

**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.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.

**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 BOTHA  
3. ANAND AGARWAL  
4. SUSHIMA AGARWAL  
5. UNITED PROPERTIES PVT. LTD. REPRESENTED BY ITS DIRECTOR VEDAVID BASAK

**LOCATION:** SISHABARI, SILIGURI

**AREA STATEMENTS**

1. LAND AREA (AS PER DEED) :- 20234.11 sq.m.
2. LAND AREA (AS PER KHATAN) :- 22781.87 sq.m.
3. LAND AREA (AS PER SITE) :- 19475.18 sq.m.
4. PERMISSIBLE GROUND COVERAGE :- 9737.89 sq.m. (50%)
5. PROPOSED GROUND COVERAGE :- 7286.82 sq.m. (37.39%)
6. AREA OF PUMP ROOM AT -3150 LVL :- 152.78 sq.m.

**LAND SCHEDULE:**  
MOUZA - SISHABARI  
J.L. NO. 41  
R.S. PLOT NO. - 257,260,261,256,255,258,258,259  
R.S. PLOT NO. - 118,116,116,116,117,118,120,121  
SHEET NO. - 01 (L.R.) 01 (R.S.)  
KHATAN NO. 3650,3651,3649,3614,2168 (L.R.)  
P.S. - PRADHAN NAGAR  
DIST. DARJEELING  
Latitude : 26°46'45.00"(N)  
Longitude : 88°25'30.33"(E)

**7. PREVIOUSLY SANCTIONED BUILDING:**

- BLOCK-1**  
a. GROUND FLOOR AREA :- 1120.62 sq.m.  
b. TYPICAL FLOOR(1ST-10TH) AREA (922.95X10) :- 9229.50 sq.m.
- 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.

**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.

1) Megasun Merchants Pvt. Ltd. 2) Kamal 3) Anand  
Director  
Sushima Agarwal United Properties Pvt. Ltd. Vedaivid Basak Director

**8. PROPOSED BUILDING:**

- BLOCK-2**  
a. GROUND FLOOR AREA :- 1120.62 sq.m.  
b. TYPICAL FLOOR(1ST-10TH) AREA (922.95X10) :- 9229.50 sq.m.
- BLOCK-3**  
a. GROUND FLOOR AREA :- 1120.62 sq.m.  
b. TYPICAL FLOOR(1ST-10TH) AREA (922.95X10) :- 9229.50 sq.m.
- BLOCK-4**  
a. GROUND FLOOR AREA :- 745.81 sq.m.  
b. TYPICAL FLOOR(1ST-10TH) AREA (597.58X10) :- 5975.80 sq.m.
- BLOCK-5**  
a. GROUND FLOOR AREA :- 1153.84 sq.m.  
b. TYPICAL FLOOR(1ST-10TH) AREA (934.11X10) :- 9341.10 sq.m.

**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.

Mahesh Kumar Majumdar  
B.C.E., M.E.C. (Struct)  
ESE-1521 or CMC  
STEREOKAWA TOWN  
0747RJPSONESE11-12

**9. PREVIOUSLY SANCTIONED BUILDING AREA :- 11907.29 sq.m.**  
**10. PROPOSED BUILDING AREA :- 48007.37 sq.m.**  
**11. TOTAL BUILT UP AREA :- 60994.66 sq.m.**  
**12. PERMISSIBLE F.A.R. :- 2.80**  
**13. PROPOSED F.A.R. :- 2.759**  
**14. TOTAL NO. OF TENAMENTS :- 420 NOS.**

**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.

**15. TOTAL TENAMET AREA :- 25247.5 Sq.m.**  
**16. REQUIRED NO OF PARKING :- 162 NOS.**

**NO. OF TENEMENT BETWEEN**  
i. 75.9 SQM TO 100 SQ.M. :- 170 NOS/2 = 85 Nos.  
ii. 100.0 SQM TO 120 SQ.M. :- 250 NOS/2 = 125 NOS.

**DESIGNED AND CHECKED BY ME**

Gyrfan  
S.M.C. Engineering No. 1712  
Chatterjee Street, Siliguri, West Bengal, India  
0353-2511129

**17. PROPOSED PARKING :- 422 NOS.**  
**18. PERMISSIBLE HEIGHT OF THE BUILDING :- 36.15 m.**  
**19. PROPOSED HEIGHT OF BUILDING :- 35.00 m.**  
**20. TREE PLANTATION AREA REQUIRED :- 3868.00 sq.m. (20%)**  
**21. PROVIDED TREE PLANTATION AREA :- 3840.43 sq.m. (20.23%)**  
**22. APPROVED LUCC MEMO NO. :- 95878/JDA (DATE: 31/01/2022)**  
**23. PREVIOUS PLAN NO. :- 1146/MPB (DATE: 28/07/2022)**

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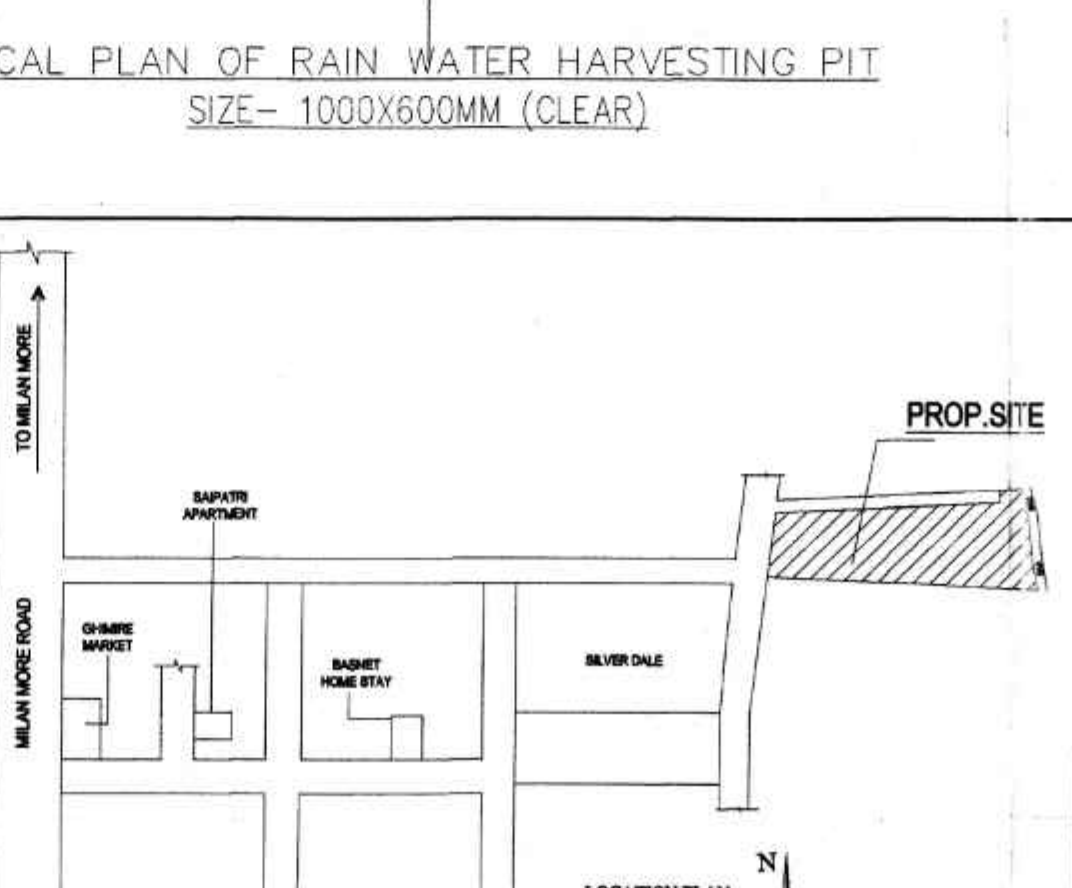
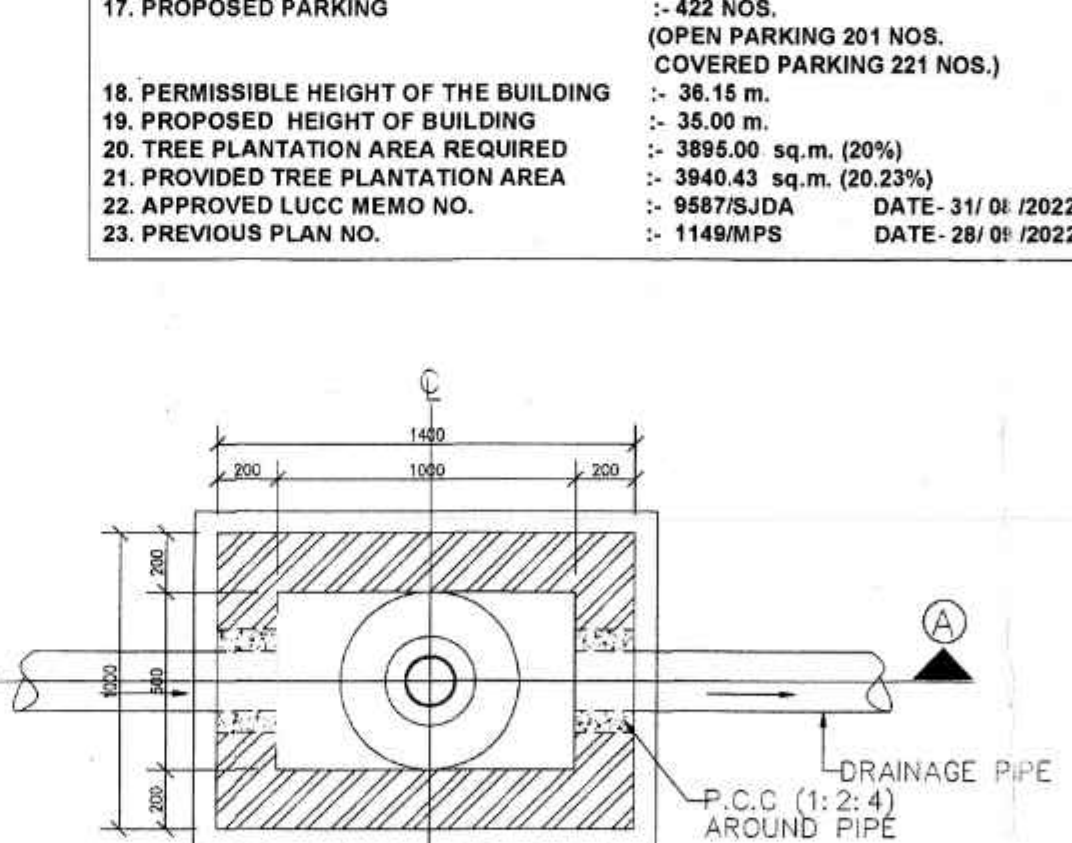
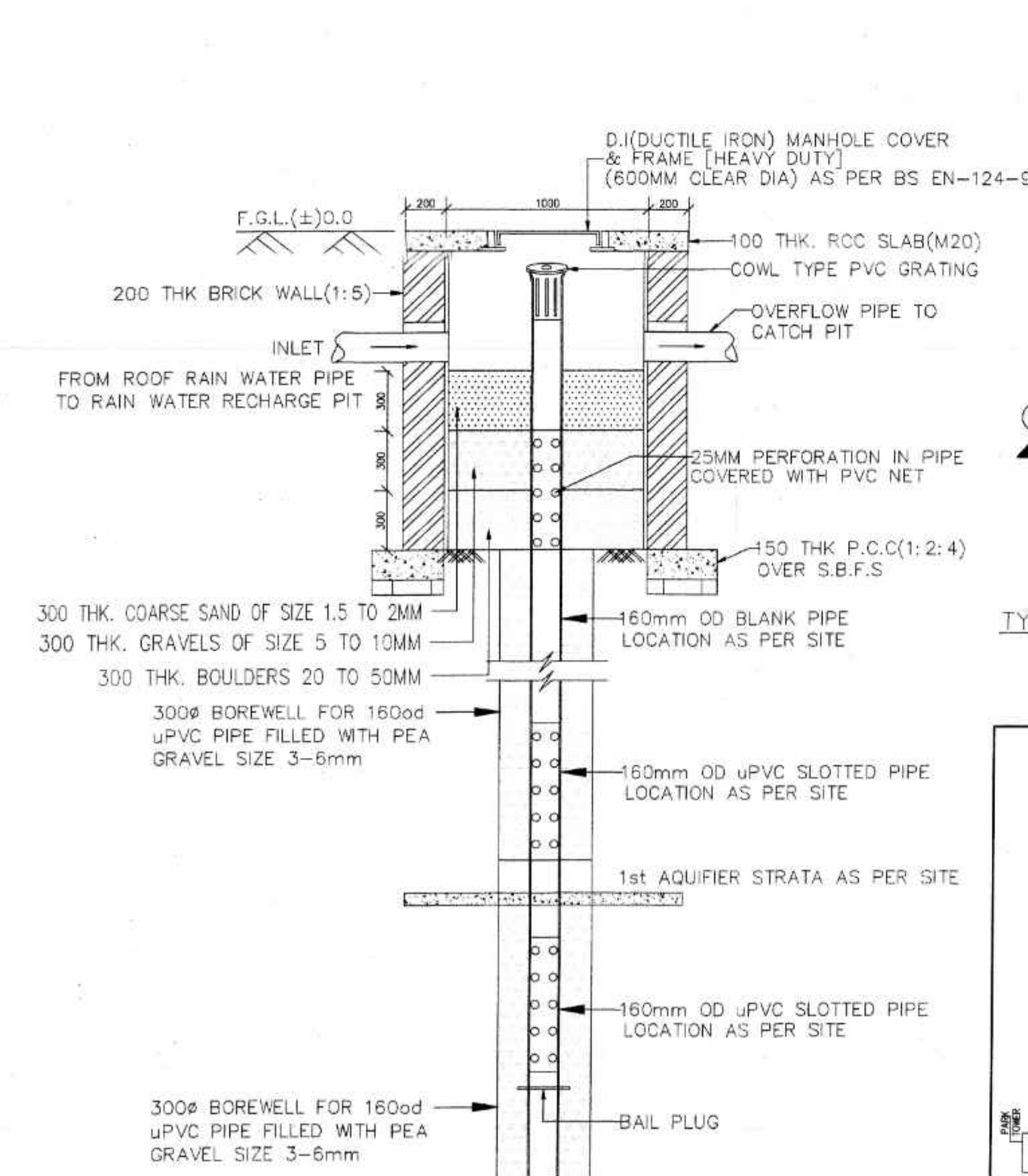
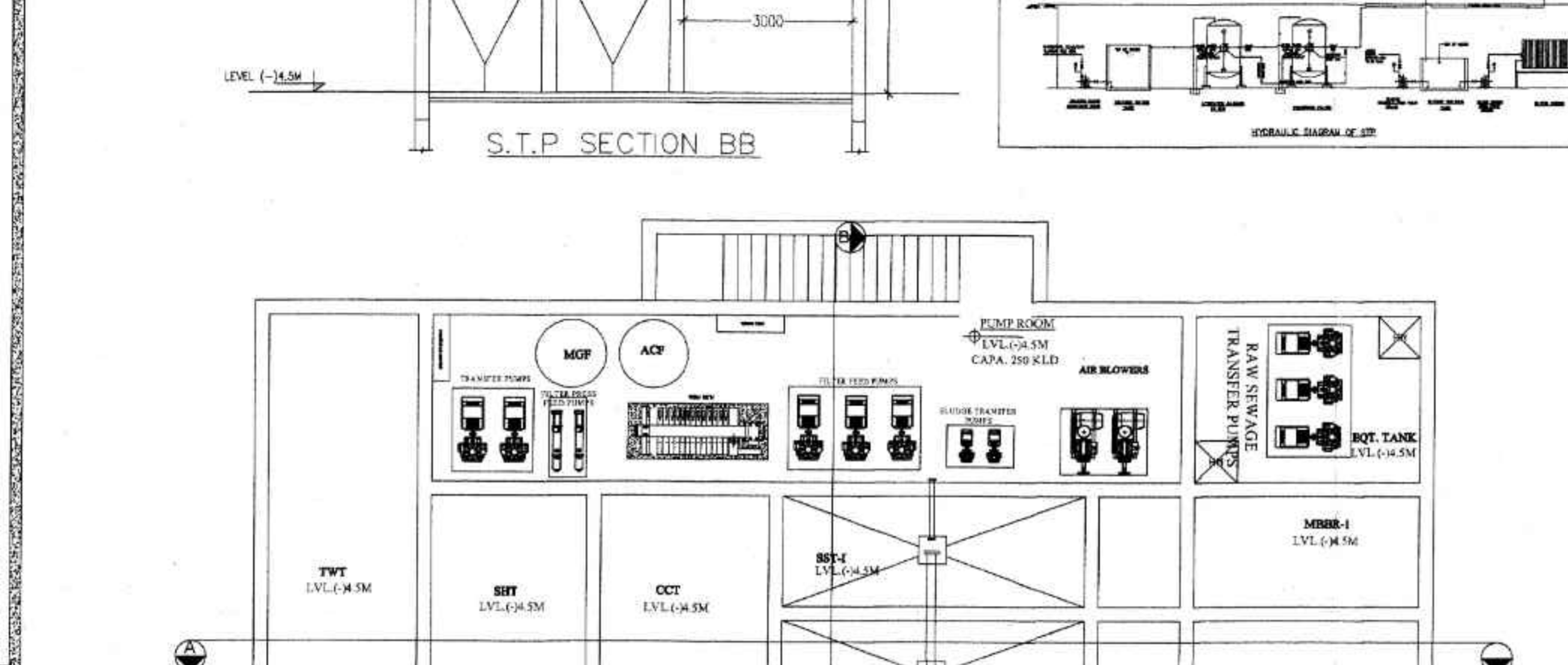
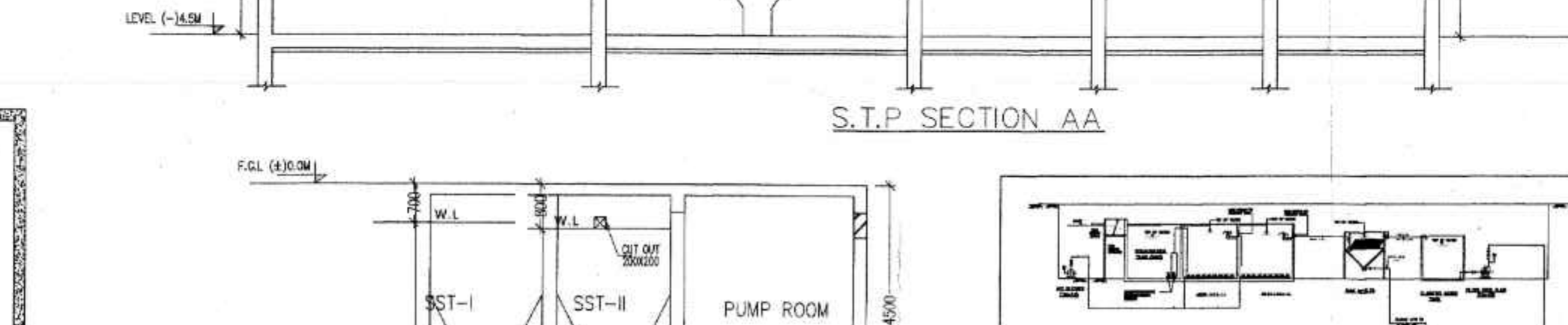
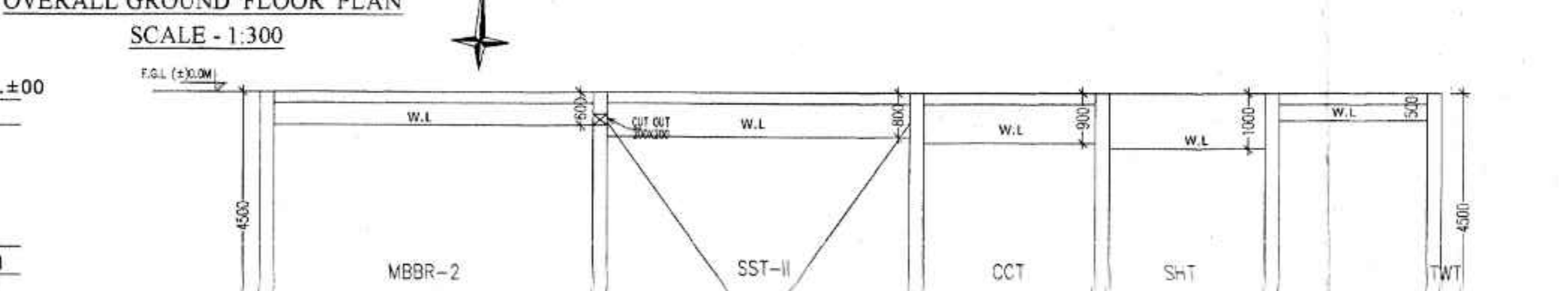
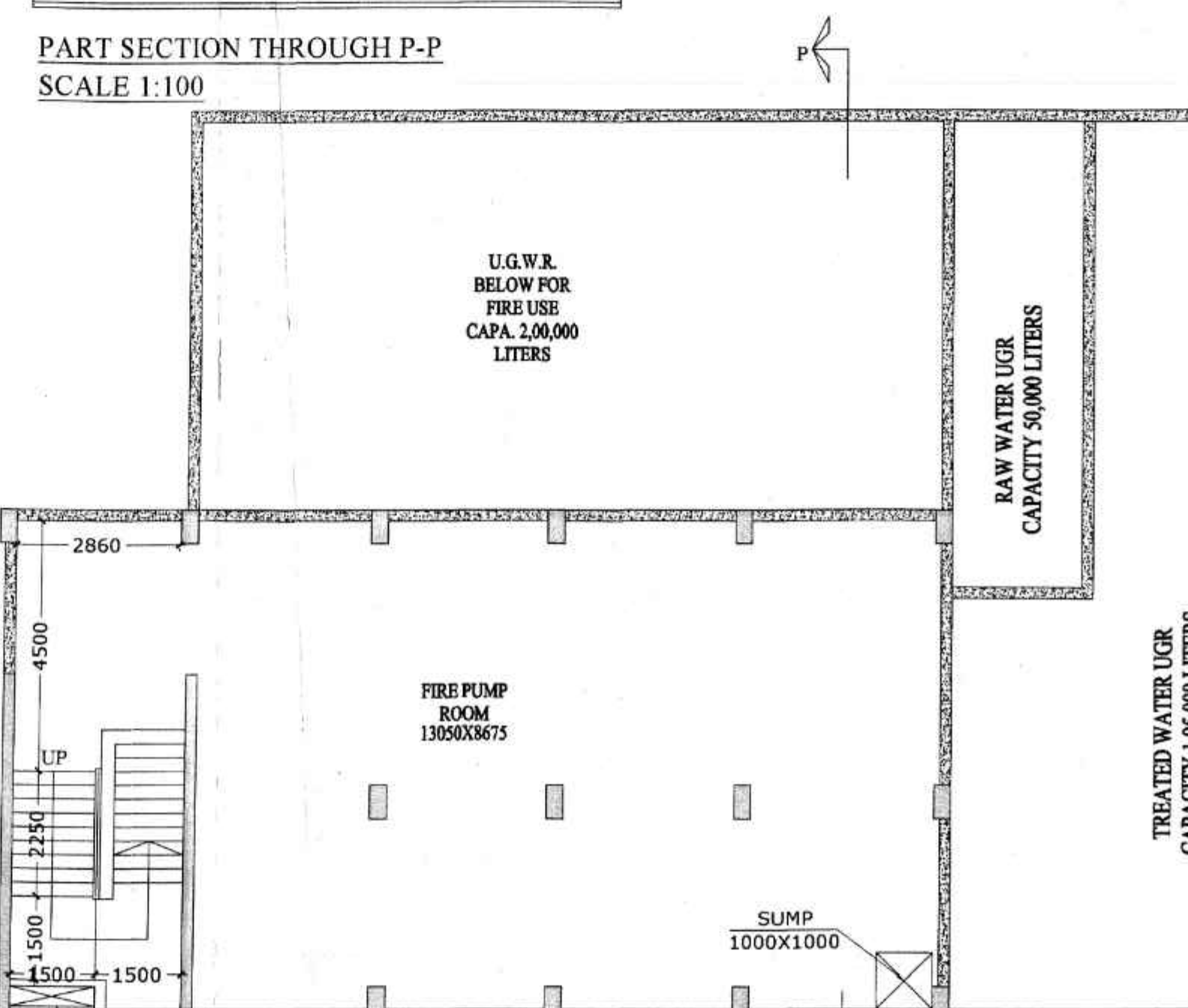
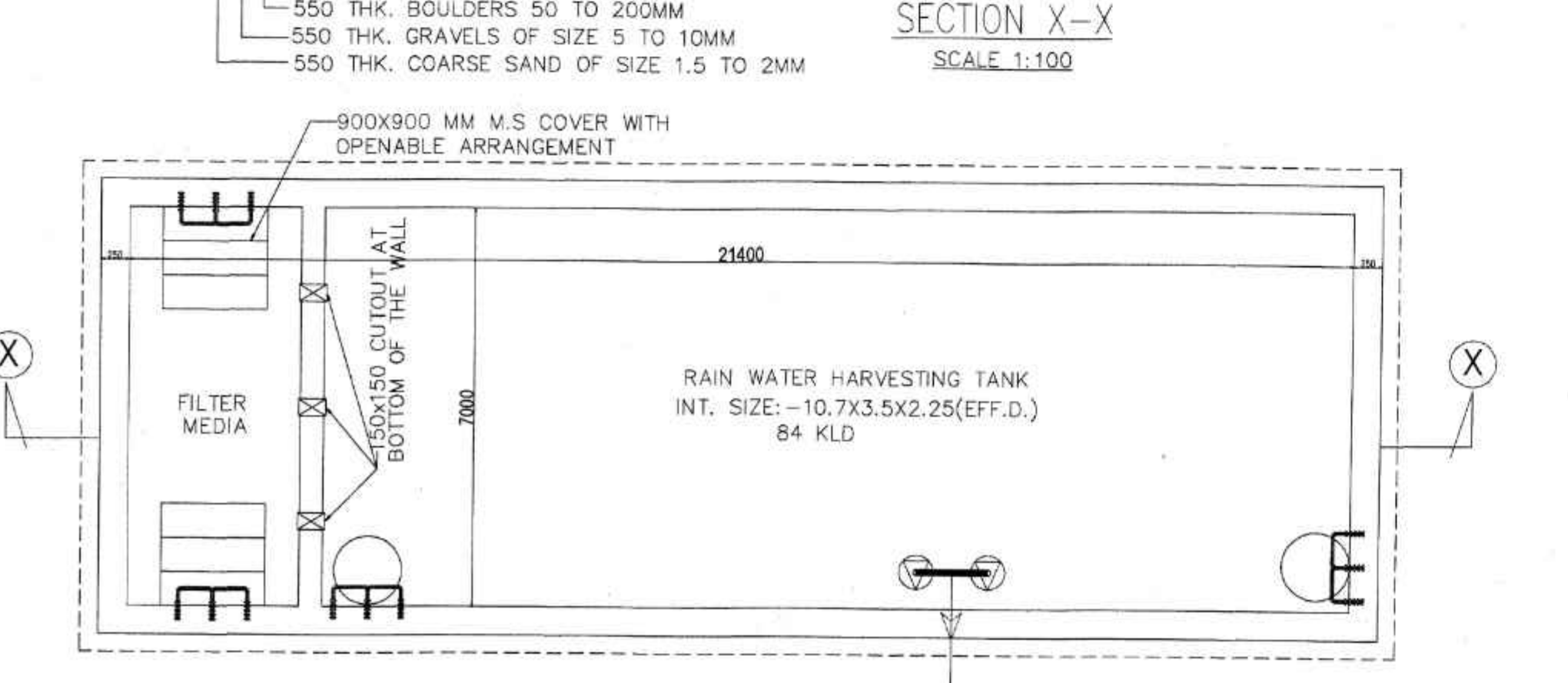
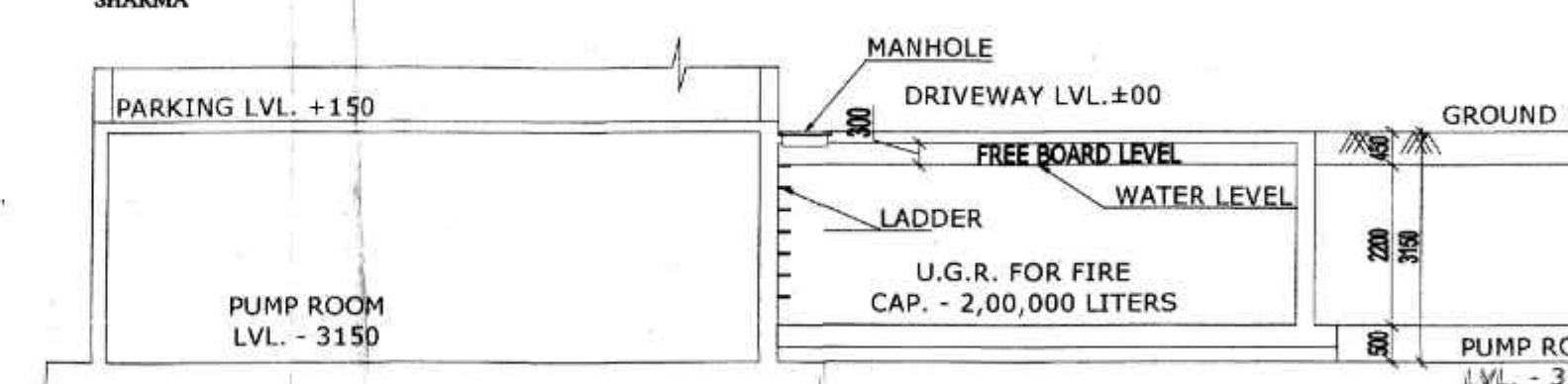
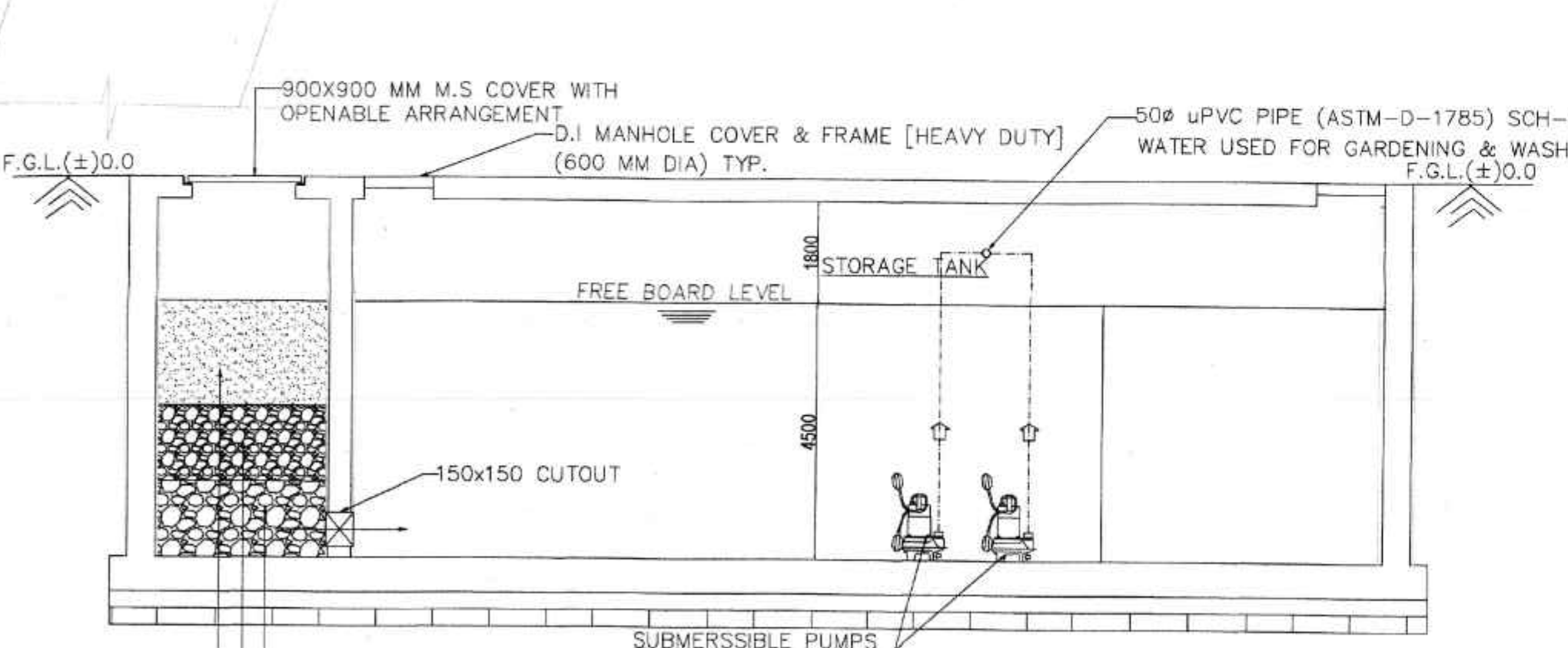
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**TITLE:** OVERALL GROUND FLOOR PLAN, SITE PLAN, PART PLAN AND SECTION OF FIRE PUMP ROOM, LOCATION PLAN AND AREA STATEMENT.

**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**