



PROJECT TITLE:
PROPOSED FOUR (G+3) STORED RESIDENTIAL COMPLEX (PHASE-I) AT BARAGHARIA, MATIGARA, SILIGURI, PIN- 734010

LAND OWNER:
 SRI RAMESHWAR PARASAD
 S/O. LATE JAGNARAYAN PRASAD
 HARI BHAWAN, GOPESHWAR NAGAR NEAR BUS DEPOT, P.O.-CHAPRA, P.S.-CHHAPRA TOWN, DIST.-SARAN, BIHAR.

DEVELOPED BY:
 SRI BRIJ KISHORE PRASAD,
 ASHRAMPARA, PAKURTALA MORE, P.O. & P.S.-SILIGURI, DIST.-DARJEELING, WEST BENGAL.

SCHEDULE OF LAND

MOUZA	BARAGHARIYA
PARGANA	PATHARGHATA
KHATAN NO.	117 (L.R.)
PLOT NO.	R.S. 250, 251, 252, 254, 255, 258, 268, 259 & 260
	L.R. 286 & 282

J.L. NO. 82
SHEET NO. 01
P.O. & P.S. - MATIGARA
DISTRICT - DARJEELING
PANCHAYAT - PATHARGHATA GP

APPROVED L.L.C.G. MEMO NO. 5375 / SJDA DATED: 08-March-2021

AREA STATEMENT:

ITEM	PERMISSIBLE	PROPOSED
1. TOTAL LAND AREA (AS PER SITE)	1193.83 SQM (2.94 ACRE)	1193.83 SQM (2.94 ACRE)
2. AREA OF WATER BODY (JHORA)	1706.04 SQM (3.90 ACRE)	1706.04 SQM (3.90 ACRE)
3. TOTAL LAND AREA (EXCL. WATER BODY)	1023.79 SQM (2.32 ACRE)	1023.79 SQM (2.32 ACRE)
4. LAND AREA AS PER L.U.C.G. (PHASE-I)	6625.60 SQM (1.94 ACRE)	6625.60 SQM (1.94 ACRE)
5. GROUND COVERAGE AREA	50% OR 3321.80 SQM	4012.15 OR 2659.63 SQM
6. GROUND FLOOR AREA	2627.70 SQM	2627.70 SQM
7. FIRST FLOOR AREA	2625.64 SQM	2625.64 SQM
8. SECOND FLOOR AREA	2578.09 SQM	2578.09 SQM
9. THIRD FLOOR AREA	2578.09 SQM	2578.09 SQM
10. TOTAL FLOOR AREA	10426.77 SQM	10426.77 SQM
11. FAR	2.50	1.57
12. PARKING	39 NOS.	39 NOS. (OPEN)
13. BUILDING HEIGHT	22 NOS. (COM)	22 NOS. (COM)
14. STAIR AREA	13.9 M ²	13.9 M ²
15. STAIR AREA	582.25 SQM	582.25 SQM

NOTE: ALL DIMENSIONS ARE IN MILLIMETER

SPECIFICATION

RCC Foundation Brick work in C.M (1:3) below plinth 250 TH. Brick work in 250 TH. (External) & 125 TH. (Internal) in super structure in C.M (1:3). All C.C. work 1:3:6 and R.C.C. work as per structure. For general purpose such as water cement ratio, lap length, joint 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. part IV.

DECLARATION OF OWNER

I DO HEREBY DECLARE THAT FOR THE BUILDING PROPOSED CONSTRUCTION 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.

SIGNATURE OF OWNER

DECLARATION OF ARCHITECT / L.B.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.J.D.A. BY LAWS AND NBC 2018.

ARCHITECT BIPOLO NANDY
 Arch. M. Planning (IT, Khargosa)
 Registered Architect: CA 9925261
 Approval No.: A16315
 Associate Town Planner: TPI/2004/149

SIGNATURE OF ARCHITECT / L.B.S.

SHEET TITLE: SITE PLAN, AREA STATEMENT, RAIN WATER HARVESTING DETAIL, L.R. & R.S. MOUZA MAP, KEY PLAN

SCALE AS SHOWN DATE: 14.07.2021 SH. NO. 1/11

Architects:
M/s BIPOLO NANDY & ASSOCIATES
 FIRST FLOOR, 10 NAZRUL SARANI,
 NEAR PAKURTALA MORE, HAKIM PARA, SILIGURI
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