



TITLE.....
PLAN FOR GROUND (PARKING) + 3 STORIED RESIDENTIAL BUILDING.
OWNERS.....
1) SMT. LALPATI ROY, 2) SRI JIBAN KUMAR ROY, 3) SRI SANTOSH RAY, 4) SMT. ANITA RAY & 5) SMT. SUNTIA RAY
LOCATION.....
SHASTRI NAGAR, ISKCON MANDIR ROAD, P.O. - SEVOKE ROAD, P.S. - BHAKTINAGAR, DIST.- JALPAIGURI, WARD NO.- 41 (SMC)
AREA STATEMENT.....
LAND AREA AS PER DEED : 424.92 sq.m.
LAND AREA AS PER LUCC : 305.60 sq.m.
LAND AREA AS PER SITE : 305.28 sq.m.
ROAD WIDTH : 5.02 m. (average)
LUCC MEMO NO. - 7364/SDA, DATE :- 03.11.2021

AREA STATEMENT SUMMARY		
PARAMETER	PERMISSIBLE	PROPOSED
PLOT AREA	305.28 sqm.	305.28 sqm.
MINIMUM WIDTH OF PLOT	19.15 m.	19.15 m.
BUILDING HEIGHT	12.50 m.	12.47 m.
GROUND COVERAGE	59.74%	54.24%
COVERED AREA	182.37 sqm.	165.59 sqm.
GROUND FLOOR AREA	152.17 sqm.	152.17 sqm.
FIRST FLOOR AREA	152.17 sqm.	179.97 sqm.
THIRD FLOOR AREA	179.97 sqm.	179.97 sqm.
TOTAL BUILT-UP AREA (without deduction / exemption)		664.28 sqm.
TOTAL FLOOR AREA (as per F.A.R.)		468.97 sqm.
F.A.R.	1.75	1.54
NO. OF TENEMENTS	6 nos.	4 nos.
NO. OF CAR PARKING	4 nos.	4 nos.

TENEMENT DETAILS		
TYPE	OCCUPANCY AREA	TOTAL AREA
A	90.36 sqm. (1 no.)	90.36 sqm.
B	47.43 sqm. (1 no.)	47.43 sqm.
C	118.16 sqm. (2 nos.)	236.32 sqm.
D	47.43 sqm. (2 nos.)	94.86 sqm.
GRAND TOTAL		468.97 sqm.

DEDUCTIONS		
LIFT	AREA IN SQM.	NO. OF FLOORS
LIFT	00	00
DUCT	00	00
VENTILATION SHAFT	00	00
CHIMNEY	00	00

EXEMPTIONS		
AREA IN SQM.	NO. OF FLOORS	TOTAL AREA IN SQM.
STAIR-CASE	3	43.14 sqm.
LIFT LOBBY	00	00
FLOOR-PARKING	1	82.28 sqm.

TREE COVER		
MOUZA	PERMISSIBLE	PROPOSED
664.28 x 15 x 305.28 = 5.07 sqm.	5.07 sqm.	5.21 sqm.
100 x 6000	1.66%	1.71%

SCHEDULE OF LAND :-
 - DABGRAM
 - BAIKUNTHAPUR
 - 02
 - 70 1/2 (RS), 7/2
 - 242,646,649,647 & 648(LR)
 - 626 (RS), 332 & 334 (LR)
 - 8 (RS), 44 (LR)
 - BHAKTINAGAR
 - JALPAIGURI
 - 41 (S.M.C.)
 - 433/1637

SCHEDULE OF OPENINGS :-
 C.G. :- 1350 X 2260
 D :- 1050 X 2100
 D1 :- 900 X 2100
 D2 :- 750 X 2100
 W :- 1800 X 1500
 W1 :- 1800 X 1350
 W2 :- 1500 X 1350
 W3 :- 1200 X 1350
 W4 :- 1200 X 900
 W5 :- 0.600 X 0.750

SIGNATURE OF OWNER'S
 I DO HEREBY CERTIFY THAT THE FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING PROPOSED FOR CONSTRUCTION ON PLOT NO.-426(R.S.), 332 & 334 (L.R.), STREET - 5.02 M. (AVG.) WIDE ROAD, WARD NO.- 41, UNDER THE JURISDICTION OF SILIGURI MUNICIPAL CORPORATION HAVE BEEN PERSONALLY INSPECTED AND SO DESIGNED BY ME WILL MAKE SUCH FOUNDATION AND SUPERSTRUCTURE 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 GEO-TECH. ENGG.
 I DO HEREBY CERTIFY THAT THE FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING PROPOSED FOR CONSTRUCTION ON PLOT NO.-426(R.S.), 332 & 334 (L.R.), STREET - 5.02 M. (AVG.) WIDE ROAD, WARD NO.- 41, UNDER THE JURISDICTION OF SILIGURI MUNICIPAL CORPORATION HAVE BEEN PERSONALLY INSPECTED AND SO DESIGNED BY ME WILL MAKE SUCH FOUNDATION AND SUPERSTRUCTURE 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 STRUC. ENGG.
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