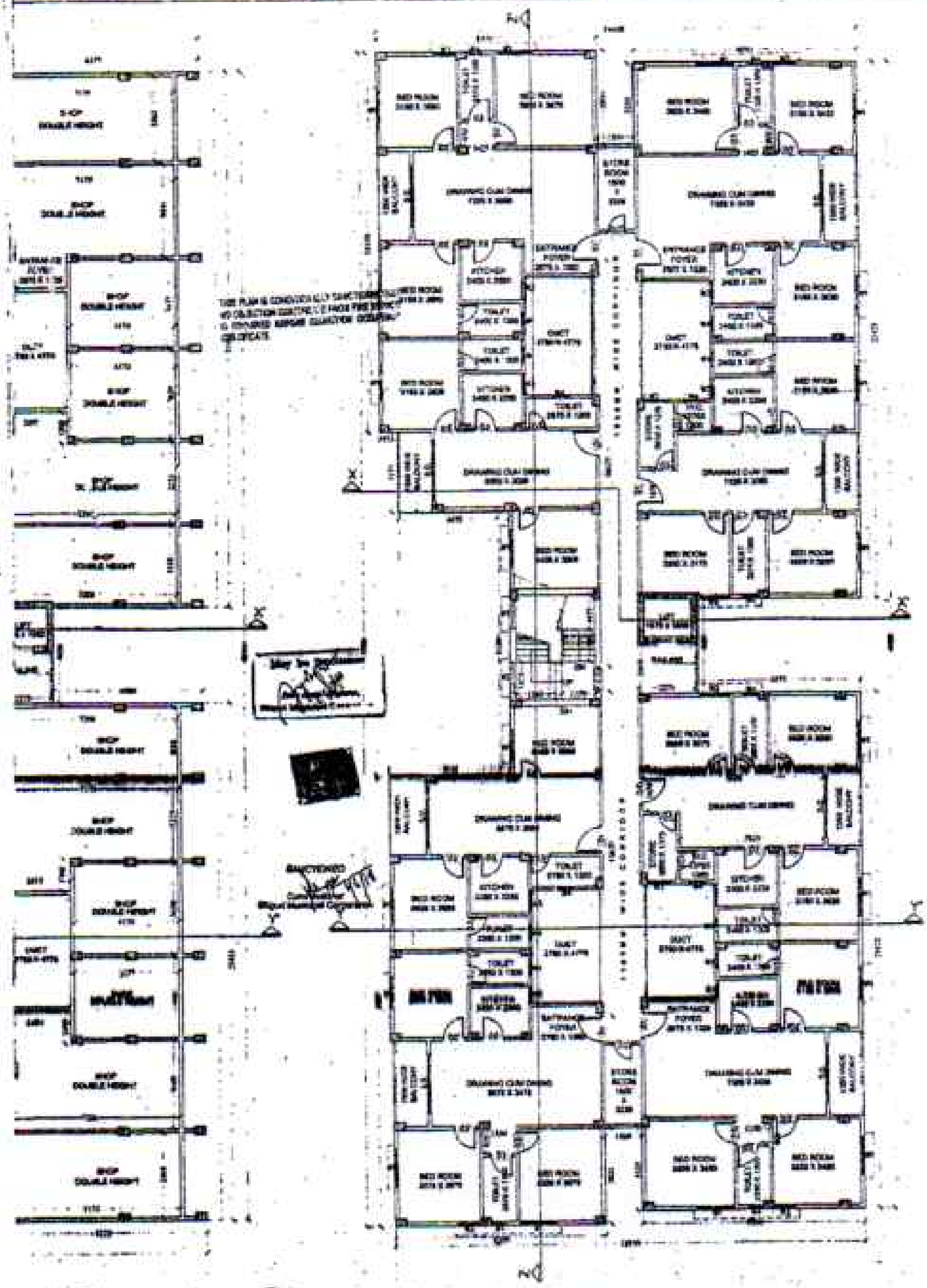
Passed in the M.C. Meeting Held on 08-02-18

Passed in the Board Meeting Held on 07-02-18

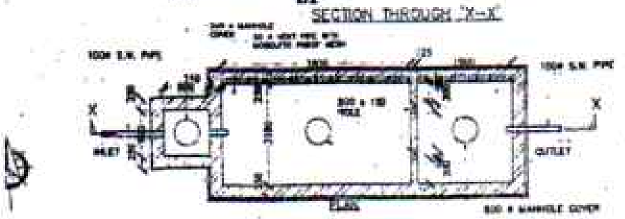
From the Date of Sanctioned 01-06-2018



SECOND, THIRD & FOURTH FLOOR PLAN

SCALE = 1:100

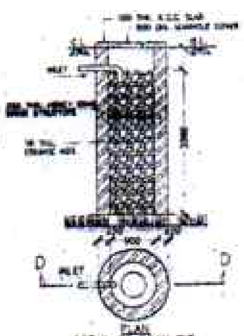
SECTION THROUGH "X-X"



PLAN

DETAIL OF SEPTIC TANK FOR 100 USERS

(SCALE - 1:50)



PLAN

DETAIL OF SOAK PIT

SCALE :- 1:50

FOR OFFICE USE ONLY

PROJECT: PROPOSED GROUND + 4 STORIED RESIDENTIAL CUM COMMERCIAL BUILDING

NAME OF OWNERS: M/S BALASON CONSTRUCTION PVT. LTD., SILIGURI REPRESENTED BY Mr. PROSANTA SARKAR

LOCATION: MEGHNAD SAHA SARANI, PRADHAN NAGAR, SILIGURI

SCHEDULE OF LAND:
MOUZA - SILIGURI;
J.L.NO. - 110(88);
PLOT NO. - 283, 282, 1197 (R.S.)
KHATIAN NO. - 4261, 4263, 4287, 4288, 434 (R.S.)
SHEET NO. - 2;
HOLDING NO. - YL/108/81;
P.S. - PRADHAN NAGAR;
DIST - DARJEELING;
S.M.C. WARD NO. - 3.

SCHEDULE OF DOORS & WINDOWS

TYPE	LINTEL	SIZE	TYPE	SILL	LINTEL	SIZE
D1	2100	1050 x 2100	W1	900	2100	1500 x 1200
D2	2100	900 x 2100	W2	900	2100	1200 x 1200
D3	2100	750 x 2100	W3	900	2100	900 x 1200
S.D	2100	2400 x 2100	W4	1200	2100	600 x 900
R.S.1	2400	2850 x 2400				
R.S.2	2400	3000 x 2400				

AREA STATEMENT

1. LAND AREA (AS PER DEED) :- 1537.805 sq.m.
2. LAND AREA (AS PER SITE) :- 1523.773 sq.m.
3. PERMISSIBLE GROUND COVERAGE :- 761.885 sq.m. (50%)
4. PROPOSED GROUND COVERAGE :- 761.672 sq.m. (49.979%)
5. GROUND FLOOR AREA :- 702.147 sq.m.
6. FIRST FLOOR AREA :- 407.327 sq.m.
7. SECOND, THIRD & FOURTH FLOOR AREA :- 761.672 sq.m. (EACH FLOOR)
8. TOTAL FLOOR AREA :- 3394.17 sq.m.
9. TOTAL MERCANTILE RETAIL AREA :- 381.341 sq.m.
10. TOTAL RESIDENTIAL AREA :- [illegible]
11. NO. OF CAR PARKING REQUIRED :- [illegible]
12. NO. OF CAR PARKING PROVIDED COVERED - 15 nos. OPEN - [illegible] nos. :- [illegible] nos.
13. NUMBER OF TENEMENTS :- 28 nos.
14. PERMISSIBLE HEIGHT OF THE BUILDING :- 40.00 m.
15. PROPOSED HEIGHT OF THE BUILDING :- 14.95 m.
16. PERMISSIBLE F.A.R. :- 2.25
17. PROPOSED F.A.R. :- 1.88
18. GREEN AREA :- [illegible]
19. [illegible] :- [illegible]
20. [illegible] :- [illegible]
21. [illegible] :- [illegible]
22. APPROVED SITE PLAN NO. :- 181 DATED 18.12.2017

GENERAL NOTES:

1. ALL DIMENSIONS ARE IN MILIMETRES.
2. ONLY WRITTEN DIMENSIONS ARE TO BE FOLLOWED.
3. ALL EXTERNAL WALL ARE 250MM THICK AND INTERNAL WALL ARE 125MM THICK UNLESS OTHER WISE NOTED.
4. THE ENTIRE BUILDING IS ARTIFICIALLY LIGHTED & MECHANICALLY VENTILATED.
5. SPRINKLERS SHALL BE PROVIDED AT CORRIDORS OF EACH FLOOR.

DECLARATION OF OWNER

I/WE HEREBY DECLARE THAT THE BUILDING PROPOSED FOR CONSTRUCTION SHALL BE SUPERVISED BY THE E.S.E / L.B.S SIGNING THE BUILDING PLAN APPLICATION OR IN HIS ABSENCE BY ANY OTHER E.S.E / L.B.S OF THE APPROPRIATE CATEGORY AND AS APPROVED BY THE AUTHORITY.

Balason Construction Pvt. Ltd
Prosanta Sarkar
Director

SIGNATURE OF OWNER

DECLARATION OF ARCHITECT / L.B.S.

I DO HEREBY CERTIFY THAT THE FOUNDATION AND SUPER STRUCTURE HAVE BEEN MADE BY ME IN ACCORDANCE WITH THE LATEST NATIONAL BUILDING CODE OF INDIA AND L.B. CODES AND ALSO CERTIFY THAT THE STRUCTURE IS SAFE AND STABLE IN ALL RESPECT AND SHALL 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.

DEBARJAN DE
Architect & Urban Planner
B.ARCH., M.PLAN
CA/2014/63348

SIGNATURE OF ARCHITECT / L.B.S.

SIGNATURE OF GEOTECHNICAL ENGINEER

PROJECT ARCHITECT

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

TITLE: GROUND FLOOR PLAN, FIRST FLOOR PLAN SECOND, THIRD & FOURTH FLOOR PLAN KEY PLAN, DETAIL OF SEPTIC TANK & SOAK PIT

DATE:		SHEET NO.: 1/3	NORTH
SCALE:	1:100, 1:50		
DRAWN BY:	KHUSHBU PARMAR		
CHKD BY:	K. K. ROY		