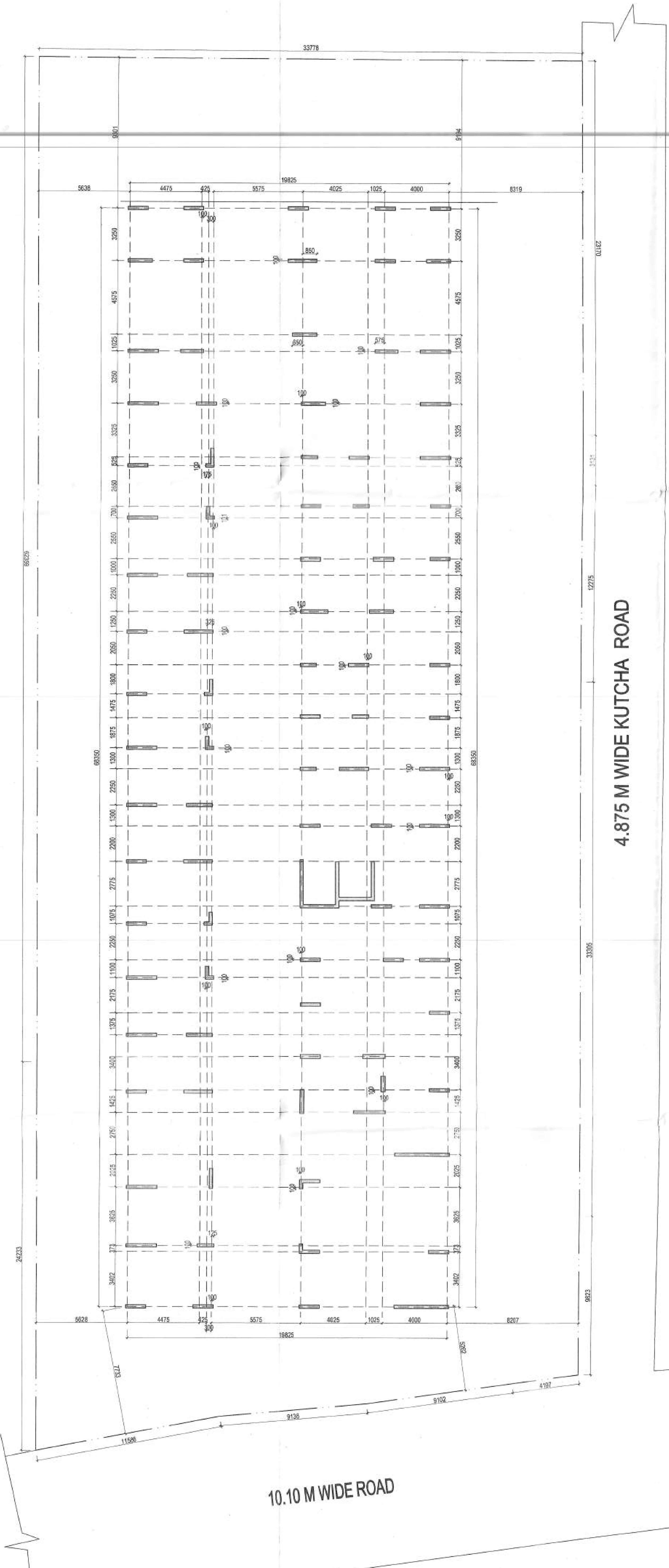
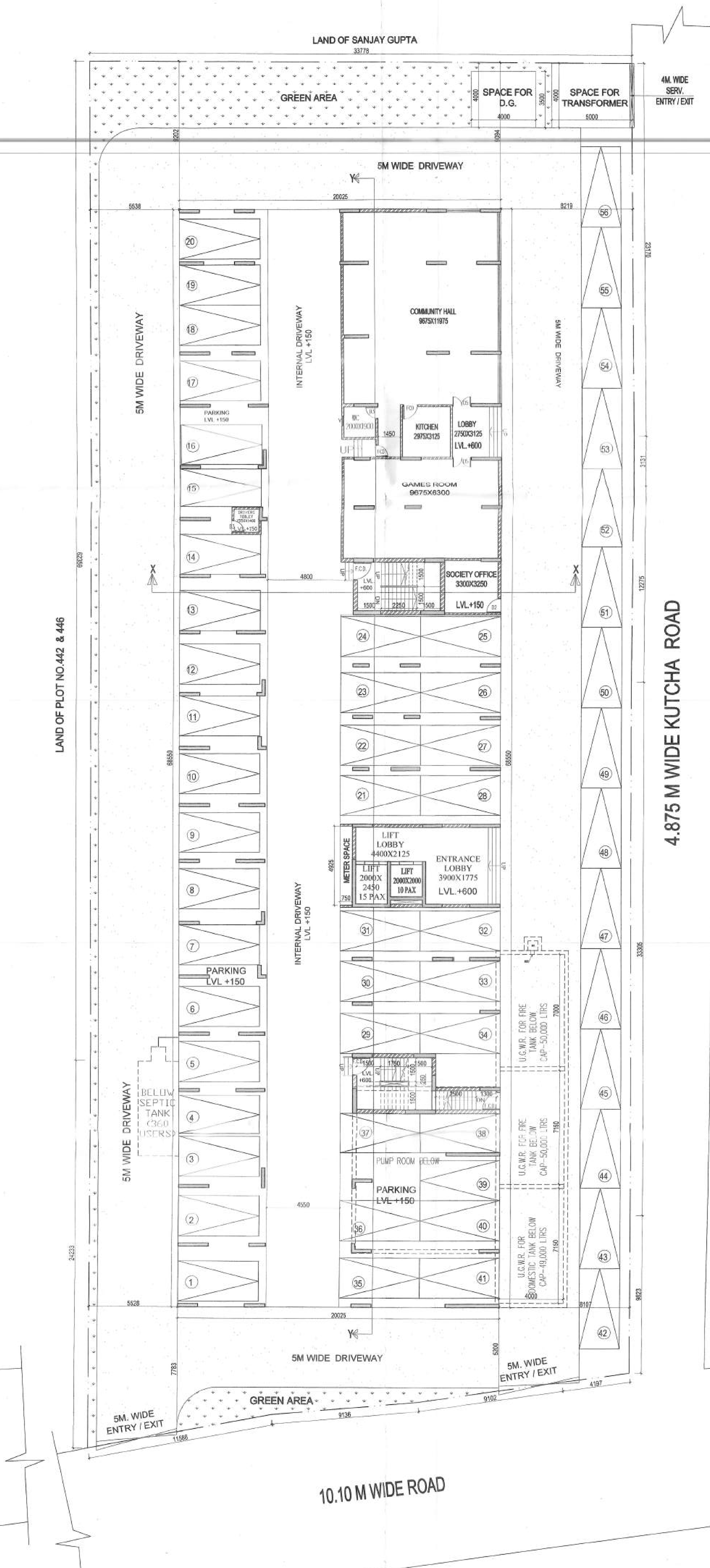
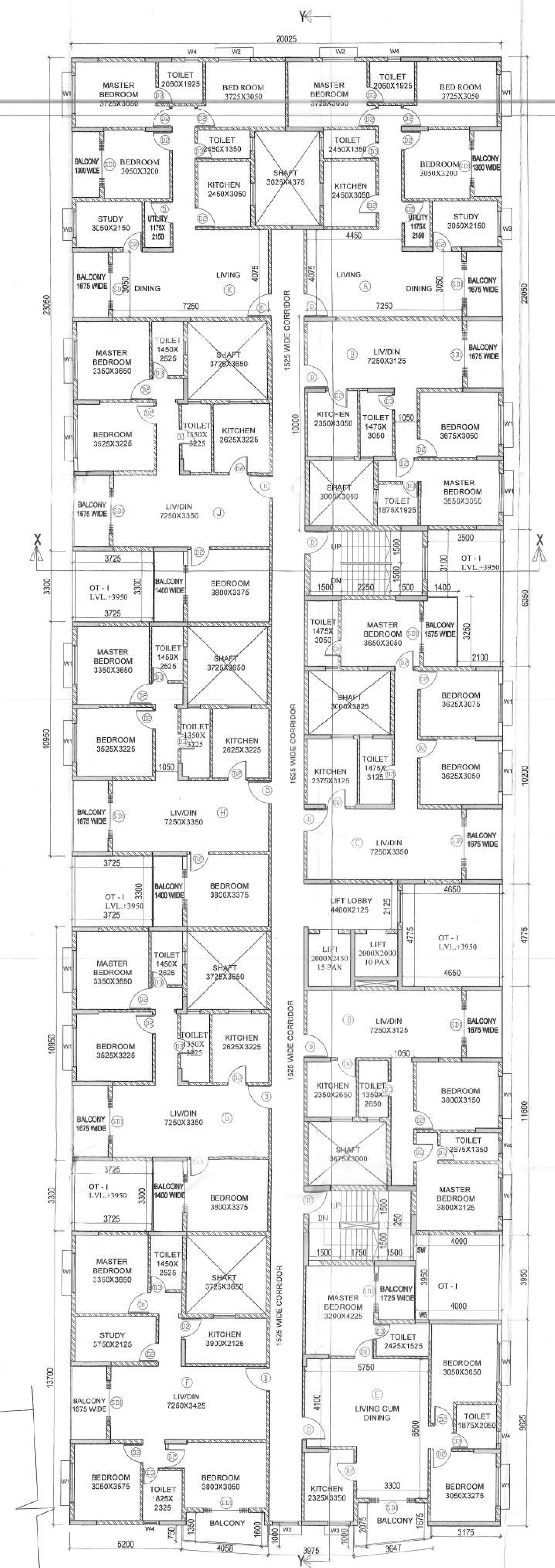


COLUMN LAYOUT
SCALE:- 1:125



GROUND FLOOR PLAN
SCALE:- 1:125



1ST FLOOR PLAN
SCALE:- 1:100

PROJECT: PROPOSED GROUND+ 6 STORIED RESIDENTIAL BUILDING.

NAME OF OWNER: LUNAWAT REALTY PRIVATE LIMITED. REPRESENTED BY ITS DIRECTOR SRI.BABULAL JAIN, S/O. LT. PUNAM CHAND JAIN.

LOCATION : BABUBASA, P.S. MATIGARA, DIST. DARJEELING

SCHEDULE OF LAND :

MOUZA	- MAHISHMARI;
J.L NO.	- 47;
L.R. PLOT NO.	- 440, 441,441/ 597,440/ 596
R.S. PLOT NO.	-211,212
SHEET NO	- 2(R.S)
L.R KHATIAN NO.	- 1202
R.S KHATIAN NO.	- 34
P.S.	- MATIGARA
DIST.	- DARJEELING
LATITUDE	**- 26°46'22.59" N**
LONGITUDE	**- 88°24'55.38" E**

AREA STATEMENT

1. LAND AREA (AS/DEED)	= 2977.93 SQM.
2. LAND AREA(AS/SITE)	= 2830.42 SQM.
3. PERMISSIBLE GROUND COVERAGE	= 1415.21 SQM.(50.00%)
4. PROPOSED GROUND COVERAGE	= 1372.71 SQM.(48.50%)
5. PUMP ROOM (AT LVL. -2750)	= 96.88 SQM.
6. GROUND FLOOR AREA	= 1372.71 SQM.
7. TYPICAL FLOOR (1ST. TO 6TH.) AREA	= 1186.84 X 6 SQM.
	= 7121.04 SQM.
8. TOTAL FLOOR AREA	= 8590.63 SQM.
9. TOTAL TENEMENT AREA	= 6145.74
11. EXEMPTION AREA	
I. PUMP ROOM AREA	= 96.88 SQM.
II. GROUND FLOOR	
a) STAIRCASE AREA	= 35.95 SQM.
b) LIFT AREA	= 8.90 SQM.
c) LIFT LOBBY	= (3X2) = 6 SQM.
d) PARKING AREA	= 1061.42 SQM.
III. TYPICAL FLOOR(1ST.-6TH.)	
a) STAIRCASE AREA	=(35.95X6)= 215.70 SQM.
b) LIFT AREA	=(8.90X6) = 53.40 SQM.
c) LIFT LOBBY	= (3X2X6) = 36 SQM.
TOTAL EXEMPTED AREA	= 1514.25 SQM.
12. AREA FOR F.A.R	= 7076.38 SQM.
12. NO. OF TENEMENTS	= 60 NOS.
13. REQUIRED PARKING	= 28 NOS.
12. PROPOSED PARKING	= 56 NOS.
14. PERMISSIBLE F.A.R.	= 2.80
15. PROPOSED F.A.R.	= 2.50
16. PERMISSIBLE HEIGHT OF THE BUILDING	= 22.95 M.
17. PROPOSED HEIGHT OF THE BUILDING	= 22.55 M.
18.REQUIRED PARKING	= 28 NOS.
TENEMENT BETWEEN (75-100 SQM.)=12 NOS/3	= 4 NOS.
TENEMENT BETWEEN (100-120 SQM.) =48 NOS.	= 24 NOS.
19. PROPOSED PARKING	= 56 NOS.

NOTES

1. ALL DIMENSIONS ARE IN MILIMETRES.
2. ONLY WRITTEN DIMENSIONS ARE TO BE FOLLOWED.
3. ALL EXTERNAL WALL SHALL BE 200MM. THICK AND INTERNAL WALL SHALL BE 125 MM. THICK.
4. ALL MASONRY WORK WILL BE CARRIED OUT WITH FLY ASH BASED A.A.C. BLOCK.
5. SOLAR, WIND OR OTHER RENEWABLE ENERGY SHALL BE INSTALLED TO MEET
ELECTRICITY GENERATION EQUIVALENT TO AT LEAST 1% OF THE CONNECTED LOAD
OR AS PER THE STATE /LOCAL BUILDING BYE-LAWS REQUIREMENT, WHICHEVER IS HIGHER.

DECLARATION OF OWNER(S) :

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.

Lunawat Realty Pvt. Ltd.
Director

SIGNATURE OF OWNER(S)

DISIGNED AND CHECKED BY ME

Dr. Sulagno Banerjee
BCE, MCE, PhD, C. Eng (I)
Geo-Technical Engineer (I-14)
Siliguri Municipal Corporation

SIGNATURE OF GEO-TECHNICAL ENGINEER

DECLARATION OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER THE "NATIONAL BUILDING CODE" OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.
MOREOVER I/WE SHALL BE HELD RESPONSIBLE FOR ANY STRUCTURE DAMAGE/FAILURE HAPPENED DURING CONSTRUCTION PERIOD AND THERE AFTER BEYOND DATE OF TAKING OCCUPANCY CERTIFICATE.

SANJIV J. PAREKH
M.E.(STRUCT.), M.E.(CONST. ENG.)

SIGNATURE OF STRUCTURAL ENGINEER

DECLARATION OF ARCHITECT /L.B.S. :

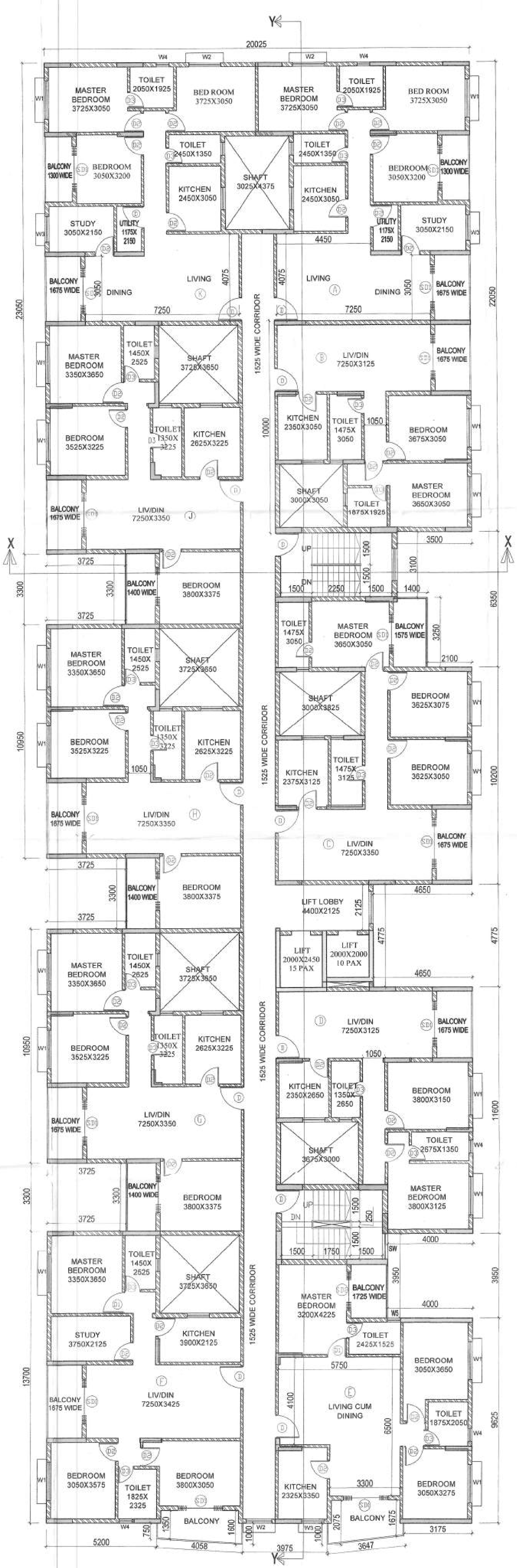
I DO HEREBY DECLARE THAT THE KEY PLAN, SITE PLAN AND THE BUILDING PLAN HAVE BEEN PREPARED UNDER MY SUPERVISION AND I SHALL BE RESPONSIBLE FOR THE SUPERVISION OF THE BUILDING.

RIYA BISWAS (B.Arch)
CA/2019/112919

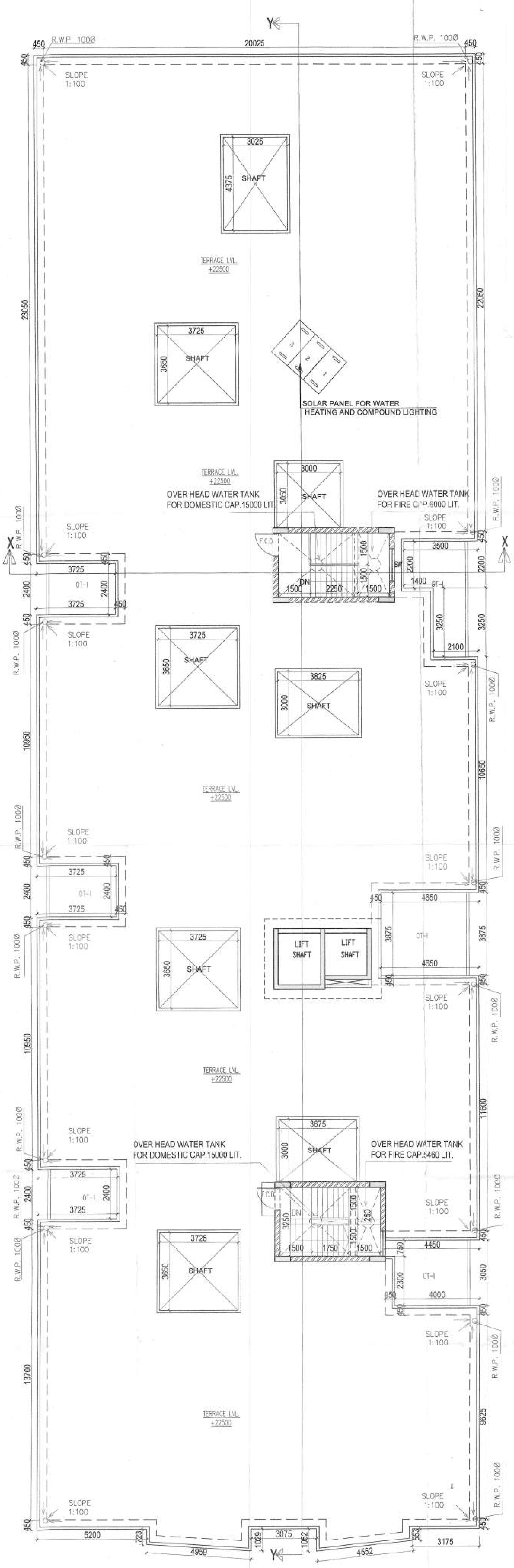
SIGNATURE OF ARCHITECT/L.B.S.

GROUND FLOOR PLAN, 1ST FLOOR PLAN, COLUMN LAYOUT.

SCALE:- VARIES	GREEN ARCHITECTURE CONSULTING ENGINEERS PVT. LTD.
DATE - 13.02.2023	
SHEET NO. :- 01/03	GACE F0108,1st Floor Office Block- City Center, Uttorayon, Siliguri 734010
CKD. BY:- K. K. ROY	
DRAWN BY:- GOSTA DAS	



TYPICAL FLOOR PLAN (2ND.TO 6TH)
SCALE:- 1:100



ROOF PLAN
SCALE:- 1:100

PROJECT : PROPOSED GROUND+ 6 STORIED RESIDENTIAL BUILDING.

NAME OF OWNER: LUNAWAT REALTY PRIVATE LIMITED. REPRESENTED BY ITS DIRECTOR SRI.BABULAL JAIN, S/O. LT. PUNAM CHAND JAIN.

LOCATION : BABUBASA, P.S. MATIGARA, DIST. DARJEELING

SCHEDULE OF LAND :

MOUZA	- MAHISHMARI;
J.L NO.	- 47;
L.R. PLOT NO.	- 440, 441,441/ 597,440/ 596
R.S. PLOT NO.	-211,212
SHEET NO	- 2(R.S)
L.R KHATIAN NO.	- 1202
R.S KHATIAN NO.	- 34
P.S.	- MATIGARA
DIST.	- DARJEELING
LATITUDE	**- 26°46'22.59" N**
LONGITUDE	**- 88°24'55.38" E**

AREA STATEMENT

1. LAND AREA (AS/DEED)	= 2977.93 SQM.
2. LAND AREA(AS/SITE)	= 2830.42 SQM.
3. PERMISSIBLE GROUND COVERAGE	= 1415.21 SQM.(50.00%)
4. PROPOSED GROUND COVERAGE	= 1372.71 SQM.(48.50%)
5. PUMP ROOM (AT LVL. -2750)	= 96.88 SQM.
6. GROUND FLOOR AREA	= 1372.71 SQM.
7. TYPICAL FLOOR (1ST. TO 6TH.) AREA	= 1186.84 X 6 SQM.
	= 7121.04 SQM.
8. TOTAL FLOOR AREA	= 8590.63 SQM.
9. TOTAL TENEMENT AREA	= 6145.74
11. EXEMPTION AREA	
I. PUMP ROOM AREA	= 96.88 SQM.
II. GROUND FLOOR	
a) STAIRCASE AREA	= 35.95 SQM.
b) LIFT AREA	= 8.90 SQM.
c) LIFT LOBBY	= (3X2) = 6 SQM.
d) PARKING AREA	= 1061.42 SQM.
III. TYPICAL FLOOR(1ST.-6TH.)	
a) STAIRCASE AREA	=(35.95X6)= 215.70 SQM.
b) LIFT AREA	=(8.90X6) = 53.40 SQM.
c) LIFT LOBBY	= (3X2X6) = 36 SQM.
TOTAL EXEMPTED AREA	= 1514.25 SQM.
12. AREA FOR F.A.R	= 7076.38 SQM.
12. NO. OF TENEMENTS	= 60 NOS.
13. REQUIRED PARKING	= 28 NOS.
12. PROPOSED PARKING	= 56 NOS.
14. PERMISSIBLE F.A.R.	= 2.80
15. PROPOSED F.A.R.	= 2.50
16. PERMISSIBLE HEIGHT OF THE BUILDING	= 22.95 M.
17. PROPOSED HEIGHT OF THE BUILDING	= 22.55 M.
18.REQUIRED PARKING	= 28 NOS.
TENEMENT BETWEEN (75-100 SQM.)=12 NOS/3	= 4 NOS.
TENEMENT BETWEEN (100-120 SQM.) =48 NOS.	= 24 NOS.
19. PROPOSED PARKING	= 56 NOS.

NOTES

1. ALL DIMENSIONS ARE IN MILIMETRES.
2. ONLY WRITTEN DIMENSIONS ARE TO BE FOLLOWED.
3. ALL EXTERNAL WALL SHALL BE 200MM. THICK AND INTERNAL WALL SHALL BE 125 MM. THICK.
4. ALL MASONRY WORK WILL BE CARRIED OUT WITH FLY ASH BASED A.A.C. BLOCK.
5. SOLAR, WIND OR OTHER RENEWABLE ENERGY SHALL BE INSTALLED TO MEET ELECTRICITY GENERATION EQUIVALENT TO AT LEAST 1% OF THE CONNECTED LOAD OR AS PER THE STATE /LOCAL BUILDING BYE-LAWS REQUIREMENT, WHICHEVER IS HIGHER.

DECLARATION OF OWNER(S) :

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.

Lunawat Realty Pvt. Ltd.
Director

SIGNATURE OF OWNER(S)

DISIGNED AND CHECKED BY ME

Dr. Sulagno Banerjee
BCE, MCE, PhdD, C. Eng (I)
Geo-Technical Engineer (I-14)
Siliguri Municipal Corporation

SIGNATURE OF GEO-TECHNICAL ENGINEER

DECLARATION OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER THE "NATIONAL BUILDING CODE" OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.
MOREOVER I/WE SHALL BE HELD RESPONSIBLE FOR ANY STRUCTURE DAMAGE/FAILURE HAPPENED DURING CONSTRUCTION PERIOD AND THERE AFTER BEYOND DATE OF TAKING OCCUPANCY CERTIFICATE.

SANJIV J. PAREKH

SIGNATURE OF STRUCTURAL ENGINEER

DECLARATION OF ARCHITECT /L.B.S. :

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.

RIYA BISWAS (B.Arch)
CA/2019/112019

SIGNATURE OF ARCHITECT/L.B.S.

TYPICAL(2ND.-6TH,) FLOOR PLAN,ROOF PLAN.

SCALE:- VARIES	GREEN ARCHITECTURE CONSULTING ENGINEERS PVT. LTD.
DATE - 13.02.2023	
SHEET NO. :- 02/03	F0108,1st Floor Office Block- City Center, Uttorayon, Siliguri 734010
CKD. BY:- K. K. ROY	
DRAWN BY:- GOSTA DAS	