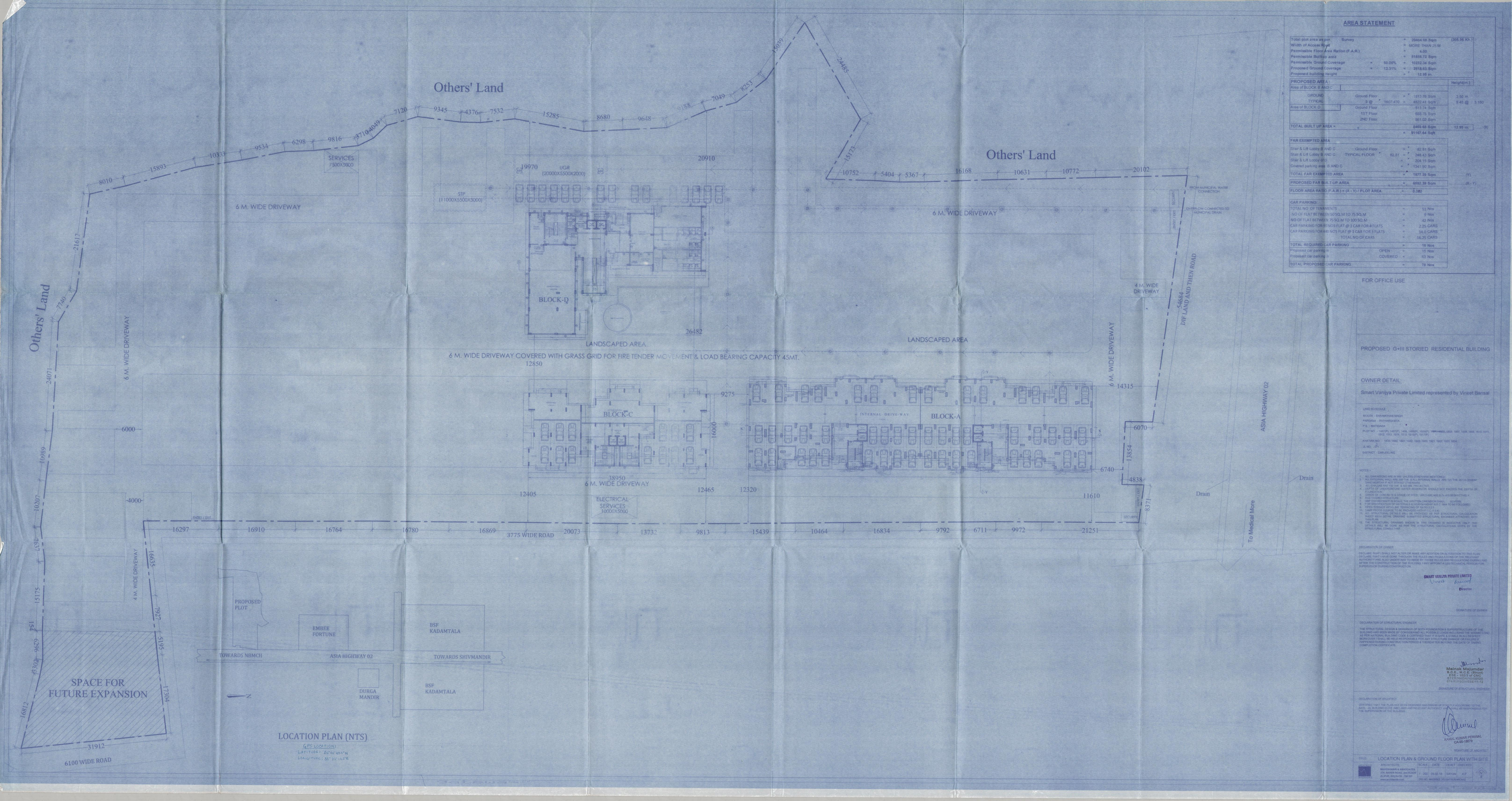

LOCATION PLAN (NTS)

GPS LOCATION:
LATITUDE : 20°40'49.44"N
LONGITUDE : 85°22'18.57"E

AREA STATEMENT

Total plot area as per Survey		=	39464.68 Sqm	(305.96 Kh.)	
Width of Access Road		=	MORE THAN 25 M		
Permissible Floor Area Ration (F.A.R.)		=	4.00		
Permissible Built-up area		=	81858.72 Sqm		
Permissible Ground Coverage	=	50.00%	=	19732.34 Sqm	
Proposed Ground Coverage	=	12.31%	=	2518.63 Sqm	
Proposed building Height			=	12.95 m.	
PROPOSED AREA:					Height=3
Area of BLOCK B WATC					
GROUND	Ground Floor	=	1813.76 Sqm		3.50 m
TYPICAL	3 @ 1607.470	=	4822.41 Sqm		9.45 @ 3.150
Area of BLOCK C	Ground Floor		613.74 Sqm		
	1ST Floor		650.75 Sqm		
	2ND Floor		961.02 Sqm		
TOTAL BUILT UP AREA =		=	8861.68 Sqm	12.95 m	00
		=	91167.64 Sqft		

FAR EXEMPTED AREA					
Stair & Lift Lobby B AND C	Ground Floor	=	62.51 Sqm		
Stair & Lift Lobby B AND C	TYPICAL FLOOR 62.51	=	249.43 Sqm		
Stair & Lift Lobby of(1)		=	304.15 Sqm		
Covered parking area B AND C		=	1341.90 Sqm		
TOTAL FAR EXEMPTED AREA		=	1877.39 Sqm		(Y)
PROPOSED FAR BUILT-UP AREA		=	6692.39 Sqm		(X - Y)
FLOOR AREA RATIO (F.A.R.) = (X - Y) / PLOT AREA		=	0.382		

CAR PARKING:				
TOTAL NO. OF TENAMENTS		=	51 Nos	
NO. OF FLAT BETWEEN 30 SQ.M TO 75 SQ.M		=	9 Nos	
NO OF FLAT BETWEE 75 SQ.M TO 300 SQ.M		=	42 Nos	
CAR PARKING FOR 9 NOS FLAT @ 3 CAR FOR 8 FLATS		=	2.25 CARS	
CAR PARKING FOR 42 NOS FLAT @ 1 CAR FOR 3 FLATS		=	14.0 CARS	
	TOTAL NO OF CARS	=	16.25 CARS	
TOTAL REQUIRED CAR PARKING		=	16 Nos	
Proposed car parking at	OPEN	=	15 Nos	
Proposed car parking at	COVERED	=	63 Nos	
TOTAL PROPOSED CAR PARKING		=	78 Nos	

FOR OFFICE USE

PROPOSED G+III STORIED RESIDENTIAL BUILDING

OWNER DETAIL:
Smart Vaniya Private Limited represented by Vineet Bansal

LAND SCHEDULE
MOUZA - BARAMOHAN SINGH
PARGANA - PATHARDEWA
P.S. - RAYAGHA
PLOT NO. - 1447(P), 1457(P), 1458, 1459(P), 1504(P), 1505, 1506(P), 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515(P), 1517(P)
KHATIAN NO. - 1038, 1042, 1441, 1442, 1443, 1500, 1501, 1502, 1503, 1504
J.L.NO. - 271
DISTRICT - DARJEELING

NOTES:
1. ALL DIMENSIONS ARE IN MM UNLESS OTHERWISE MENTIONED.
2. ALL EXTERNAL WALLS ARE 200 THK. & ALL INTERNAL WALLS ARE 150 THK. (9"& 6" CHANGE SHALL BE AS PER SITE REQUIREMENT).
3. ALL CHAJJAS ARE 150 THK. & 600 MM PROJECTION.
4. ALL SUNK AREAS IN BATHROOMS AND KITCHEN SHOULD NOT EXCEED THE DEPTH OF FOUNDATION.
5. GRADE OF CONCRETE IS 8 GRADE OF STEEL USED ARE MS & FE 415 RESPECTIVELY.
6. ALL DIMENSIONS ARE IN MM.
7. ANY DISCREPANCY SHALL BE THE WRITTEN UNDERSIGNAL SHOWN.
8. FOR SPECIFICATION OF MATERIALS & WORKMANSHIP M.B.C. 2016 TO BE FOLLOWED.
9. OPEN STAIRCASE WILL BE PROVIDED AT TOP OF BLOCK C.
10. DAMP PROOF COURSE TO BE PROVIDED EVERYWHERE AS PER STRUCTURAL CALCULATION.
11. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL THE STRUCTURAL CALCULATIONS WITH THE SITE CONDITIONS BEFORE STARTING WORK. ANY DISCREPANCY SHALL BE REPORTED TO THE STRUCTURAL CONSULTANT BEFORE STARTING WORK.
12. THE ARCHITECTURAL DRAWINGS SHOWN IN THIS DRAWING IS INDICATIVE ONLY. THE DETAILS WILL BE AS PER THE STRUCTURAL CALCULATIONS. REFER TO THE STRUCTURAL CONSULTANT.

DECLARATION OF OWNER

DECLARE THAT I SHALL NOT ALTER OR MAKE ANY ADDITION OR ALTERATION TO THIS PLAN EXCEPT WITH PERMISSION THROUGH THE RULES AND REGULATIONS OF THE RELEVANT AUTHORITY AND ALSO UNDERTAKE TO ABIDE BY THOSE RULES AND REGULATIONS DURING AND AFTER THE COMPLETION OF THE BUILDING. I HAVE APPOINTED ELECTRICIAN & PLUMBING PERSON FOR SUPERVISION OF THE WORK.

SMART VANIJYA PRIVATE LIMITED
Director

SIGNATURE OF OWNER

DECLARATION OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN & DRAWINGS OF BOTH FOUNDATION & SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY CONSIDERING ALL POSSIBLE LOADS INCLUDING THE EARTHQUAKE AS PER NATIONAL BUILDING CODE & CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECT. BUILDER / FIRMS TO BE HELD RESPONSIBLE FOR ANY STRUCTURE DAMAGE OR FAILURE IF PROPER BUILDING CONSTRUCTION PERIOD 4 YEARS FOR BEYOND THE DATE OF SANCTION COMPLETION CERTIFICATE.

Mainak Majumdar
M.C.E., M.I.E. (India)
ESE - 1507 of CMC
PTR No. 0100/2021
STR/0100/ESE/1512

SIGNATURE OF STRUCTURAL ENGINEER

DECLARATION OF ARCHITECT

CERTIFIED THAT THE PLAN HAS BEEN CHECKED AND SIGNED BY ME AND ACCORDING TO THE BEST OF MY KNOWLEDGE AND BELIEF, IT COMPLIES IN ALL RESPECTS WITH THE RELEVANT BUILDING RULES, 2009 AND THE LATEST AMENDMENTS THEREOF. THE BUILDING WILL BE CONSTRUCTED UNDER THE SUPERVISION OF THE ALLOTTEE.

KAMAL KUMAR PERIWAL
CA-95-18079

SIGNATURE OF ARCHITECT

TITLE: LOCATION PLAN & GROUND FLOOR PLAN WITH SITE					
ARCHITECTS & ASSOCIATES 10A, BARA BAZAR, SILIGURI, PIN-734001 PHONE/MOBILE	SCALE	DATE	DEPT	CHECKED	
	1 : 200	09.02.18	DRAWN	KP	
	PROJECT NAME: RESIDENTIAL DEVELOPMENT AT MIRIK				