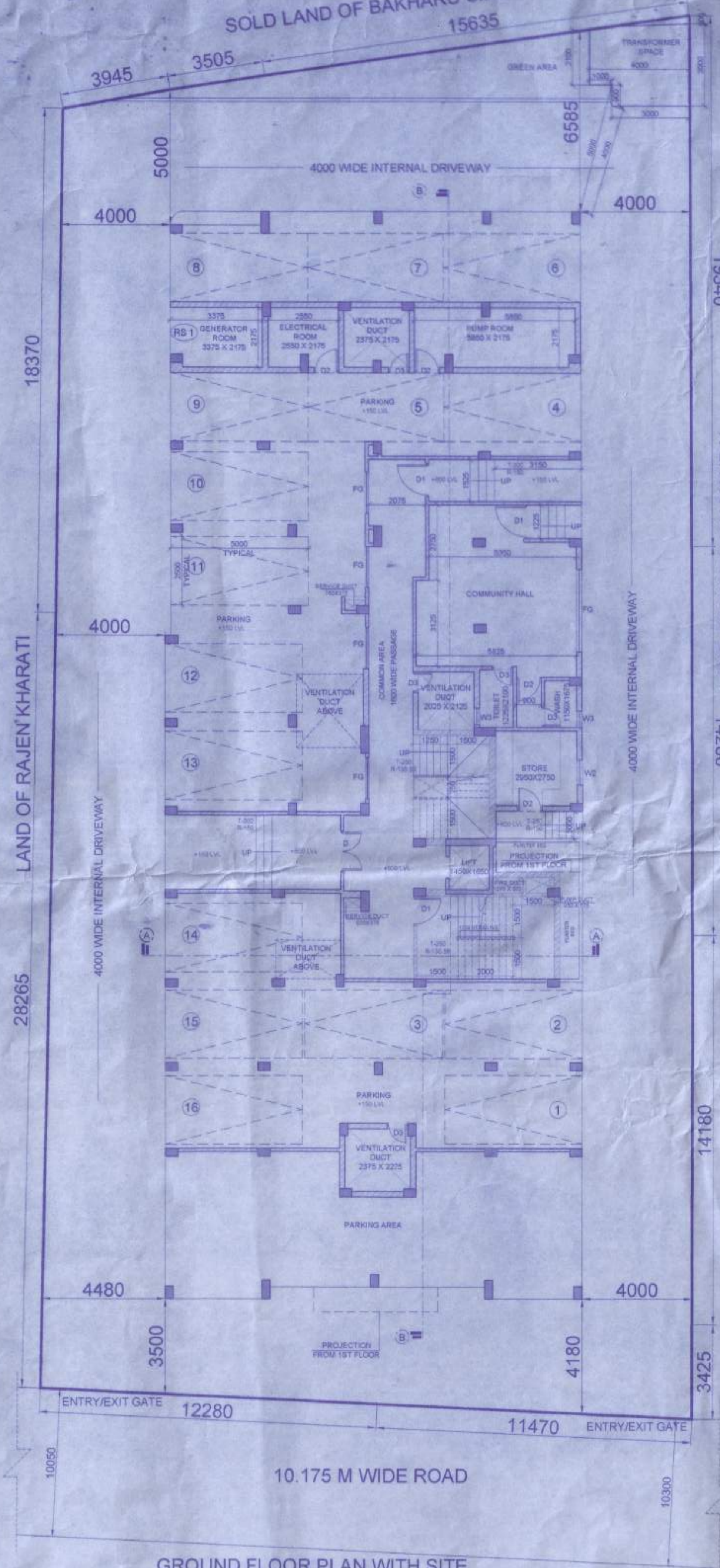
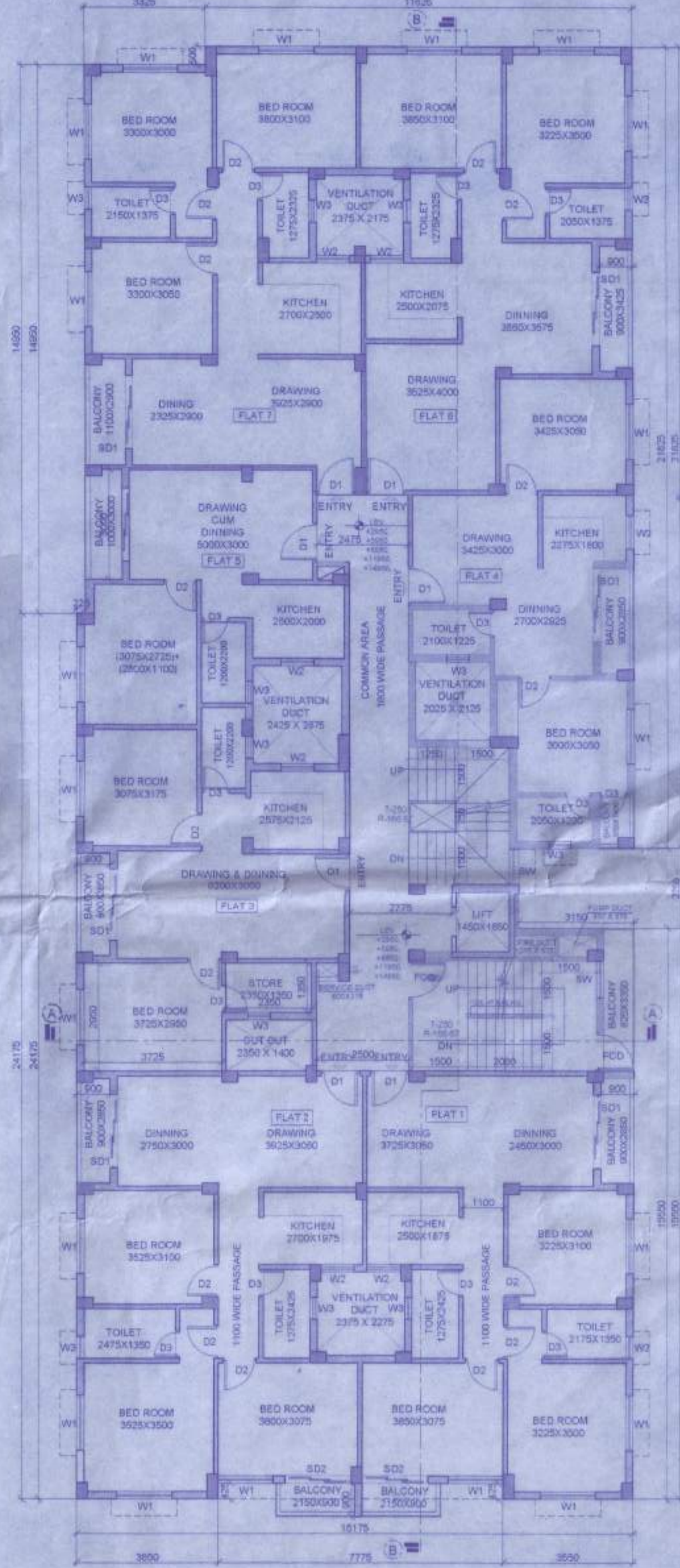


SOLD LAND OF BAKHARU SINGH & OTHERS
15635

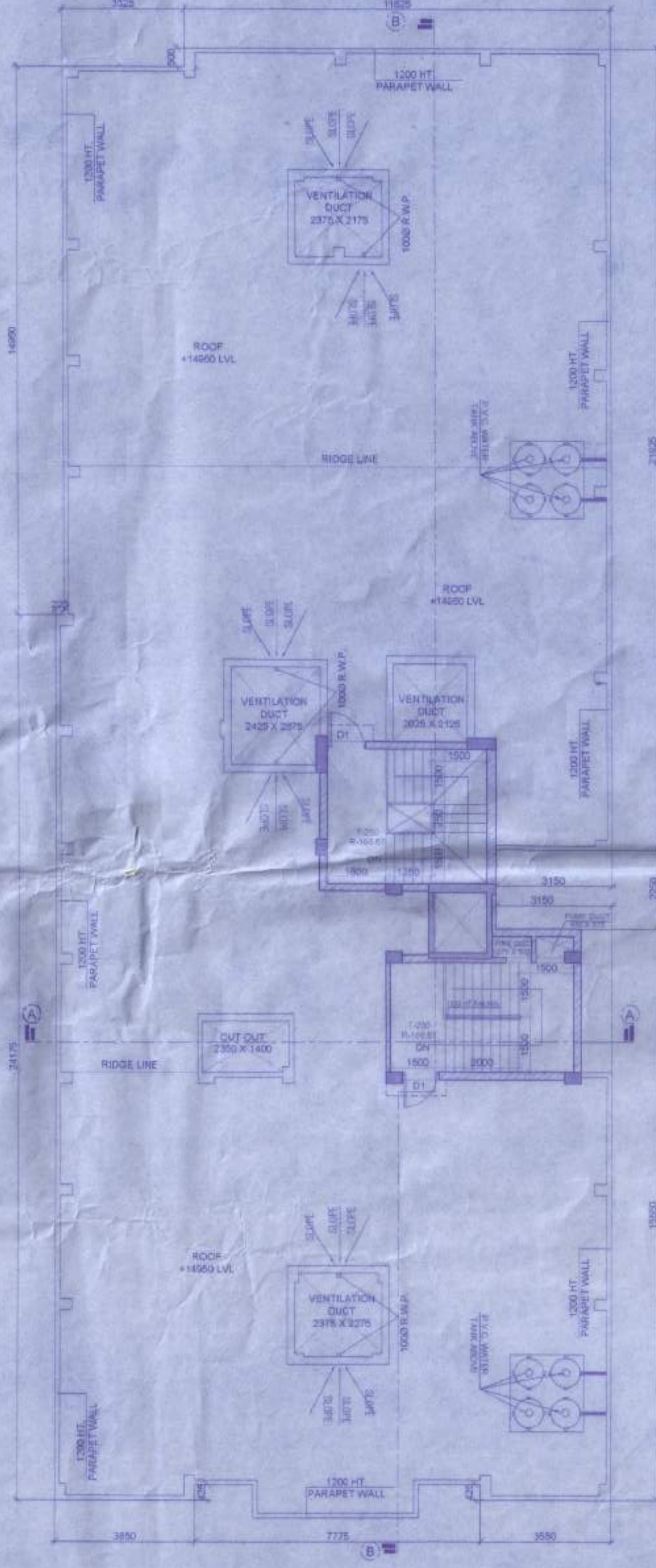


GROUND FLOOR PLAN WITH SITE
SCALE - 1:100

19340
LAND OF NARAYAN MANDAL
14200



TYPICAL (1ST-5TH) FLOOR PLANS
SCALE - 1:100



ROOF PLAN
SCALE - 1:100

AREA OF LAND(As per DEED) = 1140.14 sqm.
AREA OF LAND(As per KHATIAN) = 1138.776 sqm.
AREA OF LAND(As per measurement) = 1138.694 sqm.

USE DETAILS

SL.NO.	FLOOR	RESIDENTIAL (Sq.m)	PARKING (Sq.m)	SERVICE (Sq.m)	LIFT, STAIRCASE, COMMON AREA (Sq.m)	TOTAL AREA (Sq.m)
1.	GROUND FLOOR	-	363.03	88.63	106.25	557.91
2.	FIRST FLOOR	495.37	-	-	69.82	565.19
3.	SECOND FLOOR	495.37	-	-	69.82	565.19
4.	THIRD FLOOR	495.37	-	-	69.82	565.19
5.	FOURTH FLOOR	495.37	-	-	69.82	565.19

- TOTAL BUILT-UP AREA : 2818.67 sqm.
- AREA UNDER RESIDENTIAL USE : 1981.48 sqm.
- AREA UNDER COMMON USE : 385.53 sqm.
- FLOOR AREA RATIO (F.A.R.) : 2.475
- NO. OF PARKING REQUIRED : 7 Nos.
- NO. OF PARKING PROPOSED : 16 Nos.
- ACHIEVED GROUND COVERAGE : 565.19 sqm. (49.64%) < PERMISSIBLE :- 569.347 sqm. (50%)
- LEFT OPEN SPACES : 573.504 sq.m
- PERMISSIBLE HEIGHT : 18.50 MT.
- PROPOSED HEIGHT : 14.95
- PRINCIPAL USE : RESIDENTIAL
- NO. OF TENEMENTS : 28

Sub-Assistant Engineer
Jalpaiguri Zilla Parishad

Asstt. Engineer
Jalpaiguri Zilla Parishad

Distt. Engineer
Jalpaiguri Zilla Parishad

AREA CALCULATION

FLOOR	USE DETAIL	SQ.M.	TOTAL
GROUND FLOOR	PARKING	363.03	557.91 SQM.
	ELECTRICAL ROOM	33.33	
	COMMUNITY HALL	55.30	
TYPICAL (1ST, 2ND, 3RD, & 4TH FLOORS)	STAIRCASE, LIFT & COMMON PASSAGE	106.25	565.19 SQM. (FOR EACH FLOOR)
	FLAT - 1 (3 BHK)	83.83	
	FLAT - 2 (3 BHK)	88.05	
	FLAT - 3 (2 BHK)	62.494	
	FLAT - 4 (2 BHK)	58.54	
	FLAT - 5 (1BHK)	43.602	
	FLAT - 6 (2 BHK)	75.501	
	FLAT - 7 (3 BHK)	83.353	
	STAIRCASE, LIFT & COMMON SPACE	69.82	

TOTAL BUILT UP AREA = (557.91+565.19 x 4) = 2818.67 SQM.

TOTAL FLAT = @7 FLAT EACH FLOOR X 4 FLOORS = 28 FLATS

PREVIOUS PLAN NO. - 4964 DATED - 13-09-2022

L.U.C. MEMO NO. - 0909/Raj/PS/PL DATED - 06-12-2021

PROJECT
PROPOSED G+4 STORIED RESIDENTIAL
BUILDING AT PANCHANAN ROAD,
NEAR DHAKESHWARI KALI MANDIR
DIST.- JALPAIGURI

LAND SCHEDULE

PLOT NO : 396/837(R.S.), 258(L.R.)
KHATIAN NO : 655(R.S.), 870 & 871(L.R.)
J.L. NO : 02
SHEET NO : 11 (R.S.), 110 (L.R.)
MOUZA : DABGRAM
PARGANA : BAIKUNTHAPUR
P.S : BHAKTINAGAR
DIST. : JALPAIGURI

OWNER

- SRI DINESH PODDAR
S/O LATE SUGRIWMALL PODDAR
NEELKAMAL APARTMENT, BLOCK-C,
PRANAMIMANDIR ROAD,
P. O - SILIGURI, PIN CODE- 734001,
DIST. - JALPAIGURI
- SRI PRAMOD KUMAR SINHAL
S/O LATE RAM KUMAR SINHAL
MAANSAROVAR HOUSING CO-OPERATIVE SOCIETY LTD.
PRANAMIMANDIR ROAD,
P. O - SILIGURI, PIN CODE- 734001,
DIST. - JALPAIGURI

DECLARATION & SIGNATURE OF OWNER'S

DECLARED THAT I SHALL NOT ALTER OR MAKE ANY ADDITION OR ALTERATION TO THIS PLAN DECLARED THAT I HAVE DONE THROUGH THE RULES AND REGULATIONS FOR RELEVANT AUTHORITY AND ALSO UNDERTAKE TO ABIDE BY THESE RULES AND REGULATION DURING AND AFTER THE CONSTRUCTION OF BUILDING. I MAY APPOINT A L.B.S./OR TECHNICAL PERSON FOR SUPERVISION FOR CONSTRUCTION.

DECLARATION & SIGNATURE OF STRUCTURAL ENGR.

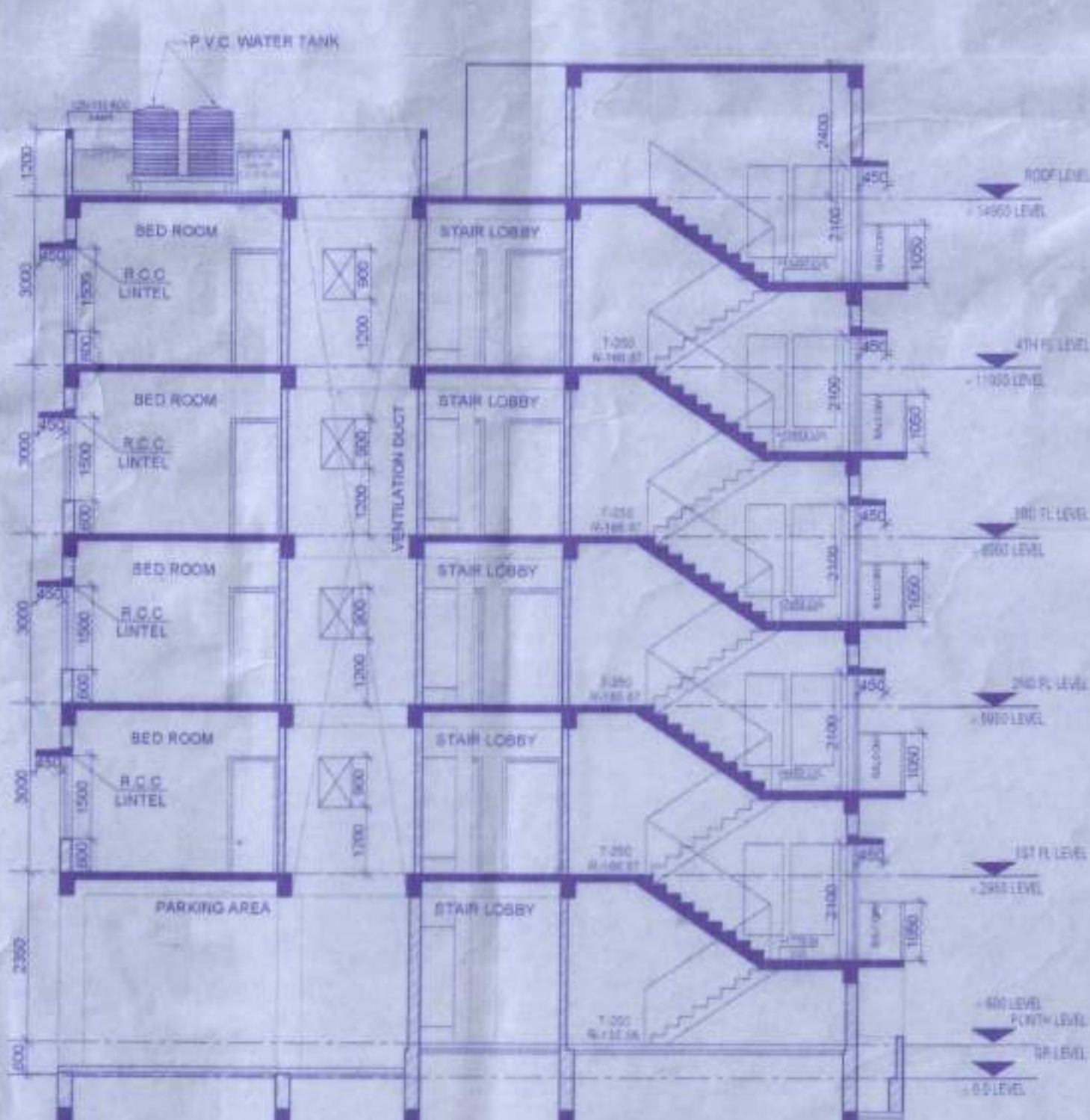
THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER THE N.B.C. OF INDIA & CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECTS. MORE OVER I SHALL BE HELD RESPONSIBLE FOR ANY STRUCTURAL DAMAGE/ FAILURE IF HAPPENS DURING CONSTRUCTION PERIOD & THEREAFTER BEYOND THE DATE OF TAKING COMPLETION CERTIFICATE.

RAHUL MAJUMDAR
CA 2009/44912
SIGN. OF THE STRUC. ENGR.

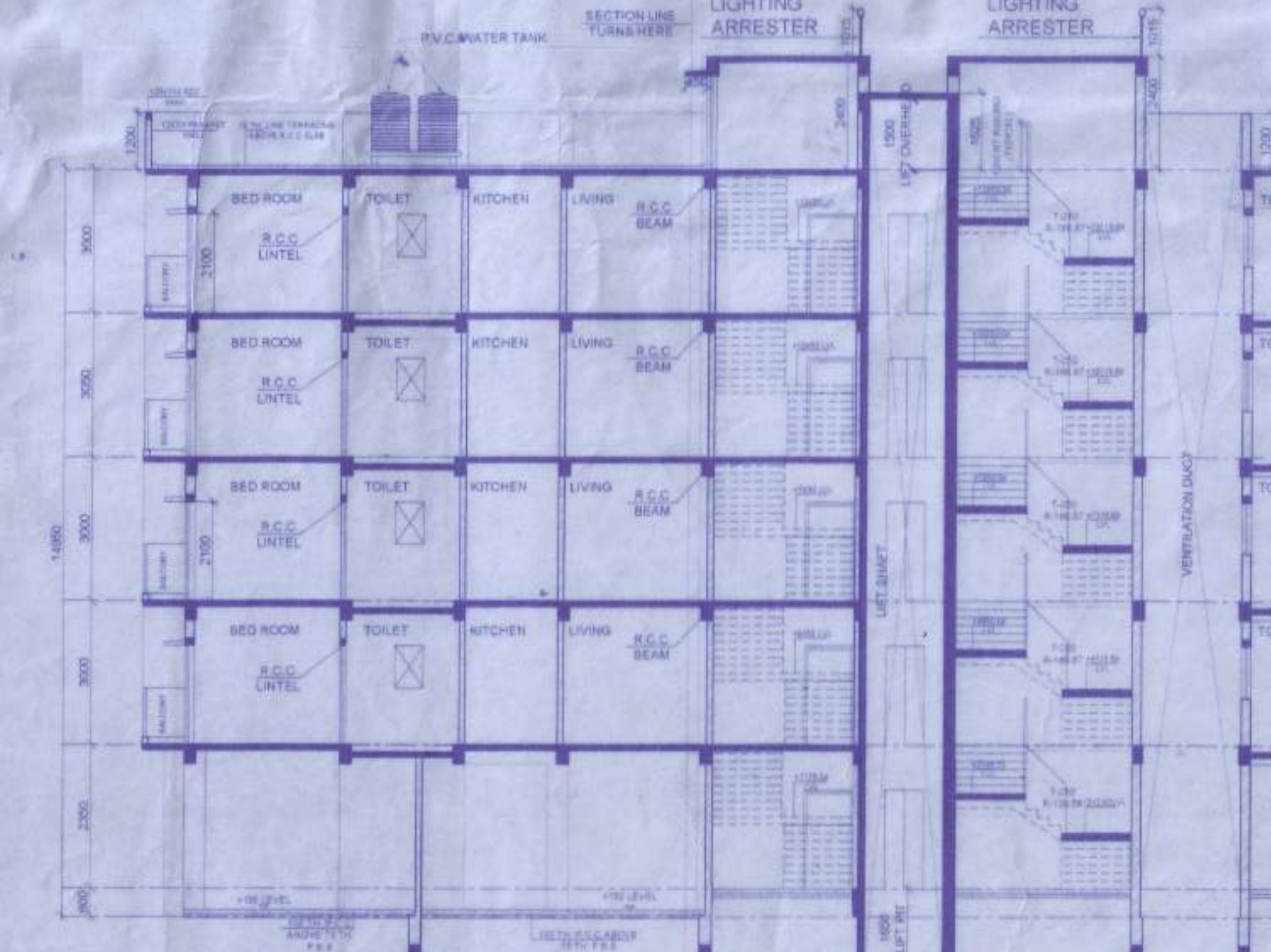
DECLARATION & SIGNATURE OF L.B.S.

CERTIFIED THAT THE PLAN HAS BEEN DESIGNED & DRAWN UP STRICTLY ACCORDING TO THE NATIONAL BUILDING CODE (N.B.C.), 2005 & RELEVANT AUTHORITY. ALSO CERTIFIED THAT THE FOUNDATION & SUPER STRUCTURE OF THE BUILDING HAVE BEEN DESIGNED BY ME AS TO SAFE IN ALL RESPECTS INCLUDING THE CONSIDERATION TO OF BEARING CAPACITY & SETTLEMENT OF SOIL.

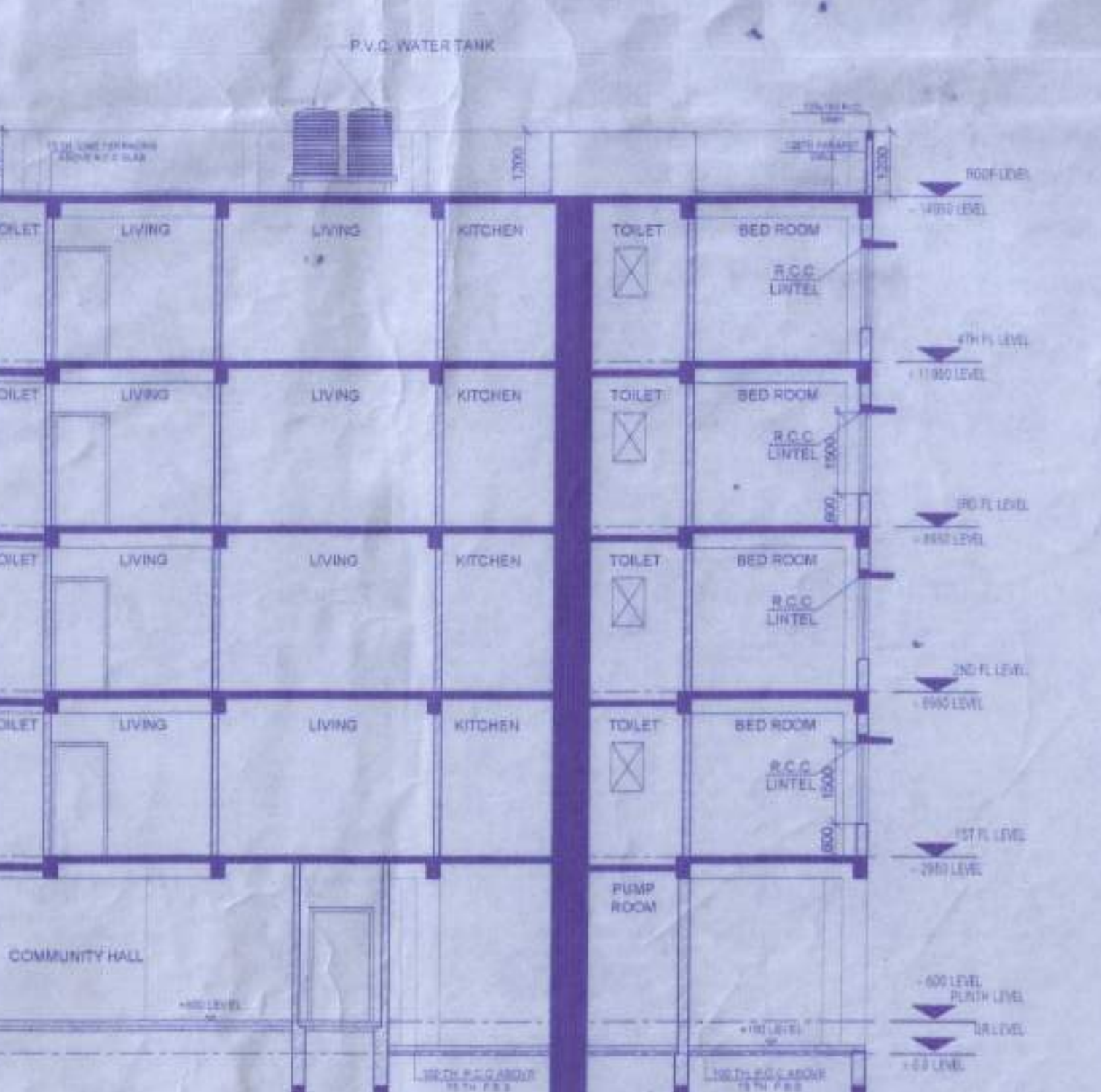
RAHUL MAJUMDAR
CA 2009/44912
SIGN. OF THE ARCHITECT



SECTION A-A (SCALE - 1:100)



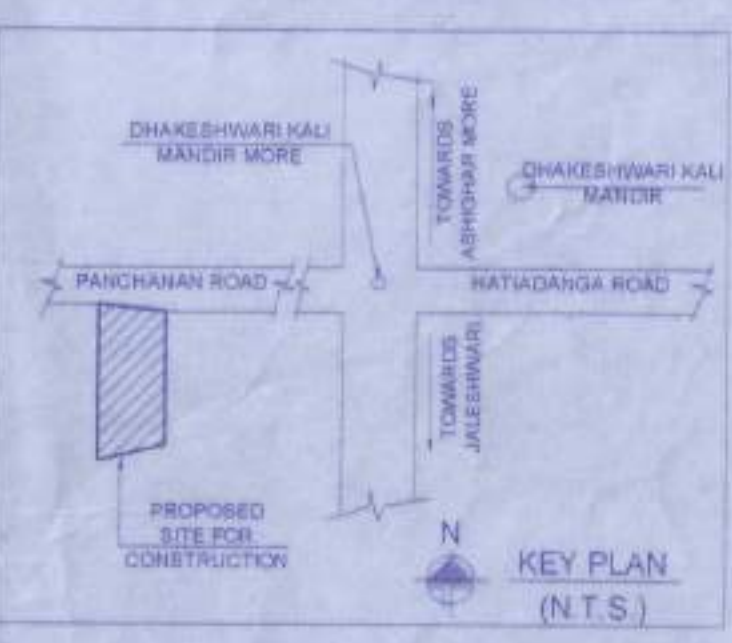
SECTION B-B (SCALE - 1:100)



FRONT (ROAD) SIDE ELEVATION (SCALE - 1:100)

D/W SCHEDULE
FRAME SIZE - 75X125

DOOR	SIZE
D	1500 x 2100
D1	1050 x 2100
D2	900 x 2100
D3	750 x 2100
SD 1	2000 x 2100
SD 2	1800 x 2100
RS 1	2400 x 2100
RS 2	1700 x 2100



LOCATION PLAN
SCALE - N.T.S.

DRAWN BY : RM

SCALE : 1:100

SHEET NO : 1 OF 2

