



SPECIFICATIONS

01. SLAB 75 THICK WITH FIRST CLASS BRICK
02. R.C.C. 1:1.5:3 CEMENT CONCRETE
03. P.C.C. 1:3:6 CEMENT CONCRETE
04. D.P.C. 1:2:4 CEMENT CONCRETE
05. STEEL F8-50 GRADE
06. MARBLE FLOORING IN ROOMS
07. MARBLE IN TOILET AND KITCHEN
08. BRICK WALL 125 THICK AND 250 THICK WITH 1:4 MORTAR
09. FRAME SIZE FOR DOORS/WINDOWS 100 X 75 mm.
10. PLASTIC PAINTS IN INTERIORS
11. CEMENT PAINTS IN EXTERIORS
12. SYNTHETIC ENAMEL IN DOOR/WINDOWS
13. DIMENSIONS ARE IN MM
14. APPROVED I.L.C.C. NO. - 8759/S/JDA DATE - 26.04.2022
15. APPROVED I.L.C.C. NO. - 8759/S/JDA DATE - 26.04.2022
16. LAT: 26.68044, LONG: 88.417503

SCHEDULE OF OPENINGS

D 1	1050 X 2100	W 1	1800 X 1350	V	600 X 600
D 2	900 X 2100	W 2	1500 X 1350	C.G	1200 X 2100
	750 X 2100	W 3	1200 X 1350		

SCHEDULE OF LAND

MOUZA	- DABGRAM	KHATIAN NO.	- 1123/R.S. 21 (L.R)
PARGANA	- BAIKUNTHAPUR	P. STATION	- BHAKTINAGAR
J.L. NO.	- 2	DIST.	- JALPAIGURI
SHEET NO.	- 15 (R.S), 182 (L.R)	WARD NO.	- 32 (S.M.C)
PLOT NO.	- 586/1575 (R.S), 17 (L.R)	HOLDING NO.	- VL/100/E/21

AREA STATEMENT

LAND AREA AS PER DEED	1133.12 SQ. M.
LAND AREA AS PER KHATIAN	1133.12 SQ. M.
LAND AREA AS PER SITE	901.86 SQ. M.

AREA STATEMENT SUMMARY

RULE NO.	PARAMETER	PERMISSIBLE/REQUIREMENT	PROPOSED
45(2)(b)	ROAD WIDTH (HIGHER)	2.40 M.	25.00 M.
49(3)	BUILDING HEIGHT	20.00 M.	19.80 M.
48(A)	FAR	3.00	2.41
46(1)(a)(b)	GROUND COVERAGE (m %)	50.00 %	46.05 %
---	PLOT AREA	N.A.	901.86 SQ. M.
---	MINIMUM WIDTH OF PLOT	N.A.	29.24 M.
---	TOTAL BUILTUP AREA	N.A.	2632.61 SQ. M.
---	FLOOR AREA (FOR FAR)	2705.58 SQ. M.	2173.34 SQ. M.
---	COVERED AREA	450.93 SQ. M.	415.35 SQ. M.
---	NO. OF TENEMENTS	00 NOS.	20 NOS.
52(B)(1)	NO. OF CAR PARKING	17 NOS.	17 NOS.
52(A)(1)(a)	CAR PARKING HEIGHT	2.20 M.	3.38 M.
72	PARAPET WALL HEIGHT	1.500 M.	1.00 M.
57 (1)	PLINTH HEIGHT (PARKING)	0.150 M.	0.150 M.
---	HEIGHT OF THE BUILDING	---	19.80 M.

FLOORWISE BREAKUP

BLOCK NAME	FLOOR NAME	TOTAL AREA	DEDUCTION	BUILTUP AREA	EXEMPTION 49 (A)(2)(III)	COVERED PARKING	EXEM FOR COVERED PARKING	FLOOR AREA (FOR FAR)
SINGLE BUILDING	FLOOR01	440.29	2.44	437.85	22.50	--	--	415.35
	FLOOR02	440.29	2.44	437.85	22.50	--	--	415.35
	FLOOR03	440.29	2.44	437.85	22.50	--	--	415.35
	FLOOR04	440.29	2.44	437.85	22.50	--	--	415.35
	FLOOR05	440.29	2.44	437.85	22.50	--	--	415.35
	FLOOR GROUND	99.59	--	99.59	3.00	--	--	96.59
	FLR-PARKING	343.77	--	343.77	--	343.77	343.77	--
	TERRACE	--	--	--	--	--	--	--
TOTAL		2644.81	12.20	2632.61	115.50	343.77	343.77	2173.34

PARKING DETAILS (CALCULATION)

Rule No.	Tenements	Area for Calculation	Car Required	Truck / Bus required
52 (B)(1)	20	1966.20	16	N.A.
MERCANTILE-RETAIL	20	46.59	1	N.A.
Total		2012.79	17	--

TENEMENTS DETAILS

BLOCK NAME	FLOOR NAME	TENEMENTS NAME	SINGLE/COMPLEX	AREA TENEMENTS
SINGLE BUILDING	FLOOR01	FLAT - A	SINGLE	103.37 SQ.M.
	FLOOR02	FLAT - B	SINGLE	98.02 SQ.M.
	FLOOR03	FLAT - C	SINGLE	86.61 SQ.M.
	FLOOR04	FLAT - D	SINGLE	105.24 SQ.M.
	FLOOR05	TYPICAL		
TOTAL -				393.24 SQ.M.
TOTAL TENEMENT =				20 NOS.
GRANT TOTAL -				1966.20 SQ.M.

TREE COVER AREA

TOTAL FLOOR AREA	TOTAL LAND AREA	REQUIRED PERCENTAGE	REQUIRED SQ.M.	PROPOSED SQ.M.
2644.81 SQ.M.	901.86	6.61 %	59.61 SQ.M.	60.00 SQ.M.

PROJECT TITLE

PROPOSED GROUND (PARKING)+5 STORIED RESIDENTIAL CUM COMMERCIAL BUILDING OF MISS SOMA KAUW LAMBA D/O LT. JASPAL SINGH AT SITE ADDRESS BURDAMAN ROAD, NEAR TINBATTI MORE, P.O. SILIGURI, DIST. JALPAIGURI, P.S. BHAKTINAGAR, WARD NO. 32 (S.M.C.), OFFICIAL ADDRESS CHURCH ROAD, SILIGURI, P.O. & P.S. SILIGURI, DIST. DARJEELING.

SIGNATURE OF L.B.S. / ARCHITECT

CERTIFICATE OF BUILDING PLAN

I/ We do hereby certify that plans, elevations and sections and other structural details of the proposed building on Plot No. 586/1575 (R.S), 17 (L.R) Street Burdaman Road Ward No. 32 under the jurisdiction of S.M.C. Municipality / Notified Area Authority/ Industrial Township Authority have been prepared in conformity with all relevant provisions under the West Bengal Municipal (Building) Rules, 2007. This also to certify that all relevant 'No objection' Certificates from the respective Authority such as, Fire and Emergency Services Department, Airport Authority, Pollution Control Board, Telecommunication Department etc. as applicable in this regard, are also enclosed with the application for seeking approval of the plan to construct/ reconstruct/ addition to/ alteration of the building on the said plot.

CERTIFICATE OF STRUCTURAL STABILITY

I/ do hereby certify that the foundation and superstructure of the building proposed for construction on plot 586/1575 (R.S), 17 (L.R) Street Burdaman ROAD Ward No. 32 under the jurisdiction of S.M.C. Municipality / Notified Area Authority / Industrial Township Authority have been personally inspected and so designed by me/ Us will make such foundation and super structure safe in all respect including the consideration of bearing capacity and settlement of soil and other conditions, if any, conforming to all stipulations of all relevant IS Code of practice and National Building code.

SIGNATURE OF OWNERS

DECLARATION OF OWNER:-

I do hereby declare that the building proposed for construction shall be supervised by the L.B.A./L.B.S. signing the Building Plan Application or in his/her absence by any other L.B.A. / L.B.S. of the appropriate category and as approved by the authority.

BHADRA ARCHITECTS & ENGINEERS
457 BIDHAN ROAD, SILIGURI

DATE - 03-03-2023

SHEET NO. :- 1/1

