



GENERAL NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ONLY WRITTEN DIMENSIONS ARE TO BE FOLLOWED.
3. ALL EXTERNAL WALL SHALL BE 200MM. THICK AND INTERNAL WALL SHALL BE 125 MM. THICK.
4. ALL MASONRY WORK WILL BE CARRIED OUT WITH FLY ASH BASED A.C. BLOCK.
5. SOLAR, WIND OR OTHER RENEWABLE ENERGY SHALL BE INSTALLED TO MEET ELECTRICITY GENERATION EQUIVALENT TO AT LEAST 1% OF THE CONNECTED LOAD OR AS PER THE STATE /LOCAL BUILDING BYE-LAWS REQUIREMENT, WHICHEVER IS HIGHER.

AREA STATEMENTS

1. LAND AREA (AS PER DEED)	-> 20234.11 sq.m.
2. LAND AREA (AS PER KHATAN)	-> 22761.87 sq.m.
3. LAND AREA (AS PER SITE)	-> 19475.18 sq.m.
4. PERMISSIBLE GROUND COVERAGE	-> 9737.59 sq.m. (50%)
5. PROPOSED GROUND COVERAGE	-> 7282.82 sq.m. (37.39%)
6. AREA OF PUMP ROOM AT -1165 LVL	-> 152.74 sq.m.

7. PREVIOUSLY SANCTIONED BUILDING:

i) BLOCK-1	a. GROUND FLOOR AREA	-> 1120.82 sq.m.
	b. TYPICAL FLOOR(1ST-10TH) AREA (922.95X10)	-> 9229.50 sq.m.
ii) AMENITY BLOCK	a. GROUND FLOOR AREA	-> 733.20 sq.m.
	b. FIRST FLOOR AREA	-> 733.20 sq.m.
	c. SECOND FLOOR AREA	-> 241.38 sq.m.

8. PROPOSED BUILDING:

i) BLOCK-2	a. GROUND FLOOR AREA	-> 1120.82 sq.m.
	b. TYPICAL FLOOR(1ST-10TH) AREA (922.95X10)	-> 9229.50 sq.m.
ii) BLOCK-3	a. GROUND FLOOR AREA	-> 1120.82 sq.m.
	b. TYPICAL FLOOR(1ST-10TH) AREA (922.95X10)	-> 9229.50 sq.m.

iii) BLOCK-4

a. GROUND FLOOR AREA	-> 745.81 sq.m.
b. TYPICAL FLOOR(1ST-10TH) AREA (597.58X10)	-> 5975.80 sq.m.

iv) BLOCK-5

a. GROUND FLOOR AREA	-> 1153.94 sq.m.
b. TYPICAL FLOOR(1ST-10TH) AREA (934.11X10)	-> 9341.10 sq.m.

v) BLOCK-6

a. GROUND FLOOR AREA	-> 764.21 sq.m.
b. TYPICAL FLOOR(1ST-10TH) AREA (610.31X10)	-> 6103.10 sq.m.

9. PREVIOUSLY SANCTIONED BUILDING AREA: -> 11907.29 sq.m.
10. PROPOSED BUILDING AREA: -> 45597.87 sq.m.
11. TOTAL BUILTUP AREA: -> 55994.86 sq.m.
12. PERMISSIBLE F.A.R: -> 2.80
13. PROPOSED F.A.R: -> 2.759
14. TOTAL NO. OF TENEMENTS

BLOCK-1	BLOCK-2	BLOCK-3
i. 3BHK = 60 NOS.	i. 3BHK = 60 NOS.	i. 3BHK = 60 NOS.
ii. 2BHK = 20 NOS.	ii. 2BHK = 20 NOS.	ii. 2BHK = 20 NOS.

15. TOTAL TENEMENT AREA -> 25247.5 sq.m.
16. REQUIRED NO. OF PARKING -> 182 NOS.

NO. OF TENEMENT BETWEEN

i) 75.0 SQM TO 100 SQM	-> 170 NOS (3 = 86.66* 57 NOS.
ii) 100.0 SQM TO 120 SQM	-> 250 NOS (2 = 125 NOS.

17. PROPOSED PARKING -> 422 NOS.
18. PERMISSIBLE HEIGHT OF THE BUILDING -> 26.15 m.
19. PROPOSED HEIGHT OF BUILDING -> 35.00 m.
20. TREE PLANTATION AREA REQUIRED -> 3895.00 sq.m. (20%)
21. PROVIDED TREE PLANTATION AREA -> 3940.43 sq.m. (20.23%)
22. APPROVED LUCC MEMO NO. -> 0687/SJDA
23. PREVIOUS PLAN NO. -> 1149/MPS

PROJECT: REVISED PLAN SHOWING ADDITION & ALTERATION OF 6 NOS GROUND + 10 STORED RESIDENTIAL BUILDING AND ONE NO 3 STORED AMENITY BLOCK

NAME OF OWNERS: 1.MEGASUN MERCHANTS PVT. LTD. REPRESENTED BY ONE OF ITS DIRECTOR SRI. KISHAN AGARWAL
 2. KAMAL CHAND BOTHTHA
 3. ANAND AGARWAL
 4. SUSHMA AGARWAL
 5. UNITED PROPERTIES PVT. LTD. REPRESENTED BY ITS DIRECTOR YEDAVID BASAK

LOCATION: SISHABARI, SILIGURI

LAND SCHEDULE:
 MUZA - SISHABARI
 J.L. NO. 41
 L.R. PLOT NO. 257,260,261,255,256,258,&259
 R.S. PLOT NO. 118,115,116,117,119,120,121
 SHEET NO. -01 (L.R.) 01 (R.S)
 KHATAN NO. 9650,9651,9649,9614,2168 (L.R)
 P.S. : PRADHAN NAGAR
 DIST. DARJEELING
 Latitude : 26°46'45.00"(N)
 Longitude : 88°25'30.33"(E)

DECLARATION OF OWNER'S:-
 I DO HEREBY DECLARE THAT THE BUILDING PROPOSED FOR CONSTRUCTION SHALL BE SUPERVISED BY THE B.A./L.B.S. SIGNING THE BUILDING PLAN APPLICATION OR IN HIS ABSENCE BY ANY OTHER B.A./L.B.S. OF THE APPROPRIATE CATEGORY AND AS APPROVED BY THE AUTHORITY.

Megasun Merchants Pvt. Ltd.
 Director: Kamal Chandra Bottha
 Sushma Agarwal
 Yedaivid Basak

DECLARATION OF STRUCTURAL ENGINEER
 THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER THE "NATIONAL BUILDING CODE" OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT. MOREOVER I/WE SHALL BE HELD RESPONSIBLE FOR ANY STRUCTURE DAMAGE/FAILURE HAPPENED DURING CONSTRUCTION PERIOD AND THERE AFTER BEYOND DATE OF TAKING OCCUPANCY CERTIFICATE.

M. B. Majumdar
 B. E., M. T. C. (1950)
 ESE - 15/1 of CMC
 STRUCTURAL ENGINEER
 0746/PRJ/00020
 0746/PRJ/00020

DESIGNED AND CHECKED BY ME
 (FOR SOIL ONLY)
 G. J. Ghosh

DECLARATION OF ARCHITECT / L.B.S.
 I DO HEREBY DECLARE THAT 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.

R. B. Bhas (B. Arch)
 CA/2019.112919

TITLE:- OVERALL GROUND FLOOR PLAN, SITE PLAN, PART PLAN AND SECTION OF FIRE PUMP ROOM, LOCATION PLAN AND AREA STATEMENT.

SCALE:- VARIES

DATE: 18.09.22

SHEET NO.: 01

CHK. BY: K.K.ROY

DRAWN BY: SAHELI

GREEN ARCHITECTURE CONSULTING ENGINEERS PVT. LTD.
 1ST FLOOR, B.R. AMBEDKAR COMPLEX, HILL CART ROAD, SILIGURI - 734003

