



PROJECT TITLE :-
 BUILDING PLAN SUBMITTED FOR
 GROUND (PARKING)
 +4 STORIED RESIDENTIAL BUILDING.
NAME OF OWNER :-
 SRI.DIL BAHADUR CHHETRI @
 DIL BAHADUR CHHATRI
 S/O.LATE MANGAL CHHETRI @
 MANGAL CHHATRI,
LOCATION OF PLOT :-
 AT SHASTRI NAGAR,
 P.O-SEVOKA ROAD, P.S.-BHAKTINAGAR,
 DIST.- JALPAIGURI, WARD NO-41,SMC.

AREA STATEMENT

LAND AREA AS PER DEED	434.78 sq.m.
LAND AREA AS PER L.U.C.C.	433.58 sq.m.
LAND AREA PER SITE	430.58 sq.m.
ROAD WIDTH - 2	7.95 m. (average)
ROAD WIDTH - 1	4.90 m. (average)
ROAD WIDTH - 3	4.27 m. (average)
LUCC MEMO NO.	7363SJA
DATE	03.11.2021

SCHEDULE OF LAND

PARGANA	BAIKUNTHAPUR	D	1950 X 2100
MOTIZA	DAIRGIZA	J.L. NO.	02
SHEET NO.	08 (R.S.), 44 (L.R)	D2	750X2100
PLOT NO.	631 (R.S.), 250 (L.R)	W	800X1350
KHATAN NO.	7017 (R.S), 158 (L.R)	W1	1500X1350
P.S.	BHAKTINAGAR	W2	1000X1350
DIST.	JALPAIGURI	W3	800 X 1350
WARD NO.	41 (SMC)	V	750 X 600
HOLDING NO.	314/1428	V2	600X800
BOROUGH NO.	V	C.G.	1000X2200
PIN NO.	734001		

AREA STATEMENT SUMMARY

RULE NO.	PARAMETER	PERMISSIBLE / REQUIRED	PROPOSED
45(2)(b)	ROAD WIDTH (HIGHER)	2.40 M.	7.95 M.
	ROAD WIDTH-2		4.90 M.
49(3)	BUILDING HEIGHT	20.00 M.	15.00 M.
48(A)	FAR	2.00	1.96
46(1)(a)(b)	GROUND COV IN (%)	53.47%	48.46%
	PLOT AREA	N.A.	430.58 SQM.
	MINIMUM WIDTH OF PLOT	N.A.	63.13 M.
	TOTAL BUILDUP AREA	N.A.	1145.65 SQM.
	FLOOR AREA (FOR FAR)	861.16 SQM.	845.59 SQM.
	COVERED AREA	230.23 SQM.	208.65 SQM.
	NO. OF TENEMENTS	N.A.	12 NOS.
52(B)(1)	NO. OF CAR PARKING	07 NOS.	08 NOS.

FLOORWISE BREAKUP

FLOOR NAME	TOTAL AREA	EXEMPTION AREA (SQM)	COVERED AREA (SQM)	FLOOR AREA (FOR FAR)
FLOOR01	229.13	2.33	18.15	208.65
FLOOR02	229.13	2.33	18.15	208.65
FLOOR03	229.13	2.33	18.15	208.65
FLOOR04	229.13	2.33	18.15	208.65
PARKING	229.14	2.33	18.15	200.00
TOTAL	1145.65	9.32	70.74	2000.00

TREE COVER AREA

TOTAL FLOOR AREA	TOTAL LAND AREA	REQUIRED TREE COVER AREA	PROPOSED TREE COVER AREA
1145.65 SQM	430.58 SQM	2.88%	12.33 SQM

TOTAL NO. TENEMENTS - 12 NOS. GRANT TOTAL - 427.96 SQM

EXISTING STRUCTURE TO BE DEMOLISHED	TOTAL AREA
1) R.C.C. STRUCTURE	0.00
2) LOW HEIGHT R.C.C. STRUCTURE	0.00
3) SEMI P.U.C.C. STRUCTURE	0.00

- SPECIFICATIONS**
01. SOLING 15 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 Fe-500 GRADE.
 06. NEAT CEMENT 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.

I DO HEREBY DECLARE THAT FOR BUILDING PROPOSED CONSTRUCTION SHALL BE SUPERVISE THAT THE L.B.S. ENGINEERING IS AN APPLICATION ON THE RESERVE BY ANY OTHER L.B.S. OF APPROPRIATE CATEGORY AS BY THE AUTHORITY.

SIGNATURE OF OWNER

 BIG OF STRUCTURE ENG. BIG OF GEO. TECH. ENG.

I HEREBY CERTIFY THAT PLANS, ELEVATIONS AND SECTIONS AND OTHER STRUCTURAL DETAILS OF THE PROPOSED BUILDING HAVE BEEN PREPARED AND CHECKED BY ME AND I AM RESPONSIBLE FOR THE ACCURACY AND CORRECTNESS OF THE SAME. I HAVE ALSO CERTIFIED THAT THE FOUNDATION AND SUPERSTRUCTURE OF THE PROPOSED BUILDING HAVE BEEN PREPARED AND CHECKED BY ME AND I AM RESPONSIBLE FOR THE ACCURACY AND CORRECTNESS OF THE SAME. I HAVE ALSO CERTIFIED THAT THE FOUNDATION AND SUPERSTRUCTURE OF THE PROPOSED BUILDING HAVE BEEN PREPARED AND CHECKED BY ME AND I AM RESPONSIBLE FOR THE ACCURACY AND CORRECTNESS OF THE SAME. I HAVE ALSO CERTIFIED THAT THE FOUNDATION AND SUPERSTRUCTURE OF THE PROPOSED BUILDING HAVE BEEN PREPARED AND CHECKED BY ME AND I AM RESPONSIBLE FOR THE ACCURACY AND CORRECTNESS OF THE SAME.

