OFFICE USE :-

LAND OF JANTA BARMAN, ISTA MOHAN BARMAN, JIBAN BARMAN, PARESH BARMAN & RATAN BARMAN

LAND OF SRI SOUGATA DUTTA, SRI RINKU CHAKRABORTY & SRI SUBRATA BHAYAL

FUTURE DEVELOPMENT

4000 WIDE INTERNAL DRIVEWAY

9000 WIDE INTERNAL DRIVEWAY

4000 WIDE INTERNAL DRIVEWAY

4000 WIDE INTERNAL DRIVEWAY

4000 WIDE INTERNAL DRIVEWAY

CENTRAL GREEN

TRANSFORMER ELECTRICAL ROOM 3000X5000

PUMP ROOM (UGR) 11375X8150

UG STP

LAND OF SRI JIBAN BARMAN, SRI PARESH BARMAN & SRI RATAN BARMAN

9000 WIDE INTERNAL DRIVEWAY

GREEN

LAND OF SMT MINTI DEY

ENTRY 9 M WIDE GATE

EXIT

TO KALIAGANJ

18.5 M WIDE PWD ROAD SH 10 A

TO SILIGURI

LAND OF SRI BIREN BARMAN

N

GROUND FLOOR PLAN

SCALE 1:150

PROPOSED SITE

KALIBARI

KARNAJHORA DM COVERAGE

TO KANAKI

60' WIDE PWD ROAD SH 10 A

TO SILIGURI

LOCATION PLAN (N.T.S)

1ST,2ND,3RD,4TH& 5TH FLOOR PLAN

SCALE 1:150

ROOF PLAN

SCALE 1:150

PROJECT :-
PROPOSED GROUND + SEVEN(7) STOREY (G+A,B,B,C) RESIDENTIAL BUILDING FOR
J.H DEVELOPERS LLP
OLD BEGHAT ASHOK PUKHURI NAYA BAZAR SILIGURI
PIN-734005

SITE ADDRESS :-
JH DEVELOPERS, KARNAJHORA,KALIBARI
NEAR - MOTOR KACHARI MARKET, PO-KARNAJHORA,
PS- PARGANAS DIST- UTTAR DINAJPUR, PIN-733130

SCHEDULE OF LAND :-

MOUZA	KARNAJHORA
J.L.NO	97
KHATIAN NO.	276 (ER)
PLOT NO.	798,799 (ER)
PLOT NO.	10 (RS)
P.S.	ROGANJ
DIST.	UTTARDINAJPUR

AREA STATEMENT :-

01. LAND AREA AS PER DEED	—	4896.701
02. LAND AREA AS PER KHATIAN	—	4896.70
03. LAND AREA AS PER SITE	—	4896.494
04. PROPOSED COVERAGE AREA	— 50.00 %	2448.24
05. PROPOSED GROUND COVERAGE	— 42.49 %	2080.4

	WING A	WING B	WING C	AREA(S
06. FLOOR AREA (FLOOR WISE)	774.19 SQ.M	774.19 SQ.M	530.410	2080.79
07. FAR (FLOOR WISE)	774.19 SQ.M	774.19 SQ.M	530.410	2080.79
08. TOTAL FAR				2.55
09. TOTAL FLOOR AREA				12482.33
10. PROPOSED F.A.R				2.55
11. PROPOSED NO. OF TENEMENT				4 TO 4
12. TENEMENT DETAILS				110 (NOS.)
13. PROPOSED NO. OF SHOP				10 (NOS)
14. PROPOSED NO. OF OFFICE				100 (NOS)
15. PROPOSED NO. OF PARKING				10 (NOS.)
16. PROPOSED NO. OF PARKING				55 (NOS.)
15. PERMISSIBLE HEIGHT OF THE BUILDING				NO RESTRICT
16. PROPOSED HEIGHT OF THE BUILDING				18.900 (M)

SPECIFICATION :-

1. ALL DIMENSIONS ARE IN MM UNLESS OTHERWISE STATED.
2. GRADE OF CONCRETE M-20 (MIX DESIGN TO BE SUBMITTED).
3. ALL STEEL WORK TO BE MADE IN C.C. WORK (1:2:4).
4. ALL WALL FOUNDATION UPTO PLINTH WILL BE DONE IN 1st CLASS B.W.
   IN CEMENT MORTAR (1:6).
5. D.P.C. FLOOR AND IN ALL ROOMS.
7. FRAME SIZE FOR DOORS 125X65 MM AND WINDOWS AS M.S. OF STEEL.
8. PLASTIC PAINTS IN INTERIOR WALLS AND CEMENT PAINTS IN EXTERIOR WALLS.
9. SYNTHETIC ENAMEL PAINTS IN DOORS AND WINDOWS.

SCHEDULE OF OPENINGS :-

D1	1000 X 2100	1	W2	1800 X 1250	
D2	900 X 2100	29	W3	1500 X 1850	
D3	750 X 2100	16	W4	1350 X 1150	
D4	675 X 2100	14	W5	1000 X 1850	
		1	W6	500 X 1150	
		1	W7	1800 X 1850	
		1	SD01	1800 X 1850	

DECLARATION OF OWNER :-

I DO HEREBY DECLARE THAT THE BUILDING PROPOSED FO CONSTRUCTION SHALL BE SUPERVISED BY THE ARCHITECT S THE BUILDING PLAN & APPLICATION OR IN HIS ABSENCE BY AP OTHERWISE, S.A. ARCHITECT OF THE APPROPRIATE CATEGORY A APPROVED BY THE AUTHORITY.

M/S J.H. DEVELOPERS LLP
Partner
SIGNATURE OF OWNER

DECLARATION OF STRUCTURAL ENGINEER :-

I HEREBY DECLARE THAT THE STRUCTURAL DESIGN AND DRAWING OF THE BUILDING PROPOSED TO BE CONSTRUCTED UNDER THIS PLAN AND THE SUPERVISION OF THE CONSTRUCTION WORK THEREOF UNDER MY CHARGE AND I HEREBY DECLARE THAT I POSSESS THE QUALIFICATION AS PRESCRIBED IN THE BUILDING RULES AND THAT THE STRUCTURE AS PER THE BUREAU OF INDIAN STANDARD AND NATIONAL BUILDING CODE. I FURTHER CERTIFY THAT THE PLANS ARE IN ALL RESPECT AND THESE PROVISION SHALL BE ADHERED TO DURING CONSTRUCTION.

RAJEN KOLEY
M.E.(CIVIL) M. Tech
STRUCTURAL ENGINEER
ENROLLED NO. 2018/5/1
101/1/A BIPIN G. CORPORATION
SIGNATURE OF STRUCTURAL ENGINEER

RAJEN KOLEY
Geo Technical Engineer Class-1
Darjeeling Municipality
License Reg. No. 2018/1/0586
Ph No- 79001-23481
Email- rajenkoley@yahoo.co.in
SIGNATURE OF GEO TECHNICAL ENGINEER

DECLARATION & STABILITY CERTIFICATE BY ARCH

PANKAJ KUMAR
Architect
SIGNATURE OF ARCHITECT

PANKAJ KUMAR ASSOCIA

CONTENT :- GROUND FLOOR & TYPICAL FLOOR

SCALE :- 1:150 SHEET :-

12/UDZP/PLAN/2022-2023
PERMISSION NO. DATED 03/01/2023

Permission for construction of the structure/building is valid upto 31/12/2025

No further vertical extension will be granted.

May be Vetted

Approved

Additional Executive Officer