

NAME OF OWNER:
M/S KAJLA BUILDERS
 REPRESENTED BY - SRI BIJAY AGARWAL S/O LATE BISWANATH AGARWAL
 AT ORCHID COMPLEX, S.F. ROAD, SILIGURI, P.O. & P.S. SILIGURI, DIST. DARJEELING, PIN-734001

SCHEDULE OF LAND

MOUZA - BARAGHARIA
 J.L. NO. - 82
 P.P. KHATIAN NO. - 9, 9/1, 9/12
 L.R. KHATIAN NO. - 98, 979, 971, 1435, 1772, 1376, 919, 1433, 1434, 1369, 1374, 1377
 R.S. PLOT NO. - 136, 147, 149, 168, 168, 363, 364, 147065, 147066
 L.R. PLOT NO. - 287, 289, 290, 291, 313, 314, 315, 317, 324, 329, 330
 L.R. SHEET NO. - 1
 PARGANA - PATHARHATA
 POLICE STATION - MATIGARA
 DISTRICT - DARJEELING

SITE LOCATION - NEAR GYANJYOTI MORE, DAGAPUR, SILIGURI

- GENERAL NOTES**
1. ALL DIMENSIONS ARE IN METRES.
 2. ONLY WRITTEN DIMENSIONS ARE TO BE FOLLOWED.
 3. ALL EXTERNAL WALLS ARE 200MM THICK AND INTERNAL WALLS ARE 100/125 MM THICK UNLESS OTHERWISE NOTED.
 4. ALL SHOPS ARE ARTIFICIALLY LIGHTED & MECHANICALLY VENTILATED.
 5. GRADE OF STEEL IS-200 AND GRADE OF CONCRETE M-30.
 6. TILES/MAHLE TO BE USED FOR FLOORING.

AREA STATEMENT

1. AREA OF LAND (AS PER DEED)	8903.01 SQ.M.
2. AREA OF LAND (AS PER SITE)	8728.56 SQ.M.
3. PERMISSIBLE GROUND COVERAGE	4204.43 SQ.M. (48.17%)
4. PROPOSED GROUND COVERAGE	4204.43 SQ.M. (48.17%)
5. PERMISSIBLE F.A.R.	2.80
TOWER-1	
6. PUMP ROOM WITH STAIR AREA	79.94 SQ.M.
7. GROUND FLOOR AREA	1741.88 SQ.M.
8. FIRST FLOOR AREA	1530.79 SQ.M.
9. TYPICAL (2nd to 5th) FLOOR AREA (1456.80X4)	5827.69 SQ.M.
10. TOTAL FLOOR AREA	9171.01 SQ.M.
TOWER-2	
11. GROUND FLOOR AREA	531.64 SQ.M.
12. TYPICAL (1st to 5th) FLOOR AREA (521.51X5)	2607.45 SQ.M.
13. TOTAL FLOOR AREA	3139.09 SQ.M.
TOWER-3	
14. GROUND FLOOR AREA	866.30 SQ.M.
15. TYPICAL (1st to 5th) FLOOR AREA (839.57X5)	4697.85 SQ.M.
16. TOTAL FLOOR AREA	5564.15 SQ.M.
TOWER-4	
17. GROUND FLOOR AREA	961.77 SQ.M.
18. TYPICAL (1st to 5th) FLOOR AREA (940.48X5)	4702.40 SQ.M.
19. TOTAL FLOOR AREA	5664.17 SQ.M.
20. TOTAL FLOOR AREA (9171.01+3139.09+5564.15+5664.17)	23638.42 SQ.M.
21. TOTAL F.A.R. AREA (23638.42/70.94)	333.23
22. PROPOSED F.A.R.	2.70
23. TOTAL AREA OF SHOPS/ COMMERCIAL/ MERCANTILE-RETAIL	2846.11 SQ.M.
24. TREE PLANTATION AREA (20.04%)	1749.32 SQ.M.
25. PERMISSIBLE HEIGHT OF BUILDING	16.5 M.
26. PROPOSED HEIGHT OF BUILDING	16.475 M.
27. PARKING PROVIDED	(108 + 26) = 134 nos.
28. PARKING COVERED	135 nos. (127 NOS. COVERED, 8 NOS. OPEN PARKING)
29. L.L.C.C. MEMO NO.	8088/JDA, dated - 19.05.2022
30. SEWAGE TREATMENT PLANT PLAN	CAPACITY-100KLD
31. DETAILS RAIN WATER HARVESTING TANK - CAPACITY-101.0KL	

DECLARATION OF OWNER
 I DECLARE THAT I SHALL NOT ALTER OR MAKE ANY ADDITION OR ALTERATION TO THIS PLAN. I DECLARE THAT I HAVE GONE THROUGH THE RULES AND REGULATIONS OF THE RELEVANT AUTHORITY AND ALSO UNDERTAKE TO ABIDE BY THOSE RULES AND REGULATIONS DURING AND AFTER THE CONSTRUCTION OF THE BUILDING. I MAY APPOINT A LBS/ TECHNICAL PERSON FOR SUPERVISION DURING CONSTRUCTION.

SIGNATURE OF OWNER

DECLARATION OF ARCHITECT

CERTIFIED THAT THE PLAN HAS BEEN DESIGNED AND DRAWN UP STRICTLY ACCORDING TO THE N.B.C. 2005 AND SIDA RULES. ALSO CERTIFIED THAT THE FOUNDATION & SUPERSTRUCTURE OF THE BUILDING HAVE BEEN SO DESIGNED THAT SAFE IN ALL RESPECTS INCLUDING THE CONSIDERATION OF BEARING CAPACITY AND SETTLEMENT OF SOIL.

MITUL SHUKLA (ARCHT)
 CA-2004/3251

SIGNATURE OF ARCHITECT / L.B.S.

DECLARATION OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN AND DRAWINGS OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOADS AS PER THE NATIONAL BUILDING CODE OF INDIA AND OTHER RELEVANT CODES, AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECTS.

SANJIV J. PAREKH
 M.E. (STRUCT.) M.E. (CONST. ENG.)
 B.C.E. (P-018292-4)
 E.S.E.-1-27 S.M.C.

SIGNATURE OF STRUCTURAL ENGINEER

PROJECT:

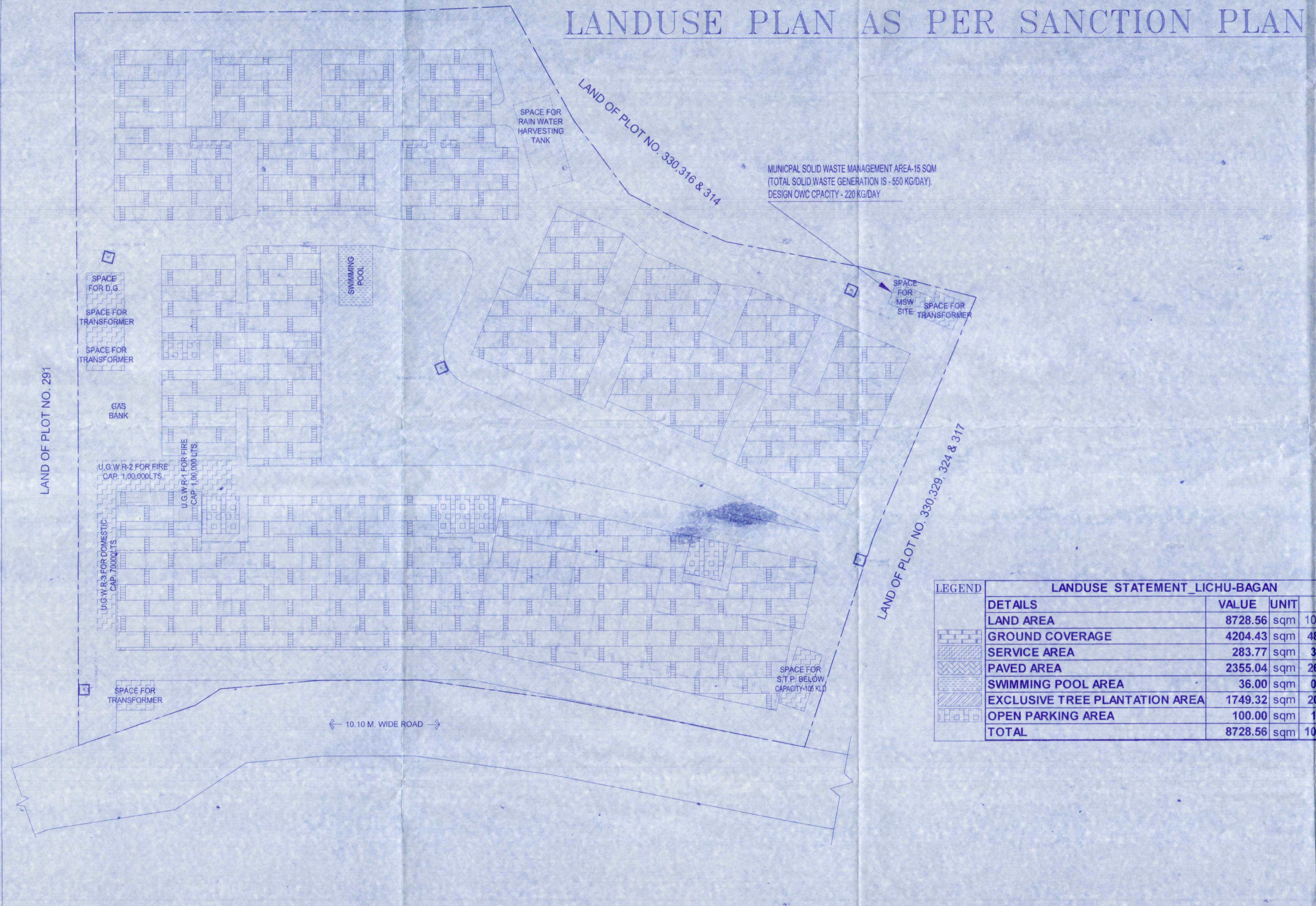
PROPOSED G+V STORIED RESIDENTIAL CUM MERCANTILE-RETAIL BUILDING AT MOUZA - BARAGHARIA, J.L. NO. - 82, KHATIAN NO. - R.S. 9, 9/1, 7/12 L.R. 98, 970, 971, 1435, 1772, 1376, 919, 1433, 1434, 1369, 1374, 1377, R.S. PLOT NO. :- 136, 147, 149, 166, 168, 363, 364, 147/365, 147/368, L.R. PLOT NO. :- 287, 289, 290, 291, 313, 314, 315, 317, 324, 329, 330, L.R. SHEET NO. :- 01, PARGANA - PATHARHATA, P.S. - MATIGARA, DIST. - DARJEELING

TITLE:
 LANDUSE PLAN AS PER SANCTION

DRAWN BY:	MONDIPA
CHECKED BY:	RATAN
DATE:	28.03.2022
SCALE:	1:200

Mass & Void Architect & Interior Consulting
 56 Christopher Road,
 4th Floor, 4b The Ekta Hibiscus,
 Kolkata-700 046, P 033 2328 2264
 E Mava2003@gmail.com, W Www.massandvoid.com

LANDUSE PLAN AS PER SANCTION PLAN



MUNICIPAL SOLID WASTE MANAGEMENT AREA-15 SQM
 (TOTAL SOLID WASTE GENERATION IS - 650 KG/DAY).
 DESIGN OWC CAPACITY - 220 KG/DAY

LEGEND			
DETAILS	VALUE	UNIT	%
LAND AREA	8728.56	sqm	100.00
GROUND COVERAGE	4204.43	sqm	48.17
SERVICE AREA	283.77	sqm	3.25
PAVED AREA	2355.04	sqm	26.98
SWIMMING POOL AREA	36.00	sqm	0.41
EXCLUSIVE TREE PLANTATION AREA	1749.32	sqm	20.04
OPEN PARKING AREA	100.00	sqm	1.15
TOTAL	8728.56	sqm	100.00

LEGENDS :-

- GROUND COVERAGE AREA
- EXCLUSIVE TREE PLANTATION AREA
- PAVED AREA
- OPEN PARKING AREA
- POND/WATER BODY AREA
- SERVICE AREA

NORTH:- SCALE :-