

TITLE
 PROPOSED (B+G+V) (19.80M) HT. RESIDENTIAL CUM COMMERCIAL BUILDING AT MOUZA-DABGRAM, RS PLOT NO. 158802, 581156, LR PLOT NO. 70, RS KHATIAN NO. 2411, 58124, LR KHATIAN NO. 219,218, RS SHEET NO.-3 & 4, LR SHEET NO. 68, J.L. NO.-2, WORD NO. 41 OF S.M.C. JALPAIGURI, WEST BENGAL.

OWNER :-
 SITE PLAN SHOWING THE LAND FOR (B+G+V) STORED RESIDENTIAL CUM COMMERCIAL (RETAIL SHOP) OF PADAMAMOURI PROPERTIES LLP
 Represented by its Partner:
 1. SH. AJAY KUMAR AGARWAL
 2. SH. SRI PRANAV KUMAR AGARWAL
 3. SH. GOPAL AGARWAL
 4. SH. LATE PRADIPKUMAR AGARWAL
 5. SH. NIRMALA CONVENT SCHOOLS, SILIGURI
 P.O. - JALPAIGURI, PIN - 734005, DIST. - JALPAIGURI

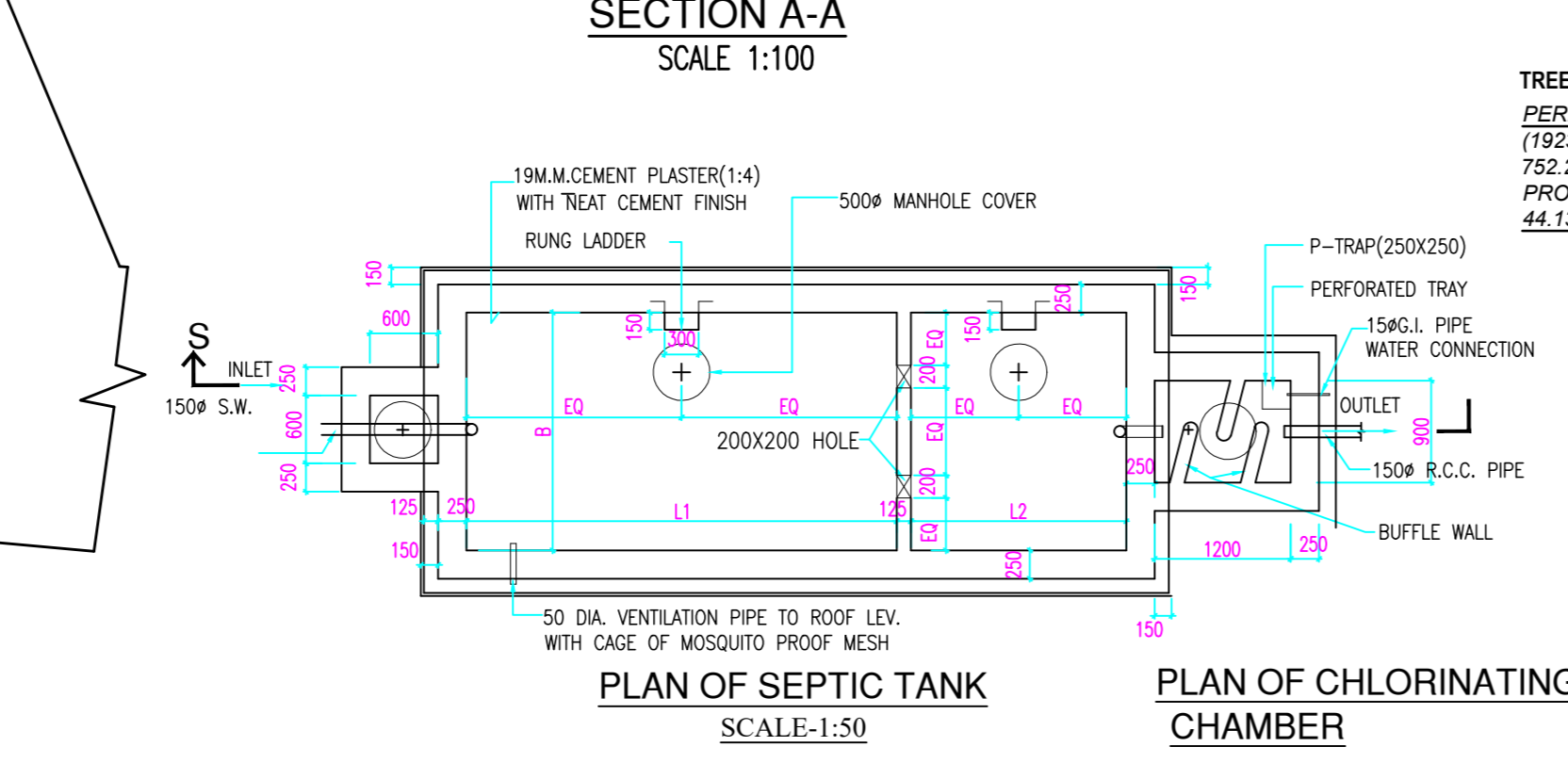
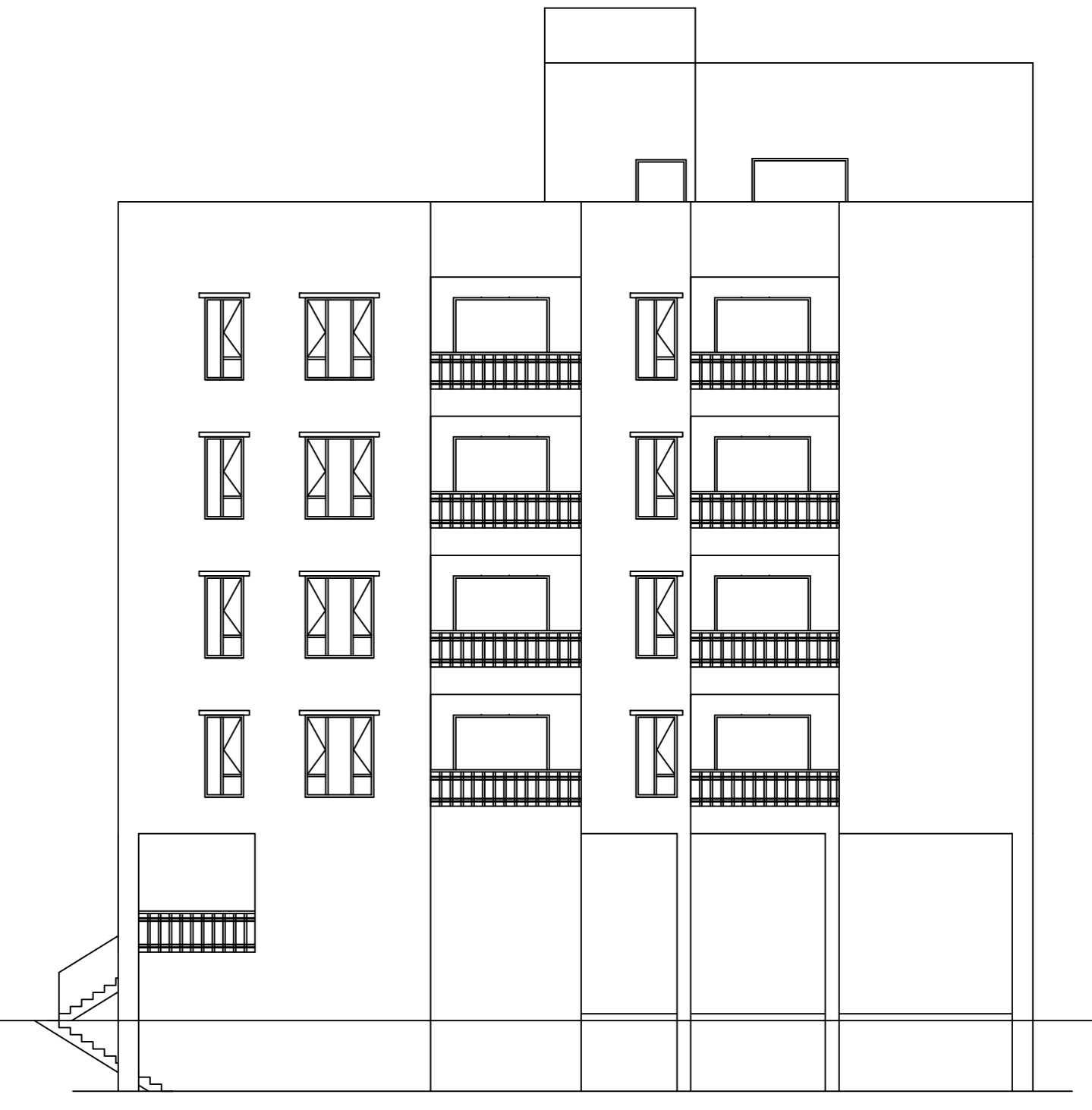
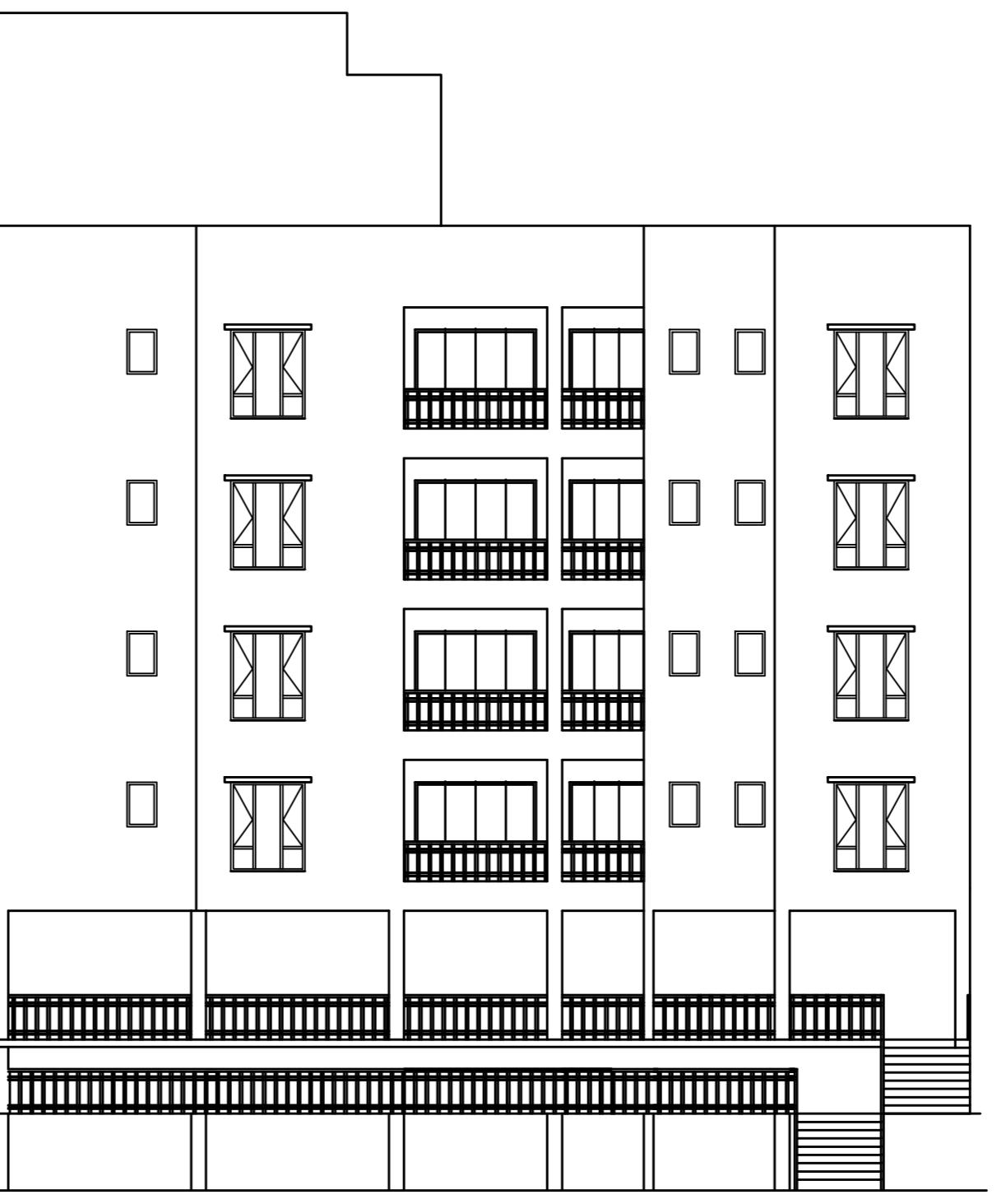
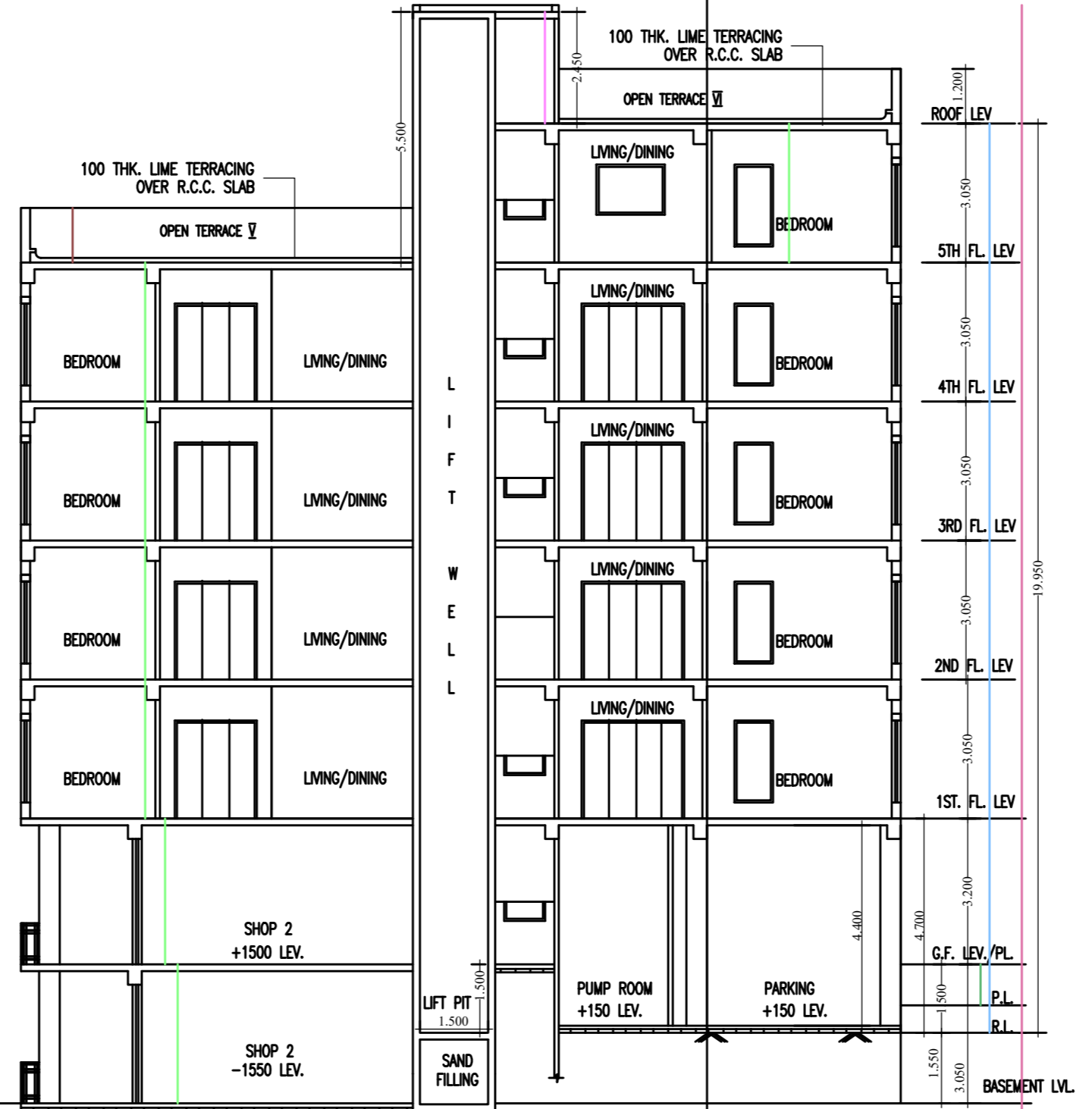
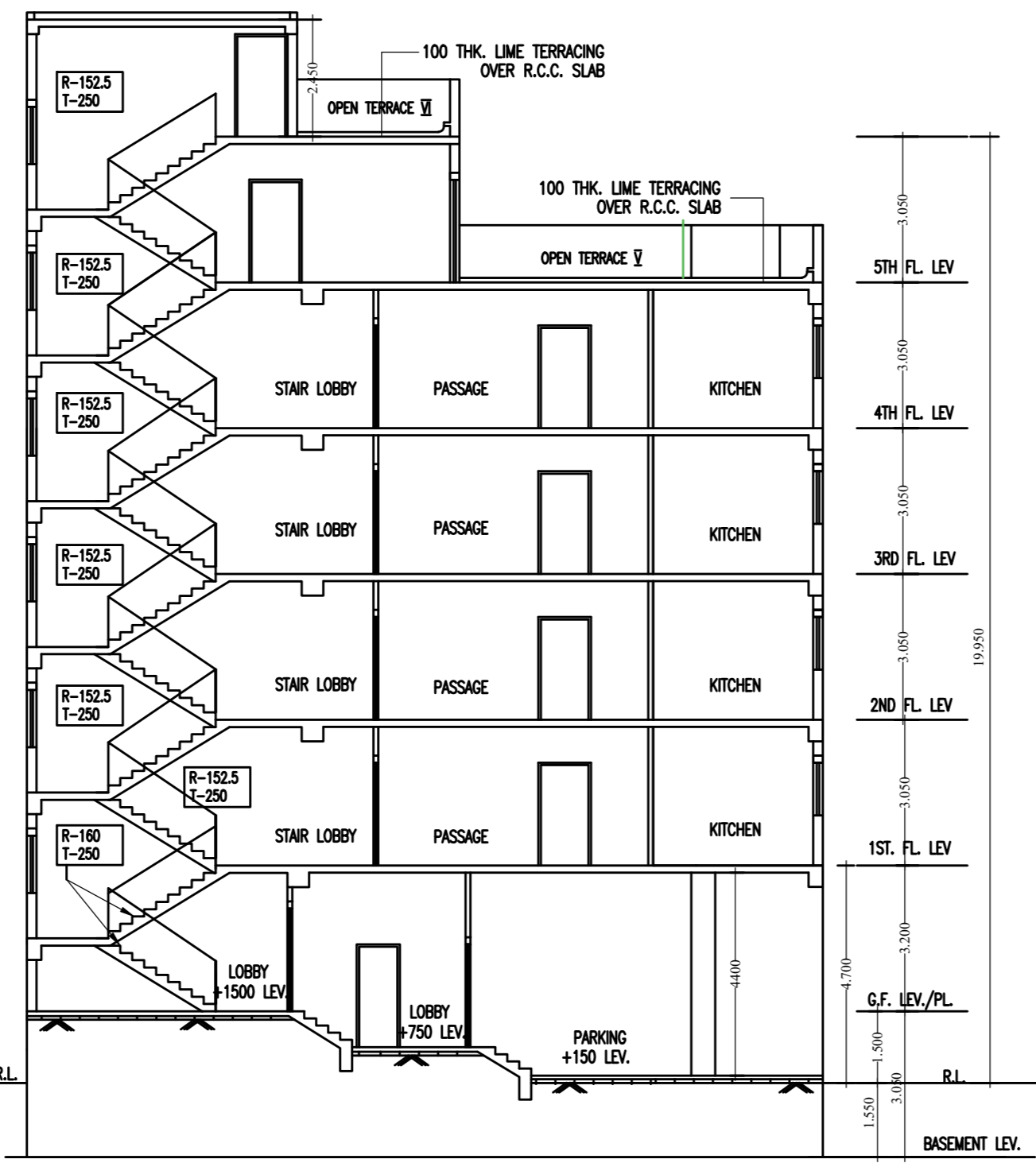
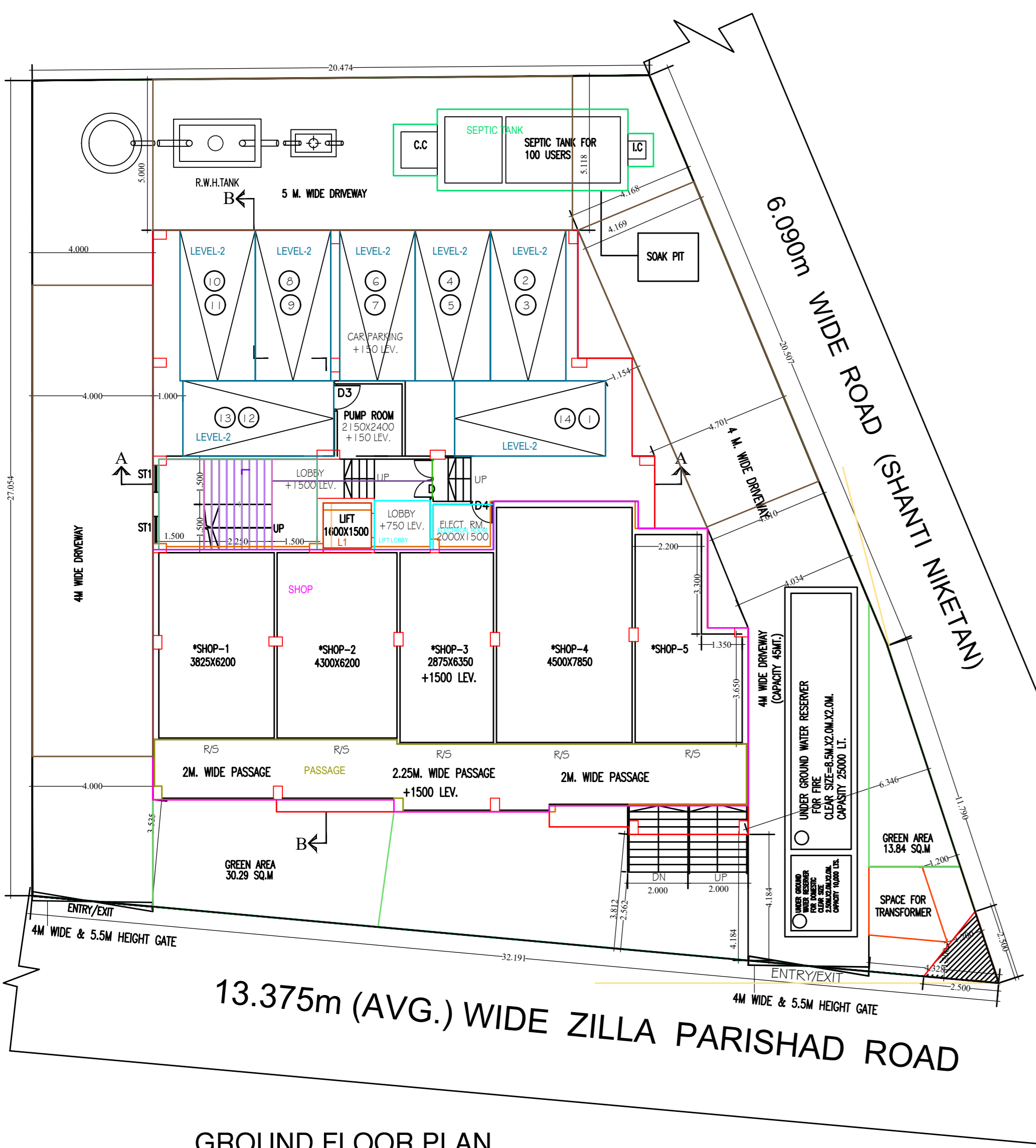
LOCATION :-
 ZILLA PARISHAD ROAD, JYOTNAGAR, SILIGURI.

SCHEDULE OF LAND
 KHATIAN NO. - 2411, 58124 (R.S.)
 PLOT NO. - 158802, 581156 (R.S.),
 70 (L.R.)
 J.L. NO. - 2
 SHEET NO. - 3 & 4 (RS)
 MOUZA - DABGRAM
 PARGANA - BANKUNTHAPUR
 P.S. - BHAKTINAGAR
 DIST. - JALPAIGURI
 WARD NO. - 41 (S.M.C.)
 PIN - 734005
 HOLDING NO. - VL/100/F/3

AREA STATEMENT :-
 LAND AREA = 752.26 SQ. M. (AS PER DEED)
 LAND AREA = 752.26 SQ. M. (AS PER SITE)
 ROAD WIDTH = 13.375 M & 6.09 M
 L.U.C.C. MEMO NO - 8731/S/JDA. DATED - 09.09.2022

AREA STATEMENTS :-

PARAMETER	MIN. REQUIRED	MAX. PERMISSIBLE	PROVIDED
BUILDING HEIGHT	N.A.	60.00 M	19.95 M
FAR	N.A.	2.25	2.22
GROUND COVERAGE (%)	N.A.	50.00	41.66
PLOT AREA	N.A.	N.A.	752.26 SQ. M.
MINIMUM WIDTH OF PLOT	N.A.	N.A.	64.49 M
TOTAL BUILTUP AREA	N.A.	N.A.	1923.70 SQ. M.
FLOOR AREA (FOR F.A.R.)	N.A.	1682.63 SQ. M.	1672.61 SQ. M.
COVERED AREA	N.A.	376.14 SQ. M.	313.96 SQ. M.
TOTAL NO. OF TENEMENTS	N.A.	13 NOS.	13 NOS.
TOTAL NO. OF PARKING	N.A.	14 NOS.	14 NOS.
MERCANTILE RETAIL AREA	N.A.	347.32 SQ. M.	347.32 SQ. M.



WASTE WATER DISCHARGE CALCULATION
 THIS IS TO STATE THAT THE WASTE WATER RECYCLING SYSTEM WILL NOT BE REQUIRED FOR THE FOLLOWING BUILDING AS THE TOTAL WASTE WATER DISCHARGE IS LESS THAN 40,000 LTRS. PER DAY. CONSIDERING DISCHARGE WATER = 2 (PERSONS) X 130 LTR X 34 (BEDROOMS) = 8840 LTRS.

SCHEDULE OF DOORS & WINDOWS

NO.	SILL	LINTEL	SIZE
D1	2150	1900X2150	
D2	2150	1200X2150	
D3	2150	1100X2150	
D4	2150	900X2150	
DW1	2150	2400X2150	
DW2	2150	2150X2150	
DW3	2150	1800X2150	
DW4	2150	1500X2150	
W1	350	2150	1500X1800
W2	350	2150	1500X1800
W3	1050	2150	900X1100
W4	350	2150	850X1800
W5	1250	2150	600X900
W6	1550	2150	1500X1100
ST1	950	2150	900X1200

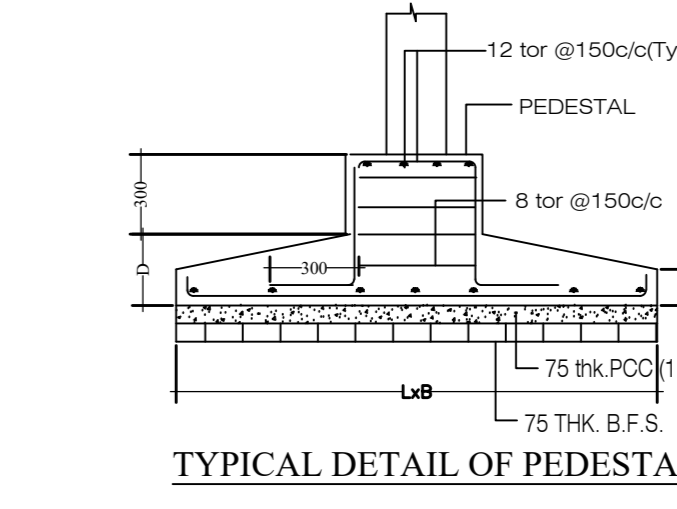
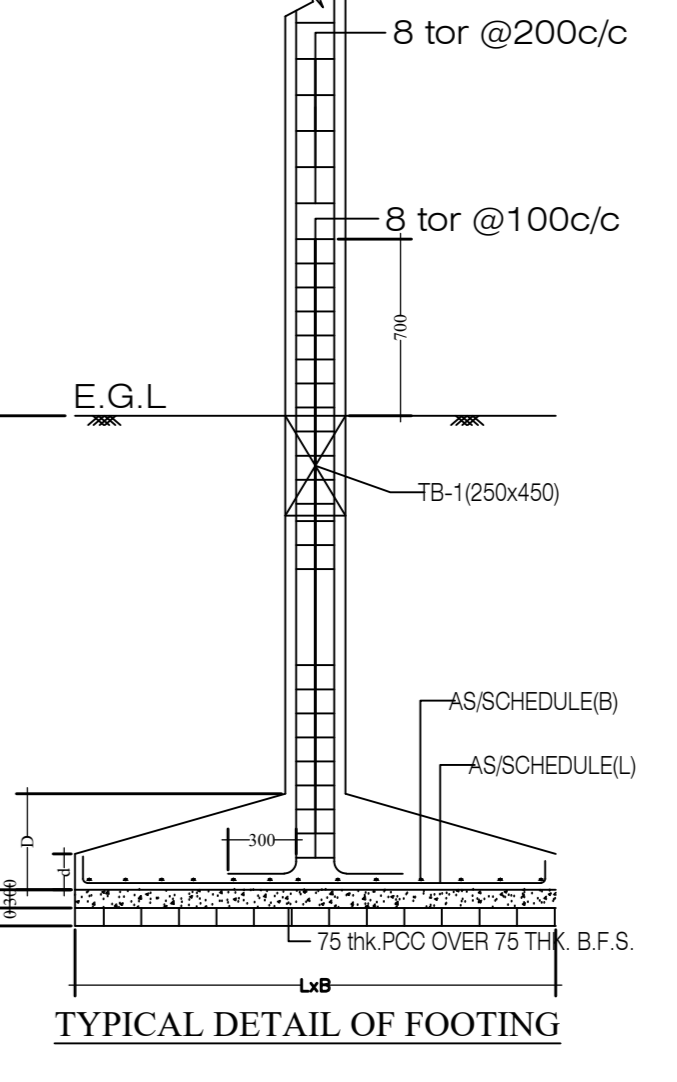
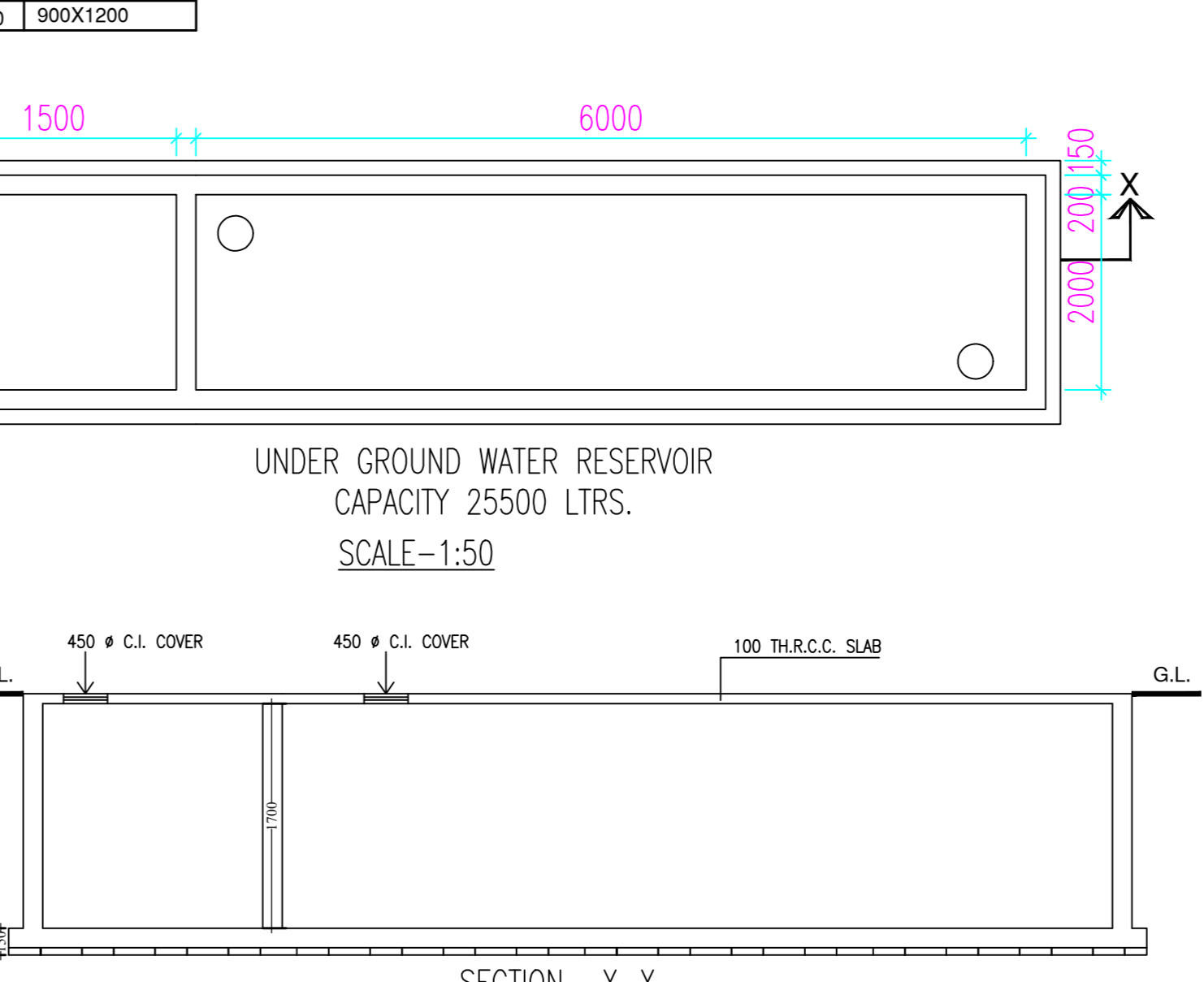
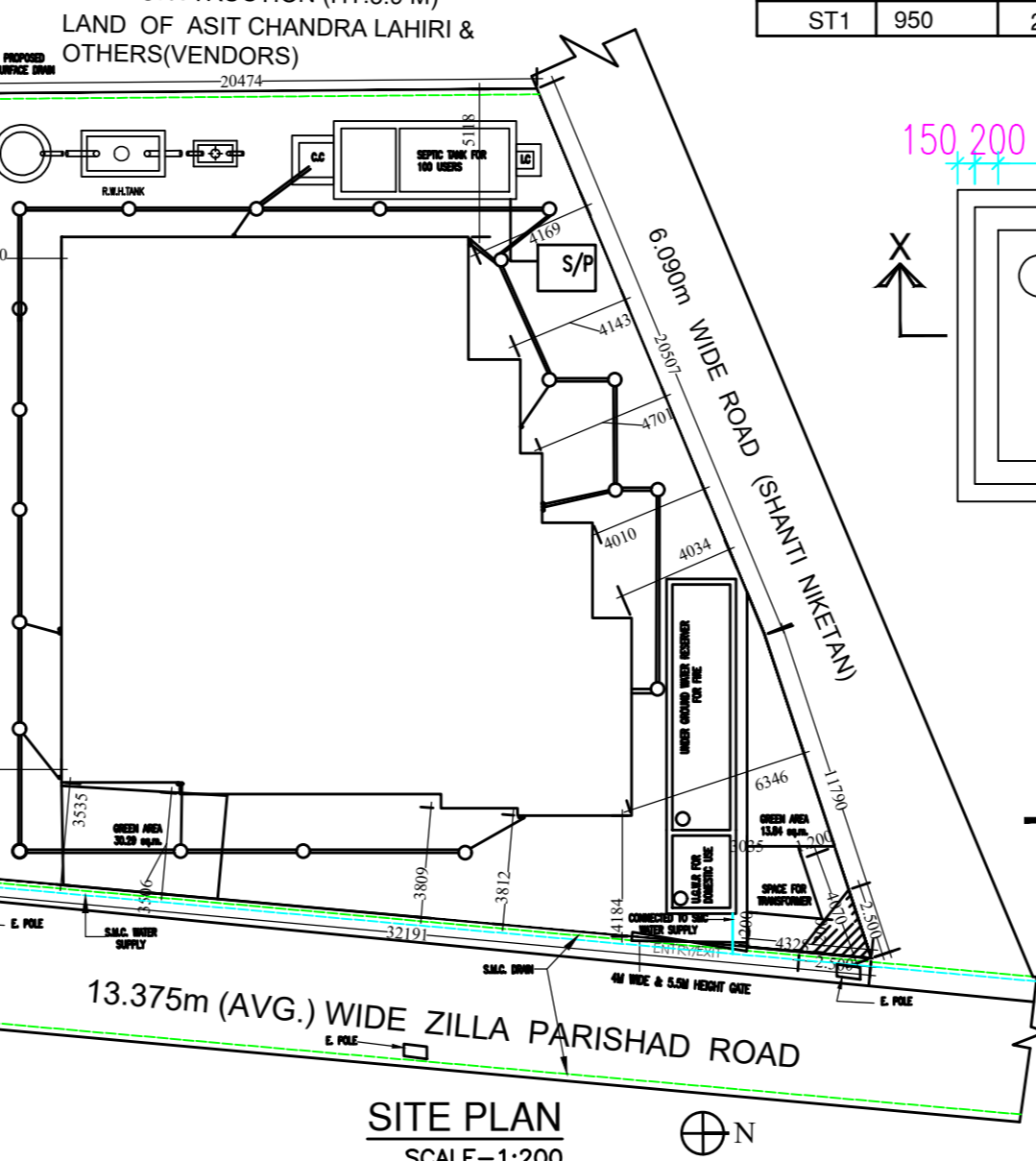
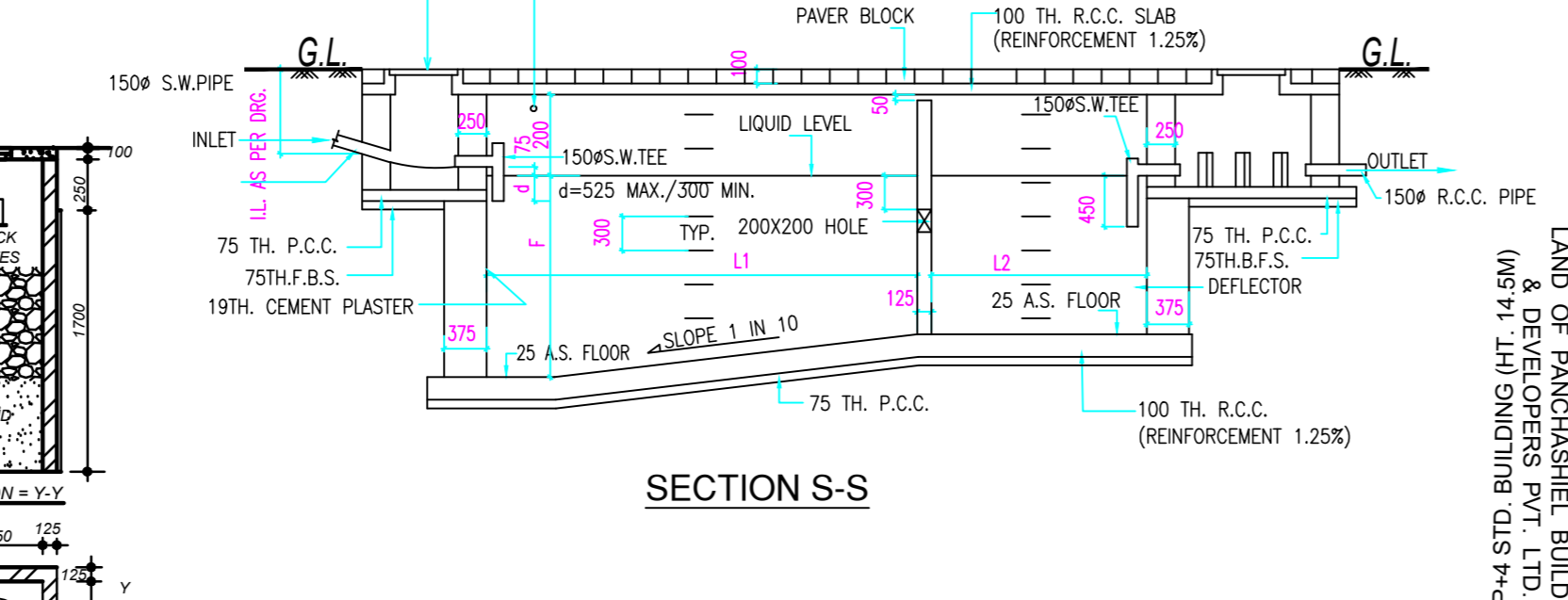
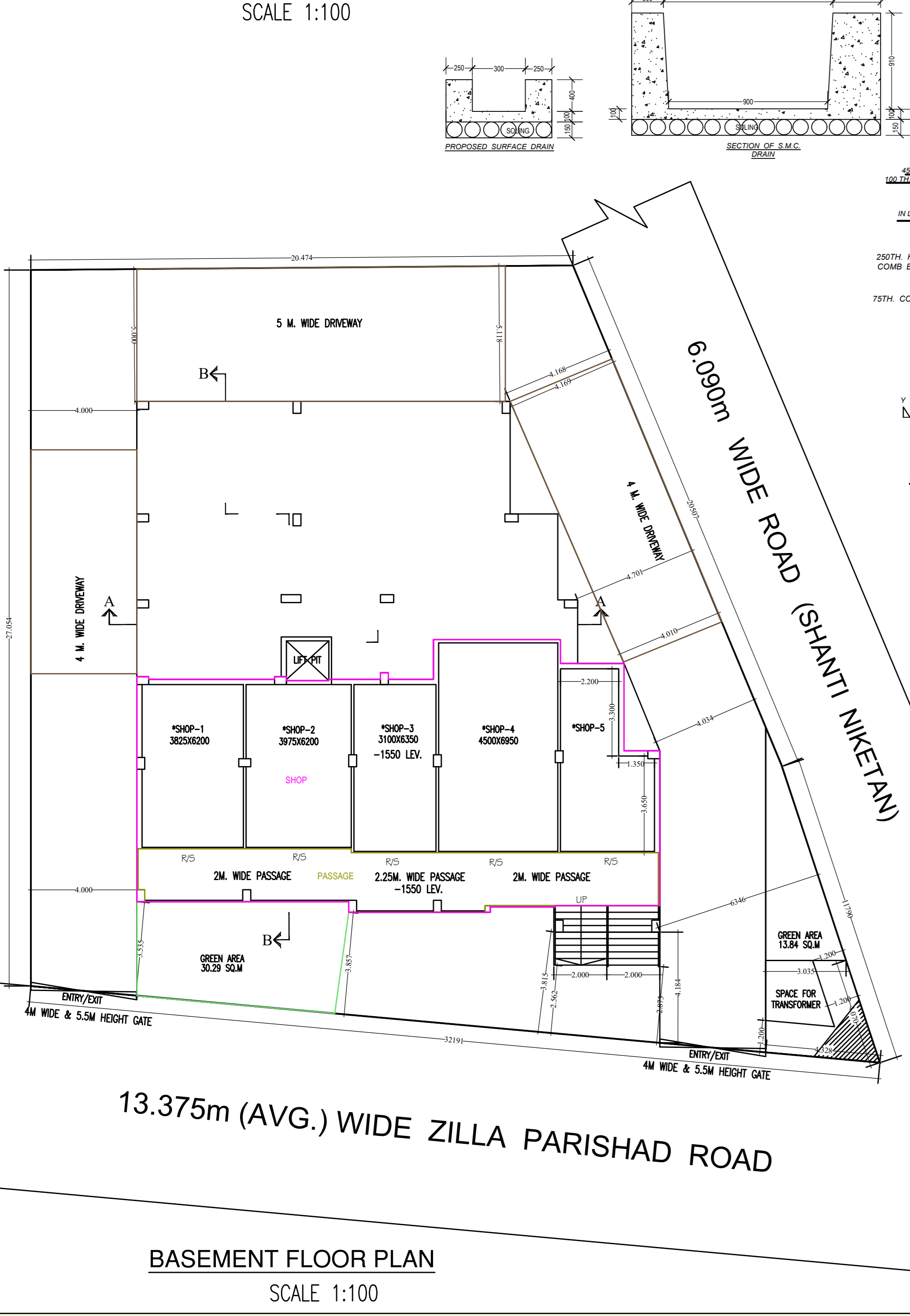
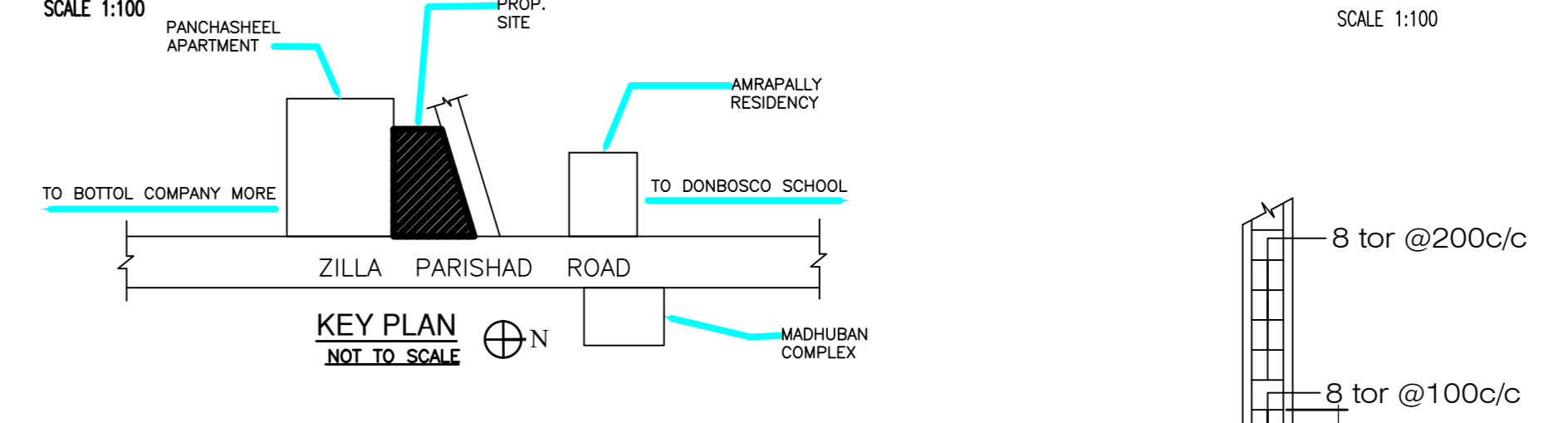
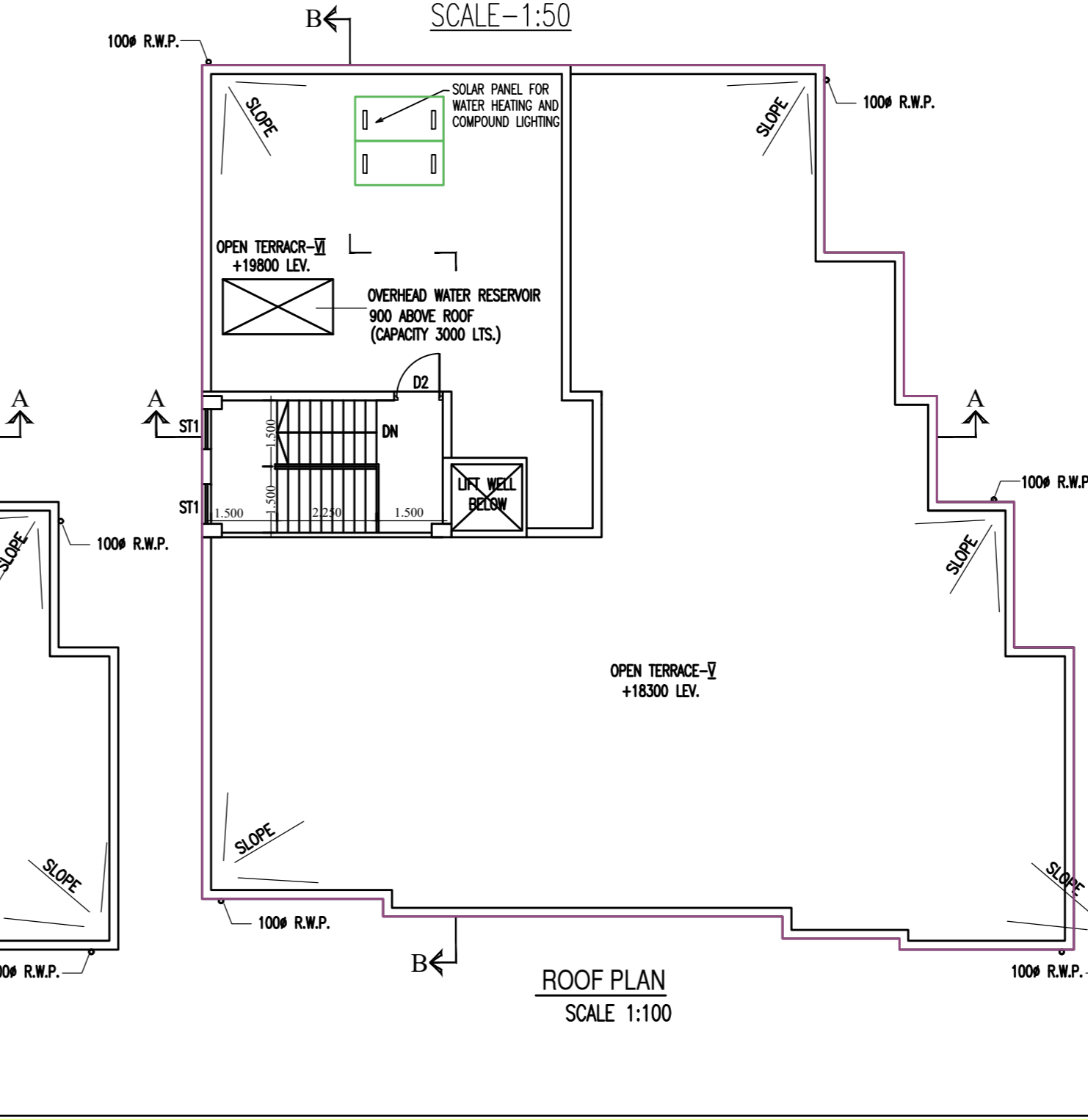
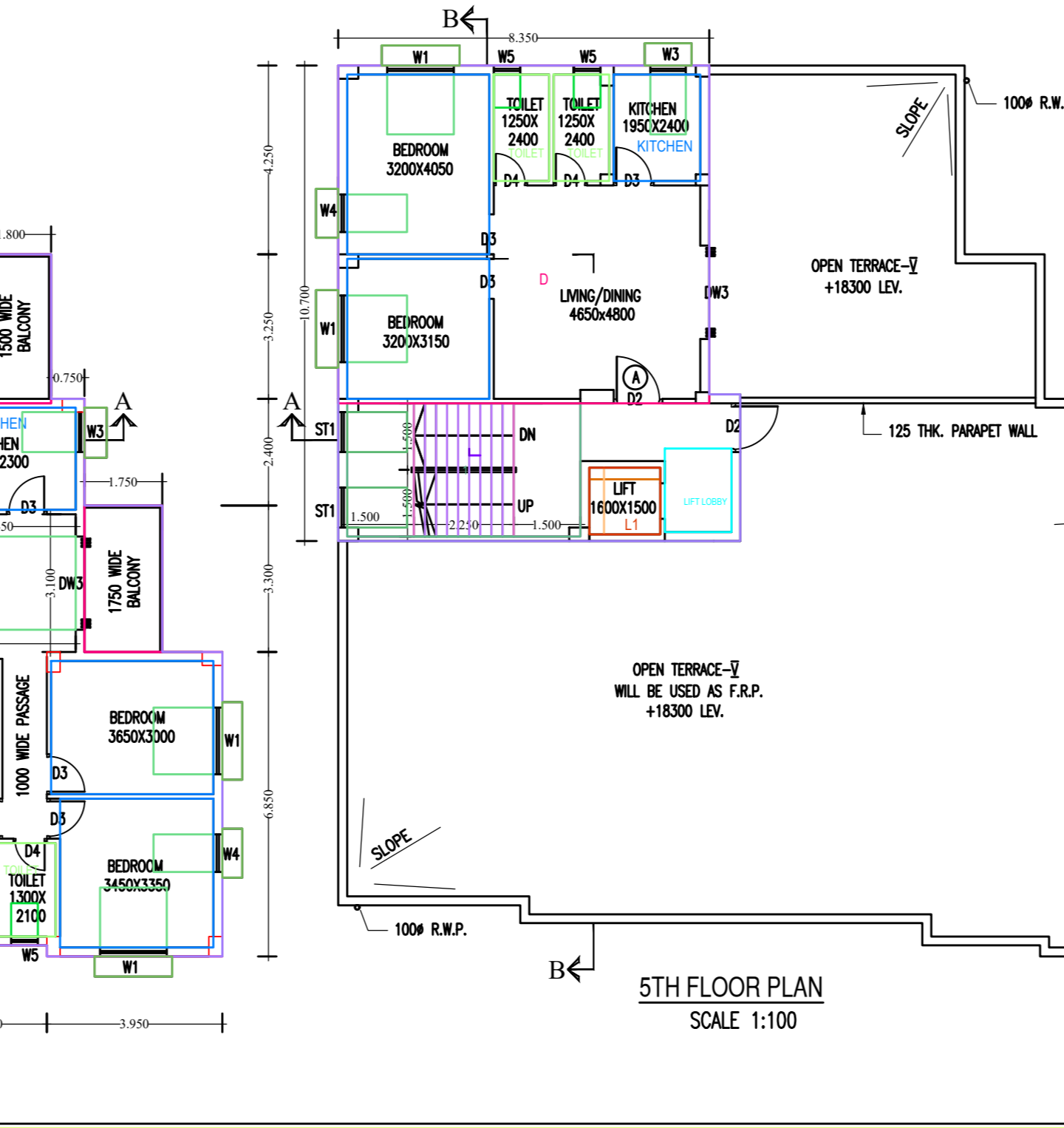
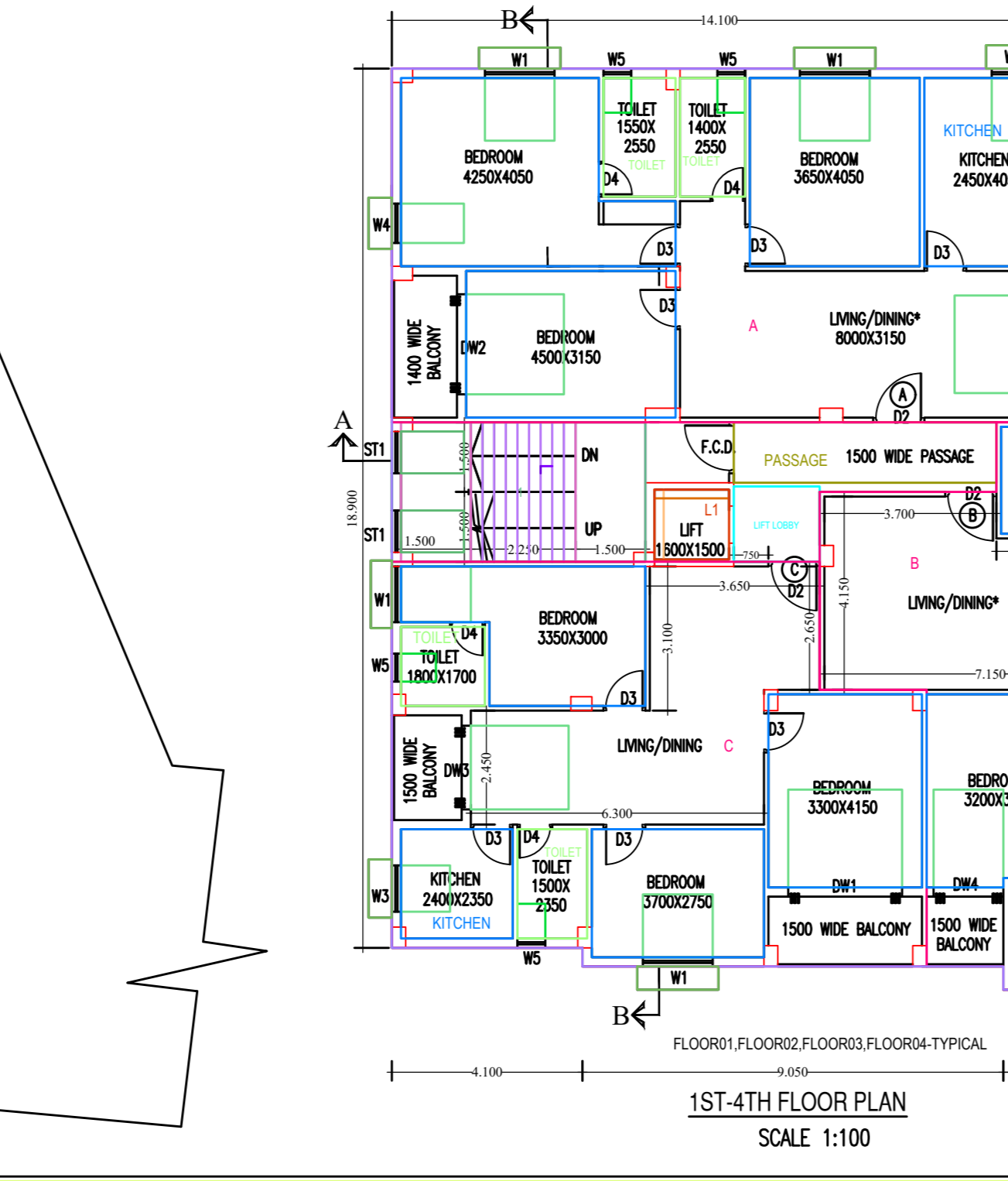


TABLE FOR SEPTIC TANK

NO OF USERS	L1	L2	B	F
SEPTIC TANK	3800	1900	2100	1400



FLOORWISE BREAKUP

FLOOR NAME	TOTAL AREA	REDUCTION	BUILT UP AREA (AS/2)	EXEMPTION 40% (AS/2)	EXEMPTION FOR PARKING (COVERED)	FLOOR AREA (FOR F.A.R.)
FLOOR-GROUND	328.24	-	328.24	21.75	133.40	173.09
FLOOR-BF	174.20	-	174.20	-	-	174.20
FLOORR1	335.40	2.40	333.00	19.35	-	313.65
FLOORR2	335.40	2.40	333.00	19.35	-	313.65
FLOORR3	335.40	2.40	333.00	19.35	-	313.65
FLOORR4	335.40	2.40	333.00	19.35	-	313.65
FLOORR5	91.65	2.40	89.25	15.57	-	70.88
TOTAL	1935.70	12.00	1923.70	117.72	133.40	1672.61

***LIST OF EXEMPTION:-** LIFT, DUCT, CHIMNEY, VENTILATION SHAFT.
***LIST OF DEDUCTION:-** STAIRCASE, STAIRCASE LANDING WITH LIFT LOBBY SERVICE EQUIPMENTS.

OCCUPANCY DETAILS:-

BLOCK NAME	FLOOR NAME	OCCUPANCY	OCCUPANCY AREA (GROSS)	OCCUPANCY AREA
SINGLE BUILDING				
SINGLE BUILDING	FLOOR-GROUND	MERCANTILE	173.09	173.09
	FLOOR-BF	MERCANTILE	174.20	174.20
	FLOORR1	RESIDENTIAL	335.40	313.65
	FLOORR2	RESIDENTIAL	335.40	313.65
	FLOORR3	RESIDENTIAL	335.40	313.65
	FLOORR4	RESIDENTIAL	335.40	313.65
FLOORR5	RESIDENTIAL	91.65	70.88	
TOTAL			1785.58	1672.61

TENEMENTS DETAILS:-

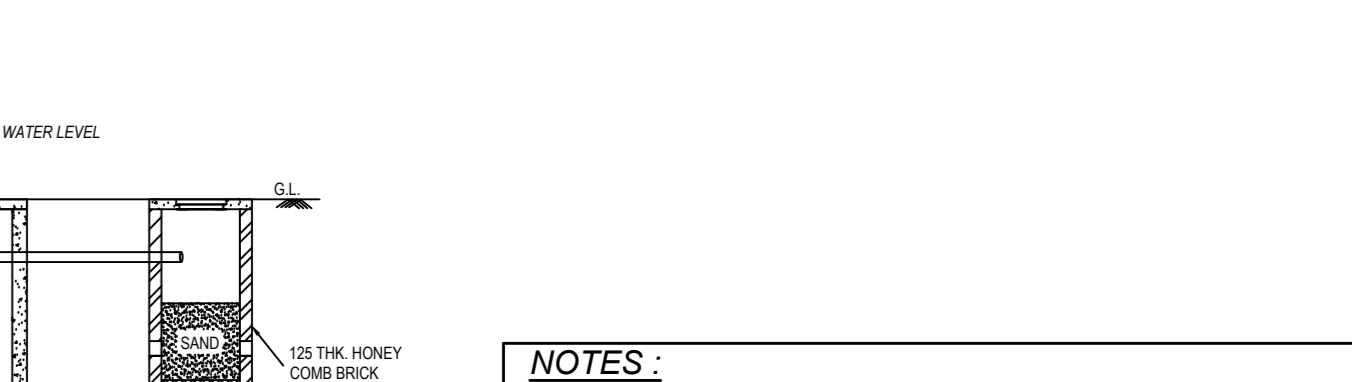
FLOOR NAME	TENEMENT REFERENCE	SINGLE/DOUBLEX	TENEMENTS AREA	
SINGLE BUILDING	FLOORR1	A	SINGLE	113.19
	FLOORR2	B	SINGLE	91.09
	FLOORR3	C	SINGLE	92.09
	FLOORR4	D	SINGLE	63.40
TOTAL			358.37	
TOTAL NO. OF TENEMENTS				
13 NOS.				
GRAND TOTAL				
1248.75				

EXISTING AREA STATEMENT:-
 THE LAND IS VACANT
 UNPLATED CORNER IS GIFTED TO S.M.C. FOR FUTURE WIDENING OF ROAD

DECLARATION OF OWNER:-
 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 this absence by any other B.A./L.B.S of the appropriate category and as approved by the authority.
 SIGN OF OWNERS

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-158802, 581156 (R.S.), 70 (L.R.), Street-Zilla Parishad Road, Ward No-41, under the jurisdiction of S.M.C. have been prepared in conformity with all relevant provisions under the West Bengal Municipal Building Rules 2017. This also to certify that all relevant 'No Objection' Certificate from the respective Authorities such as, Fire & Emergency Services Department, Airport Authority, Pollution control board, Telecommunication Department etc. as applicable in this regard, are also enclosed with the application for seeking approval of the plan to construct/reconstruction/alteration of the building on the said plot.
 SIGN OF L.B.A.

CERTIFICATE OF STRUCTURAL STABILITY
 I/We do hereby certify that the foundation and super-structure of the building proposed for construction on Plot no-158802, 581156 (R.S.), 70 (L.R.), Street-Zilla Parishad Road, Ward No-41, under the jurisdiction of S.M.C. have been personally inspected and so designed by me/us will make such foundation and super structure safe in all respect including the consideration of bearing capacity and settlement of soil and other condition, if any, conforming to all stipulations of all relevant IS Code of Practice and National Building Code.
 SIGN OF GEO. TECH. SIGN OF STRUCTURAL ENGG.



- NOTES:-**
- ALL DIMENSIONS IN MM.
 - EXTERNAL WALLS ARE 200 MM THK.
 - BLOCK WORK IN CEMENT MORTAR (1:6) IN FOUNDATION & PLINTH.
 - 125 TH. BRICK WORK IN SUPER STRUCTURE IN CEMENT MORTAR (1:6) SHOULD BE PROVIDED.
 - CEMENT CONCRETE ARE (1:1.5) TO BE USED IN R.C.C. WORKS.
 - ALL DOORS & WINDOWS FRAMES ARE S&W (100 MM X 75 MM SECTION).
 - FRAMES ARE GANGLI WOOD (25 MM THK).
 - ALL PLASTER WORK IN CEMENT MORTAR (1:6) SHOULD BE PROVIDED.
 - PROVIDE 200 MM DIA. D.P.C. (1:1.5) AT PLINTH LEVEL.
 - USE 17.80 CONCRETE MIX IN ALL P.C.C. WORK & FLOOR ARE - 1:3.
 - PROVIDE WATER CEMENT RATIO LAP LENGTH, CLEAR COVER, CURING PERIOD E.T.C.
 - USE 450 OR 5.8 H LATEST EDITION TO BE FOLLOWED.
 - ALL STRUCTURAL DETAILS WILL BE PROVIDED BY STRUCTURAL CALCULATION SHEET SUBMITTED BY STRUCTURAL ENGINEER ATTACH WITH THIS PLAN FOR ALL STORED BUILDINGS.
 - ARTIFICIAL LIGHTENING IS MECHANICALLY VENTILATED.

ARCHITECTS

ACRE ARCHITECTS
 HOWRAH | KOLKATA | SILIGURI

SCALE	DATE	DEALT	CHECKED
1:100	20.07.2022	RITISHA	SKG