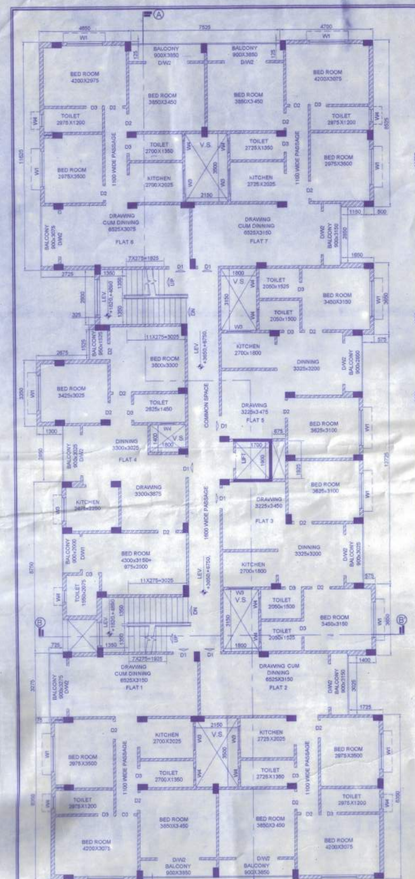
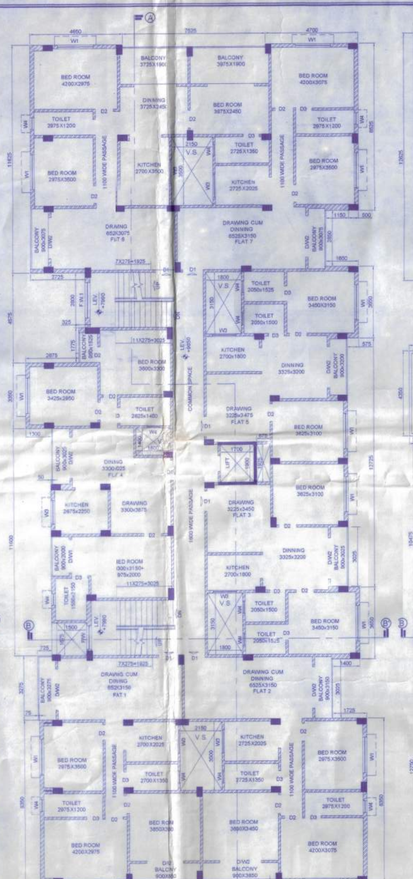
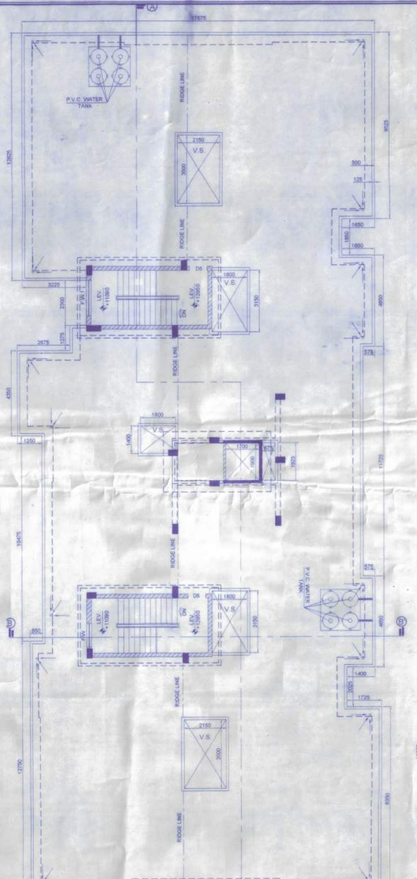


TYPICAL(1st & 2nd) FLOOR PLAN
SCALE - 1:100

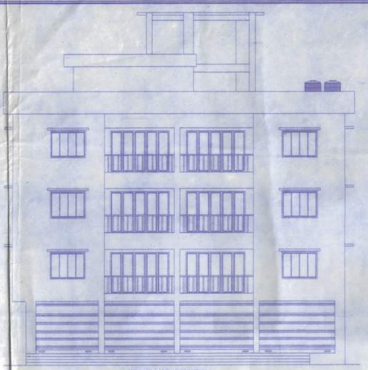


THIRD FLOOR PLAN
SCALE - 1:100

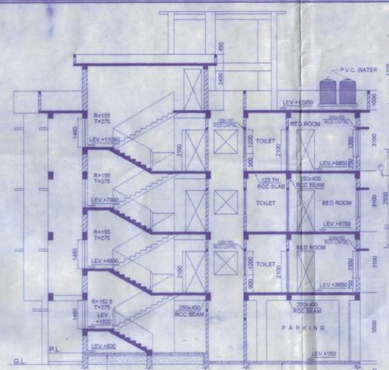


ROOF PLAN
SCALE - 1:100

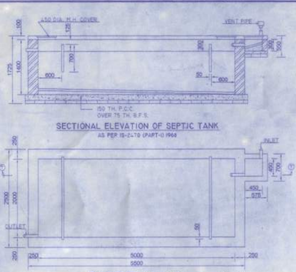
NOTE - ALL RAIN WATER PIPES ARE 100 mm DIA AND SLOPE - 1:100



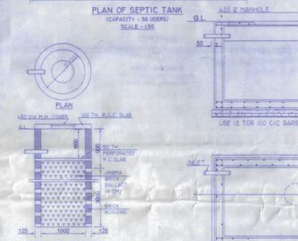
FRONT SIDE ELEVATION
SCALE - 1:100



SECTION THRO. B-B'
SCALE - 1:100

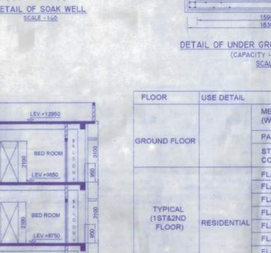


SECTIONAL ELEVATION OF SEPTIC TANK
AS PER IS-2470 (PART-I) 1964

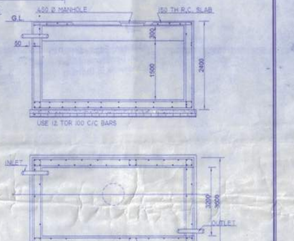


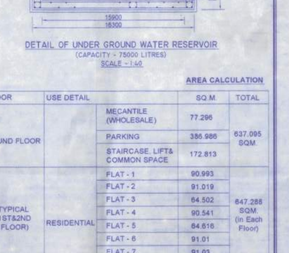
PLAN OF SEPTIC TANK
(CAPACITY - 50 USERS)
SCALE - 1:50

PLAN



DETAIL OF SOAK WELL
SCALE - 1:50





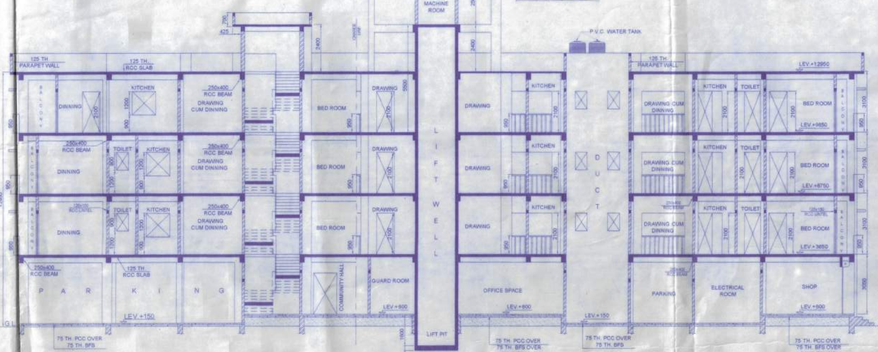
DETAIL OF UNDER GROUND WATER RESERVOIR
(CAPACITY :- 78600 LITRES)
SCALE - 1:50

SPECIFICATIONS :

1. ALL CONCRETE SHALL BE M-20 GRADE OR HIGHER
2. ALL REINFORCING BARS SHALL BE Fe-500D/550D GRADE
3. ALL EXTERNAL WALLS ARE 200 TH. and INTERNALWALLS ARE 125 TH. MADE UP OF AUTOCLAVED CELLULAR CONCRETE (AERATED) BLOCKS AS PAR IS 2185(PART 3)-1984 IF NOT STATED OTHERWISE.
4. STRUCTURAL DETAIL SHOWN ARE FOR INDICATION ONLY AND NOT FOR CONSTRUCTION WORKING DRAWINGS SHALL BE PREPARED ON THE BASIS OF STRUCTURAL DESIGN CALCULATION AND GEOTECHNICAL INVESTIGATION TO BE DONE SEPERATELY.

D/W SCHEDULE

	FRAME TYPE	SIZE
DOOR	D1	1050 x 2100
	D2	900 x 2100
	D3	800 x 2100
	D4	1050 x 2300
	D5	1700 x 2100
	D6	2100 x 2100
WINDOW	W1	1800X1350
	W2	1000X1200
	W3	1100X1200
	W4	550X900
FIXED WINDOW	F W	1200 X 1400
	FWH	2100 X 1600



SECTION THRO. A-A'
SCALE - 1:100

AREA CALCULATION

FLOOR	USE DETAIL		SQ.M	TOTAL
GROUND FLOOR		MECANTILE (WHOLESALE)	77.296	637.095 SQM.
		PARKING	385.986	
		STAIRCASE, LIFT& COMMON SPACE	172.813	
TYPICAL (1ST&2ND FLOOR)	RESIDENTIAL	FLAT - 1	90.993	647.288 SQM. (In Each Floor)
		FLAT - 2	91.019	
		FLAT - 3	64.502	
		FLAT - 4	90.541	
		FLAT - 5	64.616	
		FLAT - 6	91.01	
		FLAT - 7	91.03	
		STAIRCASE, LIFT& COMMON SPACE	63.577	
3RD FLOOR	RESIDENTIAL	FLAT - 1	90.993	647.288 SQM.
		FLAT - 2	91.019	
		FLAT - 3	64.502	
		FLAT - 4	90.541	
		FLAT - 5	64.616	
		FLAT - 6	113.413	
		FLAT - 7	68.627	
		STAIRCASE, LIFT& COMMON SPACE	63.577	
TOTAL AREA = (637.095 + (3x647.288)) = 2578.959 SQM.				

TOTAL 7 FLAT EACH FLOOR

PROJECT

REVISED PROPOSED G+3 STORIED COMMERCIAL CUM RESIDENTIAL BUILDING AT MATIGARA, DIST.- DARJEELING

LAND SCHEDULE

KHATIAN NO.	3N(R.S.) 213 (L.R.) (O) 3O(R.S.) & 208B(L.R.)(H)	VILLAGE	PATHARGHATA
J.L. NO.	72	POST NO.	169 (R.S.) AND 402 (L.R.)
MOUZA	KAWAKHARI	DIST.	DARJEELING
P.S.	MATIGARA	SHEET NO.	01

OWNER

VANSHIDHAR VINIMAY PVT. LTD.
REPRESENTED BY ITS
DIRECTOR- SRI AJAY AGARWAL,
SEVOKE ROAD,SILIGURI.

DECLARATION & SIGNATURE OF OWNER'S

DECLARED THAT I SHALL NOT ALTER OR MAKE ANY ADDITION/ALTERATION TO THIS PLAN DECLARED THAT I HAVE DONE THROUGH THE BUILDING REGULATIONS FOR RELEVANT AU HORITY AND ALSO UNDERSTANDING AND IMPLEMENTED BUILDING RULES AND REGULATION DURING AND AFTER THE CONSTRUCTION PLAN. DREAMHOME APPOINT AL I B.S.FOR TECHNICAL PERSON FOR SUPERVISION OF CONSTRUCTION

SIGN. OF THE OWNER

Vanshidhar Vinimay (P) Ltd.
Director

DECLARATION & SIGNATURE OF STRUCTURAL ENGR.

THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER THE N.B.C. OF INDIA & CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECTS. MORE OVER I SHALL BE HELD RESPONSIBLE FOR ANY STRUCTURAL DAMAGE FAILURE IF HAPPENS DURING CONSTRUCTION PERIOD & THEREAFTER BEYOND THE DATE OF FAKING COMPLETION CERTIFICATE

SIGN. OF THE STRUC. ENGR

DECLARATION & SIGNATURE OF L.B.S.

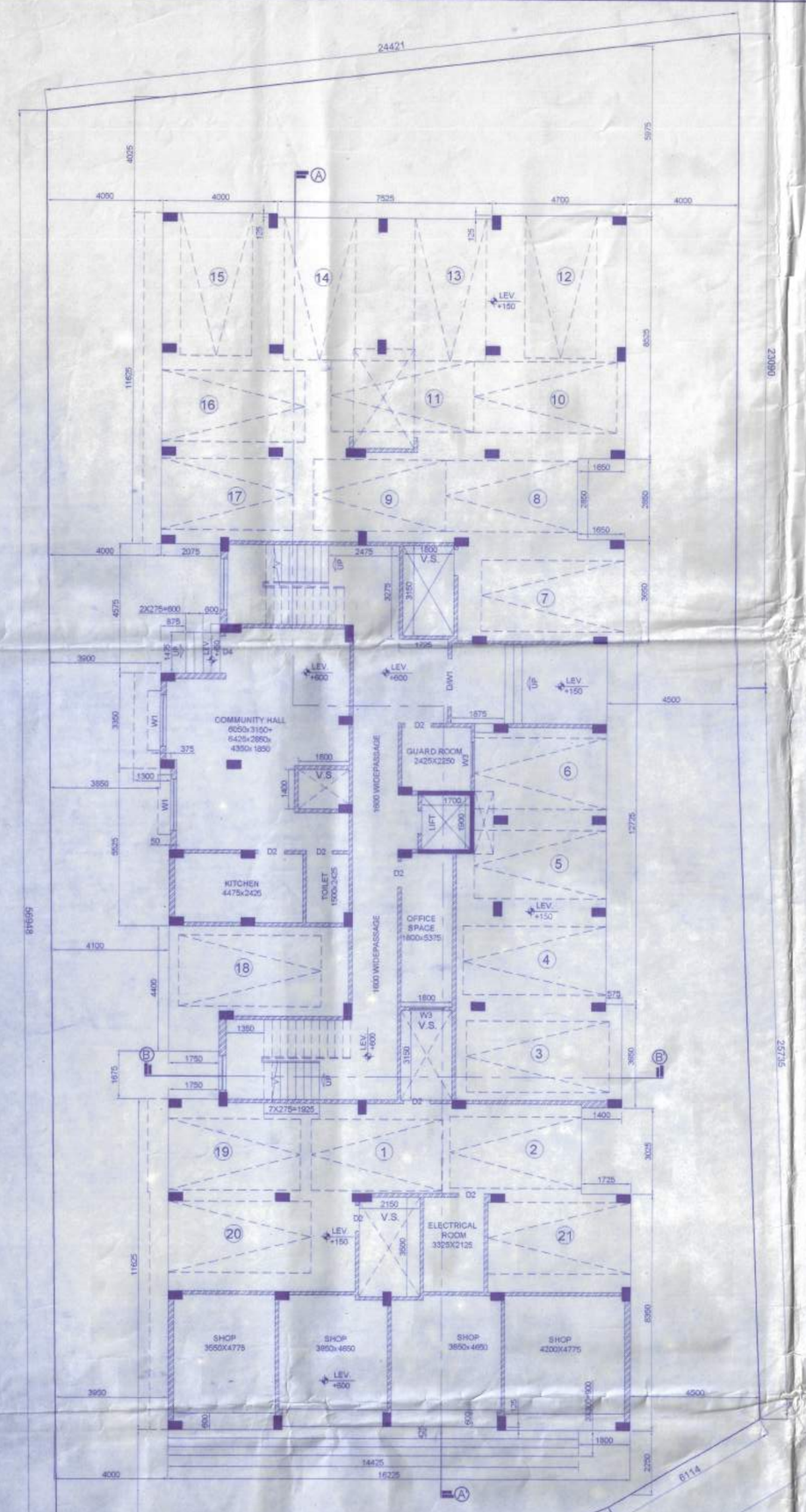
CERTIFIED THAT THE PLAN HAS BEEN DESIGNED & DRAWN UP STRICTLY ACCORDING TO THE NATIONAL BUILDING CODE (N.B.C.) 2005 & RELEVANT AUTHORITY. ALSO CERTIFIED THAT THE FOUNDATION & SUPER STRUCTURE OF THE BUILDING HAVE BEEN DESIGNED BY ME AS TO SAFE IN ALL RESPECTS INCLUDING THE CONSIDERATION TO OF BEARING CAPACITY & SETTLEMENT OF SOIL

SIGN. OF THE L.B.S.

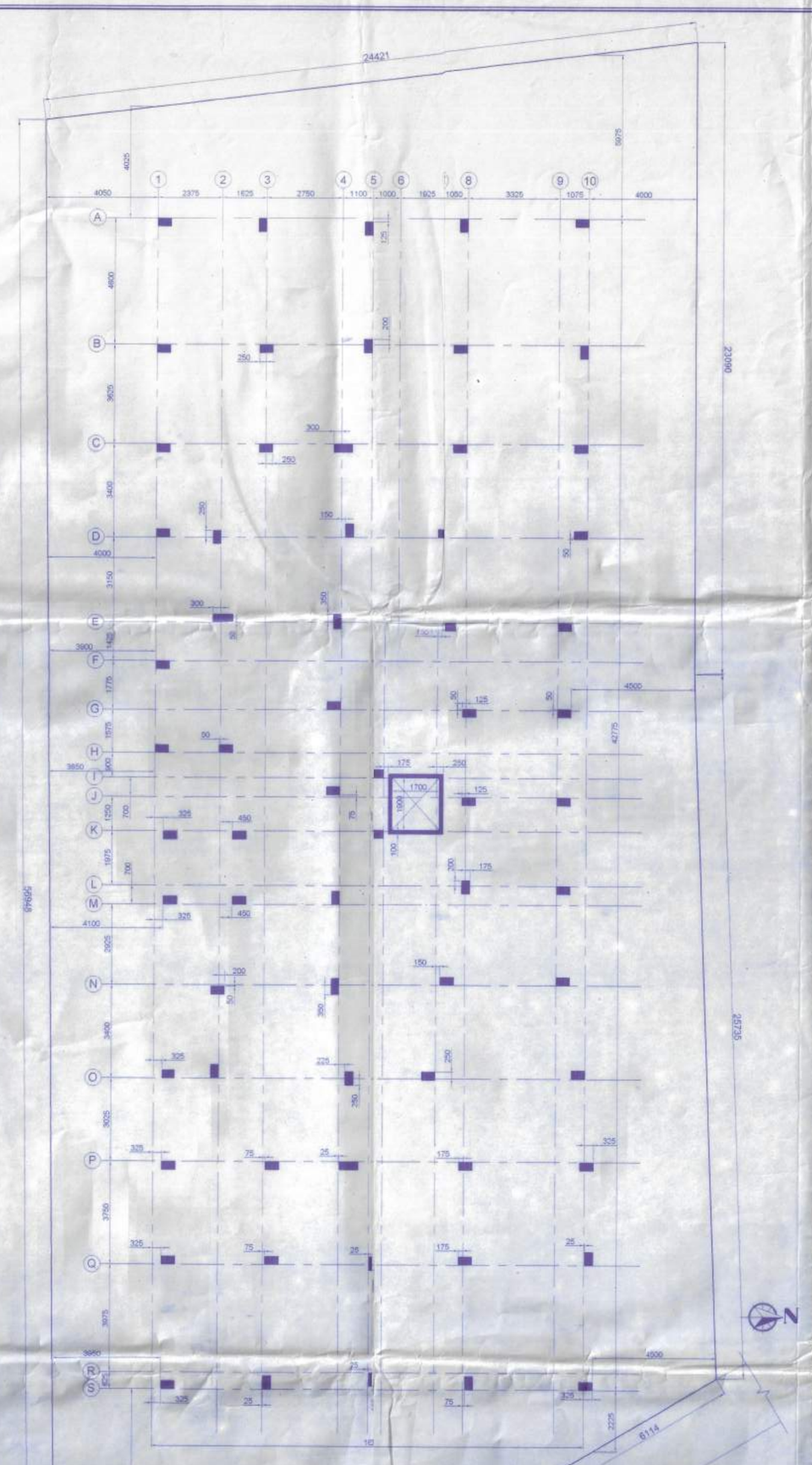
Dr. Abhi Chakraborty
Chartered Civil Engineer
B.E.C. Regd. No.-A-38133
Swastika Housing Complex
CIN - P51100WB2011

SHEET No.

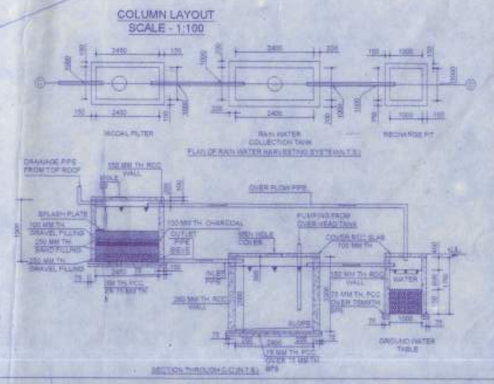
2 OF 2

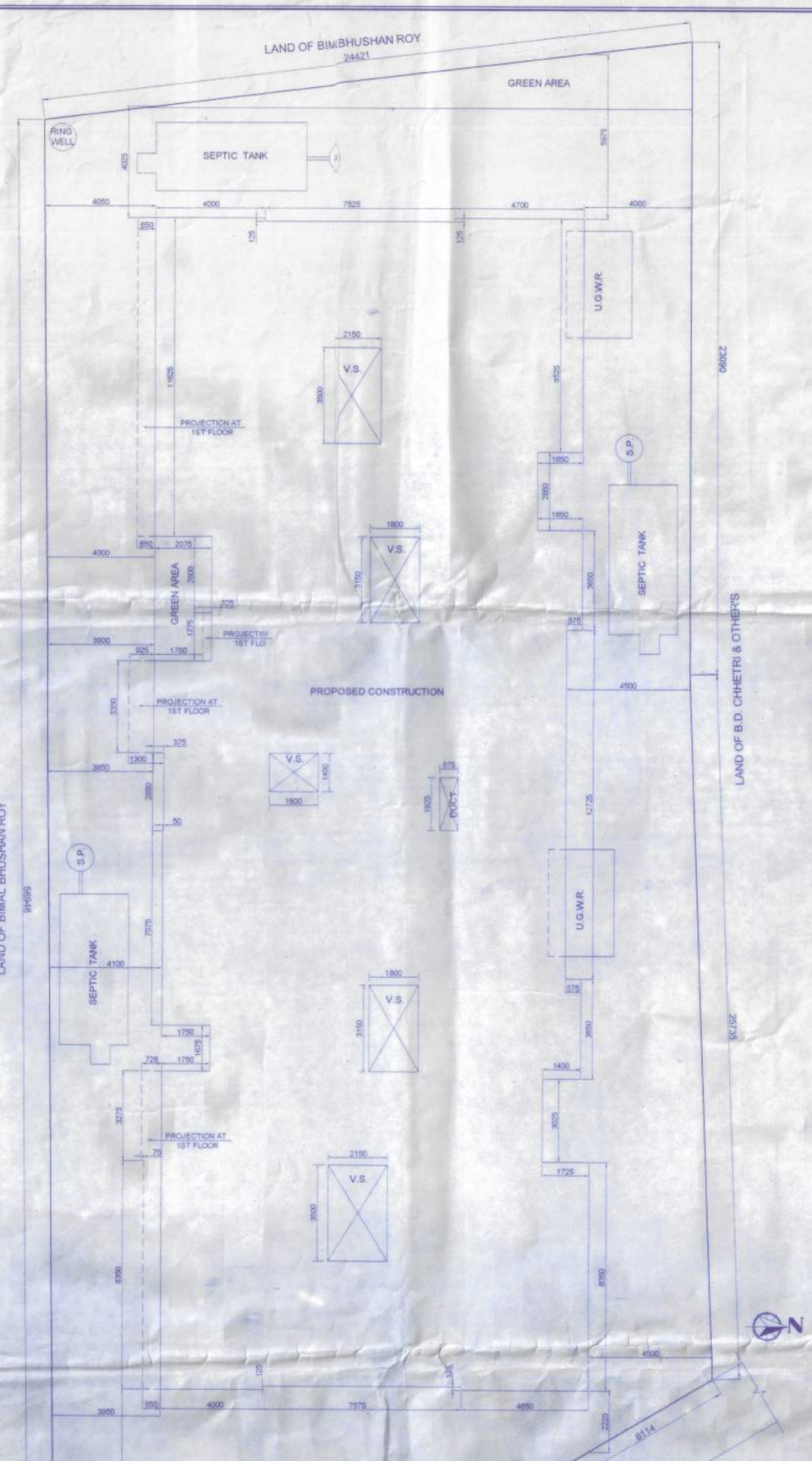


GROUND FLOOR PLAN
SCALE - 1:100

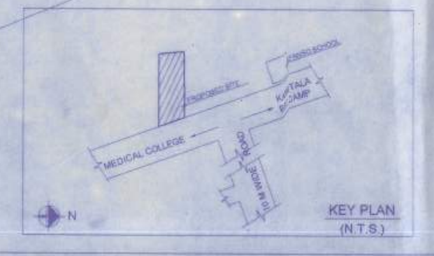


COLUMN LAYOUT
SCALE - 1:100





SITE PLAN
SCALE - 1:100

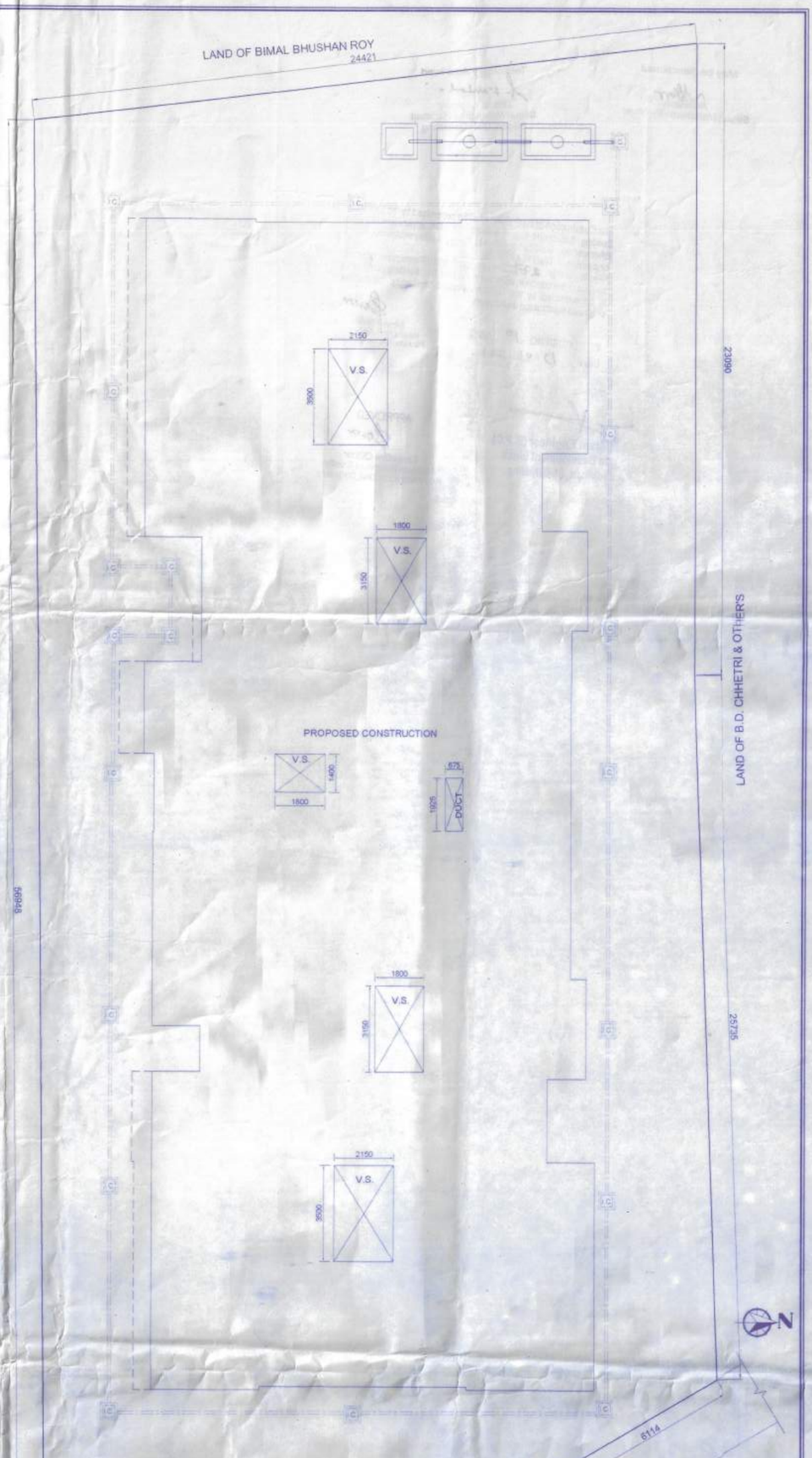


KEY PLAN
(N.T.S.)

GPS LOCATION OF THE PLOT IS 26°4'1'33"N & 88°22'51"E

AREA OF LAND(As per deed)	= 1335.463 sqm.
AREA OF LAND(As per measurment)	= 1294.65 sqm.

PREVIOUS PLAN NO. - 30/M-I/MPS/PLANNING DATED - 17-09-2019
L.U.C.C. MEMO NO. - DATED -



LAYOUT OF RAIN WATER HARVESTING SYSTEM
SCALE - 1:100

USE DETAILS

SL.NO.	FLOOR	RESIDENTIAL	MECANTILE (WHOLESALE)	PARKING (COVERED)	LIFT, STAIRCASE, COMMON AREA	TOTAL AREA
1.	Ground Floor	-	77.296sqm.	388.988sqm.	172.813 sqm.	637.095 sqm.
2.	1st Floor	583.711sqm.			63.577 sqm.	647.288 sqm.
3.	2nd Floor	583.711sqm.	-	-	63.577 sqm.	647.288 sqm.
4.	3rd Floor	583.711sqm.			63.577 sqm.	647.288 sqm.

TOTAL BUILT-UP AREA : 2579.959 Sqm. FLOOR AREA RATIO (F.A.R.) : 1.992<2.5
AREA UNDER RESIDENTIAL USE : 1751.133 Sqm. AREA UNDER COMMON USE : 363.544 Sqm.
HEIGHT PROPOSED : 12.95 m. PERMISSIBLE - 13 m. PRINCIPAL USE - RESIDENTIAL
PARKING REQUIRED : 7 Nos. PARKING PROVIDED : 21 Nos.
No. OF TENEMENTS : 21 LEFT OPEN SPACE : 647.362 Sqm.
ACHEVED GROUND COVERAGE : 647.253 sqm.(49.987%) < PERMISSIBLE :- 647.325 sqm.(50%)

PROJECT

REVISED PROPOSED G+3 STORIED COMMERCIAL CUM RESIDENTIAL BUILDING AT MATIGARA, DIST.- DARJEELING

LAND SCHEDULE

KHATIAN NO..... 08(R.S.) 213 (L.R.) (O) 3287 & 2066(L.R.) (N)
J.L. NO..... 72
MOUZA..... KAWAKHARI
P.S..... MATIGARA
PARGANA..... PATHARGHATA
PLOT NO..... 169 (R.S.) AND 402 (L.R.)
DIST..... DARJEELING
SHEET NO..... 01

OWNER

VANSHIDHAR VINIMAY PVT. LTD.
REPRESENTED BY ITS
DIRECTOR- SRI AJAY AGARWAL,
SEVOKE ROAD,SILIGURI.

DECLATION OF OWNER

DECLAR THAT I SHALL NOT ALTAR OR MAKE ANY ADDITION OR ALTERATION TO THIS PLAD,CLARED THAT I WILL DONE THROUGH THE RULES AND REGULATORS FOR REUIST AUTHORITY AND I WILL BE RESPONSIBLE FOR ANY OF THESE RULES AND REGUTION DURING AND AFTER THE CONSTRUCTION OF BUILDING I MAY APPOINT D.S.OR TECHNICAL PERSON FOR SUPERVISION FOR CONSTRUCTION

Vanshidhar Vinimay (P) Ltd.
SIGN. OF I OWNER Director

DECLARATION & SIGNATURE OF STRUCTAL ENGR.

THE STRUCTRAL DESIGN AND DRAWING OF BOTH FOUNDATION SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLEOS INCLUDING THE SEISMIC LOAD AS PER THE N.B.C. OF INDIA & CERTIFIED THAT IT IS SAFISTABLE IN ALL RESPECTS. MORE OVER I SHALL BE HELD RESPONSIBLE FOR ANY STRUCTUAMAGE / FAILURE IF HAPPENS DURING CONSTRUCTION PERIOD & THEREAFTER BEYOND THE F.O* TAKING COMPLETION CERTIFICATE

SIGN. OF THE STRUC. ENGR.

DECLARATION & SIGNATURE OF L.B.S.

CERTIFIED THAT THE PLAN HAS BEEN DESIGNED & DRAWN UP STRICTLY ACCORDING TO THE NATIONAL BUILDING CODE IN B.C.I 2006 & RELEVANT AUTHORITY ALSO CERTIFIED THAT THE FOUNDATION & SUPER STRUCTURE OF THE BUILDING HAVE BEEN DESIGNED BY ME AS TO SAFE IN ALL RESPECTS INCLUDING THE CONSIDERATION TO OF BEARING CAPACITY & SETTLEMENT OF SOIL.

Vanshidhar Vinimay (P) Ltd.
SIGN. OF THE L.B.S. Director

Arch Chowdhury
CA-2006/20616(P)
B.Arch. (Hons.) Civil Engineering
B.E.(C.E.) Hons. Civil Engineering
Diploma in Hons. Engineering
Cert. in Hons. Engineering
Cert. in Hons. Engineering

SHEET No.

1 OF 2