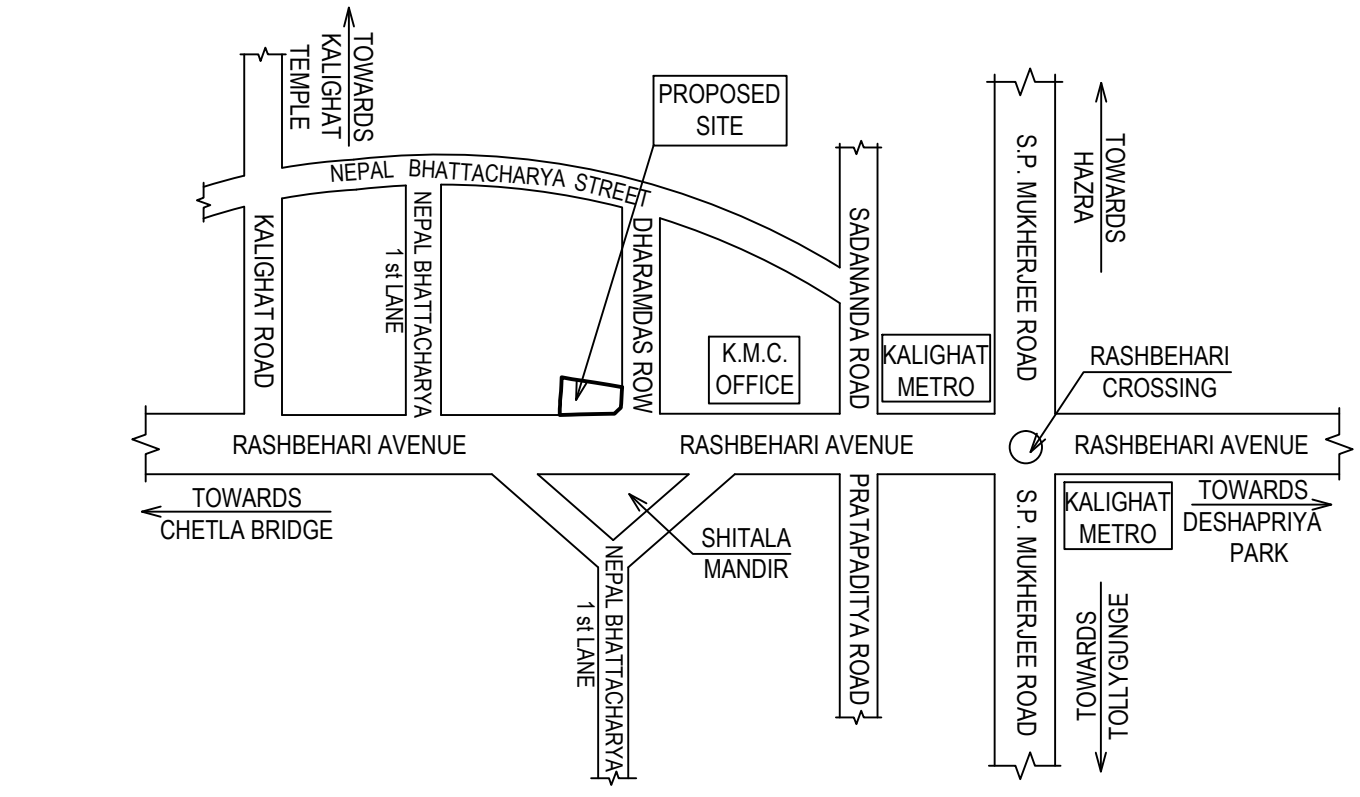
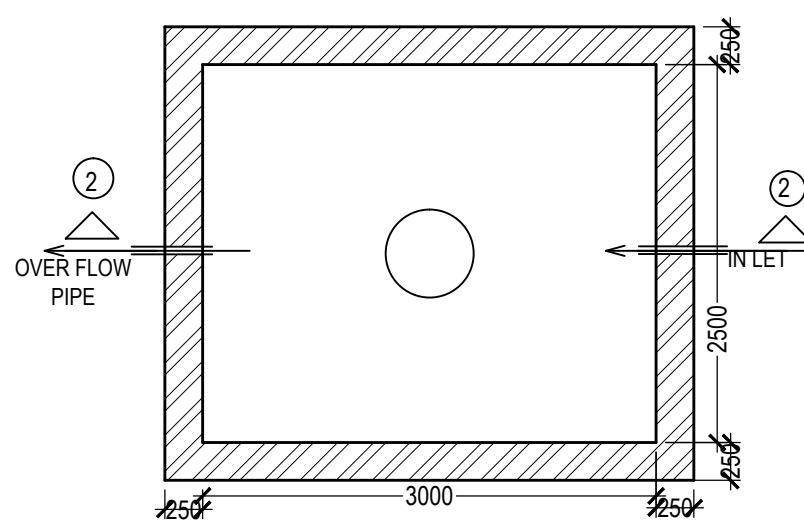
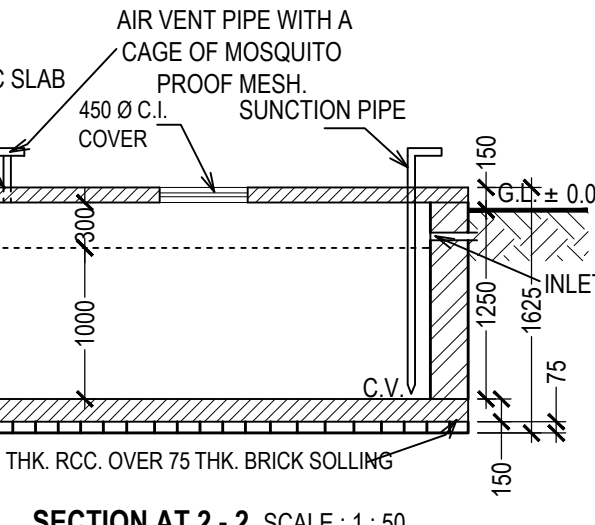




LOCATION PLAN. SCALE: 1:4000



UNDER GROUND WATER RESERVOIR (CAPACITY : 6000 LTR.) SCALE : 1 : 50



SECTION AT 2-2. SCALE: 1:50

SPECIFICATION OF CONSTRUCTION :-

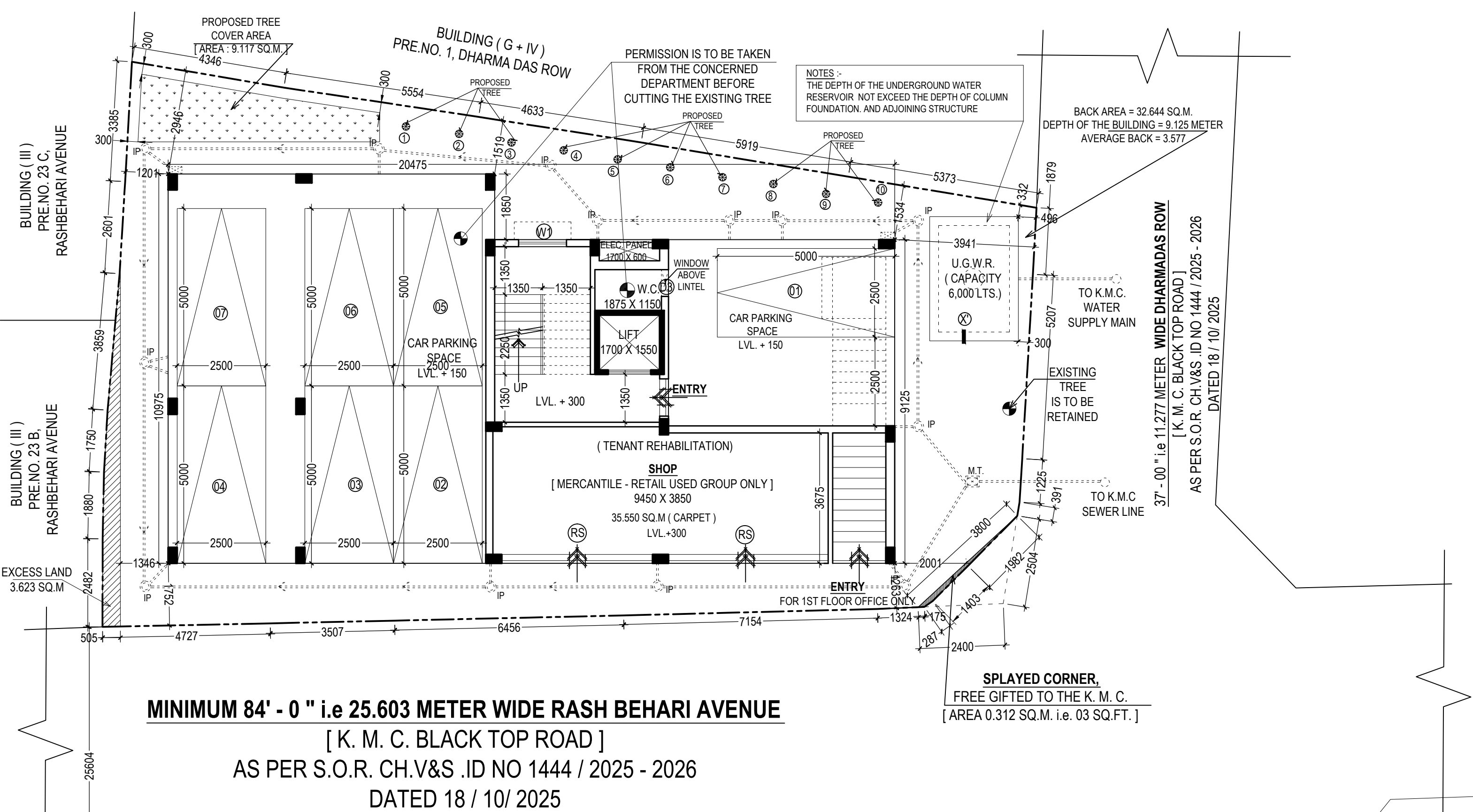
- 200 THK. 1ST CLASS CEMENT BRICK WORK FOR EXTERNAL WALL IN SUPER STRUCTURE IN 1 : 6
- 125 & 75 THK. 1ST CLASS CEMENT BRICK WORK FOR INTERNAL WALL IN 1 : 4
- LEAN CONCRETE, 1 : 3 : 6 WITH 19 MM DOWN GRADED STONE CHIPS (M-15)
- R.C.C. 1 : 1.5 : 3 FOR ROOF SLAB, BEAM, LINTEL, CHAJJA ETC.
- CEMENT SAND PLASTER 18 MM. ON OUTSIDE & 12 MM. ON INSIDE WALL IN 1 : 6 & CEILING & CHAJJA IN 1 : 4
- D.P.C. SHALL BE 50MM. THICK IN 1 : 1.5 : 3 TONE WITH WATER PROOFING ADMIXTURE
- 25 MM. THK. I.P.S. FLOORING WITH NEAT CEMENT FINISH AT TOP
- 75 MM. THK. SINGLE BRICK FLAT SOLING ON FOUNDATION
- 9" + 150 LVL" TO THE FINISHED GROUND FLOOR LVL.
- TREAD WIDTH 250 EACH & RISER HEIGHT IS 151.250 EACH
- FLOOR TO SLAB HEIGHT SHALL BE 3025 MM. & THICKNESS OF THE SLAB SHALL BE 100 MM. THEREFORE, CLEAR HEIGHT OF EACH FLOOR SHALL BE 2925 MM.

MATERIALS :-

STEEL MUST CONFIRMED WITH IS 1786
GRADE OF CONCRETE :- M 20 (C : S : ST :: 1 : 1.5 : 3) & GRADE OF STEEL :- Fe500
CEMENT - ORDINARY PORTLAND & SAND - MEDIUM COARSE
STONE CHIPS - 20 MM. DOWN GRADED
OTHER DETAILS AS PER ARCHITECT OR ENGINEER - IN - CHARGE

PERMISSIBLE HEIGHT : 33.00 METER		
REFERENCE POINT MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS 84	
	LATITUDE	LONGITUDE
A	22°51'17" N	88°34'32" E
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 TAKE APPROPRIATE ACTION AGAINST ME AS PER LAW.		
M / S. VISUAL IMAGING SYSTEMS PRIVATE LIMITED , REPRESENTED BY ITS' ONE OF THE DESIGNATED DIRECTOR AS WELL AS AUTHORIZED SIGNATORY / REPRESENTATIVE NAMEDLY, MR. ALOK KUMAR CHORARIA		
NAME OF ARCHITECT MR. ARUNAVA DAS, REGISTERED ARCHITECT, REG. NO. C. A. / 2007 / 39855		
NAME OF THE OWNER / APPLICANTS.		

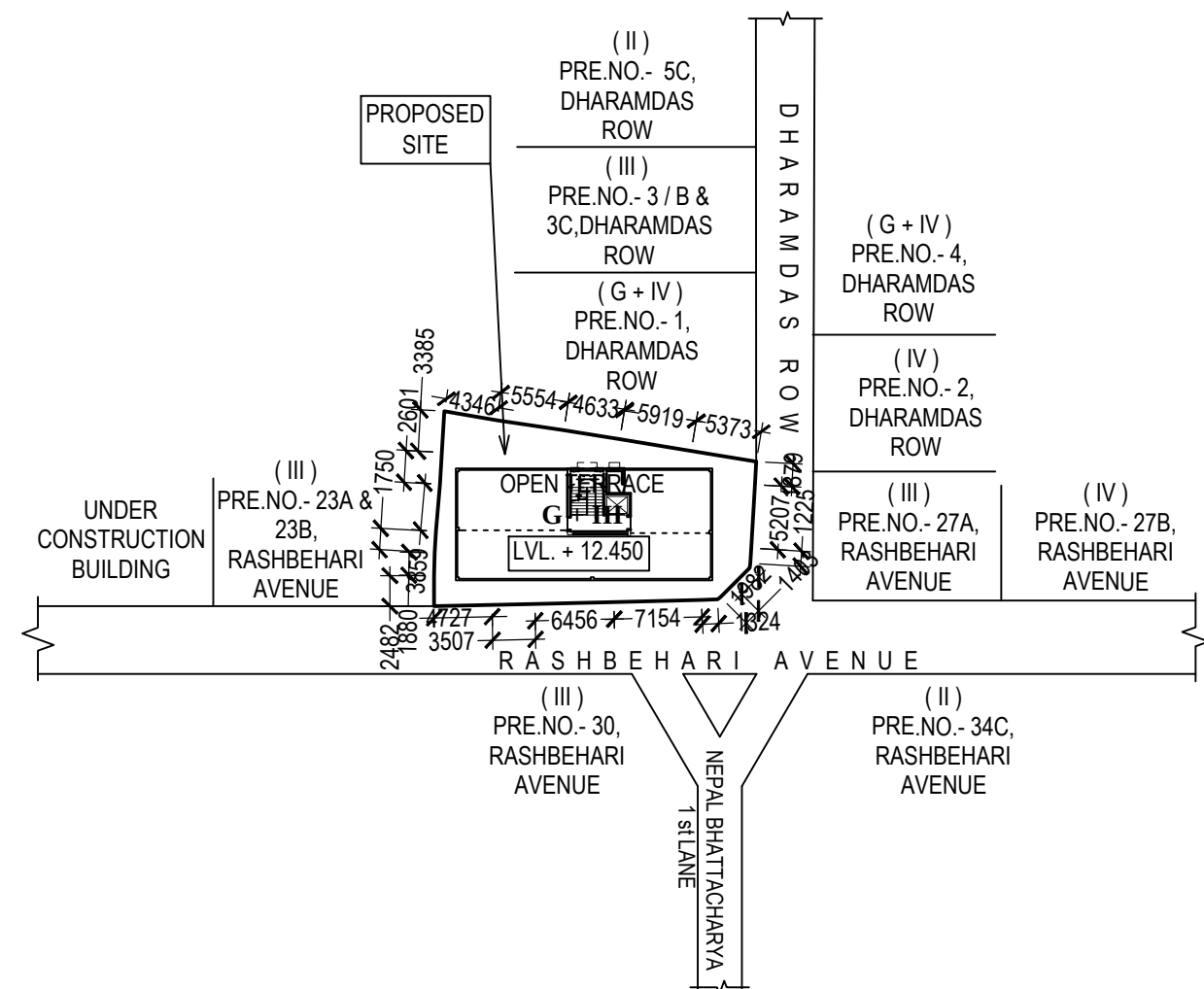
DOOR & WINDOW SCHEDULE :-				
MARKED	TYPE	SILL HEIGHT FROM FLOOR	LINTEL HEIGHT FROM FLOOR	SIZE
D1	SOLID FLUSH	---	2100	1050 X 2100
D3	SOLID FLUSH	---	2100	900 X 2100
D2	SOLID FLUSH	---	2100	750 X 2100
DW	ROLLING SHUTTER	---	2100	2050 X 2100
W1	GLAZED	750	2100	1350 X 1350
W2	GLAZED	750	2100	1200 X 1350
W3	GLAZED	1200	2100	1000 X 900
W4	GLAZED	1350	2100	600 X 750
W5	GLAZED	750	2100	1800 X 1350
W6	GLAZED	750	2100	900 X 1350



PROPOSED GROUND FLOOR PLAN SCALE : 1 : 100

- ASSEESSEE NO. : 11 - 083 - 27 - 0019 - 8
- DETAIL OF REGISTERED DEED :- BOOK NO : I , VOLUME NO.1630-2016 PAGES : 157317 TO 157342 BEING NO. 163056551 FOR THE YEAR .02.09.2016 PLACE : A.D.S.R. ALIPORE.
- DETAIL OF REGISTERED DEED :- BOOK NO : I , VOLUME NO. 1605 TO 2016 PAGES : 157292 TO 157316 BEING NO. 163056552 FOR THE YEAR .02.09.2016 PLACE : A.D.S.R. ALIPORE.
- DETAIL OF REGISTERED DEED :- BOOK NO : I , VOLUME NO. 1605 TO 2016 PAGES : 192156 TO 192181 BEING NO. 1630507100 FOR THE YEAR .26.10.2016 PLACE : A.D.S.R. ALIPORE.
- DETAIL OF REGISTERED DEED :- BOOK NO : I , VOLUME NO. 1605 TO 2016 PAGES : 157267 TO 157291 BEING NO. 163056553 FOR THE YEAR .02.09.2016 PLACE : A.D.S.R. ALIPORE.
- DETAIL OF REGISTERED BOUNDARY DECLARATION :- BOOK NO : I , VOLUME NO.1630-2025 PAGES : 146148 TO 146157 BEING NO. 163005845 FOR THE YEAR : 22.07.2025 PLACE : D.S.R.V. SOUTH 24 PARGANAS
- DETAIL OF REGISTERED CORNER SPLAY :- BOOK NO : I , VOLUME NO.1630-2025 PAGES : 146588 TO 146597 BEING NO. 163005847 FOR THE YEAR : 22.07.2025 PLACE : D.S.R.V. SOUTH 24 PARGANAS
- DETAIL OF REGISTERED NON EVICTION OF TENANTS :- BOOK NO : I , VOLUME NO.1630-2025 PAGES : 146598 TO 146606 BEING NO. 163005848 FOR THE YEAR : 22.07.2025 PLACE : D.S.R.V. SOUTH 24 PARGANAS
- WEST BENGAL FORM NO. 270 (THIKA N.O.C) ORDER SHEET (RULE 129 OF THE RECORD MANUAL, 1917) Case No. Misc Case No. 131 of 2020 NATURE OF THE CASE: PROCEEDING UNDER SECTION 5(i) OF W.B.T.T. (A & R) ACT, 2001. APPROVED BY ASSISTANT DIRECTOR (WBCRS) KOLKATA THIKA TENANCY SOFT OF WEST BENGAL & OFFICER EMPOWERED U / S 75 OF BHARATIYA SAKSHYA ADHINIYAM 2023 DATED : 17 / 06 / 2025
- 10.a. NO. OF STORIES : GROUND + THREE
b. NO. OF TENEMENT : 04 [FOUR] NOS.
10. STATEMENT OF LOFT & CUPBOARD :

Floor	Loft	Cupboard
Ground floor	N / A	N / A
1st floor	N / A	N / A
2nd floor	5.950 SQ.M.	4.939 SQ.M.
3rd floor	5.950 SQ.M.	4.939 SQ.M.
Total	11.900 SQ.M.	9.878 SQ.M.
1. STAIR COVER AREA : 17.120 SQ.M.
3. O.H.W. TANK AREA : 6.370 SQ.M.
4. ROOF TOILET AREA : 2.963 SQ.M.
5. REQUIRED TREE COVER AREA : 7.237 SQ.M.
6. PROVIDED TREE COVER AREA : 9.117 SQ.M.



SITE PLAN. SCALE : 1 : 600

ABSTRACT AREA STATEMENT :
AREA OF LAND : 05 KATHA - 02 CH. - 08 SQ.FT. i.e. 343.553 SQ.M. i.e. 3698 SQ.FT. [AS PER REGISTERED DEED OF CONVEYANCE]
AREA OF LAND : 05 KATHA - 03 CH. - 02 SQ.FT. i.e. 347.176 SQ.M. i.e. 3737 SQ.FT. [AS PER PHYSICAL MEASUREMENT]
PERMISSIBLE F.A.R. : 3.000
[EXISTING ACCESS : 84' - 00" i.e. 25.603 METER WIDE RASH BIHARI AVENUE [K. M. C. BLACK TOP ROAD]
SOUTHERN SIDE & 37' - 00" i.e. 11.277 METER WIDE DHARMADAS ROW [K. M. C. BLACK TOP ROAD] EASTERN SIDE .
PERMISSIBLE TOTAL BUILT UP AREA : 1030.659 SQ.M.
PERMISSIBLE GROUND COVERAGE : 60.00 % i.e. 206.132 SQ.M.
PERMISSIBLE BUILDING HEIGHT : NO RESTRICTION

PROPOSED GROUND FLOOR BUILT UP AREA : 203.850 SQ.M.
PROPOSED 1st FLOOR BUILT UP AREA : 187.694 SQ.M.
PROPOSED TYPICAL (2 nd , & 3 rd .) FLOOR BUILT UP AREA : 201.215 SQ.M. [EACH FLOOR]
PROPOSED TOTAL BUILT UP AREA : [203.850 + 187.694 + (201.215 X 2)] = 793.974 SQ.M.
TOTAL EXEMPTED AREA : (15.829 X 4) = 63.316 SQ.M.
CAR PARKING REQUIRED : 06 [SIX] NOS.
CAR PARKING PROVIDED : 07 [SEVEN] NOS. i.e. PERMISSIBLE CAR PARKING AREA : 150.0 SQ.M.
BUT ADVANTAGE TAKEN CAR PARKING AREA FOR F.A.R. 132.154 SQ.M.
PROPOSED BUILDING HEIGHT : 12.450 METER [GROUND + THREE STORIED]
PROPOSED GROUND COVERAGE : 59.336 % i.e. 203.850 SQ.M.
PROPOSED F.A.R. : 1.742 < 3.000

1. PROPOSED AREA :						
Floor	Residential	Cut Out	Lift Well	Gross Floor	Exempted Area	Net Cover Area
Ground floor	203.850 SQ.M.	---	---	203.850 SQ.M.	13.365 SQ.M.	2.464 SQ.M.
1st floor	203.850 SQ.M.	13.521 SQ.M.	2.635 SQ.M.	187.694 SQ.M.	13.365 SQ.M.	2.464 SQ.M.
2nd floor	203.850 SQ.M.	---	2.635 SQ.M.	201.215 SQ.M.	13.365 SQ.M.	2.464 SQ.M.
3rd floor	203.850 SQ.M.	---	2.635 SQ.M.	201.215 SQ.M.	13.365 SQ.M.	2.464 SQ.M.
Total	815.400 SQ.M.	13.521 SQ.M.	7.905 SQ.M.	793.974 SQ.M.	53.460 SQ.M.	9.856 SQ.M.

2. PARKING CALCULATION :					368.092
Type	Tenament size	Service Area	Tenament Area	Tenament No	Required Parking
A	100.719 SQ.M.	21.351 SQ.M.	122.070 SQ.M.	02 NOS.	04 NOS.
B	83.327 SQ.M.	17.664 SQ.M.	100.991 SQ.M.	02 NOS.	
GROUND FLOOR SHOP BUILT UP AREA : 38.392 SQ.M.					NIL
GROUND FLOOR SHOP CARPET AREA : 35.550 SQ.M.					
FIRST FLOOR OFFICE SPACE BUILT UP AREA : 170.525 SQ.M.					02 NOS.
FIRST FLOOR OFFICE SPACE CARPET AREA : 155.009 SQ.M.					
GROUND FLOOR OFFICE STAIR BUILT-UP AREA : 6.781 SQ.M.					
Total Required Parking =					06 NOS.

TOTAL COVERED AREA IN ALL FLOORS INCLUDING EXEMPTED AREAS (SQ.M.) (EXEMPTED AREA CONSISTS OF ALL AREA ALLOWED FOR EXEMPTION FOR STAIR LOBBY, LIFT LOBBY, LMR, SHR, CUPBOARDS,)									
BLOCK	NET FLOOR AREA (SQ.M.)	STAIR LOBBY AREA (SQ.M.)	LIFT LOBBY AREA (SQ.M.)	LMR AREA (SQ.M.)	S. H. R. AREA (SQ.M.)	CUPBOARD AREA (SQ.M.)	LOFT AREA (SQ.M.)	ROOF W.C. AREA (SQ.M.)	TOTAL AREA (SQ.M.)
A	730.658 SQ.M.	53.460 SQ.M.	9.856 SQ.M.	6.776 SQ.M.	17.120 SQ.M.	11.900 SQ.M.	9.878 SQ.M.	2.963 SQ.M.	842.801 SQ.M.

BLOCK WISE AREA FOR F.A.R. CALCULATION					
BLOCK	FLOOR AREA (SQ.M.)	STAIR AREA (SQ.M.)	LIFT LOBBY (SQ.M.)	CAR PARKING AREA (SQ.M.)	CAR PARKING AREA MAX. LIMIT (SQ.M.)
A	793.974 SQ.M.	50.460 SQ.M.	9.856 SQ.M.	132.154 SQ.M.	132.154 SQ.M.

M / S. VISUAL IMAGING SYSTEMS PRIVATE LIMITED , REPRESENTED BY ITS' ONE OF THE DESIGNATED DIRECTOR AS WELL AS AUTHORIZED SIGNATORY / REPRESENTATIVE NAMEDLY, MR. ALOK KUMAR CHORARIA

NAME OF THE OWNER / APPLICANTS.

CERTIFICATE OF ARCHITECT :-

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF KOLKATA MUNICIPAL CORPORATION BUILDING RULES, 2009, AS AMENDED FROM TIME TO TIME & THAT THE SITE CONDITION INCLUDING THE WIDTH OF THE ABUTTING ROAD CONFORM WITH THE PLAN AND THAT IT IS A BUILDABLE SITE & NOT A FILLED UP TANK.

NAME OF ARCHITECT MR. ARUNAVA DAS, REGISTERED ARCHITECT, REG. NO. C. A. / 2007 / 39855 .

CERTIFICATE OF STRUCTURAL ENGINEER :-

THE STRUCTURAL DESIGN & DRAWINGS OF BOTH FOUNDATION & SUPERSTRUCTURE OF THE BUILDING HAS BEEN PREPARED BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA & THE FOUNDATION IS CAPABLE OF TAKING THE LOAD. CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECTS.

Mr. BIBEK BIKASH MULLICK, [E. S. E. - 1 / 75 . K. M. C.]
NAME OF THE STRUCTURAL ENGINEER

CERTIFICATE OF GEO-TECHNICAL ENGINEER:-

UNDERSIGNED HAS INSPECTED THE SITE CARRIED OUT THE SOIL INVESTIGATION THEREIN. 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 THEREIN IS SAFE AND STABLE IN ALL RESPECT FROM GEO - TECHNICAL POINT OF VIEW.

NAME OF THE GEO - TECHNICAL ENGINEER MR. SANTANU DUTTA,
GEO - TECHNICAL CONSULTANT [G. T. E. / II / 069 . K. M. C.] .

PROJECT :

PROPOSED GROUND + THREE STORIED [12.450 METER HEIGHT] RESIDENTIAL BUILDING AT PREMISES NO. 25, RASHBEHARI AVENUE, P.O. & P. S. KALIGHAT, WARD NO. 083, KOLKATA 700 026 UNDER BOROUGH VIII (EIGHT) [K. M. C.], AS PER U / S 393 A OF THE K. M. C. ACT 1980, & THE K. M. C. BUILDING RULES 2009 [AMENDED] .

TITLE :

FLOOR PLANS, ELEVATION, &, SECTIONS

DRAWING SHEET NO. DEALT : A.DAS
DATE : 07.01.2026
SCALE : 1 : 100 .
[UNLESS OTHERWISE MENTIONED]

ALL DIMENSIONS ARE IN M. M. [UNLESS OTHERWISE MENTIONED]

Architectural Consultants : archisn work

ARCHITECTURE . TOWN PLANNING . INTERIOR . LANDSCAPE . GRAPHIC DESIGN
02, LAKE ROAD [BESIDE LAKE MARKET], FIRST FLOOR, KOLKATA 700 029
phone : (0) 62914 - 22243 . e - mail : archisn_work@yahoo.com

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B.P NO - 2025080122 DATE - 16-01-2026

VALID UPTO : 15-01-2031

DIGITAL SIGNATURE OF A.E. BLDG (VIII)

DIGITAL SIGNATURE OF E.E. BLDG (VIII)