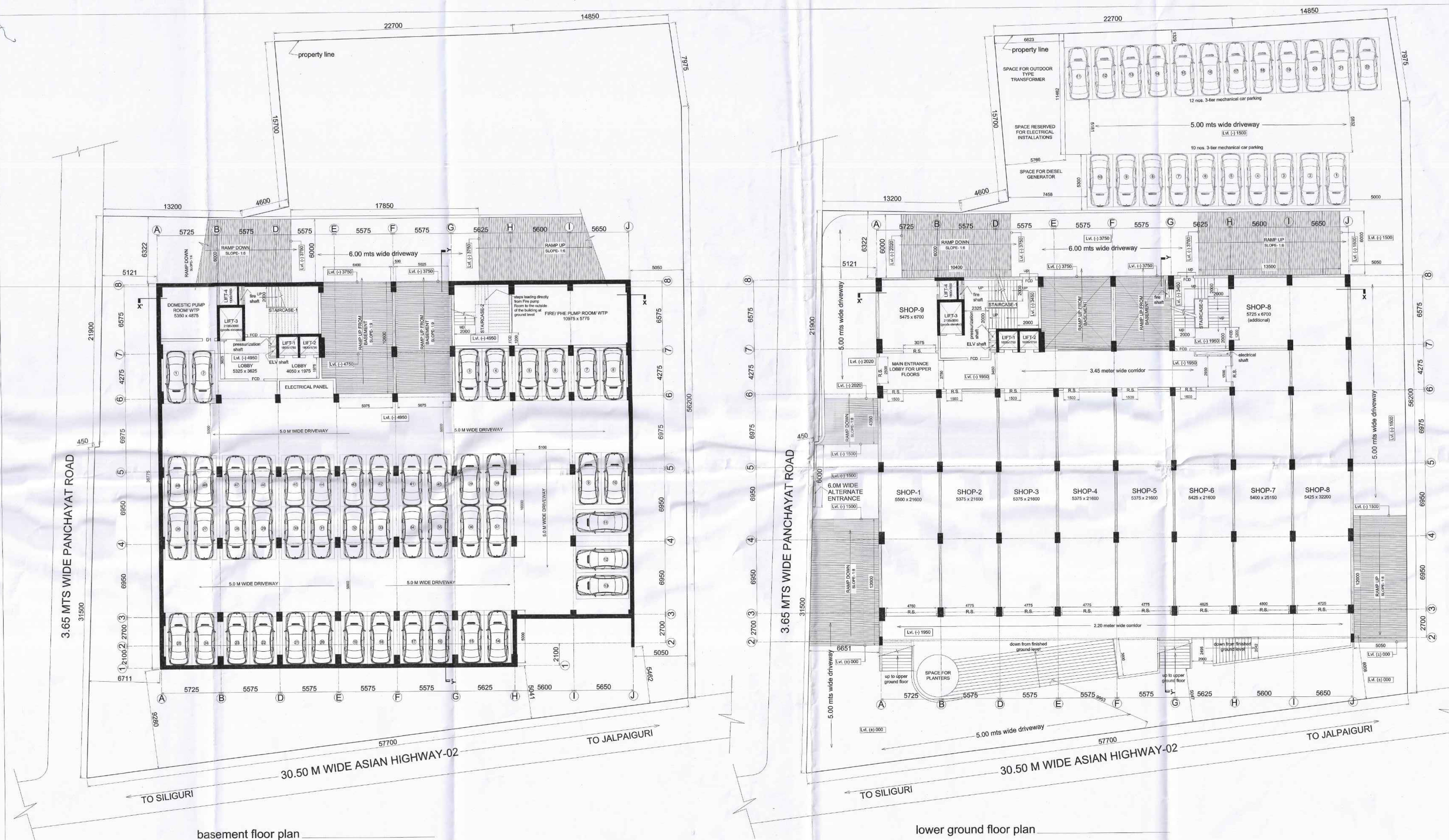




PROJECT
 PROPOSED BASEMENT + LOWER GROUND + UPPER GROUND + 6 (SIX) STORED COMMERCIAL BUILDING AT FULBARI OPPOSITE MAHARAJA AGRASEN HOSPITAL, P.S. - NEW JALPAIGURI, DIST. - JALPAIGURI, PIN- 734015

OWNERS
VKA DEVELOPERS
 Represented by One of its Partner :
1. SHRI. MOHIT SHAH
 s/o. Shri. Vijay Kumar Shah.

SPECIFICATIONS
 1. ALL DIMENSIONS ARE IN METERS WRITTEN DIMENSIONS ARE PREFERRED.
 2. R.C.C. WORKS M-30 GRADE CONC.
 3. P.C.C. WORKS M-10 GRADE CONC.
 4. TOR DENOTED HYSD BARS CONFORMING TO I.S. CODE 1786.
 5. GRADE OF STEEL FE-550.
 6. LAP BOND LENGTH SHALL BE 40D.
 7. 20MM TH. D.P.C. WITH C.C. (1:2:4) WITH 6MM DOWN STONE CHIPS AND 5% WATER PROOFING COMPOUND.
 8. WOODWORKS IN DOORS AND WINDOWS FRAME SHALL BE MADE OF SAL WOOD AND SHUTTERS ARE WITH LOCAL HARD WOOD.
 9. P.V.C OVERHEAD TANK.
 10. 125 MM TH. BRICK WORK WITH 1:4 CEMENT MORTAR.

SCHEDULE OF LAND

MOUZA - BINNAGURI.
J.L. NO. - 03.
PLOT NO. - 489, 490, 491 & 492 (L.R.);
 152/882, 152/884 & 152 (R.S.);
KHATIAN NO. - 4935 (L.R.);
 173/8, 173/9, 173/10, 173/11 & 173/31 (R.S.);
SHEET NO. - 17 (R.S.) (L.R.);
P.S. - NEW JALPAIGURI
G.P. - FULBARI-II
DIST. - JALPAIGURI.

SCHEDULE OF OPENINGS

DOORS-
 D1 - 1200 x 2400
 D2 - 900 x 2100
 R.S. - G.I rolling shutters with variable sizes.
WINDOWS-
 W1 - 2000 x 1800
 V1 - 2000 x 900 (Ventilator).

AREA STATEMENT

Area of land as per Deed - 3965.886 sq.m. (0.98 acre)
 Area of land for proposed development - 3440.012 sq.m. (as per physical possession)
 Basement floor area - 1609.266 sq.m. (Parking)
 Lower ground floor area - 1467.706 sq.m.
 Upper ground floor area - 1553.160 sq.m.
 First floor area - 1553.160 sq.m.
 Second floor area - 1495.590 sq.m.
 Third floor area - 1495.590 sq.m.
 Fourth floor area - 1495.590 sq.m.
 Fifth floor area - 1495.590 sq.m.
 Sixth floor area - 875.265 sq.m.
 Total Floor Area in 9 no. of floors - 13098.487 sq.m.
 Total Floor Area in 8 no. of floors - 11489.221 sq.m. (excluding basement floor)
 Proposed ground coverage - 1553.160 sq.m. (45.149 %)
 Permissible ground coverage - 1720.066 sq.m. (50%)
 Proposed FAR - 3.34
 Permissible FAR - 3.75
 Proposed Height of Building - 25.450 mts.
 Permissible Height of Building - No Restriction.
COMMERCIAL AREA STATEMENT (excluding service areas) -
 Lower Ground Floor - 1137.987 sq.m.
 Upper Ground Floor - 1248.386 sq.m.
 First Floor - 1289.071 sq.m.
 Second Floor - 1289.071 sq.m.
 Third Floor - 1231.501 sq.m.
 Fourth Floor - 1231.501 sq.m.
 Fifth Floor - 1231.501 sq.m.
 Sixth Floor - 604.856 sq.m.
 Total Commercial Area in 8 no. of floors - 9263.874 sq.m.
 Total Service areas in 8 no. of floors - 2225.347 sq.m.
 Required parking - 115 nos.(car).
 Provided parking - 115 nos.(car).
 Underground Water Reservoir - 2 nos. (Capacity - 25,000 Litres & 1,25,000 Litres)

NOTES
 ALL DIMENSIONS ARE IN METERS.
 SCALE: 1:150 OTHERWISE STATED.
 WRITTEN DIMENSIONS ARE PREFERRED.
 FOR STRUCTURAL DETAILS REFER TO STRUCTURAL ANALYSIS AND DESIGN

DRAWING NO. - 291024/ ZILLA SUBJ/ COMMERCIAL/ VKA 01
SHEET NO- 1 OF 3

RUPAK KUMAR BANERJEE
 Digitally signed by RUPAK KUMAR BANERJEE
 DN: cn=RUPAK KUMAR BANERJEE c=IN o=Personal Reason: I am the author of this document
 Location: Date: 2024-10-29 17:04:05:30
 signature of structural engineer/ reviewer RUPAK KUMAR BANERJEE (KMC-144/1)

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