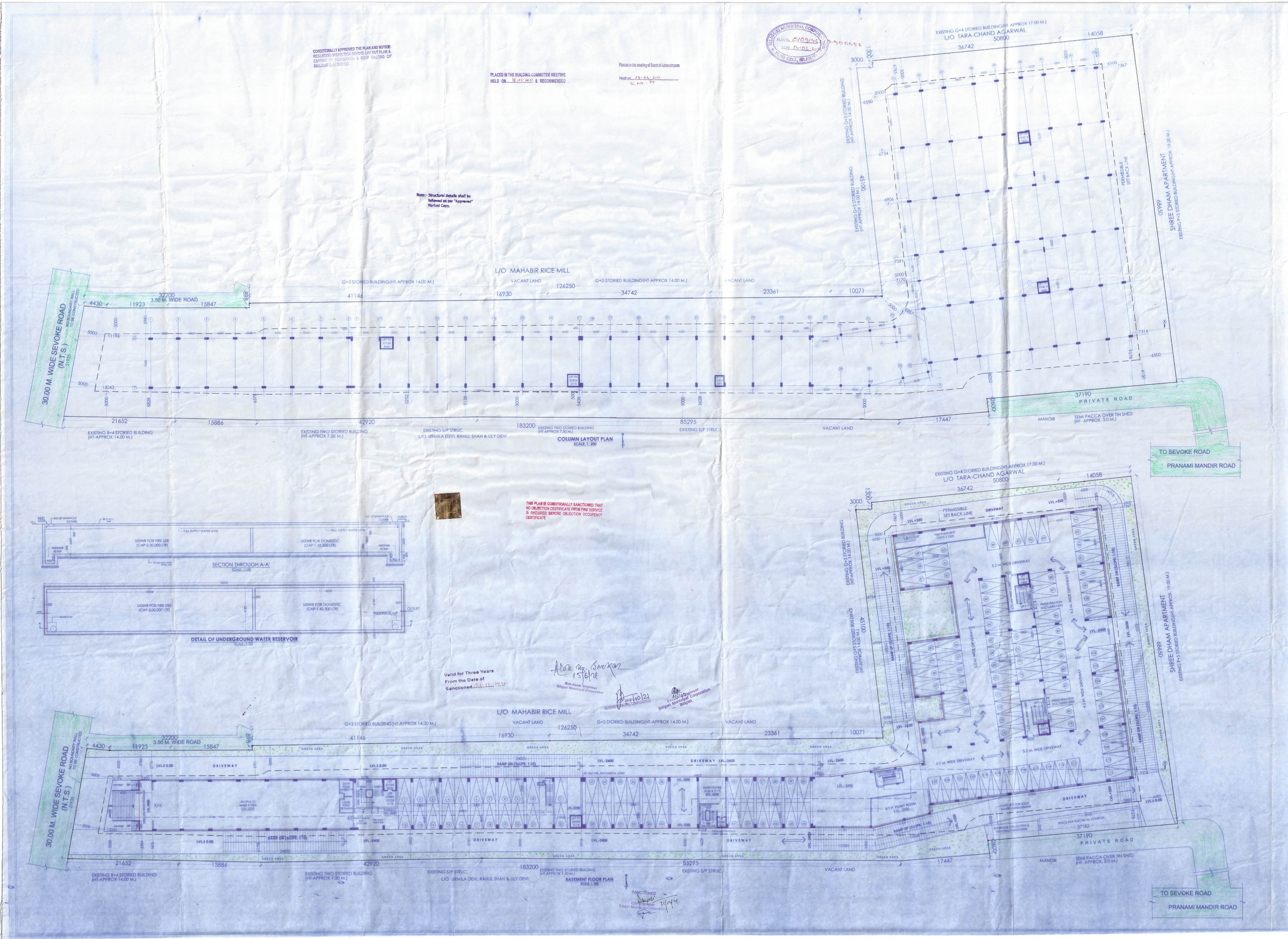

PROJECT: BASEMENT + GROUND + 7 STORIED RESIDENTIAL CUM COMMERCIAL(MERCANTILE RETAIL) BUILDING

NAME OF OWNERS:

1. SMT. SUSHMA DEVI W/O LATE DINESH PRASAD SHAH
2. SMT. MANISSHA SHAH D/O LATE DINESH PRASAD SHAH
3. SMT. TINA CHATURVEDI MARRIED DAUGHTER OF LATE DINESH PRASAD SHAH
4. SMT. SONI SHAH MARRIED DAUGHTER OF LATE DINESH PRASAD SHAH
5. SRI. VIKASH SHAH S/O LATE DINESH PRASAD SHAH

LOCATION:

AT SWARASWATI RICE MILL, 2ND MILE,
SEVOKE ROAD, SILIGURI,
WARD NO.- 40 OF S.M.C., P.O.- SEVOKE ROAD,
P.S.- BHAKTINAGAR, DIST.- JALPAIGURI

SCHEDULE OF LAND:

MOUZA	:- DABGRAM
J.L.NO.	:- 2
SHEET NO.	:- 8(R.S),38(L.R)
KHATIAN NO.	:- 321/1, 321, 316/1(R.S); 98, 99,100, 101, 102 (L.R)
PLOT NO.	:- 422, 429, 430, 431(R.S); 17(L.R)
WARD NO.	:- 40
PARGANA	:- BAIKUNTHAPUR
P.S.	:- BHAKTINAGAR
DSIT.	:- JALPAIGURI

KEY PLAN(N.T.S.)

AREA STATEMENTS:

1.	LAND AREA (AS PER KHATIAN)	:- 7385.452 SQ.M.
2.	LAND AREA (AS PER SITE)	:- 7385.321 SQ.M.
3.	PERMISSIBLE GROUND COVERAGE	:- 3692.661 SQ.M.(50%)
4.	PROPOSED GROUND COVERAGE	:- 3680.376 SQ.M. (49.834%)
5.	BASEMENT FLOOR AREA (MERCANTILE RETAILS+PARKING+SERVICES)	:- 3569.041 SQ.M
6.	GROUND FLOOR AREA (MERCANTILE RETAILS+PARKING	:- 2701.44 SQ.M.
7.	FIRST FLOOR AREA(RESI.+MERCANTILE RETAILS)	:- 2639.15 SQ.M.
8.	TYPICAL(2ND TO 7TH)FLOOR AREA (RESI+MERCANTILE RETAILS)	:- 2755.133 SQ.M.(EACH)
9.	TOTAL FLOOR AREA	:- 25440.429 SQ.M.
10.	TOTAL MERCANTILE AREA	:- 9308.549 SQ.M.
11.	TOTAL RESIDENTIAL AREA	:- 12006.879 SQ.M.
12.	NO. OF TENEMENTS	:-49 NOS.
13.	AREA OF TENT.-A	:-228.135 M²
	AREA OF TENT.-B	:-225.91M²
	AREA OF TENT.-C	:-171.21M²
	AREA OF TENT.-D	:-171.43M²
14.	TOTAL TENEMENT AREA	:- 9938.075 SQ.M.
15.	REQUIRED CAR PARKING	:- 184 NOS.
16.	PROVIDED CAR PARKING	:- 192 NOS.
17.	PERMISSIBLE F.A.R	:- 3
18.	PROPOSED F.A.R	:- 2.75
19.	LEFT OPEN SPACE	:- 3704.945 SQ.M.
20.	PERMISSIBLE HEIGHT OF THE BUILDING	:- NO RESTRICTION

GENERAL NOTES:

1. ALL DIMENSIONS ARE IN MILIMETRES.
2. ONLY WRITEN DIMENSIONS ARE TO BE FOLLOWED.
3. ALL EXTERNAL WALL ARE 200MM. THICK AND INTERNAL WALL ARE 125MM. THICK UNLESS OTHER WISE NOTED.
4. ONLY COMMERCIAL AREA IS ARTIFICIALLY LIGHTED & MECHANICALLY VENTILATED.
5. COMMERCIAL SPACES SHALL BE EQUIPPED WITH SPRINKLERS.
6. I WILL FOLLOW ALL THE NORMS SUGGESTED BY B.W.P.C.B.

DECLARATION OF OWNER:-

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

SIGNATURE OF OWNER

CERTIFICATE OF STRUCTURE STABILITY

I/WE DO HEREBY CERTIFY THAT THE FOUNDATION AND SUPERSTRUCTURE OF THE PROPOSED BUILDING ON PLOT NO.- 17(L.R.), WARD NO. - 40,UNDER THE JURISDICTION OF S.M.C. HAVE BEEN PERSONALLY INSPECTED AND ALSO DESIGN BY ME/US WILL MAKE SUCH FOUNDATIONAND SUPER STRUCTURE SAFE IN ALL RESPECT INCLUDING THE CONSIDERATION OF BEARING CAPACITY AND SETTLEMENT OF SOIL AND OTHER CONDITION IF ANY, CONFORMING TO ALL STIPULATIONS OF ALL RELEVANT IS CODE OF PRACTICE AND NATIONAL BUILDING CODE.

Er. AVIJIT GHOSH
Structural Engineer, Class-I
S.M.C. Empanelment No. I/07
Bidhan Road, Siliguri, Mob No. 98323 75155
consultavijit@gmail.com

Samarendra Bhadra
Geo-Technical Engineer, Class-I
SMC Empanelment Number-I-09
457, Bidhan Road, Siliguri
Ph. No.- 97330-45915
e-mail - sbhadra65@gmail.com

SIGN. OF STRUCTURAL ENGINEER | SIGN. OF GEO-TECH ENGINEER

DECLARATION OF ARCHITECT

I DO HEREBY DECLARE THAT 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.

BIBEK KUMAR CHATTERJEE
B. ARCH, M. ARCH
Council of Architectur
Registration No. - CA/2000/25621

SIGNATURE OF ARCHITECT

DATE - 10.02.2021
SHEET NO. :- 01/3
DRAWN BY:- AVI

NORTH N

CHATTERJEE ASSOCIATE
ARCHITECTURE, LANDSCAPE, INTERIORS
OPP. DON BOSCO SCHOOL 2½ MILE,
SEVOKE ROAD, SILIGURI,
DISTRICT- JALPAIGURI - 734 401.