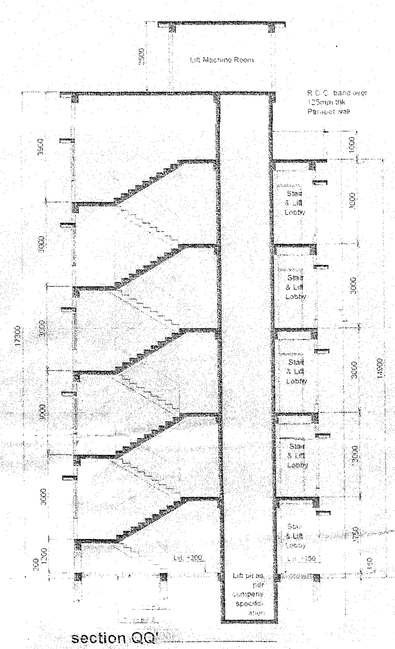
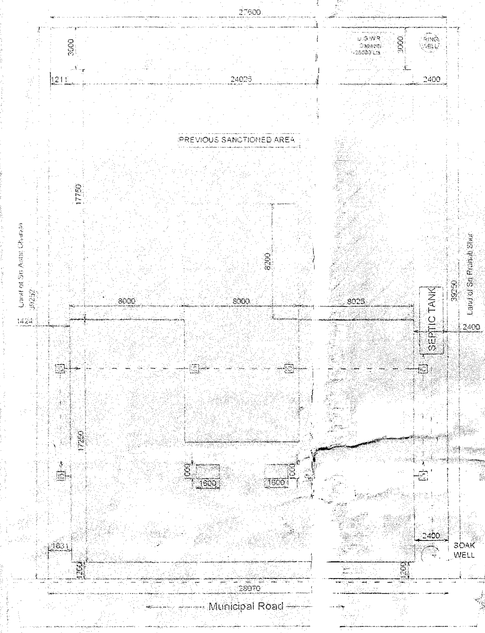
south side elevation

section - PP'



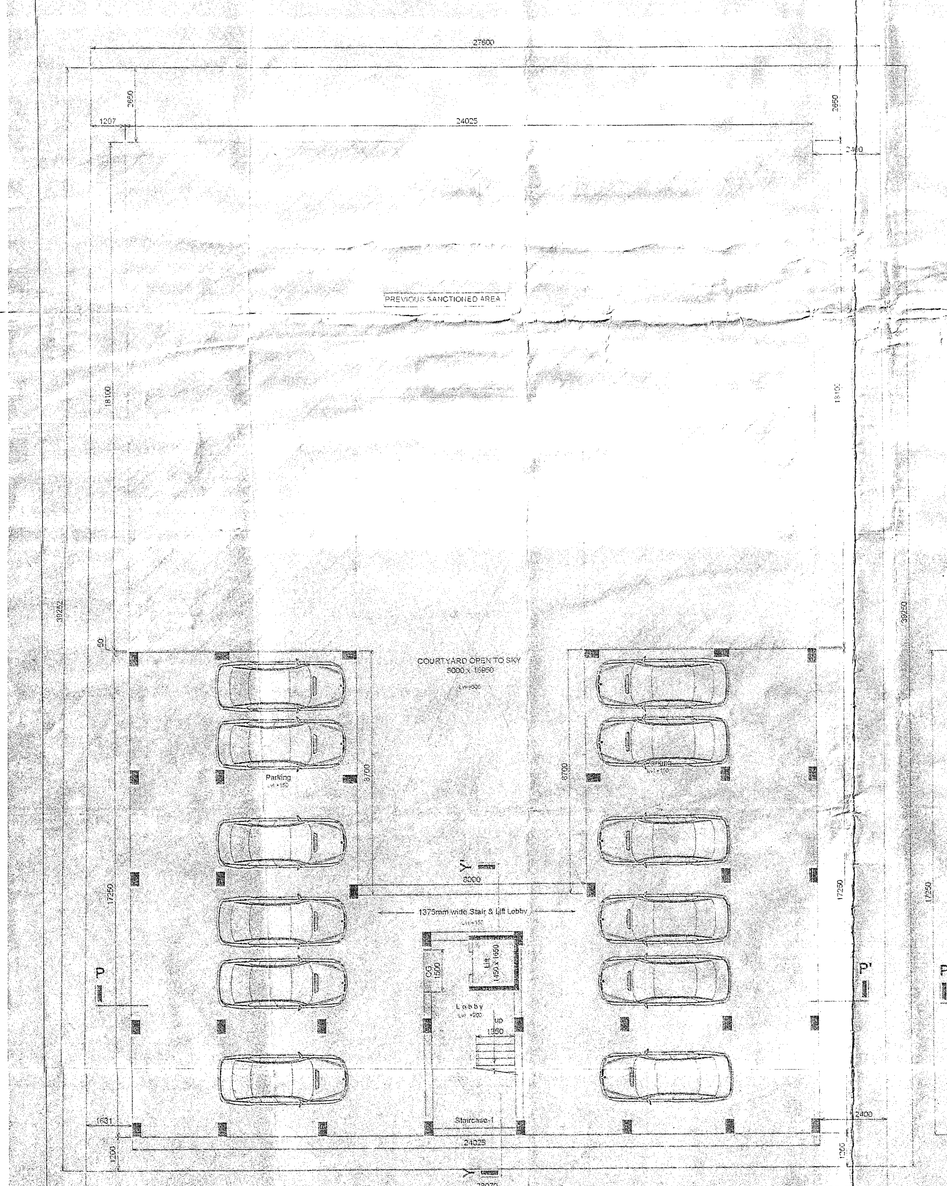
section QQ'



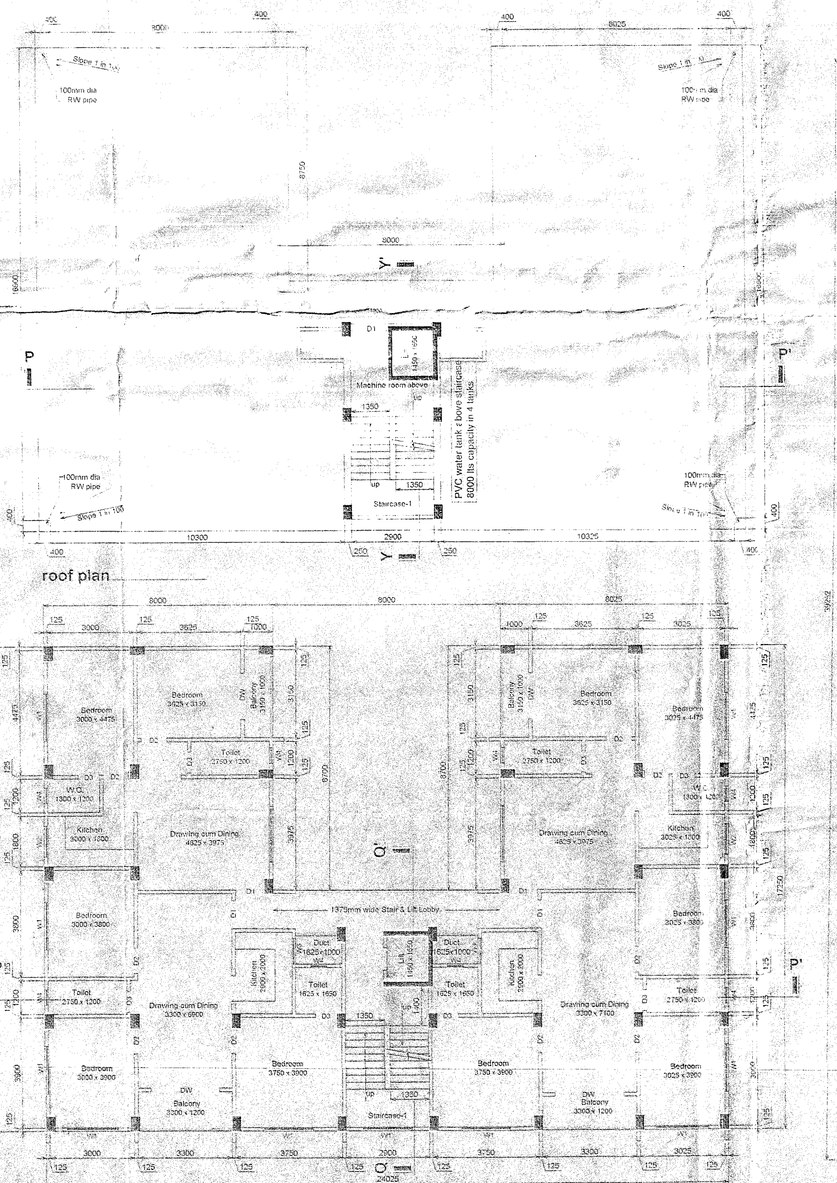
SITE PLAN

location plan

not to scale

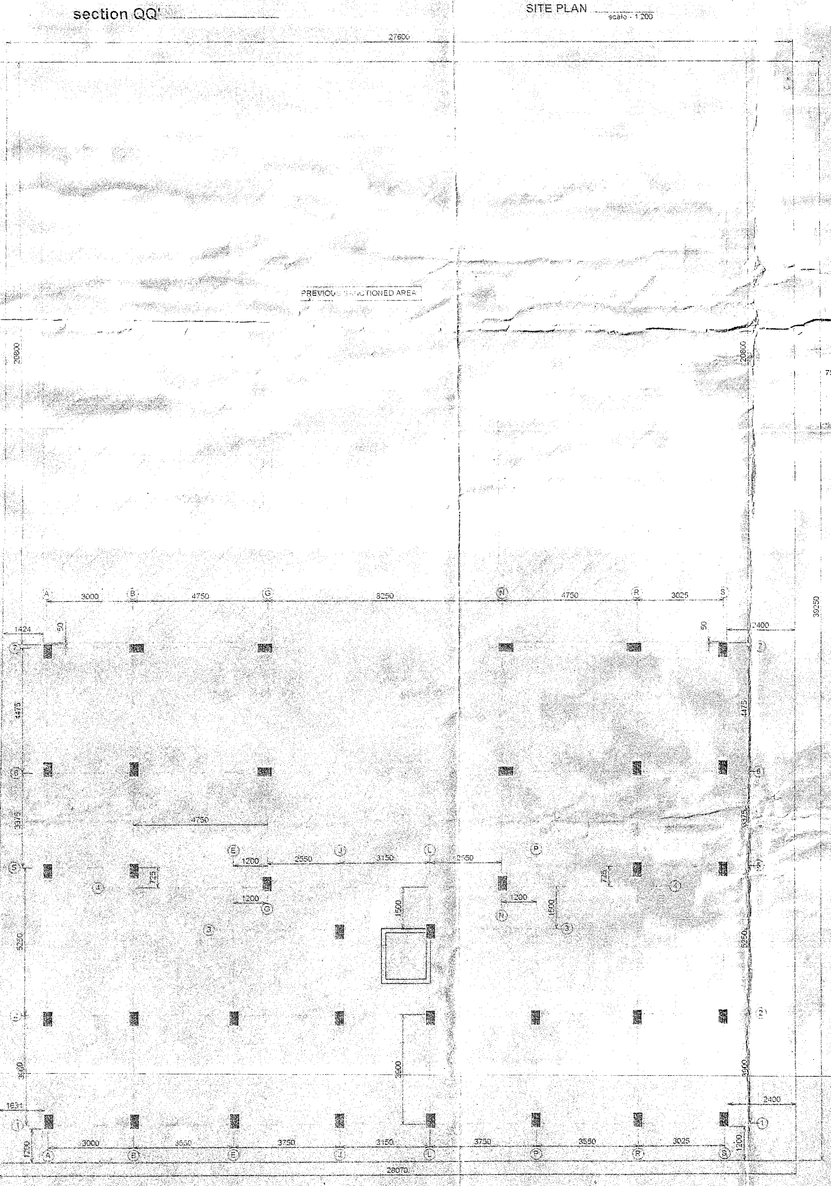


ground floor plan

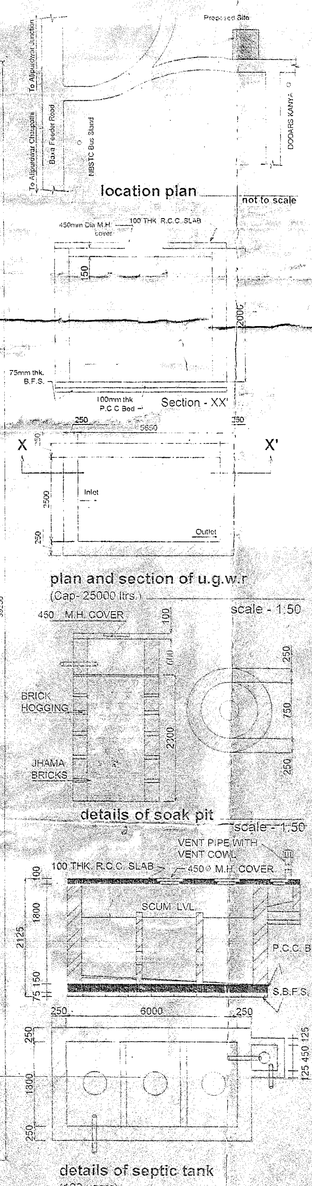


roof plan

typical 1st, 2nd, 3rd & 4th floor plan



column layout



Section - XX'

plan and section of u.g.w.r

(Cap- 25000 ltrs.)

scale - 1:50

details of soak pit

scale - 1:50

details of septic tank

(120 users)

scale - 1:50

PROJECT

SWASTIK ABASAN
PROPOSED PARKING + 4 STORIED RESIDENTIAL BUILDING
represented by one of its partner and owner of the land
SHRI. ~~RANJAN SENGUPTA~~

NAME OF PARTNERS

1). SHRI. ASHIM SARKAR
2). SHRI. RANJAN SENGUPTA
3). SHRI. SUDIP PAUL
4). SHRI. ASHIT KR. SARKAR

NAME OF LAND OWNERS

1). SHRI. RANJAN SENGUPTA
2). SHRI. ANUP SENGUPTA
3). SHRI. RAJDEEP SENGUPTA

ADDRESS

Court para,
Alipurdwar Court, Dist.- Alipurdwar.

SPECIFICATIONS

1. ALL DIMENSIONS ARE IN MILIMETRES WRITTEN DIMENSIONS ARE PREFERED.
2. R.C.C WORKS 1:2:4 GRADE CONC.
3. P.C.C WORKS 1:4:8 GRADE CONC.
4. FOR DEMOLISH WORKS AND CONSTRUCTIONS IS 1200-1786
5. GRADE OF STEEL Fe415
6. LAP BOND LENGTH SHALL BE 40D
7. 20MM TH. D.P.C WITH C.C (1:2:4) WITH 6MM DOWN STONE CHIPS AND 8% WATER PROOFING COMPOUND
8. WOODWORK IN DOORS AND WINDOWS FRAME SHALL BE MADE OF SAL WOOD AND SHUTTERS ARE WITH LOCAL HARD WOOD
9. P.V.C OVERHEAD TANK.
10. 125 MM TH. BRICK WORK WITH 1:4 CEMENT MORTER.

SCHEDULE OF LAND

Mouza	- Bholardabri.
Khatian No.	- 5845, 5892, 4931, 5898.
Plot No.	- 1193.
J.L. No.	- 86.
P.S.	- Alipurdwar.
Dist.	- Alipurdwar.
Holding No.	- 835.
Ward No.	- (Alipurdwar).
Sheet No.	-

Valid for two years from the date of issue approved subject to the condition vide Memo no.....22...(N)/8726.....
Dated 5.5.12.22 attached herewith.

Executive Officer
Alipurduar Municipality

AREA STATEMENT

AREA OF LAND AS PER DEED	- 1092.642 sq.m (27 decimal)
AREA OF LAND	- 1092.517 sq.m
GROUND COVERAGE	- 698.375 sq.m
PREVIOUS SANCTIONED AREA	- 358.744 sq.m.
PRESENT PROPOSED AREA	- 341.631 sq.m.
HEIGHT OF BLDG	- 15.000 m.
NO OF STOREY	- PARKING + 4 STD
TYPICAL FLOOR AREA	- 358.744 sq.m. (as per previous sanctioned) 341.631 sq.m. (as per present proposal)
TOTAL FLOOR AREA	- 1783.720 sq.m.(as per previous sanctioned) 1708.155 sq.m.(as per present proposal)
F.A.R	- 2.557
STAIR CASE & LIFT AREA	- 45.007 sq.m.
LEFT OPEN SPACE AREA	- 394.142 sq.m.
PARKING PROVIDED	- 26 nos. (Ground floor including previous parking)
TOTAL FLOOR AREA	- 3491.875 sq.m (previous sanctioned area + present proposal)

Tenament area statement as per previous sanction.
(a) - 332.255 sq.m. (Residential area in each floor)
Stair & Lift Lobby - 26.489 sq.m. (Each floor)
Total - = 358.744 sq.m.
Total No. of Tenaments - 20 nos.
5 numbers in each floors (1st, 2nd, 3rd & 4th)
Total tenament area excluding stair lobby - 1329.020 sq.m.
Ground floor used for parking purpose.

Tenament area statement as per present proposal.
(a) - 321.113 sq.m. (Residential area in each floor)
Stair & Lift Lobby - 20.518 sq.m. (Each floor)
Total - = 341.631 sq.m.
Total No. of Tenaments - 18 nos.
4 numbers in each floors (1st, 2nd, 3rd & 4th)
Total tenament area excluding stair lobby - 1284.452 sq.m.
Ground floor used for parking purpose.

Checked and found correct
Alipurduar Municipality

NOTES

ALL DIMENSIONS ARE IN MILLIMETERS.
WRITTEN DIMENSIONS ARE PREFERRED.
SCALE - 1:100 OTHERWISE STATED.
For structural details refer to structural analysis and design.

NORTH

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.

signature of partner/ owner of the land

I THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE G+ FOUR STORIED RESIDENTIAL BUILDING IS MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AND IS STABLE IN ALL RESPECT.

signature of structural engineer

I DO HEREBY CERTIFY THAT THE DESIGN AND DRAWINGS OF THE BUILDING BOTH THE FOUNDATION AND SUPERSTRUCTURE HAVE BEEN MADE BY ME IN ACCORDANCE WITH THE LATEST NATIONAL BUILDING CODE OF INDIA AND I.S. CODES AND ALSO CERTIFIED THAT THE STRUCTURE IS SAFE AND STABLE IN ALL RESPECT AND FINALLY BE HELD FULLY RESPONSIBLE FOR ANY DAMAGE OR FAILURE HAPPENED DURING CONSTRUCTION AND THEREAFTER BEYOND THE DATE OF TAKING OCCUPANCY OR POSSESSION OF THE BUILDING IF THERE IS NO DEVIATION OR VIOLATION OF THE SANCTIONED OR APPROVED BUILDING PLAN.

KUNAL ROY
Regd. Architect
Reg. No. CA/99/25299

signature of architect

CONSULTANT

KUNAL ROY

ARCHITECT - CA/99/25299.

OFFICE
V. K. Developers
ARCHITECTS ENGINEERS INTERIOR DESIGNERS
3rd Floor, Atlanta Skin-er Building, Venus More,
Hill Cart Road, Siliguri - 734001, Mobile - 9434058052