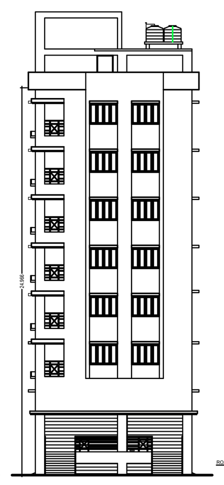
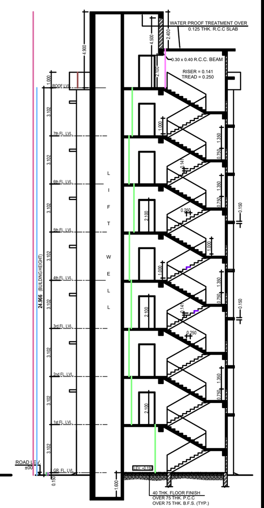
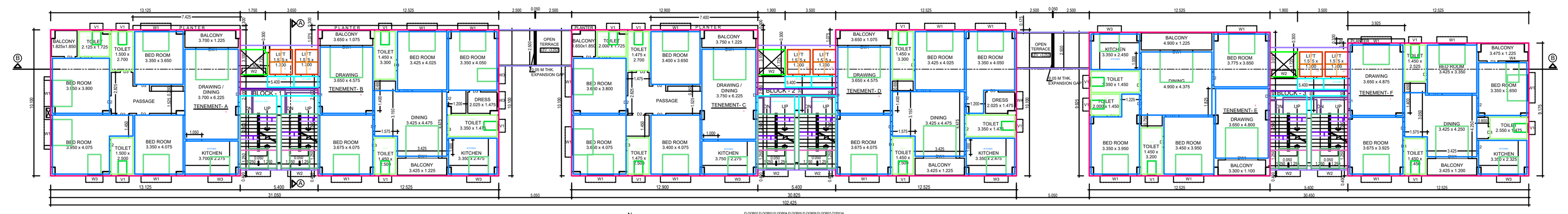
SOUTH SIDE ELEVATION
SCALE 1:100



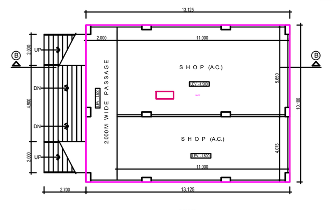
FRONT ELEVATION (WEST SIDE)
SCALE 1:100



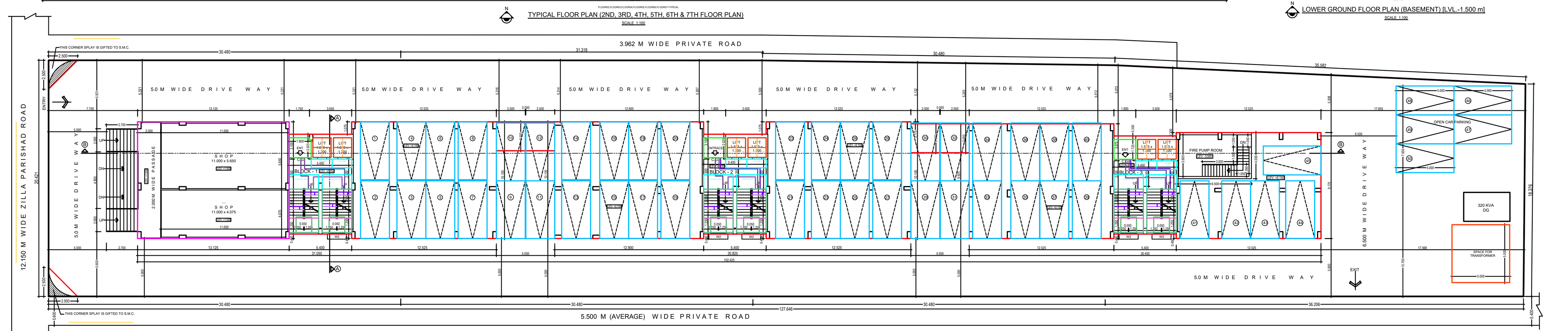
SECTION - A A
SCALE 1:100



TYPICAL FLOOR PLAN (2ND, 3RD, 4TH, 5TH, 6TH & 7TH FLOOR PLAN)
SCALE 1:100



LOWER GROUND FLOOR PLAN (BASEMENT) [LVL.-1.500 m]
SCALE 1:100



GROUND FLOOR PLAN
SCALE 1:100

SHEET NO. 1 OF 3

**OFFICE USE :-**

**PROJECT TITLE :-**

BUILDING PLAN SUBMITTED FOR PARTLY LOWER GROUND (BASEMENT) + SEVEN STORIED AND PARTLY GROUND (PARKING) + SEVEN STORIED RESIDENTIAL CUM COMMERCIAL BUILDING.

**NAME OF OWNER (S) :-**

**JAI BALAJI DEVELOPERS**
REPRESENTED BY ITS PARTNERS:

**1. SRI NAVIN AGARWAL**
S/o. LATE KEDARNATH AGARWAL AND

**2. SRI SUJIT KUMAR AGARWAL**
S/o. LATE RAJ KUMAR AGARWAL

**LOCATION OF PLOT :-**

AT JYOTI NAGAR, SILIGURI,
P.S.- BHAKTINAGAR,
DIST. - JALPAIGURI,
WARD NO. - 41 (S.M.C.)

**SCHEDULE OF LAND :-**

MOUZA : DABGRAM
PLOT NO. : 53, 55, 56 (R.S.), 56, 57 & 58 (L.R.)
KHATIAN NO. : 682 (R.S.), 153 (L.R.)
J.L. NO. : 02
SHEET NO. : 04 (R.S.), 26 (L.R.)
PARGANA : BAIKUNTHAPUR
P. S. : BHAKTINAGAR
DIST. : JALPAIGURI
WARD NO. : 41 (S.M.C.)
HOLDING NO. : VL/100/A/88

DOORS & WINDOWS SCHEDULE :

| TYPE | DIMENSION | SECTION | REMARKS |
|---|---|---|---|
| D1 | 1.000 x 2.100 | 125 x 65 | |
| D3 | 0.900 x 2.100 | - do - | |
| D4 | 0.750 x 2.100 | - do - | |
| DW1 | 2.250 x 2.100 | 75 x 65 | |
| W1 | 1.800 x 1.350 | 75 x 65 | |
| W2 | 1.350 x 1.350 | - do - | |
| W3 | 1.350 x 1.200 | - do - | |
| W4 | 0.900 x 1.350 | - do - | |
| V1 | 0.600 x 0.900 | 75 x 65 | |
| RS | | | ROLLING SHUTTER |
| CG | | | COLLAPSIBLE GATE |

**SPECIFICATION :-**

1. ALL DIMENSIONS ARE IN METRE UNLESS OTHERWISE STATED.
2. GRADE OF STEEL Fe-500 AND GRADE OF CONCRETE 1:1.5:3
3. ALL P.C.C. WORK 1:3:6 AND R.C.C. WORK 1:1.5:3
4. ALL WALL FOUNDATION UPTO PLINTH WILL BE DONE IN 1st CLASS B.W. IN CEMENT MORTAR (1:4) OVER P.C.C. (1:3:6).
5. 125 MM THK. B.W. IN SUPER STR. WILL BE DONE IN 1st CLASS B.W. IN CEMENT MORTAR (1:5).
6. I.P.S. FLOORING IN ALL ROOMS.
7. FRAME SIZE FOR DOORS 125 mm X 65 mm AND WINDOWS ARE MADE OF STEEL.
8. PLASTIC PAINTS IN INTERIOR WALLS AND CEMENT PAINTS IN EXTERIOR WALLS.
9. SYNTHETIC ENAMEL PAINTS IN DOORS AND WINDOWS.

**DECLARATION OF OWNERS**

I DO HEREBY DECLARE THAT THE BUILDING PROPOSED FOR CONSTRUCTION SHALL BE SUPERVISED BY THE L.B.S./ARCHITECT SIGNING THE BUILDING PLAN & APPLICATION OR IN HIS ABSENCE BY ANY OTHER L.B.S./ARCHITECT OF THE APPROPRIATECATEGORY AND AS APPROVED BY THE AUTHORITY.

SIGNATURE OF OWNER (S)

**DECLARATION OF ARCHITECT**

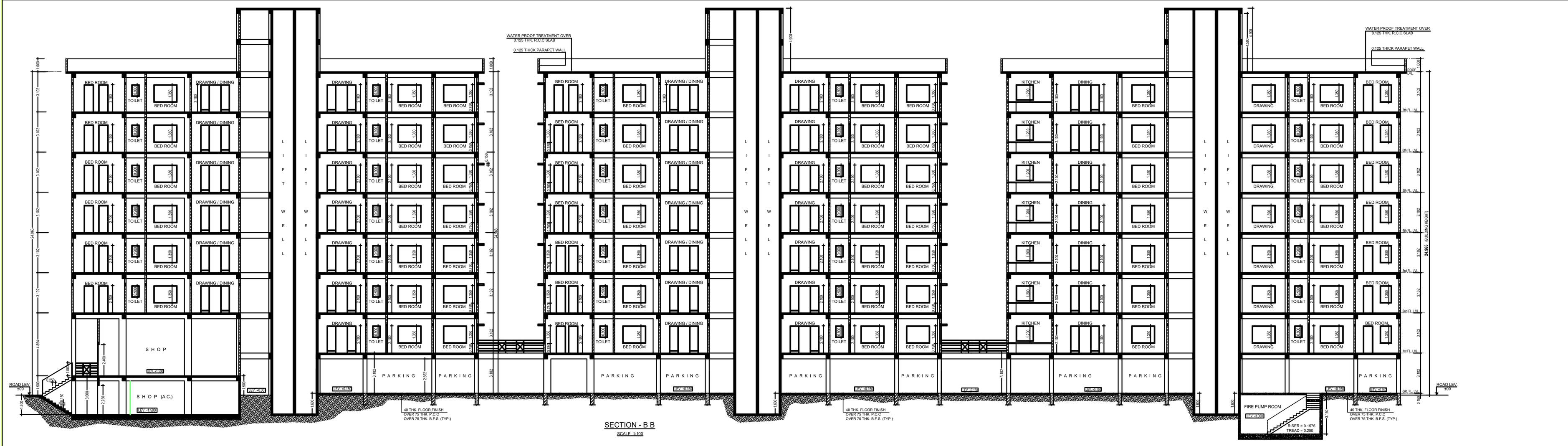
I DO HEREBY CERTIFY THAT PLANS,ELEVATIONS,AND SECTIONS AND OTHER DETAILS OF THE PROPOSED BUILDING ON PLOT NO.- 53, 55, 56 (R.S.), 56, 57 & 58 (L.R.), STREET- 12.150 M. & 5.500 M. (AVG.) (WIDE ROAD, WARD NO.- 41, UNDER THE JURISDICTION OF SILIGURI MUNICIPAL CORPORATION HAVE BEEN PREPARED IN CONFORMITY WITH ALL RELEVANT PROVISIONS UNDER THE W.B.M.(BUILDING) RULES, 2007.

SIGNATURE OF ARCHITECT

**DECLARATION OF GEO-TECH ENGG. & STRUCTURAL ENGG.**

I DO HEREBY CERTIFY THAT THE FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING PROPOSED FOR CONSTRUCTION ON PLOT NO.- 53, 55, 56 (R.S.), 56, 57 & 58 (L.R.), STREET- 12.150 M. & 5.500 M. (AVG.) (WIDE ROAD, WARD NO.- 41, UNDER THE JURISDICTION OF SILIGURI MUNICIPAL CORPORATION HAVE BEEN PERSONALLY INSPECTED AND SO DESIGNED BY ME WILL MAKE SUCH FOUNDATION AND SUPERSTRUCTURE SAFE IN ALL RESPECT INCLUDING THE CONSIDERATION OF BEARING CAPACITY AND SETTLEMENT OF SOIL AND OTHER CONDITIONS, IF ANY, CONFORMING TO ALL STIPULATIONS OF ALL RELEVANT IS CODE OF PRACTICE AND NATIONAL BUILDING CODE.

SIGN. OF GEO-TECHNICAL ENGINEER | SIGN. OF STRUCTURAL ENGINEER



SECTION - B B
SCALE 1:100

AREA STATEMENT

LAND AREA AS PER DEED : 2557.98 sq.m.
LAND AREA AS PER LUCC : 2557.71 sq.m.
LAND AREA AS PER SITE : 2557.71 sq.m.
ROAD WIDTH : 12.150 m. & 5.500 m. (Avg.)

L.U.C.C. MEMO NO. 10637 / SJDA, DATED: 18.01.2023

AREA STATEMENT SUMMARY

| PARAMETER | PERMISSIBLE | PROPOSED |
|---|---|---|
| PLOT AREA | | 2557.71 sqm. |
| MINIMUM WIDTH OF PLOT | | 20.421 m. |
| BUILDING HEIGHT | 60.0 m. | 24.966 m. |
| GROUND COVERAGE | 50% | 31.39% |
| COVERED AREA | 1278.99 sqm. | 802.88 sqm. |
| LOWER GROUND FLOOR AREA | | 132.56 sqm. |
| GROUND FLOOR AREA | | 909.45 sqm. |
| FIRST FLOOR AREA | | 735.57 sqm. |
| SECOND FLOOR AREA | | 868.13 sqm. |
| THIRD FLOOR AREA | | 868.13 sqm. |
| FOURTH FLOOR AREA | | 868.13 sqm. |
| FIFTH FLOOR AREA | | 868.13 sqm. |
| SIXTH FLOOR AREA | | 868.13 sqm. |
| SEVENTH FLOOR AREA | | 868.13 sqm. |
| TOTAL BUILT-UP AREA (without deduction / exemption) | | 6986.36 sqm. |
| FLOOR AREA FOR F.A.R. | | 5752.723 sqm. |
| F.A.R. | 2.25 | 2.25 |
| NO. OF TENEMENTS | | 41 nos. |
| NO. OF CAR PARKING | 50 nos. | 50 nos. |
| TOTAL COMMERCIAL AREA (132.56 x 2) sqm. | | 265.12 sqm. |

TENEMENT DETAILS

| TYPE | OCCUPANCY AREA |
|---|---|
| A | 132.56 sqm. (6 nos.) |
| B | 126.50 sqm. (7 nos.) |
| C | 130.29 sqm. (7 nos.) |
| D | 126.50 sqm. (7 nos.) |
| E | 124.31 sqm. (7 nos.) |
| F | 114.92 sqm. (7 nos.) |

DEDUCTIONS

| | AREA IN SQM. | NO. OF FLOORS | TOTAL AREA |
|---|---|---|---|
| LIFT | 2.677 x 6 | 7 | 112.43 sqm. |
| DUCT - Ground & 1st | 9.80 | 2 | 19.60 sqm. |
| DUCT - 2nd to 7th | 12.63 x 2 | 6 | 25.26 sqm. |
| VENTILATION SHAFT | 00 | 00 | 00 |
| CHIMNEY | 00 | 00 | 00 |

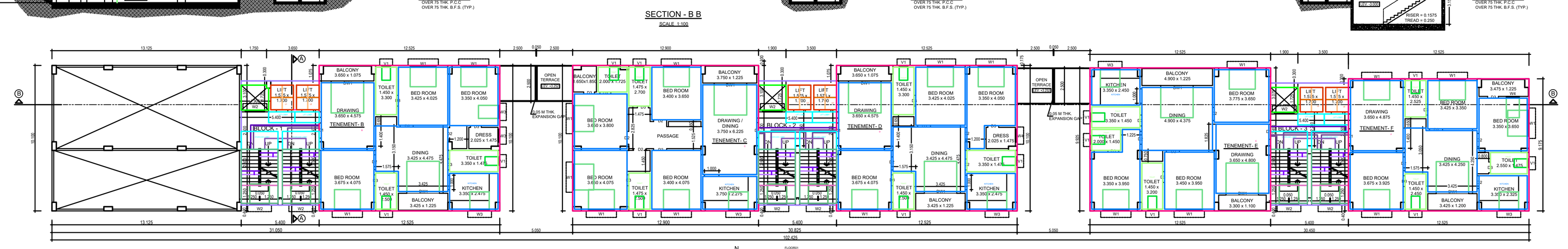
TREE COVER

| | PERMISSIBLE | PROPOSED |
|---|---|---|
| $\frac{2557.71 \times 15 \times 6986.36}{100 \times 6000}$ = 446.73 sqm. | 446.73 sqm. 0.175% | 447.02 sqm. 0.175% |

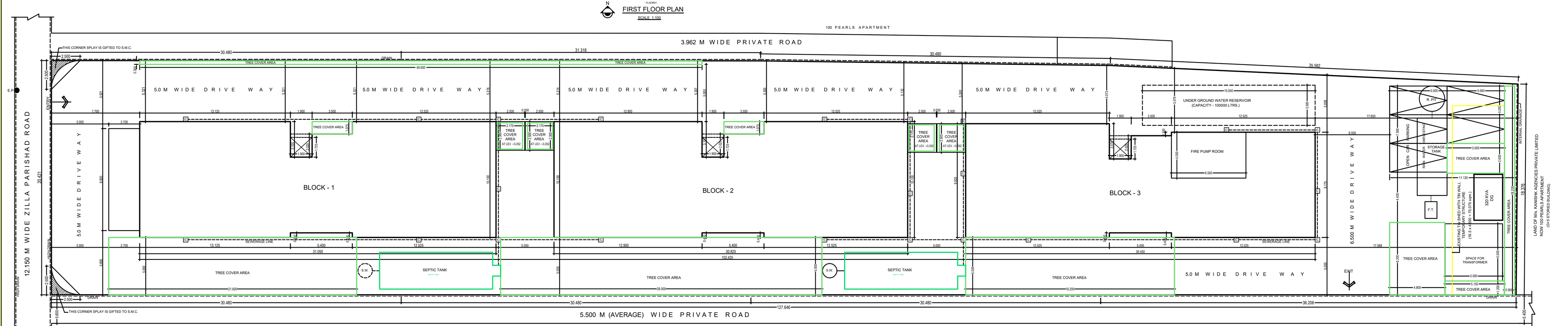
EXEMPTIONS

| | AREA IN SQM. | NO. OF FLOORS | TOTAL AREA IN SQM. |
|---|---|---|---|
| STAIR-CASE - Ground Floor, 01,02,03,04,05,06 & 07 | 65.25 | 8 | 522.00 |
| LIFT LOBBY | 00 | 00 | 00 |
| CAR PARKING (COV.) | 711.64 | 1 | 711.64 |

| EXISTING STRUCTURE TO BE DEMOLISHED | |
|---|---|
| TIN SHED WITH TIN WALL | 75.075 sqm. |



FIRST FLOOR PLAN
SCALE 1:100



SITE PLAN
SCALE 1:100

SHEET NO. 2 OF 3

OFFICE USE :-

PROJECT TITLE :-
BUILDING PLAN SUBMITTED FOR PARTLY LOWER GROUND (BASEMENT) + SEVEN STORIED AND PARTLY GROUND (PARKING) + SEVEN STORIED RESIDENTIAL CUM COMMERCIAL BUILDING.

NAME OF OWNER (S) :-
JAI BALAJI DEVELOPERS
REPRESENTED BY ITS PARTNERS:
1. SRI NAVIN AGARWAL
S/o. LATE KEDARNATH AGARWAL AND
2. SRI SUJIT KUMAR AGARWAL
S/o. LATE RAJ KUMAR AGARWAL

LOCATION OF PLOT :-
AT JYOTI NAGAR, SILIGURI,
P.S.- BHAKTINAGAR,
DIST. - JALPAIGURI,
WARD NO. - 41 (S.M.C.)

SCHEDULE OF LAND :-
MOUZA : DABGRAM
PLOT NO. : 53, 55, 56 (R.S.), 56, 57 & 58 (L.R.)
KHATIAN NO. : 682 (R.S.), 153 (L.R.)
J.L. NO. : 02
SHEET NO. : 04 (R.S.), 26 (L.R.)
PARGANA : BAIKUNTHAPUR
P. S. : BHAKTINAGAR
DIST. : JALPAIGURI
WARD NO. : 41 (S.M.C.)
HOLDING NO. : VL/100/A/88

DOORS & WINDOWS SCHEDULE :
D1 1.000 x 2.100 125 x 65; D3 0.900 x 2.100 - do -; D4 0.750 x 2.100 - do -; DW1 2.250 x 2.100 75 x 65; W1 1.800 x 1.350 75 x 65; W2 1.350 x 1.350 - do -; W3 1.350 x 1.200 - do -; W4 0.900 x 1.350 - do -; V1 0.600 x 0.900 75 x 65; RS ROLLING SHUTTER; CG COLLAPSIBLE GATE

SPECIFICATION :-
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3. ALL P.C.C. WORK 1:3:6 AND R.C.C. WORK 1:1.5:3
4. ALL WALL FOUNDATION UPTO PLINTH WILL BE DONE IN 1st CLASS B.W. IN CEMENT MORTAR (1:4) OVER P.C.C. (1:3:6).
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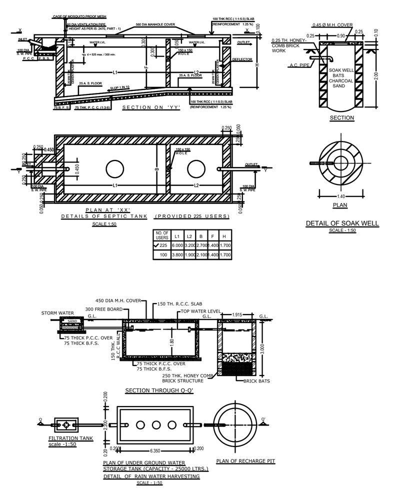
SIGN. OF GEO-TECHNICAL ENGINEER | SIGN. OF STRUCTURAL ENGINEER

NORTH SIDE ELEVATION
SCALE 1:100

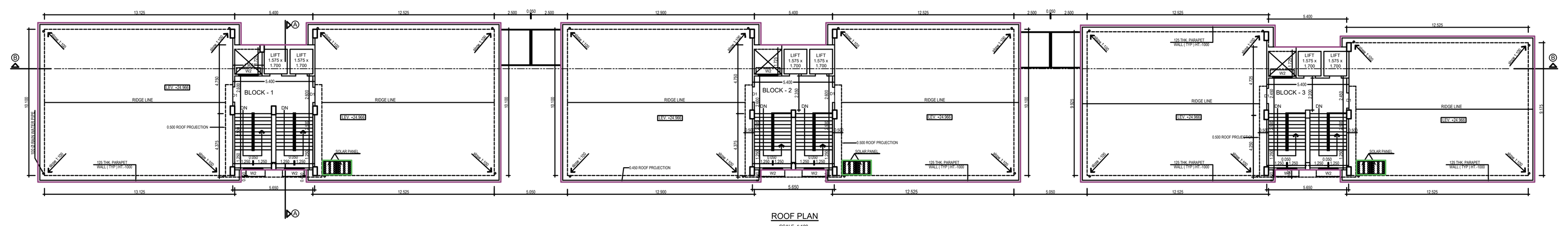


DETAILS OF SEPTIC TANK (PROVIDED 225 USERS)

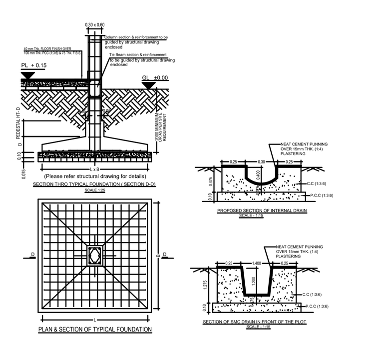
DETAIL OF SOAK WELL

PLAN OF UNDER GROUND WATER STORAGE TANK (CAPACITY - 25000 LTRS.) DETAIL OF RAIN WATER HARVESTING

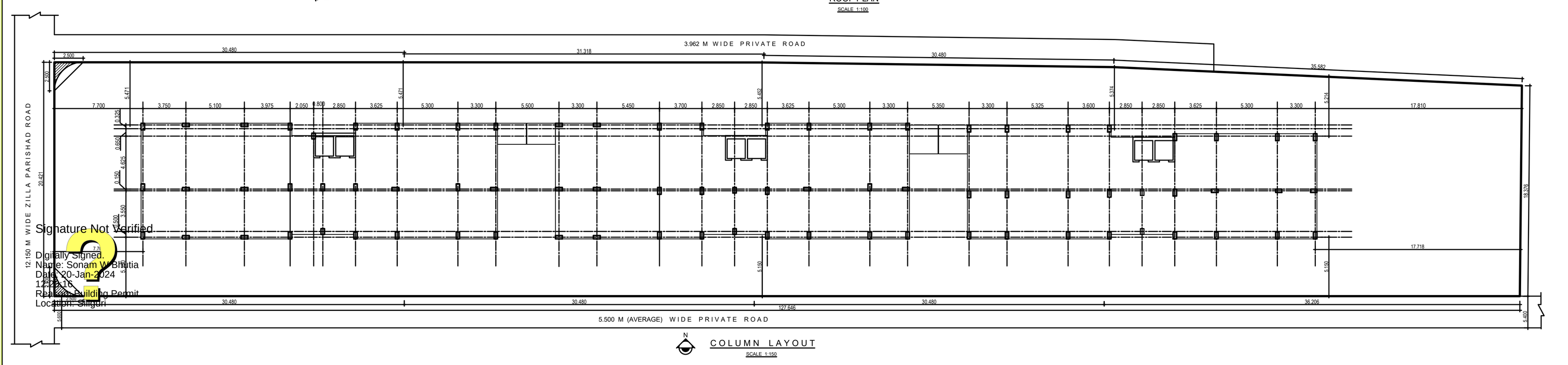
PLAN OF RECHARGE PIT



ROOF PLAN
SCALE 1:100

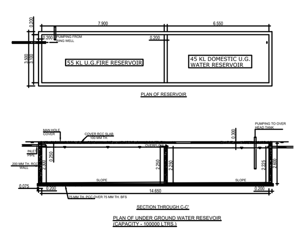


PLAN & SECTION OF TYPICAL FOUNDATION

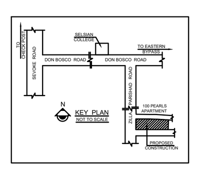


COLUMN LAYOUT
SCALE 1:150

Signature Not Verified
Digitally Signed
Name: Sonam W Bhutia
Date: 20-Jan-2024
12:22:16
Reason: Building Permit
Location: Siliguri



PLAN OF UNDER GROUND WATER RESERVOIR (CAPACITY - 100000 LTRS.)



KEY PLAN
NOT TO SCALE

SHEET NO. 3 OF 3

OFFICE USE :-

PROJECT TITLE :-
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NAME OF OWNER (S) :-
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S/o. LATE RAJ KUMAR AGARWAL

LOCATION OF PLOT :-
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