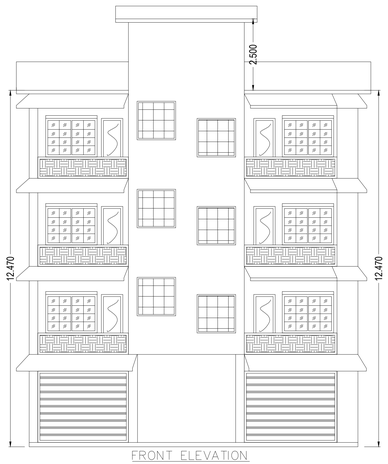
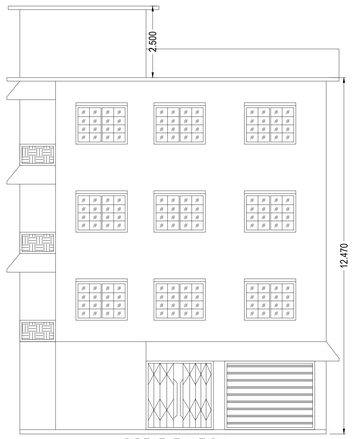


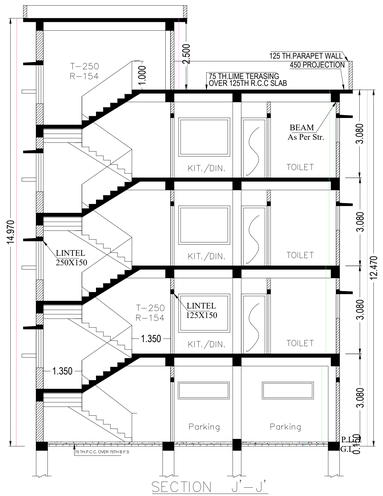
FRONT ELEVATION

SCALE – 1:100



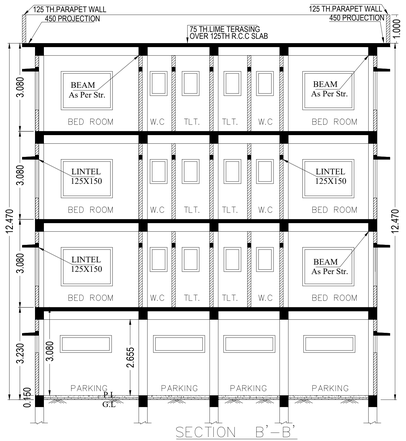
SIDE ELEVATION

SCALE – 1:100



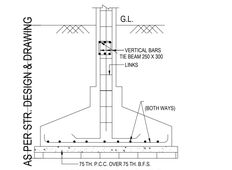
SECTION J'–J'

SCALE 1 : 100

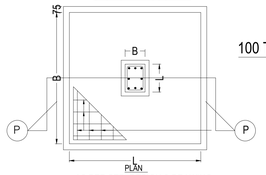


SECTION B'–B'

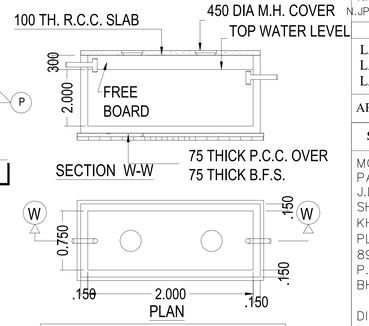
SCALE 1 : 100



SECTION THROUGH P-P



AS PER STR. DESIGN & DRAWING
R.C.C. COLUMN FOUNDATION
SCALE = 1:25



SECTION W-W

UNDER GROUND WATER RESERVER

SCALE = 1:100(CAPACITY = 3000 LIT.)

SPACE FOR OFFICE USE

PROJECT TITLE :-

BUILDING PLAN SUBMITED FOR PARKING(GROUND) +3 (THREE) STORIED RESIDENTIAL BUILDING.

NAME OF OWNER :-

'JAIHRO DEVI BUILDERS' REPRESENTED BY SRI.AAYUSH SINGHAL, S/O.SRI.SANJAY KUMAR SINGHAL,

LOCATION OF PLOT :-

POSTAL ADDRESS:–
VIDHYASAGAR COLONY,KHALPARA, P.O–SILIGURI BAZAR,P.S–SILIGURI, DIST–DARJEELING,
LAND ADDRESS:–
NABAGRAM,P.O–SILIGURI BAZAR,P.S–BHAKTINAGAR (OLD), N.JP (NEW), DIST– JALPAIGURI,WARD NO–33, SILIGURI (SMC)

AREA STATEMENT

LAND AREA = 240.984 SQM. (AS DEED)
LAND AREA = 227.143 SQM.(AS LUCC)
LAND AREA = 227.14 SQM. (AS PER SITE)

APPROVED LU.C.C NO- 9355/SJDA,DATE-14/07/2022.

SCHEDULE OF LAND

MOUZA :– DABGRAM
PARGANA :– BAIKUNTHAPUR
J.L. NO :– 02
SHEET NO :– 15 (R.S),164 (L.R)
KHATIAN NO :– 814 (R.S), 624 (L.R)
PLOT NO :– 137 / 1111 (R.S), 89,90 (L.R)
P.S :– BHAKTINAGAR (OLD)
DIST :– N.J.P (NEW) JALPAIGURI
WARD NO :– 33,(SMC)
HOLDING NO :– 97 / 129 ,
BOROUGH NO :– 1
PIN CODE :– 734013

SCHEDULE OF OPENINGS

D- 1050 X 2100,
D1- 900X2100,
D2- 750X2100,
W- 1800X1350,
W1- 1500X1350,
W2- 1200X1350,
V- 750 X 600,
C.G - 1800X2200

AREA STATE MENT SUMMARY

SL NO.	PARAMETTER	PERMISSIBLE / REQUIRED	PROPOSED
45(2)(b)	ROAD WIDTH (HIGHER)	2.40 M.	5.50 M.
	ROAD WIDTH -2	2.40 M.	4.80 M.
49(3)	BUILDING HEIGHT	12.50 M.	12.47 M.
48(A)	FAR	1.75	1.53
46(1)(a)/(b)	GROUND COV.IN (%)	63.64 %	49.15 %
—	PLOT AREA	N.A.	227.14 SQM.
—	MINIMUM WIDTH OF PLOT	N.A.	29.38 M.
—	TOTAL BUILTUP AREA	N.A.	511.48 SQM.
—	FLOOR AREA (FOR FAR)	397.50 SQM.	346.60 SQM.
—	COVERED AREA	144.55 SQM.	111.65 SQM.
—	NO. OF TENEMENTS	N.A.	06 NOS.
52(B)(1)	NO. OF CAR PARKING	01 NOS.	04 NOS.

FLOORWISE BREAKUP

BLOK NAME	FLOOR NAME	TOTAL AREA	DEDUCTION	EXEMPTION (A)(2)(iii)	PARKING	COVERED PARKING	EXEM.FOR COVERED PARKING	FLOOR AREA (FOR FAR)
SINGLE BUILDING	FLOOR01	127.87	- - -	16.22				111.65
	FLOOR02	127.87	- - -	16.22				111.65
	FLOOR03	127.87	- - -	16.22				111.65
	GROUND	127.87	- - -	16.22	100.0	100.0		11.65
	TOTAL	511.48	- - -	64.88	100.0	100.0		346.60

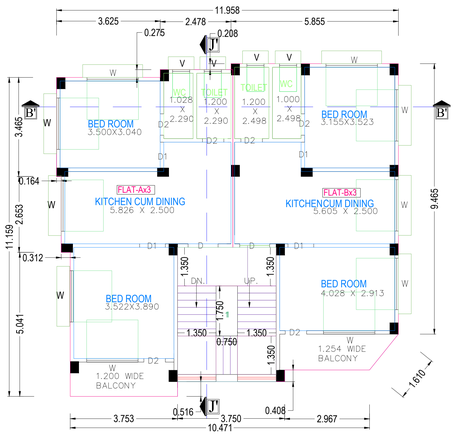
EXEMPTION	STAIRCASE & ST.LANDING X NO.	LIFT LOBBY X NO.	COVERED PARKING.	SERVICE EQUIPMENTS	SERVICE FLOOR	TOTAL AREA (-VE)
	64.88 SQM. 01-NOS.(STAIR)	- - -	100.0 SQM 04. NOS	- - -	- - -	164.88 SQM

TREE COVER AREA

TOTAL FLOOR AREA	TOTAL LAND AREA	REQUIRED PERCENTAGE	REQUIRED SQM.	PROPOSED
511.48 SQM	227.14 SQM	1.27 %	2.88 SQM	5.25 SQM

BLOK NAME	FLOOR NAME	TENEMENTS NAME	SINGLE / DUPLEX	TENEMENTS AREA
SINGLE BUILDING	FLOOR01	FLAT-Ax3	SINGLE	56.56 SQM
	FLOOR02	FLAT-Bx3	SINGLE	55.09 SQM
	FLOOR03 TYPICAL			TOTAL:– 111.65 SQM.
		TOTAL NO. TENEMENTA -06 NOS.GRANT TOTAL -334.95 SQM		

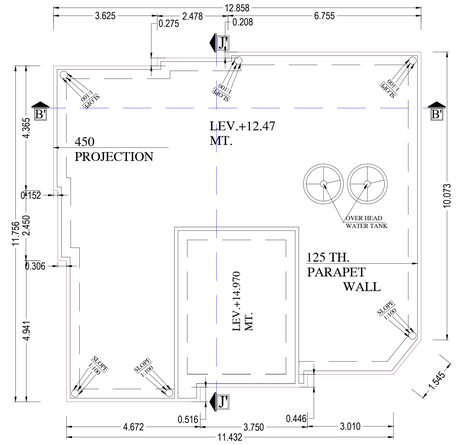
LAND IS VACANT .



1ST.,2ND.& 3RD.FLOOR PLAN

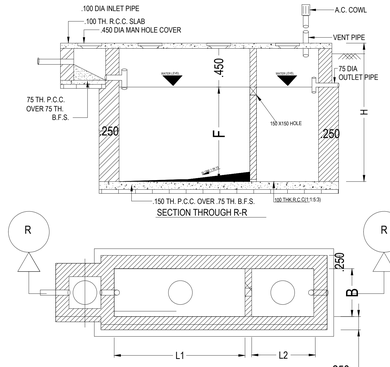
SCALE – 1:100

FLOOR01,FLOOR02,FLOOR03-TYPICAL



ROOF PLAN

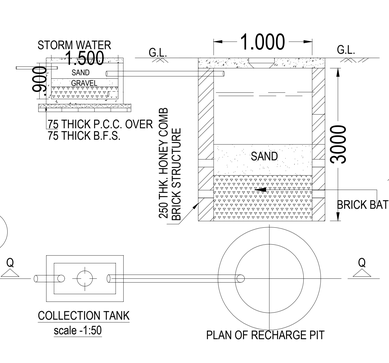
SCALE – 1:100

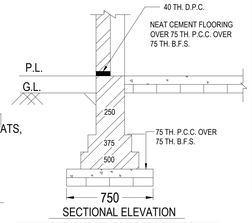


DETAILS OF SEPTIC TANK

SCALE = 1:50

NO OF USERS	DIMENSION OF TANK					DIMENSION OF S. WELL		
	L1	L2	B	F	H	L1	B1	D
100	3500	1900	2100	1400	1700	3000	1000	1950
50	3300	1700	1600	1300	1600	3000	1000	1950

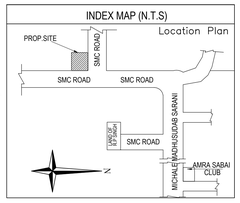


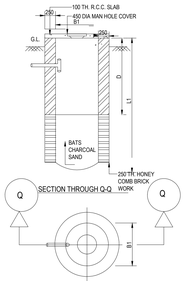


SECTIONAL ELEVATION

BRICK WALL FOUNDATION

125 & 250 THICK
SCALE = 1:25



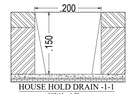


DETAILS OF SOAK WELL

SCALE = 1:50

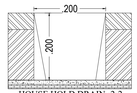
DIMENSION OF S. WELL		
L1	B1	D
3000	1000	1950

LAND OF JAIHRO DEVI BUILDERS
VACANT LAND



HOUSE HOLD DRAIN -1-1

SCEAL -1:25

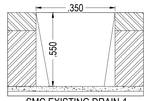


HOUSE HOLD DRAIN -2-2

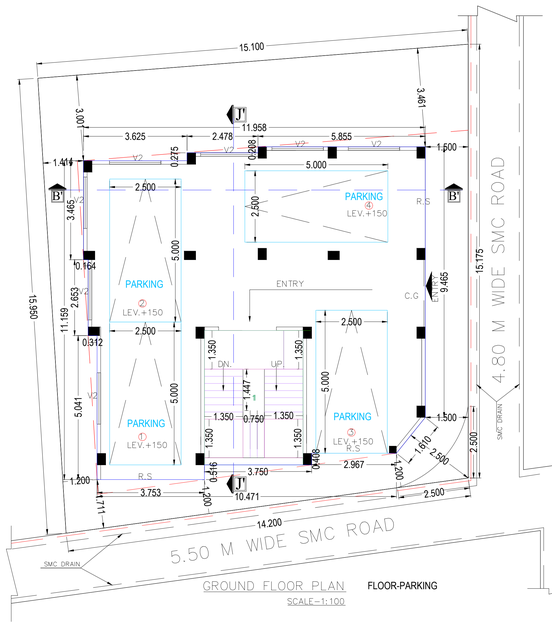
SCEAL -1:25

HOUSE HOLD DRAIN -3-3

SCEAL -1:25



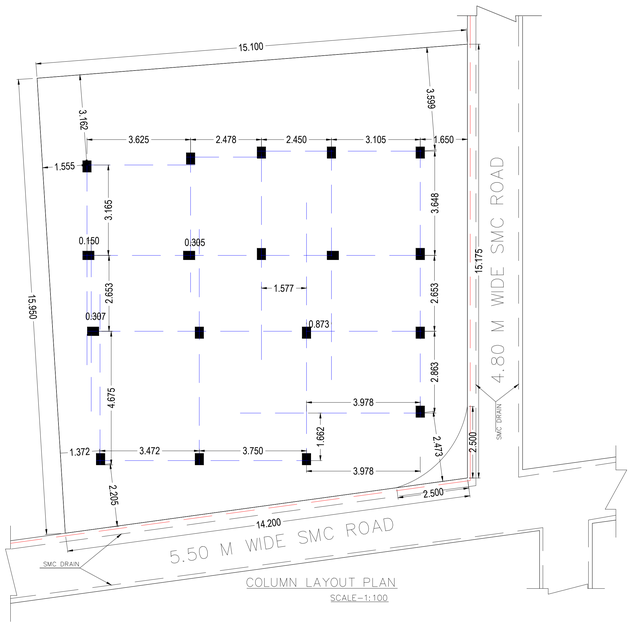
SMC.EXISTING DRAIN-1
IN FRONT OF PLOT
SCEAL -1:100



GROUND FLOOR PLAN

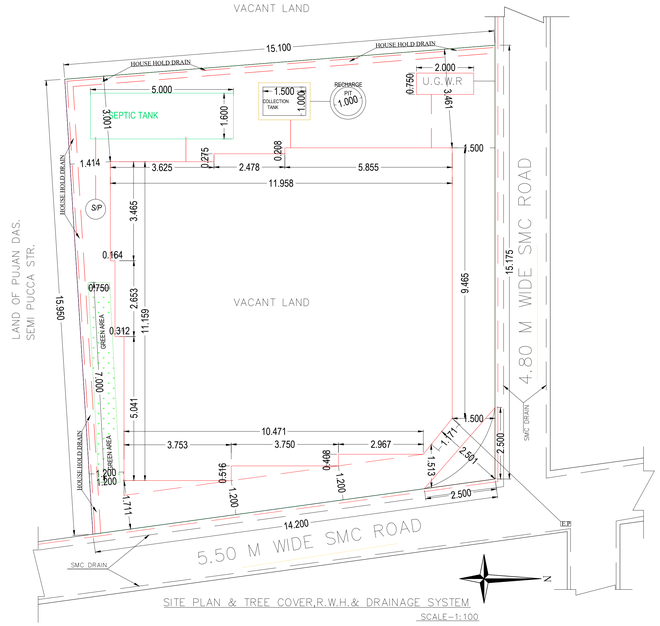
SCALE – 1:100

FLOOR-PARKING



COLUMN LAYOUT PLAN

SCALE – 1:100



SITE PLAN & TREE COVER,R.W.H.& DRAINAGE SYSTEM

SCALE – 1:100

SPECIFICATIONS

01. SOLING 75 THICK WITH FIRST CLASS BRICK.
02. R.C.C. 1:1.5:3 CEMENT CONCRETE.
03. P.C.C. 1:3:6 CEMENT CONCRETE.
04. D.P.C. 1:2:4 CEMENT CONCRETE.
05. STEEL Fe-500 GRADE.
06. NEAT CEMENT FLOORING IN ROOMS.
07. MARBLE IN TOILET AND KITCHEN.
08. BRICK WALL 125 THICK AND 250 THICK WITH 1:4 MORTAR.
10. FRAME SIZE FOR DOORS/WINDOWS 100 X 75 mm.
11. PLASTIC PAINTS IN INTERIORS.
12. CEMENT PAINTS IN EXTERIORS.
13. SYNTHETIC ENAMEL IN DOOR/WINDOWS.
14. DIMENSIONS ARE IN MM.

I DO HERE BY DECLARE THAT FOR BUILDING PROPSED CONSTRUCTION SHALL BE SUPERVISE THAT THE L.B.S SIGNING BUILDING PLAN APPLICATION OR IN HIS ABSENCE BY ANY OTHER L.B.S OF APPROPRIATE CATAGORY AS BY THE AUTHORITY.

SIGNATURE OF OWNER

I / WE DO HEREBY CERTIFY THAT THE , FOUNDATION AND SUPERSTRUCTUREOF THE BUILDING PROPOSED FOR CONSTRICTION ON PLOT NO - 137/1111 (R.S) 89,90(L.R) STREET ..... WARD NO - 33 (SMC) UNDER THE JURISDICTION OF SILIGURI MUNICIPALCORPORATION HAVE BEEN PERSONALLYINSPECTED AND SODESIGNED BY ME / US WILL MAKE SUCH FOUNDATION AND SUPER STRUCTURE SAFE IN ALL RESPECT INCLUDING THE CONSIDARATION OF BEARING CAPACITY AND SETTLEMENT OF SOIL AND THEIR CONDITIONS. IF ANY CONFORMING TO ALL STIPULATION OF RELEVANT IS CODE OF PRACTICE AND NATIONAL BUILDING CODE OF INDIA.

SIG. OF STRUCTURE ENG. SIG OF GEO.TEC.ENG.

I / WE DO HEREBY CERTIFY THAT PLANS,ELEVATION AND SECTIONS AND OTHERS STRUCTURAL DETAILS OF THE PROPOSED BUILDING ON PLOT NO-137/ 1111(R.S) 89,90 (L.R), WARD NO - 33 (SMC) UNDER THE JURISDICTIONOF SILIGURI MUNICIPAL CORPORATION HAVE BEEN PREPARED IN CONFORMITY WITH ALL RELEVANT PROVISIONS UNDER THE WEST BENGAL MUNICIPAL BUILDING RULES -2007. THIS ALSO TO CERTIFY THATALL RELEVANT "NO OBJECTION " CERTIFICATES FROM THE RESPECTIV AUTHORITIES SUCH AS, FIRE AND EMERGENCY SERVICES DEPARTMENT,AIRPORT AUTHORITY ,POLLUTION CONTROLBORD.TELECOMMUNICATION DEPARTMENTETC.AS APPLICABLE IN THIS REGARD,ARE ALSO ENCLOSED WITH THE APPLICATION FORSEEKING APPROVAL OF THE PLAN TOCONSTRUCT / RECONSTRUCT / ADDITION TO /ALTERATION OF THE BUILDING ON THE SAID PLOT.

SIGNATURE OF L.B.S

Signature Not Verified
Digitally signed by Soumitra Roy Chowdhury
Date: 02 Aug 2023 21:39:31
Reason: Building Permit
Location: SMC