

SMT. CHANDRAKALA DASSANI W/O SRI RUPCHAND DASSANI SRI CHIRAG DASSANI S/O SRI RUPCHAND DASSANI & SRI RAJESH KUMAR DASSANI S/O SRI SURAJ MAL DASSANI, VIRK BHAWAN, UPPER BHANI NAGAR, SEVOKE ROAD 2ND MILE WARD NO.-43, P.O.-SEVOKE ROAD, P.S.- BHAKTINAGAR, SILIGURI- 734001

GROUND + 5 STORED RESIDENTIAL CUM COMMERCIAL BUILDING.

SHYAM MANDIR ROAD NEAR SHYAM VATIKA APARTMENT, SEVOKE ROAD, SILIGURI

MOUZA :- DABGRAM
J.L. NO. :- 02
SHEET NO. :- 08(R.S.), 22 (L.R.)
TOUZI NO. :- 03
R.S. KHATIAN NO. :- 580,599,568 AND 576
L.R. KHATIAN NO. :- 99, 100 & 101
R.S. PLOT NO. :- 860, 304/857,304, 307 AND 287(P)
L.R. PLOT NO. :- 96
PARGANA :- BAIKUNTHAPUR
WARD NO. :- 43 UNDER S.M.C.
P.S. :- BHAKTINAGAR
DIST. :- JALPAIGURI
PIN :- 734001

LAND AREA - 3280.37 Sq. M. (AS/DEED)
LAND AREA - 3195.37 Sq. M. (AS/SITE)

AREA STATEMENT	PERMISSIBLE	PROPOSED
GROUND COVERAGE	50.00%	42.00%
GROUND COVERED AREA	1597.69 Sq. M.	1334.03 Sq. M.
FLOOR NAME	BUILT UP AREA	COVERED AREA FOR PARKING
1ST FLOOR(1)	1581.20	421.50
2ND FLOOR(2)	1579.88	147.31
3RD FLOOR(3)	1579.88	147.31
4TH FLOOR(4)	1579.88	147.31
5TH FLOOR(5)	1579.88	147.31
GROUND FLOOR	1579.88	96.19
TOTAL	8475.74	1101.02

*All measurement values are in Metres and Area values in Square Metres

FAR 2.25
LEFT OPEN SPACE AREA 1614.02 Sq. M.
HEIGHT OF THE BUILDING 40.00 M
PARKING 65 NOS
TENEMENT 24 NOS
TOTAL COMMON AREA (Stair) 531.64 Sq. M.

TOTAL DEDUCTION AND EXEMPTION AREA = 2743.24 Sq. M.
(Staircase, Lift, Duct, Staircase Landing, Lift Lobby, Service Equipments, Parking)

LUCC MEMO NO. :- 8566/SIDA Date: 07-05-2022
HOLDING NO: 13/74060/11 & 6/4060/1

*All measurement values are in Metres and Area values in Square Metres

TENEMEN :- FLAT -A1 = 121.88 Sq. m (5 nos)
FLAT -A2 = 204.81 Sq. m (5 nos)
FLAT -A3 = 213.36 Sq. m (5 nos)
FLAT -A4 = 207.27 Sq. m (5 nos)
FLAT -A5 = 233.10 Sq. m (4 nos)

TOTAL TENEMENT AREA= 4669.00 SQ.M

GENERAL NOTES :-

1. ALL DIMENSIONS ARE IN MM. UNLESS OTHERWISE MENTIONED.
2. ALL EXTERNAL WALLS ARE 125 THK & INTERNAL WALLS ARE 125 THK.
3. ALL CHAJJAS ARE 100 THK. & 500 MM. PROJECTED.
4. DEPTH OF UNDERGROUND WATER RESERVOIR SHOULD NOT EXCEED THE DEPTH OF FOUNDATION.
5. GRADE OF CONCRETE & GRADE OF STEEL TO BE USE AS PER STRUCTURAL ENGINEER'S SPECIFICATION.
6. R.C.C. FRAMED STRUCTURE.
7. ANY DISCREPANCY IN SCALE, THE WRITTEN DIMENSION SHALL GOVERN.
8. FOR SPECIFICATION OF MATERIALS & WORKMANSHIP N.B.C. TO BE FOLLOWED.
9. OPEN TERRACE WITH LIME TERRACING OF RATIO 2:2:7.
10. DAMP PROOF COURSE TO BE PROVIDED WITH P.C.C. (1:2:4).

SCHEDULE OF DOORS & WINDOWS

MD	SILL	ENTRE	SIZE	MD	SILL	ENTRE	SIZE
D1	2150	1800X2150	W1	950	2150	1800X1200	
D2	2150	1100X2150	W2	950	2150	1200X1200	
D3	2150	1000X2150	W2A	1050	2150	1200X1200	
D4	2150	1000X2150	W3	950	2150	1025X1200	
D5	2150	900X2150	W4	1050	2150	1000X1100	
			W5	950	2150	900X1200	
			W5A	950	2150	875X1200	
			W6	950	2150	800X1200	
			W7	1250	2150	600X900	
			W8	950	2150	775X1200	
			SW1	950	2150	1200X1200	
			C.G.			AS PER ELEVATION	

DECLARATION OF OWNER

DECLARE THAT I SHALL NOT ALTER OR MAKE ANY ADDITION OR ALTERATION TO THIS PLAN. DECLARE THAT I HAVE GONE THROUGH THE RULES AND REGULATIONS OF THE RELEVANT AUTHORITY AND ALSO UNDERTAKE TO ABIDE BY THOSE RULES AND REGULATIONS DURING AND AFTER THE CONSTRUCTION OF THE BUILDING. I MAY APPOINT A LIS/TECHNICAL PERSON FOR SUPERVISION DURING CONSTRUCTION.

SIGNATURE OF OWNER

DECLARATION OF ARCHITECT :-
CERTIFIED THAT THE PLAN HAS BEEN DESIGNED AND DRAWN UP STRICTLY ACCORDING TO THE NATIONAL BUILDING CODE (NBC) 2005 & RELEVANT AUTHORITY AND I SHALL BE RESPONSIBLE FOR THE SUPERVISION OF THE BUILDING.

SIGNATURE OF ARCHITECT

DECLARATION OF STRUCTURAL ENGINEER :-
THE STRUCTURAL DESIGN AND DRAWINGS OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOADS AS PER THE NATIONAL BUILDING CODE OF INDIA AND OTHER RELEVANT CODES, AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECTS. HOWEVER I SHALL BE HELD RESPONSIBLE FOR ANY STRUCTURAL DAMAGE/FAILURE IF HAPPENING DURING CONSTRUCTION PERIOD AND THEREAFTER BEYOND THE DATE OF TAKING COMPLETION CERTIFICATE.

SIGNATURE OF STRUCTURAL ENGINEER

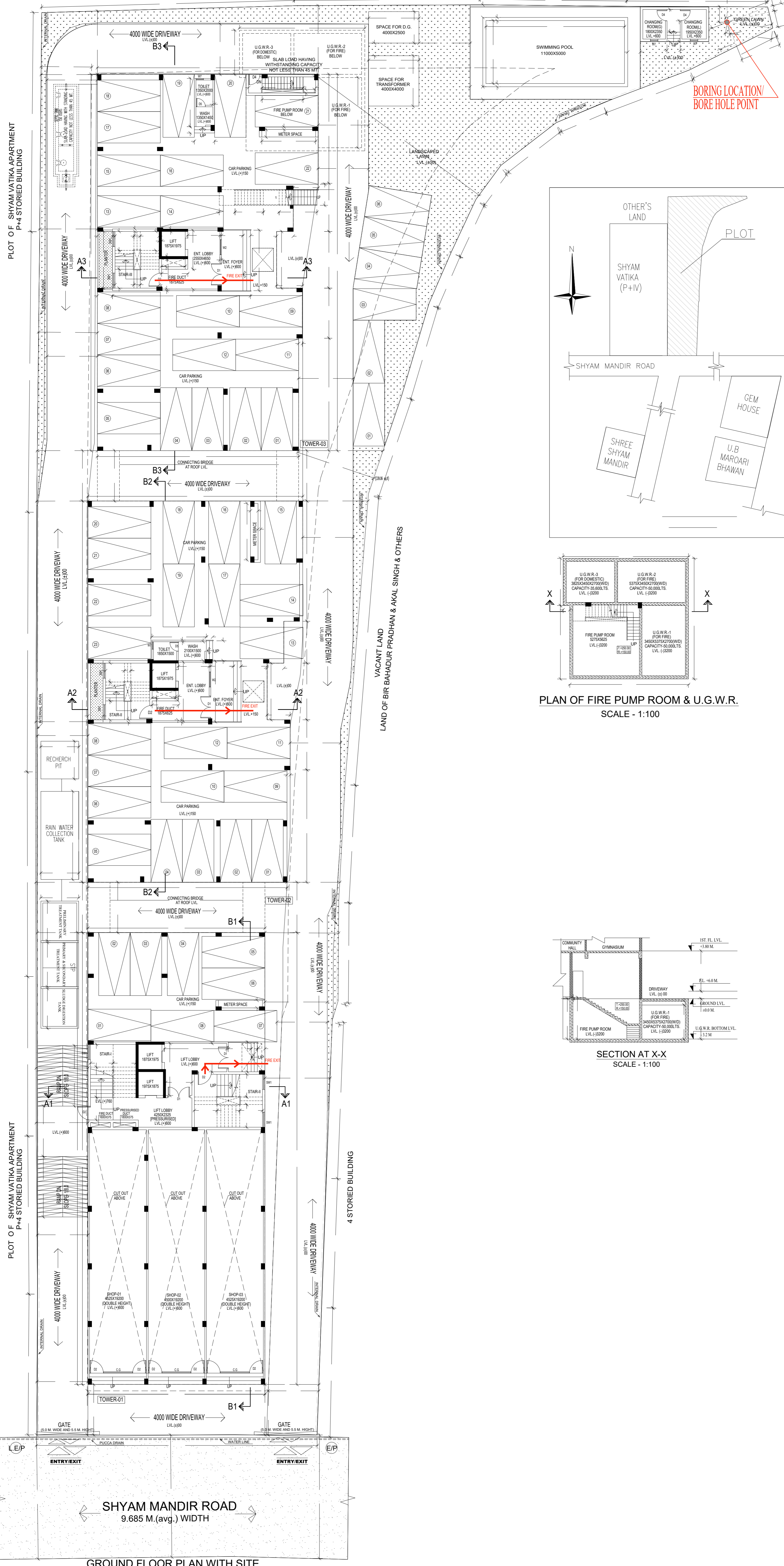
SIGNATURE OF GEO-TECHNICAL ENGINEER

TITLE:
GROUND FLOOR PLAN WITH SITE, PLAN OF FIRE PUMP ROOM & U.G.W.R., SECTION AT X-X & LOCATION PLAN.

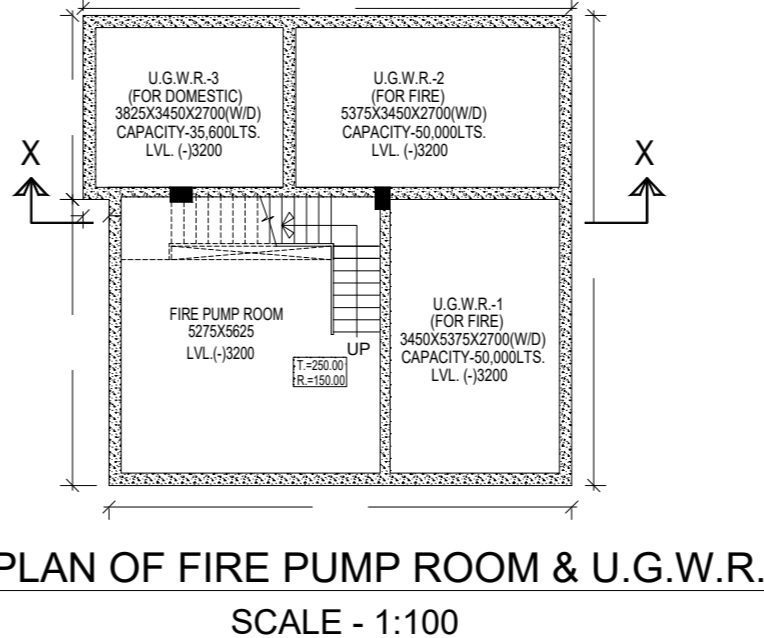
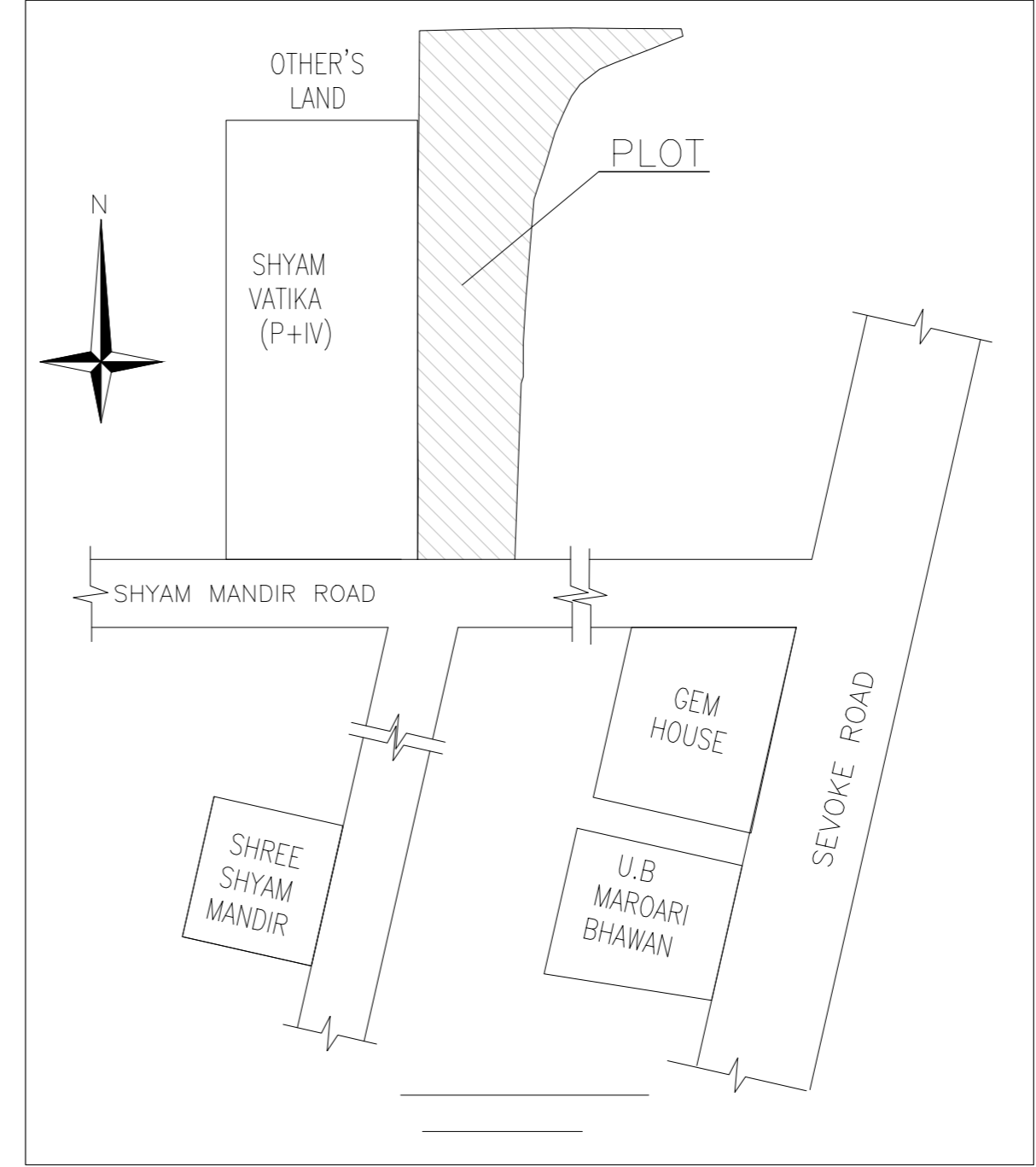
DRAWN BY:
CHECKED BY:
DATE:
SCALE: 1:100, 1:4000

PLOT OF SHYAM VATIKA APARTMENT P-4 STORED BUILDING

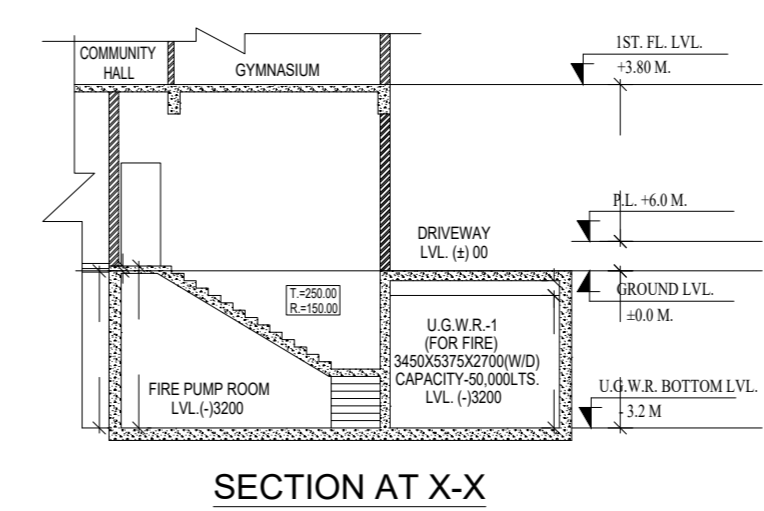
PLOT OF SHYAM VATIKA APARTMENT P-4 STORED BUILDING



BORING LOCATION BORE HOLE POINT



PLAN OF FIRE PUMP ROOM & U.G.W.R. SCALE - 1:100



SECTION AT X-X SCALE - 1:100

SHYAM MANDIR ROAD 9.685 M. (avg.) WIDTH

GROUND FLOOR PLAN WITH SITE SCALE - 1:100