OFFICE USE ONLY

PROJECT

PROPOSED FOUR STORIED RESIDENTIAL CUM COMMERCIAL BUILDING

OWNERS

ALPINE ENTERPRISES "PAARTNERSHIP FIRM"
OFFICE AT:- OLD SBI BUILDING 2nd FLOOR,
NAYABAZAR, SILIGURI, P.O:-SILIGURI BAZAR,
P.S:-SILIGURI, DISTRICT:-DARJEELING, PIN:-734005

LOCATION

MEDICAL

SCHEDULE OF LAND

PLOT NO :-172 (R.S) 398, 413& 416 (L.R)
KHATIAN NO :-(R.S) NIL (L.R)
MOUZA :-KALAKATA (BL
SHEET NO. :-01,
PARGANA :-PATHARGHATA
J.L NO. :-72,
P.S. :-MATIGARA,
DIST. :-DARJEELING.

AREA STATEMENT

LAND AREA :- 3279.145 m² (AS PER D)
:- 3277.34 m² (AS W/T)

	PERMISSIBLE	PROPOSED
GROUND COVERAGE	1638.77 SQ.M.(50 %)	1618.71 (49.39%)
GROUND FLOOR AREA	1638.77 SQ.M.	1567.39 SQ.M.
FIRST FLOOR AREA	1638.77 SQ.M.	1591.75 SQ.M.
SECOND FLOOR AREA	1638.77 SQ.M.	1595.05 SQ.M.
THIRD FLOOR AREA	1638.77 SQ.M.	1595.05 SQ.M.
TOTAL COVERED AREA	2.5	13.04
HEIGHT OF BUILDING	13.0M.	7.5 M.
ROAD WIDTH		59 mtS
CAR PARKING	21 Nos	56(94 SQ.M.
TOTAL STAIRCASE		1618.77 SQ.M.
LIFT& COMMON SPACE AREA		57 Nos.
FAR		20466.34 CU.M.

F.A.R. CALCULATION

a) In Gr. Fl. (commercial area & community use) - 495.6 m²
b) In 1st Fl. (Residential area without common space) - 1474.54 m²
c) In 2nd Fl. (Residential area without common space) - 1417.84 m²
d) In 3rd Fl. (Residential area without common space) - 1417.84 m²
Total Area - 4925.82 m²
F.A.R - 4925.82 m² / 3277.34 - 1.5

PARKING CALCULATION:

TENEMENT WITHIN less than 80sq.m.	03 NOS	PARKING-(0)
TENEMENT WITHIN 80sq.m.-75 sq.m.	13 NOS	PARKING-(03)
TENEMENT WITHIN 75sq.m.-100 sq.m.	32 NOS	PARKING-(24)
TENEMENT WITHIN 75sq.m.-100 sq.m.	09 NOS	PARKING-(09)
FOR COMMERCIAL AREA (23437 SQ.M.)	40 NOS.	PARKING-(40)
TOTAL REQUIRED		PARKING(21

FLOOR WISE AREA STATEMENT

GROUND FLOOR AREA = 1592.39 SQ.M.

a) Commercial Area - 234.17 m²
b) Parking Area - 877.48 m²
c) Staircase & Common Space Area - 194.31 m²
d) Community use Area - 261.43m²

FIRST FLOOR AREA =1591.75 SQ.M.

a) Residential Area - 1474.54 m²
b) Staircase , Lift & Common Space Area= 117.21 m²

2nd & 3rd FLOOR AREA = 1595.05 SQ.M.

a) Residential Area - 1477.84 m²
b) Staircase , Lift & Common Space Area= 117.21 m²

TOTAL STAIR, LIFT & COMMON AREA

a) In Gr. Fl. - 194.31 m²
b) In 1st Fl. - 117.21 m²
c) In 2nd Fl. - 117.21 m²
d) In 3rd Fl. - 117.21 m²
Total Area - 545.94 m²

TENEMENT SPECIFICATON

	IN 1ST FLOOR	IN 2ND & 3RD FLOOR
"101"- "90.69 m² (3BHK) IN 1ST FL.	"201"/"301" - 90.69 m² (3BHK) IN 1ST FL.	
"102"- 90.02 m² (3BHK) IN 1ST FL.	"202"/"302" - 90.02 m² (3BHK) IN 1ST FL.	
"103"- 68.79 m² (1BHK) IN 1ST FL.	"203"/"303" - 68.79 m² (1BHK) IN 1ST FL.	
"104"- 73.34 m² (2BHK) IN 1ST FL.	"204"/"304" - 73.34 m² (2BHK) IN 1ST FL.	
"105"- 68.79 m² (1BHK) IN 1ST FL.	"205"/"305" - 68.79 m² (1BHK) IN 1ST FL.	
"106"- 102.34 m² (3BHK) IN 1ST FL.	"206"/"306" - 102.34 m² (3BHK) IN 1ST FL.	
"107"- 73.45 m² (2BHK) IN 1ST FL.	"207"/"307" - 73.45 m² (2BHK) IN 1ST FL.	
"108"- 98.85 m² (2BHK) IN 1ST FL.	"208"/"308" - 102.34 m² (3BHK) IN 2ND & 3RD FL.	
"109"- 73.45 m² (2BHK) IN 1ST FL.	"209"/"309" - 73.45 m² (2BHK) IN 2ND & 3RD FL.	
"110"- 98.85 m² (2BHK) IN 1ST FL.	"210"/"310" - 98.85 m² (2BHK) IN 2ND & 3RD FL.	
"111"- 90.83 m² (2BHK) IN 1ST FL.	"211"/"311" - 90.83 m² (2BHK) IN 2ND & 3RD FL.	
"112"- 101.31 m² (3BHK) IN 1ST FL.	"212"/"312" - 101.31 m² (3BHK) IN 2ND & 3RD FL.	
"113"- 82.35 m² (2BHK) IN 1ST FL.	"213"/"313" - 82.35 m² (2BHK) IN 2ND & 3RD FL.	
"114"- 77.99 m² (2BHK) IN 1ST FL.	"214"/"314" - 77.99 m² (2BHK) IN 2ND & 3RD FL.	
"115"- 82.35 m² (2BHK) IN 1ST FL.	"215"/"315" - 82.35 m² (2BHK) IN 2ND & 3RD FL.	
"116"- 98.69 m² (2BHK) IN 1ST FL.	"216"/"316" - 98.69 m² (2BHK) IN 2ND & 3RD FL.	
"117"- 78.67 m² (2BHK) IN 1ST FL.	"217"/"317" - 78.67 m² (2BHK) IN 2ND & 3RD FL.	
"118"- 86.35 m² (2BHK) IN 1ST FL.	"218"/"318" - 86.35 m² (2BHK) IN 2ND & 3RD FL.	
"119"- 72.98 m² (2BHK) IN 1ST FL.	"219"/"319" - 76.5 m² (2BHK) IN 2ND & 3RD FL.	

SPECIFICATION

1) ALL DIMENSIONS ARE IN MM.
2) ALL R.C.C WORKS SHALL BE OF M25.
3) ALL B.C.C WORKS SHALL BE OF M10.
4) GRADE OF STEEL BARS CONFORMING TO I.S. 1786.
5) CEMENT USED IN ALL WORKS CONFORMING TO I.S. 269.
6) LAP BOND LENGTH SHALL BE 40D
(D=DIA OF BAR).
7) P.V.C OVERHEAD TANK.
8) FLOORS ARE FINISHED WITH MARBLE/P.S. (1:2:4)
9) FLOORS ARE FINISHED WITH MARBLE/P.S. (1:2:4)
10) OUTER WALL 200 THK.& INTERNAL WALL 125 THK. AAC BLOCK IN SUPERSTRUCTURE CONFORMING TO I.S. 2185 (PART-III)
UNIT WEIGHT NOT MORE THAN 10 KN/cum

L.U.C.C. MEMO NO.- 04 - 08 - 2020
DATE :- 4408 / SDA

DECLARATION BY THE OWNER

CERTIFIED THAT I SHALL NOT ALTER OR MAKE ANY ADDITION OR ALTERATION IN THE PLAN AS SANCTIONED BY THE AUTHORITY AND ALSO I SHALL ABIDE BY THE RULES AND REGULATIONS FOR THE TIME BEING IN FORCE IN RESPECT TO ANY MATTER NOT SHOWN IN THE PLAN SANCTIONED BY THE AUTHORITY. I SHALL NOT MAKE ANY ADDITION OR ALTERATION IN THE BUILDING AFTER THE COMPLETION OF THE BUILDING WITHOUT PRIOR SANCTION OF THE AUTHORITY. I ALSO CERTIFIED THAT I AM THE OWNER OF THE LAND AND THAT THE BUILDING PROPOSED FOR CONSTRUCTION SHALL BE ERECTED BY THE R.A.I. B.S. SIGNING THE BUILDING PLAN APPLICATION OR IN HIS ABSENCE BY ANY OTHER L.B.S. OF THE APPROPRIATE CATAGORY.

For Alpine Enterprises
Partner

SIGN. OF OWNERS

CERTIFICATE BY THE L.B.S. / ARCHITECT

CERTIFIED THAT THE PLAN HAS BEEN DESIGNED & DRAWN UP STRICTLY ACCORDING TO THE NATIONAL BUILDING CODE(N.B.C.) 2005 & RELEVENT AUTHORITY. ALSO CERTIFIED THAT I IS FOUNDATION & SUPERSTRUCTURE OF THE BUILDING HAVE BEEN SO DESIGNED BY ME AS TO SAFE IN ALL RESPECT INCLUDING THE CONSIDERATION OF BEARING CAPACITY & SETTLEMENT OF SOIL.

Aparajita Ghosh Roy
AR. APARAJITA GHOSH ROY
Licenced Building Surveyor
SIDA LIC No. LBS/2021

SIGN. OF L.B.S.

NOTE:-
UNIT WEIGHT OF BRICK WORK (Assumed Concrete Blocks 1083 Kg/cum) To be considered in structural design.

This drawing should be read in conjuction with drawings STR/CEC/AE/01 OF 07 to STR/CEC/AE/07 OF 07

DRG. NO.-ARCH / CEC / AE/ 01 OF 04 DATE:-22.08.2020

FIRST FLOOR PLAN
SCALE 1:100

GROUND FLOOR PLAN
SCALE 1:100

GARDEN AREA

DRIVE WAY

ENTRY

ENTRY/ EXIT

7500 MM WIDE ROAD

ACTIVITYROOM 10150x4775

COMMUNITY HALL 148.699 SQM

ELEC ROOM 6075 x3300

KITCHEN 2500x4225

SHOP-1 (44.326 SQM.)

SHOP-2 (38.394 SQM.)

SHOP-3 (31.103 SQM.)

SHOP-4 (48.811 SQM.)

SHOP-5 (39.086 SQM.)

VERANDA

PARKING 130-150

(projection in typical floor)