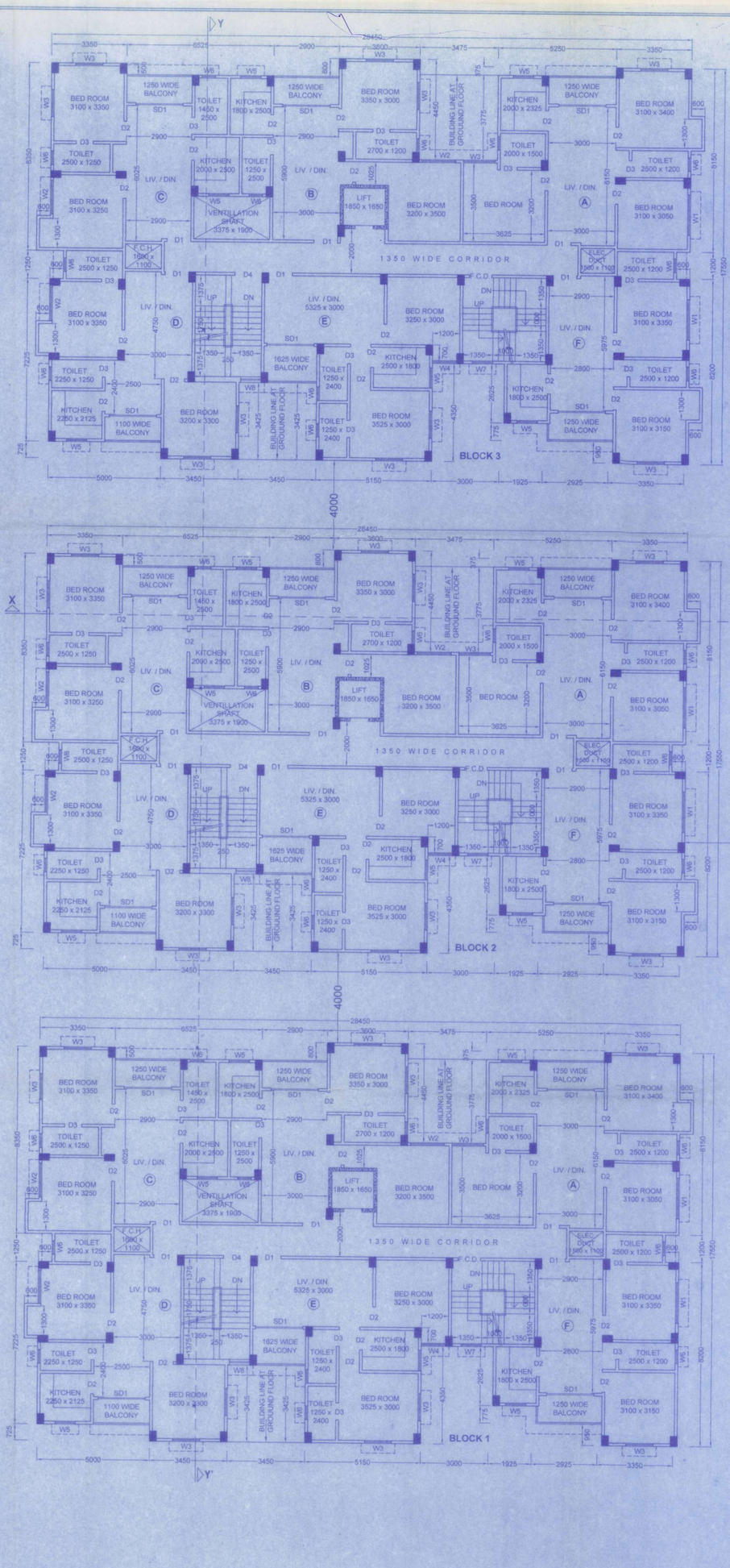
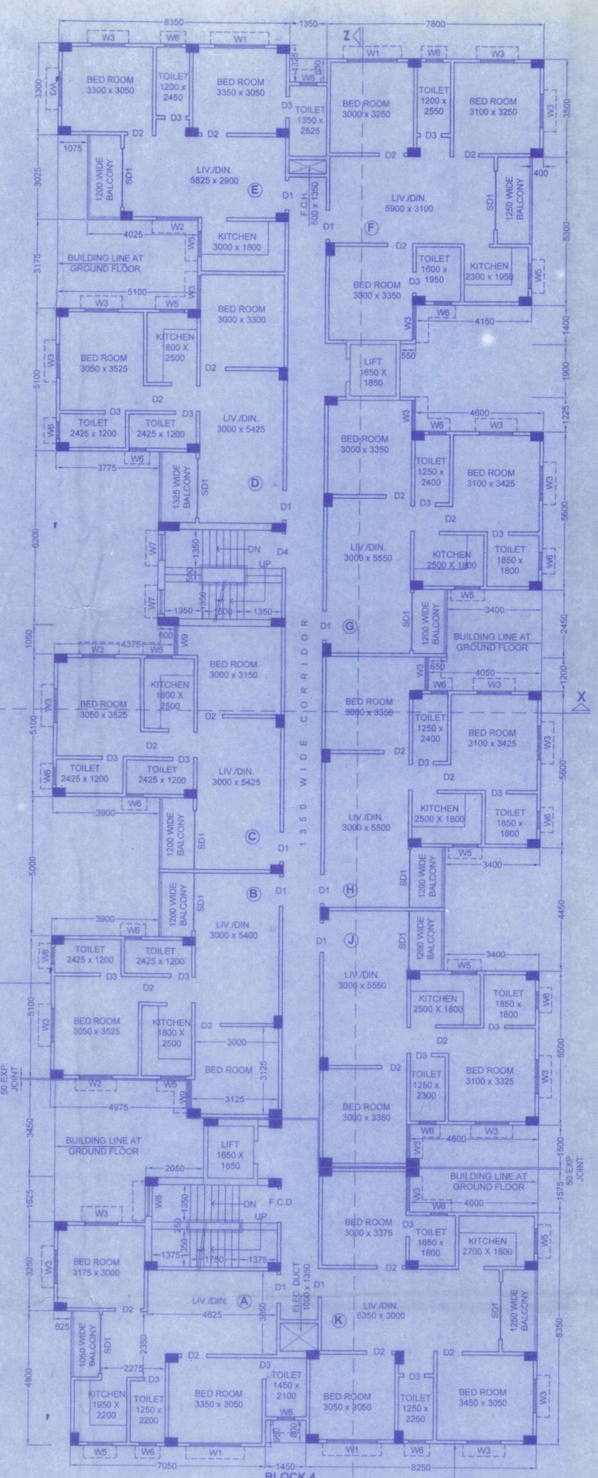
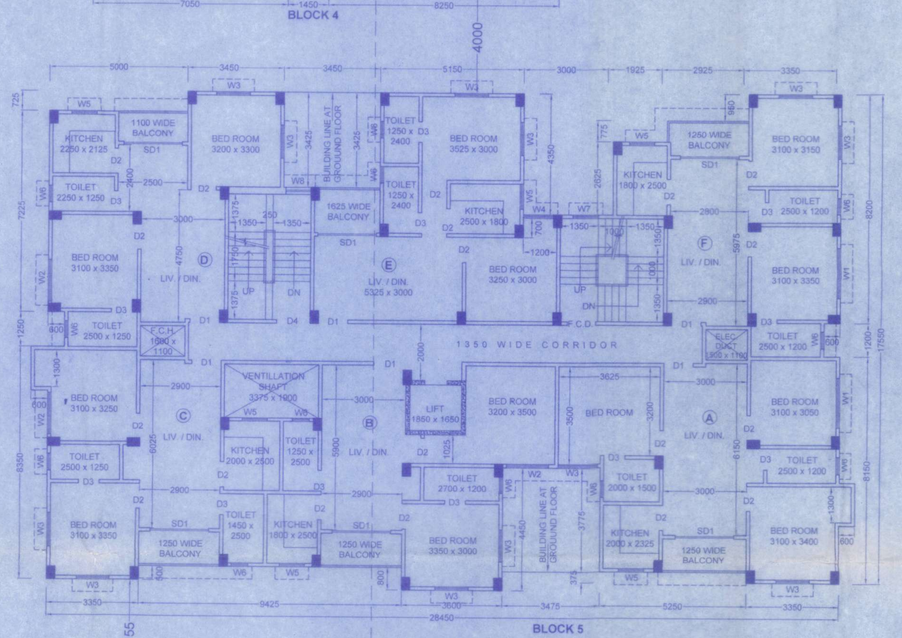
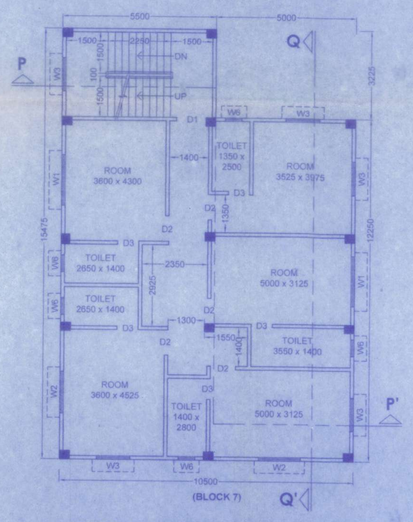
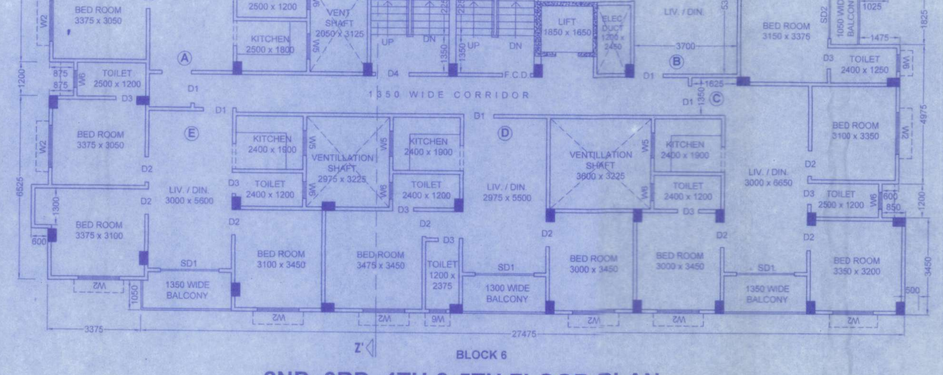






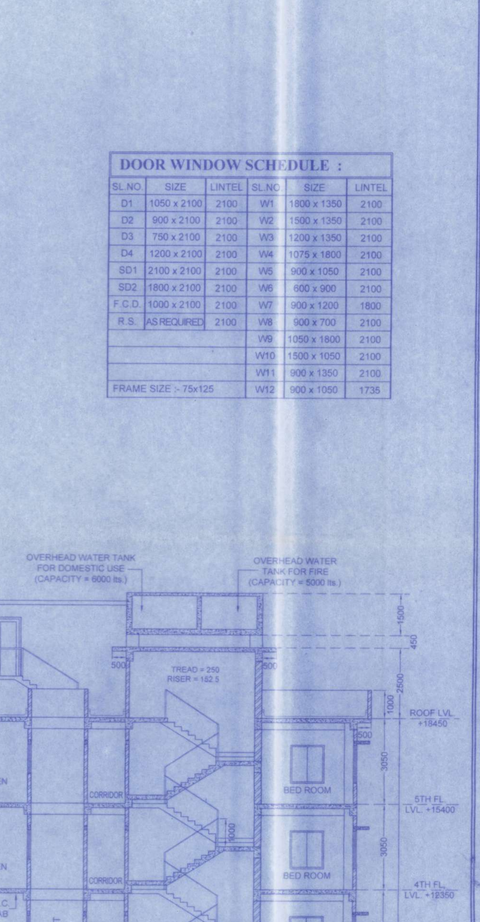


SECOND FLOOR PLAN



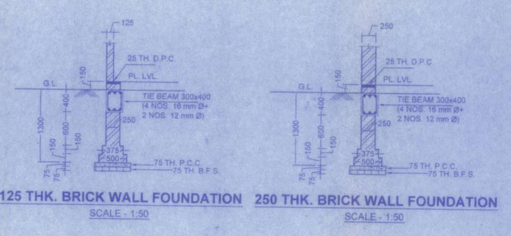
2ND, 3RD, 4TH & 5TH FLOOR PLAN

SCALE - 1:100



WET RISER AND DOWN COMER

DOOR WINDOW SCHEDULE :					
SL.NO.	SIZE	LINTEL	SL.NO.	SIZE	LINTEL
D1	1050 x 2100	2100	W1	1800 x 1350	2100
D2	900 x 2100	2100	W2	1500 x 1350	2100
D3	750 x 2100	2100	W3	1200 x 1350	2100
D4	1200 x 2100	2100	W4	1075 x 1800	2100
SD1	2100 x 2100	2100	W5	900 x 1050	2100
SD2	1800 x 2100	2100	W6	600 x 900	2100
F.C.D.	1000 x 2100	2100	W7	900 x 1200	1800
R.S.	AS REQUIRED	2100	W8	900 x 700	2100
			W9	1050 x 1800	2100
			W10	1500 x 1050	2100
			W11	900 x 1350	2100
FRAME SIZE :- 75x125			W12	900 x 1050	1735

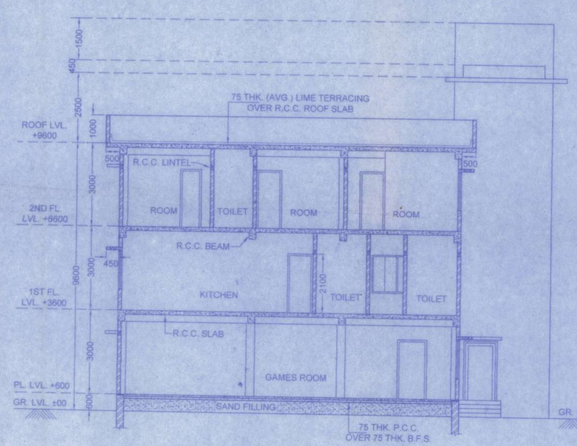


125 THK. BRICK WALL FOUNDATION

SCALE - 1:50

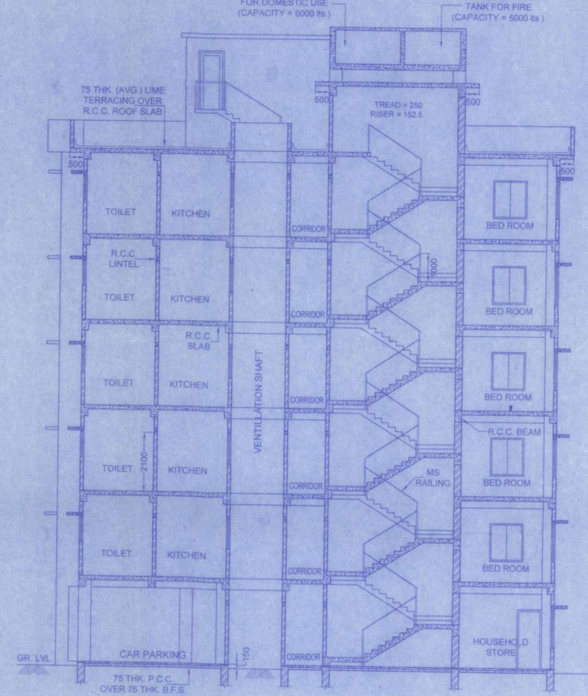
250 THK. BRICK WALL FOUNDATION

SCALE - 1:50

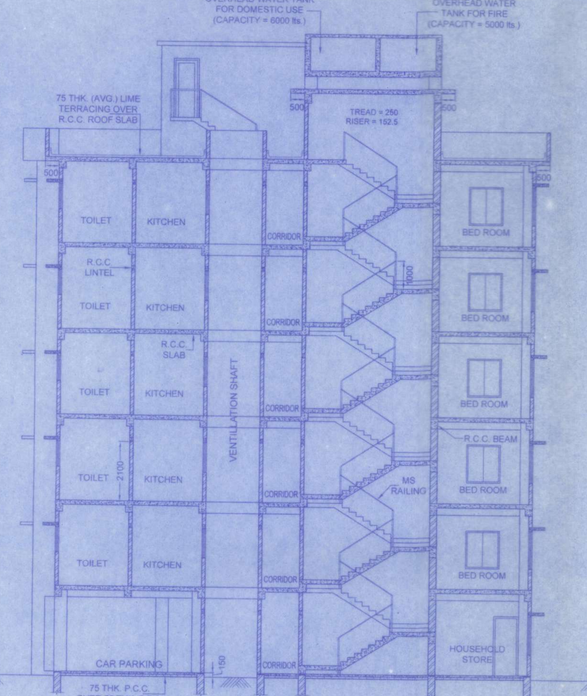


SECTION THROUGH Q-Q'

SCALE - 1:100



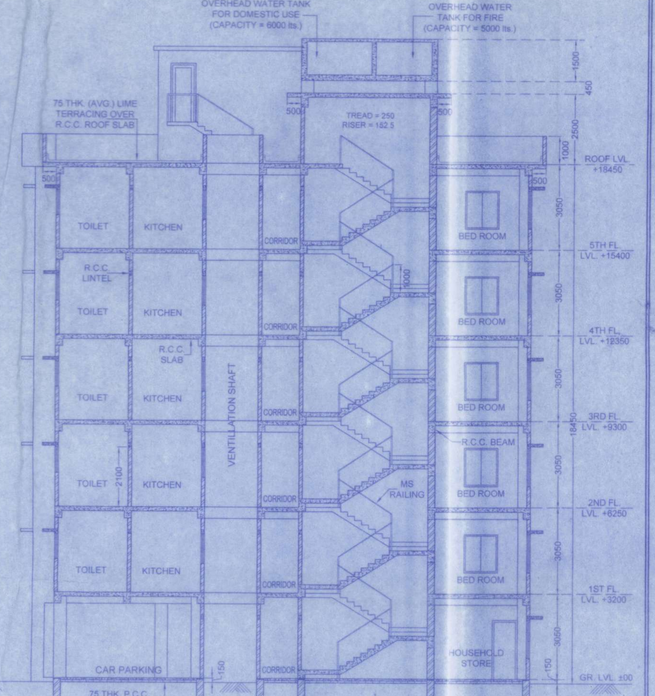
(BLOCK 3)



(BLOCK 2)

SECTION THROUGH Y-Y'

SCALE - 1:100



(BLOCK 1)

OFFICE USE:

PROJECT :

PROPOSED G+5 STORIED RESIDENTIAL CUM COMMERCIAL BUILDING AT KHOPALASHI, P.O. - NEW CHAMTA UNDER PATHARGHATA GRAM PANCHAYAT, P.S. - MATIGARA, DIST. - DARJEELING

NAME OF OWNER:

SMT. ANJU SAHU, D/O LATE SAILENDRA KUMAR SAHU

SCHEDULE OF LAND :

MOUZA : KHOPALASHI
PARGANA : PATHARGHATA
J. L. NO. : 21
TOUZI NO. : 8
PLOT NO. : R.S. - 120, 121, 122, 149
L.R. - 245, 194, 195, 196
KHATIAN NO. : R.S. - 107, L.R. - 1173
SHEET NO. : 1
G.P. : PATHARGHATA
P.S.- : MATIGARA
DIST.- : DARJEELING

SPECIFICATION

1] ALL DIMENSIONS ARE IN MM.
2] ALL R.C.C. WORKS SHALL BE OF M25.
3] ALL P.C.C. WORKS SHALL BE OF M10.
4] GRADE OF THE STEEL Fe-500D (TMT).
5] 125 MM TH. BRICK WORK WITH (1:4) CEMENT MORTAR.
6] PLASTERING WITH (1:4) CEMENT MORTAR IN CEILING AND WALLS.
7] FLOORS ARE FINISHED WITH MARBLE/I.P.S. (1:2:4).

N

SHEET NO. - 3/5

AREA STATEMENT :

AREA OF LAND AS PER DEED	: 13718.729 sq.m. OR 3.39 acres
AREA OF LAND AS PER KHATIAN	: 10666.615 sq.m. OR 2.6358 acre
AREA OF LAND AS PER SITE	: 6877.104 sq.m.
PERMISSIBLE GROUND COVERAGE	: 3438.552 sq.m. (50%)
PROPOSED GROUND COVERAGE	: 3322.561 sq.m. (48.31%)
PROPOSED GROUND FLOOR AREA	: 3241.903 sq.m.
PROPOSED FIRST FLOOR AREA	: 3063.506 sq.m.
PROPOSED SECOND FLOOR AREA	: 3014.777 sq.m.
PROPOSED 3RD,4TH & 5TH FLOOR AREA	: 2868.414 sq.m. (EACH FLOOR)
TOTAL FLOOR AREA	: 17925.428 sq.m.
PERMISSIBLE F.A.R.	: 2.8
PROPOSED F.A.R.	: 2.26
LEFT OPEN SPACE AREA	: 3554.543 sq.m.
PERMISSIBLE HEIGHT OF THE BUILDING	: 18.50 m.
PROPOSED HEIGHT OF THE BUILDING	: 18.45 m.
PARKING AREA IN GROUND FLOOR	: 2381.218 sq.m.
COMMERCIAL AREA	: 671.507 sq.m. (335.464 sq.m. IN GROUND FLOOR + 336.043 sq.m. IN FIRST FLOOR)
NO. OF TENEMENTS	: 190 nos.
PARKING REQUIRED	: 59 nos.
PARKING PROVIDED	: 112 nos.
USE OF THE BUILDING	: RESIDENTIAL CUM COMMERCIAL

DECLARATION OF OWNER:

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

SIGNATURE OF OWNER

SIGNATURE OF STRUCTURAL ENGINEER

DECLARATION OF 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 THE FOUNDATION & SUPERSTRUCTURE OF THE BUILDING HAVE BEEN SO DESIGNED BY ME AS TO SAFE IN ALL RESPECTS , INCLUDING THE CONSIDERATION FOR BEARING CAPACITY & SETTLEMENT OF SOIL.

CA/2013/3

SIGNATURE OF ARCHITECT