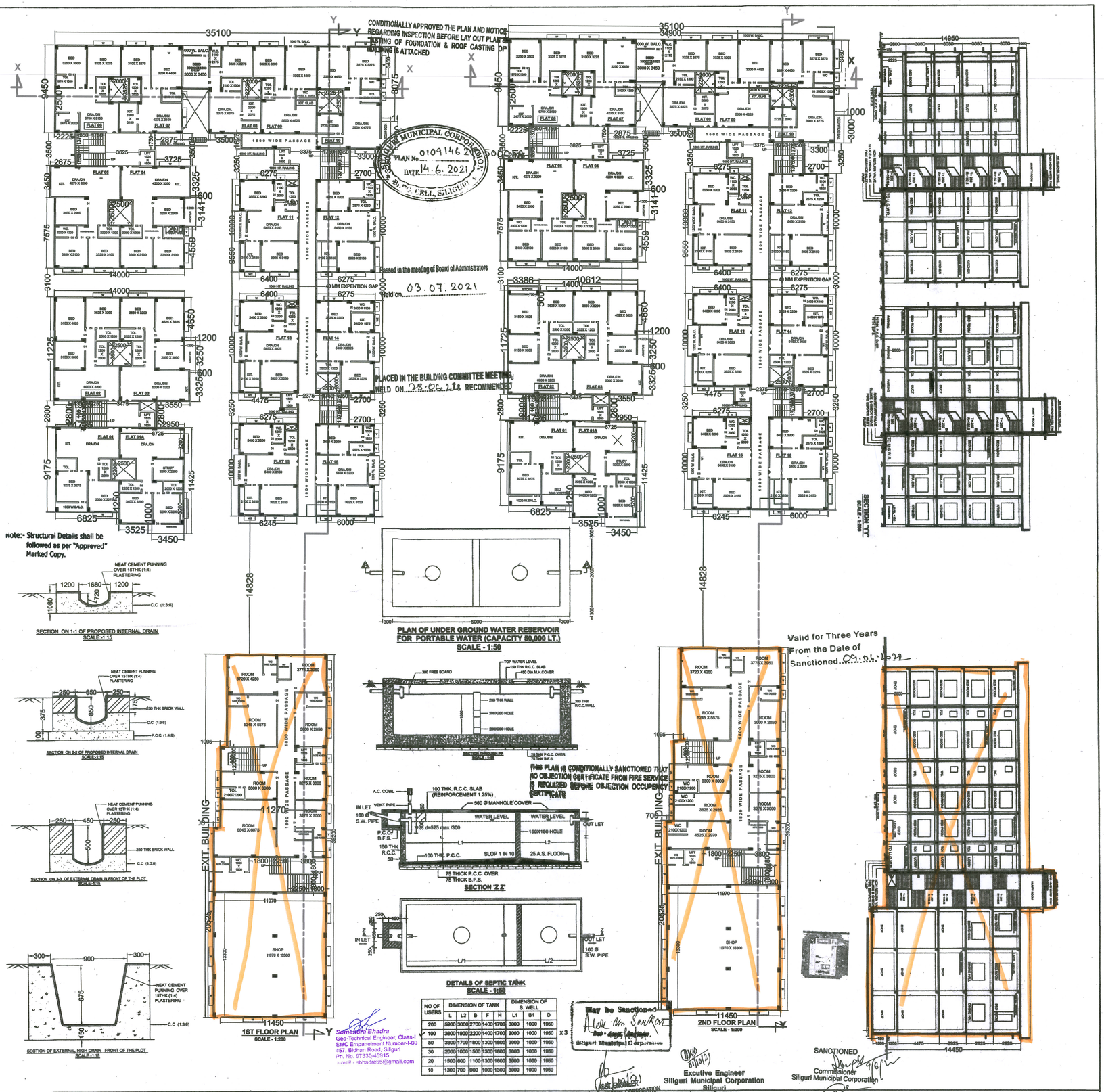


NO OF USERS	DIMENSION OF TANK						DIMENSION OF S. WELL		
	L	L2	B	F	H	L1	B1	D	
200	6900	3000	2700	1400	1700	3000	1000	1950	
✓ 100	3800	1900	2200	1400	1700	3000	1000	1950	x 3
50	3300	1700	1800	1300	1600	3000	1000	1950	
30	2000	1000	1500	1300	1600	3000	1000	1950	
20	1500	800	1100	1300	1600	3000	1000	1950	
10	1300	700	900	1000	1300	3000	1000	1950	

OFFICE USE

SCHEDULE OF LAND

MOUZA	- MANDLAGURI
PARGANA	- PATHARGHATA
KHATIAN NO.	- 61/3, 61/4, 67/4
PLOT NO.	- 453,535, 536, 537
SHEET NO.	- 02
J.L. NO.	- 85/(107)
DISTRICT	- DARJEELING
WARD NO.	- 46 (S.M.C.)
P.S.	- PRADHAN NAGAR

SCHEDULE OF OPENINGS

D	1050 X 2100
D 1	900 X 2100
D 2	750 X 2100
W	1800 X 1350
W 1	1500 X 1350
W 2	1200 X 1350
W 3	900 x 1350
S/W	1500 x 1350
V	600 X 900
C.G	1800 X 2100

AREA STATEMENT

LAND AREA (AS PER DEED)	: 3544.13 SQ.M.
LAND AREA (AS PER SITE)	: 3544.08 SQ.M.
PERM. GR. COVERAGE	: 50 % OR 1772.04 SQ.M.
PROP. GR. COVERAGE	: 37.45 % OR 1327.35 SQ.M.
EXIT. GR. COVERAGE	:12.11 % OR 429.28 SQ.M.
TOTAL PROP. GR. COVERAGE	: 49.56 % OR 1756.63 SQ.M.
AREA LEFT AS OPEN SPACE	: 1787.45 SQ.M.
PROPOSED BUILDING	
GR. PARKING FLOOR AREA	: 1327.35 SQ.M.
1ST,2ND,3RD & 4TH. FL. AREA	: 1327.35 SQ.M.
TOTAL FLOOR AREA	: 6636.75 SQ.M.
EXIT BUILDING	
BASEMENT FLOOR AREA	: 155.15 SQ.M.
ELV. GR./PARKING FLOOR AREA	: 429.28 SQ.M.
1ST FLOOR AREA	: 419.111 SQ.M.
2ND,3RD & 4TH. FLOOR AREA	: 1257.333 SQ.M.
TOTAL FLOOR AREA	: 2260.874 SQ.M.
STAIR & LIFT AREA	
EXIT BUILDING	: 112.88 SQ.M. X 5
PROPOSED BUILDING	: 192.72 SQ.M. X 5
PERM. F.A.R.	: 3.00
PROP. F.A.R.	: 2.37
NO. OF TENEMENTS	: 68 NOS.
CAR PARKING REQUIRED	: 70 NOS.
CAR PARKING PROVIDED	: 70 NOS.
PERM. HT. OF THE BUILDING	: NO RESTRICTION
PROP. HT. OF THE BUILDING	: 14.950 M.
USE OF THE BUILDING	: RESI. CUM. COMM. & LODGE

FLAT DETAILS

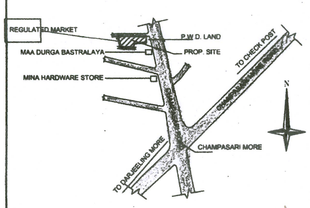
01 A = 72.31 SQ.M. X 4 NOS.
01 = 60.96 SQ.M. X 4 NOS.
02 = 75.14 SQ.M. X 4 NOS.
03 = 76.84 SQ.M. X 4 NOS.
04 = 75.52 SQ.M. X 4 NOS.
05 = 73.91 SQ.M. X 4 NOS.
06 = 63.71 SQ.M. X 4 NOS.
07 = 60.23 SQ.M. X 4 NOS.
08 = 60.54 SQ.M. X 4 NOS.
09 = 62.22 SQ.M. X 4 NOS.
10 = 70.36 SQ.M. X 4 NOS.
11 = 64.67 SQ.M. X 4 NOS.
12 = 65.57 SQ.M. X 4 NOS.
13 = 64.67 SQ.M. X 4 NOS.
14 = 59.98 SQ.M. X 4 NOS.
15 = 64.67 SQ.M. X 4 NOS.
16 = 65.56 SQ.M. X 4 NOS.

TREE COV. AREA REQUIRED = 263 SQM. (3%)
TREE COV. AREA PROVIDED = 265 SQM.(3.03%)

PROJECT TITLE

REVISED BASEMENT + 4 STD. & PARKING + 4 STD. RESI. CUM COMM. & LODGE BUILDING OF (1) SMT. TATULI GHOSH (2) SRI. SOURAV GHOSH (3) SRI. DIPAK PARASAD AND (4) SRI. AJIT KUMAR AGARWAL AT CHAMPASARI MAIN ROAD, SILIGURI,DISTRICT - DARJEELING, P.S. PRADHAN NAGAR, WARD NO. 46 (S.M.C.)

LOCATION PLAN



FLOOR	PARKING AREA IN SQM.		STAIR AREA IN SQM.		COMM. AREA IN SQM.			RESI. AREA IN SQM.		TOTAL AREA IN SQM.		REMARKS	
	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING		PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED
					SHOP	LODGE							
BASEMENT FLOOR	X	X	X	X	159.20	X	X	X	X	155.15	X	SHOP	X
ELE. GR. FLOOR / PARKING	161.25	1134.63	112.88	192.72	290.99	X	X	X	X	429.28	1327.35	SHOP + PARKING	SHOP + PARKING
FIRST FLOOR	X	X	112.88	192.72	159.20	202.47	X	X	1134.63	274.13	1327.35	SHOP + LODGE	RESIDENTIAL
SECONED FLOOR	X	X	112.88	192.72	159.20	202.47	X	X	1134.63	429.28	1327.35	SHOP + LODGE	RESIDENTIAL
THIRED FLOOR	X	X	112.88	192.72	159.20	202.47	X	X	1134.63	429.28	1327.35	SHOP + LODGE	RESIDENTIAL
FORTH FLOOR	X	X	112.88	192.72	159.20	202.47	X	X	1134.63	429.28	1327.35	SHOP + LODGE	RESIDENTIAL
TOTAL	161.25	1134.63	564.4	963.6	1087	809.88	—	—	4538.52	2146.4	6636.75	—	—

CERTIFICATE OF BUILDING PLAN

I / We do hereby certify that plans, elevations and sections and other structural details of the proposed building on Plot No. 453,535,536,537 Ward No. 46 under the jurisdiction of S. M. C. Municipality / Notified Area Authority/ Industrial Township Authority have been prepared in conformity with all relevant provisions under the West Bengal Municipal (Building) Rules., 2007. This also to certify that all relevant 'No objection' Certificates form the respective Authorityies such as, Fire and Emergency Services Department, Airport Authority, Pollution Control Board, Telecommunication Department etc. as applicable in this regard, are alsoenclosed with the application for seeking approval of the plan to construct/ reconstruct/ addition to / alteration of the building on the said plot.

Manoj Kumar
B.Arch
Regd. No. CA/85/18822

Signature of Licenced Building Serveyor or Architect (Name, Address and Empanelment No. / RegistrationNo.)

DECLARATION OF OWNER:-

I do hereby declare that the building proposed for construction shall be supervised by the L.B.A./L.B.S. signing the Building Plan Application or in his/her absence by any other L.B.A. /L.B.S. of the appropriate category and as approved by the authority.

Tatuli Ghosh.
Sourav Ghosh
Deepak Prasad

SIGNATURE

SPECIFICATION

01. SOLING : 75 THICK WITH FIRST CLASS BRICK.
02. R.C.C. : 1:1.5:3 CEMENT CONCRETE.
03. P.C.C. : 1:3:6 CEMENT CONCRETE.
04. D.P.C. : 1:1.5:3 CEMENT CONCRETE WITH ADMIXTURE OF DAMPRO OF CHEMICAL.
05. STEEL : Fe-500 GRADE.
06. FLOORING : MARBLE FLOORING
07. GROUND FLOOR AREA WITHOUT STAIR= 2217.64 SQ.M TOTAL FLOOR AREA = 2386.18 SQ.M
08. BRICK WALL : 250 THICK AND 125 THICK WITH (4:1) SAND CEMENT MORTAR.
09. PLASTERING : 20MM & 15 MM THICK WITH 4:1 SAND CEMENT MORTAR.
10. DOORS : 37.5 MM PANEL SHUTTER WITH 125 X 62.5 MM SAL FRAME
11. WINDOWS : ALUMINIUM SLIDING WINDOWS
12. PAINTING : PLASTIC PAINTS IN INTERIOR WALL AND ROOF. SYNTHETIC ENAMEL PAINTING IN DOORS. DECORATIVE CEMENT BASED PAINTS ON EXTERIOR WALLS.
13. ALL DIMENSIONS ARE ESS IN MM UNLESS OTHERWISE STATED.

CERTIFICATE OF STRUCTURAL STABILITY

I / do hereby certify that the foundation and superstructure of the building proposed for construction on plot 453,535,536,537 Street CHAMPASARI MAIN ROAD Ward No. 46 under the jurisdiction of SILGURI Municipality / Notified Area Authority / Industrial Township Authority have been personally inspected and so designed by me/ Us willmake such foundation and super structure safe in all respect including the consideration of bearing capacity and settlement of soil and other conditions, if any, conforming to all stipulations of all relevant IS Code of practice and Naitonal Building code.

Chakraborti
Ranajit Chakraborti
Structural Engineer, Class -I
SMC Empanelment Number - I-28
32, Hill Cart Road, Siliguri
Ph. No. 98305-77330
e-mail - rchakraborti@gmail.com
Signature of Structural Engineer
(Name, Address and empanelment No.)

Somendra Bhadra
Geo-Technical Engineer, Class-I
SMC Empanelment Number-I-09
457, Bidhan Road, Siliguri
Ph. No. 97330-45915
e-mail - sbhadra65@gmail.com
Signature of Geo=technical Engineer
(Name, Address and empanelment No.)

BHADRA ARCHITECTS & ENGINEERS
457 BIDHAN ROAD , SILIGURI

DATE -16-04-2021

SHEET NO. :- 1/4