SITE PLAN
SCALE= 1:250

TITLE-

REVISED GROUND +TWO STORIED [BLOCK- A, BLOCK- B, BLOCK- C, BLOCK- D, BLOCK- E, BLOCK- F, BLOCK-G, BLOCK-H,BLOCK- I, BLOCK-J, BLOCK- K, BLOCK-L, BLOCK-M, BLOCK-N AND COMMUNITY HALL] RESIDENTIAL BUILDING AT MOUZA BANIAKHARI, NEAR NISCHINTPUR TEA ESTATE, P.S.- MATIGARA, G.P.-PATHARGHATA, DIST- DARJEELING.

SCHEDULE OF LAND:-

MOUZA	- BANIAKHARI,
PLOT NO.	- 78, 80, 83, 92, 93, 94 (R.S.), 304,306,309,320,321,322 (L.R.)
KHATIAN NO.	- 288, 287, 290, 286, 289 (R.S.), 1519, 527, 528 (L.R.)
J.I. NO.	- 55
P.O & P.S.	- MATIGARA,
DIST.	- DARJEELING,
G.P.	- UNDER PATHARGHATA,
USE OF BLDG.	- RESIDENTIAL & BLDG.
HOLDING NO.	-

DOOR & WINDOW SCHEDULE:-

D1 = 900 X 2100 W = 1600X 1350
D2 = 750 X 2100 W1= 550 X 1200
D/W = 2000 X 2100
V = 900 X 900

NOTES :-
FRAME SIZE 100mx75
ALL DEMENSIONS ARE IN mm.

NAME OF OWNER:-

1. TIRUMALA REALCON PVT. LTD AND 2. TIRUPATI ASSETS PVT. LTD
51, SHAKESPEARE SARANI, P.O- SHAKESPEARE SARANI,
P.S.- BENIAPUKUR, KOLKATA - 700048
BOTH REPRESENTED BY ITS DIRECTOR
SRI. SAURAV GARG S/O SRI GOVIND GARG
AT 119, BLOCK DA, SALT LAKE CITY,
P.O & P.S- BIDHANNAGAR, NORTH 24 PGS.DIST- KOLKATA -51

LOCATION OF PLOT:-

BANIAKHARI,
P.O & P.S- MATIGARA,
DIST.- DARJEELING,
UNDER PATHARGHATA G.P.

SPECIFICATION :-

1. SOLING 75 MM THK. WITH FIRST CLASS BRICK.
2. P.C.C. (1:3)44 CEMENT CONCRETE.
3. R.C.C. CEMENT CONCRETE (M-20).
4. D.P.C. (1:2)44 CEMENT CONCRETE.
5. WATER PROOFING.
6. MASTER BATHROOM FLOORING.
7. MARBLE IN TOILET & KITCHEN.
8. BRICK WALL 115,230 & 280 THK. (1:4) MORTAR.
9. PLASTER IN MM. THK. IN WALL & 6 MM THK. IN CEILING WITH (1:4) MORTAR.
10. FRAME FOR DOOR & WINDOW (100X75).
11. MACHINE ROOM LESS LIFT.
12. PAINTING :-
A. LIME PUNNING WITH PLASTIC PAINT IN INTERIOR WALL.
B. CEMENT PAINT IN EXTERIOR.
C. SYNTHETIC ENAMEL IN DOORS & WINDOW.

KEY PLAN (N.T.S.) :-

SCHEDULE OF LAND :-

AREA OF LAND :-	21.77 ACRES (ASCEED) 13.356 ACRES OR 54049.36 Sq.m (AS/ KHATIAN)	
REVISED DEVELOPMENT LAND AREA		23405.56 Sq.m
PERMISSIBLE GROUND COVERAGE AREA		10532.502 SQM.(45%)
PROPOSED GROUND COVERAGE AREA		10350.652 SQM.(44.99%)
PREVIOUS APPROVED L.U.C.C. AREA		11677.50 SQ.M
L.U.C.C. MEMO NO.- 7213/2/LDA	DATE- 8-10-21	
PROPOSED LAND AREA FOR L.U.C.C.		= 6628.06 SQ.M
REVISED LAND AREA (OLD + NEW)	= 16777.50 + 6628.06 =	23405.56 SQ.M
TOTAL NO. OF UNITS= 153 NOS.		
PREVIOUS FLOOR AREA	**= 11948.69 SQ.M**	
PROPOSED FLOOR AREA	**= 14613.86 SQ.M**	
REVISED TOTAL FLOOR AREA	**= 26554.29 SQ.M**	

	PERMISSIBLE	PROPOSED
GROUND COVERAGE	45.00 %	44.99 %
GROUND COVERED AREA	10532.502 Sq.m	10530.652 Sq.m
GROUND FLOOR AREA	-	9973.572 Sq.m
FIRST FLOOR AREA	-	10530.652 Sq.m
SECOND FLOOR AREA	-	6055.07 Sq.m
TOTAL FLOOR AREA		**26554.294 Sq.m**

LEFT OPEN SPACE AREA		12874.908 Sq.m
BUILDING HIGHT	18.5	11.40 M
F.A.R	2.80	0.863
STAIR CASE AREA TYPE 1, 2	[16.01X152 NOS. =2433.52 Sq.m]	=2433.52 Sq.m
(STAIR CASE AREA COMMUNITY & TYPE 3)	17.51 = 17.80X 1 NOS	= 35.11 Sq.m
LIFT AREA (FOR BLOCK A13 & A12)		3.06 Sq.m
TENEMENT		153 NOS
PARKING AREA	152 NOS [9.1mX12 =1396.88 Sq.m]	1408.00 Sq.m
(FOR BLOCK A1,B & A12) 1 NOS.	[11.2141 x11.25 Sq.m]	
EXTRA PARKING		12 NOS

F.A.R = [TOTAL FLOOR AREA - (STAIR AREA + LIFT AREA + PARKING AREA)] / LAND AREA
= [26554.294 - (2433.52 X 2 + 35.11 X 2 + 3.06 + 1408.00)] / 23405.56
= [26554.294 - (4867.61)] /23405.56
= [22025.154] /23405.56 = 0.863
PREVIOUS LAND AREA APPROVED AREA - MEMO NO.- FRSO/LR/186/2205/00117 DATE- 17.02.2022
TOTAL LAND AREA = 161790.50 SQ.M (4.146 ACRES)
TOTAL FLOOR AREA=11948.69 SQ.M
REVISED LAND AREA =23405.56 SQ.M
PROPOSED FLOOR AREA - PREVIOUS APPROVED FLOOR AREA
= 27156.04-11948.69 = 15215.35 SQ.M
PROPOSED FLOOR AREA = 15215.355 SQ.M
15% OF TOTAL LAND AREA FOR PUBL.C OPEN SPECE= 3510.83 SQM.
PROVIDED TOTAL LAND AREA FOR PUBLIC OPEN SPECE= 1732.46 SQM.
USE OF BUILDING - G+ 2 STORED RESIDENTIAL BUILDING.

COMMUNITY HALL	= 176.88 SQ.M.
E.W.S QUARTERS-1	= 189.49 SQ.M.
E.W.S QUARTERS-2	= 190.46 SQ.M.
LEFT OPEN SPACE	= 12874.908 SQ.M.
TYPE 1	= 145.24 sq.M
PROP. HT. OF BLDG	= 11.40 MT.
NO OF CAR PARKING	= 165 NOS.

GROUND FLOOR AREA	
TYPE 2 B2 BlKs.in A 152 Nos.	= 1613.328 sq.M
TYPE 1 EXTRA AREA 1.468 sq.m X 55 Nos.	= 80.737 sq.M
TYPE 3	= 17.51 sq.M
COMMUNITY HALL AREA	= 176.88 sq.M
TOTAL GR. FLOOR AREA	= 9973.572 SQ.M
FIRST FLOOR AREA	
TYPE 2 B2 BlKs.in A 152 Nos.	= 1613.328 sq.M
TYPE 1 EXTRA AREA 1.468 sq.m X 55 Nos.	= 80.737 sq.M
TYPE 3	= 17.51 sq.M
COMMUNITY HALL AREA	= 176.88 sq.M
TOTAL 1ST FLOOR AREA	= 10530.652 SQ.M
SECOND FLOOR AREA	
TYPE 2 B6 BlKs.in A 152 Nos.	= 1732.68 sq.M
TYPE 1 EXTRA AREA 1.468 sq.m X 55 Nos.	= 81.08 sq.M
TYPE 3	= 145.24 sq.M
COMMUNITY HALL AREA	= 176.88 sq.M
TOTAL 2ND FLOOR AREA	= 10350.652 SQ.M
GROUND FLOOR AREA	9973.572 SQ.M
FIRST FLOOR AREA	10530.652 SQ.M
SECOND FLOOR AREA	6055.07 SQ.M
TOTAL FLOOR AREA	26554.294 SQ.M

DECLARATION BY THE OWNER :

DECLARE THAT I SHALL NOT AFTER OR MAKE ANY ADDITION OR ALTERATION TO THIS PLAN. ALSO THAT I HAVE GONE THROUGH THE RULES & REGULATIONS FOR MATIGARA PANCHAYET SAMITY AND ALSO UNDERTAKE TO ABIDE BY THOSE RULES AND REGULATIONS DURING AND AFTER THE CONSTRUCTION OF THE BLDG. I MAY APPOINT AN ARCHITECT FOR SUPERVISION DURING CONSTRUCTION.

Tirumala Realcon Pvt. Ltd.
Director
Tirupati Assets Pvt. Ltd.
Director

SIGN OF OWNER

CERTIFICATE BY THE L.B.S. / ARCHITECT :

CERTIFIED THAT THE PLAN HAS BEEN DESIGNED & DRAWING UP STRICTLY ACCORDING TO THE NATIONAL BUILDING CODE 205 & WEST BENGAL MUNICIPAL RULES 2007. ALSO CERTIFIED THAT THE FOUNDATION & SUPER STRUCTURE OF THE BLDG.HAVE BEEN SO DESIGNED BY ME AS TO SAFE IN ALL RESPECTS INCLUDING THE CONSIDERATION OF BEARING CAPACITY & SETTLEMENT OF SOIL.

Ar. Ayush Agarwal
Reg. No- CA/2018/61074

SIGNATURE OF LICENSED BUILDING SURVEYOR OR ARCHITECT

SHEET NO. = 1/5