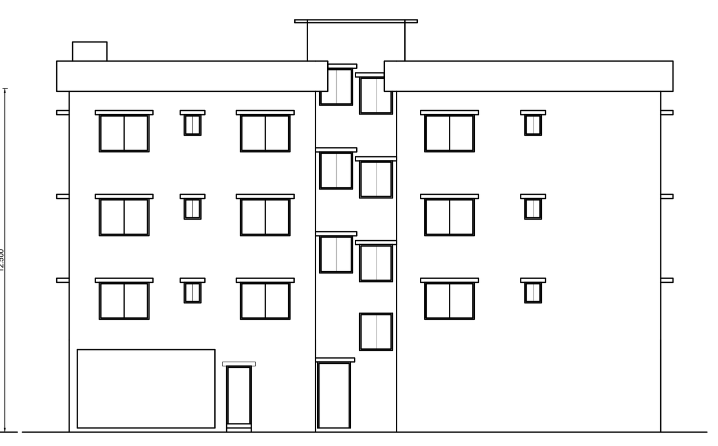
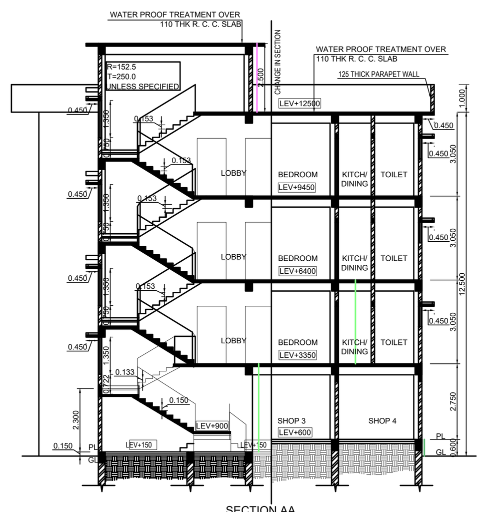
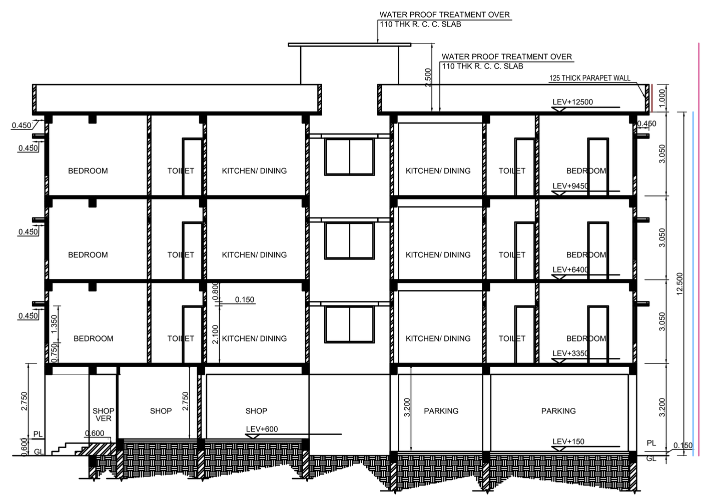
FRONT ELEVATION
SCALE 1:100



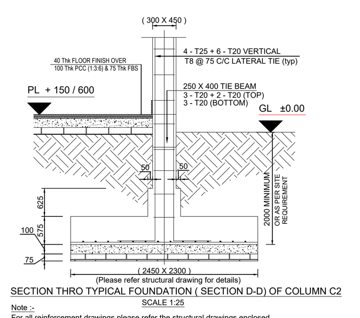
EAST SIDE ELEVATION
SCALE 1:100



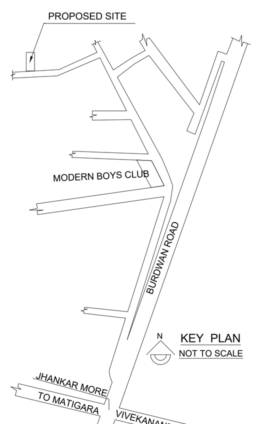
SECTION AA
SCALE 1:100



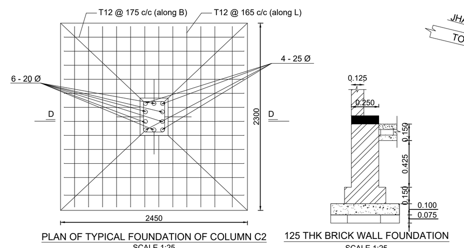
SECTION BB
SCALE 1:100



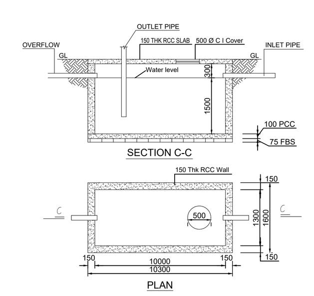
SECTION THRO TYPICAL FOUNDATION (SECTION D-D) OF COLUMN C2
SCALE 1:25
Note :-
For all reinforcement drawings please refer the structural drawings enclosed.



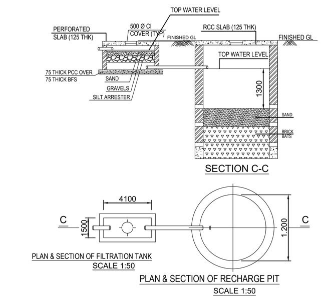
KEY PLAN
NOT TO SCALE



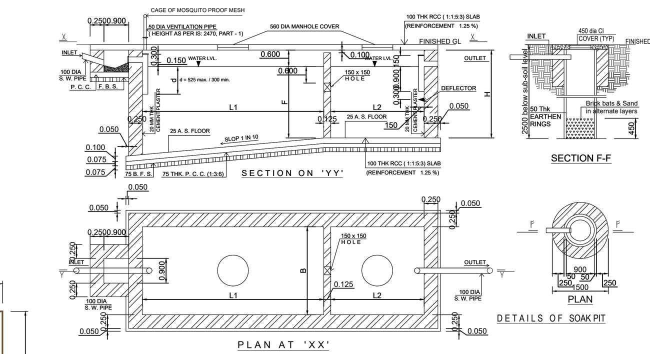
PLAN OF TYPICAL FOUNDATION OF COLUMN C2
SCALE 1:25
125 THK BRICK WALL FOUNDATION
SCALE 1:25



DETAILS OF SEMI UG WATER RESERVOIR
(cap - 19500 litres)
SCALE 1:50



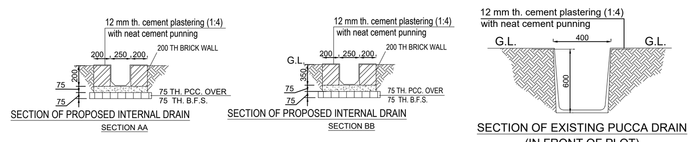
DETAILS OF RAIN WATER HARVESTING



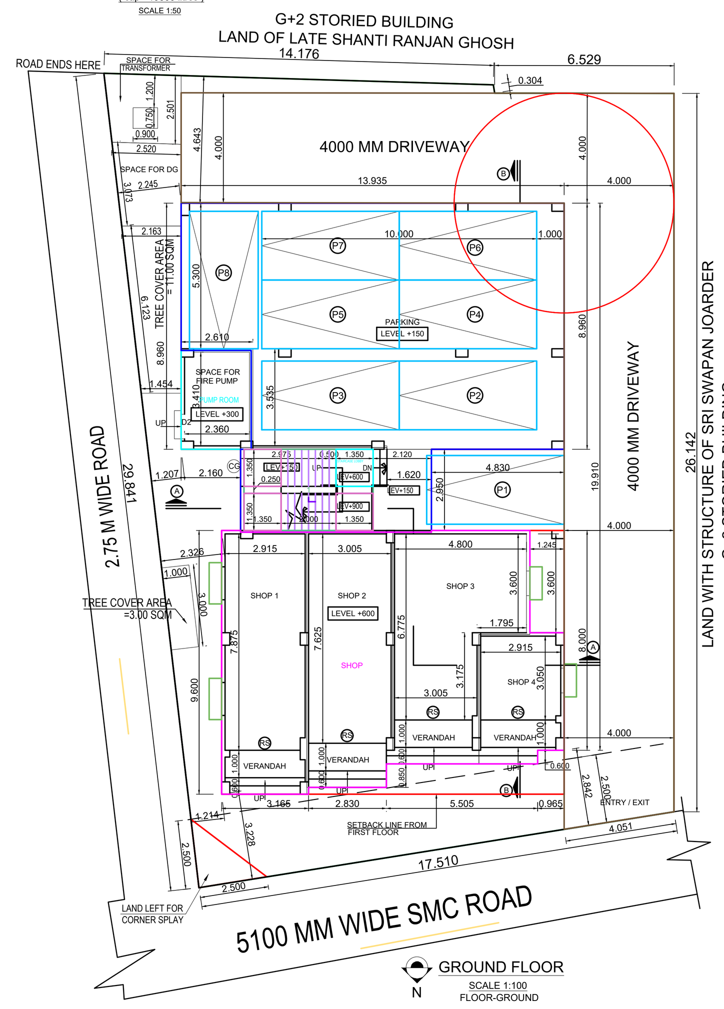
DETAILS OF SEPTIC TANK(PROVIDED 100 USERS)
SCALE 1:50

SIZES OF SEPTIC TANK AS PER NO. OF USERS

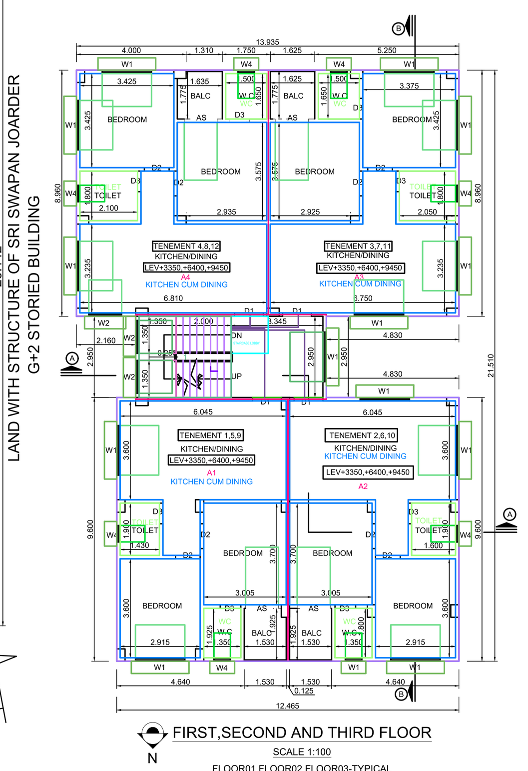
NO. OF USERS	L1	L2	B	F	H
200	5900	3000	2700	1400	1700
100	3800	1900	2100	1400	1700
50	3300	1700	1600	1300	1600
30	2000	1000	1500	1300	1600
20	1500	800	1100	1300	1600
10	1300	700	900	1000	1300



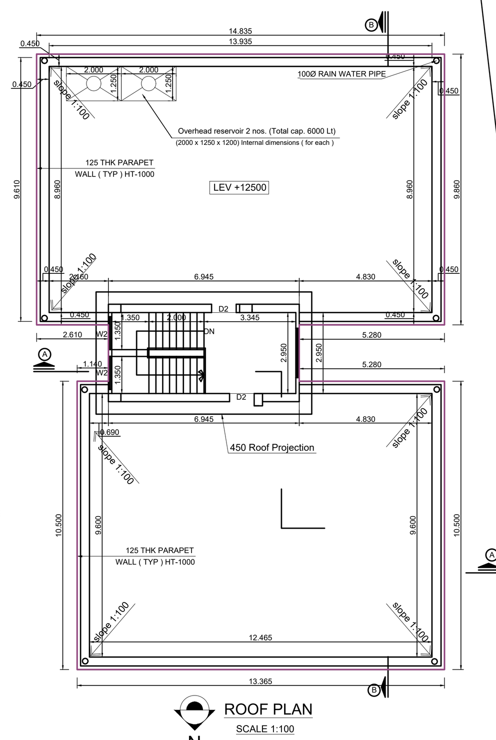
SECTION OF EXISTING PUCCA DRAIN
(IN FRONT OF PLOT)



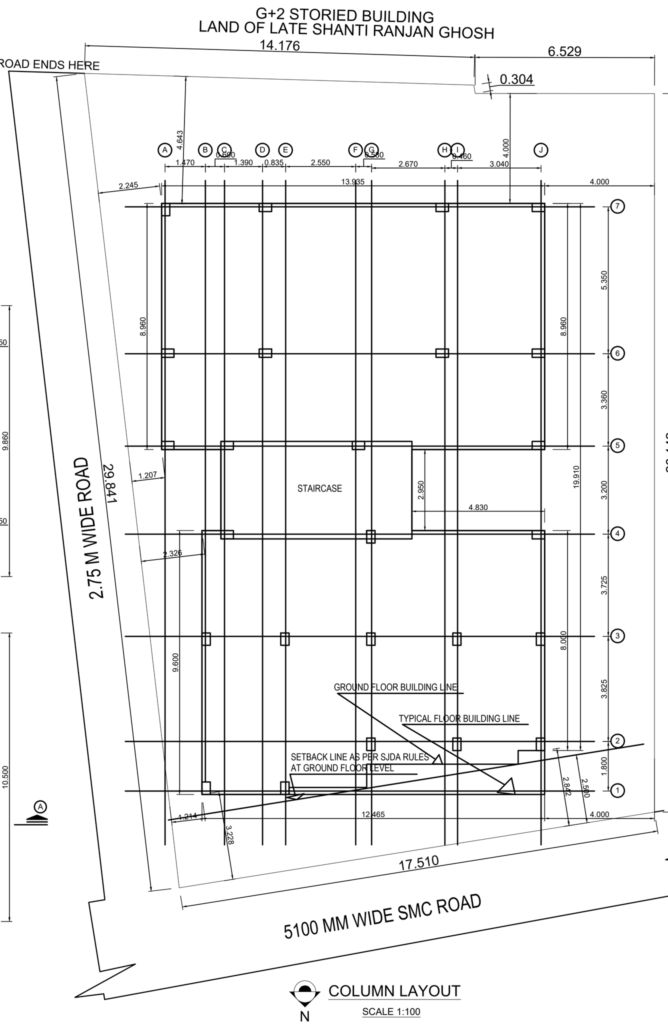
GROUND FLOOR
SCALE 1:100
FLOOR-GROUND



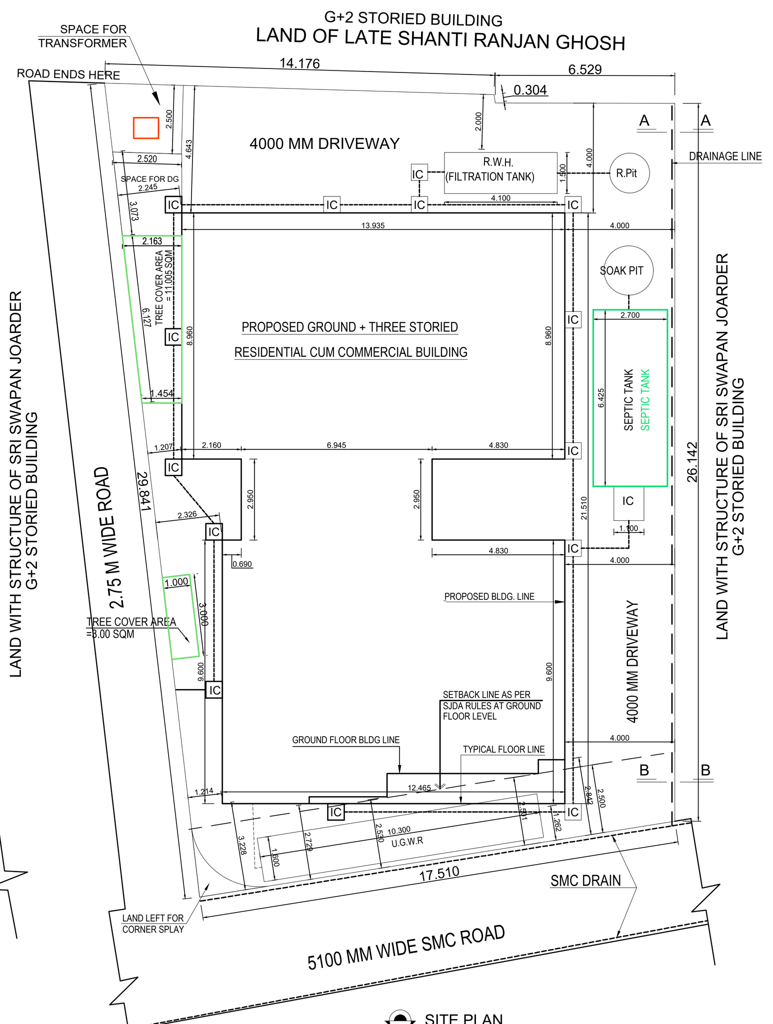
FIRST,SECOND AND THIRD FLOOR
SCALE 1:100
FLOOR01,FLOOR02,FLOOR03-TYPICAL



ROOF PLAN
SCALE 1:100



COLUMN LAYOUT
SCALE 1:100



SITE PLAN
SCALE 1:200

TITLE :-
BUILDING PLAN FOR THE PROPOSED GROUND + THREE STORIED RESIDENTIAL CUM COMMERCIAL BUILDING

LOCATION OF PLOT :
MAHANANDA PARA, WARD NO. 4, S.M.C
P.O SILIGURI BAZAR, P.S SILIGURI, DIST. DARJEELING
PINCODE 734001

LAND SCHEDULE
PLOT NO : 2043(RS) & 2274(LR) — TOUZI NO : 3(JA)
KHATIAN NO : 627(RS), 6219, 6307, 6308(LR) — MOUZA : SILIGURI(RS), SILIGURI MADHYA PASCHIM(LR)
JL NO : 110(88)(RS), 90(LR) — PARGANA : BAIKUNTHAPUR — HOLDING NO : 49/159/A/1/126/116
UNDER S.M.C WARD NO. 4 — DIST: DARJEELING — PS : SILIGURI
LUCC MEMO NO : 11133/SJDA — DATED : 17.04.2023
APPROVED SITE PLAN NO : NA

AREA STATEMENT
AREA OF LAND = 535.12 SQM (AS PER DEED)
AREA OF LAND = 728.43 SQM (AS PER KHATIAN)
AREA OF LAND = 532.04 SQM (AS PER SITE)
AREA LEFT FOR CORNER SPLAY = 1.454 SQM
NET PLOT AREA = 530.583 SQM
ROAD WIDTH = 5.10 M
LUCC MEMO NO = 11133 /SJDA DATED = 17.04.2023

AREA STATEMENT SUMMARY:

	PERMISSIBLE/REQUIRED	PROPOSED
PLOT AREA		532.04 SQM
MINIMUM WIDTH OF PLOT	-	47.35 M
BUILDING HEIGHT	12.50 M	12.50 M
GROUND COVERAGE	50.00 %	47.95 %
COVERED AREA	266.02 SQM	255.13 SQM
TOTAL BUILT-UP AREA (without exemptions & deductions)		1047.09 SQM
TOTAL FLOOR AREA (as per F.A.R)		871.67 SQM
FAR	1.75	1.64
NO. OF CAR PARKING	08	08
USE / OCCUPANCY		RESIDENTIAL CUM COMMERCIAL
LEFT OPEN SPACE		279.97 SQM
TREE COVER AREA	13.93 SQM	14.00 SQM

	TOTAL AREA	DEDUCTIONS	BUILT-UP AREA	EXEMPTIONS	COVERED PARKING	FLOOR AREA (FOR FAR)
FLOOR01	265.01 SQM	-	265.01 SQM	9.88 SQM	-	255.13 SQM
FLOOR02	265.01 SQM	-	265.01 SQM	9.88 SQM	-	255.13 SQM
FLOOR03	265.01 SQM	-	265.01 SQM	9.88 SQM	-	255.13 SQM
FLOOR-GROUND	252.06 SQM	-	252.06 SQM	21.21 SQM	124.57 SQM	06.28 SQM
TOTAL	1047.09 SQM	-	1047.09 SQM	50.85 SQM	124.57 SQM	871.67 SQM

FLOOR AREA DIVISION :

GROUND FLOOR :
STAIR, STAIRCASE LOBBY = 21.25 SQM
SHOP 1 = 29.63 SQM
SHOP 2 = 28.75 SQM
SHOP 3 = 33.67 SQM
SHOP 4 = 14.22 SQM
PUMP ROOM = 09.17 SQM
PARKING = 120.02 SQM
TOTAL = 256.71 SQM

1ST, 2ND & 3RD FLOOR (EACH FLOOR) :
STAIR, STAIRCASE LOBBY = 21.36 SQM
TENEMENT 1 = 59.49 SQM
TENEMENT 2 = 59.74 SQM
TENEMENT 3 = 62.03 SQM
TENEMENT 4 = 62.39 SQM
TOTAL = 265.01 SQM

TOTAL COMMERCIAL AREA = 106.27 SQM
TOTAL RESIDENTIAL AREA = 243.65 SQM
TOTAL FLOOR AREA (exc exemptions) = 1,051.74 SQM
FLOOR AREA (for FAR) = 871.68 SQM

NOTES
All dimensions in millimetre.
All External walls & Internal walls 125 Th. unless otherwise stated
Only written dimensions to be followed.
General specifications for materials & workmanship as per NBC 1984
First class Brick work in 4:1/6:1 sand cement mortar.
Grade of concrete M20 & that of steel Fe500.

DOORS & WINDOWS

TYPE	DIMENSION	SECTION	NUMBER	REMARKS
D1	1050 x 2100	125 x 65		
D2	900 x 2100	- do -		
D3	750 x 2100	- do -		
W1	1800 x 1200	125 x 65		
W2	1500 x 1200	- do -		
W3	1200 x 1200	- do -		
W4	900 x 900	- do -		
W5	600 x 900	- do -		
V1	1500 x 600	- do -		
AS	1200 x 2100			
CG				FRENCH WINDOW
GW				COLLAPSIBLE GATE
				GLAZED WINDOW

Owner(s)	Architect
1. SRI PRADIP KUMAR SARKAR @ PRADIP SARKAR 2. SRI SANKAR SARKAR 3. Ms SWAPNA SARKAR Signature of Owner(s)	Signature of Architect ANIRUDDHA SANYAL 99 EV PALLY PO RABINDRA SARANI SILIGURI - 734006 COA Regd. No. CA/98/22866
Signature of Geo-Technical Engineer AVIJIT GHOSH ARGEE LODGE, BIDHAN MARKET SILIGURI - 734001 Regd. No. I/10	Signature of Structural Engineer AVIJIT GHOSH ARGEE LODGE, BIDHAN MARKET SILIGURI - 734001 Regd. No. I/07

NAME OF OWNER (S) :-
1. SRI PRADIP KUMAR SARKAR @ PRADIP SARKAR
S/O LATE JATENDRA NATH SARKAR
2. SRI SANKAR SARKAR
S/O LATE JATENDRA NATH SARKAR
3. Ms SWAPNA SARKAR
D/O LATE JATENDRA NATH SARKAR

SCALE 1:25, 1:50, 1:100, 1:200, 1:250, not to scale	JOB NO 22-26 (SMC) - REV 1
DATE 19.09.2022	SHEET NO 2226-R-SMC/ A-1/1
DEALT PRAKRITI	CHECKED BY

PROJECT CONSULTANT Ar. ANIRUDDHA SANYAL

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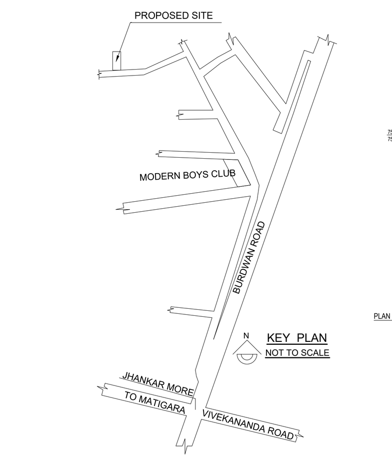
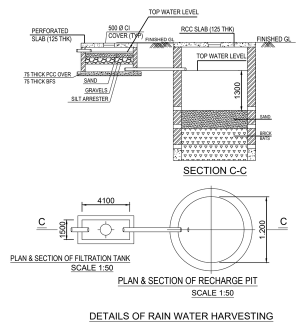
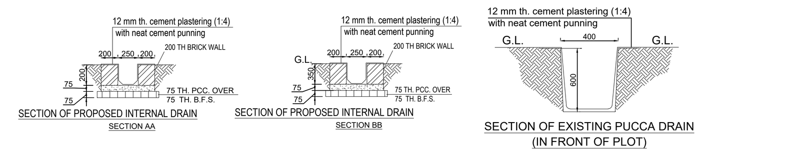
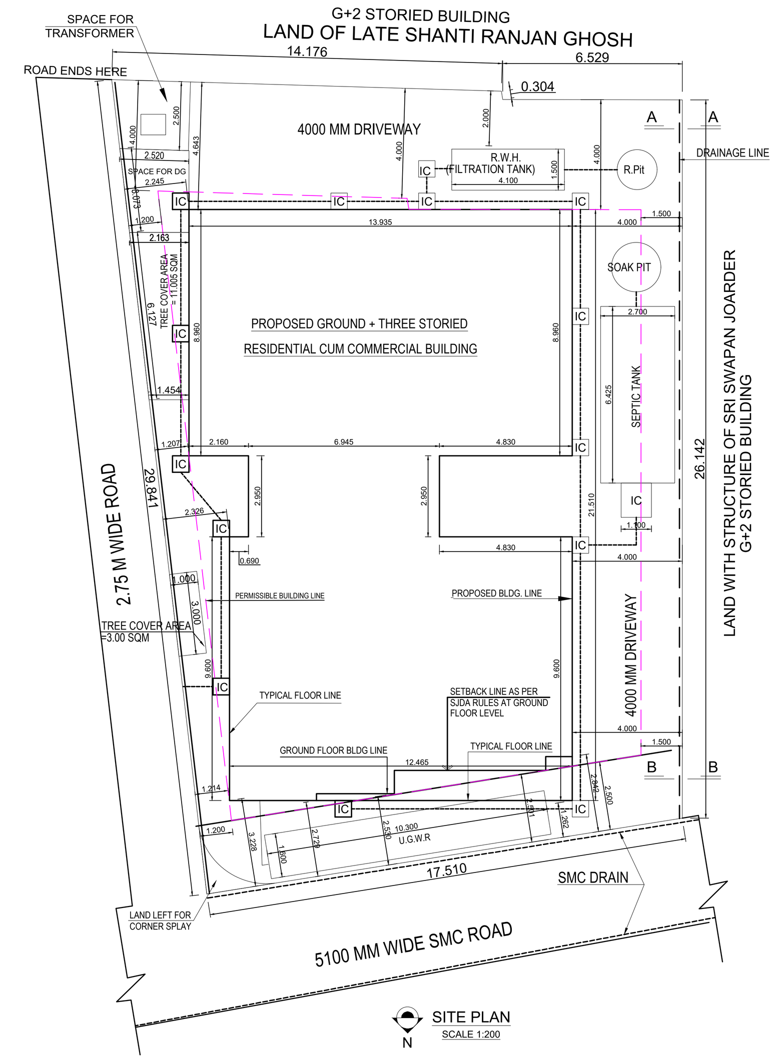




DETAILS OF RAIN WATER HARVESTING





SITE PLAN
SCALE 1:200

TITLE :-
SITE PLAN & KEY PLAN FOR THE PROPOSED GROUND + THREE STORIED RESIDENTIAL CUM COMMERCIAL BUILDING

NAME OF OWNERS :
1. SRI PRADIP KUMAR SARKAR @ PRADIP SARKAR, S/o LATE JATINDRA NATH SARKAR
2. SRI SANKAR SARKAR, S/o LATE JATINDRA NATH SARKAR
3. Ms SWAPNA SARKAR, D/o LATE JATINDRA NATH SARKAR

LOCATION OF PLOT :
MAHANANDA PARA, WARD NO. 4, S.M.C, PINCODE 734001

LAND SCHEDULE
PLOT NO : 2043(RS) & 2274(LR) — HOLDING NO : 49/159/A/1/126/116
KHATIAN NO : 627(RS), 6219, 6307, 6308(LR) — DIST: DARJEELING
JL NO : 110(88)(RS), 90(LR) — PS : SILIGURI
PARGANA : BAIKUNTHAPUR — UNDER S.M.C WARD NO. 4
MOUZA : SILIGURI(RS), SILIGURI MADHYA PASCHIM(LR) — TOUZI NO : 3(JA)
LUCC MEMO NO : 11133/SJDA — DATED : 17.04.2023
APPROVED SITE PLAN NO : NA

AREA STATEMENT
AREA OF LAND = 535.12 SQM (AS PER DEED)
AREA OF LAND = 728.43 SQM (AS PER KHATIAN)
AREA OF LAND = 532.04 SQM (AS PER SITE)
AREA LEFT FOR CORNER SPLAY = 1.454 SQM
NET PLOT AREA = 530.583 SQM
ROAD WIDTH = 5.10 M
MINIMUM WIDTH OF PLOT = 17.51 M

AREA STATEMENT SUMMARY:

	PERMISSIBLE/REQUIRED	PROPOSED
PLOT AREA		532.04 SQM
MINIMUM WIDTH OF PLOT	-	47.35 M
BUILDING HEIGHT	12.50 M	12.50 M
GROUND COVERAGE	50.00 %	47.95 %
COVERED AREA	266.02 SQM	255.13 SQM
TOTAL BUILT-UP AREA (without exemptions & deductions)		1047.09 SQM
TOTAL FLOOR AREA (as per F.A.R)		871.67 SQM
FAR	1.75	1.64
NO. OF CAR PARKING	08	08
USE / OCCUPANCY		RESIDENTIAL CUM COMMERCIAL
LEFT OPEN SPACE		279.97 SQM
TREE COVER AREA	13.93 SQM	14.00 SQM

USE DETAILS :-

SL NO	COMMERCIAL	PARKING	STAIRCASE	RESIDENTIAL/ OTHERWISE SPECIFY	FLOOR AREA	REMARKS
Ground flr	106.30 SQM	138.13 SQM	21.36 SQM	-	265.79 SQM	Parking Merchantile (Retail)
First flr			21.36 SQM	244.43 SQM	265.79 SQM	Residential Full Floor
Second flr			21.36 SQM	244.43 SQM	265.79 SQM	Residential Full Floor
Third flr			21.36 SQM	244.43 SQM	265.79 SQM	Residential Full Floor
Total	106.30 SQM	138.13 SQM	85.44 SQM	733.29 SQM	1063.16 SQM	

CALCULATION FOR WASTE WATER DISCHARGE

Sl. NO	Project	Nos. of Flats	Total waste water discharge
(1)	Ground + Three storied Residential Cum Commercial Building of 1. Sri Pradip Kumar Sarkar, 2. Sri Sankar Sarkar and 3. Ms Swapna Sarkar.1 and 2 No as S/o Late Jatindra Nath Sarkar and 3 No as D/o Late Jatindra Nath Sarkar, at Mazumder Colony, Mahananda Para, under SMC Ward No. 04, Siliguri	12	Considering @ 130 Lts. Per head per day = 130lt x 48 persons (Av) in 12 flats. = 6240 lt. Occupancy for Commercial @ Ground Flr = 106.285 Sqm / 3 Sqm ~ 35 persons. Waste Water Discharge for Commercial = 35 x 45 lts = 1575 lts. Total Waste Water Discharge = 6240 + 1575 lts. = 7815 lts~7850 lts(Provided)

To whom it may concern

This is to state that the waste water recycling system will not be require for the following housing complex as the total waste water discharge is less than 40,000 ltrs. per day.

To whom it may concern

This is to state that the Green Area will be required for the following Proposed Ground + Three Storied Residential Cum Commercial Building of 1.Sri Pradip Kumar Sarkar, 2.Sri Sankar Sarkar and 3.Ms Swapna Sarkar. 1 and 2 No. as S/o Late Jatindra Nath Sarkar & 3 No as D/o Late Jatindra Nath Sarkar, at Mazumder Colony , Mahananda Para, under SMC, Ward no - 4, as per S. M. C building Rule as follows:-
Total Land area :- 532.037 Sq.m
Total Built up Area = 1047.09 Sqm
Reqd. Green area :- 15% of Plot area x (1047.09/ 6000) = 13.93 Sq.m
Green Area Provided = 14.00 Sq.m

Owner(s)	Architect
1. SRI PRADIP KUMAR SARKAR @ PRADIP SARKAR 2. SRI SANKAR SARKAR 3. Ms SWAPNA SARKAR Signature of Owner(s)	Signature of Architect ANIRUDDHA SANYAL 99 EV PALLY PO RABINDRA SARANI SILIGURI - 734006 COA Regd. No. CA/98/22866
1:25,1:50,1:100, 1:200, 1:250, N.T.S.	JOB NO 22 - 26 (SMC)
DATE 06.03.2023	SHEET NO 25-26-SMC/ A-1/1
DEALT PRAKRITI	REVISION
CHECKED ANIRUDDHA SANYAL	

Signature Not Verified
Digitally Signed
Name: Sonam W Bhutia
Date: 12-Nov-2023 14:46:01
Reason: Building Permit
Location: Siliguri