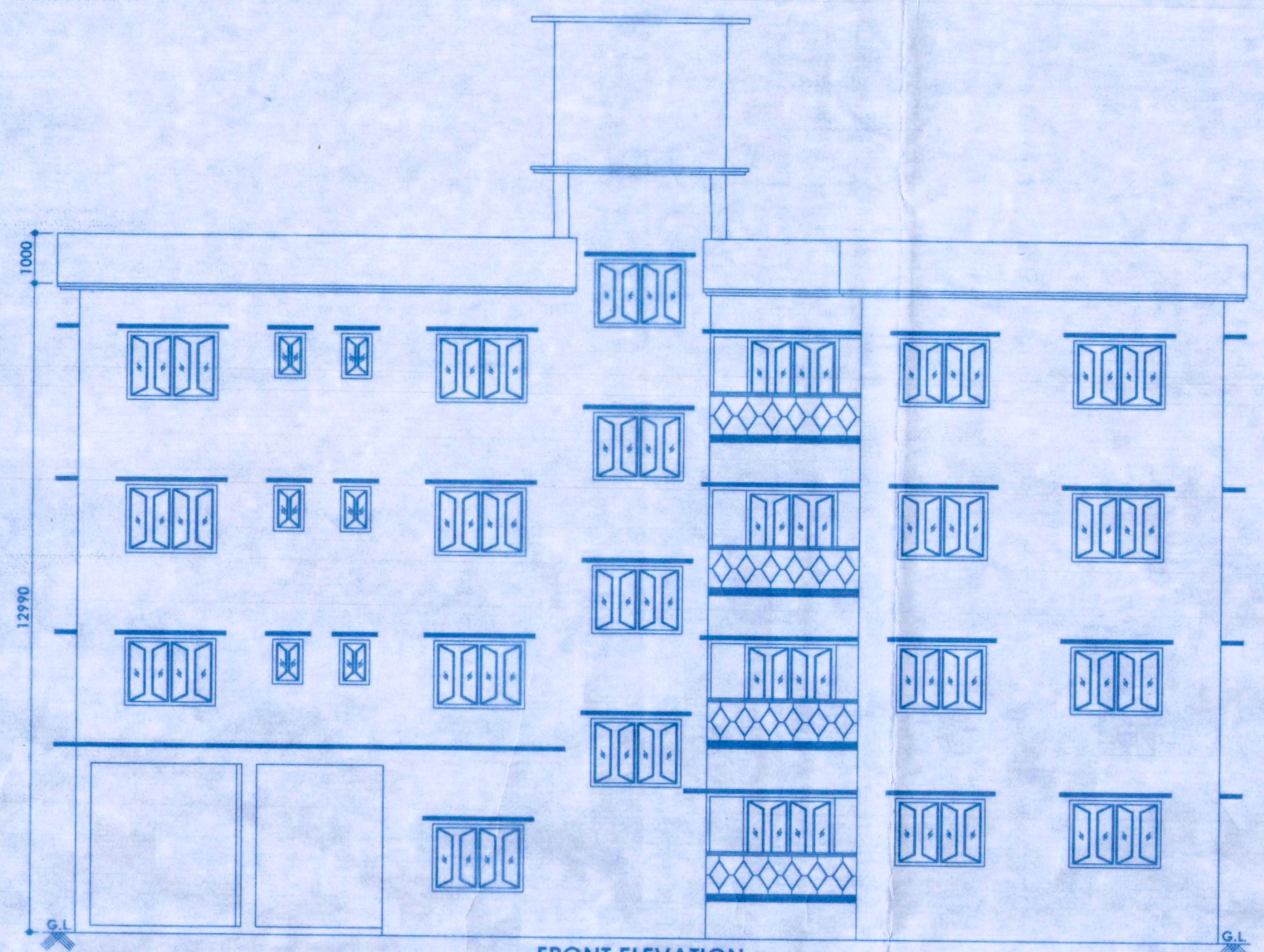
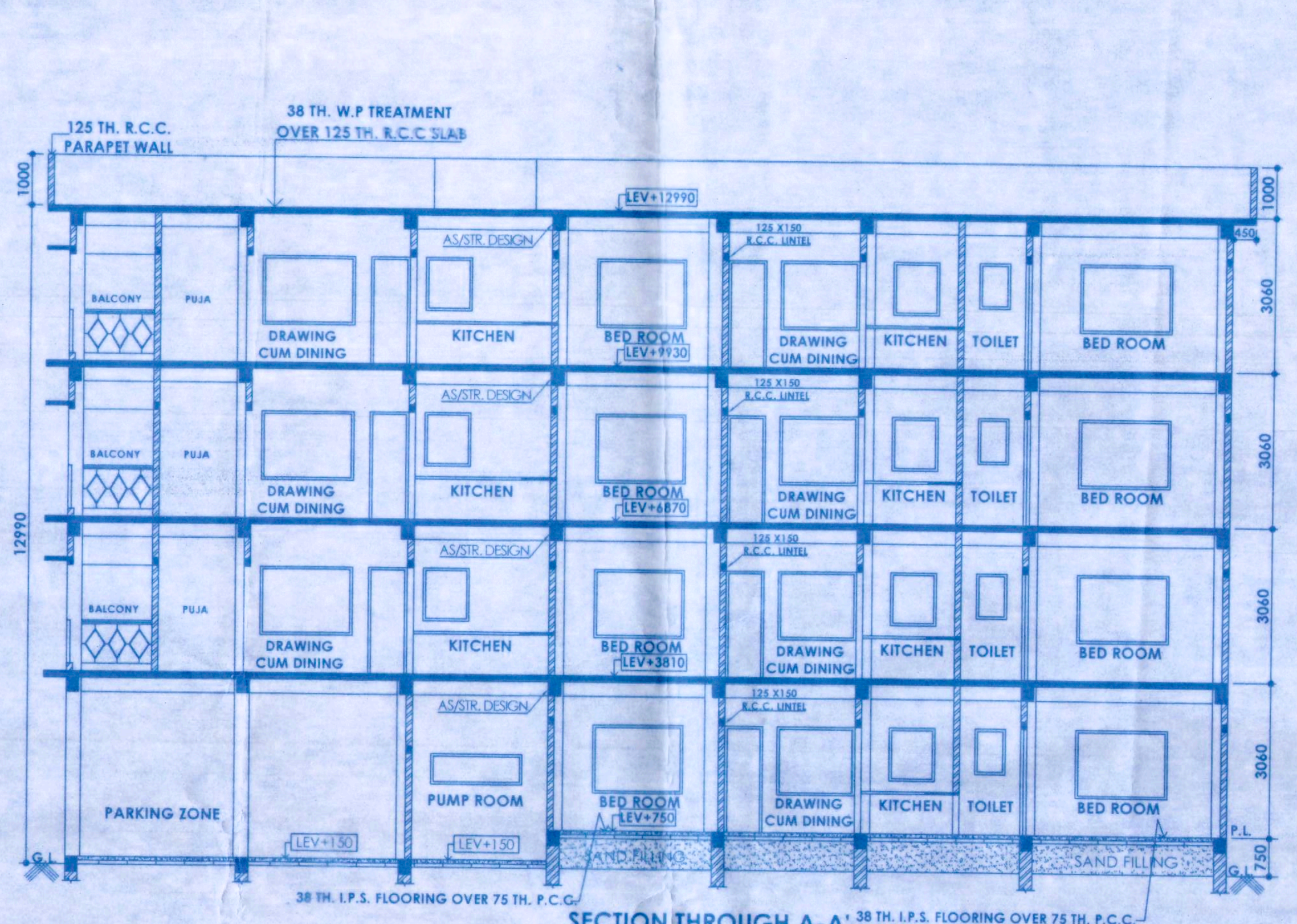
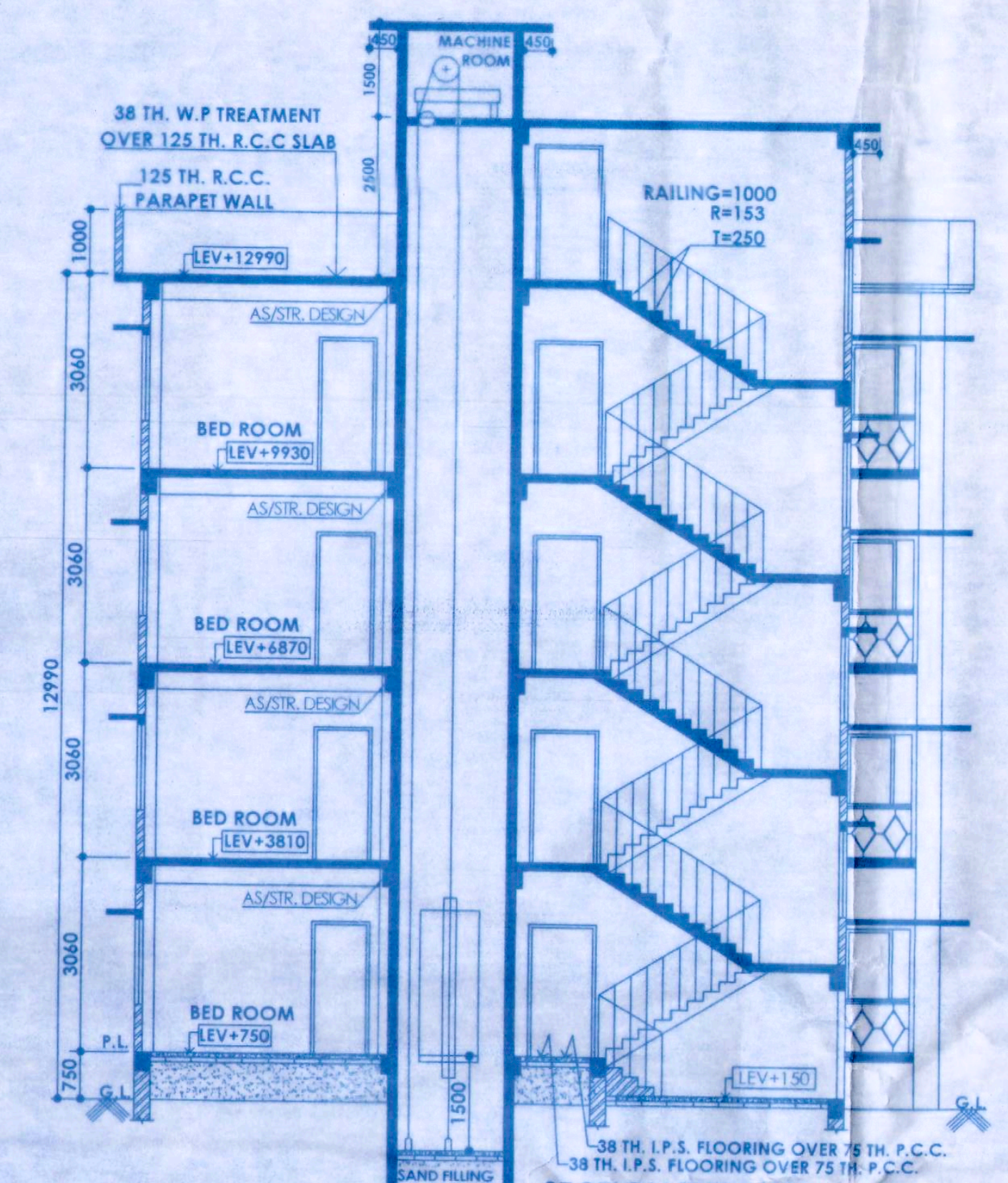

G.L.
PARKING ZONE

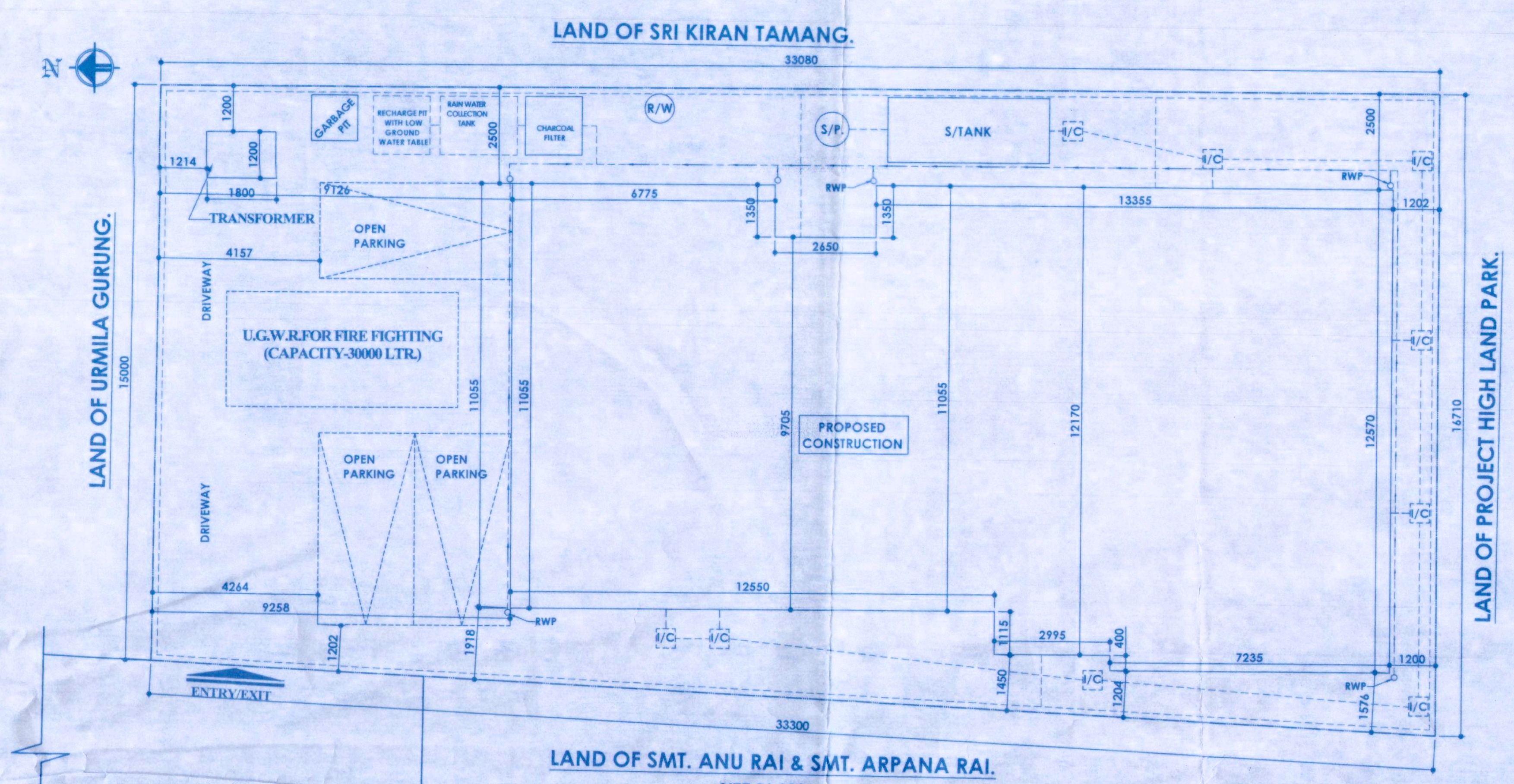
FRONT ELEVATION ...
SCALE=1:100


38 TH. W.P TREATMENT OVER 125 TH. R.C.C SLAB
125 TH. R.C.C. PARAPET WALL
AS/STR. DESIGN
BALCONY
PUJA
DRAWING CUM DINING
KITCHEN
BED ROOM
TOILET
PUMP ROOM
PARKING ZONE
LEV+150
LEV+750
SAND FILLING
38 TH. I.P.S. FLOORING OVER 75 TH. P.C.C.

SECTION THROUGH A-A'
SCALE=1:100

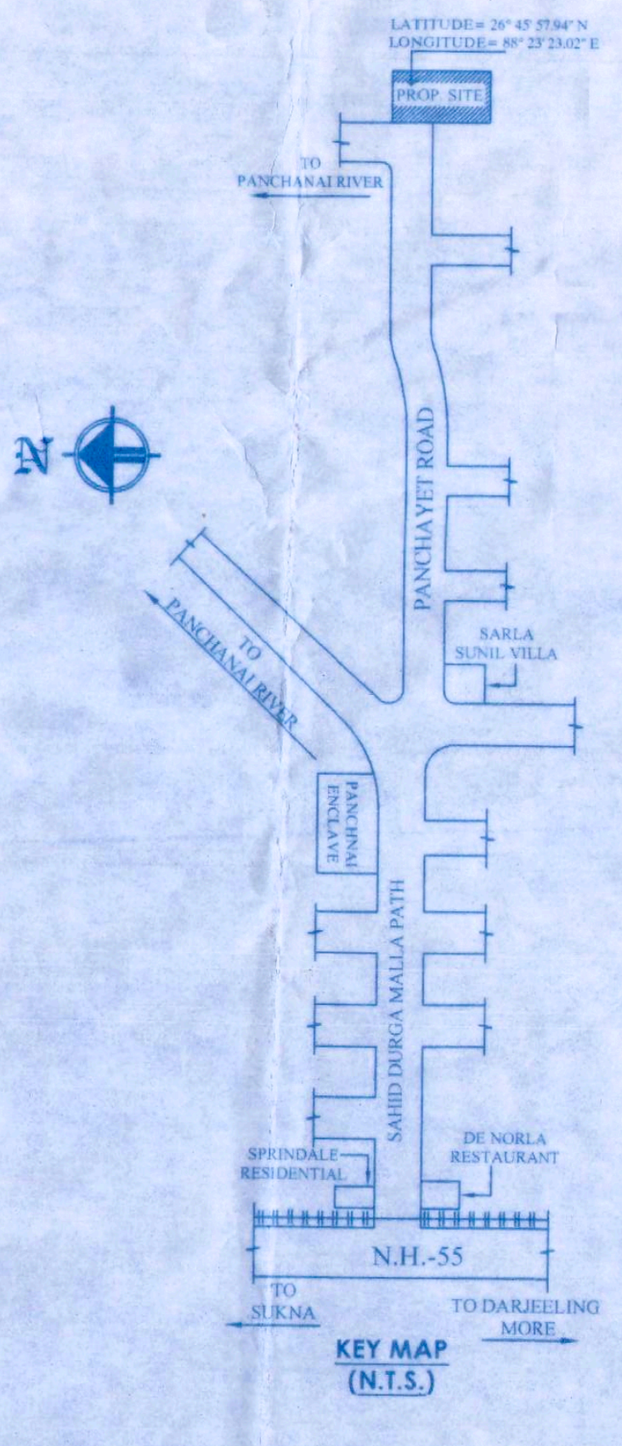

38 TH. W.P TREATMENT OVER 125 TH. R.C.C SLAB
125 TH. R.C.C. PARAPET WALL
RAILING=1000
R=153
T=250
BED ROOM
AS/STR. DESIGN
LEV+150
SAND FILLING
38 TH. I.P.S. FLOORING OVER 75 TH. P.C.C.

SECTION THROUGH B-B'
SCALE=1:100

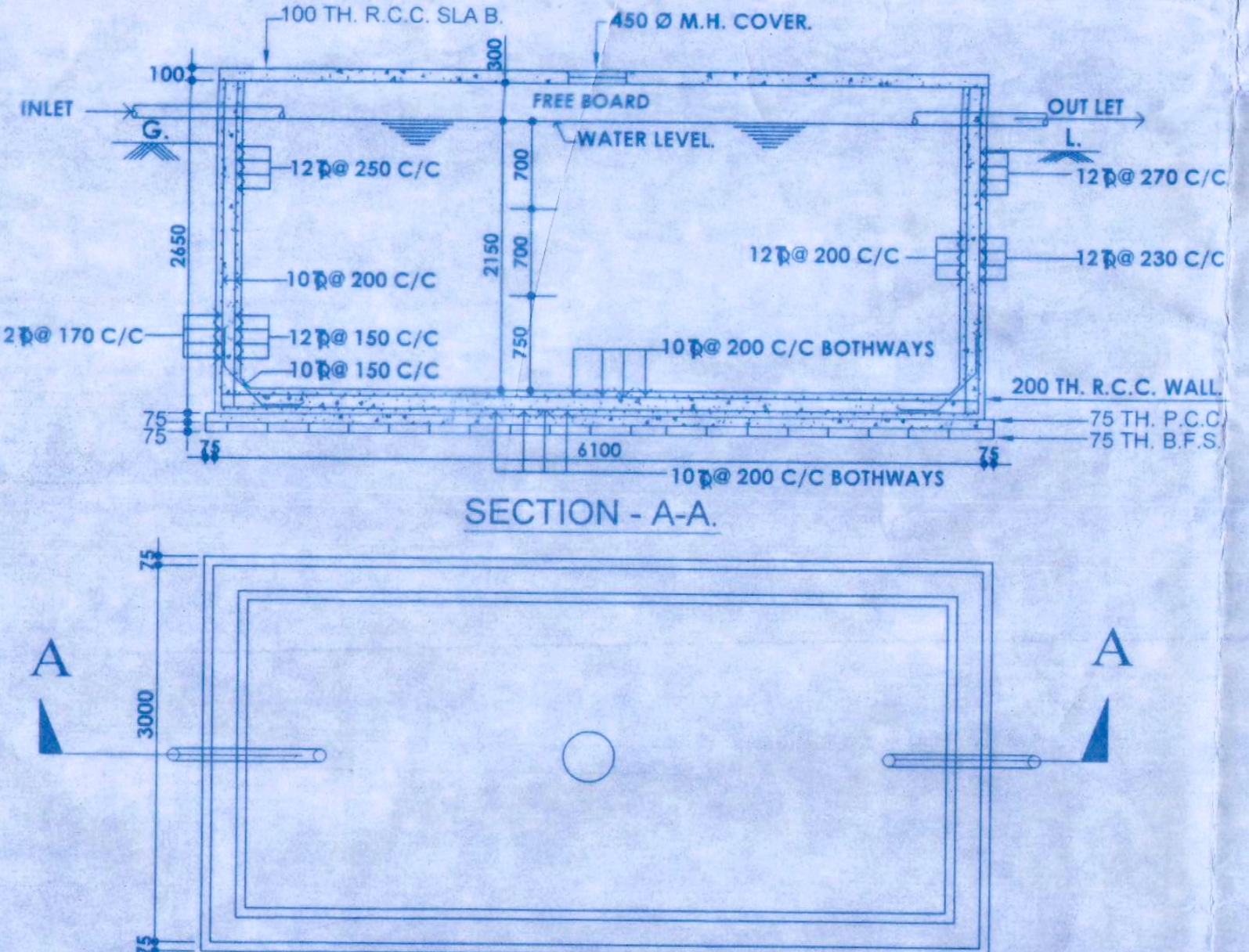

LAND OF SRI KIRAN TAMANG.
LAND OF URMILA GURUNG.
LAND OF PROJECT HIGH LAND PARK.
LAND OF SMT. ANU RAI & SMT. ARPANA RAI.
N
33080
33300
GARBAGE PIT
RECHARGE PIT WITH LOW GROUND WATER TABLE
RAIN WATER COLLECTION TANK
CHARCOAL FILTER
R/W
S/P.
S/TANK
I/C
RWP
TRANSFORMER
OPEN PARKING
DRIVEWAY
U.G.W.R.FOR FIRE FIGHTING (CAPACITY-30000 LTR.)
PROPOSED CONSTRUCTION
ENTRY/EXIT

SITE PLAN ...
SCALE=1:100

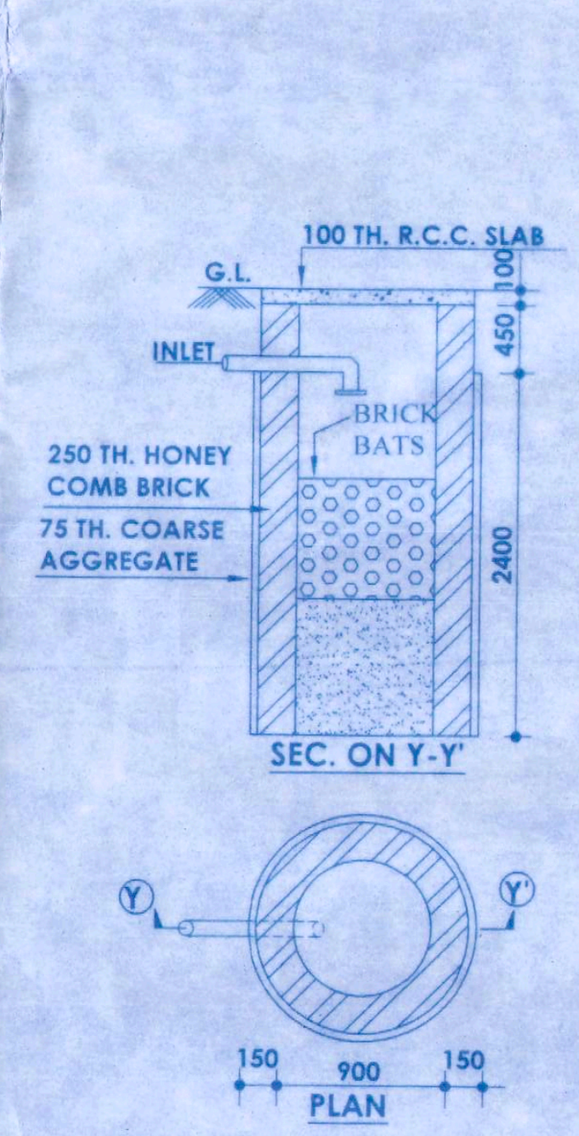
6.1 M WIDE ROAD


LATITUDE= 26° 45' 57.94" N
LONGITUDE= 88° 23' 23.02" E
PROP. SITE
TO PANCHANAI RIVER
PANCHAYET ROAD
TO PANCHANAI RIVER
SARLA SUNIL VILLA
PANCHNAI ENCLAVE
SAHID DURGA MALLA PATH
SPRINDALE RESIDENTIAL
DE NORLA RESTAURANT
N.H.-55
TO SUKNA
TO DARJEELING MORE

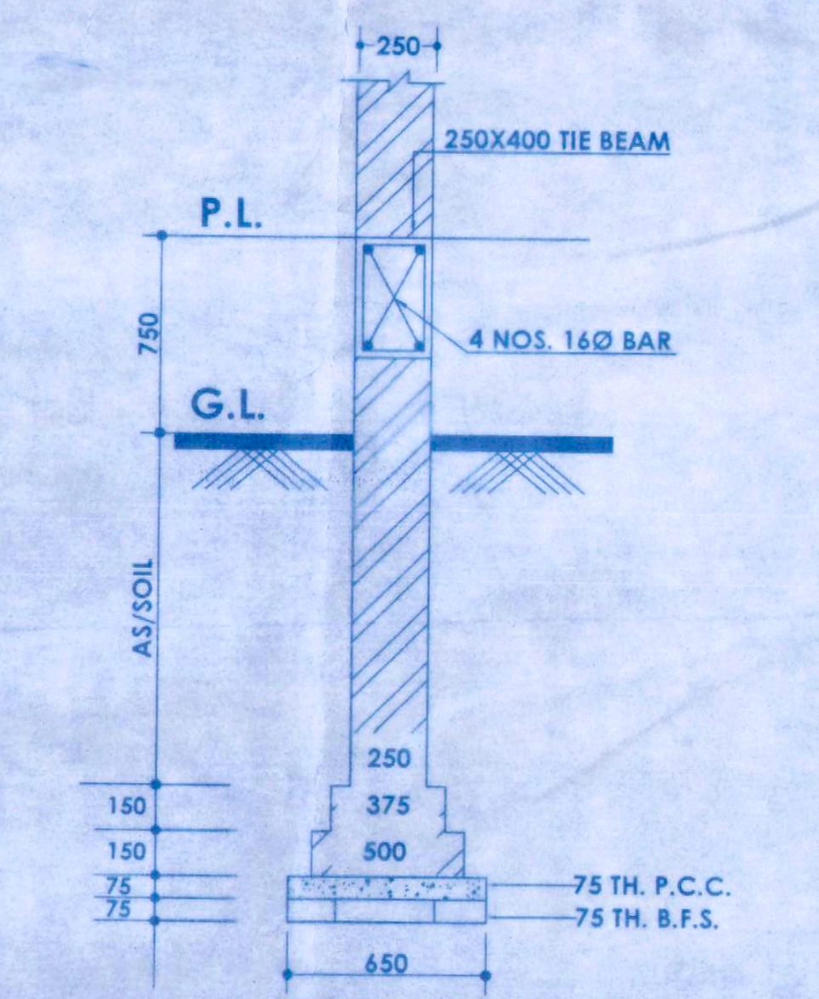
KEY MAP
(N.T.S.)


100 TH. R.C.C. SLA B.
450 Ø M.H. COVER.
INLET
OUT LET
FREE BOARD
WATER LEVEL.
12Ø @ 250 C/C
12Ø @ 270 C/C
12Ø @ 200 C/C
12Ø @ 230 C/C
10Ø @ 200 C/C
12Ø @ 170 C/C
12Ø @ 150 C/C
10Ø @ 150 C/C
10Ø @ 200 C/C BOTHWAYS
200 TH. R.C.C. WALL
75 TH. P.C.C.
75 TH. B.F.S.
SECTION - A-A.
PLAN

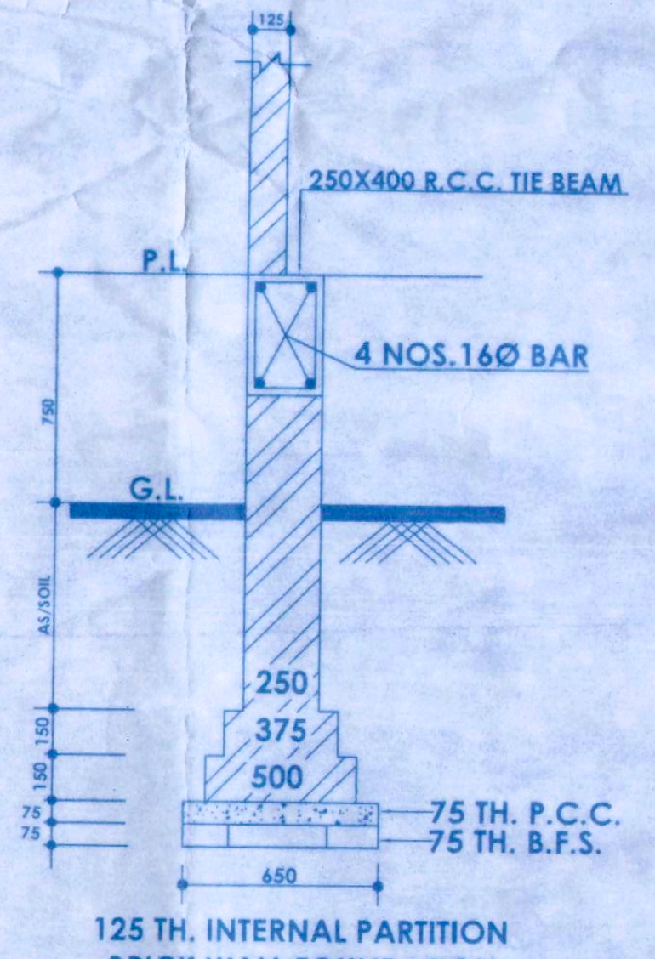
UNDER GROUND R.C.C. WATER RESERVOIR
(CAPACITY - 30000 LTR.)
SCALE :-1:50


100 TH. R.C.C. SLAB
G.L.
INLET
BRICK BATS
250 TH. HONEY COMB BRICK
75 TH. COARSE AGGREGATE
SEC. ON Y-Y'
PLAN

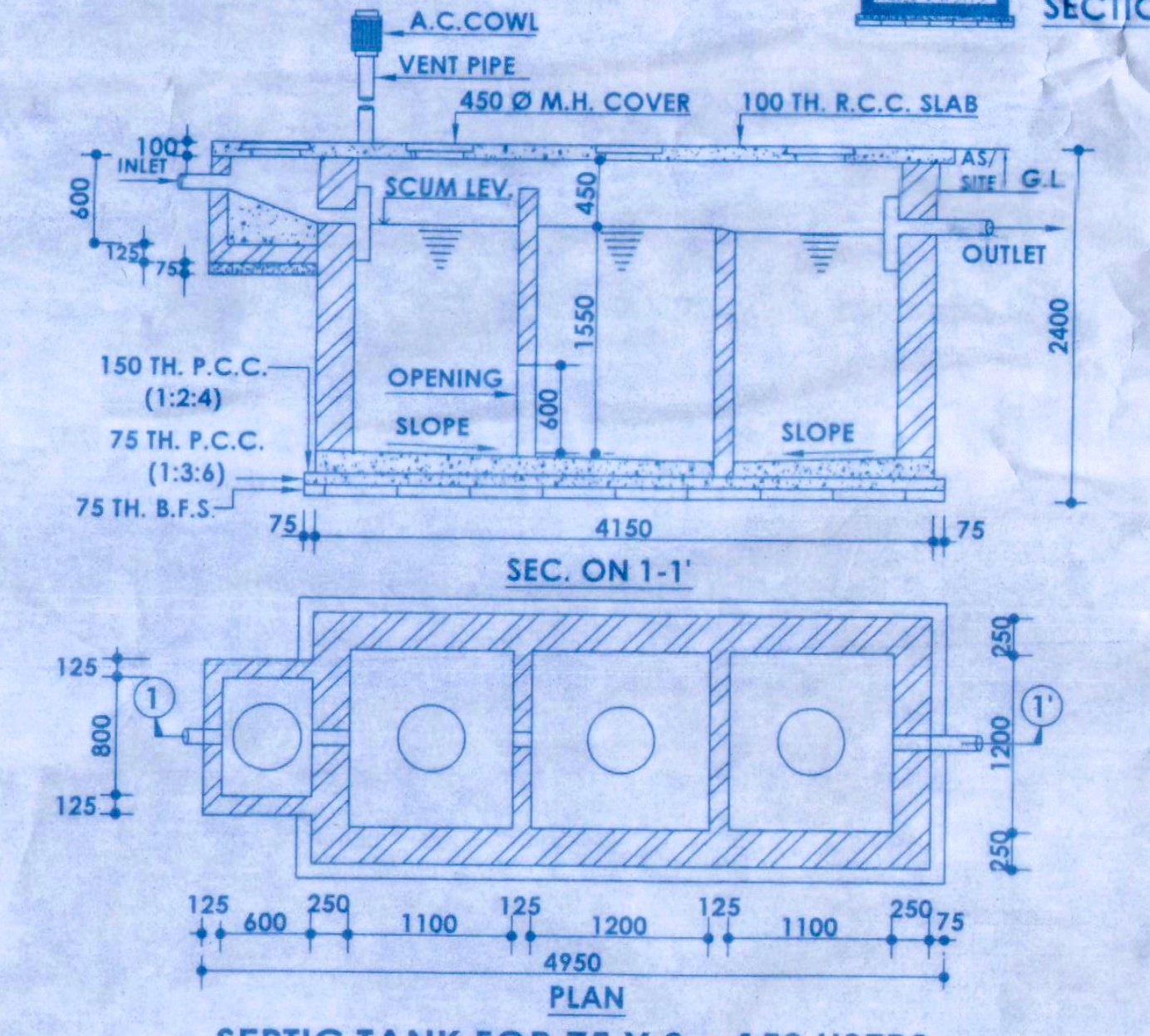
SOAK PIT.........
SCALE =1:50


250X400 TIE BEAM
P.L.
4 NOS. 16Ø BAR
G.L.
AS/SOIL
75 TH. P.C.C.
75 TH. B.F.S.

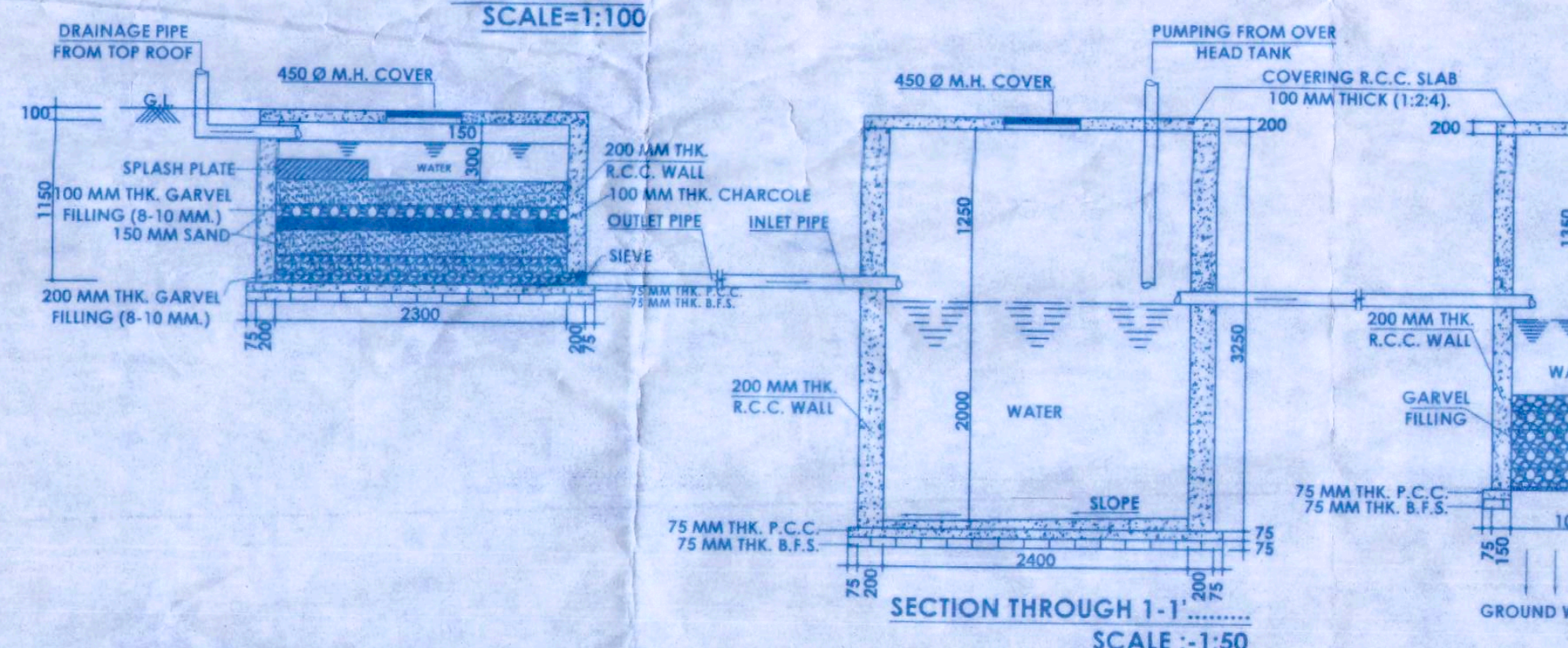
250 TH. BRICK
WALL FOUNDATION.........
SCALE =1:50


250X400 R.C.C. TIE BEAM
P.L.
4 NOS.16Ø BAR
G.L.
AS/SOIL
75 TH. P.C.C.
75 TH. B.F.S.

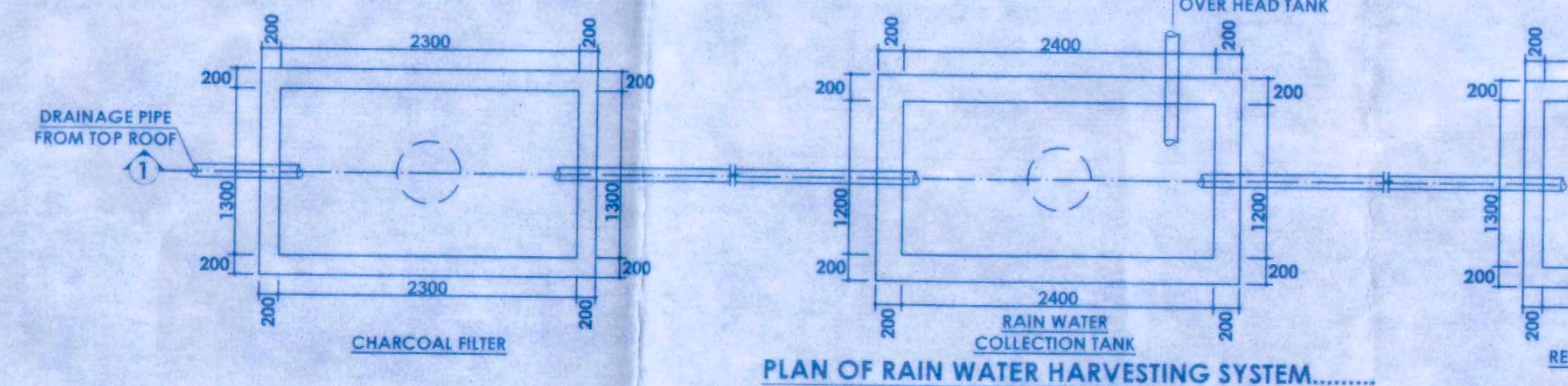
125 TH. INTERNAL PARTITION
BRICK WALL FOUNDATION.........
SCALE =1:25


A.C.COWL
VENT PIPE
450 Ø M.H. COVER
100 TH. R.C.C. SLAB
INLET
SCUM LEV.
OUTLET
AS/SITE
G.L
150 TH. P.C.C. (1:2:4)
75 TH. P.C.C. (1:3:6)
75 TH. B.F.S.
OPENING
SLOPE
SEC. ON 1-1'
PLAN

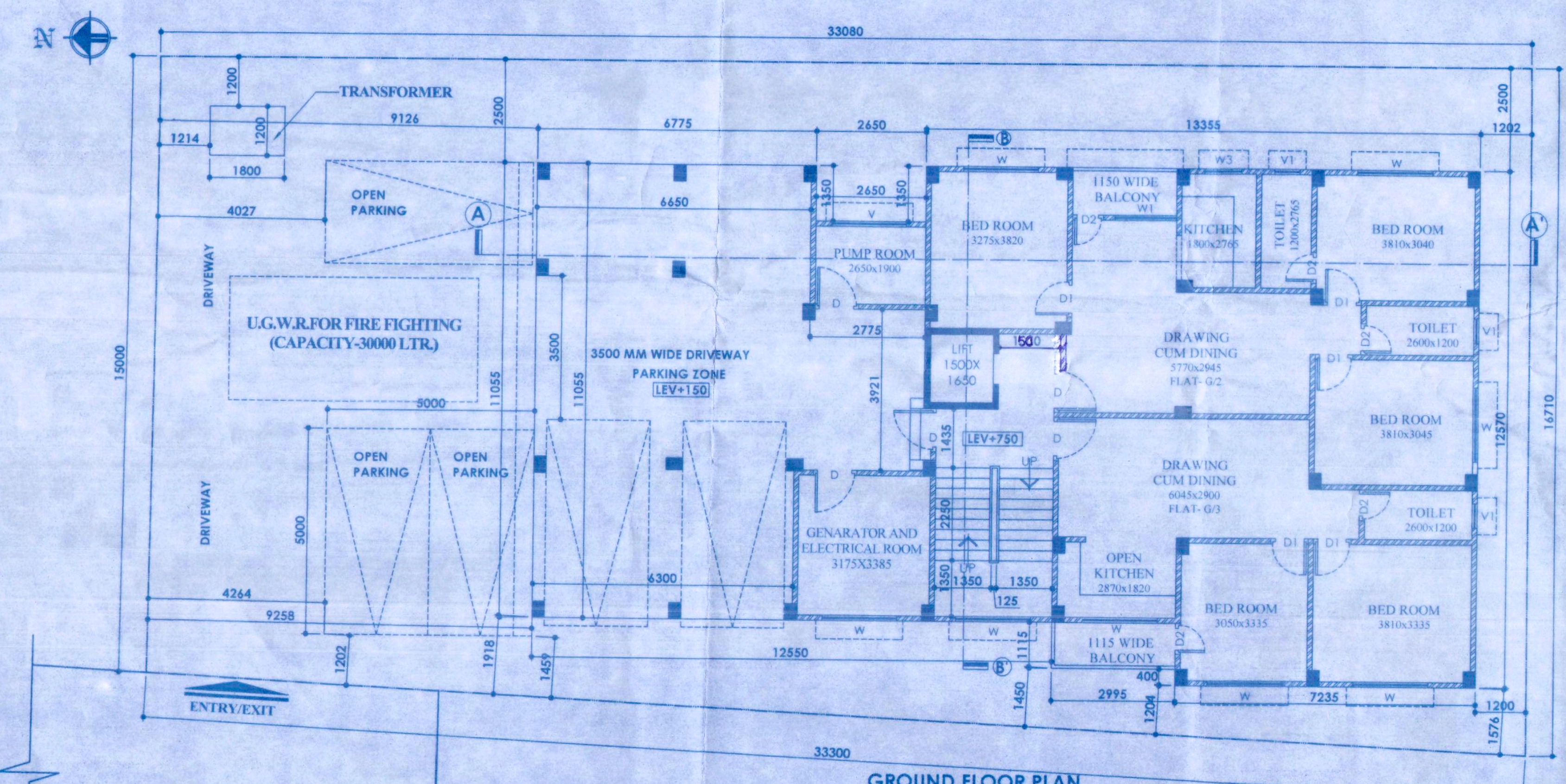
SEPTIC TANK FOR 75 X 2 = 150 USERS.........
SCALE =1:50


DRAINAGE PIPE FROM TOP ROOF
450 Ø M.H. COVER
SPLASH PLATE
WATER
100 MM THK. GARVEL FILLING (8-10 MM.)
150 MM SAND
200 MM THK. GARVEL FILLING (8-10 MM.)
200 MM THK. R.C.C. WALL
100 MM THK. CHARCOLE
OUTLET PIPE
INLET PIPE
SIEVE
75 MM THK. P.C.C.
75 MM THK. B.F.S.
PUMPING FROM OVER HEAD TANK
COVERING R.C.C. SLAB 100 MM THICK (1:2:4).
SLOPE
GARVEL FILLING
GROUND WATER TABLE

SECTION THROUGH 1-1'.........
SCALE :-1:50

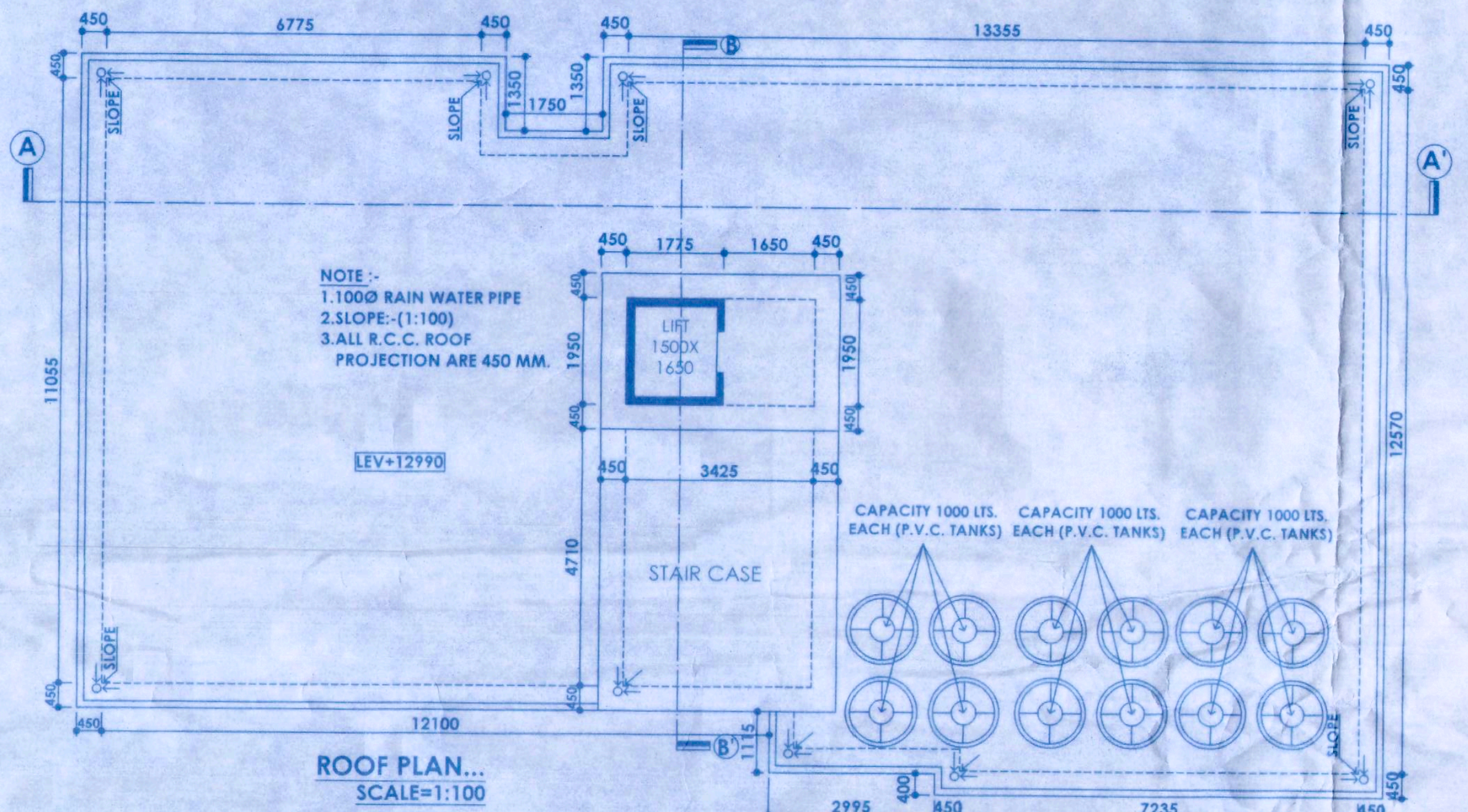

DRAINAGE PIPE FROM TOP ROOF
PUMPING FROM OVER HEAD TANK
CHARCOAL FILTER
RAIN WATER COLLECTION TANK
RECHERGE PIT

PLAN OF RAIN WATER HARVESTING SYSTEM.........
SCALE :-1:50

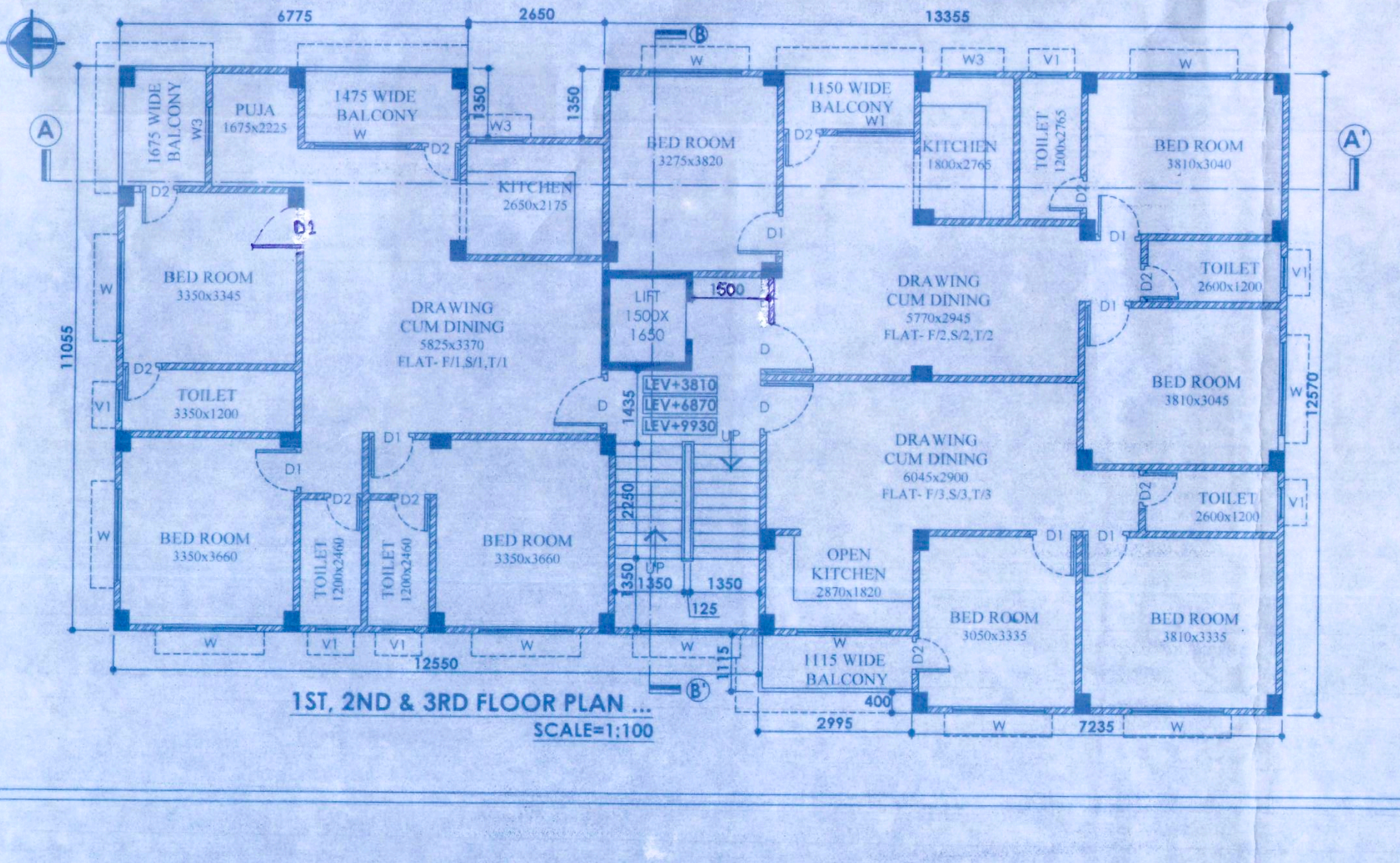

N
TRANSFORMER
OPEN PARKING
DRIVEWAY
U.G.W.R.FOR FIRE FIGHTING (CAPACITY-30000 LTR.)
3500 MM WIDE DRIVEWAY
PARKING ZONE
LEV+150
PUMP ROOM 2650x1900
GENARATOR AND ELECTRICAL ROOM 3175X3385
LIFT 1500X1650
LEV+750
BED ROOM 3275x3820
1150 WIDE BALCONY
KITCHEN 1800x2765
TOILET 1200x2765
BED ROOM 3810x3040
DRAWING CUM DINING 5770x2945 FLAT- G/2
TOILET 2600x1200
BED ROOM 3810x3045
DRAWING CUM DINING 6045x2900 FLAT- G/3
OPEN KITCHEN 2870x1820
BED ROOM 3050x3335
BED ROOM 3810x3335
1115 WIDE BALCONY
ENTRY/EXIT
33080
33300

GROUND FLOOR PLAN ...
SCALE=1:100

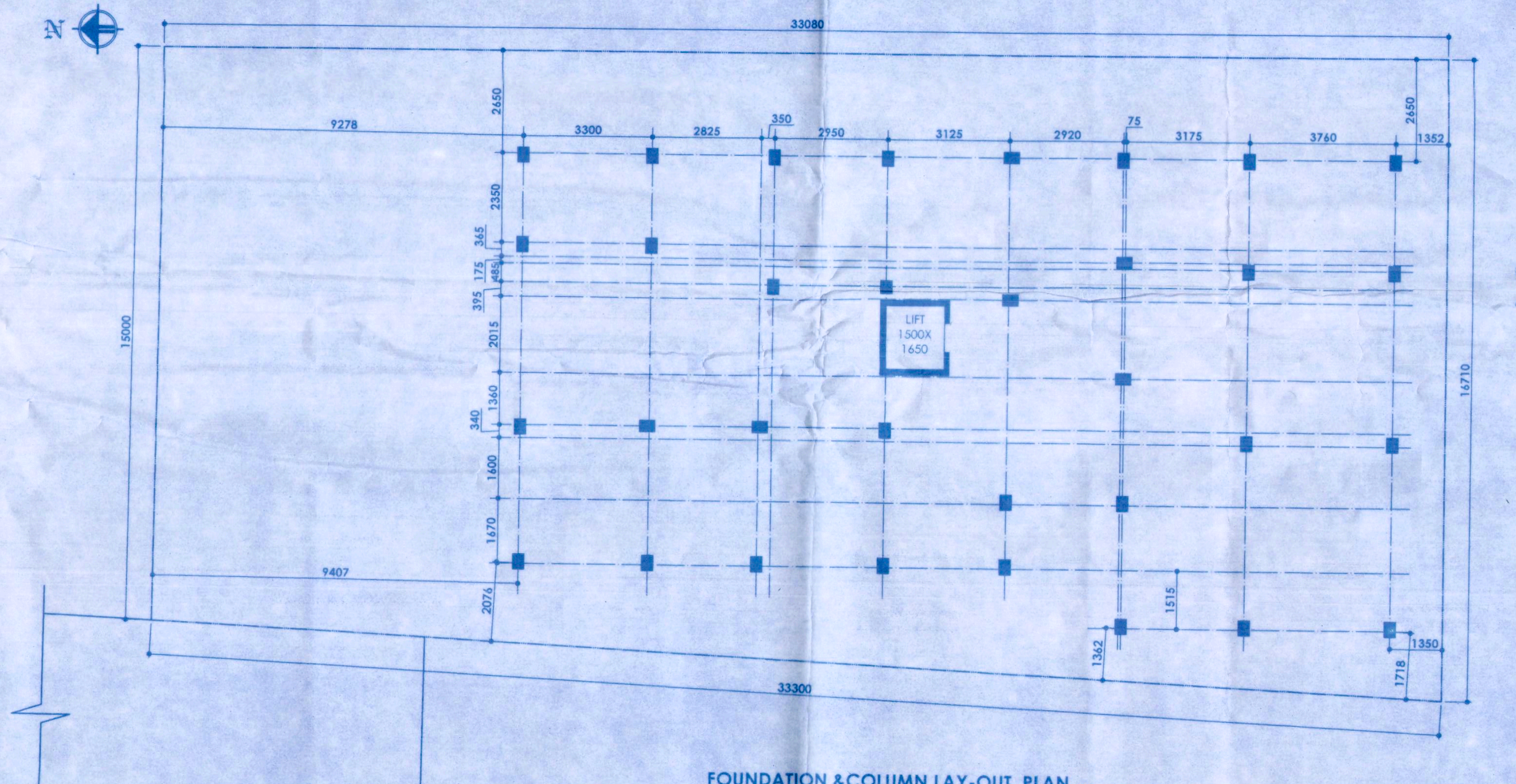
6.1 M WIDE ROAD


NOTE
1.100Ø RAIN WATER PIPE
2.SLOPE- (1:100)
3.ALL R.C.C. ROOF PROJECTION ARE 450 MM.
SLOPE
LIFT 1500X1650
LEV+12990
STAIR CASE
CAPACITY 1000 LTL. EACH (P.V.C. TANKS)

ROOF PLAN...
SCALE=1:100

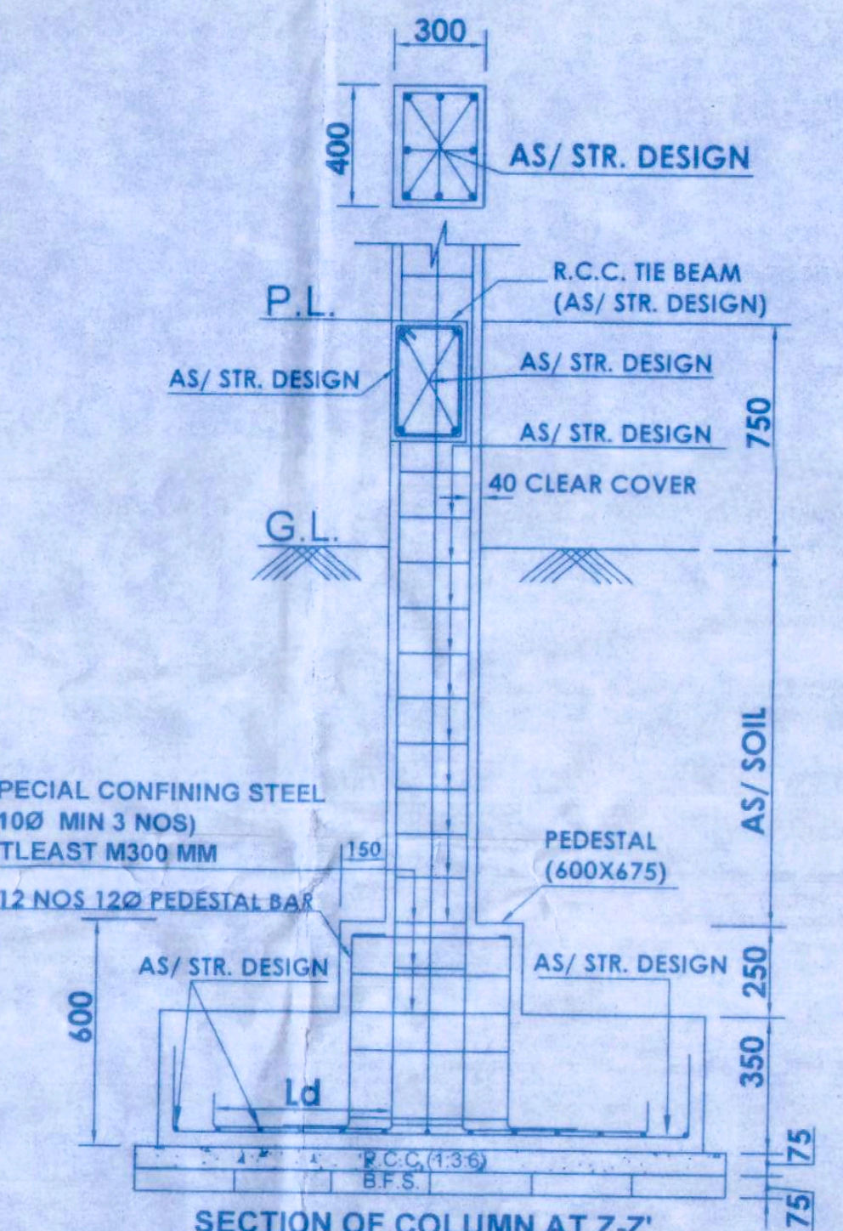

PUJA
1475 WIDE BALCONY
KITCHEN
BED ROOM
DRAWING CUM DINING FLAT- F/1,S/1,T/1
TOILET
LIFT 1500X1650
1150 WIDE BALCONY
DRAWING CUM DINING FLAT- F/2,S/2,T/2
DRAWING CUM DINING FLAT- F/3,S/3,T/3
OPEN KITCHEN
1115 WIDE BALCONY

1ST, 2ND & 3RD FLOOR PLAN ...
SCALE=1:100

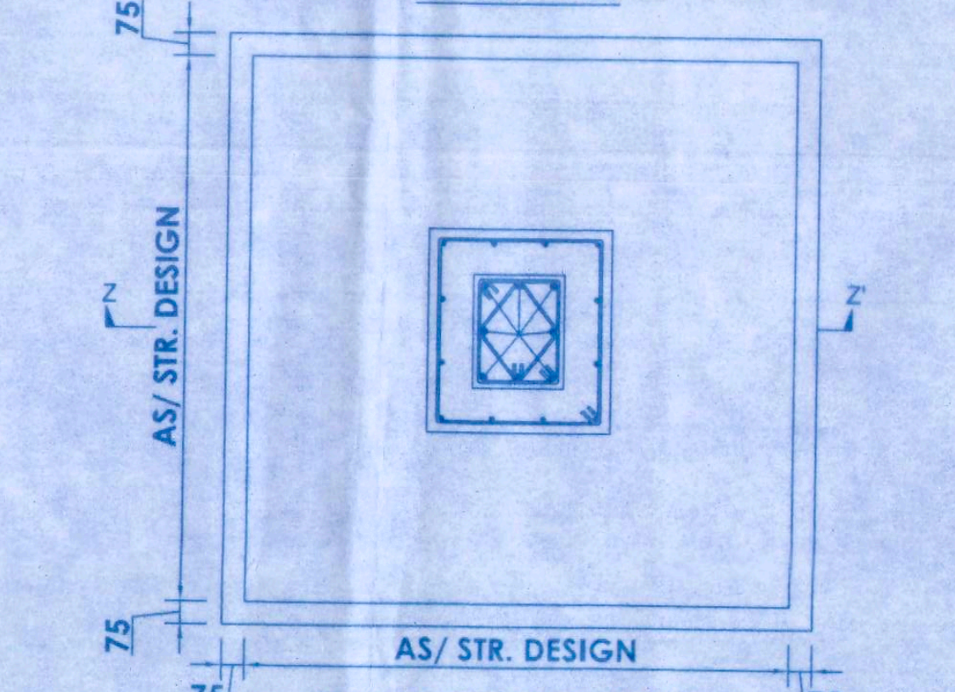

N
33080
33300
LIFT 1500X1650

FOUNDATION &COLUMN LAY-OUT PLAN ...
SCALE=1:100

6.1 M WIDE ROAD


300
400
AS/ STR. DESIGN
R.C.C. TIE BEAM (AS/ STR. DESIGN)
P.L.
G.L.
40 CLEAR COVER
AS/ SOIL
SPECIAL CONFINING STEEL (10Ø MIN 3 NOS) ATLEAST M300 MM
12 NOS 12Ø PEDESTAL BAR
PEDESTAL (600X675)
Ld
P.C.C.(1:3:6)
B.F.S.

SECTION OF COLUMN AT Z-Z'
SCALE = 1:25


AS/ STR. DESIGN
Z
Z'
75

PLAN OF COLUMN
SCALE = 1:25

OFFICE USE........

TITLE..........

PLAN FOR PROPOSED FOUR STORIED RESIDENTIAL BUILDING.

OWNER :-
HIMALI ENTERPRISE
REPRESENTED BY ONE OF THE PARTNER SRI DINESH ADHIKARI,
S/O.- LATE. MAHADEO PRASAD ADHIKARI.
RESIDING AT SALBARI BAZAR, P.O.- SALBARI,
P.S.- PRADHAN NAGAR, DIST.- DARJEELING, PIN- 734002.

OFFICE. ADD. :-
UNIT NO.- 16, THIRD FLOOR, GOYAL PLAZA, OPPOSITE HOTEL
SACHITRA, SEVOKE ROAD, P.O.+P.S.- SILIGURI,
DIST.- DARJEELING, PIN- 734001.

SITE LOCATION :-
AMBA DHURA, SALBARI, P.O.- SALBARI,
P.S.- PRADHAN NAGAR, DIST.- DARJEELING, PIN- 734002.

SCHEDULE OF LAND..........

KHATIAN NO. :- 3575, 3576, 3577 & 3376 (OLD-L.R.) AND 4381 (NEW-L.R.)
PLOT NO. :- 399 & 406 (P) (R.S.) & 360 (L.R.)
J.L. NO. :- 27
MOUZA :- PANCHANAI
PARGANA :- PATHARGHATA
P.S. :- PRADHAN NAGAR
DIST. :- DARJEELING
GP :- PATHARGHATA

SCHEDULE OF OPENINGS..........

DOORS		WINDOWS	
D	1050X2100	W	1800 X1350
D1	900X2100	W1	1200 X1350
D2	750X2100	W2	900 X1350
STEEL GATE		V	1800 X 600
S.G.	AS/ REQUIRED	V1	750 X 900
ROLLING SHUTTER		FIX GLASS	
R.S	AS/ REQUIRED.	F.G.	AS/ REQUIRED.

AREA STATEMENT.........

LAND AREA :-
LAND AREA (AS/DEED) :- 566.56 SQ.M.
LAND AREA (AS/KHATIAN) :- 526.09 SQ.M.
LAND AREA (AS /POSSESSION) :- 525.94 SQ.M.

SL. NO.	ITEMS	PERM.	PROP.
1.	GR.COVERAGE	50 %	49.92 %
2.	COVERED AREA i) GROUND FLOOR ii) 1ST FLOOR iii) 2ND FLOOR iv) 3RD FLOOR	 262.970 SQ.M. 262.970 SQ.M. 262.970 SQ.M. 262.970 SQ.M.	 262.564 SQ.M. 262.564 SQ.M. 262.564 SQ.M. 262.564 SQ.M.
3.	TOTAL COVERED AREA	1051.880 SQ.M.	1050.256 SQ.M.
4.	HT. OF BLDG.	13.00 M.	12.990 M.
5.	F.A.R.	2.25	1.997
6.	STAIR CASE, LIFT AREA	---------	20.273 SQ.M.

COMMON AREA
GROUND FLOOR
i) STAIR CASE, LIFT AREA :- 20.273 SQ.M.
ii) GENARATOR & ELECTRICAL AREA :- 12.450 SQ.M.
ii) PUMP ROOM AREA :- 5.966 SQ.M.
iv) PARKING AREA :- 83.31 SQ.M.
TOTAL :-122.620 SQ.M.
1ST. FLOOR
STAIR CASE, LIFT AREA :- 20.273 SQ.M.
2ND. FLOOR
STAIR CASE, LIFT AREA :- 20.273 SQ.M.
3RD. FLOOR
STAIR CASE, LIFT AREA :- 20.273 SQ.M.
TOTAL COMMON AREA :- 183.439 SQ.M.

NO.OF TENEMENTS :- = 11 NOS
TENEMENT AREA
GROUND FLOOR
FLAT -G/2 = 80.954 SQ.M.
FLAT -G/3 = 58.990 SQ.M.
FIRST FLOOR
FLAT -F/1 = 102.347 SQ.M.
FLAT -F/2 = 80.954 SQ.M.
FLAT -F/3 = 58.990 SQ.M.
SECOND FLOOR
FLAT -S/1 = 102.347 SQ.M.
FLAT -S/2 = 80.954 SQ.M.
FLAT -S3 = 58.990 SQ.M.
THIRD FLOOR
FLAT -T/1 = 102.347 SQ.M.
FLAT -T/2 = 80.954 SQ.M.
FLAT -T/3 = 58.990 SQ.M.
LEFT OPEN SPACE = 263.376 SQ.M.
PARKING = 3 NOS. REQU., PROV.- 5 NOS.
PARKING AREA = 102.347 SQ.M.
APPR. L.U.C.C. MEMO NO. = 7996/SJDA
DATED = 01.02.2022

SPECIFICATION.........

1) ALL DIMENSION ARE IN MM. NOT STATED OTHERWISE.
2) BRICK WORK IN CEMENT MORTAR (1:6) IN FOUNDATION AND PLINTH.
3) 125 TH. BRICK WORK IN SUPER STR. IN CEMENT MORTAR (1:4) SHOULD BE PROVIDED.
4) CEMENT CONC. MIX (1:1.5:3) TO BE USED IN R.C.C. WORK.
5) ALL DOOR AND WINDOW FRAMES ARE SAL WOOD (75 MM.) AND ALL PANELS ARE GAMARI WOOD (38 MM. THICK).
6) PROVIDED 38 MM. THICK D.P.C. (1:1.5:3) AT PLINTH LEVEL USING WATER PROOFING COMPOUND (APPROVED QUALITY @ 2% BY WEIGHT OF CEMENT CONTENT).
7) ALL PLASTER WORK IN CEMENT MORTAR (1:4) SHOULD BE PROVIDED.
8) USE (1:3:6) CONC. MIX IN ALL P.C.C. WORKS.
9) FOR WATER CEMENT RATIO LAP LENGTH, CLEAR COVER, CURING PERIOD ETC. I.S.456 OR S.P.-16 LATEST EDITION TO BE FOLLOWED.
10) ALL R.C.C. CHAJJAS ARE 450 PROJECTED.
11) LAP BOND LENGTH SHALL BE 40D.
12) GRADE OF STEEL Fe-500.

DECLARATION BY THE OWNER

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

HIMALI ENTERPRISE
Dinesh Adhikari
PARTNER

SIGNATURE OF PARTNER OF HIMALI ENTERPRISE

CERTIFICATE BY THE L.B.S./ARCHITECH

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

Er. DULAL CHANDRA NEOGI
Licensed Building Surveyor,Class-I
SMC, Empanelment Number :I-61
Nabagram,Siliguri (M/No.-9932067540)
e-mail ID:-flcsiliguri@gmail.com

SIGN. OF L.B.S.