



LOWER GROUND PLAN
LEV. (-1300)
SCALE: 1:200

SITE PLAN
SCALE: 1:200

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PROPOSED LOWER GROUND + 5 STORIED COMMERCIAL BUILDING AT EASTERN BYPASS ROAD, SILIGURI, DIST. - JALPAIGURI.
PROP. USE - MERCANTILE/RETAIL BUILDING

LAND SCHEDULE - DABGRAM
PLOT NO. - 222 L.R., 203 R.S.
J.L. NO. - 02
Khatian No. - L.R. 124, 125, 126, 127, 128 R.S. 200/19
SHEET NO. - 13 R.S., 117 L.R.
PARAGANA - BAKJINTHAPUR
P. S. - BHAKTINAGAR
DIST. - JALPAIGURI

ALL ARE REPRESENTED BY "D.M. VENTURES" REP. BY ONE OF ITS PARTNER SRI. MRINAL AGARWAL, SO SRI. NARESH KR. ABARWAL

NAME OF OWNERS:
1) SRI. BAIFRANG AGARWAL
2) SRI. BHAGWAN DAS AGARWAL
3) SRI. KANHAYA LAL AGARWAL
4) SRI. PHUSARAM AGARWAL
5) SRI. RAM NIWAS GARIG
6) SRI. BHAGWAN DAS GARIG
7) SRI. RAKESH SINHAL
8) SRI. RADHESHYAM SINHAL
9) SRI. PRAMOD KUMAR SINHAL
10) SRI. LATE RAM KUMAR SINHAL

KEY PLAN
EASTERN BYPASS ROAD
TO ASSHARTMARE
TO V.P. ROAD
H.P. PETROL PUMP
N.T.S.

SPECIFICATIONS:
1. ALL DIMENSIONS ARE GIVEN IN MM
2. ALL EXTERNAL WALLS ARE 225x250 MM TH UNLESS OTHERWISE MENTIONED
3. ONLY WRITTEN DIMENSIONS TO BE FOLLOWED
4. GENERAL SPECIFICATIONS FOR MATERIALS & WORKMANSHIP AS PER NBC RULES
5. FIRST CLASS BRICKWORK IN 1:4:6 SAND
6. GRADE OF CONCRETE M25 & THAT OF STEEL FE 500
7. STANDARD FLOOR FINISH MATERIAL FOR HABITABLE ROOM & PARKING LEVEL FLOORING

AREA STATEMENT
LAND AREA AS PER DEED - 3747.39 SQ.M
LAND AREA AS PER SITE - 574.00 SQ.M
PERM. GR. COVERAGE - 50% OR 3272.59 SQ.M
PROP. GR. COVERAGE - 30.95% OR 1159.88 SQ.M
PROP. USE OF BUILDING - COMMERCIAL
PERM. HT. OF BUILDING - NO RESTRICTION
PROP. HT. OF BUILDING - 19.85 M.

FLOOR AREAS:
LOWER GROUND FLOOR - 1456.88 SQ.M
ELEVATED GROUND FLOOR - 1456.88 SQ.M
TYPICAL FLOOR (1456.88 x 4) - 5827.52 SQ.M
(1ST TO 4TH)
TOTAL FLOOR AREA - 8881.28 SQ.M

AREA FREE FROM F.A.R.:
LIFT LOBBY @ 3 SQ.M x 3 NOS. = 9 SQ.M
STAIR COVER AREA = 533.63 SQ.M
(31.38 SQ.M. @ 3 NOS. x 3.6 F.L.R.)
(31.38 SQ.M. @ 2 NOS. x 1.5 F.L.R.)
SERVICE AREA (40.44 x 3) - 121.32 SQ.M
TOTAL AREA FOR F.A.R. (8891.28 + 708.88) SQ.M = 9600.16 SQ.M
PERMISSIBLE F.A.R. - 3.75
PROPOSED F.A.R. - 2.10

CAR PARKING PROVIDED - 89 NOS.
CAR PARKING PROVIDED - 89 NOS.

SCHEDULE OF OPENING

MKD.	SILL	LINTEL	SIZE
GW	450	2100	1500x1650
FCD	2150	1050x2150	
D1	2400	1200x2400	
D2	2100	800x2100	
V	1200	2100	800x1600
F.G.			AS REQUIRED

TABLE FOR SEPTIC TANK

NO. OF USERS	LT	L2	B	F
100	3800	1800	2100	1400

PLAN OF CHLORINATING CHAMBER
SCALE: 1:50

PLAN OF SEPTIC TANK
SCALE: 1:50

SECTION THROUGH XX
SCALE: 1:50

PLAN OF U.G.W.R.
CAPACITY: 200000 LIT.
SCALE: 1:50

SECTION THROUGH YY
SCALE: 1:50

COLUMN LAYOUT PLAN

KEY PLAN
EASTERN BYPASS ROAD
TO ASSHARTMARE
TO V.P. ROAD
H.P. PETROL PUMP
N.T.S.

SIGNATURE OF OWNER:
PRITAM DEY (B. Arch.)
Counselling Architect
CA/2006/39016

SIGNATURE OF L.B.S.I.E.R.A:
D M VENTURES
PARTNER

SIGNATURE OF CHIEF ENGINEER:
Sudhendu Adak
S.M.C. Engineer No. 24-1
E.P.T. No. 3351029457
Mumbai, Maharashtra

SIGNATURE OF STRUCTURAL ENGS.
Somena Ghosh
S.M.C. Engineering, Class-I
S.M.C. Registration Number-09
57, Bismarck Road, Siliguri
Dist. Jalpaiguri, West Bengal
email - abhadr65@gmail.com

SIGNATURE OF GEO-TECHNICAL ENGS.
Subrata Majumder
Consultant Engineer
Majumder & Associates
C-4, 483/202/24, 41-483/202/24

TITLE: LOWER GR. PLAN, SITE PLAN
SCALE: AS SHOWN
SHEET NO.: 01/02

DRAWN: S.M.
CHKD: S.M.