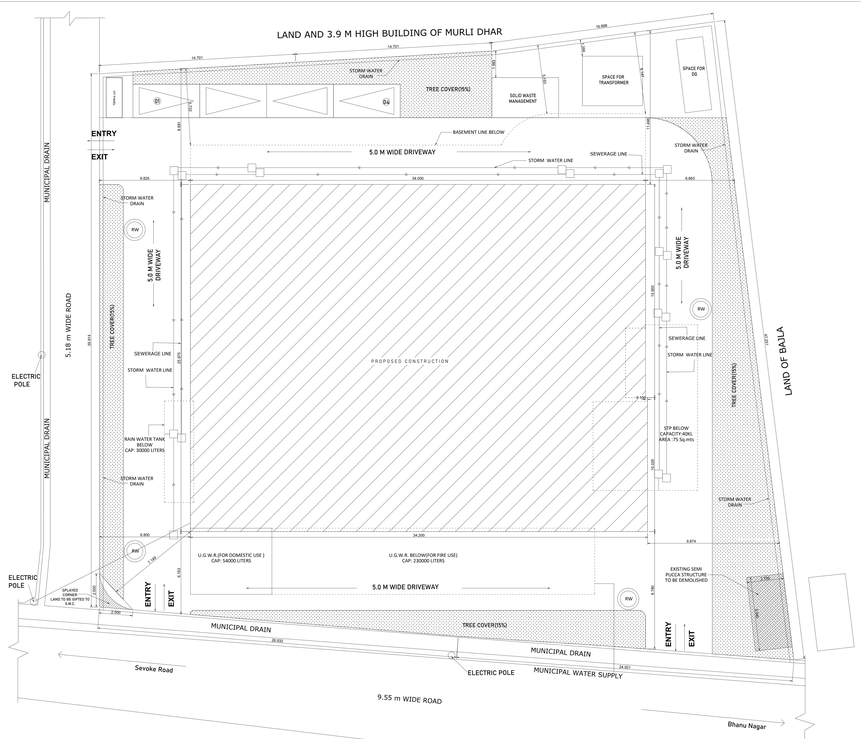
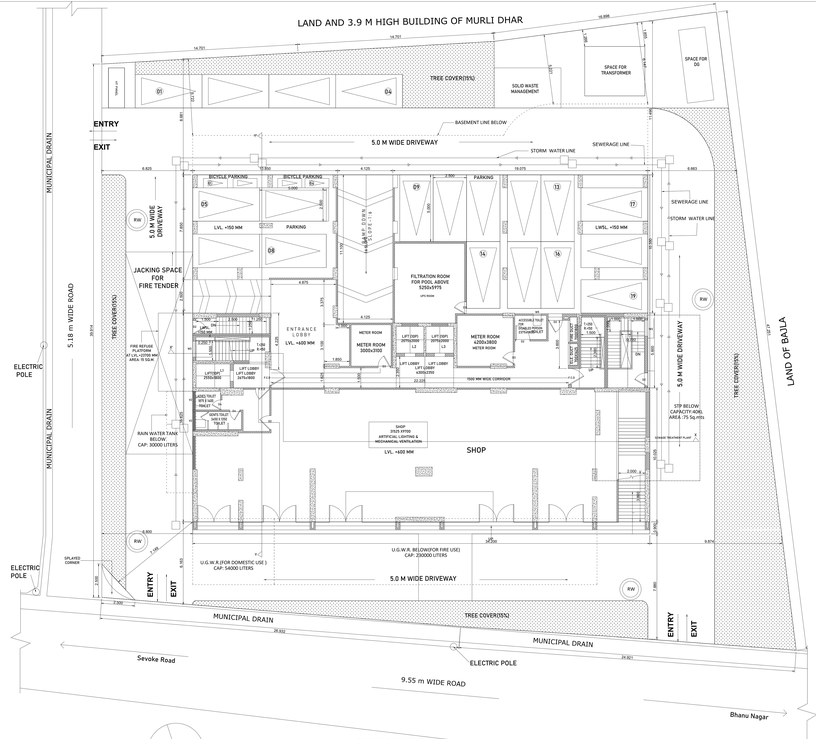
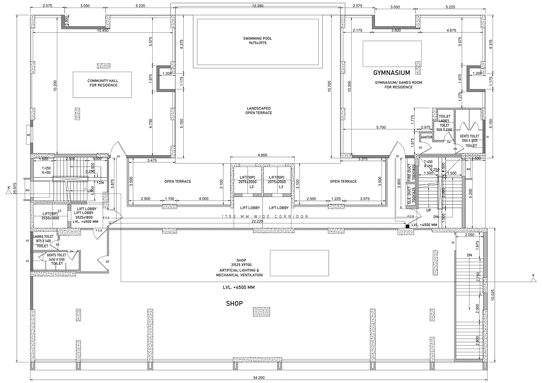


SITE PLAN

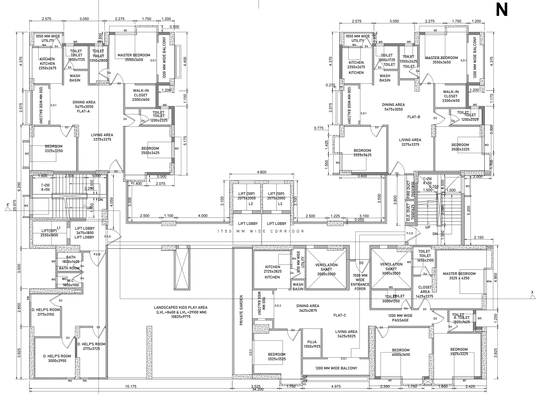


GROUND FLOOR PLAN
FLOOR-GROUND

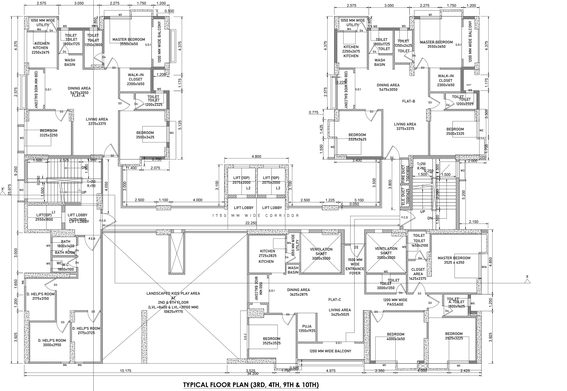
N



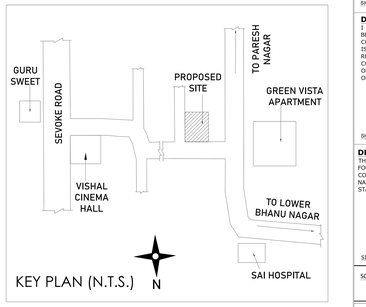
FIRST FLOOR PLAN
FLOOR01



TYPICAL FLOOR PLAN (2ND)
FLOOR02



TYPICAL FLOOR PLAN (3RD, 4TH, 9TH & 10TH)
FLOOR03,FLOOR04,FLOOR09,FLOOR10-TYPICAL



KEY PLAN (N.T.S.)

AREA STATEMENT SUMMARY

S.L. NO.	PARAMETER	PERMISSIBLE/REQ.	PROPOSED
1	BUILDING HEIGHT	40.0 M	39.00 M
2	F.A.R	2.64	2.56
3	GROUND COVERAGE	50 %	28.16 %
4	PLOT AREA	————	2131.56 SQM.
5	MINIMUM PLOT WIDTH	————	92.02 M
6	TOTAL BUILTUP AREA	————	7291.92 SQM.
7	FLOOR AREA (FOR F.A.R.)	5627.32 SQM.	5459.86 SQM.
8	COVERED AREA	1065.78 SQM.	600.32 SQM.
9	————	————	————

FLOORWISE BREAKUP

BLOCK NAME	FLOOR NAME	TOTAL AREA	DEDUCTION	BUILTUP AREA	EXAMPTION	COVERED PARKING	EXMP.FOR PARKING	FLOOR AREA (FOR FAR)
SINGLE BUILDING	FLOOR01	684.39 sqm	34.33 sqm	650.05 sqm	49.74 sqm	————	————	600.32 sqm
	FLOOR02	585.14 sqm	32.90 sqm	552.24 sqm	49.01 sqm	————	————	497.27 sqm
	FLOOR03	585.14 sqm	32.90 sqm	552.24 sqm	49.01 sqm	————	————	497.27 sqm
	FLOOR04	585.14 sqm	32.90 sqm	552.24 sqm	49.01 sqm	————	————	497.27 sqm
	FLOOR05	585.14 sqm	32.90 sqm	552.24 sqm	49.01 sqm	————	————	497.27 sqm
	FLOOR06	585.14 sqm	32.90 sqm	552.24 sqm	49.01 sqm	————	————	497.27 sqm
	FLOOR07	585.14 sqm	32.90 sqm	552.24 sqm	49.01 sqm	————	————	497.27 sqm
	FLOOR08	566.95 sqm	23.84 sqm	543.12 sqm	49.50 sqm	————	————	493.58 sqm
	FLOOR09	567.65 sqm	23.66 sqm	543.99 sqm	49.50 sqm	————	————	494.24 sqm
	FLOOR10	567.65 sqm	23.66 sqm	543.99 sqm	49.50 sqm	————	————	494.24 sqm
	FLOOR11	585.14 sqm	32.90 sqm	552.24 sqm	49.01 sqm	————	————	497.27 sqm
	FLOOR-GROUND	923.73 sqm	————	923.73 sqm	166.50 sqm	665.00 sqm	665.00 sqm	92.23 sqm
	FLOOR-TERRACE	885.95 sqm	38.53 sqm	847.42 sqm	110.77 sqm	375.00 sqm	375.00 sqm	361.65 sqm
	FLOOR-TERRACE	22.32 sqm	————	22.32 sqm	22.32 sqm	————	————	————
	TOTAL	7650.48 sqm	341.58 sqm	7291.92 sqm	792.34 sqm	1040.00 sqm	1040.00 sqm	5459.86 sqm

OCCUPANCY DETAILS

BLOCK NAME	FLOOR NAME	OCCUPANCY	OCCUPANCY AREA (GROSS).	OCCUPANCY AREA (NET)
SINGLE BUILDING	FLOOR01	ASSEMBLY	341.53 sqm	276.98 sqm
	FLOOR01	MERCANTILE-RETAIL	342.98 sqm	323.33 sqm
	FLOOR02	RESIDENTIAL	585.27 sqm	497.27 sqm
	FLOOR03	RESIDENTIAL	585.14 sqm	497.27 sqm
	FLOOR04	RESIDENTIAL	585.14 sqm	497.27 sqm
	FLOOR05	RESIDENTIAL	566.95 sqm	493.58 sqm
	FLOOR06	RESIDENTIAL	567.65 sqm	494.24 sqm
	FLOOR07	RESIDENTIAL	567.65 sqm	494.24 sqm
	FLOOR08	RESIDENTIAL	585.14 sqm	497.27 sqm
	FLOOR09	RESIDENTIAL	585.14 sqm	497.27 sqm
	FLOOR10	RESIDENTIAL	585.14 sqm	497.27 sqm
	FLOOR-GROUND	MERCANTILE-RETAIL	342.98 sqm	319.65 sqm
	TOTAL		6144.47 sqm	5325.63 sqm

TENEMENT DETAILS

BUILDING NAME	FLOOR NAME	TENEMENT REFERENCE	SINGLE/ DUPLEX	TENEMENT AREA
SINGLE BUILDING	FLOOR02	FLAT-A	SINGLE	108.93 SQM.
		FLAT-B	SINGLE	109.44 SQM.
		FLAT-C	SINGLE	151.38 SQM.
		TOTAL		369.75 SQM.
	FLOOR03, FLOOR04, FLOOR09, FLOOR10-TYPICAL	FLAT-A	SINGLE	108.93 SQM.
		FLAT-B	SINGLE	109.44 SQM.
		FLAT-C	SINGLE	151.38 SQM.
		TOTAL		369.75 SQM.
	FLOOR05	FLAT-A	SINGLE	108.93 SQM.
		FLAT-B	SINGLE	109.83 SQM.
		FLAT-C	SINGLE	154.45 SQM.
		TOTAL		373.21 SQM.
	FLOOR06	FLAT-A	SINGLE	109.80 SQM.
		FLAT-B	SINGLE	109.83 SQM.
		FLAT-C	SINGLE	154.45 SQM.
		TOTAL		374.08 SQM.
	FLOOR07	FLAT-A	SINGLE	109.80 SQM.
		FLAT-B	SINGLE	109.44 SQM.
		FLAT-C	SINGLE	154.45 SQM.
		TOTAL		373.69 SQM.
	FLOOR08	FLAT-A	SINGLE	108.93 SQM.
		FLAT-B	SINGLE	109.44 SQM.
		FLAT-C	SINGLE	151.38 SQM.
		TOTAL		369.75 SQM.
			NUMER OF TENEMENT =27	
			GRAND TOTAL=3339.48 SQM.	

TITLE - PROPOSED BASEMENT+GROUND+10 STORIED RESIDENTIAL CUM COMMERCIAL (MERCANTILE) BUILDING

OWNER - 1. SRI SANTOSH KHARGA,
2. SRI PROKASH KHARGA,
BOTH S/O LATE BHIM BAHADUR KHARGA,
3. SMT. KABITA KHARGA W/O SRI SANTOSH KHARGA

LOCATION- G.T. MORE, 2ND MILE, SEVOKE ROAD, BHANU NAGAR, P.S.:BHAKTINAGAR, DIST: JALPAIGURI

LAND SCHEDULE

MOUZA : DABGRAM
J.L.: 02
PLOT NO.: 254,257,390,389/913 & 413(R.S)
259 & 260 (L.R.)
KHATIAN NO.: 455/1, 453, 449, 455/2(R.S.)
224,225,226(L.R.)
SHEET NO. 07 & 08 (R.S.), 14(L.R.)
WARD.: 43(S.M.C.)
P.S. BHAKTINAGAR
DIST. JALPAIGURI
HOLDING NO.: 7/VL/5/100/2713/C/2/68/1

DOOR SCHEDULE :

Mkd.	Sill	Lintel	Size
D1	-	2150	1200X2150
D2	-	2150	1050x2150
D3	-	2150	900x2150
D4	-	2150	750x2150
S.D.1	-	2150	2400x2150
S.D.2	-	2150	1800x2150
R.S.1	-	2150	5000x2450
FCD	-	2150	1200x2150

WINDOW SCHEDULE :

Mkd.	Sill	Lintel	Size
W1	350	2150	1500X1800
W1A	350	2150	1800X1800
W2	350	2150	1200X1800
W3	950	2150	1200X1200
W4	1250	2150	900X900
W5	1250	2150	600X900
W6	350	2150	600X1800
V1	2450	2900	2500X450
V2	2450	2900	1350X450

AREA STATEMENT :

1. LAND AS / DEED	= 2135.98 sq.m
2. LAND AS / SITE	= 2131.56 sq.m.
3. PERMISSIBLE GROUND COVERAGE	= 1065.78 sq.m (50.00%)
4. PROPOSED GROUND COVERAGE	= 1009.32 sq.m (47.35%)
5. BASEMENT FLOOR AREA (PARKING & SERVICES)	= 961.53 SQ.M.
6. GROUND FLOOR AREA(MERCANTILE & PARKING)	= 828.62 SQ.M.
7. FIRST FLOOR AREA (RESIDENTIAL AMENITIES CUM MERCANTILE)	= 661.83 SQ.M
8. TYPICAL FLOOR AREA (RESIDENTIAL) (2ND, 3RD,4TH,8TH,9TH,10TH)	= 556.72 SQ.M
9. TYPICAL FLOOR AREA (RESIDENTIAL) (5TH, 6TH,7TH)	= 552.88 SQ.M.
10. TOTAL FLOOR AREA	= 7291.92 SQ.M
11. TOTAL EXEMPTED AREA (PARKING,STAIRCASE,LIFT,LIFT LOBBY, SERVICES)	= 2445.46 SQ.M.
12. PERMISSIBLE F.A.R.	= 2.5875 (2.25 + 15% ADDITIONAL F.A.R. FOR GREEN BUILDING)
13. PROPOSED F.A.R	= 2.56
14. TOTAL TENEMENT AREA	= 5325.63 SQ.M.
15. TOTAL MERCANTILE AREA	= 888.14 SQ.M.(9.14% OF T.F.A)
16. PARKING REQUIRED	= 55 NOS.
17.PARKING PROVIDED	= 38 NOS.
18. PERMISSIBLE HEIGHT OF THE BUILDING	= 40 M
19.PROPOSED HEIGHT OF THE BUILDING	= 39 M
20. PROPOSED TREE COVER AREA	= 322.05 SQ.M. (15.11%)
21. APPROVED LUCC MEMO. NO.	= 8212/SUDA, DATED:03/03/2022
22. AREA OF EXISTING SEMI PUCCA STRUCTURE:	= 15.29 SQ.M.

NOTE :-
1. ALL DIMENSIONS ARE IN MM UNLESS OTHERWISE STATED.

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

SIGNATURE OF OWNER(S)

DECLARATION OF ARCHITECT
I DO HEREBY CERTIFY THAT THE FOUNDATION AND SUPERSTRUCTURE HAVE BEEN MADE BY ME IN ACCORDANCE WITH THE LATEST NATIONAL BUILDING CODE OF INDIA AND I.S. CODES AND ALSO CERTIFIED THAT THE STRUCTURE IS SAFE AND STABLE IN ALL RESPECT AND I SHALL BE HELD FULLY RESPONSIBLE FOR ANY DAMAGE OR FAILURE HAPPENED DURING CONSTRUCTION AND THEREAFTER BEYOND THE DATE OF TAKING OCCUPANCY OR POSSESSION OF THE BUILDING IF THERE IS NO DEVIATION OR VIOLATION OF THE SANCTIONED OR APPROVED BUILDING PLAN.

SIGNATURE OF ARCHITECT

DECLARATION OF STRUCTURAL ENGINEER/REVIEWER
THIS IS TO CERTIFY THAT THE STRUCTURAL DESIGN & DRAWINGS OF BOTH FOUNDATION AND SUPER-STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE WITH ALL RESPECTS.

SIGNATURE OF STRUCTURAL ENGINEER | SIGNATURE OF STRUCTURAL REVIEWER

SCALE: 1:100

DATE:	19.03.2023
SHEET NO.:	01/03
DRAWN BY :	JAYANTA
CHECKED BY :	KHUSHBU

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