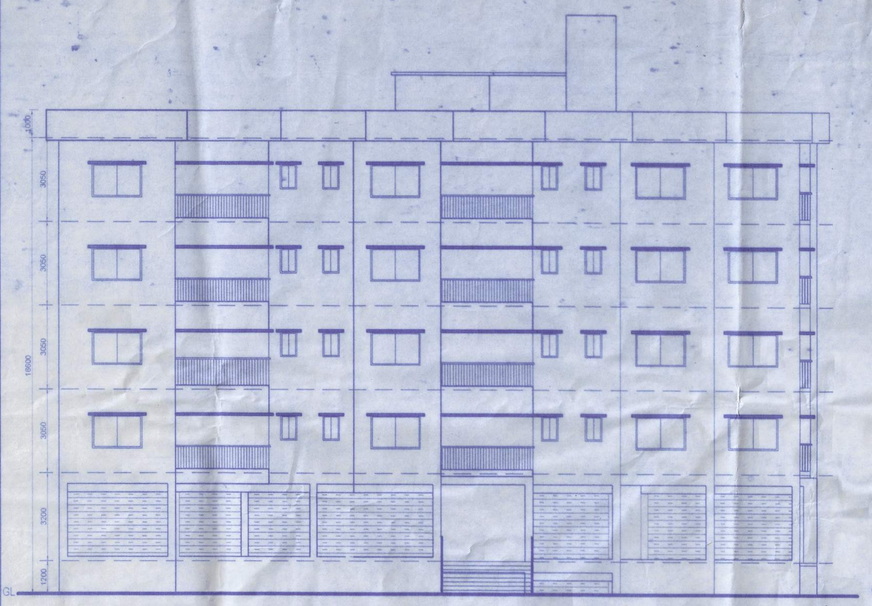
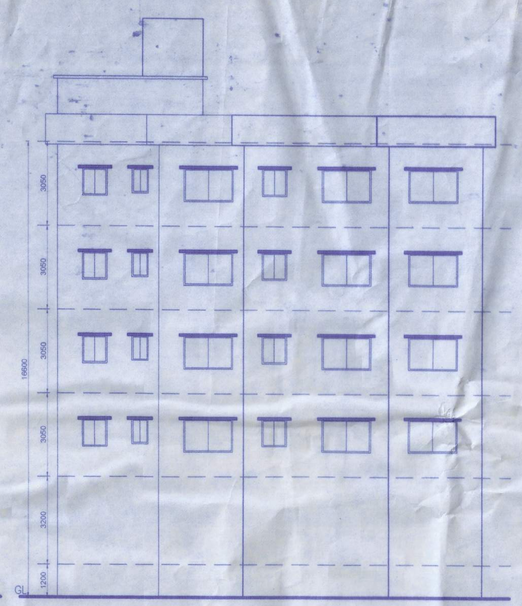


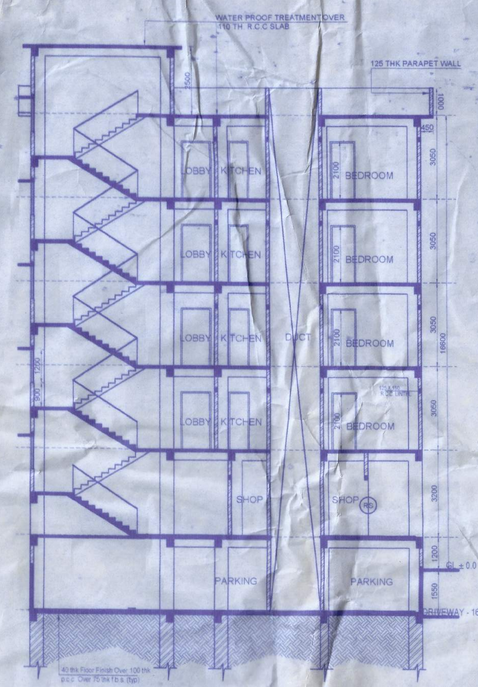
FRONT (NORTH) ELEVATION

SCALE 1:100



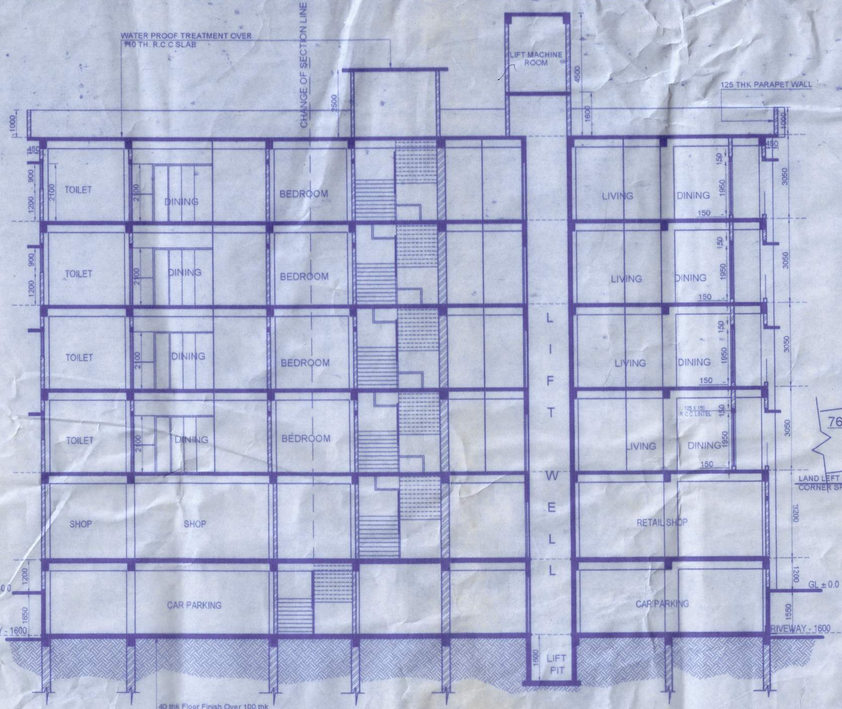
EAST ELEVATION

SCALE 1:100



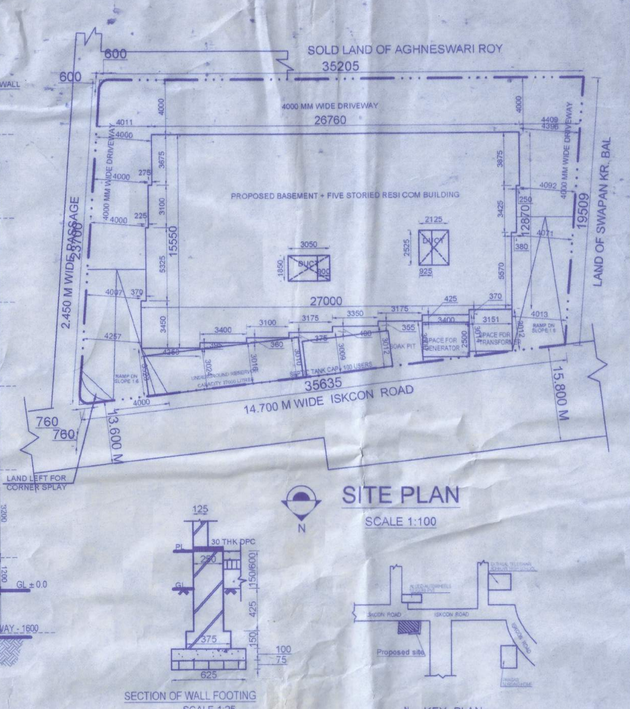
SECTION AA

SCALE 1:100



SECTION BB

SCALE 1:100



SITE PLAN

SCALE 1:100

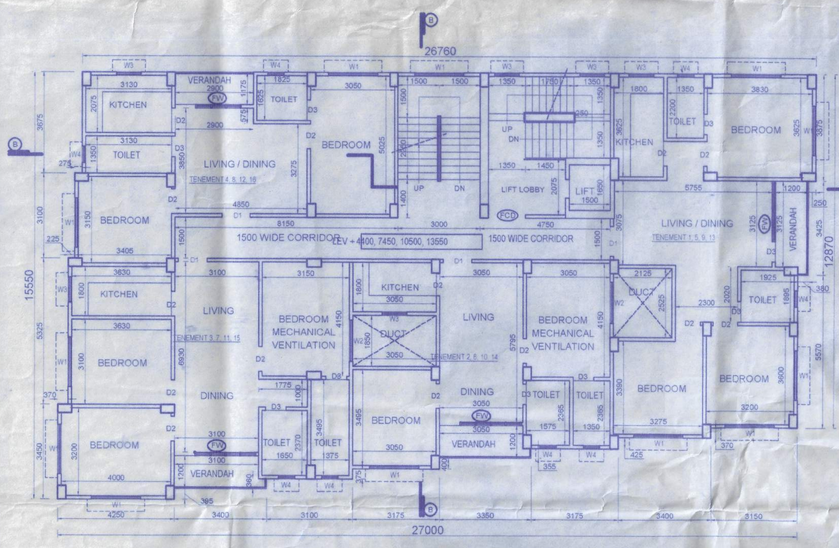
SECTION OF WALL FOOTING

SCALE 1:25

125 THK BRICK WALL FOUNDATION

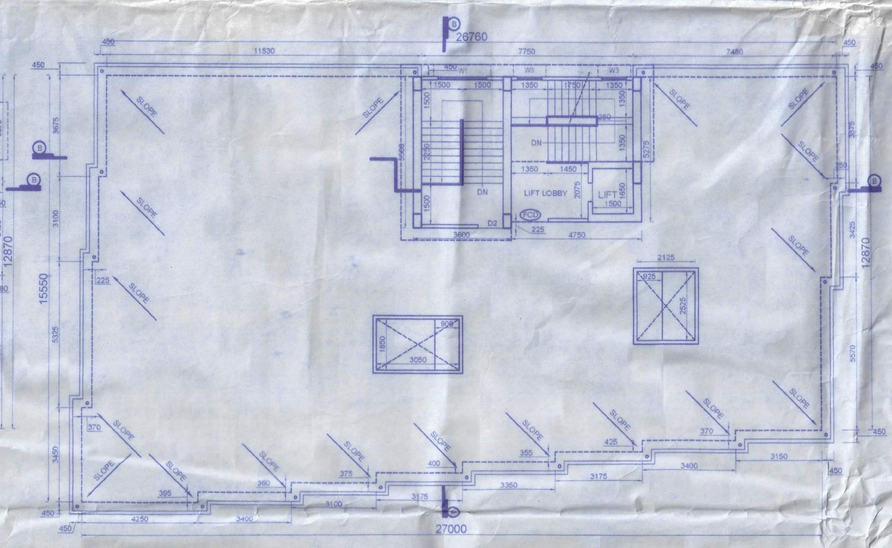
KEY PLAN

NOT TO SCALE



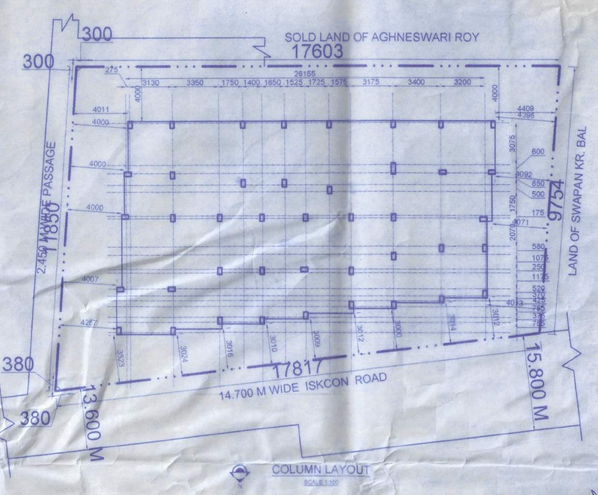
FIRST , SECOND, THIRD & FOURTH FLOOR PLAN

SCALE 1:100



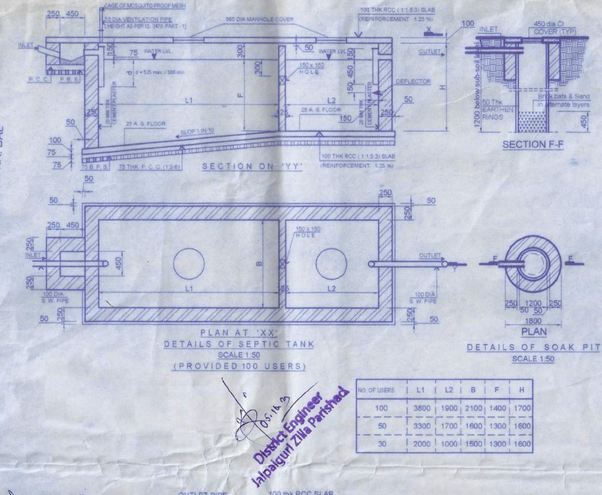
ROOF PLAN

SCALE 1:100



COLUMN LAYOUT

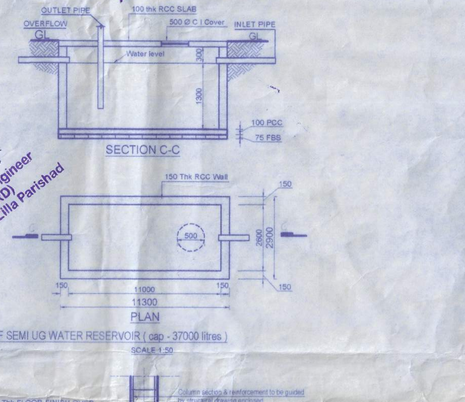
SCALE 1:100



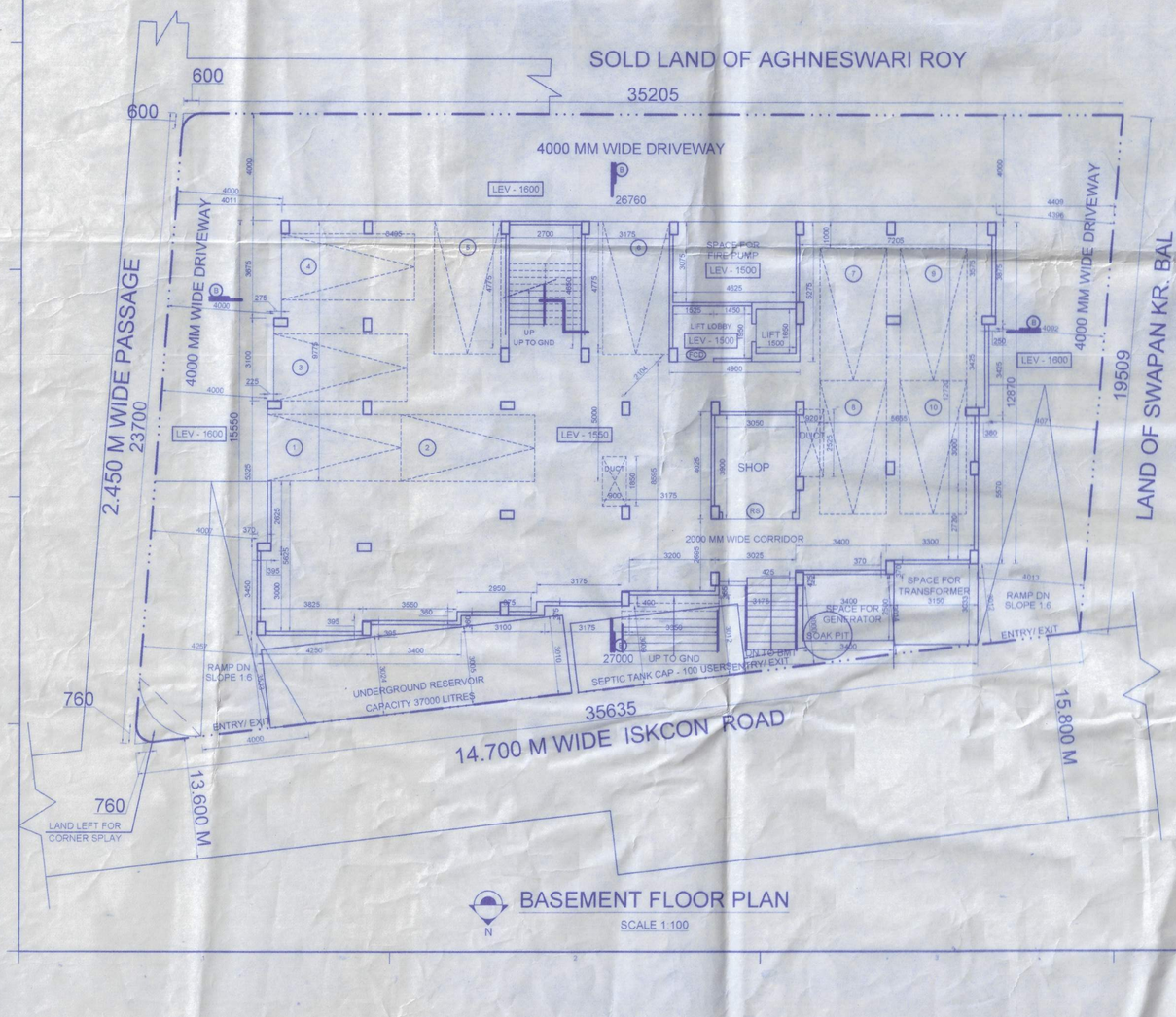
No. OF USERS	L1	L2	B	F	H
100	3800	1900	2100	1400	1700
50	3300	1700	1600	1300	1600
30	3000	1000	1600	1300	1600

Sub-Assistant Engineer
Jalpaiguri Zilla Parishad

Deputy Engineer
Jalpaiguri Zilla Parishad

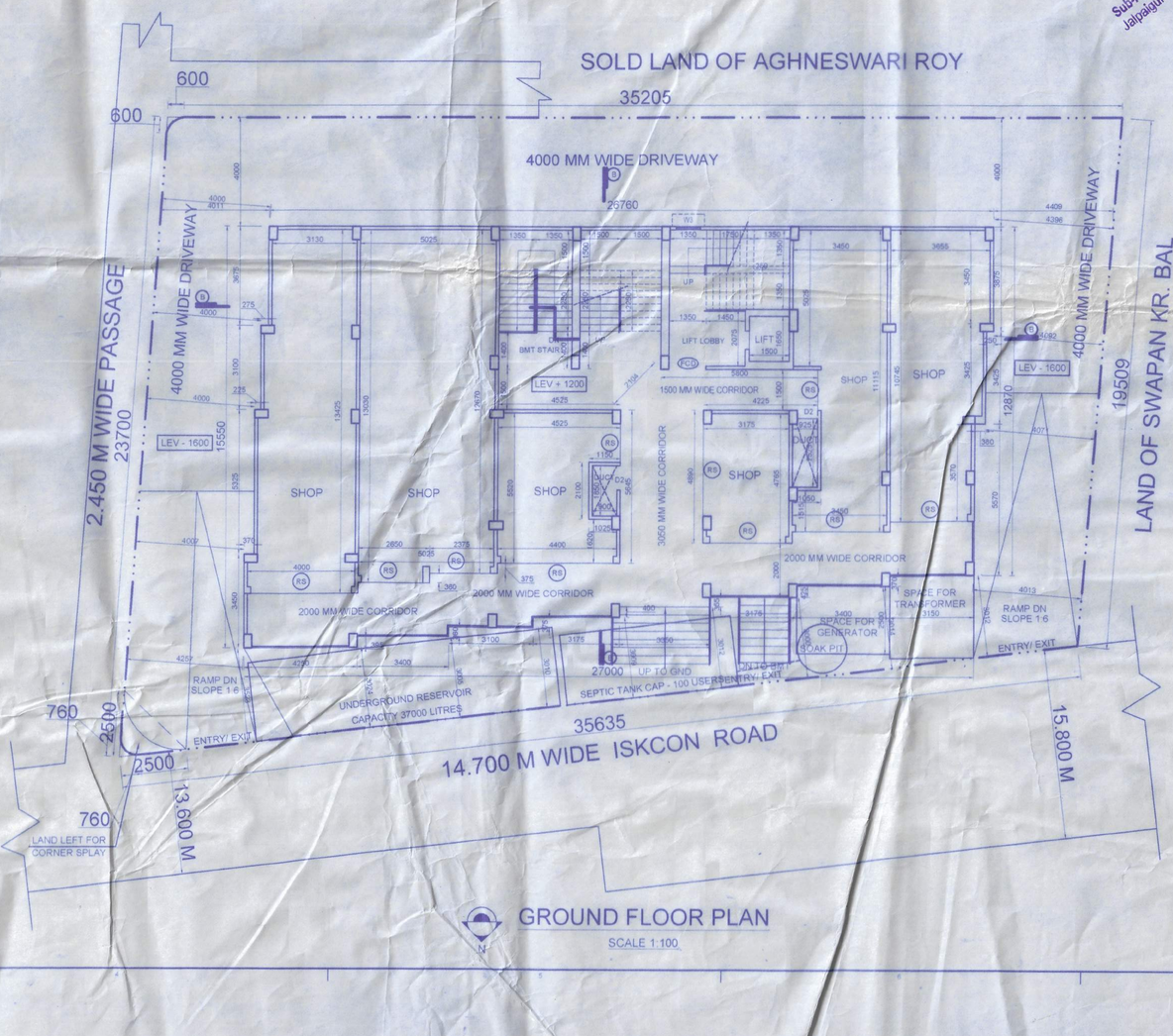


11/08/25
Assistant Engineer
(P&RD)
Jalpaiguri Zilla Parishad



BASEMENT FLOOR PLAN

SCALE 1:100



GROUND FLOOR PLAN

SCALE 1:100

project title

PROPOSED BASEMENT + FIVE STORIED RESIDENTIAL CUM COMMERCIAL MERCHANTILE RETAIL SHOPS OF SRI CHITTA RANJAN DAS S/o SRI ANIL CHANDRA DAS AT ISKCON MANDIR ROAD , NEAR TELESWARI HIGH SCHOOL, UNDER DABGRAM II GRAM PANCHAYET.

land schedule

R.S. PLOT NO.	306/678	R.S. SHEET NO	09
L.R. PLOT NO.	2	L.R. SHEET NO.	09
R.S. KHATIAN NO.	002	P.S.	BHAKTINAGAR
L.R. KHATIAN NO.	269	DIST	JALPAIGURI
MOUZA	DABGRAM	PARGANA	BAIKUNTHAPUR
J. L. NO.	5		

location: ISKCON MANDIR ROAD , NEAR TELESWARI HIGH SCHOOL, UNDER DABGRAM II GRAM PANCHAYET

area statement

AREA OF PLOT As per Deed = 756.903 SqM As per Site = 756.816 SqM
AREA OF CORNER SPLAY = 1.346 SqM
NET PLOT AREA (Constructed Area) = 755.470 SqM

GROUND COVERAGE
Permissible = 50% = 377.735 SqM Proposed = 49.097% = 370.920 SqM
Permissible Height = 16.60 M Proposed Height = 16.60 M (Basement + 5 Storied)
USE/ OCCUPANCE = RESIDENTIAL CUM COMMERCIAL
LET OPEN SPACE = 384.550 SqM
LUCC MEMO NO = 1119/RL/3A DATED - 07/01/2022
TOTAL NO OF TENEMENTS = 16 NOS
Permissible FAR = 2.80+10% = 3.08 Proposed FAR = 2.959

floor area division

BASEMENT FLOOR	
STAIR & LIFT	= 24.846 SqM
RETAIL SHOP (incl CORRIDOR)	= 21.500 SqM
PARKING AREA	= 331.592 SqM
TOTAL AREA	= 377.898 SqM
GROUND FLOOR	
STAIR & LIFT	= 54.362 SqM
RETAIL SHOP (incl CORRIDOR)	= 316.536 SqM
TOTAL AREA	= 377.898 SqM
FIRST, SECOND, THIRD, FOURTH FLOOR (Each Floor)	
STAIR & LIFT	= 67.110 SqM
TENEMENT 1,5,9,13	= 86.906 SqM
TENEMENT 2,6,10,14	= 63.167 SqM
TENEMENT 3,7,11,15	= 87.054 SqM
TENEMENT 4,8,12,16	= 66.553 SqM
TOTAL AREA	= 370.890 SqM (Each Floor)
TOTAL FLOOR AREA	= 2239.356 SqM
Total Residential area	= 1215.120 SqM
Total Commercial area	= 377.898 SqM
Total Roof Area With Projection	= 407.090 SqM
Stair Cover Area (With Projection)	= 44.248 SqM Lift Machine Room Area =10.447 SqM

Total no. of parking required - 10 (COM - 4+ RESI - 6) & provided - 10 nos

Calculation of FAR:
FAR = TFA / Plot area
FAR = 2239.356 / 756.894 = 2.959

door & window schedule

TYPE	DIMENSION	SECTION	NOS	REMARKS
D0	1500 x 2100	135 x 68		
D1	1050 x 2100	- do -		
D2	900 x 2100	- do -		
D3	750 x 2100	- do -		
W1	1800 x 1200	135 x 68		
W2	1500 x 1200	- do -		
W3	1200 x 1200	- do -		
W4	900 x 900	- do -		
FW	width x 2100			FRENCH WINDOW
RS	width x 2500			ROLLING SHUTTER
CG	width x 2100			COLLAPSIBLE GATE
IG	width x 2250			IRON GATE

notes

All dimensions in millimetre.
All External walls 200 Thk & Internal walls 125 Thk unless otherwise stated.
Only written dimensions to be followed.
General specifications for materials & workmanship as per NBC 2016.
First class Brick work in 1:6 cement mortar.
Grade of concrete M20 & that of steel Fe500.
RMC of grid as per submitted mix design.

owner(s)

1. SRI CHITTA RANJAN DAS
S/o SRI ANIL Chandra Das

Declaration of Owner

I/ We hereby declare that the building proposed for construction and other structural details of the building shall be supervised by the Engineer/ Architect named by me for the purpose of signing the building plan application and in the event of termination of my/ our engagement for any other reason or in the event of my/ our death, such engagement shall stand terminated and no other Engineer/ Architect in such category will be appointed by the authority.

Signature of Owner(s)

Declaration of Architect

Certified that the plan has been designed & drawn up strictly according to the National Building Code (N.B.C) 2016 & Relevant authority. Also certified that the foundation & superstructure of the building have been so designed by me as to safe in all respects including the construction of bearing capacity & settlement of soil.

ANIRUDDHA SANYAL, M.ARCH.(JU)
Architect & Urban Designer
COA Regd. No CA/98/27288
42, Mangal Pandey Sarani,
East Vivekananda Pally
P.O. Rabindra Sarani, Siliguri- 06
Ph. 8509501431,
E-mail: meetaniruddh@gmail.com

Signature of Architect

Declaration of Structural Engineer & Geotechnical Engineer

I/ We do hereby certify that the foundation and superstructure of the building proposed for construction and other structural details of the unit and building and that the Certificate of Construction (RPM Regulation 2017) have been prepared by me/ us personally supervised and so designed as to safe in all respects including the construction of bearing capacity & settlement of soil. I am/ we are competent to do so in terms of the Architects Act, 1972 and Rules and Regulations framed thereunder.

Er. AVIJIT GHOSH, M.Tech
M. Tech (NIT Durgapur - Structural)
Structural Engineer, Class-1
S.M.C. Empanelment No. 1/03
Bidhan Road, Siliguri, Mob. No. 98320 79155
consultav@hotmail.com

Signature of Structural Engineer

Er. AVIJIT GHOSH, M.Tech
Geotechnical Engineer, Class-1
S.M.C. Empanelment No. 1/03
Bidhan Road, Siliguri, Mob. No. 98320 79155
consultav@hotmail.com

Signature of Geotechnical Engineer

project no.	drawing no 1 / 1
	21-27 21-27 A-SANC-
dealt by	drawing date
PRAKRITI	10-02-2022
checked by	drawing scale
AS	1: 100, 1: 50, 1: 25, NTS
checked by	revision
AS	

Ar Aniruddha Sanyal
MArch (JU)
Architect & Urban Designer

studio:
SAYED MUSTAFA ALI ROAD, OPP ZENITH APARTMENT,
HAKIMPARA, SILIGURI, WEST BENGAL, INDIA 734001

42, MANGAL PANDEY SARANI, EAST VIVEKANANDA PALLY, SILIGURI, WEST BENGAL, INDIA 784006
MOB. (M) NO 47430 Ph. (0353) 2531726 EMAIL: meetaniruddh@gmail.com meeta-aniruddha1@gmail.com