

PROJECT:-
 PROPOSED LOWER GROUND FLOOR + GROUND FLOOR + FIVE STORIED
 COMMERCIAL (MERCHANTILE RETAIL) BUILDING
 AND GROUND + SEVEN STORIED RESIDENTIAL BUILDING

OWNER :-
 SRI VINOD KUMAR GOEL
 LOCATION :-
 EASTERN BYE PASS , SILIGURI.
 DIST-JALPAIGURI
 SCHEDULE OF LAND :-
 SHEET NO - 4 RS & LR
 PLOT NO - 25(P),25/85RS,357,453LR
 KHATIAN NO - 634 HAL, 880,881 (LR)
 J.L. NO - 02
 P.S. - BHAKTRINAGAR
 MOUZA - DABGRAM
 DIST - JALPAIGURI
 PARGANA - BAIKUNTHAPUR

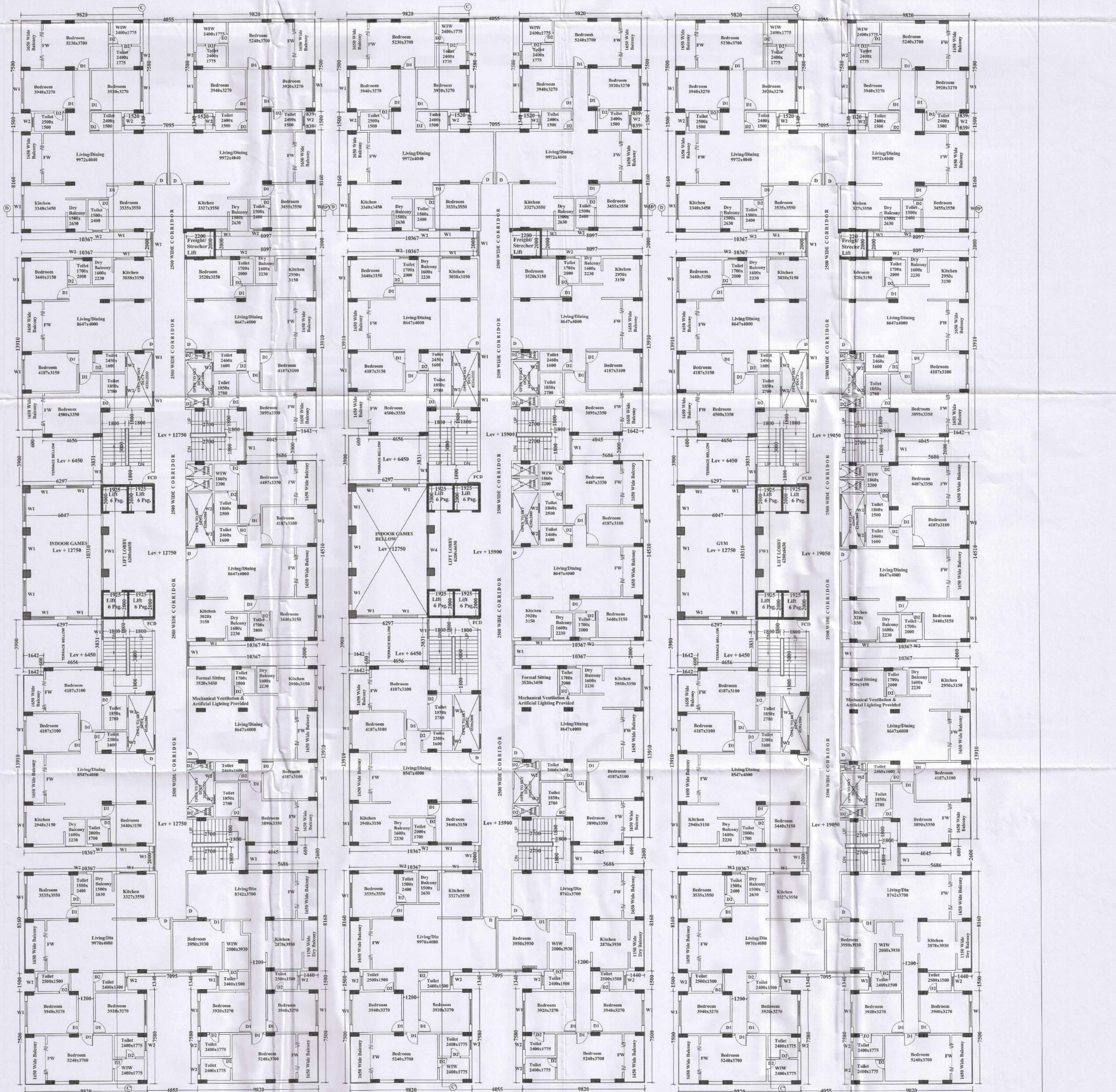
SPECIFICATION.....

- 1) ALL DIMENSION ARE IN MM. NOT STATED OTHERWISE.
- 2) BRICK WORK IN CEMENT MORTAR (1:5) IN FOUNDATION AND PLINTH.
- 3) 125 THK. BRICK WORK IN SUPER STRC. 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 & 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 E.T.C. IS 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.

AREA STATEMENT.....

SL. NO.	ITEMS	PERM.	PROP.
1	GR. COVERAGE	56.0 % OR 2779.75 SQM	2148.238 SQM OR 40.101 %
2	COVERED AREA I) LEVER GROUND FLOOR II) GROUND FLOOR III) 1ST FLOOR IV) 2ND FLOOR V) 3RD FLOOR VI) 4TH FLOOR VII) 5TH FLOOR VIII) 6TH FLOOR IX) 7TH FLOOR		648.27 SQM 2451.81 SQM 2395.48 SQM 2444.48 SQM 2395.48 SQM 2395.48 SQM 2395.48 SQM 1794.18 SQM 1817.20 SQM
3	TOTAL FLOOR AREA		18172.54 SQM
4	HT. OF BLDG.	NO RESTRICTION	25.35 mtr
5	F. A. R.	3.5	3.31
6	PARKING	91	91
7	TYPE OF STRUCTURE		R.C.C. FRAMED
8	USE OF BUILDING		COMMERCIAL RES (Merchantile Retail)
9	STAIRCASE,PASSAGELIFT AREA		459 SQM
LEFT OPEN SPACE = 3107.69 SQM			

DECLARATION OF OWNER.....
 I DO HEREBY DECLARE THAT THE BUILDING PROPOSED FOR CONSTRUCTION SHALL BE SUPERVISED BY THE L.B.A./L.B.S. SIGNING THE BUILDING PLAN CATEGORY AND AS APPROVED BY THE AUTHORITY.
 Vinod Kumar Goel.
 Registration No. 1414/2019
 Date: 14/10/2024
 Smt. Anshu Sharma
 Profession - Civil Engineer
 Dabgram - I, Cam Pargana
 DECLARATION AND STABILITY CERTIFICATE BY L.B.S.
 ER GAUTAM DEB
 Licensed Building Surveyor, Class-1
 SAC Registration Number - 41
 Structural Engineer Class-1
 SAC Registration Number - 101
 Sign of R.B.B.A./L.B.S. Siliguri
 Phone: 90647 60643
 Email: gaur@gmail.com
 APPROVED
 Smt. Anshu Sharma
 Profession - Civil Engineer
 Dabgram - I, Cam Pargana
 Valid for 5 years
 From 14/10/2024
 on 14/10/2029



4th FLOOR PLAN
 Residential Block
 SCALE 1:100

5th FLOOR PLAN
 Residential Block
 SCALE 1:100

6th FLOOR PLAN
 Residential Block
 SCALE 1:100