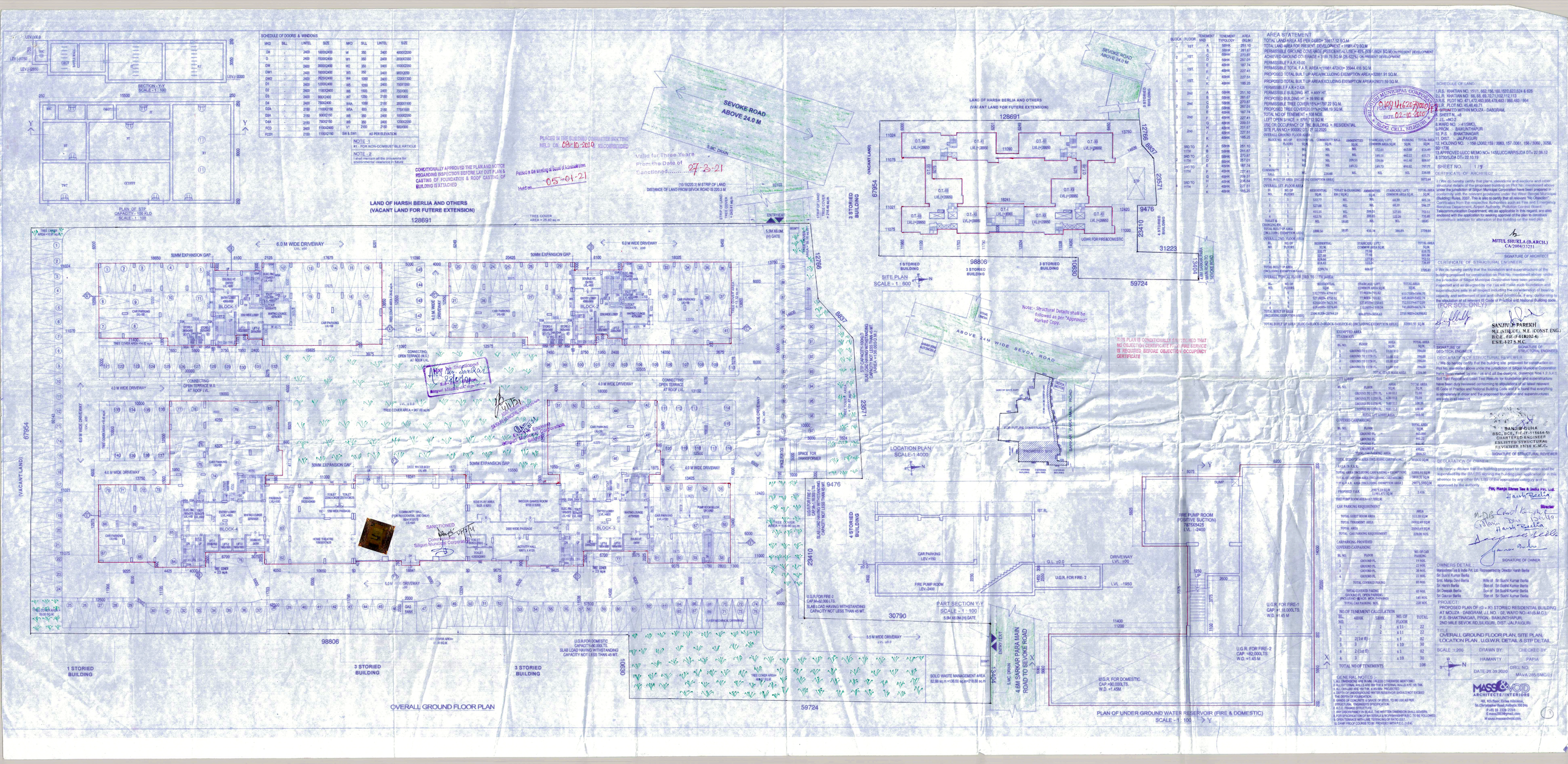

SCHEDULE OF DOORS & WINDOWS							
MKD	SILL	LINTEL	SIZE	MKD	SILL	LINTEL	SIZE
DA	-	2400	1800X2400	W	350	2400	4000X2350
D	-	2400	1500X2400	W1	350	2400	2000X2350
DW	-	2400	3000X2400	W2	350	2400	1500X2350
DW1	-	2400	1500X2400	W3	350	2400	9000X2350
DW2	-	2400	2500X2400	W4	1000	2400	1200X1350
D1	-	2400	1200X2400	W5	1000	2400	750X1350
D2	-	2400	1100X2400	W6	1500	2400	750X900
D3	-	2400	900X2400	W7	1250	2150	900X900
D4	-	2400	750X2400	W8A	1000	2150	2000X1950
D3A	-	2150	1100X2150	W8A	600	2150	775X1950
D3A	-	2150	900X2150	W8	350	2400	1000X2350
D4A	-	2150	750X2150	W9	350	2400	1250X2350
FD3	-	2400	1100X2400	V1	2150	2150	900X900
FD31	-	2150	1100X2150	SW & SW1	-		AS PER ELEVATION

NOTE -1
R.I. FOR NON-COMBUSTIBLE ARTICLE

NOTE - 2
Lintel mentioned all the provisions for environmental clearance in future.

BLOCK	FLOOR	TENEMENT UNIT	TENEMENT TYPOLOGY	AREA (SQ.M.)
1	1ST.	A	5BHK	251.10
		B	5BHK	281.67
		C	5BHK	270.87
2	1ST.	D	5BHK	270.87
		E	5BHK	297.01
3	1ST.	F	4BHK	187.74
		G	4BHK	227.41
4	1ST.	H	4BHK	227.51
		K	4BHK	185.25
1	2nd	A	5BHK	251.10
		B	5BHK	281.67
2	2nd	C	5BHK	270.87
		D	5BHK	297.01
3	2nd	E	4BHK	187.74
		F	4BHK	227.41
		G	4BHK	209.51
4	2nd	H	4BHK	201.67
		K	4BHK	227.51
		R	4BHK	185.25
1	3RD TO 11TH	A	5BHK	251.10
		B	5BHK	281.67
2	3RD TO 11TH	C	5BHK	270.87
		D	5BHK	297.01
3	3RD TO 11TH	E	4BHK	187.74
		F	4BHK	227.41
		G	4BHK	209.51
4	3RD TO 11TH	H	4BHK	201.67
		K	4BHK	227.51
		R	4BHK	185.25

AREA STATEMENT

TOTAL LAND AREA AS PER DGPS= 33817.12 SQ.M.
TOTAL LAND AREA FOR PRESENT DEVELOPMENT = 19981.472 SQ.M
PERMISSIBLE GROUND COVERAGE (RESIDENTIAL)(SEE=65) 35% OF 18624.7 SQ.M(ON PRESENT DEVELOPMENT
ACHIEVED GROUND COVERAGE = 5189.76 SQ.M (26.5225) ON PRESENT DEVELOPMENT
PERMISSIBLE F.A.R.=3.00
PERMISSIBLE TOTAL F.A.R. AREA =(19981.472X3)= 59944.416 SQ.M.
PROPOSED TOTAL BUILT UP AREA(INCLUDING EXEMPTION AREA)=32861.91 SQ.M.
PROPOSED TOTAL BUILT UP AREA(EXCLUDING EXEMPTION AREA)=29071.59 SQ.M.
PERMISSIBLE F.A.R.=2.5/3
PERMISSIBLE BUILDING HT. = ANY HT.
PROPOSED BUILDING HT. = 39.950 M
PERMISSIBLE TREE COVER(15%)=1797.22 SQ.M.
PROPOSED TREE COVER(20.01%)=2268.19 SQ.M.
TOTAL NO OF TENEMENT = 108 NOS.
LEFT OPEN SPACE = 8797.12 SQ.M.
USE OR OCCUPANCY OF THE BUILDING = RESIDENTIAL
SITE PLAN NO:- 930/BS DT- 27.02.2020

OVERALL GROUND FLOOR AREA

BLOCK NO.	NO. OF FLOORS	RESIDENTIAL SQ.M.	COMMUNITY HALL SQ.M.	AMMENITIES SQ.M.	STAIRCASE/ LIFT/ COMMON AREA SQ.M.	PARKING SQ.M.	TOTAL AREA SQ.M.
1	1	NIL	NIL	NIL	152.61	663.88	816.49
2	1	NIL	NIL	NIL	149.61	462.21	611.71
3	1	NIL	NIL	209.53	139.69	441.40	890.57
4	1	NIL	NIL	149.22	149.79	418.02	717.73
COMMUNITY HALL	1	236.68	NIL	NIL	NIL	236.68	473.36
TOTAL BUILT UP AREA (INCLUDING EXEMPTION AREA)							3510.44

OVERALL 1ST. FLOOR AREA

BL. NO.	NO. OF FLOORS	RESIDENTIAL SQ.M.	TOILET & CHANGING RM.(SQ.M.)	AMMENITIES SQ.M.	STAIRCASE/ LIFT/ COMMON AREA SQ.M.	TOTAL AREA SQ.M.
1	1	532.77	NIL	NIL	68.39	601.16
2	1	527.68	NIL	NIL	68.39	596.77
3	1	415.15	NIL	209.53	127.85	752.53
4	1	512.78	NIL	209.53	122.26	844.57
TOILET & CHANGING RM.	1	NIL	39.65	NIL	NIL	39.65
TOTAL BUILT UP AREA (INCLUDING EXEMPTION AREA)		1988.38	39.65	418.14	386.89	3834.68

OVERALL TYPICAL FLOOR (3RD TO 11TH) AREA

BL. NO.	NO. OF FLOORS	RESIDENTIAL SQ.M.	STAIRCASE/ LIFT/ COMMON AREA SQ.M.	TOTAL AREA SQ.M.
1	9	532.77	77.98	610.75
2	9	527.68	77.98	605.66
3	9	424.64	127.85	552.51
4	9	512.78	122.26	635.04
TOTAL BUILT UP AREA (INCLUDING EXEMPTION AREA)		2298.15 SQ.M= 20794.19	406.07	2803.96 SQ.M= 24598.02

BL. NO.	NO. OF FLOORS	RESIDENTIAL SQ.M.	STAIRCASE/ LIFT/ COMMON AREA SQ.M.	TOTAL AREA SQ.M.
1	9	532.77 SQ.M= 4794.93	77.98 SQ.M= 701.82	610.75 SQ.M= 5496.75
2	9	527.68 SQ.M= 4748.12	77.98 SQ.M= 701.82	605.66 SQ.M= 5450.94
3	9	424.64 SQ.M= 3822.94	127.85 SQ.M= 1150.65	552.51 SQ.M= 4973.59
4	9	512.78 SQ.M= 4614.48	122.26 SQ.M= 1100.34	635.04 SQ.M= 5714.82
TOTAL BUILT UP AREA (INCLUDING EXEMPTION AREA)		2298.15 SQ.M= 20679.47	406.07 SQ.M= 3654.63	2703.96 SQ.M= 24334.02

TOTAL BUILT UP AREA (BLOCK-1+BLOCK-2+BLOCK-3+BLOCK-4) (INCLUDING EXEMPTION AREA) 32861.91 SQ.M.

EXEMPTED AREA

STAIRWAY

BL. NO.	FLOOR	AREA SQ.M.	TOTAL AREA SQ.M.
1	GROUND TO 11TH FL.	33.98 X 12	396.00
2	GROUND TO 11TH FL.	33.98 X 12	396.00
3	GROUND TO 11TH FL.	33.98 X 12	396.00
4	GROUND TO 11TH FL.	33.98 X 12	396.00
		TOTAL	1584.00

LIFT LOBBY

BL. NO.	FLOOR	AREA SQ.M.	TOTAL AREA SQ.M.
1	GROUND TO 11TH FL.	6.00 X 12	72.00
2	GROUND TO 11TH FL.	6.00 X 12	72.00
3	GROUND TO 11TH FL.	6.00 X 12	108.00
4	GROUND TO 11TH FL.	6.00 X 12	108.00
		TOTAL	360.00

COVERED CARPARKING

BL. NO.	FLOOR	TOTAL AREA SQ.M.
1	GROUND FL	663.88
2	GROUND FL	462.21
3	GROUND FL	441.40
4	GROUND FL	418.02
	TOTAL CAR PARKING AREA	1985.51

TOTAL COVERED AREA (NO EXEMPTION CARPARKING) 34319.52 SQ.M

FAR IN F.A.R.

TOTAL AREA (INCLUDING CARPARKING + EXEMPTION)	32861.91 SQ.M
TOTAL EXEMPTION AREA (INCLUDING CARPARKING)	3790.32 SQ.M
TOTAL F.A.R. AREA (EXCLUDING EXEMPTION AREA)	29071.59SQ.M
PROPOSED F.A.R.	2.9071 (2.5) (L.P.C. 1) (PLATE-A) SQ.M.
	2.43
FIRE PUMP ROOM AREA=67.705SQ.M.	

CAR PARKING REQUIREMENT

	AREA
TOTAL GUEST ROOM AREA	311.29 SQ.M
TOTAL TENAMENT AREA	24592.49 SQ.M
TOTAL AREA	24903.49 SQ.M
TOTAL CAR PARKING REQUIREMENT	228.00 NOS

CARPARKING PROVIDED

COVERED CARPARKING

BL. NO.	FLOOR	NO. OF CAR PARKING
1	GROUND FL	19 NOS.
2	GROUND FL	22 NOS.
3	GROUND FL	20 NOS.
4	GROUND FL	22 NOS.
	TOTAL COVERED PARKING	83 NOS.
	TOTAL COVERED PARKING	83 NOS.
	GROUND FL OPEN PARKING (INCLUDED 10 NOS. MCW PARKING)	145 NOS.
	TOTAL CAR PARKING NOS.	228 NOS.

NO.OF TENEMENT CALCULATION

BL. NO.	4BHK	5BHK	NO. OF FLOOR	TOTAL
1	-	2	x 11	22
2	-	2	x 11	22
3	2(1st fl)	-	x 1	02
3	3	-	x 10	30
4	2 (1st fl)	-	x 1	02
4	3	-	x 10	30
TOTAL NO OF TENEMENTS				108

GENERAL NOTES :-
1.ALL DIMENSIONS ARE IN MM. UNLESS OTHERWISE MENTIONED.
2. ALL EXTERNAL WALLS ARE 250 THICK INTERNAL WALLS ARE 125 THK.
3. ALL CHAJJAS ARE 100 THK. & KEVERA PROJECTED.
4. DEPTH OF UNDERGROUND WATER RESERVOIR SHOULD NOT EXCEED THE DEPTH OF FOUNDATION.
5. GRADE OF CONCRETE & GRADE OF STEEL TO BE USE AS PER IS CODE & STRUCTURAL SPECIFICATION.
6. R.C.C. FRAMED STRUCTURE.
7. ANY DISCREPANCY IN SCALE, THE WRITTEN DIMENSION SHALL GOVERN.
8. FOR SPECIFICATION OF MATERIAL & WORKMANSHIP N.B.C. TO BE FOLLOWED.
9. OPEN TERRACE WITH LIME TERRACING OF RATIO 2:2:1.
10. SUNK PROOF COURSE TO BE PROVIDED WITH P.C.C. 1:2:4.

SCHEDULE OF LAND :
1.R.S. KHATIAN NO. 151/1, 662,156,160,1520,623,524 & 626
2.L.R. KHATIAN NO. 55, 65, 69,70,71,92,112,113
3.R.S. PLOT NO. 471,472,483,968,476,463 / 966,493 / 964
4.L.R. PLOT NO. 45,46,49,71.
5. SITUATED WITHIN MOUZA - DABGRAM.
6. SHEET N. -8
7. J.L. NO.3
8.WARD NO. :-41(SMC)
9.PRGN. :- BAIKUNTHAPUR
10. P.S. :- BHAKTINAGAR
11. DIST. :- JALPAIGURI
12. HOLDING NO. :- 158 /3062,159 / 3063, 157 /3061, 156 / 3060, 3059, 92 / 1736
13.APPROVED LUCC MEMO NO:- 143/LUCC/ARP/SJDA DT- 22.06.12
& 3730/SJDA DT- 22.10.19

SHEET NO. 1 / 9

CERTIFICATE OF ARCHITECT

I / We do hereby certify that plans, elevations and sections and other structural details of the proposed building on Plot No:- mentioned above under the jurisdiction of Siliguri Municipal Corporation have been prepared in conformity with the relevant provisions under the West Bengal Municipal (Building) Rules, 2007. This is also to certify that all relevant "No Objection" certificates from the respective Authorities such as Fire and 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 reconstruct addition for alteration of that building on the said plot.

MITUL SHUKLA (B.ARCH.)
CA/2004/31231
SIGNATURE OF ARCHITECT

CERTIFICATE OF STRUCTURAL ENGINEER

I/ We do hereby certify that the foundation and superstructure of the building proposed for construction on Plot No:- mentioned above under the jurisdiction of Siliguri Municipal Corporation have been personally inspected and as designed by me / us will make such foundation and superstructure safe in all respect including the consideration of bearing capacity and settlement of soil and other conditions, if any, conforming to the provisions of all relevant IS Code of Practice and National Building code.

(FOR SOIL ONLY)

SANJIV K PAREKH
M.E.(STRUCT.), M.E. (CONST. ENG.)
B.C.E., F.I.E.(F-01812024)
E.N.E-1427 S.M.C.

DECLARATION OF STRUCTURAL REVIEWER

I / We do hereby certify that the building site proposed for construction on Plot No:- mentioned above under the jurisdiction of Siliguri Municipal Corporation has been duly reviewed conforming to stipulations of all latest relevant IS Code of Practice and National Building Code and it is found that everything is satisfactory in order and the proposed foundation and superstructure are safe in all respect.

SANJIB SUHA
B.SC, B.CE, F.I.E.(F-115654-5)
CHARTERED ENGINEER
ENLISTED STRUCTURAL
REVIEWER 19/18 K.M.C.

DECLARATION OF OWNER

I/We hereby declare that the building proposed for construction shall be supervised by the BA LBS among the building plan application on this abovementioned by any other BA LBS of the appropriate category and as approved by the authority.

For, Manjiv Berlia Tea & Inds Pvt. Ltd.
Director

SIGNATURE OF OWNER

OWNERS DETAIL

Manjushree Tea & Inds Pvt. Ltd. Represented by Director Harsh Berlia
Sri Sushil Kumar Berlia — Wife of Sri Sushil Kumar Berlia
Smt. Manju Devi Berlia — Son of Sri Sushil Kumar Berlia
Sri Harsh Berlia — Son of Sri Sushil Kumar Berlia
Sri Deepak Berlia — Son of Sri Sushil Kumar Berlia
Sri Gaurav Berlia — Son of Sri Sushil Kumar Berlia

PROJECT:
PROPOSED PLAN OF (G + XI) STORIED RESIDENTIAL BUILDING AT MOUZA - DABGRAM, J.L.NO :- 03, WARD NO.:-41 (S.M.C.), P.S.-BHAKTINAGAR, PRGN.- BAIKUNTHAPUR, 2ND MILE SEVOK RD,SILIGURI, DIST.-JALPAIGURI

TITLE:
OVERALL GROUND FLOOR PLAN, SITE PLAN, LOCATION PLAN , U.G.W.R. DETAIL & STP DETAIL

SCALE 1:200	DRAWN BY: HAIMANTY	CHECKED BY: PARIA
DATE: 29.09.2020		DRG. NO.: MAVA/265/SMC/07

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