



SCHEDULE OF LAND :
 MOUZA : DABGRAM
 J.L. NO : 02
 KHATAN NO. : 691 / 7 (R.S.), 611 (L.R.)
 PLOT NO. : 390 (R.S.), 168 (L.R.)
 SHEET NO. : 12 (R.S.), 87 (L.R.)
 WARD NO. : 38 (S.M.C.)
 HOLDING NO. : 222/1249
 P.S. : BHAKTINAGAR
 DISTRICT : JALPAIGURI

BOROUGH NO : 05
 PIN : 734006

APPROVED L.U.C.C. MEMO NO. : 10748/SJDA
 DATE : 16.02.2022

AREA STATEMENT :

PLOT AREA AS PER DEED : 267.558 M²
 PLOT AREA AS PER KHATAN : 267.090 M²
 PLOT AREA AS PER SITE : 267.00 M²
 ROAD WIDTH : 5.47 M (AVERAGE)

SPECIFICATION :

1. ALL DIMENSION ARE IN MM
 2. ALL R.C.C. WORK SHALL BE OF M-30 GRADE
 3. ALL P.C.C. WORK SHALL BE OF M-10 GRADE
 4. GRADE OF STEEL Fe-300
 5. S.P. LENGTH SHALL BE 50 D WHERE D IS DIA OF BAR
 6. 25 TH D.P.C. WITH 1:2:4 C.C. WITH 6 MM DOWN STONE CHIPS
 7. DRAIN AND WINDUP FRAME SHALL BE OF 100/75
 8. 125 TH BRICK WALL WITH 1:4 CEMENT SAND MORTAR
 9. FLOORS ARE OF L.P.S. FLOOR MESSICO SAND MARBLE

SCHEDULE OF DOORS & WINDOWS :

D1 = 1.00X2.10 W1 = 0.90X1.35
 D2 = 0.750X2.10 W2 = 0.90 X 1.20
 GATE = 1.2 X 2.20 W3 = 1.50 X 1.35
 W = 1.8 X 1.35 V = 0.45 X 0.60
 V = 0.60 X 0.30

DECLARATION OF OWNER

I DO HEREBY DECLARE THAT FOR BUILDING PROPOSED CONSTRUCTION SHALL BE SUPERSEDED THAT THE L.B.S. SIGNING BUILDING PLAN APPLICATION OR IN HIS ABSENCE BY ANY OTHER L.B.S. OF APPROPRIATE CATEGORY AS BY THE AUTHORITY.

SIGN. OF OWNER

DECLARATION OF L.B.S.

I DO HEREBY CERTIFY THAT PLANS, ELEVATIONS AND SECTIONS AND OTHER STRUCTURAL DETAILS OF THE PROPOSED BUILDING AT SUKANTA NAGAR, P.O. RABINDRA SARANI, SILIGURI, P.S. BHAKTINAGAR, DIST. JALPAIGURI, PLOT NO. 390 (R.S.), 168 (L.R.), WARD NO. 38 (S.M.C.) UNDER THE JURISDICTION OF S.M.C. 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. OF BUILDING CERTIFICATES FROM THE RESPECTIVE AUTHORITIES 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.

SIGN. OF LBS

DECLARATION OF STRUCTURAL STABILITY

I do hereby certify that the foundation and superstructure of the building proposed for construction on plot no 390 (R.S.), 168 (L.R.) Corporation area have been personally inspected and designed by me will make such foundation and super structure safe in all respects including the consideration of bearing capacity and settlement of soil and other conditions of soil conforming to all stipulations of all relevant IS Code of practice and National Building Code.

SIGN. OF STRUCTURAL ENGINEER

SIGN. OF GEO-TECHNICAL ENGINEER

DEALT BY :

STRUCTIFORM
 AUROBINDA PALLY, SILIGURI
 PHONE NO. - 70013-63957
 E-MAIL - ce.structiform@gmail.com

PROJECT TITLE : BUILDING PLAN OF PARKING + THREE STORED RESIDENTIAL BUILDING AT SUKANTA NAGAR, P.O. RABINDRA SARANI, SILIGURI, P.S. BHAKTINAGAR, DIST - JALPAIGURI, UNDER WARD NO. 38 (S.M.C.).

NAME OF OWNERS : SRI RAKESH SAHA S/O SRI MURATI SAHA

AREA STATEMENT SUMMARY :

SL.NO.	PARAMETER	PERMISSIBLE/REQUIRED	PROPOSED
1.	PLOT AREA	NA	267.00 M ²
2.	MINIMUM WIDTH OF PLOT	NA	9.72 M
3.	BUILDING HEIGHT	12.50 M	12.30 M
4.	GROUND COVERAGE	61.65 %	56.75 %
5.	COVERED AREA	164.61 M ²	151.52 M ²
6.	TOTAL BUILT UP AREA(WITHOUT DEDUCTION/EXEMPTION)	NA	654.56 M ²
7.	TOTAL FLOOR AREA (AS PER F.A.R.)	467.25 M ²	459.43 M ²
8.	F.A.R.	1.75	1.72
9.	NO. OF TENEMENTS	NA	8
10.	NO. OF CAR PARKINGS	3	3
11.	TOTAL RESIDENTIAL AREA	NA	490.92 M ²
12.	TOTAL COMMERCIAL AREA	NA	NIL

OCCUPANCY DETAILS :

BLOCK NAME	FLOOR NAME	OCCUPANCY	OCCUPANCY AREA (GROSS)	OCCUPANCY AREA (NET)
SINGLE BUILDING	FLOOR01	RESIDENTIAL	163.64 M ²	151.52 M ²
	FLOOR02	RESIDENTIAL	163.64 M ²	151.52 M ²
	FLOOR03	RESIDENTIAL	163.64 M ²	151.52 M ²
TOTAL			490.92 M ²	454.56 M ²

TENEMENTS DETAILS :

BUILDING NAME	FLOOR NAME	TENEMENTS REFERENCE	SINGLE/ DUPLICATION	TENEMENT AREA
SINGLE BUILDING	FLOOR01-2 NOS	A	SINGLE	66.86 M ²
		B	SINGLE	77.31 M ²
	FLOOR02-3 NOS	C	SINGLE	57.33 M ²
		D	SINGLE	51.00 M ²
		E	SINGLE	35.84 M ²
FLOOR03-3 NOS	C	SINGLE	57.33 M ²	
	D	SINGLE	51.00 M ²	
TOTAL				432.51 M ²

DEDUCTIONS :

	AREA IN SQM.	NO. OF FLOORS	TOTAL AREA
1. LIFT	NIL	NA	NIL
2. DUCT	NIL	NA	NIL
3. VENTILATION SHAFT	NIL	NA	NIL
4. CHIMNEY	NIL	NA	NIL

EXEMPTIONS

	AREA IN SQM.	NO. OF FLOORS	TOTAL AREA
1. STAIR CASE	12.13 M ²	FLOOR-PARKING FLOOR01 FLOOR02 FLOOR03	48.52 M ²
2. LIFT LOBBY	NIL	NA	NIL
3. CAR PARKING (COV)	75.00 M ²	FLOOR-PARKING	75.00 M ²
4. SERVICE EQUIPMENTS	NIL	NA	NIL
5. SERVICE FLOOR	71.64 M ²	FLOOR-PARKING	71.64 M ²

TREE COVERED AREA

	REQUIRED	PROPOSED
	4.368 M ²	4.48 M ²

EXISTING STRUCTURE TO BE DEMOLISHED

1.	R.C.C. STRUCTURE	NIL
2.	SEMI PUCCA STRUCTURE	NIL
3.	WOODEN STRUCTURE	NIL

