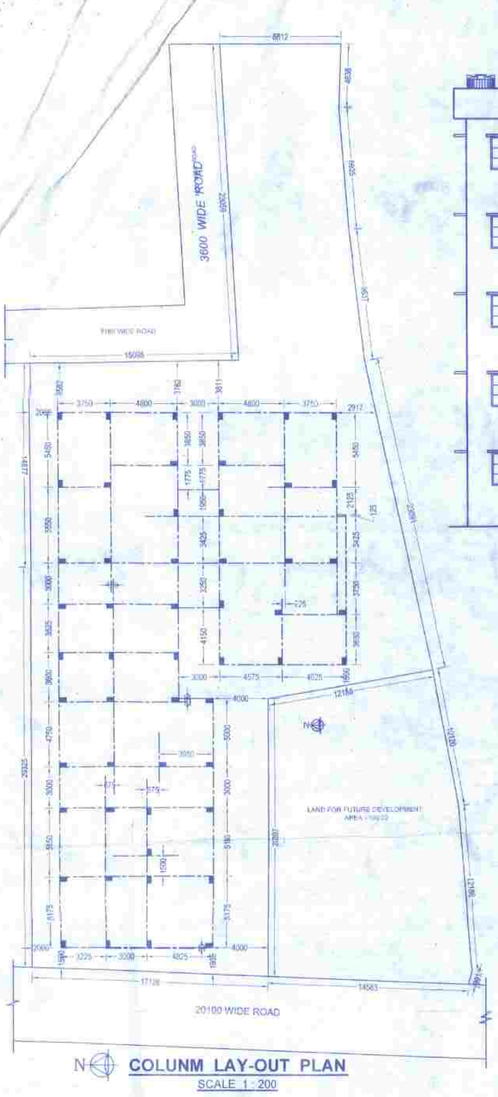
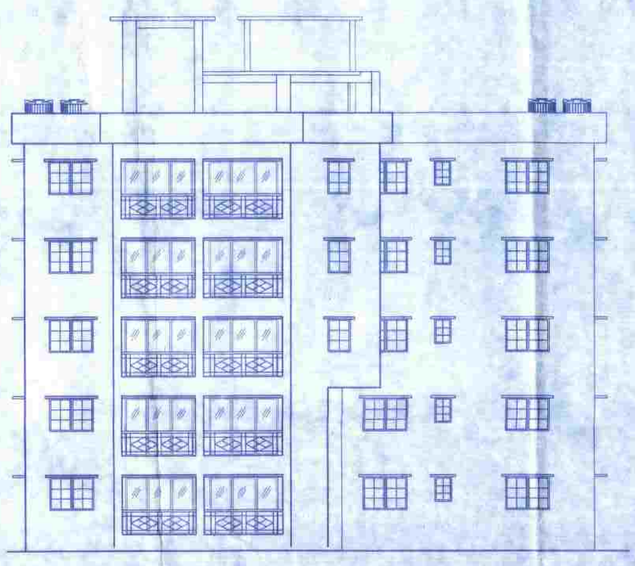
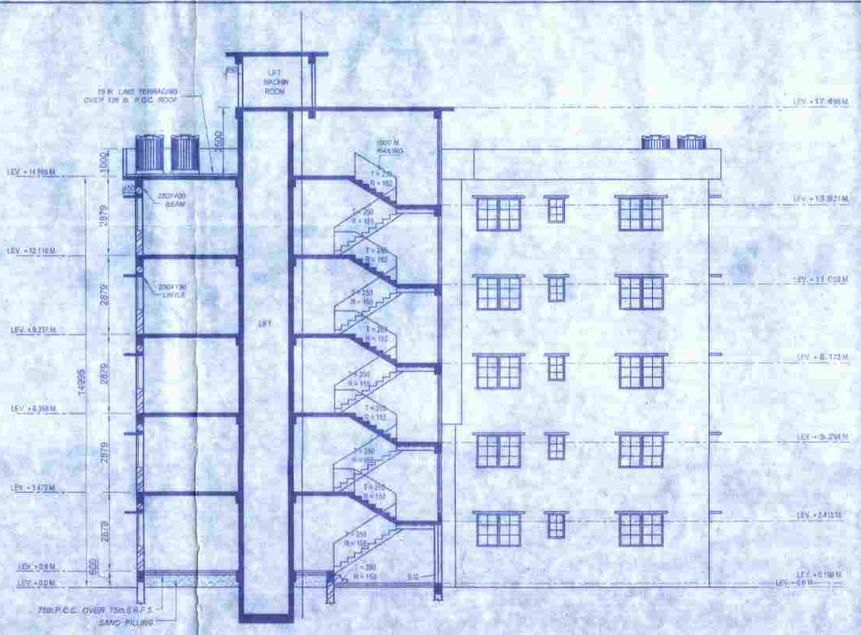


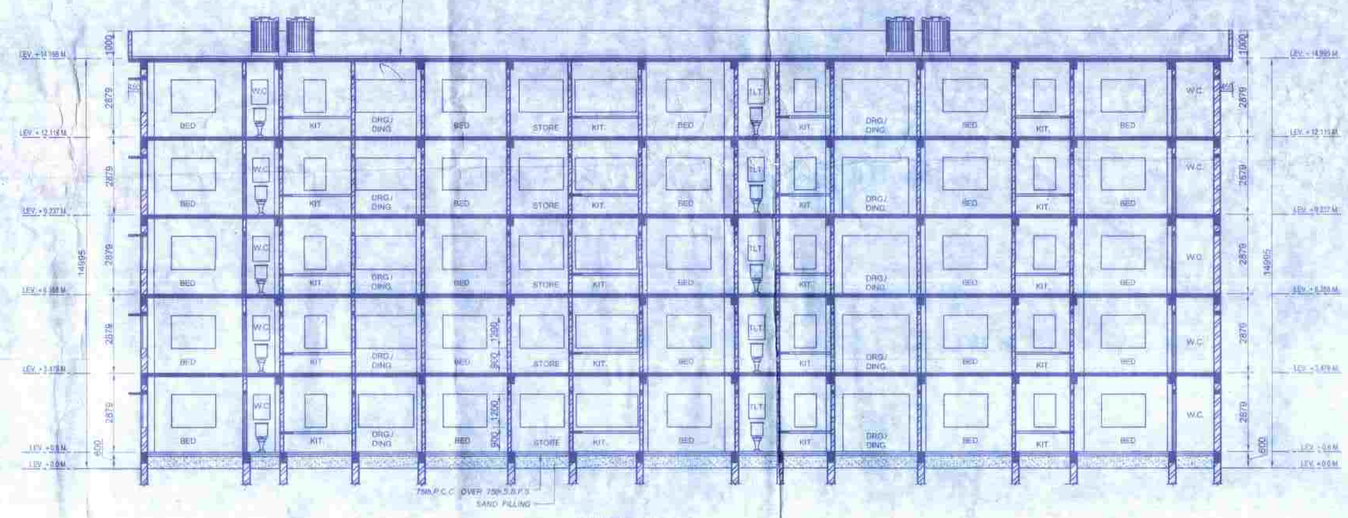
N COLUNM LAY-OUT PLAN
SCALE 1 : 200



FRONT ELEVATION
SCALE 1 : 100



SECTION R-R
SCALE 1 : 100



SECTION P-P
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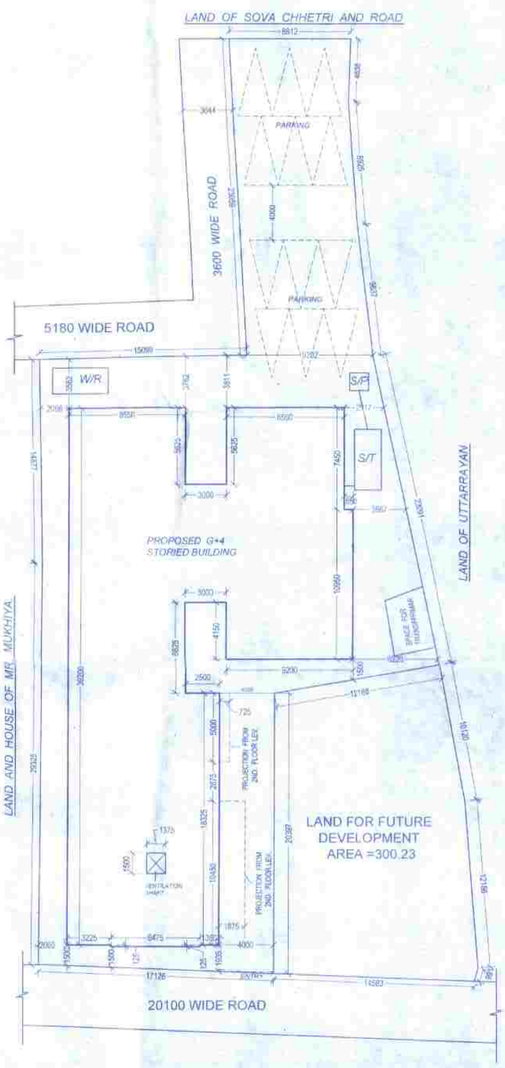
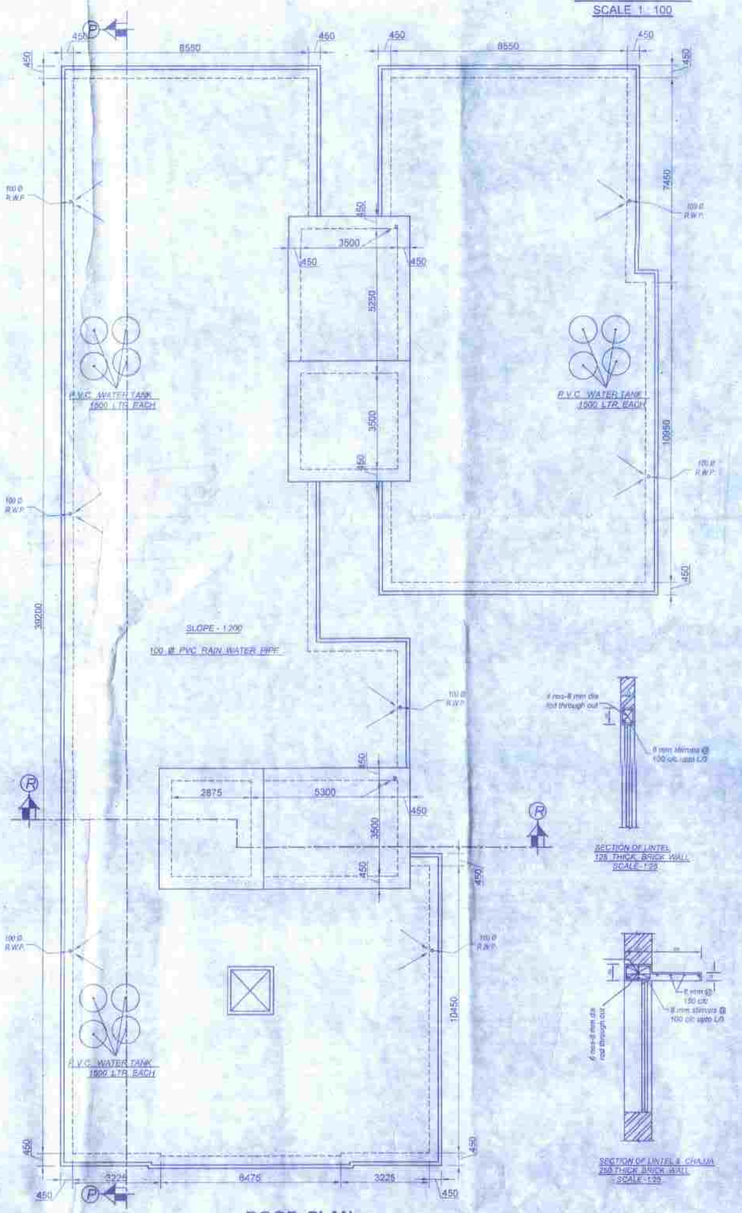


N SITE PLAN
SCALE 1 : 200



N ROOF PLAN
SCALE 1 : 100

TITLE :-
PROPOSED G+4 STORIED RESIDENTIAL BUILDING

OWNER :-
SRI.SARVAN KUMAR CHHETRI ,
S/O. LATE TEK BAHADUR CHHETRI, &
AKANSHA CONSTRUCTION
PROPRIETOR :-
SRI. SARVAN KUMAR CHHETRI.

LOCATION :-
AGAM SINGH NAGAR,
P.S. - PRADHAN NAGAR,
DIST - DARJEELING.

LAND SCHEDULE:-
MOUZA - BARAGHARIA
SHEET No. - 02
PLOT No. - 402 (L.R), 302 (R.S)
L.R KHATIAN No. - 733,3080,1605
R.S. KHATIAN NO. 123
J.L. No. - 82
P.S. - PRADHAN NAGAR
DIST. - DARJEELING

D/W SCHEDULE :-
D = 1000 X 2100
D1 = 900 X 2100
D2 = 750 X 2100
W = 1600 X 1500
W1 = 800 X 1200
W2 = 1600 X 2000
V = 600 X 900
V1 = 1600 X 1200

LAND AREA CALCULATION
LAND AREA AS PER DEED = 1536.97 SQM
LAND AREA AS PER SITE = 1490.05 SQM
LAND AREA FOR PRESENT DEVELOPMENT(AS PER LUCC)= 1189.82 SQM
LAND AREA FOR FUTURE DEVELOPMENT= 300.23 SQM

PERMISSIBLE GR. COVERAGE = 50.00 %
PERMISSIBLE GR. FLOOR AREA = 594.91 SQM.
PROPOSED GR. COVERAGE = 593.25 SQM (49.86 %)
PROPOSED GR. & 1ST. FLOOR AREA = 570.03 sqm. (EACH)
PROPOSED 2ND, 3RD, & 4TH. FLOOR AREA = 593.25 sqm. (EACH)
TOTAL FLOOR AREA = 2919.81 SQM.

STAIR CASE AREA :-
BACK SIDE STAIR = 25.87 SQM.
FRONT SIDE STAIR = 21.52 SQM.
TOTAL STAIR CASE AREA = 47.39 SQM
PERMISSIBLE F.A.R. = 3.50
PROPOSED F. A. R = 2.29

TENEMENT AREA IN GR. FL. & 1ST. FL. :-	TENEMENT AREA IN 2ND. FL., 3RD. FL. & 4TH. FL. :-
A = 100.54 SQM.	A = 100.54 SQM.
B = 102.97 SQM.	B = 102.97 SQM.
C = 93.07 SQM.	C = 93.07 SQM.
D = 73.82 SQM.	D = 73.82 SQM.
E = 59.85 SQM.	E = 63.13 SQM.
F = 87.39 SQM.	F = 86.30 SQM.
G = 52.39 SQM.	G = 73.42 SQM.

NO. OF PARKING = 12 NOS. OPEN PARKING
LEFT OPEN SPACE = 596.57 SQM.
USE OR OCCURENCEY OF THE BUILDING = RESIDENTIAL
PERMISSIBLE HEIGHT OF THE BUILDING = 27.5 M.
PROPOSED HEIGHT OF THE BUILDING = 14.995 M.
LUCC MEMO NO. = 4261/SJDA DATD = 14. 05. 2020

NOTES :-
1. ALL DIAMENSIONS IN MM.
2. OUTER WALLS ARE 250 MM. THK. & INNER WAL 125 MM THICK.
3. BRICK WORK IN CEMENT MORTER (1:6) IN FOUNDATION & PLINTH.
4. 125 TH. BRICK WORK IN SUPER STRUCTURE IN CEMENT MORTER (1:4) SHOULD BE PROVIDED.
5. CEMENT CONCRETE MIX (1:1.5:3) TO BE USED IN R.C.C. WORKS.
6. ALL DOORS & WINDOWS FRAMES ARE SAL WOOD (100 MM X 75 MM. SECTION) & PANELS (ARE DAMARI WOOD (30 MM TH.)
7. ALL PLASTER WORK IN CEMENT MORTER (1:4) SHOULD BE PROVIDED.
8. PROVIDE 30 MM. TH. D.P.C. (1:1.5:3) AT PLINTH LEVEL.
9. USE (1:3:6) CONCRETE MIX IN ALL R.C.C. WORK & FLOOR ARE (1:2:4)
10. FOR WATER CEMENT RATIO, LAP LENGTH, CLEAR COVER, CURING PERIOD E.T.C IS 456 , OR S.P-16 LATEST EDITION TO BE FOLLOWED.
11. GRADE OF STEEL Fe-500
12. ALL STRUCTURAL DETAILS WILL BE PROVIDED AS / STRUCTURAL CALCULATION SHEET SUBMITTED BY STRUCTURAL ENGINEER ATTACH WITH THIS PLAN

CERTIFICATE OF L.B.S/ ARCHITECT :-
CERTIFIED THAT THE PLAN HAS BEEN DESIGNED AND DRAWN UP STRICTLY ACCORDING TO THE N.B.C. 2005 AND SUBA RULES, ALSO CERTIFIED THAT THE FOUNDATION & SUPERSTRUCTURE OF THE BUILDING HAVE BEEN DESIGNED THAT SAFE IN ALL RESPECTS INCLUDING THE CONSIDERATION OF SEISMIC DENSITY AND SETTLEMENT OF SOIL.

ER. ARIJIT BHOWMICK
Licensed Building Surveyor, Class I
GMC / Empanelment Number : 143
WBSC 05 (SMC), P.O.: Bhaktinagar
Dist.: Jalpaiguri, Ph. 9832944018
E-mail: arijitbhowmick321@gmail.com

SIGN OF L.B.S

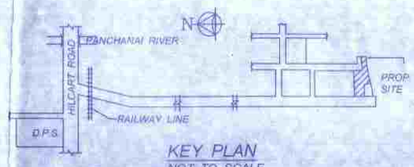
CERTIFICATE OF STRUCTURAL ENGINEER :-
The structural design & drawings of both foundation and superstructure of the building has been inspected by me considering all possible loads acting the seismic backs per the national building code of india and certifide that it is safe and stable in all respects.

SIGN OF STRUCTURAL ENGI :-

CERTIFICATE OF OWNER :-
CERTIFIED THAT I SHALL NOT ALTER OR MAKE ANY ADDITION OR ALTERATION TO THE PLAN CERTIFIED THAT I HAVE GONE THROUGH THE RULES & REGULATION FOR RELEVENT AUTHORITY AMD ALSO UNDERTAKE TO ABIDE BY THOSE RULES & REGULATION OF THE BUILDING. I MAY APOINT A LBS / TECHNICAL PERSON FOR SUCH DURING CONSTRUCTION

AKANSHA CONSTRUCTION
Proprietor

SIGN OF OWNER



KEY PLAN
NOT TO SCALE

SHEET NO. - 2/2