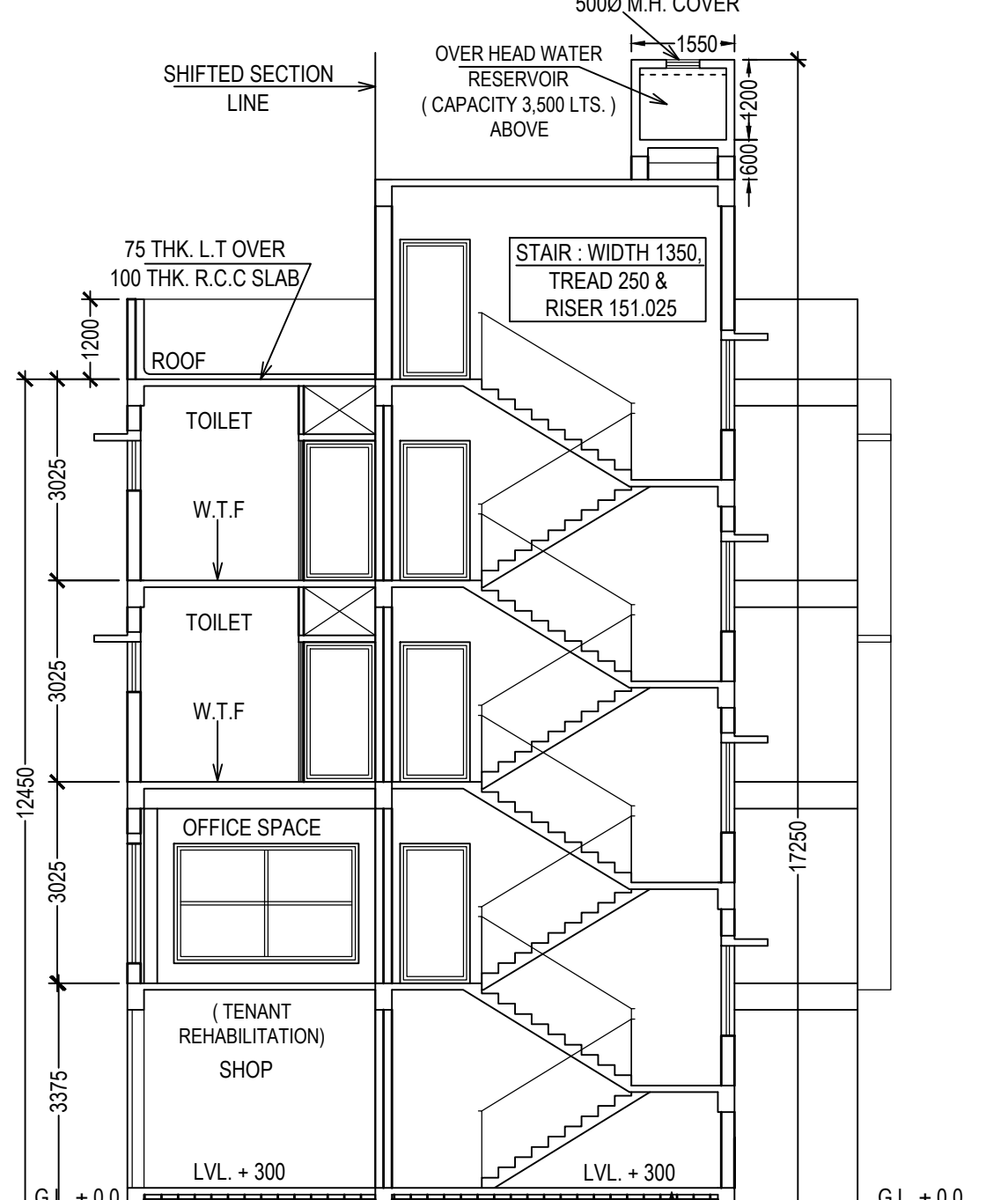
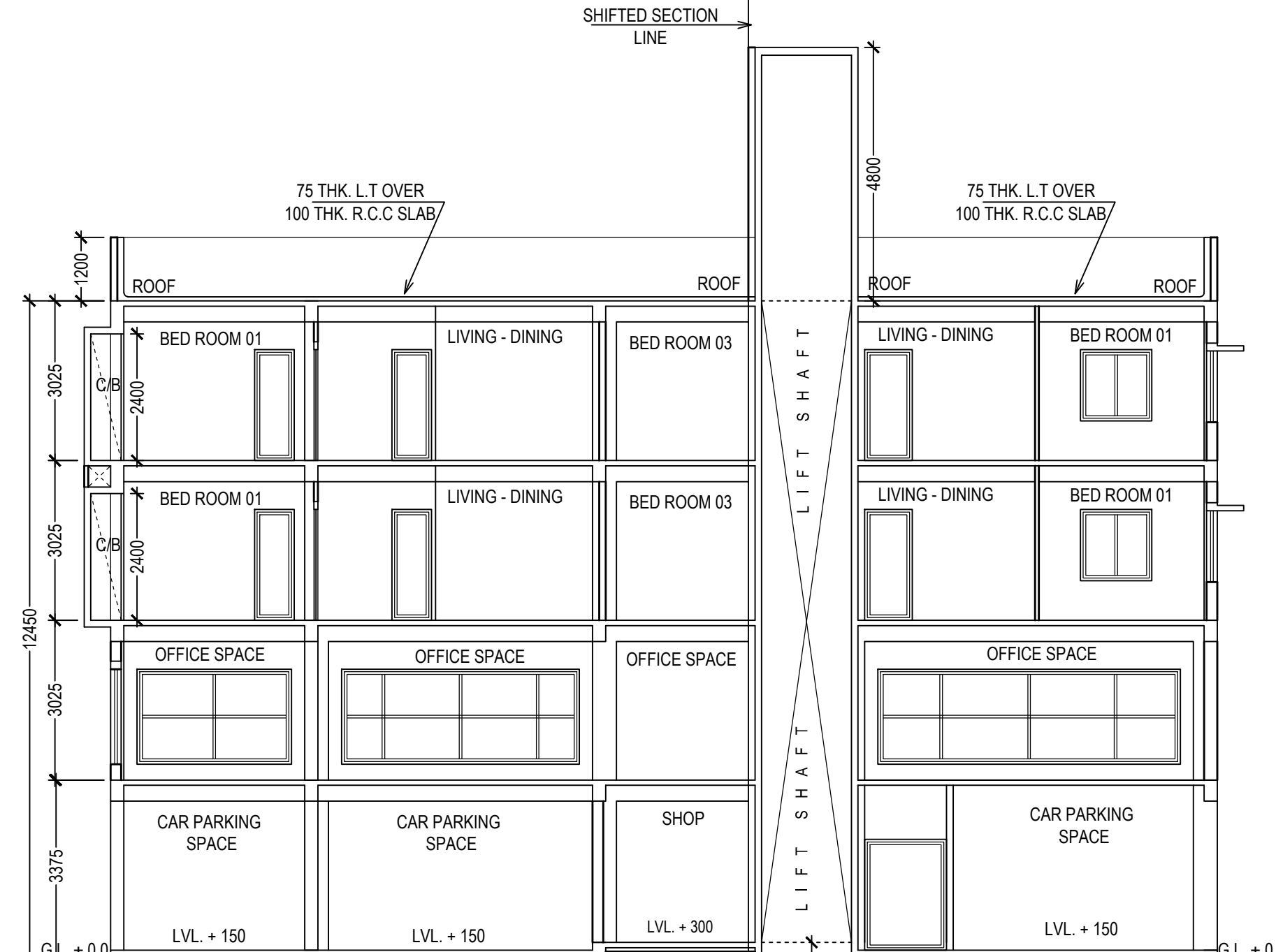




FRONT ELEVATION SCALE : 1 : 100



SECTION THROUGH X - X' SCALE : 1 : 100



SECTION THROUGH Y - Y' SCALE : 1 : 100

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 ADMXTURE
- 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.

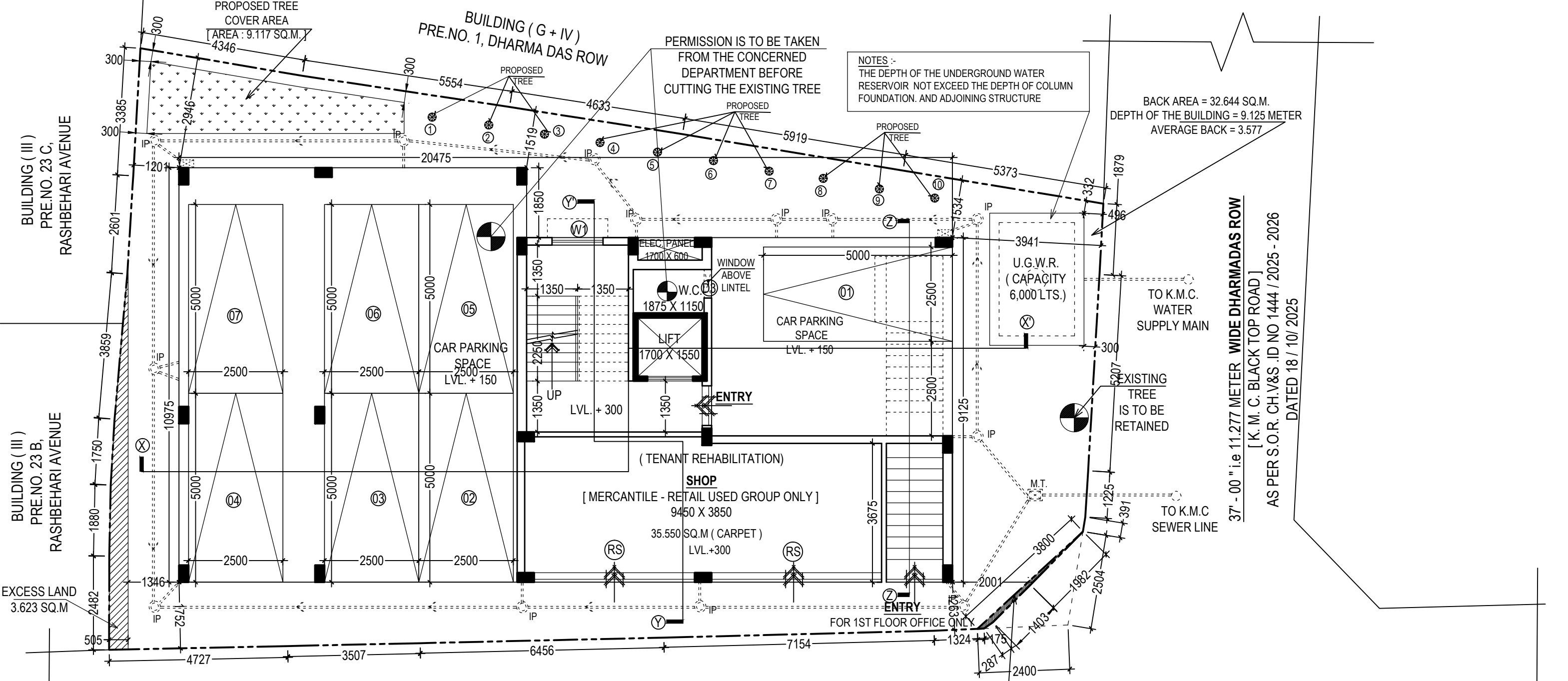
MATERIALS :-

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		SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE	
A	22°51'17" N	88°34'32" E	5.000 M
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 NAMELY, MR. ALOK KUMAR CHORARIA		NAME OF ARCHITECT MR. ARUNAVA DAS, REGISTERED ARCHITECT, REG. NO. C. A. / 2007 / 39855	
NAME OF THE OWNER / APPLICANTS.			

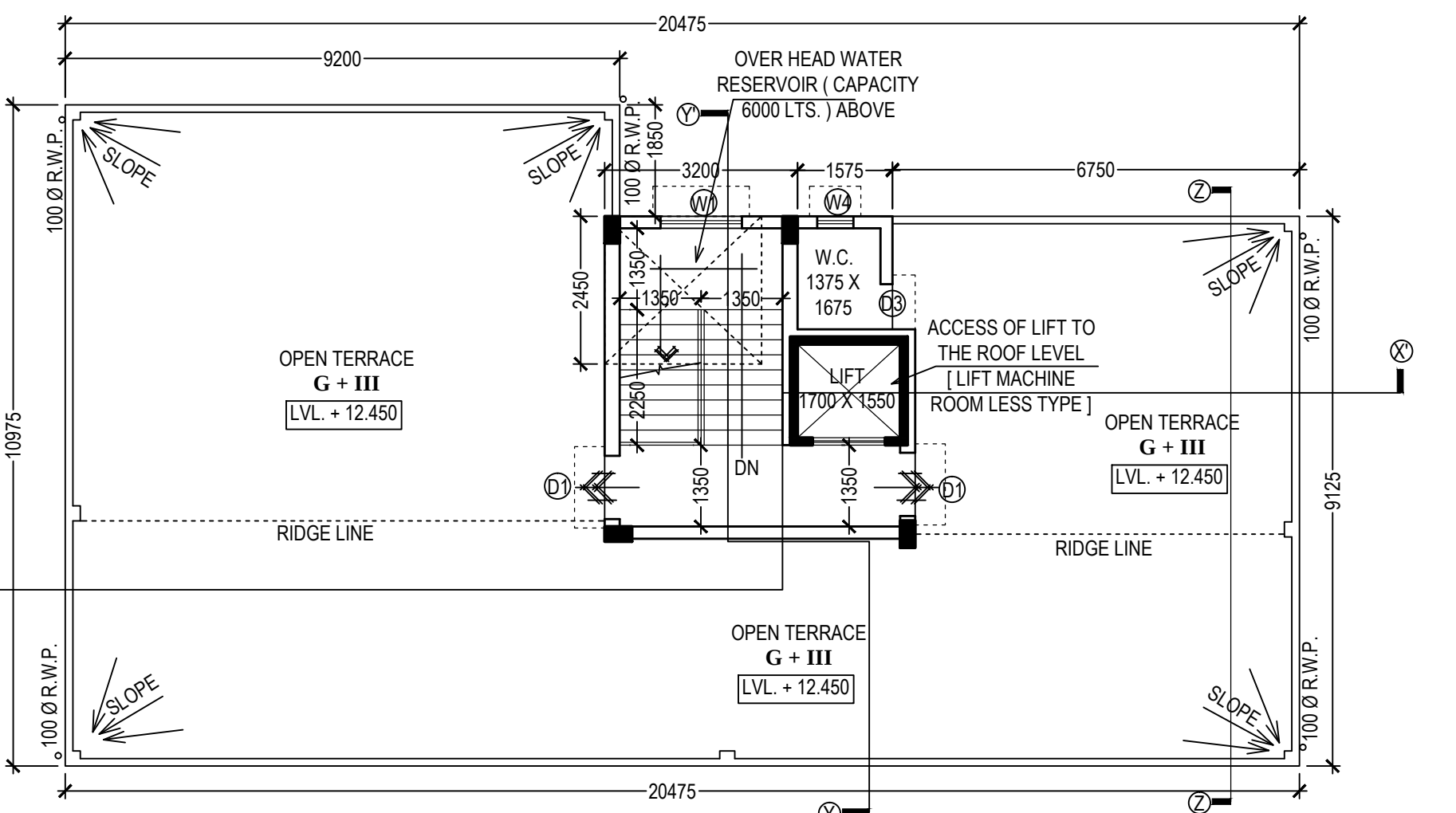
DOOR & WINDOW SCHEDULE :-

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

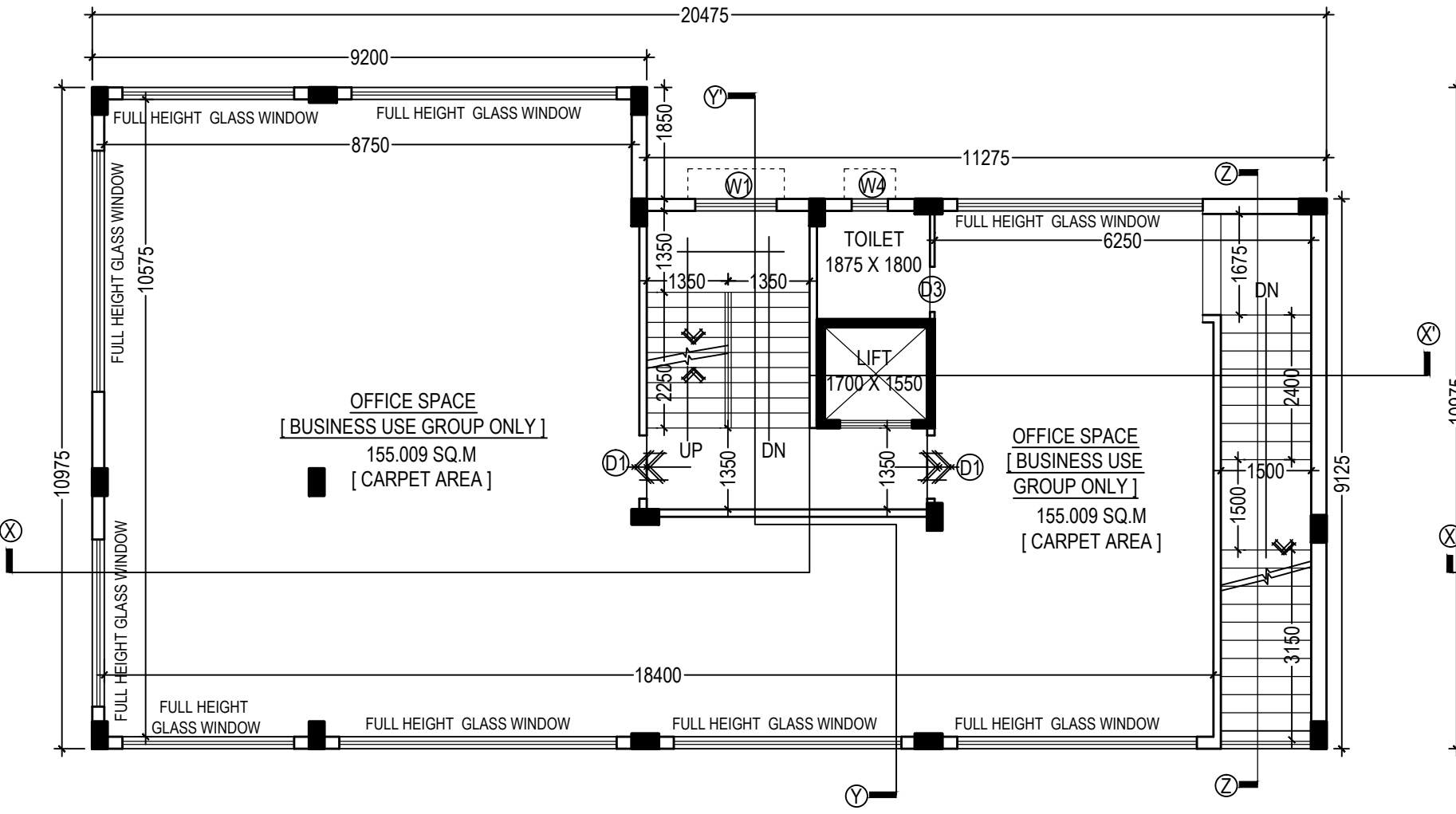


MINIMUM 84' - 0" i.e 25.603 METER WIDE RASH BEHARI AVENUE
[K. M. C. BLACK TOP ROAD]
AS PER S.O.R. CH.V&S .ID NO 1444 / 2025 - 2026
DATED 18 / 10 / 2025

PROPOSED GROUND FLOOR PLAN
SCALE : 1 : 100



PROPOSED ROOF PLAN. SCALE : 1 : 100



PROPOSED 1st [FIRST] FLOOR PLAN . SCALE : 1 : 100

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 BEHARI 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 1 st.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.	188.021 SQ.M.
1st floor	203.850 SQ.M.	13.521 SQ.M.	2.635 SQ.M.	187.694 SQ.M.	13.365 SQ.M.	171.865 SQ.M.
2nd floor	203.850 SQ.M.	---	2.635 SQ.M.	201.215 SQ.M.	13.365 SQ.M.	185.386 SQ.M.
3rd floor	203.850 SQ.M.	---	2.635 SQ.M.	201.215 SQ.M.	13.365 SQ.M.	185.386 SQ.M.
Total	815.400 SQ.M.	13.521 SQ.M.	7.905 SQ.M.	793.974 SQ.M.	53.460 SQ.M.	730.658 SQ.M.

2. PARKING CALCULATION :

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. GROUND FLOOR SHOP CARPET AREA : 35.550 SQ.M.					NIL
FIRST FLOOR OFFICE SPACE BUILT UP AREA : 170.525 SQ.M. FIRST FLOOR OFFICE SPACE CARPET AREA : 155.009 SQ.M.					02 NOS.
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 (S.Q.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 (SQ.M.)	LIFT LOBBY (SQ.M.)	LMR AREA (SQ.M.)	S. H. R. AREA (SQ.M.)	CUPBOARD AREA (SQ.M.)	LOFT AREA (SQ.M.)	ROOF V.G. 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.	2.953 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 (SQ.M.)	PROPOSED F.A.R.
A	730.658 SQ.M.	53.460 SQ.M.	9.856 SQ.M.	132.154 SQ.M.	132.154 SQ.M.	1.742

1. ASSESSEE NO. : 11 - 083 - 27 - 0019 - 8

2. DETAIL OF REGISTERED DEED :-
BOOK NO. : 1 , VOLUME NO. 1605 TO 2016
PAGES : 157317 TO 157342
BEING NO. 160505651
FOR THE YEAR - 02.09.2016
PLACE : A.D.S.R. ALIPORE.

3. DETAIL OF REGISTERED DEED :-
BOOK NO. : 1 , VOLUME NO. 1605 TO 2016
PAGES : 157282 TO 157316
BEING NO. 160505652
FOR THE YEAR - 02.09.2016
PLACE : A.D.S.R. ALIPORE.

4. DETAIL OF REGISTERED DEED :-
BOOK NO. : 1 , VOLUME NO. 1605 TO 2016
PAGES : 192156 TO 192181
BEING NO. 160507100
FOR THE YEAR - 26.10.2016
PLACE : A.D.S.R. ALIPORE.

5. DETAIL OF REGISTERED DEED :-
BOOK NO. : 1 , VOLUME NO. 1605 TO 2016
PAGES : 157287 TO 157291
BEING NO. 160505653
FOR THE YEAR - 02.09.2016
PLACE : A.D.S.R. ALIPORE.

6. DETAIL OF REGISTERED BOUNDARY DECLARATION :-
BOOK NO. : 1 , 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

7. DETAIL OF REGISTERED CORNER SPLAY :-
BOOK NO. : 1 , 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

8. DETAIL OF REGISTERED NON EVICTION OF TENANTS :-
BOOK NO. : 1 , VOLUME NO. 1630-2025
PAGES : 146598 TO 146606
BEING NO. 163005846
FOR THE YEAR - 22.07.2025
PLACE : D.S.R.V. SOUTH 24 PARGANAS

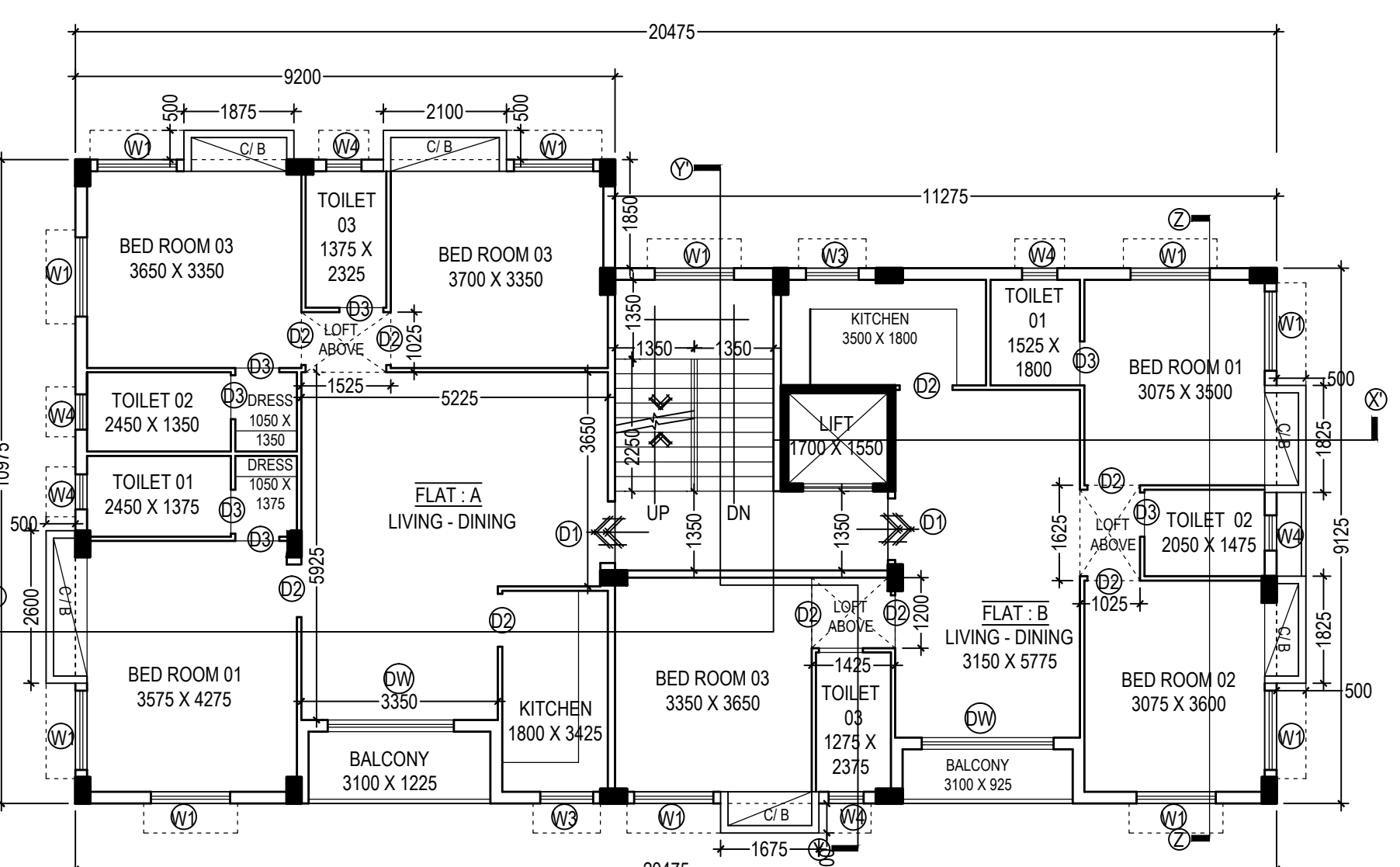
9. WEST BENGAL FORM NO. 270 (THIKA N.O.C)
ORDER SHEET
(RULE 128 OF THE RECORD MANUAL, 1917)
Case No: Misc Case No. 131 of 2020.
NATURE OF THE CASE: PROCEEDING UNDER SECTION 5(i) OF W.B.T.T. (A & R) ACT, 2001.
APPROVED BY ASSISTANT DIRECTOR (WBRCRS)
KOLKATA THIKA TENANCY GOVT OF WEST BENGAL & OFFICER EMPOWERED U/S 75 OF BHARATIYA SAKSHYA ADHINYAM 2023
DATED : 17 / 06 / 2025

9.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.

- STAIR COVER AREA : 17.120 SQ.M.
- LIFT MACHINE ROOM LESS AREA : 6.776 SQ.M.
- O.H.W. TANK AREA : 6.370 SQ.M.
- ROOF TOILET AREA : 2.953 SQ.M.
- REQUIRED TREE COVER AREA : 7.237 SQ.M.
- PROVIDED TREE COVER AREA : 9.117 SQ.M.



PROPOSED TYPICAL [2 nd & 3 rd] FLOOR PLAN.
SCALE : 1 : 100

OWNERS DECLARATION:-

WE DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, WE SHALL ENGAGE L.B.A. & ESE DURING CONSTRUCTION. WE SHALL FOLLOW THE INSTRUCTION OF L.B.A. & 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 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.

M / S. VISUAL IMAGING SYSTEMS PRIVATE LIMITED ,
REPRESENTED BY ITS' ONE OF THE DESIGNATED
DIRECTOR AS WELL AS AUTHORIZED SIGNATORY /
REPRESENTATIVE NAMESLY, 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]

Architctural 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

THIS DRAWING IS A PROPERTY OF archisn work ; ANY MODIFICATION , CHANGES, DEVIATIONS IS NOT PERMISSIBLE WITHOUT PRIOR INTIMATION OF THE ARCHITECT, TO THE CONTRARY THIS WILL BE TREATED AS ILLEGAL ACT.

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)