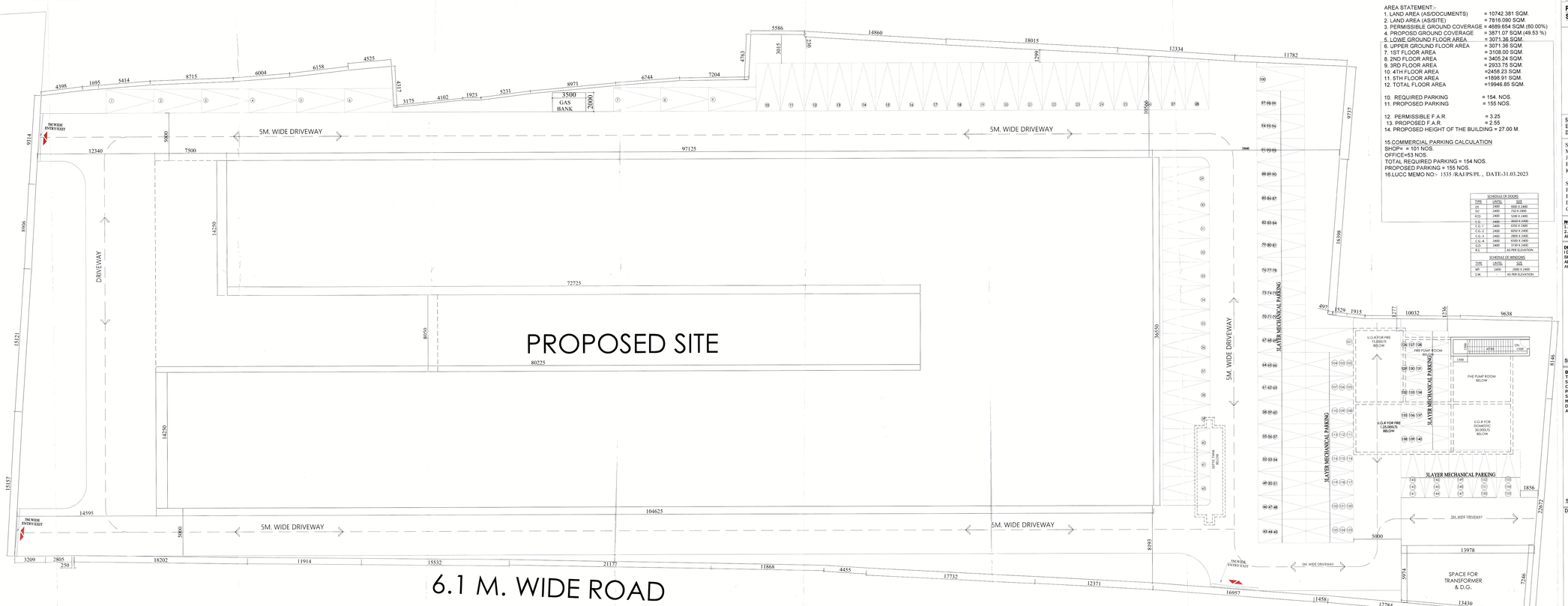


AREA STATEMENT:-

1. LAND AREA (AS/DOCUMENTS)	= 10742.381 SQM.
2. LAND AREA (AS/SITE)	= 7816.090 SQM.
3. PERMISSIBLE GROUND COVERAGE	= 4689.654 SQM.(60.00%)
4. PROPOSED GROUND COVERAGE	= 3671.07 SQM.(49.53 %)
5. LOWE GROUND FLOOR AREA.	= 3071.36 SQM.
6. UPPER GROUND FLOOR AREA	= 3071.36 SQM.
7. 1ST FLOOR AREA	= 3108.00 SQM.
8. 2ND FLOOR AREA	= 3405.24 SQM.
9. 3RD FLOOR AREA	= 2933.75 SQM.
10. 4TH FLOOR AREA	=2458.23 SQM.
11. 5TH FLOOR AREA	=1898.91 SQM.
12. TOTAL FLOOR AREA	=19946.85 SQM.
10. REQUIRED PARKING	= 154. NOS.
11. PROPOSED PARKING	= 155 NOS.
12. PERMISSIBLE F.A.R.	= 3.25
13. PROPOSED F.A.R.	= 2.55

14. PROPOSED HEIGHT OF THE BUILDING = 27.00 M.

15.COMMERCIAL PARKING CALCULATION
SHOPS= = 101 NOS.
OFFICE=53 NOS.
TOTAL REQUIRED PARKING = 154 NOS.
PROPOSED PARKING = 155 NOS.
16.LUCC MEMO NO:- 1535 /RA/PS/PL , DATE-31.03.2023

SCHEDULE OF DOORS		
TYPE	UNITS	SIZE
D1	2400	1000 X 2400
D2	2400	750 X 2400
FCD	2400	1200 X 2400
C.G.-	2400	3650 X 2400
C.G.-1	2400	6350 X 2400
C.G.-2	2400	6350 X 2400
C.G.-3	2400	2800 X 2400
C.G.-4	2400	6100 X 2400
G.D	2400	3150 X 2400
R.S.	-	AS PER ELEVATION

SCHEDULE OF WINDOWS		
TYPE	UNITS	SIZE
WF	2400	2900 X 2400
S.W.	-	AS PER ELEVATION

PROJECT:

PROPOSED LOWER GROUND +UPPER GROUND +5TH STORIED COMMERCIAL BUILDNG

NAME OF OWNER

1. DR. GOSTHA BEHARI DAS@GOSHTHA BIHARI DAS
S/O. - LATE NIKUNJA BEHARI DAS @NIKUNJABIHARI DAS

SITE LOCATION:
EASTERN BYPASS P.S.-BHAKTINAGAR
DIST. JALPAIGURI.

SCHEDULE OF LAND
MOUZA = DABGRAM
J.L. NO. = 02
PLOT NO. = 348, 349 (R.S.), 14,9/159 (L.R.)
KHATIAN NO. = 459/ 1, 459/5, 459/7(R.S). 528,471, 683, 457 & 379 (L.R.)
SHEET NO. = 9 (R.S.) & 58 (L.R.)
PARGANA = BAIKUNTHAPUR
P.S. =BHAKTINAGAR
DIST. =JALPAIGURI
G.P. =UNDER DABGRAM - II

NOTE :-
1. ALL DIMENSIONS ARE IN MM UNLESS OTHERWISE STATED.
2.ALL EXTERNAL WALL ARE 200MM. THICK AND INTERNAL WALL ARE 125MM. THICK UNLESS OTHER WISE NOTED.

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 HIS ABSENCE BY ANY OTHER B.AL.B.S. OF THE APPROPRIATE CATEGORY AND AS APPROVED BY THE AUTHORITY.

SIGNATURE OF OWNER

DECLARATION OF STRUCTURAL ENGINEER
THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER THE "NATIONAL BUILDING CODE" OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.
MOREOVER I/WE SHALL BE HELD RESPONSIBLE FOR ANY STRUCTURE DAMAGE/FAILURE HAPPENED DURING CONSTRUCTION PERIOD AND THERE AFTER BEYOND DATE OF TAKING OCCUPANCY CERTIFICATE.

SANJOY PAREKH
M.E.(STRUCT.), I.S.(JOINST. ENG.)
F.C.E., F.I.S.E.-0183(M)
1. I.E. NO. 59643 K.M.C.
2 I.E.(CINDIA)-2.F.S.M.C.

SIGNATURE OF STRUCTURAL ENGINEER

DESIGNED AND CHECKED BY ME.

SUJAUDDIN BANERJEE
DIPLOMA (ELECTRONICS & TELE COMMUNICATION ENGINEERING)
Edged Membership Completed
Completed Sec.D.-DIVA, AMIE(I)-A-87-001
Ph No.-8250240268 / 9231650949

SUJAUDDIN BANERJEE
DIPLOMA (ELECTRONICS & TELE COMMUNICATION ENGINEERING)
Edged Membership Completed
Completed Sec.D.-DIVA, AMIE(I)-A-87-001
Ph. No.-8250240268 / 9231650949

SIGNATURE OF GEO-TECHNICAL ENGINEER

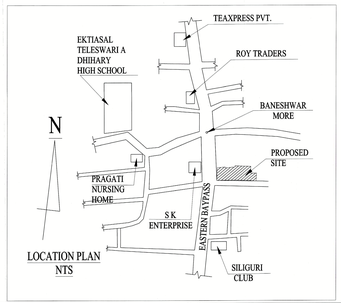
DECLARATION OF ARCHITECT /L.B.S. :
CERTIFIED THAT THE PLAN HAS BEEN DESIGNED AND DRAWN UP STRICTLY ACCORDING TO THE NATIONAL BUILDING CODE (NBC) 2016 & RELEVANT AUTHORITY AND I SHALL BE RESPONSIBLE FOR THE SUPERVISION OF THE BUILDING.

RUMA SARKAR (B.Arch)
CA/2019/112919

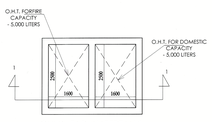
SIGNATURE OF ARCHITECT/L.B.S.

TITLE:-SITE PLAN

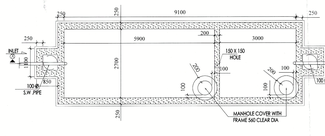
SCALE:- 1:100	ARCHITECT: GREEN ARCHITECTURE CONSULTING ENGINEERS PVT. LTD.
DATE :- 01.^-23	
SHEET NO. :- 02/08	P-0108, 1ST. FLOOR, CITY CENTRE, OFFICE BLOCK, UTTORAYON, SILIGURI - 734010.
CKD. BY:- K. K. ROY	
DRAWN BY:- JINA	



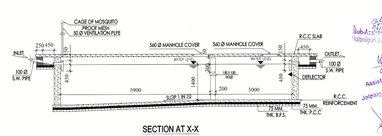
SITE PLAN
SCALE 1:100



OVERHEAD WATERTANK OF (COMMERCIAL)



PLAN OF SEPTIC TANK FOR 200 USER
SCALE = 1:50



SECTION AT X-X