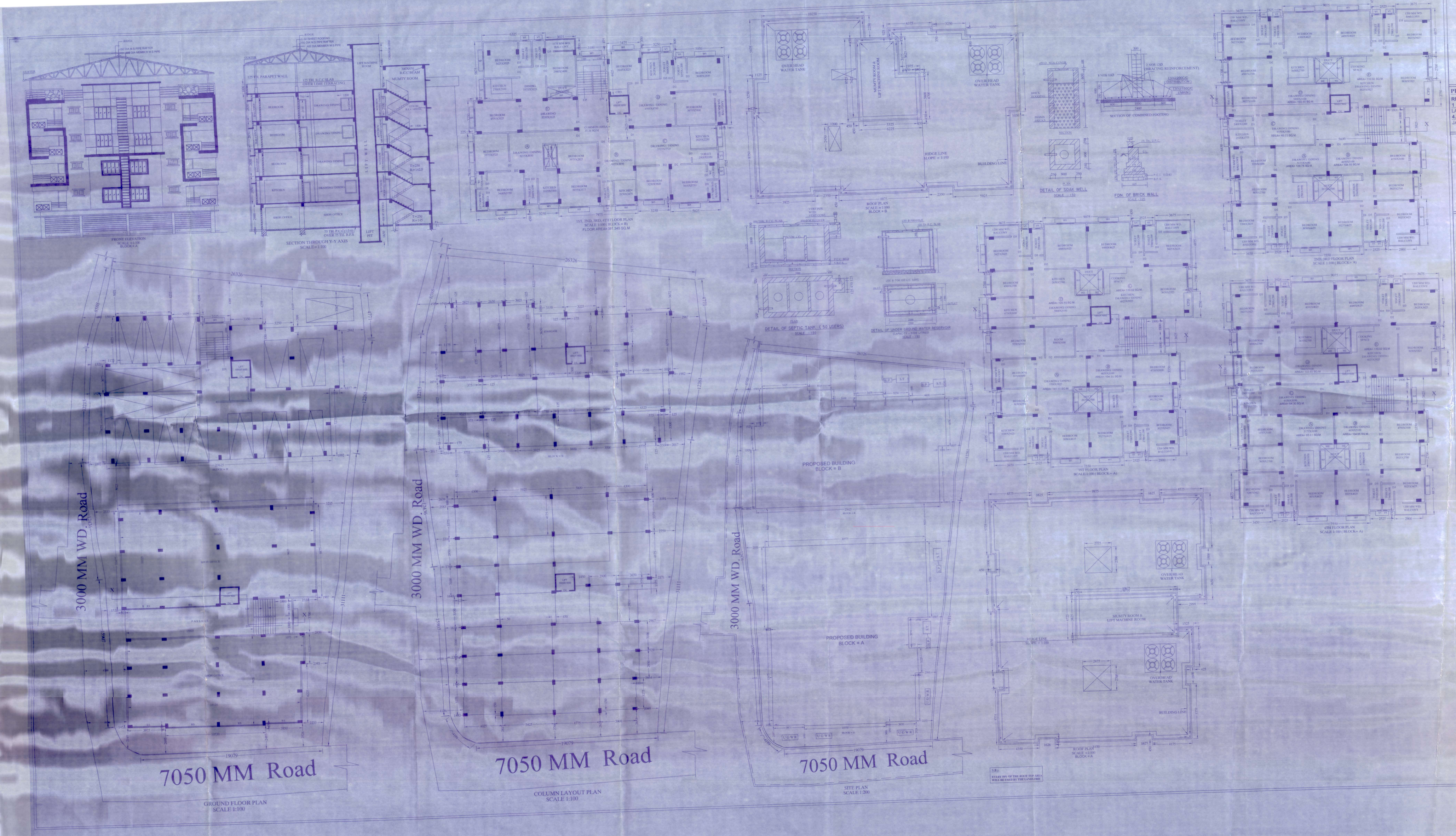

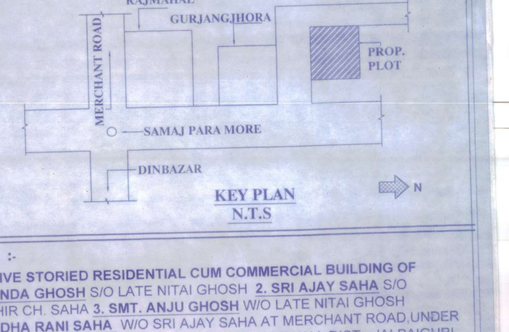

KEY PLAN
N.T.S

PROJECT :-

REVISED FIVE STORIED RESIDENTIAL CUM COMMERCIAL BUILDING OF 1. SRI. ANANDA GHOSH S/O LATE NITAI GHOSH **2. SRI AJAY SAHA** S/O LATE SUDHIR CH. SAHA **3. SMT. ANJU GHOSH** W/O LATE NITAI GHOSH **4. SMT. RADHA RANI SAHA**, W/O SRI AJAY SAHA AT MERCHANT ROAD,UNDER JALPAIGURI MUNICIPALITY, WARD NO -05 P.S.- KOTWALI. DIST:- JALPAIGURI.

LAND SCHEDULE :-

MOUZA	:-	KHARIA
PARGANA	:-	BAIKANTHAPUR
J.L.NO	:-	5(ST)
NHATIAN NO	:-	49/75 (RS), 413,414,415,416 (L.R.)
PLOT NO	:-	119(R.S), 310 (L.R)
WARD NO.	:-	05
HOLDING NO	:-	43/9
SHEET NO.	:-	20 (RS)
P. S.	:-	KOTWALI.
DISTRICT.	:-	JALPAIGURI.
LAND AREA	:-	1249.98 SQ. M

SCHEDULE OF OPENINGS :-

D1	:-	1050 X 2100
D2	:-	900 X 2100
D3	:-	750 X 2100

FRAME SIZE - 65X125

W1	:-	1800 X 1350
V1	:-	450 X 600

AREA STATEMENT :-

		PERMISSIBLE	ACHIEVED
LAND AREA			1249.98 sq.m.
GROUND FLOOR AREA (A+B)			789.65 SQ.M OR 63.73 %
BLOCK = A			
GROUND FLOOR AREA			447.72 sq.m.
FIRST FLOOR AREA			475.98 sq.m.
SECOND FLOOR AREA			475.98 sq.m.
THIRD FLOOR AREA			475.98 sq.m.
FOURTH FLOOR AREA			475.98 sq.m.
TOTAL FLOOR AREA			2351.64 sq.m
NO. OF TENEMENT			18 nos.
STAIRCASE AREA			37.35 SQ.M
TENEMENT SIZE (including staircase)			A = 109.78 sq.m (2 nos.) (2ND,3RD FL.) B = 104.55 sq.m (2 nos.) (2ND,3RD FL.) C = 48.03 sq.m (2 nos.) (2ND,3RD FL.) D = 102.60 sq.m (2 nos) (2ND,3RD FL.) E = 110.02 sq.m (2 nos) (2ND,3RD FL.)
A = 141.11 SQ.M (1 nos.) (1ST FL.)			
B = 104.55 sq.m (1 nos.) (1ST FL.)			
C = 110.02 sq.m (1 nos.) (1ST FL.)			
D = 126.10 sq.m (1 nos.) (1ST FL.)			
BLOBK = B			
GROUND FLOOR AREA			342.93 sq.m.
FIRST FLOOR PLAN			381.345 sq.m.
SECOND FLOOR AREA			381.345 sq.m.
THIRD FLOOR AREA			381.345 sq.m.
FOURTH FLOOR AREA			381.345 sq.m.
TOTAL FLOOR AREA			1874.31 sq.m
NO. OF TENEMENT			20nos.
STAIRCASE AREA			37.35 sq.m.
TENEMENT SIZE (including staircase)			A = 70.78 sq.m (4 nos.) (1ST,2ND,3RD,4TH FL.) B = 55.92 sq.m (4 nos.) (1ST,2ND,3RD,4TH FL.) C = 70.90 sq.m (4 nos.) (1ST,2ND,3RD,4TH FL.) D = 86.00 sq.m (4 nos.) (1ST,2ND,3RD,4TH FL.) E = 93.95 sq.m (4 nos.) (1ST,2ND,3RD,4TH FL.)
A = 70.78 sq.m (4 nos.) (1ST,2ND,3RD,4TH FL.)			
B = 55.92 sq.m (4 nos.) (1ST,2ND,3RD,4TH FL.)			
C = 70.90 sq.m (4 nos.) (1ST,2ND,3RD,4TH FL.)			
D = 86.00 sq.m (4 nos.) (1ST,2ND,3RD,4TH FL.)			
E = 93.95 sq.m (4 nos.) (1ST,2ND,3RD,4TH FL.)			
BUILDINGS TOTAL FLOOR AREA			**2351.64+1874.31 = 4225.95 SQ.M**
AREA OF OPEN SPACE			453.33 sq. m
AREA OF STAIRCASE & LIFT			74.71 sq.m (BLOCK A + BLOCK B)
HEIGHT OF BUILDING			16.45 m
TYPE OF STRUCTURE			R.C.C. FRAMED
USE OF BUILDING			RESIDENTIAL / COMMERCIAL
F.A.R.			2.83

PROPOSED C.C.I SHEET TO BE COVERED AREA = 965.83 SQ.M

NOTES :-

1. ALL DIMENSIONS ARE IN MM UNLESS OTHERWISE STATED.
2. GRADE OF STEEL Fe-500 AND GRADE OF CONCRETE M-20 (1:1.5:3)
3. ALL P.C.C. WORK 1:3:6 AND R.C.C. WORK 1:1.5:3
4. ALL WALL FOUNDATION UP TO PLINTH WILL BE DONE IN
   (a) CLASS B.W. IN CEMENT MORTAR (1:6) OVER P.C.C. (1:5:6).
   (b) B.W. IN SUPER STR. WILL BE DONE IN (a) CLASS B.W. IN CEMENT MORTAR (1:6).
6. ALL FLOOR WILL BE OF I.P.S.

DECLARATION OF OWNER

I DO HEREBY DECLARE THAT FOR THE BUILDING PROPOSED CONSTRUCTION SHALL BE SUPERVISED BY THE I.B.S. SIGNING THE BUILDING PLAN APPLICATION OR IN HIS ABSENCE BY ANY OTHER L.B.S. OF THE APPROPRIATE CATEGORY AND AS APPROVED BY THE AUTHORITY.

1. ANANDA GHOSH
2. AJAY SAHA
OWNERS OF M/S KAILASH CONSTRUCTION
CONSTITUTED FIRM OF
1. NITAI GHOSH
2. RADHA RANI SAHA

DECLARATION OF L.B.S.

I DO HEREBY DECLARE THAT FOR THE KEY PLAN, SITE PLAN AND THE BUILDING PLAN HAVE BEEN PREPARED UNDER MY SUPERVISION AND I SHALL BE RESPONSIBLE FOR THE SUPERVISION OF THE BUILDING IN ACCORDANCE WITH THE PROVISIONS OF THE JALPAIGURI MUNICIPALTY REGULATION.

Er. Rajdeep Chakrabarti
Civil Engineer
Jalpaiguri Municipality
Regd. No. LBS-A-0107
Jalpaiguri

SIGN. OF L.B.S. :-

N

PROJECT CONSULTANT
R. CHAKRABARTY & ASSOCIATE
CIVIL ENGINEER & ARCHITECT
SOLAR NO. (A) 17/2/2
PRADHAN NAGAR, SILIGURI
PH. NO. 9733080 / 2320

DATE OF RECEIPT 19/12/2025

APPROVED

VIDE PREVIOUS SANCTION
PLAN NO. 411/A DATE 02/03/2022 & 41/A(Part) DT.

Saikat Chatterjee
Chairman
Jalpaiguri Municipality

Sub-Assistant Engineer
Jalpaiguri Municipality