



**TITLE :**  
 PROPOSED LOWER GROUND + GROUND + 5 STORED RESIDENTIAL CUM COMMERCIAL BUILDING OF: 1) SMT MUNNI DEVI AGARWAL, W/O SRI ASHOK KUMAR AGARWAL, 2) SRI ASHOK KUMAR AGARWAL, S/O LATE SANPATH LAL AGARWAL, 3) SMT. PUJA AGARWAL W/O SRI GOPAL AGARWAL AT SUSHRUT NAGAR, NEAR NORTH BENGAL MEDICAL COLLEGE, ASIAN HIGHWAY II MOUZA - THIKNIKATA, PS MATIGARA, DIST - DARJEELING.

**LAND SCHEDULE :**  
 M.O.U.Z.A - THIKNIKATA  
 P.L. NO. - 074  
 P.S. - MATIGARA  
 DIST. - DARJEELING  
 KHATAN NO. - R/S 3.4  
 L.R. 2581, 3388, 2553  
 PLOT NO. - R/S 3.4  
 L.R. 19.18

**NOTE :**  
 ALL WALLS ARE MADE OF AAC BLOCK.

**DOOR/WINDOW SCHEDULE :**  
 W1 - 1800X1350 D1 - 1050X2100  
 W2 - 1200X900 D2 - 900X2100  
 W3 - 1500X1350  
 W4 - 1200X2400 FCD - 1250X2100

**AREA OF LAND : 1689.197 SQM (AS PER SITE)**

PARTICULARS	PERMISSIBLE	PROPOSED
GROUND COVERAGE	50%	49.87 %
GROUND COV. AREA	829.5 SQM	827.49 SQM
LOWER GR. FL. AREA		827.49 SQM
GROUND FL. AREA		827.49 SQM
1ST FLOOR AREA		827.49 SQM
2ND FLOOR AREA		827.49 SQM
3RD FLOOR AREA		827.49 SQM
4TH FLOOR AREA		827.49 SQM
5TH FLOOR AREA		827.49 SQM
<b>TOTAL FLOOR AREA</b>		<b>5792.43 SQM</b>
FAR	4.00	3.491
HEIGHT OF BUILDING (ABOVE ROAD LVL.)	27.5 M	20.00 M
CAR PARKING	26 NOS	26 NOS
LEFT OPEN SPACE		931.707 SQM
NO. OF TENEMENT		411 NOS
TOTAL RESIDENTIAL AREA		4183.15 SQM
TOTAL COMMERCIAL AREA		281.5 SQM
TOTAL STAIR + LIFT AREA		347.83 SQM
TOTAL PARKING AREA		637.05 SQM

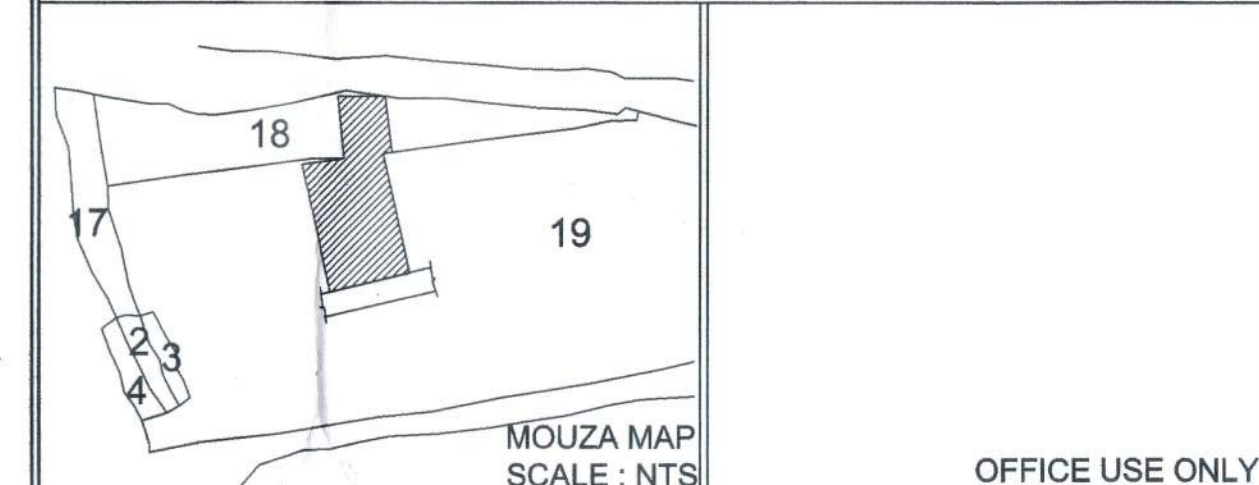
**COMMERCIAL PARKING (EVERY 100 SQM 1 CAR PARKING SPACE) :** 03 NOS  
**RESIDENTIAL PARKING (100 SQM - 120 SQM):** 36 NOS OF TENEMENT : 18 NOS  
**RESIDENTIAL PARKING (TENEMENT MORE THAN 120 SQM) :** 05 NOS  
**TOTAL NO. OF PARKING REQUIRED :** 26 NOS  
**TOTAL NO. OF PARKING PROVIDED :** 26 NOS

**AREA BREAK UP :-**

FLOOR	PARKING	STAIR	CORRIDOR	RESIDENTIAL AREA	COMMERCIAL AREA	TFA (TOTAL)
LOWER GR.	637.05	49.69	0	0	140.75	827.49
GROUND	0	49.69	57.15	579.9	140.75	827.49
FIRST	0	49.69	57.15	720.65	0	827.49
SECOND	0	49.69	57.15	720.65	0	827.49
THIRD	0	49.69	57.15	720.65	0	827.49
FOURTH	0	49.69	57.15	720.65	0	827.49
FIFTH	0	49.69	57.15	720.65	0	827.49
TOTAL	637.05	347.83	342.9	4183.15	281.5	5792.43

**TENEMENT AREA**

TENEMENT NO. IN GROUND FLOOR	TENEMENT AREA INCL. PRCP. COMMON AREA (15%)	STAIR + LIFT AREA IN GROUND FL.	NO. OF TENEMENT	AREA EXCL. BALC. (OUTER WALL PERIA-ACT)
002	115.19 SQM			60.04 SQM
003	64.70 SQM			60.04 SQM
004	100.58 SQM			76.00 SQM
005	117.73 SQM		06	84.37 SQM
006	118.32 SQM			95.22 SQM
<b>TENEMENT NO. IN 1ST, 2ND, 3RD, 4TH, 5TH FLOOR RESPECTIVELY</b>				
TENEMENT NO. IN EACH FLOOR	TENEMENT AREA INCL. PRCP. COMMON AREA (15%)	STAIR + LIFT AREA IN EACH FL (15%)	NO. OF TENEMENT	AREA EXCL. BALC. (OUTER WALL PERIA-ACT)
001	181.82 SQM			139.80 SQM
100	200.300 402 402 802	115.19 SQM		60.04 SQM
200	200.300 402 402 802	115.19 SQM		60.04 SQM
300	200.300 402 402 802	115.19 SQM		60.04 SQM
400	200.300 402 402 802	115.19 SQM		60.04 SQM
500	200.300 402 402 802	115.19 SQM		60.04 SQM
600	200.300 402 402 802	115.19 SQM		60.04 SQM
700	200.300 402 402 802	115.19 SQM		60.04 SQM
800	200.300 402 402 802	115.19 SQM		60.04 SQM
900	200.300 402 402 802	115.19 SQM		60.04 SQM
1000	200.300 402 402 802	115.19 SQM		60.04 SQM
1100	200.300 402 402 802	115.19 SQM		60.04 SQM
1200	200.300 402 402 802	115.19 SQM		60.04 SQM
1300	200.300 402 402 802	115.19 SQM		60.04 SQM
1400	200.300 402 402 802	115.19 SQM		60.04 SQM
1500	200.300 402 402 802	115.19 SQM		60.04 SQM
1600	200.300 402 402 802	115.19 SQM		60.04 SQM
1700	200.300 402 402 802	115.19 SQM		60.04 SQM
1800	200.300 402 402 802	115.19 SQM		60.04 SQM
1900	200.300 402 402 802	115.19 SQM		60.04 SQM
2000	200.300 402 402 802	115.19 SQM		60.04 SQM
2100	200.300 402 402 802	115.19 SQM		60.04 SQM
2200	200.300 402 402 802	115.19 SQM		60.04 SQM
2300	200.300 402 402 802	115.19 SQM		60.04 SQM
2400	200.300 402 402 802	115.19 SQM		60.04 SQM
2500	200.300 402 402 802	115.19 SQM		60.04 SQM
2600	200.300 402 402 802	115.19 SQM		60.04 SQM
2700	200.300 402 402 802	115.19 SQM		60.04 SQM
2800	200.300 402 402 802	115.19 SQM		60.04 SQM
2900	200.300 402 402 802	115.19 SQM		60.04 SQM
3000	200.300 402 402 802	115.19 SQM		60.04 SQM



**THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE LOWER GROUND + GROUND + FIVE STORED RESIDENTIAL CUM COMMERCIAL BUILDING MADE BY ME CONSIDERING ALL POSSIBLE LOAD INCLUDING THE SEISMIC AND STABLE IN ALL RESPECT. MORE OVER I SHALL BE HELD RESPONSIBLE FOR ANY STRUCTURAL DAMAGE/FAILURE HAPPEND DURING CONSTRUCTION AND THEREAFTER BEYOND DATE OF TAKING OCCUPANCY CERTIFICATE.**

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**SIGN. OF STRUC. ENGR.**

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**SIGNATURE OF GEO. TECH**

I DO HEREBY DECLARE THAT THE KEY PLAN, SITE PLAN & BUILDING PLAN HAVE BEEN PREPARED UNDER MY SUPERVISION & I SHALL BE RESPONSIBLE FOR THE SUPERVISION OF THE BUILDING IN ACCORDANCE WITH THE PROVISION OF AUTHORITY.

**SIGNATURE OF L.B.S./ARCHITECT**

AR. SOHINI MITRA  
 Architect, Class-I  
 Member No. 481  
 P. No. 7801-2580 | 90881-45885  
 Email: sohini@rajeev.com

**SIGNATURE OF DEBABRATA SARKAR GENERAL POWER OF ATTORNEY**

MUNNI DEVI AGARWAL  
 ASHOK KUMAR AGARWAL  
 PUJA AGARWAL

**UNIECH ARCHITECT AND ENGINEER**

SCALE - 1:100

DRAWN BY -