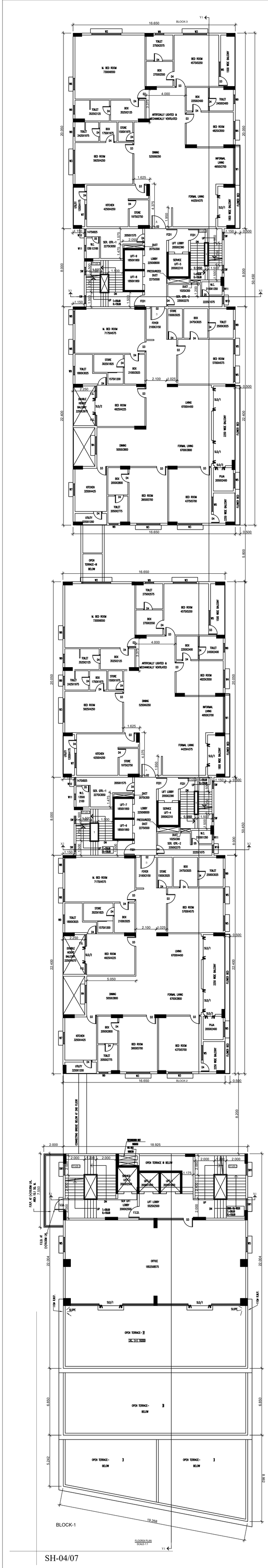

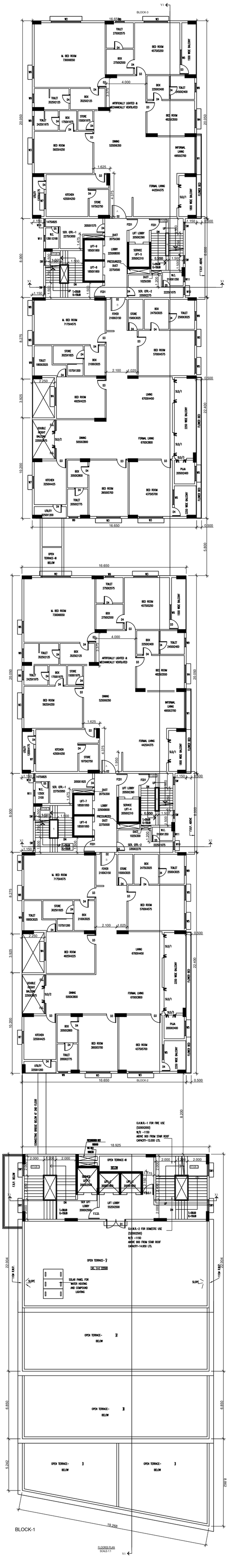

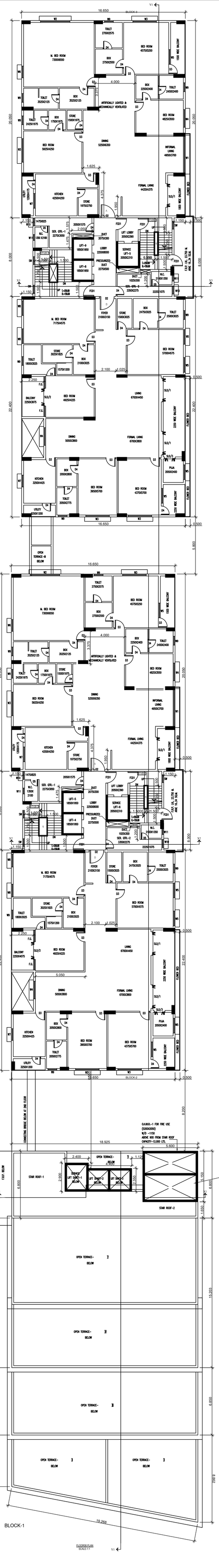

SCHEDULE OF DOORS			
MKD	SILL	LINTEL	SIZE
D1	-	2450	2000X2450
D2	-	2450	1200X2450
D3	-	2450	1000X2450
D4	-	2450	900X2450
SLD/1	-	2450	2400X2450
SLD/2	-	2450	1800X2450
SLD/3	-	2450	1100X2450
F.C.D.	-	2450	1200X2450

SCHEDULE OF WINDOWS			
MKD	SILL	LINTEL	SIZE
W1	350	2450	3700X2100
W2	350	2450	3000X2100
W3	350	2450	2400X2100
W4	350	2450	1800X2100
W5	650	2450	1500X1800
W5A	650	2450	1450X1800
W6	350	2450	1200X2100
W7	1050	2450	1200X1400
W8	350	2450	1000X2100
W9	1250	2450	900X1200
W10	1250	2450	800X1200
W11	950	2450	600X900
W12	650	2450	2500X1800
SW	950	2450	800X1200
SW1	950	2450	1200X1200
F.G.	AS PER DETAIL		

PROJECT:

PROPOSED 2B+G+IV [HT. - 22.5 M.] STORIED COMMERCIAL BUILDING[MERCANTILE SHOP & OFFICE]
[BLOCK-1] & G+VI [HT. 25.375 M.] STORIED RESIDENTIAL BUILDING [BLOCK-2 & 3] WITH FUTURE
PROVISION OF G+X [HT. 39.925 M.] STORIED RESIDENTIAL BUILDING [BLOCK-2 & 3] AT MOUZA - DABGRAM, J.L. NO. - 2, SHEET NO. - 5 (RS),5 (LR), R.S. KHATIAN NO. - 845/1,845/3,845/5,845/7,282/1,285/1,
R.S. PLOT NO. - 47,48,85,86, WARD NO. 42, P.S. - BHAKTINAGAR, DIST. - JALPAIGURI

TITLE:

OVERALL GROUND FLOOR PLAN,PLAN OF FIRE PUMP ROOM & U.G.W.R.
(BLOCK -1 & BLOCK -2), SECTION AT A1-A1,SECTION AT A2-A2,SECTION AT A3-A3,
SECTION AT A4-A4, TYPICAL SECTION OF GATE GOOMTY & LOCATION PLAN,
BOUNDARY WALL DETAILS & ALL FLOORS ELEVATIONS ,SECTIONS.

OWNER DETAILS :-

LAND OWNER : PLATINUM HEIGHTS
REPRESENTED BY : SRI MRINAL AGARWAL
A1 AT SEVOKE ROAD, SILIGURI, P.S.
BHAKTINAGAR, DIST . JALPAIGURI, PIN :-734001

LAND SCHEDULE

MOUZA	:- DABGRAM
R.S. PLOT NO.	:- 47,48,85,86
R.S. KHATIAN NO.	:- 845/1,845/3,845/5,845/7,282/1,285/1
L.R. PLOT NO.	:- 333,334,544,545
L.R. KHATIAN NO.	:- 2663
J.L. NO.	:- 2
WARD NO.	:- 42 (SMC)
P.S.	:-BHAKTINAGAR
SHEET	:- 5(RS) , 5(LR)
DIST	:- JALPAIGURI

APPROVED LUCC MEMO NO :- ------

AREA STATEMENT :-

AREA OF LAND (AS PER DEED) = 5908.41 sq.mt
AREA OF LAND (AS PER SITE) = 5640.45 sq.mt.
LAND LEFT FOR FUTURE WIDENING OF ROAD = 17.22 SQM.
LAND AREA FOR LUCC = 5623.23 SQM.
AREA NEEDS TO BE DEMOLISHED =(1+2)=370.24 SQM.
EXISTING SEMI PUCCA(1)=2.7 SQM.
EXISTING LOW HEIGHT R.C.C(2)=367.54 SQM.

AREA STATEMENT SUMMARY:-

SL.NO.	PARAMETER	PERMISSIBLE	PROPOSED
1.	PLOT AREA		5623.23 SQM.
2.	MINIMUM WIDTH OF PLOT		34.45 M.
3.	BUILDING HEIGHT	NO RESTRICTION	22.5 M. & 25.375 M.
4.	GROUND COVERAGE	2811.615 SQ.M.	2439.306 SQ.M.
5.	COVERED AREA	16869.69 SQ.M.	11320.10 SQ.M.
6.	BASEMENT-2 FLOOR AREA		737.93 SQ.M.
7.	BASEMENT-1 FLOOR AREA		763.21 SQ.M.
8.	GROUND FLOOR AREA		2176.59 SQ.M.
9.	FIRST FLOOR AREA		1532.68 SQ.M.
10.	SECOND FLOOR AREA		2153.02 SQ.M.
11.	THIRD FLOOR AREA		1977.31 SQ.M.
12.	FOURTH FLOOR AREA		1856.19 SQ.M.
13.	FIFTH FLOOR AREA		1593.06 SQ.M.
14.	SIXTH FLOOR AREA		1593.52 SQ.M.
15.	TOTAL BUILT UP AREA (WITHOUT DEDUCTION/EXAMPTION)		14383.51 SQ.M.
16.	TOTAL FLOOR AREA (FOR F.A.R.)		11353.63 SQ.M.
17.	F.A.R.	3	2.019
18.	NO. OF TENEMENTS TOTAL IN BUILDING RESIDENTIAL 7695.36 sq.m/110 = 70 NOS. TOTAL IN BUILDING OFFICE AREA 525.32 sq.m/100 = 5 NOS. TOTAL IN BUILDING MARCANTILE RETAIL AREA 2319.51 sq.m/100 = 23 NOS.		22 NOS.
19.	NO. OF CAR PARKING	98	140
20.	TREE COVER AREA	15% OF LAND AREA = 843.484 sq.mt.	= 845.15 SQ.M. (15.029 % OF LAND)
21.	COVERED PARKING AREA		1943.71 SQ.M.
22.	STAIRCASE AREA		814.61 SQ.M.

DECLARATION OF OWNER :

I do hereby declare that the building proposed for construction shall be supervised by the BA/LBS signing the building plan application or in this absence by any other BA/ LBS of the appropriate category and as approved by the authority.

CERTIFICATE OF BUILDING PLAN

I/We do hereby certify that plans,elevations and other structural details of the proposed building on Plot no.- 47,48,85,86(R.S.), 333,334,544,545 (L.R.),Ward No - 42, under the jurisdiction of S.M.C. have been prepared in conformity with all relevant provisions under the West Bengal Municipal(Building) Rules 2007. This also to certify that all relevant 'No Objection' Certificate from the respective Authorities such as, Fire & Emergency Services Department, Airport Authority, Pollution Control Board, Telecommunication Department etc. as applicable in this regard, are also enclosed with the application for seeking approval of the plan to construct/ reconstruct/addition to/alteration of the building on the said plot.

CERTIFICATE OF STRUCTURAL STABILITY

I/We do hereby certify that the foundation and superstructure of the proposed building on Plot no.- 47,48,85,86(R.S.), 333,334,544,545 (L.R.) - 42,under the jurisdiction of S.M.C. have been personally inspected and also design by me/us will make such foundation and super structure safe in all respect including the consideration of bearing capacity and settlement of soil and other condition , if any,conforming to all stipulations of all relevant IS Code of Practice and National Building Code.

NOTES :-

1. ALL DIMENSIONS ARE IN MM.
2. ALL EXTERNAL WALLS ARE 200 THK & INTERNAL WALLS ARE 125 THK.
3. BRICK WORK IN CEMENT MORTER(1:6) IN FOUNDATION & PLINTH.
4. 125 TH.BRICK WORK IN SUPER STRUCTURE IN CEMENT MORTER(1:4) SHOULD BE PROVIDED.
5. CEMENT CONCREATE MIX(1:1.5:3) TO BE USED IN R.C.C. WORKS.
6. ALL DOORS AND WINDOWS FRAMES ARE SAL WOOD (100 MM.X75MM.SECTION) & PANELS ARE GAMARI WOOD (30 MM.TH.)
7. ALL PLASTER WORK IN CEMENT MORTER (1:4) SHOULD BE PROVIDED.
8. PROVIDED 38 MM.TH. D.P.C.(1:1.5:3) AT PLINTH LEVEL.
9. USE(1:3:6) CONCREATE MIX IN ALL P.C.C. WORK & FLOOR ARE I.P.S.
10. FOR WATER CEMENT RATION,LAP LENGTH,CLEAR COVER,CURING PERIOD E.T.C. IS-456 OR S.P.-16 LATEST EDITION TO BE FOLLOWED.

GRADE OF STEEL Fe 500

SCALE : 1:100	DRAWN BY:	CHECKED BY:
	PALLABI / SANJIT	SOMA
	DATE :- 02.06.2022	

ARCHITECT

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