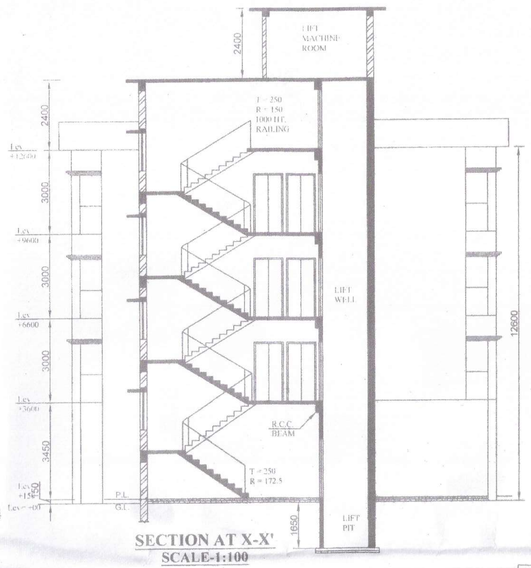
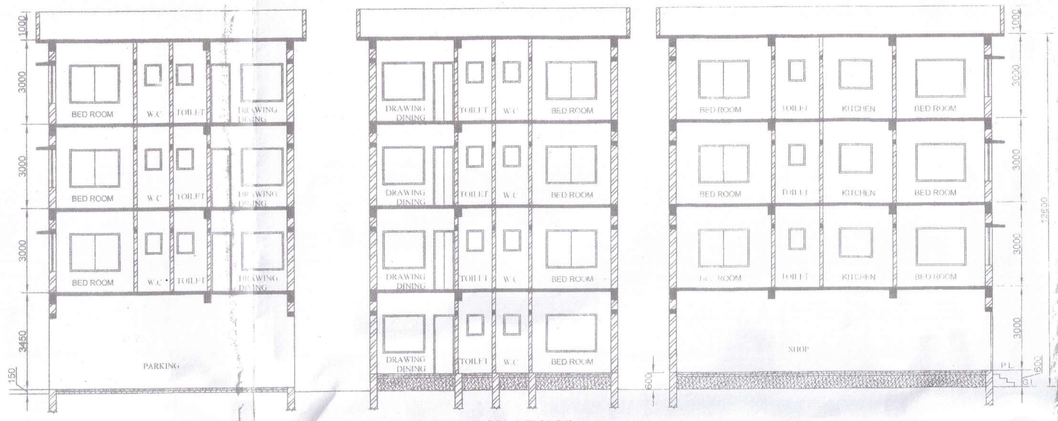
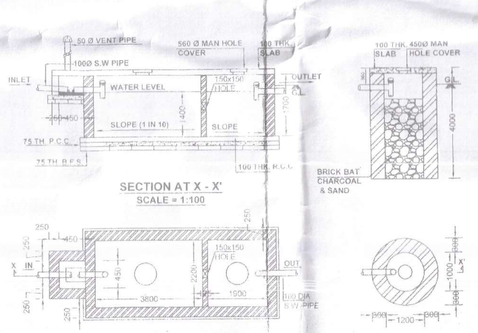
EAST SIDE ELEVATION
SCALE-1:100




SECTION AT X-X'
SCALE-1:100



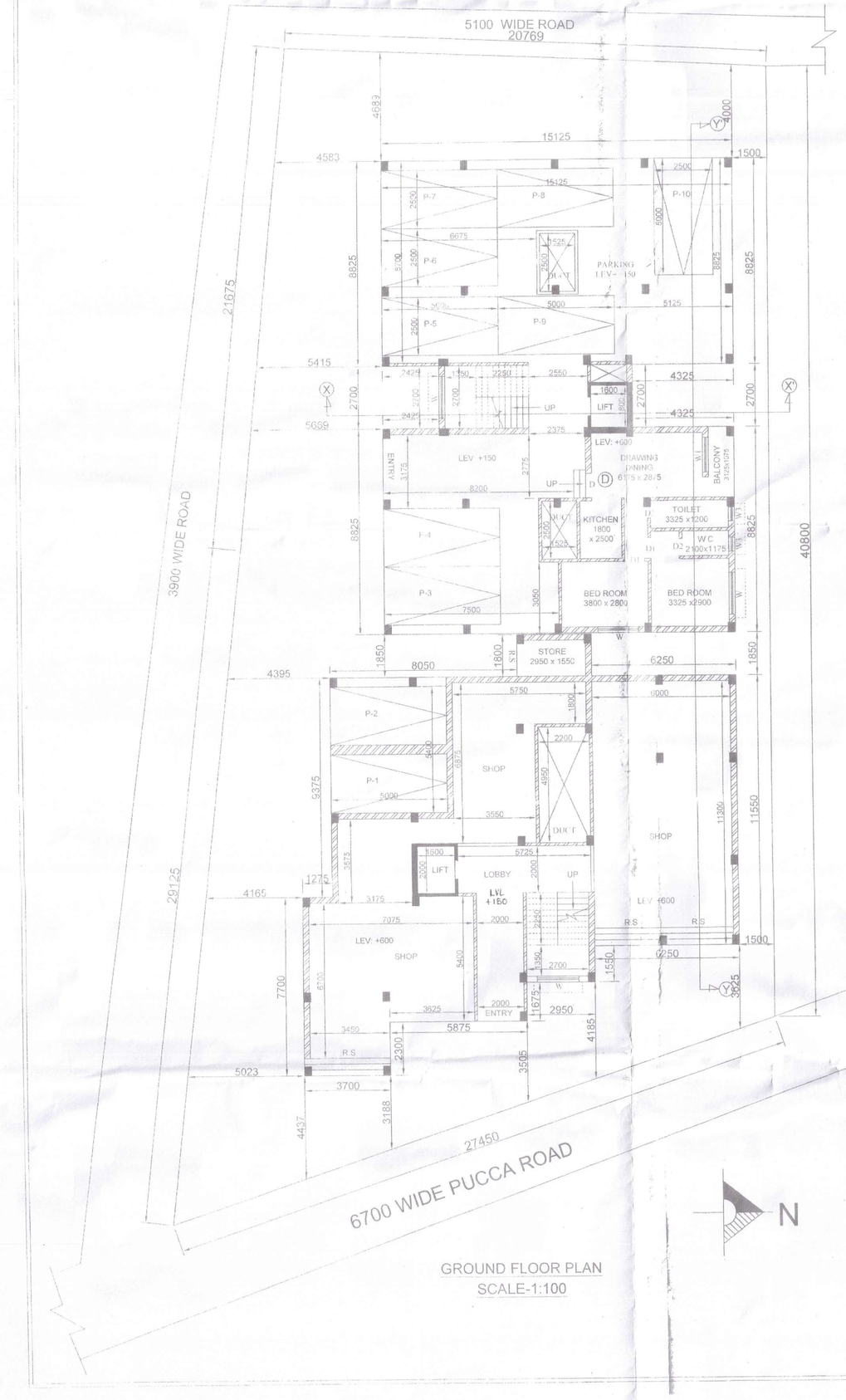

SECTION AT Y-Y'
SCALE-1:100



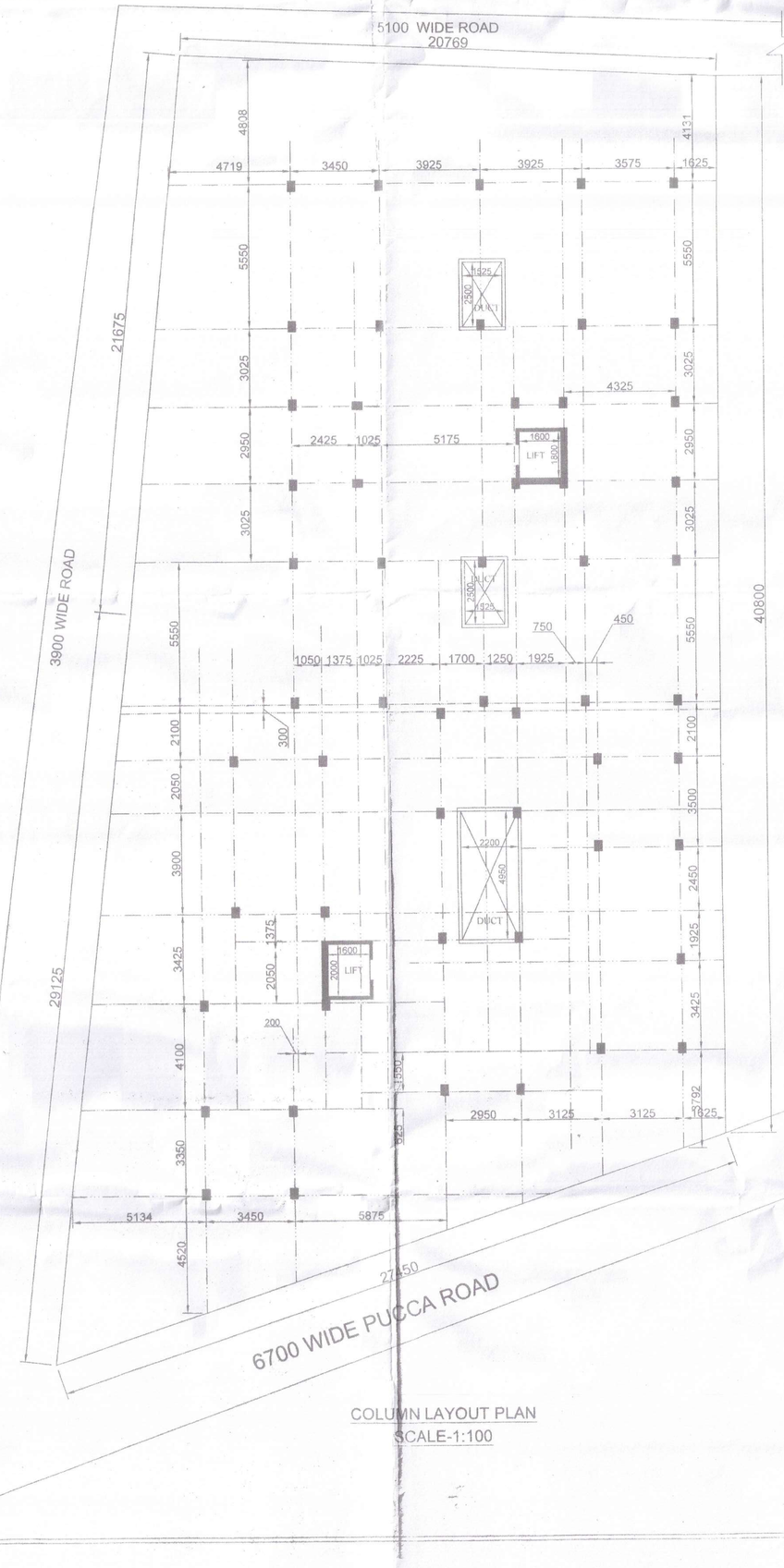

SECTION AT X - X'
SCALE = 1:100



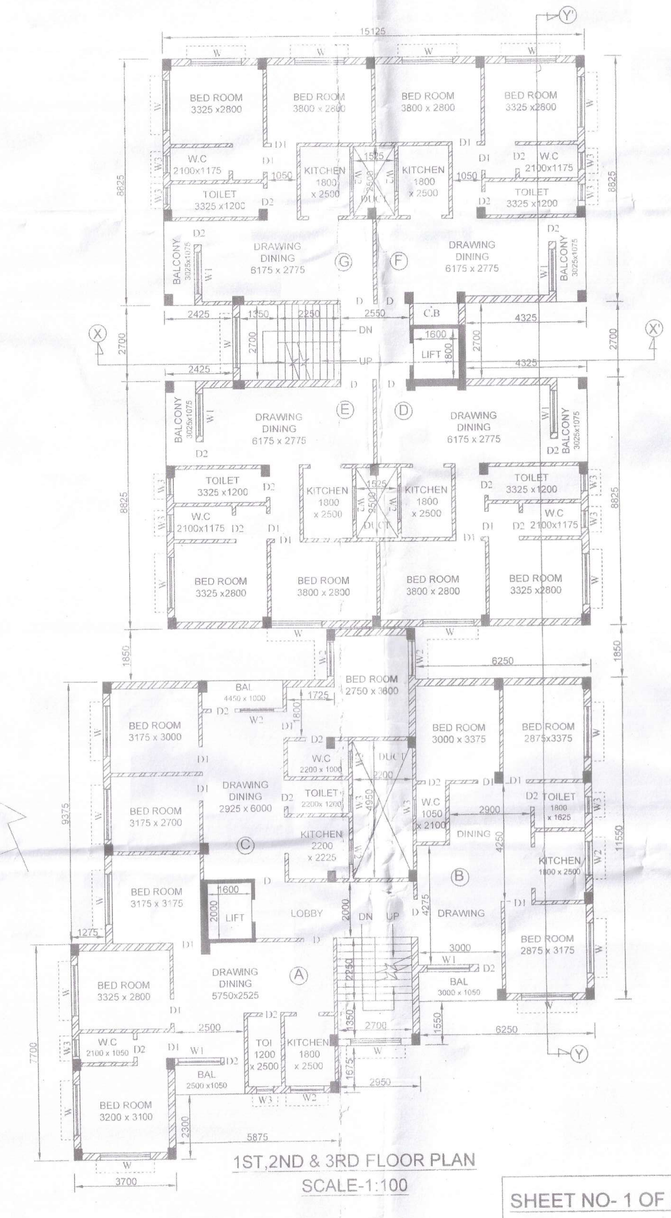

PLAN OF SEPTIC TANK & SOAK WELL(100 USERS)
SCALE = 1:100




GROUND FLOOR PLAN
SCALE-1:100




COLUMN LAYOUT PLAN
SCALE-1:100




1ST,2ND & 3RD FLOOR PLAN
SCALE-1:100

SHEET NO- 1 OF 2

TITLE.....

**PLAN SHOWING FOR PROPOSED FOUR STORIED RESIDENTIAL CUM COMMERCIAL BUILDING**

OWNER.....

**ASHIYANA BUILDERS & DEVELOPERS REPRESENTED BY SRI SURENDRA GUPTA S/O LATE BIJAY GUPTA**

LOCATION.....

DEBIDANGA,
P.O-P.S- PRADHAN NAGAR, DIST-DARJEELING

SCHEDULE OF DOORS & WINDOWS

D1 :- 1050 X 2100
D2 :- 900 X 2100
D3 :- 750 X 2100
R/S :- ROLLING SHUTTER (AS PER SITE)

W :- 1800 X 1350
W1 :- 1500 X 1350
W2 :- 1200 X 1050
W3 :- 600 X 900

FRAME SIZE - 65X125

SCHEDULE OF LAND.....

PLOT NO :- 341 (R.S) , 509, 523 (L.R)
KHATIAN NO. :- 4/1, 4/2 (R.S) , 2813 (L.R)
J.L. NO. :- 44
MOUZA :- KALKUT
P.S. :- PRADHAN NAGAR
DIST. :- DARJEELING
SHEET NO :- 1
UNDER CHAMPASARI GRAM PANCHAYAT

AREA STATEMENT :-

LAND AREA AS PER DEED :- 1052.174 SQ.M.
LAND AREA AS PER SITE :- 1051.830 SQ.M.

**AREA STATEMENT :-**

| | PERMISSIBLE | ACHIEVED |
|---|---|---|
| LAND AREA | — | 1051.830 sq.m. |
| GROUND COVERAGE | 525.915 sq.m or (50 %) | 525.673 sq.m. or (49.98 %) |
| GROUND FLOOR AREA | — | 525.673 sq.m. |
| FIRST FLOOR AREA | — | 525.673 sq.m. |
| SECOND FLOOR AREA | — | 525.673sq.m. |
| THIRD FLOOR AREA | — | 525.673 sq.m. |
| TOTAL FLOOR AREA | — | 2102.692 sq.m. |
| NO OF TENEMENT | — | 22 nos. |
| PARKING | 05 NOS | 10 NOS |
| AREA OF LEFT OPEN SPACE | — | 526.157 sqm. |
| STAIRCASE, LOBBY & LIFT AREA | — | 49.50 sqm. |
| HEIGHT OF BUILDING | 14.5 M | 12.6 M. |
| F.A.R. | — | 1.998 |
| TYPE OF STRUCTURE | — | R.C.C. FRAMED |
| USE OF BUILDING | — | RESIDENTIAL CUM COMMERCIAL |

GROUND FLOOR :-

PARKING AREA = 243.555 sq.m.
STAIRCASE & LIFT AREA = 49.50 sq.m.
STORE AREA = 5.76 sq.m.
SHOP AREA = 165.462 sq.m.
AREA OF FLAT = D (EXCLUDING EXCLUDING STAIR & LIFT AREA) = 61.396 sq.m.

FIRST FLOOR SECOND FLOOR & THIRD FLOOR :-

STAIRCASE & LIFT AREA = 49.50 sq.m.
AREA OF FLAT - A (EXCLUDING STAIR & LIFT AREA) = 71.089 sq.m. [ EACH FLOOR]
AREA OF FLAT - B (EXCLUDING STAIR & LIFT AREA) = 72.186 sq.m. [ EACH FLOOR]
AREA OF FLAT - C (EXCLUDING STAIR & LIFT AREA) = 75.658 sq.m. [ EACH FLOOR]
AREA OF FLAT - D (EXCLUDING STAIR & LIFT AREA) = 64.310 sq.m. [ EACH FLOOR]
AREA OF FLAT - E (EXCLUDING STAIR & LIFT AREA) = 64.310 sq.m. [ EACH FLOOR]
AREA OF FLAT - F (EXCLUDING STAIR & LIFT AREA) = 64.310 sq.m. [ EACH FLOOR]
AREA OF FLAT - G (EXCLUDING STAIR & LIFT AREA) = 64.310 sq.m. [ EACH FLOOR]

L.U.C.C. NO. - 7006/SJDA DATED - 20.09.2021

**SPACIFICATION.....**

1) ALL DIMENSION ARE IN MM. NOT STATED OTHERWISE.
2) BRICK WORK IN CEMENT MORTAR (1:6) IN FOUNDATION AND PLINTH.
3) 125 THK. BRICK WORK IN SUPER STRC. IN CEMENT MORTAR (1:4) BRICKS TO BE PROVIDED.
4) CEMENT CONC. MIX -M-20 (1:1.5:3) TO BE USED IN R.C.C. WORK.
5) ALL DOOR & WINDOW FRAMES ARE SAL WOOD (75 MM) AND ALL PANELS ARE GAMARI WOOD (38 MM THICK.)
6) PROVIDED 38 MM. THICK D.P.C. (1:1.5:3) AT PLINTH LEVEL USING WATER PROOFING COMPOUND (APPROVED QUALITY @ 2% BY WEIGHT OF CEMENT CONTENT)
7) ALL PLASTER WORK IN CEMENT MORTAR (1:4) SHOULD BE PROVIDED.
8) USE OF 3:6) CONC. MIX IN ALL R.C.C. WORKS.
9) FOR WATER CEMENT RATIO LAP LENGTH, CLEAR COVER, CURING PERIOD ETC. I.S. 456 OR S.P. - 16 LATEST EDITION TO BE FOLLOWED.
10) ALL R.C.C. CHAJJAS ARE 450 PROJECTED.
11) LAP BOND LENGTH SHALL BE 40D.
12) GRADE OF STEEL Fe - 500

**DECLARATION OF OWNER.....**

DECLRED THAT I SHALL NOT ALTER OR MAKE ANY ADDITION OR ALTERATION TO THIS PLAN. DECLARED THAT I HAVE GONE THROUGH THE RULES & REGULATIONS FOR RELVENT AUTHORITY & ALSO UNDERTAKE TO ABIDE BY THOSE RULES & REGULATION DURING & AFTER THE CONSTRUCTION OF THE BUILDING. I MAY APOINT A L.B./S/TECHNICAL PERSON FOR SUPERVISION DURING CONSTRUCTION.

Ashiyana Builders & Developers
Partner

SIGN OF OWNER

**DECLARATION AND STABILITY CERTIFICATE BY L.B.S.....**

CERTIFIED THAT THE PLAN HAS BEEN DESIGNED & DRAWN UP STRICTLY ACCORDING TO THE NATIONAL BUILDING CODE 2005 & WEST BENGAL MUNICIPAL RULES 2007. ALSO CERTIFIED THAT THE FOUNDATION & SUPERSTRUCTURE OF THE BUILDING HAVE BEEN SO DESIGNED BY ME AS TO SAFE IN ALL RESPECTS INCLUDING THE CONSIDERATION OF BEARING CAPACITY & SETTLEMENT OF SOIL.

Er. VASKAR BISWAS
Licence Building Surveyor Class-I
SMC Enrolment No - Number/LBS/53
Deshbandhugaras Siliguri,Dist.-Darjeeling
Phone No.- 9320- 68580

SIGN OF L.B.S.

RAJEN KOLEY
B.E (CIVIL), M. Tech
STRUCTURAL ENGINEER
EMPANELLED NO: ESE/81/553
KOLKATA MUNICIPAL CORPORATION

SIGN OF STRUCTURAL ENG.

RAJEN KOLEY
Geo Technical Engineer, Class-I
KMC - Firmandanna No - 1/28
Ph - 033-25569 / 98661-45885
Email - rajenkoley@yahoo.co.in

SIGN OF GEO. TECH ENG.