF NEARBY BUILDING FOUNDATION.
 - THIS DRAWING IS A PROPERTY OF ARCHITECTONIC SERVICES AND IT SHOULD NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN CONSENT OF THE FIRM.

SITE CO-ORDINATE IN WGS 84 AND SITE ELEVATION (A.M.S.L.):

MARKED IN THE SITE	SITE CO-ORDINATE IN WGS 84	SITE ELEVATION (A.M.S.L.)	PERMISSIBLE HEIGHT IN REFERENCE OF C.C.Z.M. BY A.A.I. IS
P1	22° 29' 31.36"	88° 20' 2.25"	5.6 M.
P2	22° 29' 29.45"	88° 20' 2.01"	5.6 M.
P3	22° 29' 29.47"	88° 20' 1.07"	5.6 M.
P4	22° 29' 31.82"	88° 20' 1.49"	5.6 M.

(1) ARCHITECT DECLARATION: 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 and that the site conditions including the abutting road conforms with the Plan which has been measured and verified by me. It is a building site and not a tank or filled up tank. The land is remarked by boundary wall. The construction of Under Ground water tank and septic tank will be completed before starting of building foundation work.

(2) E.S.E. DECLARATION: The structural design and drawing of both foundation and super structure of the building has been made by me considering all possible load including seismic load as per National Code of India and certified that it is safe and stable all respect.

ADITYA GOSWAMI M.Arch.
Regd. no. CA200433103
Registered with the Council of Architecture, India.
NAME OF ARCHITECT

(3) GEO TECHNICAL ENGINEER DECLARATION: Certified that the structural design and drawing of both foundation and superstructure of the building has been made by E.S.E. considering all possible loads including the seismic load as per National Building Code of India and certified that it is safe and stable in all respect based on my soil investigation report conducted by

ALOK ROY
License no. Class-I, No. G.T/111
6A, Midhan Park, Kolt-700084
NAME OF GEO TECHNICAL ENGINEER

(4) APPLICANTS DECLARATIONS: We do hereby declare with full responsibility that; We shall engage ARCHITECT & E.S.E. during construction. We shall follow the instructions of ARCHITECT & E.S.E. during construction of the building (As per B.S. Plan). K.M.C. authority will not be responsible for structural stability of the building and adjoining building. If any submitted documents are found to be fake the K.M.C. will revoke the sanction Plan. The construction of water reservoir and septic tank will be undertaken under the guidance of E.S.E. ARCHITECT before starting of building foundation work.

MR. UTKARSH RAI AND MR. DIPRAJ DAS PARTNERS OF RAYATH SKYDWELLER GROUP AND CONSTITUTED ATTORNEY OF RAKESH GIRISH SANGHVI & MRS. KRISHNA GIRISH SANGHVI PARTNERS OF MS GIRISH CHANDRA MANILAL SANGHVI
NAME OF APPLICANT

PROJECT : PROPOSED G+VI STORIED (HT. 21.45 M.) OF RESIDENTIAL BUILDING AT PREMISES NO. 335, PASUPATI BHATTACHARJEE ROAD, L.R. & R.S. PLOT NO. 274, L.R. KHATIAN NO. 2428, R.S. KHATIAN NO. 226, J.L. NO. 111, TOUZI NO. 177, MOUZA - SIRITI, K.M.C. WARD NO. 121, BOROUGH NO. XIV, P.S. - BEHALA, KOLKATA - 700 053, UNDER KOLKATA MUNICIPAL CORPORATION.

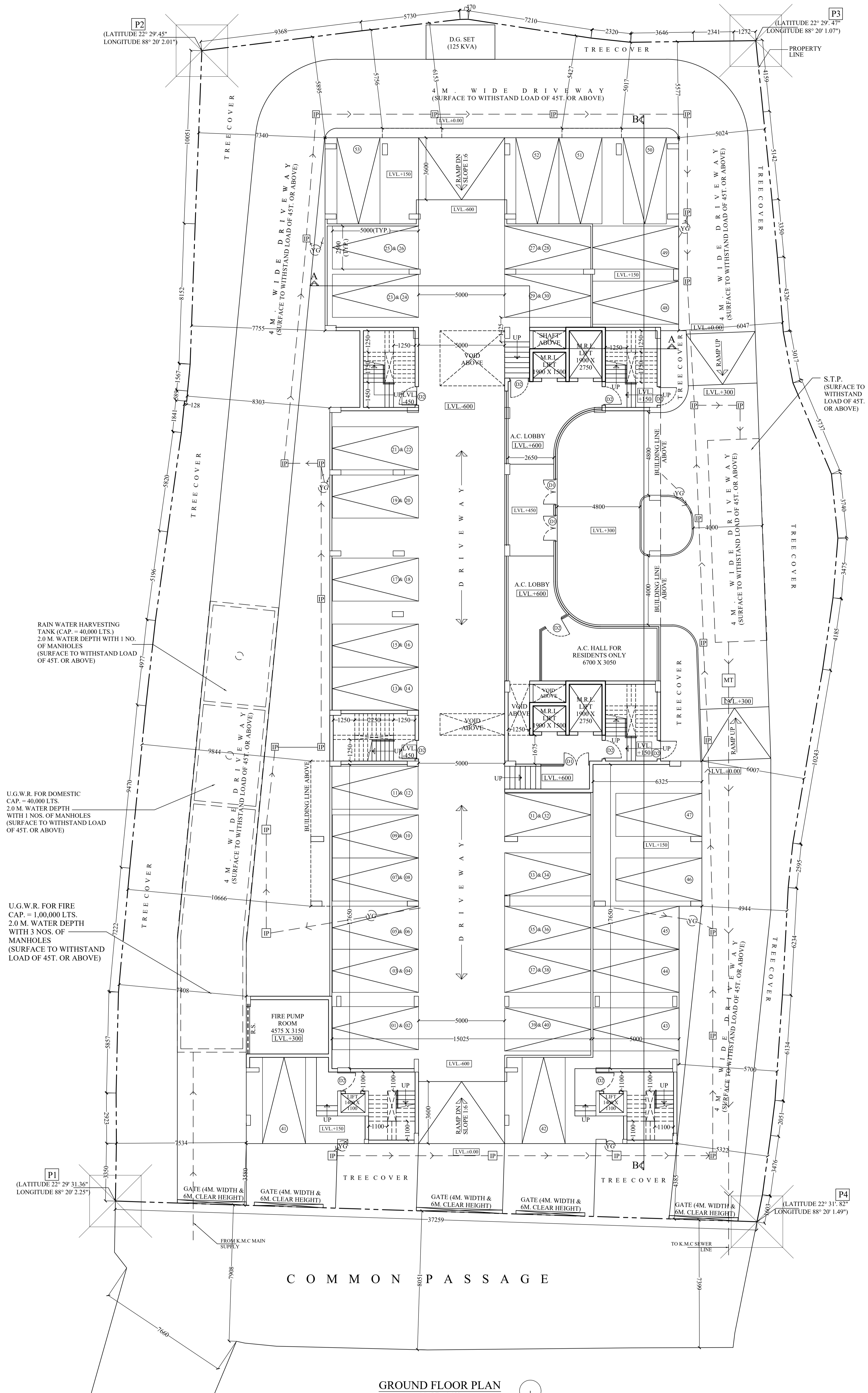
TITLE: GROUND FLOOR PLAN (SHEET 02 OF 07)

DATE	27.03.2026	ARCHITECTONIC SURV'S	AS
SCALE	1:100	DRG. NO.	1/S/19/MUN/02
DRAWN BY	D.S.		

BUILDING PERMIT NO. :- 2026140015
DATE: - 10.04.2026 VALID UP TO: - 09.04.2031
MBC MEETING NO. - 661 MEETING DATE: - 19.02.2026
ITEM NO. - 31725-26

DIGITAL SIGNATURE OF A.E.

DIGITAL SIGNATURE OF E.E.



GROUND FLOOR PLAN
SCALE = 1:100

PASHUPATI BHATTERJEE ROAD