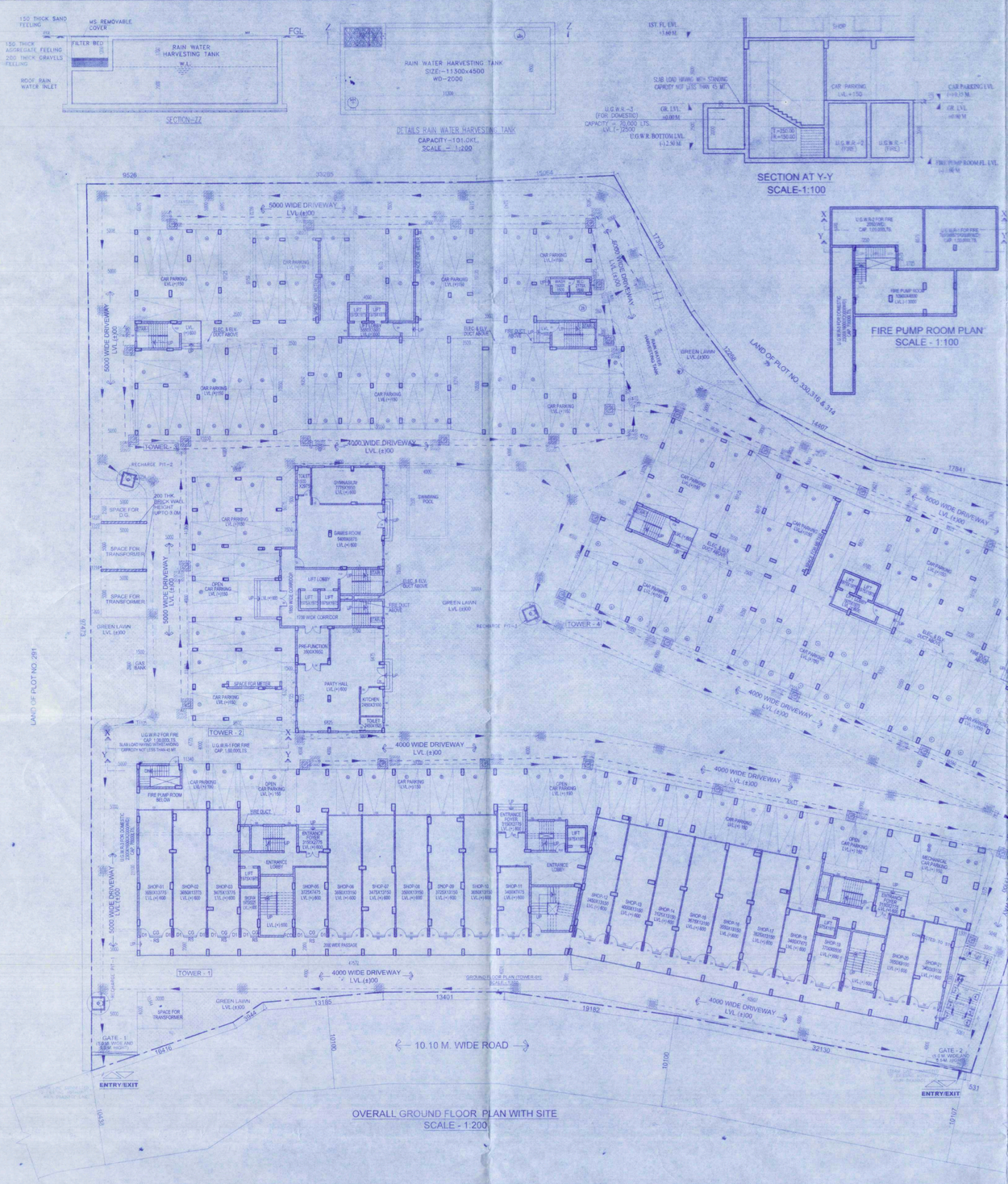


PROJECT REPORT :: RESIDENTIAL (TOWER - 01)

FLOOR MKD.	FLAT MRKD.	FLAT TYPOLOGY	FLAT AREA (in. sq.m) (A)	NO. OF FLATS
2ND FLOOR TO 5TH FLOOR	FLAT - A	3BHK	99.55	4
	FLAT - B	3BHK	100.71	4
	FLAT - C	3BHK	99.55	4
	FLAT - D	3BHK	111.22	4
	FLAT - E	3BHK	111.22	4
	FLAT - F	3BHK	111.22	4
	FLAT - G	3BHK	111.23	4
	FLAT - H	3BHK	111.23	4
	FLAT - J	3BHK	111.23	4
	FLAT - K	3BHK	111.23	4
	FLAT - L	3BHK	99.55	4
	FLAT - M	3BHK	100.70	4
		TOTAL		48 NOS.

PROJECT REPORT :: RESIDENTIAL (TOWER - 02)

FLOOR MKD.	FLAT MRKD.	FLAT TYPOLOGY	FLAT AREA (in. sq.m) (A)	NO. OF FLATS
1ST FLOOR TO 5TH FLOOR	FLAT - A	3BHK	115.15	5
	FLAT - B	3BHK	111.23	5
	FLAT - C	3BHK	111.23	5
	FLAT - D	3BHK	111.23	5
				20 NOS.

TOTAL NO. OF 3BHK = 48+20+20+20 = 108 NOS.
TOTAL NO. OF 4BHK = 15+15 = 30 NOS.
TOTAL NO. OF FLATS = 138 NOS.

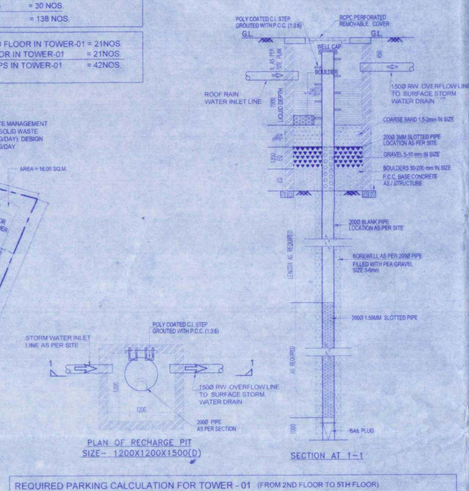
NO. OF SHOPS IN GROUND FLOOR IN TOWER-01 = 21NOS.
NO. OF SHOPS IN 1ST FLOOR IN TOWER-01 = 21NOS.
TOTAL NO. OF SHOPS IN TOWER-01 = 42NOS.

PROJECT REPORT :: RESIDENTIAL (TOWER - 03)

FLOOR MKD.	FLAT MRKD.	FLAT TYPOLOGY	FLAT AREA (in. sq.m) (A)	NO. OF FLATS
1ST FLOOR TO 5TH FLOOR	FLAT - A	3BHK	98.09	5
	FLAT - B	3BHK	98.34	5
	FLAT - C	4BHK	148.50	5
	FLAT - D	4BHK	148.50	5
	FLAT - E	4BHK	148.50	5
	FLAT - F	3BHK	98.08	5
	FLAT - G	3BHK	98.08	5
		TOTAL		35 NOS.

PROJECT REPORT :: RESIDENTIAL (TOWER - 04)

FLOOR MKD.	FLAT MRKD.	FLAT TYPOLOGY	FLAT AREA (in. sq.m) (A)	NO. OF FLATS
1ST FLOOR TO 5TH FLOOR	FLAT - A	3BHK	98.33	5
	FLAT - B	3BHK	98.35	5
	FLAT - C	4BHK	148.50	5
	FLAT - D	4BHK	148.50	5
	FLAT - E	4BHK	148.50	5
	FLAT - F	3BHK	98.34	5
	FLAT - G	3BHK	98.55	5
		TOTAL		35 NOS.



PLAN OF RECHARGE PIT
SIZE - 1200X1200X1500(D)

SECTION AT 1-1

REQUIRED PARKING CALCULATION FOR TOWER - 01 (FROM 2ND FLOOR TO 5TH FLOOR)

FLAT MRKD.	FLAT AREA (in. sq.m) (A)	COMMON AREA PER FLOOR (in. sq.m) (B)	FLAT AREA PER FLOOR (in. sq.m) (C)	T.A.F. D=1+(B/C)	TENEMENT AREA (in. sq.m) E=A X D	NO. OF FLATS	PARKING REQUIRED
FLAT - A	99.55	178.27	1278.84	1.14	113.43	4	2
FLAT - B	100.71				114.75	4	2
FLAT - C	99.55				113.43	4	2
FLAT - D	111.22				126.73	4	4
FLAT - E	111.22				126.73	4	4
FLAT - F	111.22				126.73	4	4
FLAT - G	111.23				126.74	4	4
FLAT - H	111.23				126.74	4	4
FLAT - J	111.23				126.74	4	4
FLAT - K	111.23				126.74	4	4
FLAT - L	99.55				113.43	4	2
FLAT - M	100.70				114.74	4	2
TOTAL					1456.91	48 NOS.	38 NOS.

REQUIRED PARKING CALCULATION FOR TOWER - 02 (FROM 1ST FLOOR TO 5TH FLOOR)

FLAT MRKD.	FLAT AREA (in. sq.m) (A)	COMMON AREA PER FLOOR (in. sq.m) (B)	FLAT AREA PER FLOOR (in. sq.m) (C)	T.A.F. D=1+(B/C)	TENEMENT AREA (in. sq.m) E=A X D	NO. OF FLATS	PARKING REQUIRED
FLAT - A	115.15	72.67	444.84	1.16	133.79	5	5
FLAT - B	111.23				129.24	5	5
FLAT - C	111.23				129.24	5	5
FLAT - D	111.23				129.24	5	5
TOTAL					521.51	20 NOS.	20 NOS.

REQUIRED PARKING CALCULATION FOR TOWER - 03 (FROM 1ST FLOOR TO 5TH FLOOR)

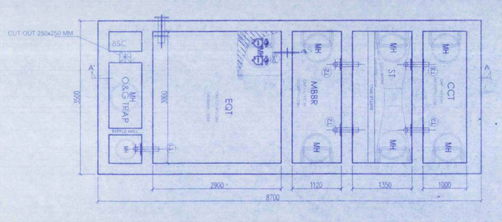
FLAT MRKD.	FLAT AREA (in. sq.m) (A)	COMMON AREA PER FLOOR (in. sq.m) (B)	FLAT AREA PER FLOOR (in. sq.m) (C)	T.A.F. D=1+(B/C)	TENEMENT AREA (in. sq.m) E=A X D	NO. OF FLATS	PARKING REQUIRED
FLAT - A	98.09	100.91	838.65	1.12	109.89	5	2.5
FLAT - B	98.34				110.17	5	2.5
FLAT - C	148.50				166.37	5	5
FLAT - D	148.50				166.37	5	5
FLAT - E	148.50				166.37	5	5
FLAT - F	98.08				109.88	5	2.5
FLAT - G	98.08				109.88	5	2.5
TOTAL					939.56	35 NOS.	25 NOS.

REQUIRED PARKING CALCULATION FOR TOWER - 04 (FROM 1ST FLOOR TO 5TH FLOOR)

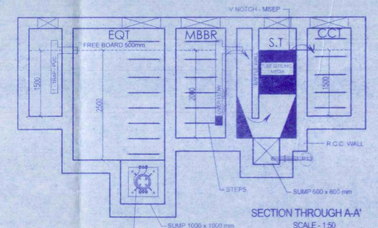
FLAT MRKD.	FLAT AREA (in. sq.m) (A)	COMMON AREA PER FLOOR (in. sq.m) (B)	FLAT AREA PER FLOOR (in. sq.m) (C)	T.A.F. D=1+(B/C)	TENEMENT AREA (in. sq.m) E=A X D	NO. OF FLATS	PARKING REQUIRED
FLAT - A	98.33	100.40	840.07	1.12	110.09	5	2.5
FLAT - B	98.35				110.10	5	2.5
FLAT - C	148.50				166.25	5	5
FLAT - D	148.50				166.25	5	5
FLAT - E	148.50				166.25	5	5
FLAT - F	98.34				110.09	5	2.5
FLAT - G	98.55				111.45	5	2.5
TOTAL					940.47	35 NOS.	25 NOS.

TOTAL NO. OF FLATS = 48+20+35+35 = 138 NOS.
TOTAL NO. CAR PARKING REQUIRED FOR RESIDENTIAL = 38+20+25+25 = 108 NOS.

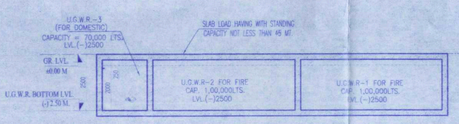
TOTAL AREA OF SHOPS/ MERCANTILE-RETAIL = 2646.11 SQ.M.
TOTAL NO. CAR PARKING REQUIRED FOR SHOPS = 2646.11/100 = 26.46 NOS. = 26NOS.



SEWAGE TREATMENT PLANT PLAN
CAPACITY-105KLD.
SCALE - 1:50



SECTION THROUGH A-A'
SCALE - 1:50



SECTION AT X-X
SCALE-1:100

SYMBOL	DESCRIPTION
	GREEN OPEN SPACE

SCHEDULE OF DOORS & WINDOWS

MKD	SILL	LINTEL	SIZE
D1	-	2150	1100X2150
D2	-	2150	900X2150
D3	-	2150	750X2150
D4	-	2150	1500X2150
D5	-	2150	1100X2150
FCD	-	2150	1100X2150
SD	-	2150	2400X2150
W1	950	2150	1500X1200
W2	950	2150	1200X1200
W2A	1250	2150	1200X900
W3	950	2150	900X1200
W4	1550	2150	600X600
SW	950	2150	1200X1400

SHEET NO. 01A/07

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
R.S. KHATIAN NO. : 9, 9/1, 7/12
L.R. KHATIAN NO. : 98, 970, 971, 1435, 1772, 1376, 919, 1433, 1434, 1369, 1374, 1377
R.S. PLOT NO. : 136, 147, 149, 168, 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. : 1
PARGANA : PATHARGHATA
POLICE STATION : MATIGARA
DISTRICT : DARJEELING

SITE LOCATION : NEAR GYANJYOTI MORE, DAGAPUR, SILIGURI

GENERAL NOTES :-
1. ALL DIMENSIONS ARE IN MILIMETRES
2. ONLY WRITTEN DIMENSIONS ARE TO BE FOLLOWED.
3. ALL EXTERNAL WALL ARE 200MM THICK AND INTERNAL WALL ARE 200/125 MM THICK UNLESS OTHER WISE NOTED.
4. ALL SHOPS ARE ARTIFICIALLY LIGHTED & MECHANICALLY VENTILATED.
5. GRADE OF STEEL Fe-500 AND GRADE OF CONCRETE M-30
6. TILES/MARBLE 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 :- 4364.28 SQ.M. (50.00%)
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 :- 70.94 SQ.M.
7. GROUND FLOOR AREA :- 1741.68 SQ.M.
8. FIRST FLOOR AREA :- 1530.79 SQ.M.
9. TYPICAL(2nd to 5th) FLOOR AREA(1456.90X4) :- 5827.60 SQM.
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 SQM
13. TOTAL FLOOR AREA :- 3139.19 SQ.M.

TOWER-3
14. GROUND FLOOR AREA :- 960.26 SQ.M.
15. TYPICAL(1st to 5th) FLOOR AREA (939.57X5) :- 4697.85 SQM
16. TOTAL FLOOR AREA :- 5658.11 SQ.M.

TOWER-4
17. GROUND FLOOR AREA :- 961.77 SQ.M.
18. TYPICAL(1st to 5th) FLOOR AREA (940.48X5) :- 4702.40 SQM
19. TOTAL FLOOR AREA :- 5664.17 SQ.M.

20. TOTAL FLOOR AREA (9171.01+3139.19+5658.11+5664.17) :- 23632.48 SQ.M.

21. TOTAL F.A.R. AREA (23632.48-70.94) :- 23561.54 SQ.M
22. PROPOSED F.A.R. :- 2.70
23. TOTAL AREA OF SHOPS/ COMMERCIAL/ MERCANTILE-RETAIL :- 2646.11 SQ.M.
24. TREE PLANTATION AREA (20.04%) :- 1749.32 SQ.M.
25. PERMISSIBLE HEIGHT OF BUILDING :- 18.5 M.
26. PROPOSED HEIGHT OF BUILDING :- 18.475 M.
27. PARKING REQUIRED :- (108 + 26) = 134 nos.
28. PARKING PROVIDED :- 135 nos. (127 NOS. COVERED 8 NOS. OPEN PARKING)
29. L.U.C.C. MEMO NO. :- 8998/SJDA, dated - 19.05.2022
30. SEWAGE TREATMENT PLANT PLAN :- CAPACITY-105KLD.
31. DETAILS RAIN WATER HARVESTING TANK :- CAPACITY-101.0KL.

DECLARATION OF OWNER

DECLARE THAT I SHALL NOT ALTER OR MAKE ANY ADDITION OR ALTERATION TO THIS PLAN. 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/ TSCNICAL 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 SJDA 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 (B.ARCH.)
CA/2004/33251

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.S. (CONST. ENG.)
(B.C.E. FE (F-0182024))
B.S.E. - I/ 2/ S.W.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- PATHARGHATA, P.S. - MATIGARA, DIST. - DARJEELING

TITLE:
MASTER PLAN (OVERALL GROUND FLOOR PLAN WITH SITE), DETAIL OF U.G.R., DETAILS OF RAIN WATER HARVESTING TANK, DETAILS OF S.T.P., DETAILS OF RECHARGE PIT

DRAWN BY:	MONIDIPA
CHECKED BY:	RATAN
DATE :	28.03.2022
SCALE :	1:200 & 1:100, 1:50

S E W N

ARCHITECT:-
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