

PROJECT TITLE:
**PROPOSED FOUR (G+3)
 STORED RESIDENTIAL
 COMPLEX OF "M/S MSL
 INDIA" AT SHISHABARI,
 CHAMPASARI, SILIGURI,
 WEST BENGAL, PIN- 734003**

REPRESENTED BY:
**SRI RAJESH CHETRI
 (PARTNER OF "M/S MSL INDIA")
 S/O PADAM BAHADUR CHETRI
 SALBARI, BEHIND BRAHMA
 KUMARI MEDITATION CENTRE,
 P.O - SALBARI,
 P.S - PRADHAN NAGAR
 DIST- DARJEELING, PIN- 734002
 WEST BENGAL**

SCHEDULE OF LAND
 MOUZA - SHISHABARI
 KHATAN NO. - L.R. 26.73 (NEW)
 283 & 293 (OLD)
 PLOT NO. - R.S. - 65, 66, 69
 & 95 (P)
 - L.R. - 150, 154,
 155, 159 & 162 (P)
 - 41
 J.L. NO. - CHAMPASARI
 P.O. - PRADHAN NAGAR
 P.S. - CHAMPASARI
 DISTRICT - DARJEELING
 PANCHAYAT - CHAMPASARI GP
 APPROVED L.U.C. MEMO NO. - 8814 / S/JDA
 DATED - 13-APRIL-2021

AREA STATEMENT - BLOCK-A

Ground Coverage Area	367.81 Sq.m
Ground Floor Area	367.81 Sq.m
First Floor Area	368.75 Sq.m
Second Floor Area	368.75 Sq.m
Third Floor Area	368.75 Sq.m
Total Floor Area	1474.16 Sq.m
Building Floor Height	3.05 M
Building Total Height	13.00 M

AREA STATEMENT - BLOCK-B

Ground Coverage Area	693.55 Sq.m
Ground Floor Area	693.55 Sq.m
First Floor Area	691.67 Sq.m
Second Floor Area	691.67 Sq.m
Third Floor Area	691.67 Sq.m
Total Floor Area	2788.56 Sq.m
Building Floor Height	3.05 M
Building Total Height	13.00 M

NOTE:- ALL DIMENSIONS ARE IN METRE

DECLARATION OF OWNER
 I DO HEREBY DECLARE THAT FOR THE BUILDING PROPOSED CONSTRUCTION, SIGNING THE BUILDING PLAN APPLICATION OR HIS ABSENCE BY ANY OTHER U.S. OF THE APPROPRIATE CATEGORY AND AS APPROVED BY THE B.D.O.

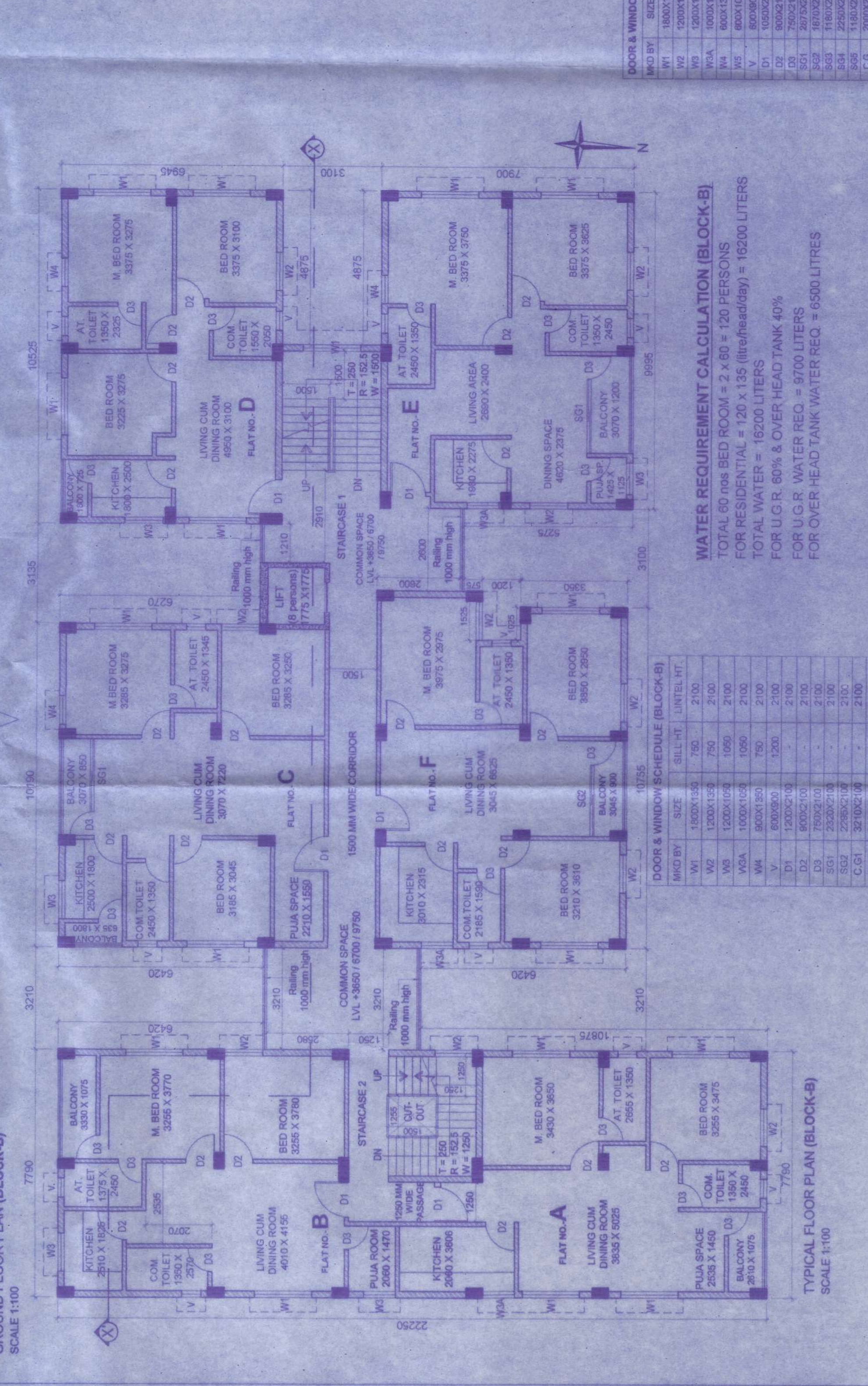
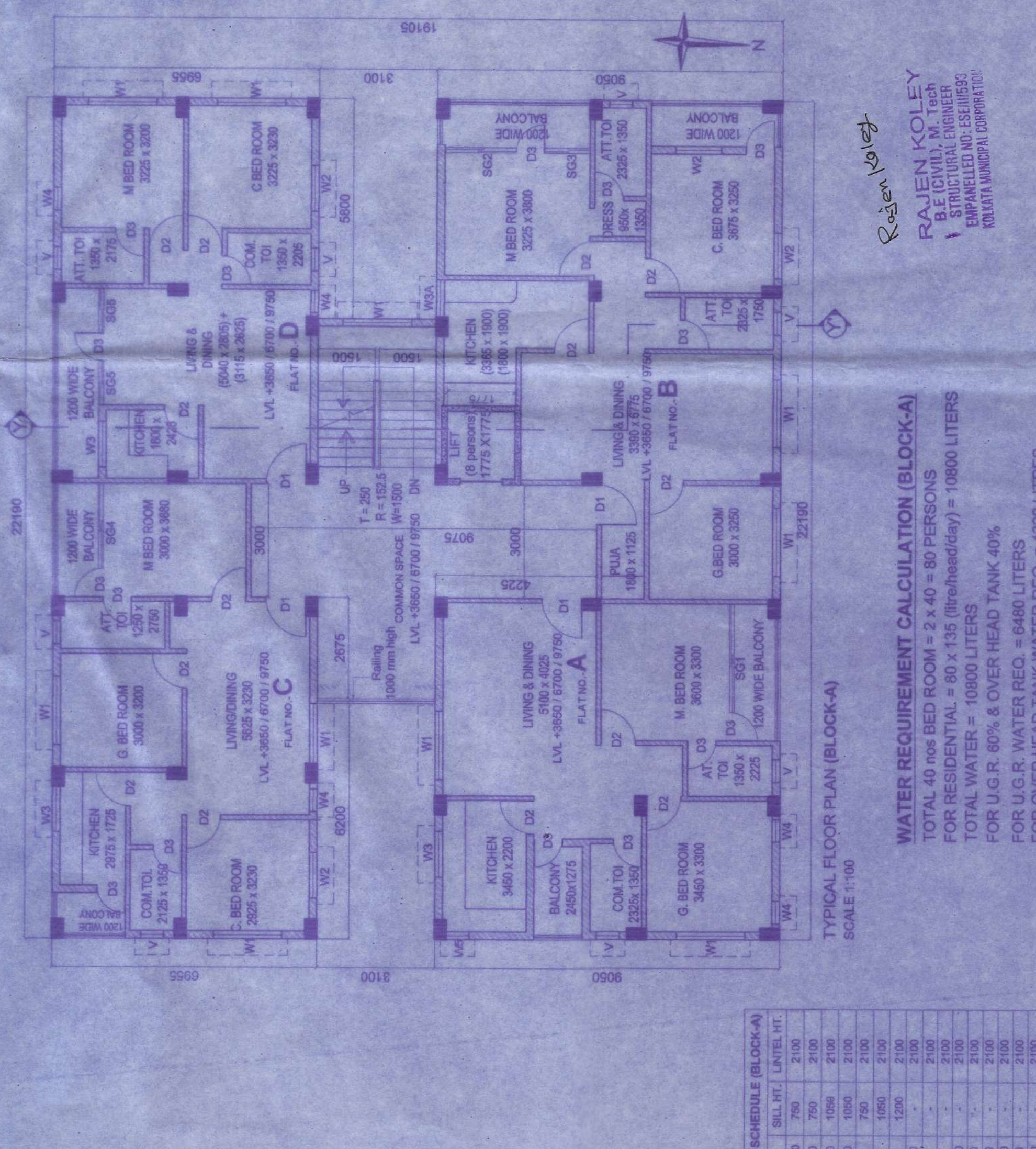
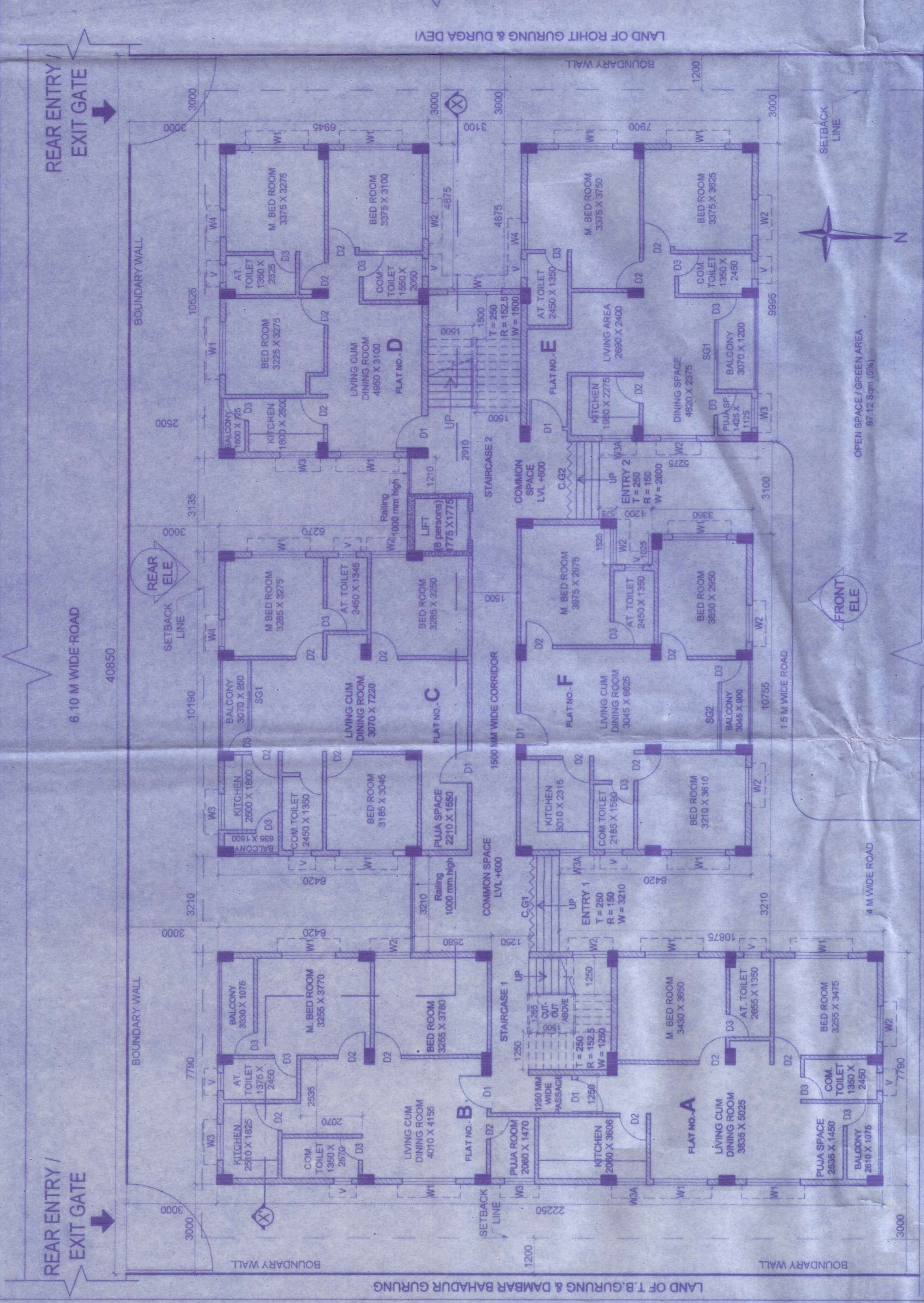
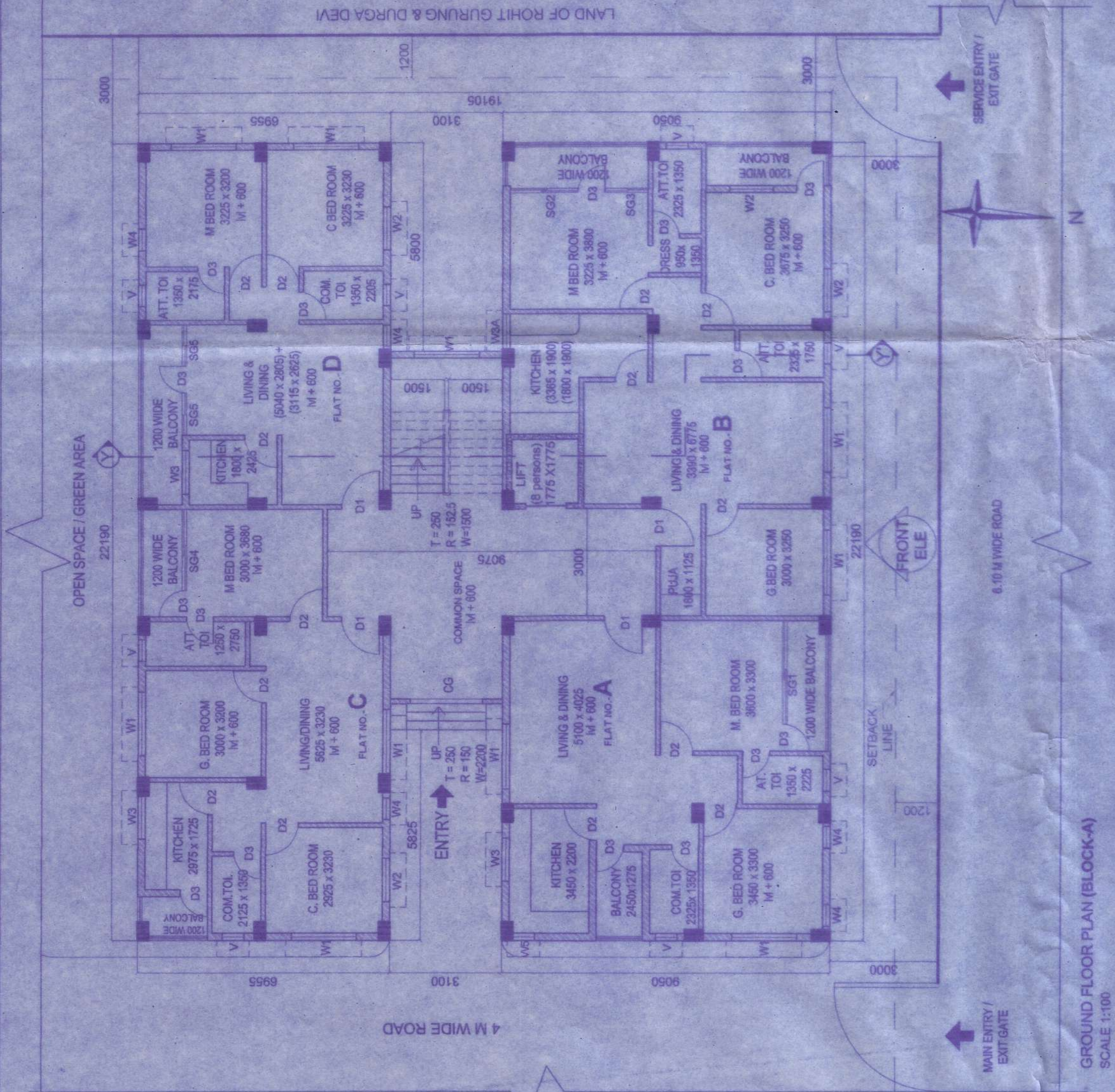
DECLARATION OF ARCHITECT / I.E.S
 I DO HEREBY DECLARE THAT FOR THE KEY PLAN, SITE PLAN AND THE BUILDING PLAN HAVE BEEN PREPARED UNDER MY SUPERVISION AND I SHALL BE RESPONSIBLE FOR THE SUPERVISION OF THE BUILDING IN ACCORDANCE WITH THE PROVISIONS OF THE S.O.A. BY-DARJ AND NBC 2016.

SIGNATURE OF OWNER
 (Signature)
SIGNATURE OF ARCHITECT / I.E.S
 (Signature)

ARCHITECT BIPOLO NANDY
 From: M. Planning (Off. Kharagpur)
 Approved: (Signature)
 Associate Town Planner: (Signature)

SIGNATURE OF ARCHITECTS
SHEET TITLE - GROUND & TYPICAL FLOOR PLAN (BLOCK A & B) UNDER GROUND WATER RESERVOIR CALCULATION ETC.

Architects
 M/S BIPOLO NANDY & ASSOCIATES
 105/1, PRAKASH NAGAR, MAIN ROAD, SILIGURI
 PIN - 734003, WEST BENGAL, INDIA



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 DIST - DARJEELING, PIN - 734002
 WEST BENGAL**

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 KHATAN NO. - LR: 2614 (NEW)
 269 & 293 (OLD)
 PLOT NO. - R.S : 65, 66, 69
 & 96 (P)
 - LR : 150, 154,
 155, 159 & 162 (P)
 - 41
 J.L. NO. -
 P.O. - CHAMPASARI
 P.S. - PRADHAN NAGAR
 DISTRICT - DARJEELING
 PANCHAYAT - CHAMPASARI, GP
 APPROVED L.U.C. MEMO NO. - 8914 / SUDA
 DATED: 13-April-2021

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 THE B.O.D.

SIGNATURE OF OWNER
 RAJESH CHETRI

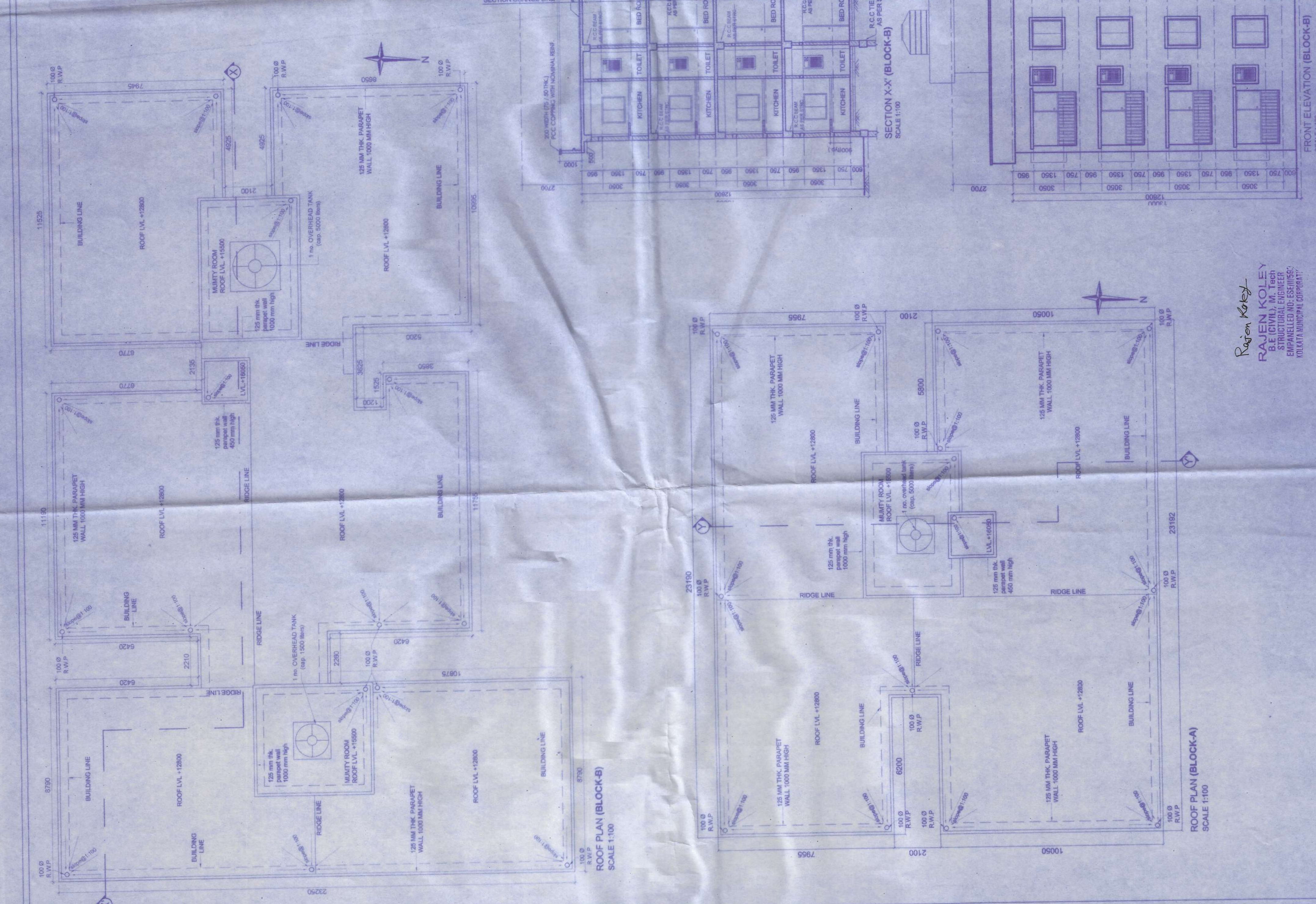
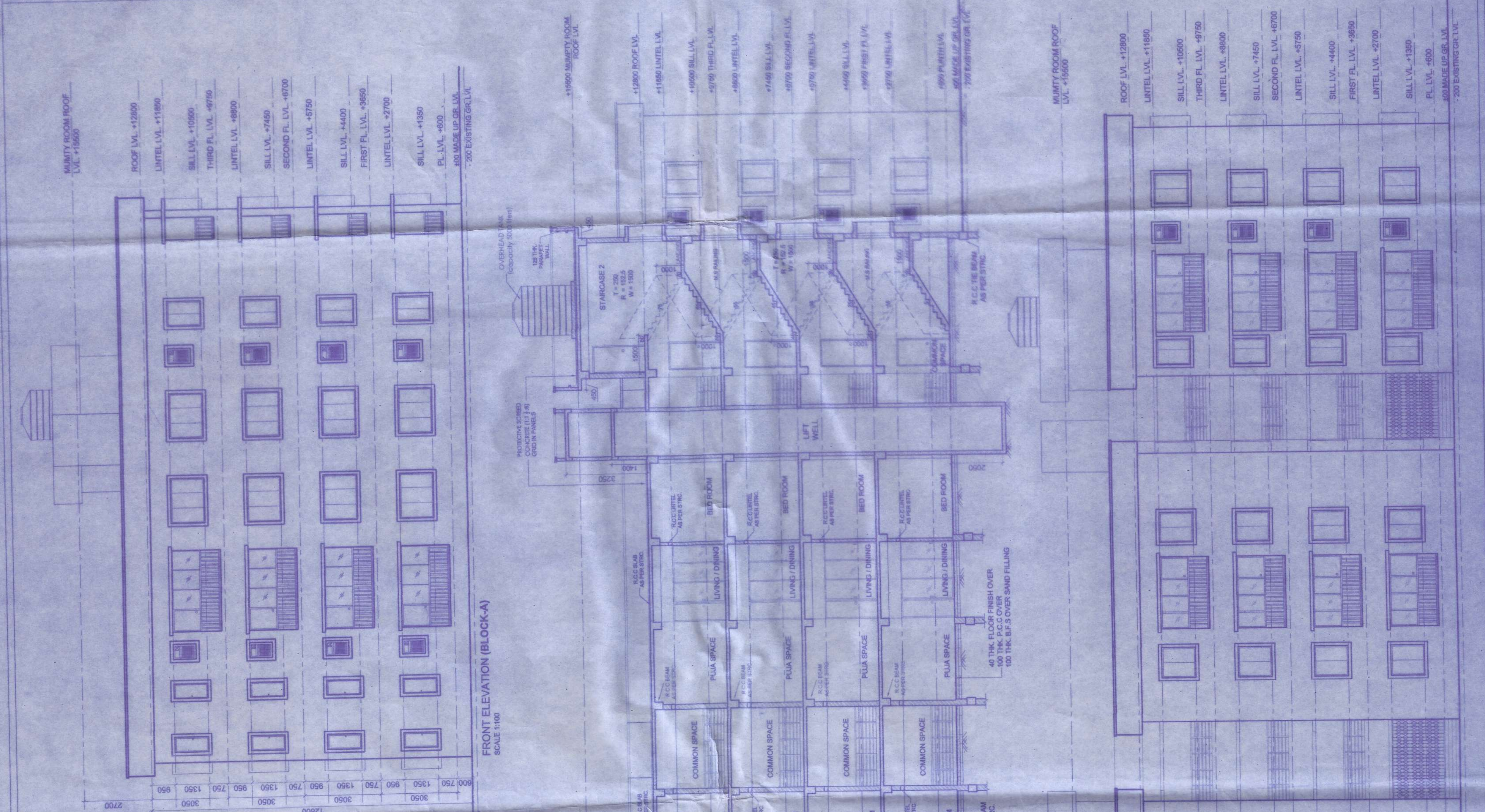
SIGNATURE OF ARCHITECT
 RAJESH CHETRI

ARCHITECT
 M/S BIKOR NANDY & ASSOCIATES
 NEAR RAJGURU NAGAR, MAIN ROAD, SILIGURI,
 WEST BENGAL, PIN - 734003
 APPROVED MEMBER, A.I.A. (Regd.)
 Approved Member, A.I.A. (Regd.)
 Approved Member, A.I.A. (Regd.)

SIGNATURE OF ARCHITECTS
 SHEET TITLE - ROOF PLAN (BLOCK A & B),
 SECTION X-X', FRONT ELEVATION
 (BLOCK A & B) ETC.

SCALE
 1:100

SHEET NO.
 314



Rajesh Koley
 RAJESH KOLEY
 B.E (CIVIL), M. TECH
 STRUCTURAL ENGINEER
 EMPANELLED AND REGISTERED
 KOLKATA MUNICIPAL CORPORATION

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REPRESENTED BY:-
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 (PARTNER OF "MS MSL INDIA")
 SO PADAM BAHADUR CHETRI
 SALBARI, BEHIND BRAHMA
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 WEST BENGAL

SCHEDULE OF LAND

MOUZA - SHISHABARI
KHATAN NO. - L.R: 2614 (NEW)
 L.R: 2673, 111, 287
 289 & 293 (OLD)
PLOT NO. - R.S - 65, 66, 69
 & 85 (P)
 L.R - 150, 154,
 155, 158 & 162 (P)
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P.S. - PRADHAN NAGAR
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PANCHAYAT - CHAMPASARI GP
APPROVED L.U.C. MEMO NO - 5814 / SIDA
DATED - 13-April-2021

NOTE ALL DIMENSIONS ARE IN MILLIMETER

SPECIFICATION
 RCC Foundation, Brick work in CM (1:1:6) below plinth
 250 thick, Brick / AAC block work in CM (1:3:6) (External) &
 125 thick (Internal) in super structure in CM (1:3:6).
 C.C. Slab 150 mm thick as per drawing.
 Floor finish as per drawing.
 Length, clear cover, curing period etc (IS-456) latest edition
 to be followed. All fire fighting arrangement shall be
 made as per the provision as laid down in N.B.C. partly

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 HIS/HER BUILDING PLAN APPLIED FOR
 HIS/HERS SIGNATURE AND SEAL OF THE
 APPROPRIATE CATEGORY AND AS APPROVED BY
 THE S.D.O.



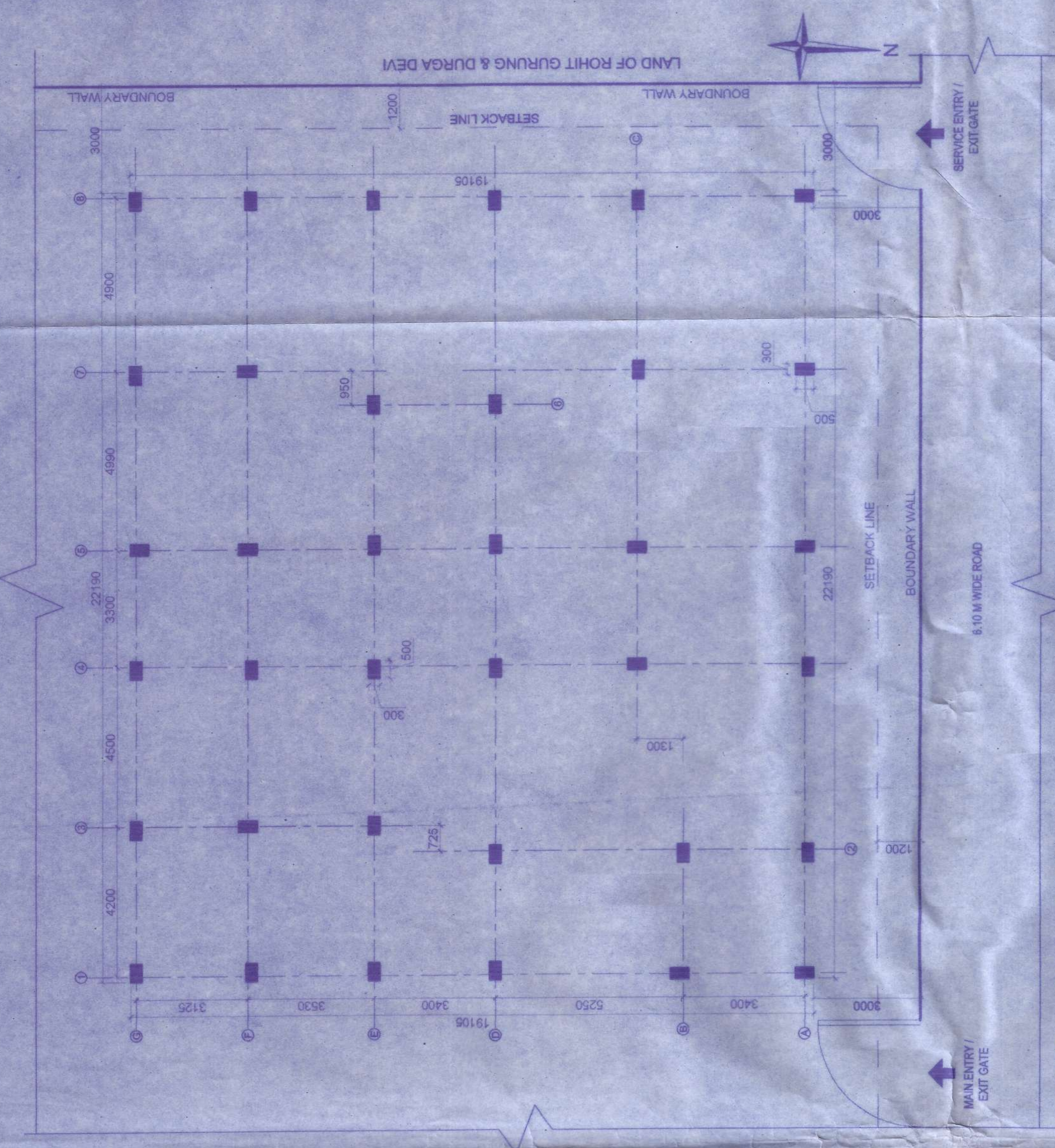
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 OF THE BUILDING IN ACCORDANCE WITH THE
 PROVISIONS OF THE S.O.A. ACT-1987 AND 1985
 2018

ARCHITECT: BIJOB NANDY
 B. Arch. M. Planner (M. Plan) (M. Engg.)
 Registered Architect - CI 9923201
 Approved Urban Planner - A16315
 Association Urban Planner - UP1206/1/19

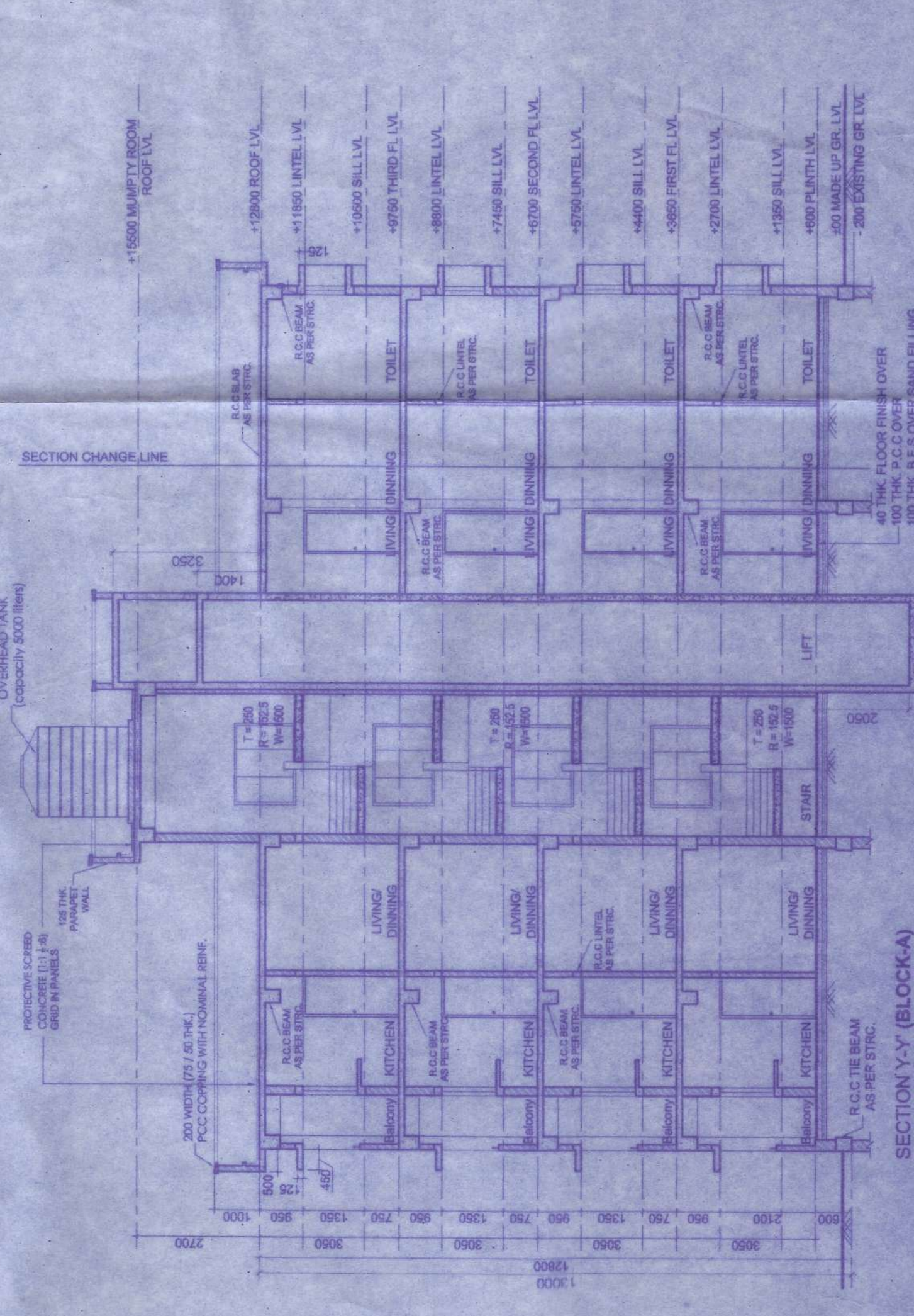
SIGNATURE OF ARCHITECTS
SHEET TITLE - COLUMN LAYOUT PLAN (BLOCK A) & SECTION Y-Y (BLOCK A)
& SECTION Y-Y (BLOCK B)

DATE OF PREPARATION 2023-07-27
SCALE AS SHOWN 1:1000
DATE 2023-07-27
SHEET NO. 414

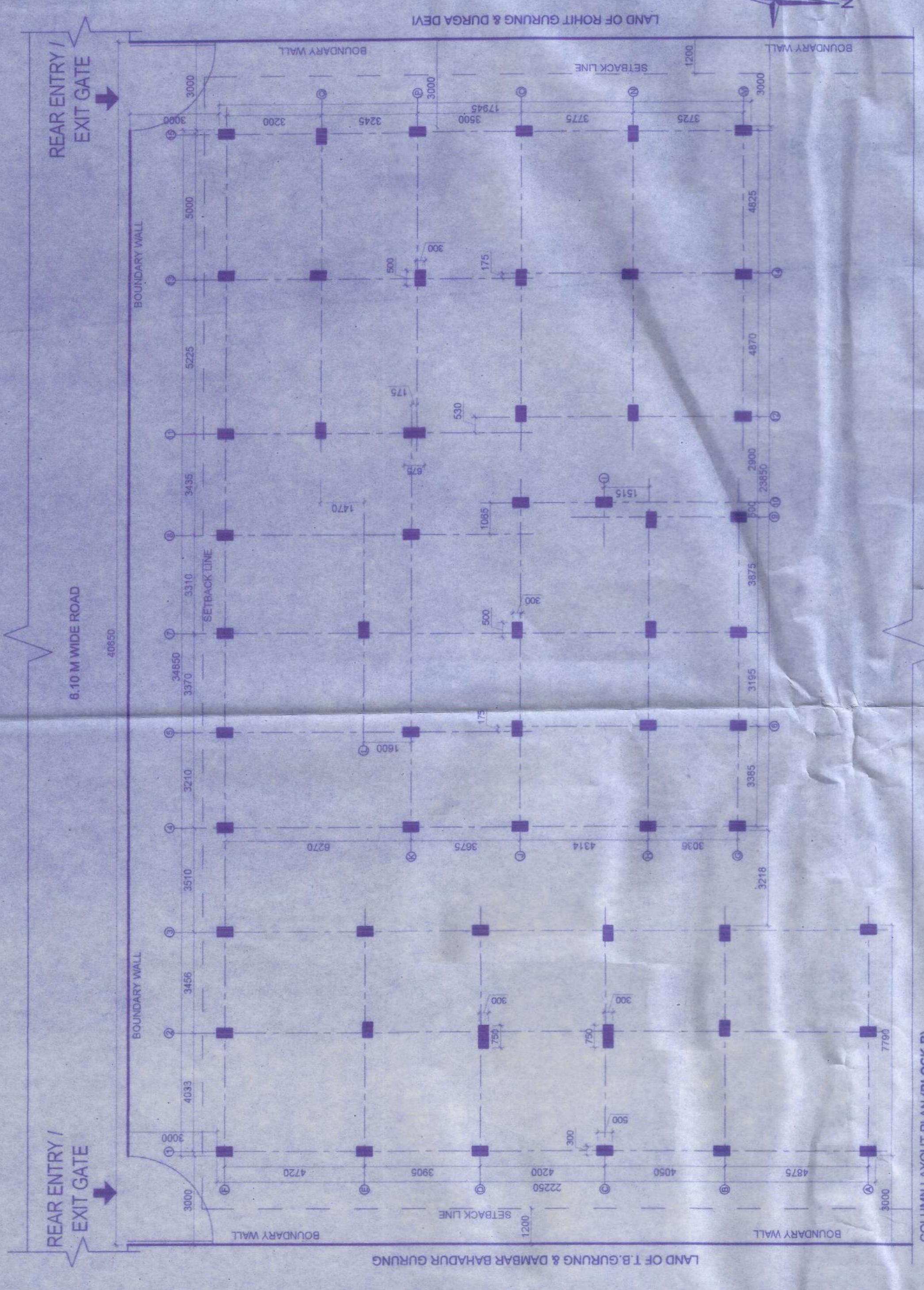
ARCHITECTS:
M/A BIJOB NANDY & ASSOCIATES
 FIRST FLOOR, 10, BANBURA SALARA,
 NEAR PAAPALI MOORE, MEERAPUR, DURGAPUR
 PHONE # 91-94311-45370, bijobnandyassociates@gmail.com



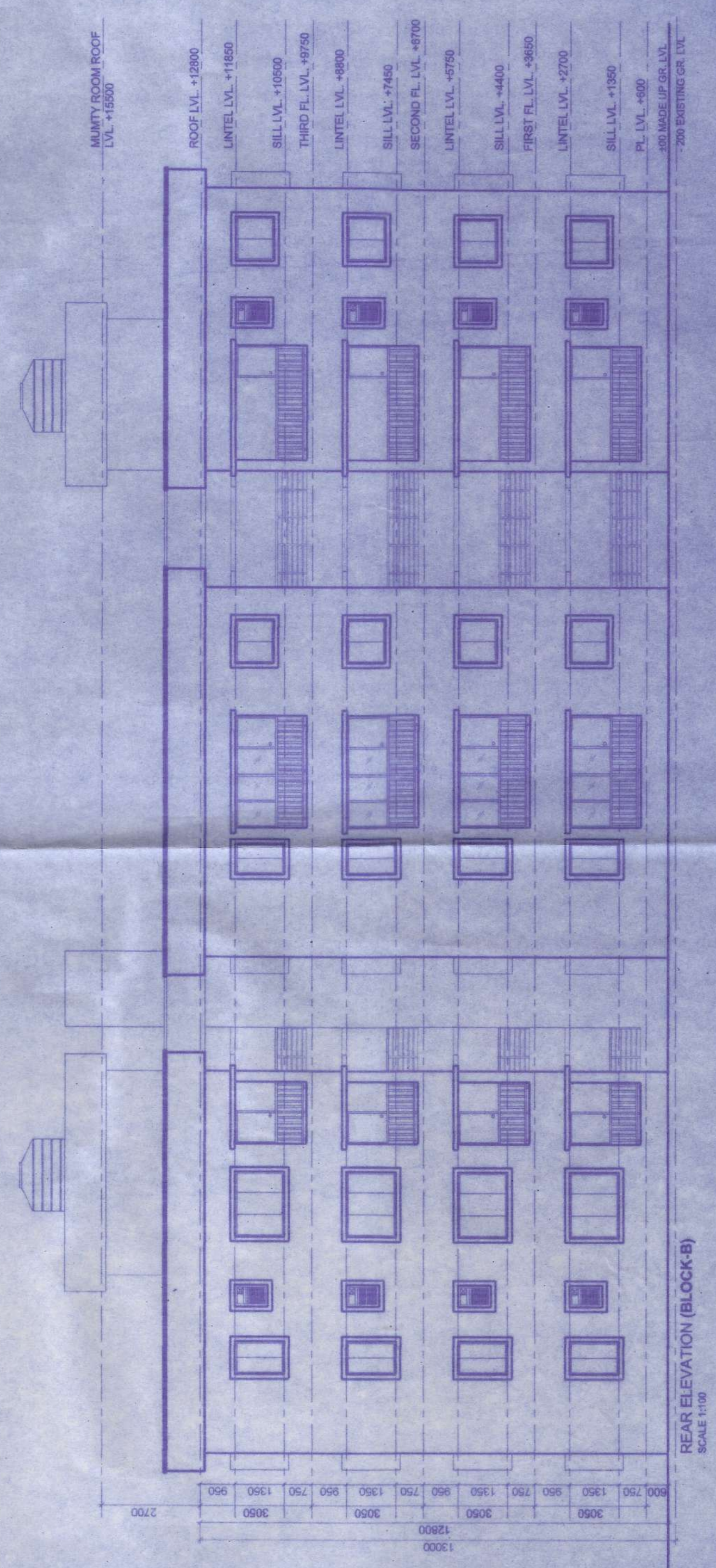
COLUMN LAYOUT PLAN (BLOCK-A)
 SCALE 1:1000



SECTION Y-Y (BLOCK-A)
 SCALE 1:100



COLUMN LAYOUT PLAN (BLOCK-B)
 SCALE 1:1000



REAR ELEVATION (BLOCK-B)
 SCALE 1:100

Rajen Koley
RAJEN KOLEY
 B.E (Civil), M. Tech
 STRUCTURAL ENGINEER
 EMPLOYED AND REGISTERED
 CIVIL ENGINEER (No. 1711)

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**APPROVED L.U.C. MEMO NO. - 5814 / S.J.D.A
 DATED: 13-APRIL-2021**

AREA STATEMENT:

ITEM	PERMISSIBLE	PROPOSED
1. TOTAL LAND AREA (AS PER DEED)	1265.88 SQ.M (29 KATHAS)	1265.88 SQ.M
2. TOTAL LAND AREA (AS PER KHATHAN)	1824.74 SQ.M (39.94 KATHAS)	1824.74 SQ.M
3. TOTAL LAND AREA (AS PER LOC/CAGRE)	1824.74 SQ.M (39.94 KATHAS)	1824.74 SQ.M
4. GROUND COVERAGE AREA	57% OR 721.50 SQ.M	451.98 SQ.M
5. GROUND FLOOR AREA	87.46 SQ.M	87.46 SQ.M
6. FIRST FLOOR AREA	548.62 SQ.M	548.62 SQ.M
7. SECOND FLOOR AREA	548.62 SQ.M	548.62 SQ.M
8. THIRD FLOOR AREA	548.62 SQ.M	548.62 SQ.M
9. TOTAL FLOOR AREA	1733.34 SQ.M	1733.34 SQ.M
10. F.F.A.R.	2.25	1.36
11. PARKING	19 NOS	13 NOS (OPEN)
12. BUILDING HEIGHT	13.0 M	13.0 M
13. STAIR AREA	196.45 SQ.M	196.45 SQ.M

NOTE: ALL DIMENSIONS ARE IN METRE
SPECIFICATION
 RCC Foundation Work in C.M (1:0) below depth 120 mm, above F.F.C. level in 1:2:4 (1:1) (External) & 1:2:4 (1:1) (Internal) concrete. All reinforcement shall be in accordance with IS:1786 & IS:1785. For general purpose such as water cement ratio, lap length, clear cover, curing period etc. IS:456 is to be followed. All fire fighting arrangement shall be made as per the provision as laid down in I.E.C. Part IV.

DECLARATION OF OWNER
 I DO HEREBY DECLARE THAT FOR THE BUILDING AND CONSTRUCTION WORKING SHALL BE SUPERVISED BY THE ARCHITECT SIGNING THE BUILDING PLAN APPLICATION OR IN HIS ABSENCE BY ANY OTHER L.B.S OF THE APPROPRIATE CATEGORY AND AS APPROVED BY THE B.D.O.



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ARCHITECT: BIBHOS NANDY
 B. Arch, M. Planning, (AI 9923200)
 Associate Architect, C.I. 416315
 Associate Town Planner, TPI 2001419

SIGNATURE OF ARCHITECTS
SHEET TITLE - SITE PLAN AREA
STATEMENT: RAINWATER HARVESTING
DETAIL: SEPTIC TANK, MOUZA MAP, ETC

SCALE: 1:100

DATE: 13-APRIL-2021

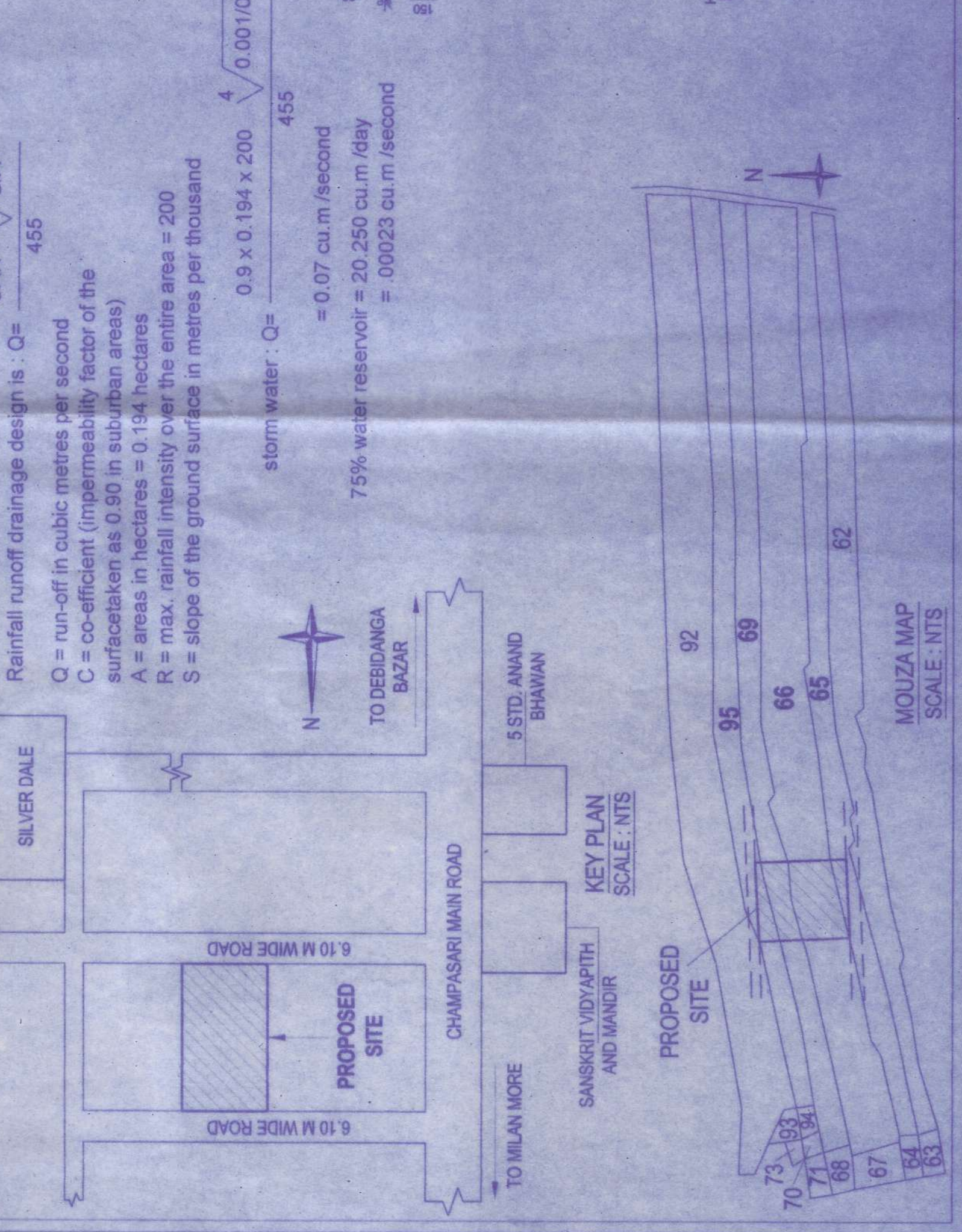
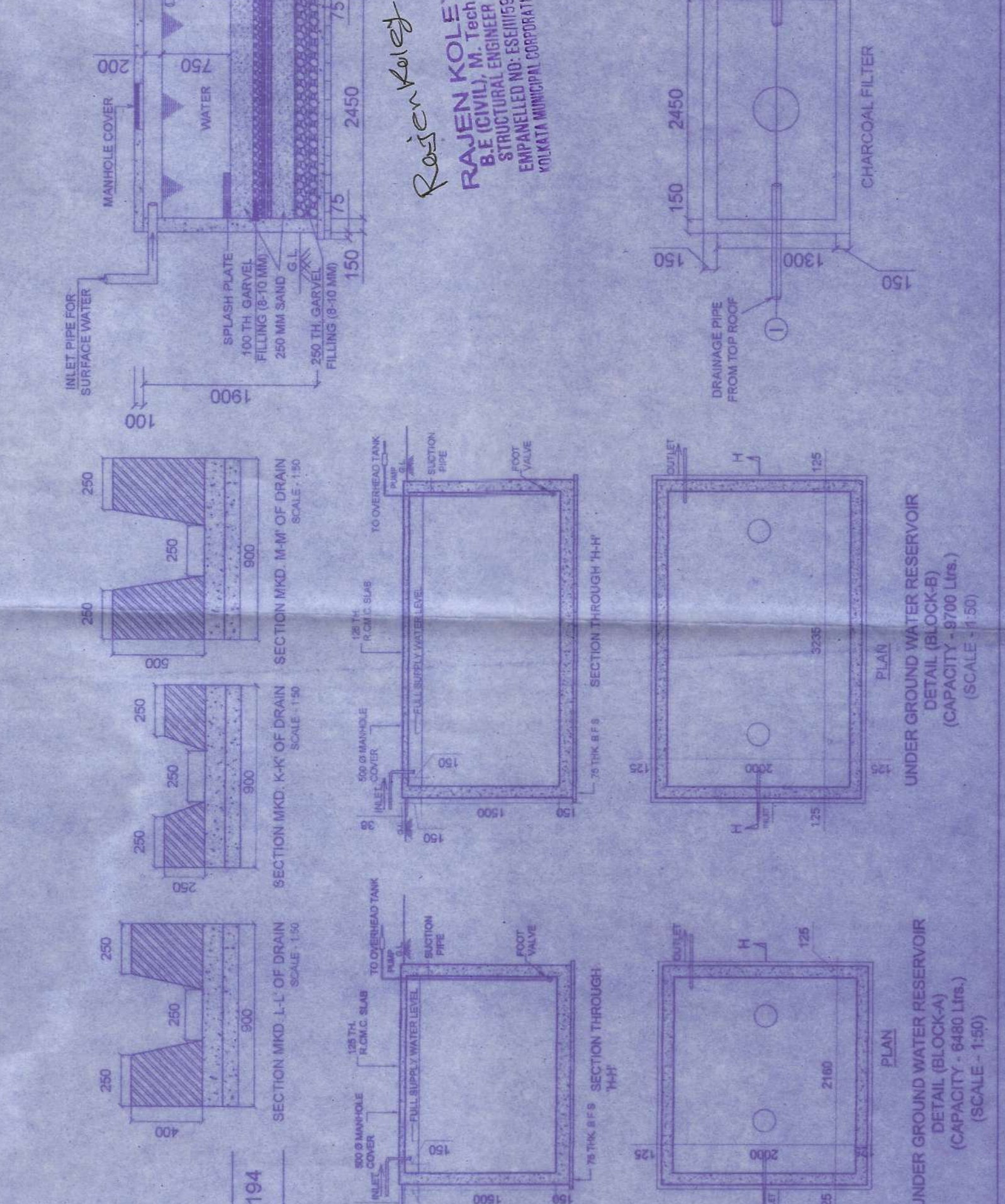
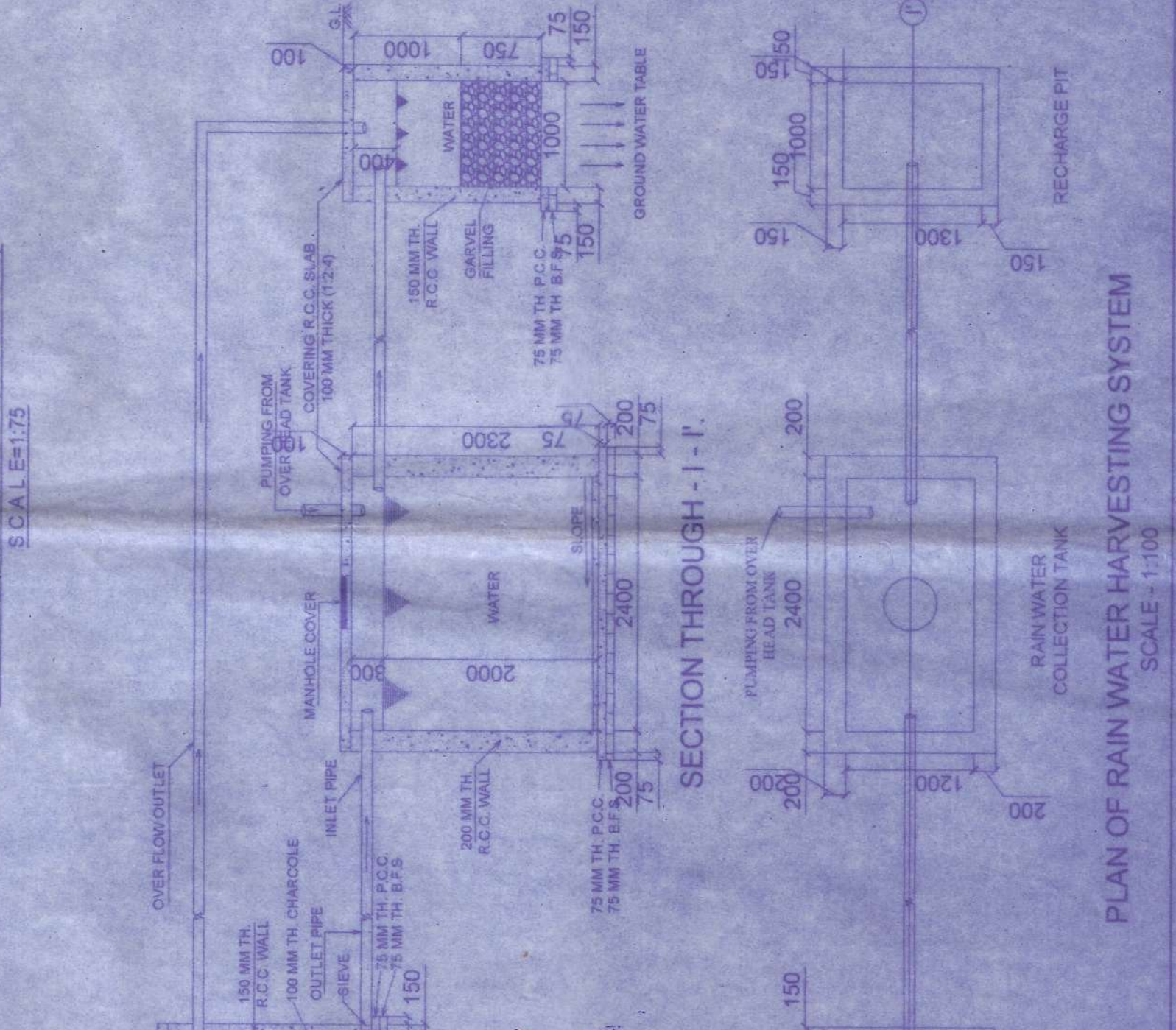
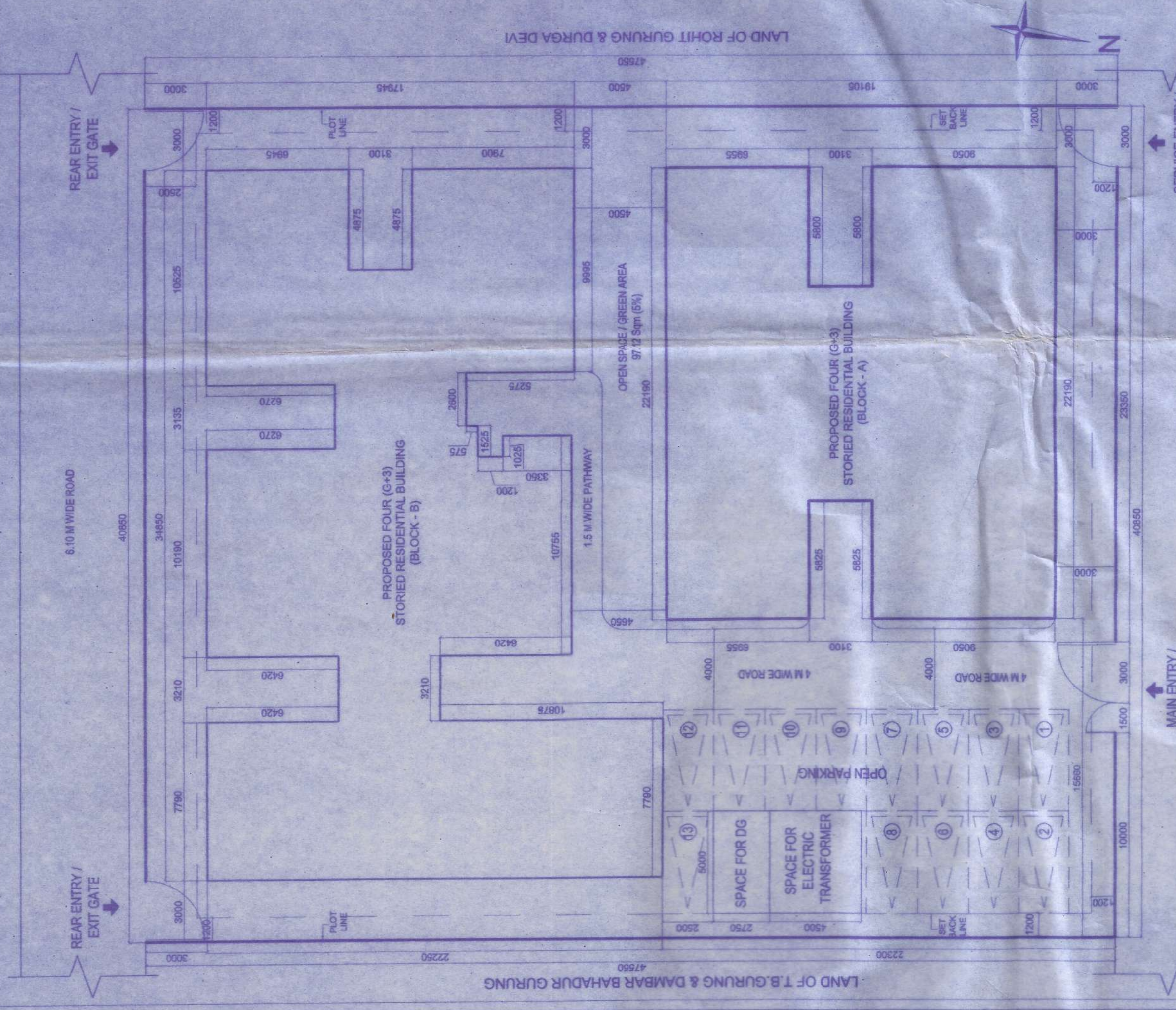
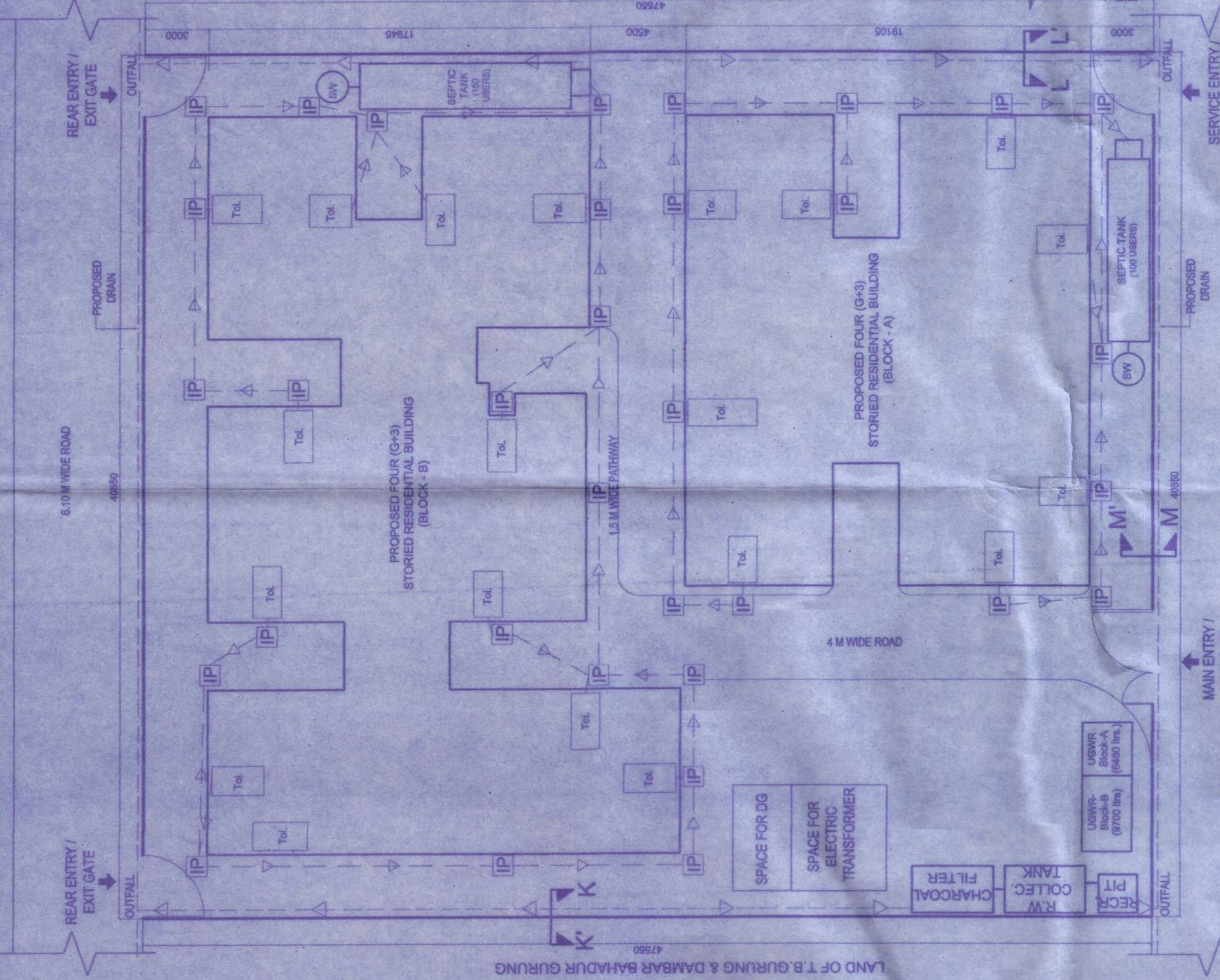
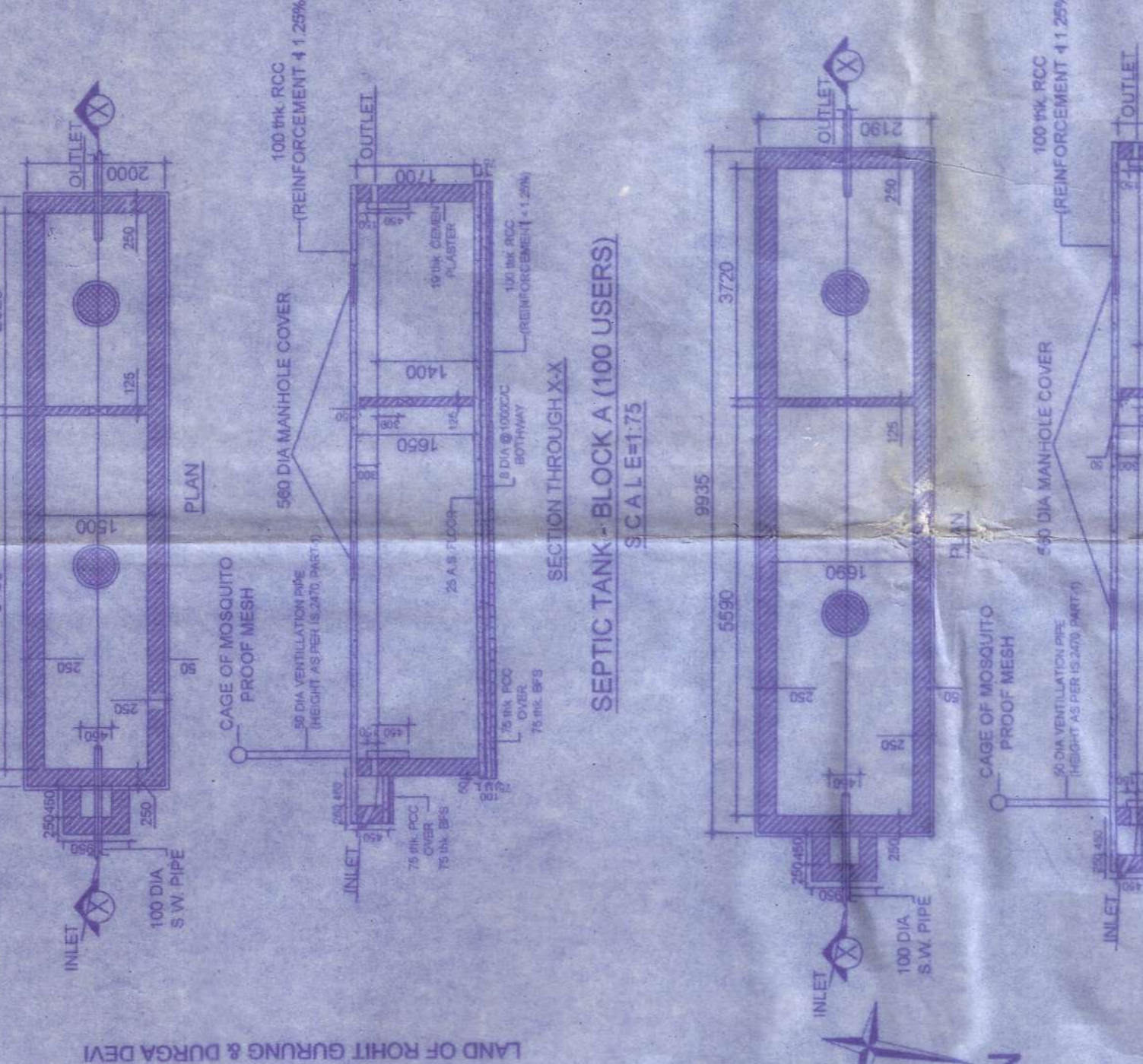
SHEET NO. 1/4

FLOOR AREA STATEMENT

SLNO	RESIDENTIAL	LOBBY AREA	PARKING (COVERED)	STAR CASE + LIFT	TOTAL FLOOR AREA
1. 1st Floor	548.62 SQ.M	54.86 SQ.M	10.00 SQ.M	10.00 SQ.M	623.48 SQ.M
2. 2nd Floor	548.62 SQ.M	54.86 SQ.M	10.00 SQ.M	10.00 SQ.M	623.48 SQ.M
3. 3rd Floor	548.62 SQ.M	54.86 SQ.M	10.00 SQ.M	10.00 SQ.M	623.48 SQ.M
4. 4th Floor	548.62 SQ.M	54.86 SQ.M	10.00 SQ.M	10.00 SQ.M	623.48 SQ.M
Total	2194.52 SQ.M	219.45 SQ.M	40.00 SQ.M	40.00 SQ.M	2514.00 SQ.M

PARKING CALCULATION
 FOR FLATS BETWEEN 100-100 SQ.M (ONE CAR PARKING SPACE FOR TWO SUCH FLATS)
 TOTAL FLATS = 4
 FOR FLATS BETWEEN 100-100 SQ.M (ONE CAR PARKING SPACE FOR THREE SUCH FLATS)
 TOTAL FLATS = 2
 TOTAL FLATS = 6
 PARKING REQUIRED = 288 + 9331 NOS = 9619 NOS
 PARKING PROVIDED = 13 NOS (ONE CAR PARKING SPACE FOR FOUR SUCH FLATS)
 TOTAL FLATS = 6
 PARKING REQUIRED = 288 + 9331 NOS = 9619 NOS
 PARKING PROVIDED = 13 NOS (ONE CAR PARKING SPACE FOR FOUR SUCH FLATS)

PLAT / TERRACE CALCULATION
 2 BHK FLAT = 20 FLATS
 3 BHK FLAT = 40 FLATS
 TOTAL = 60 FLATS



Drainage Calculation:
 Rainfall runoff drainage design is: $Q = \frac{C}{4} \frac{A}{S/A}$
 $Q = \text{run-off in cubic metres per second}$
 $C = \text{co-efficient (impermeability factor) of the surfacetaken as 0.90 in suburban areas}$
 $A = \text{area in hectares} = 0.194 \text{ hectares}$
 $R = \text{max. rainfall intensity over the entire area} = 200$
 $S = \text{slope of the ground surface in metres per thousand}$

$Q = 0.9 \times 0.194 \times 200 = 35.172 \text{ cu.m/second}$
 $Q = 0.07 \text{ cu.m/second}$
 $75\% \text{ water reservoir} = 20.250 \text{ cu.m/day}$
 $= 0.0023 \text{ cu.m/second}$

SITE PLAN
 SCALE: 1:175

PLAN OF RAIN WATER HARVESTING SYSTEM
 SCALE: 1:100