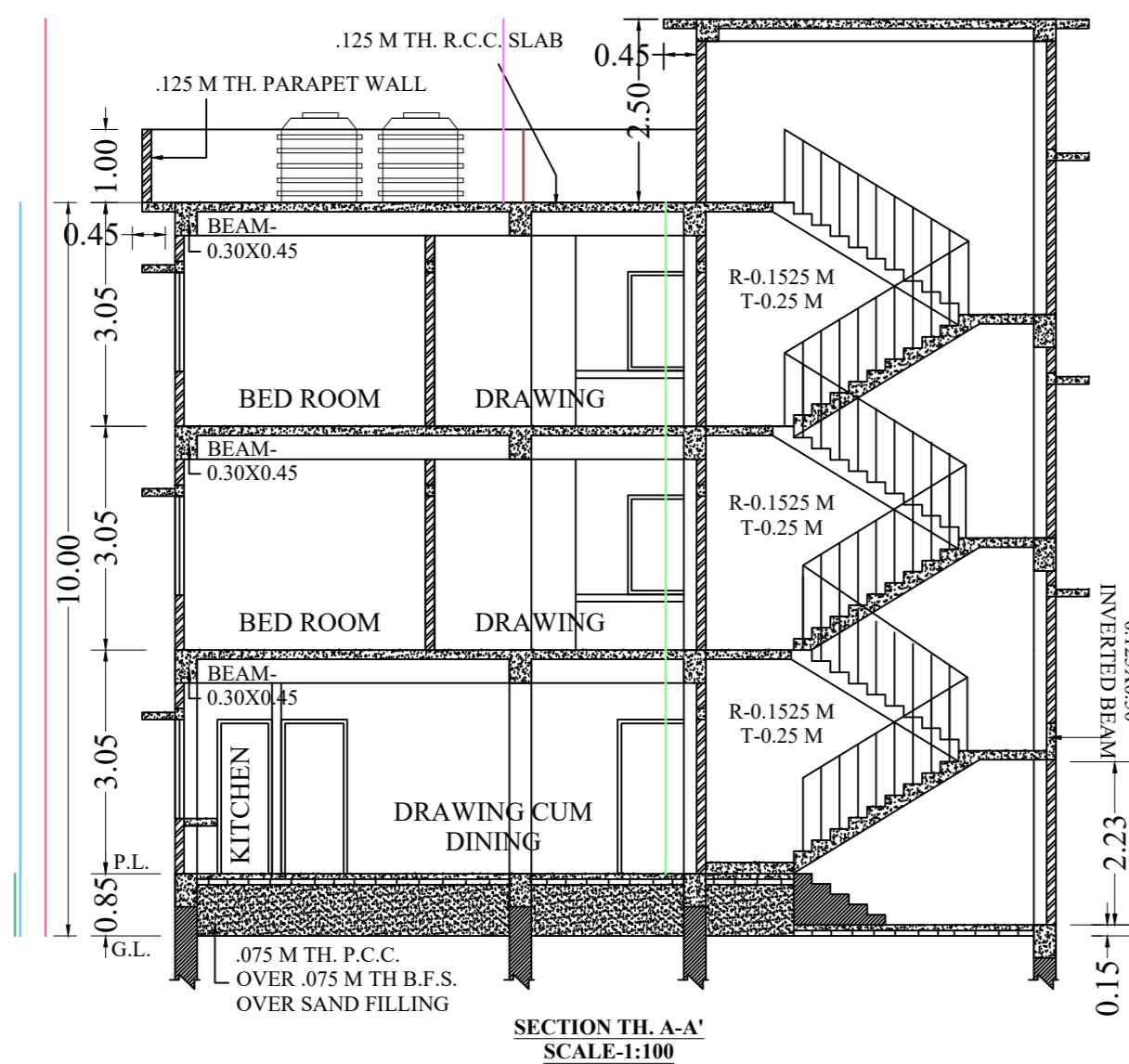
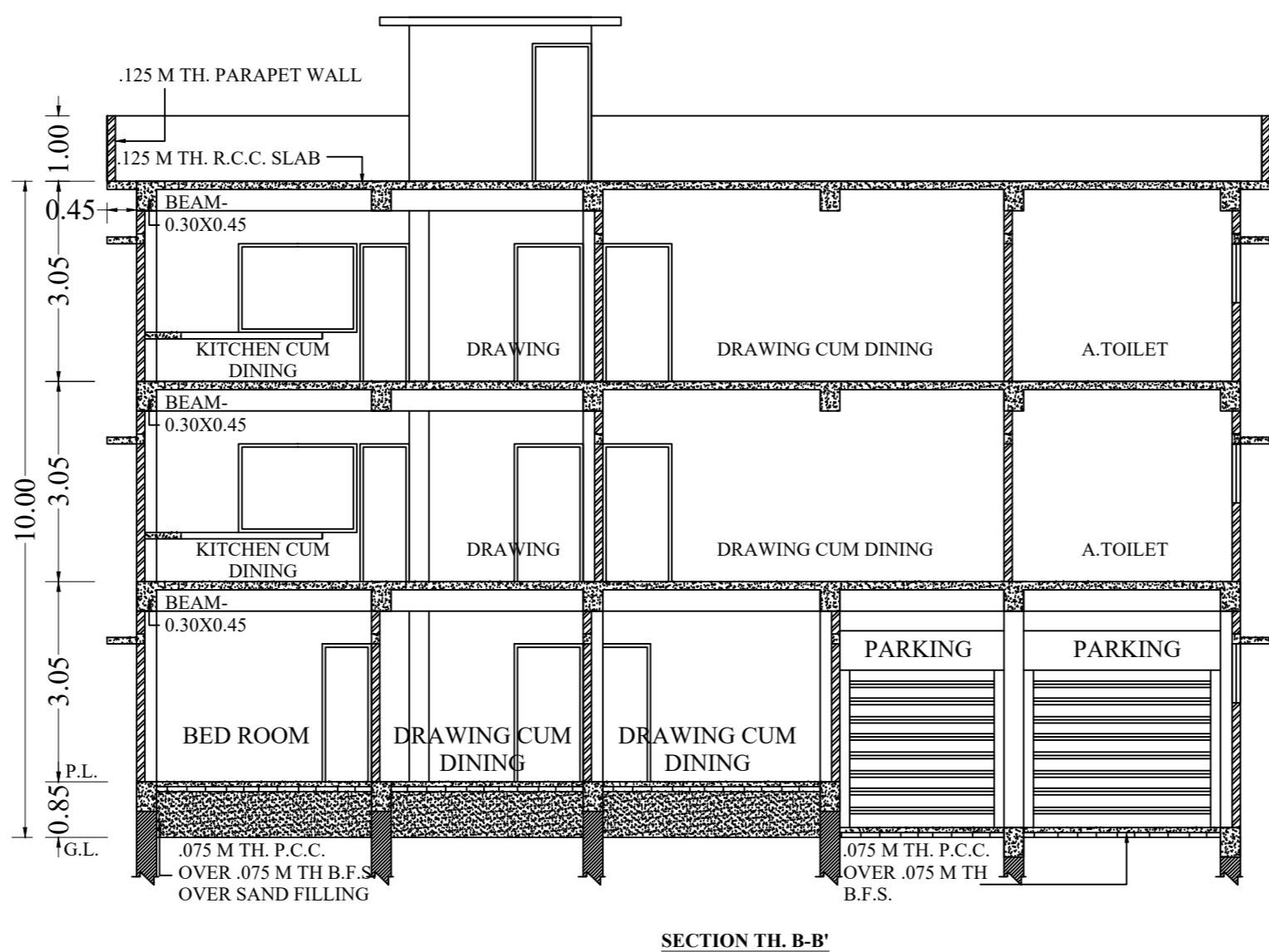




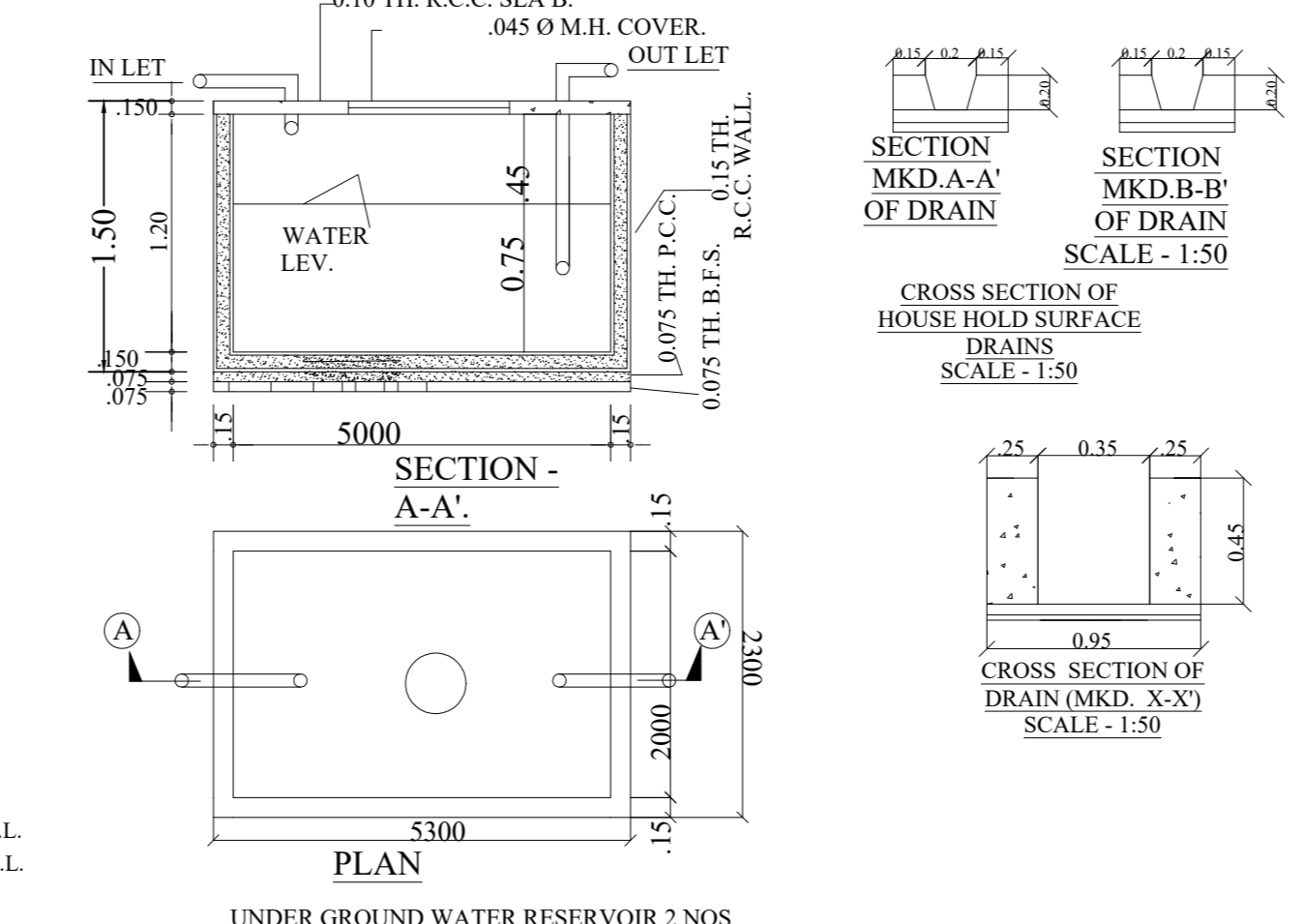
FRONT ELEVATION  
SCALE: 1:100



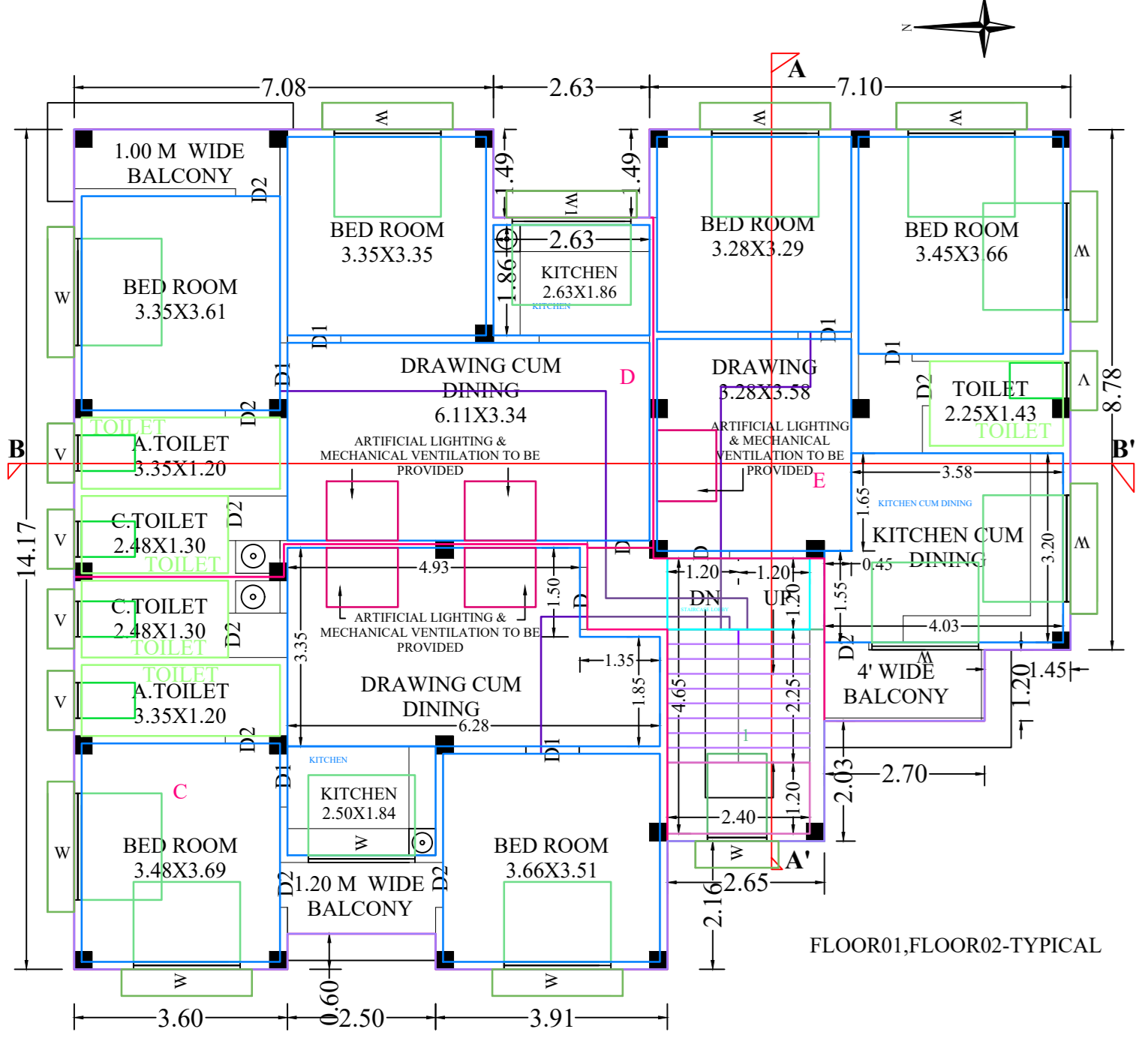
SECTION TH A-A'  
SCALE: 1:100



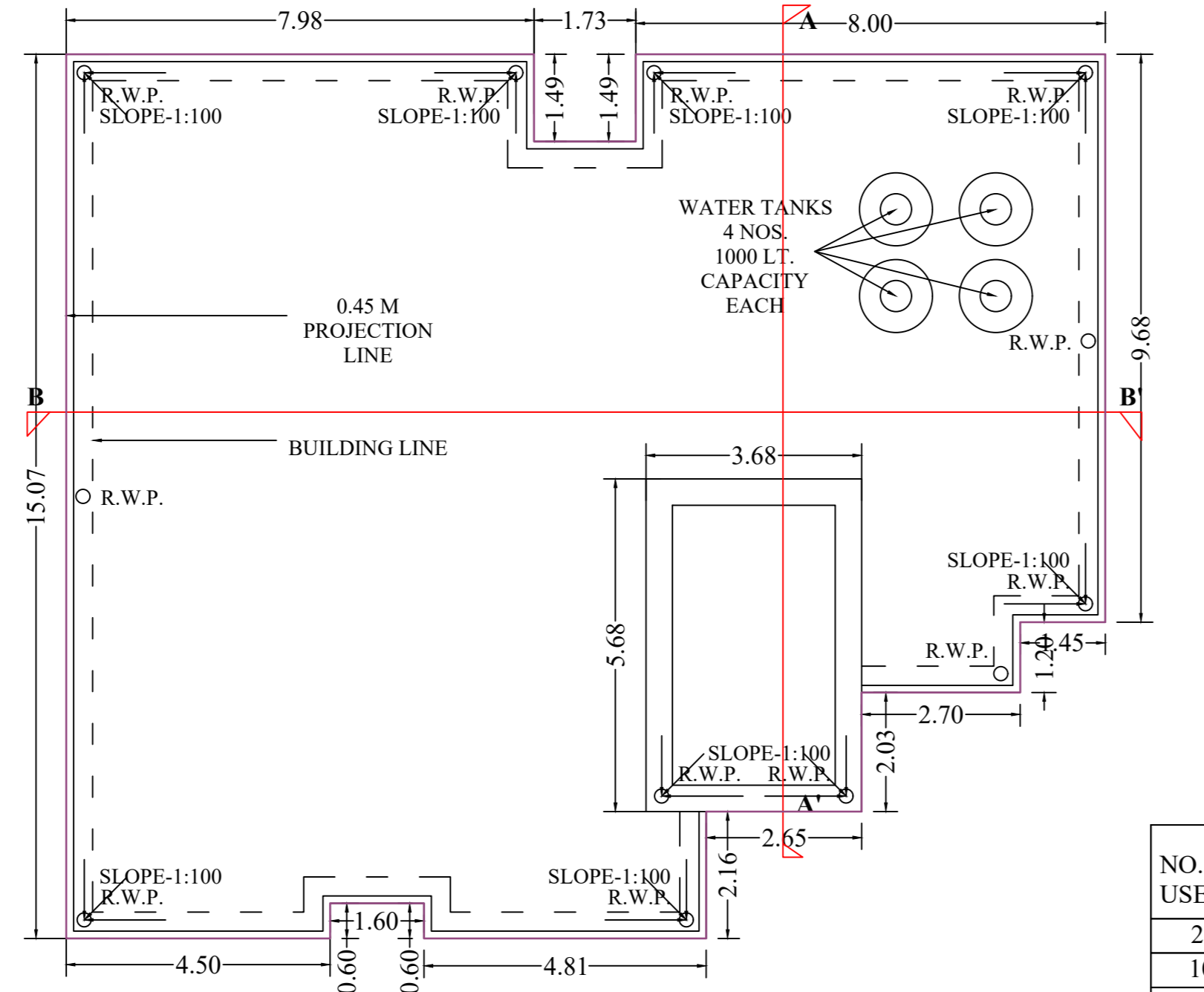
SECTION TH B-B'  
SCALE: 1:100



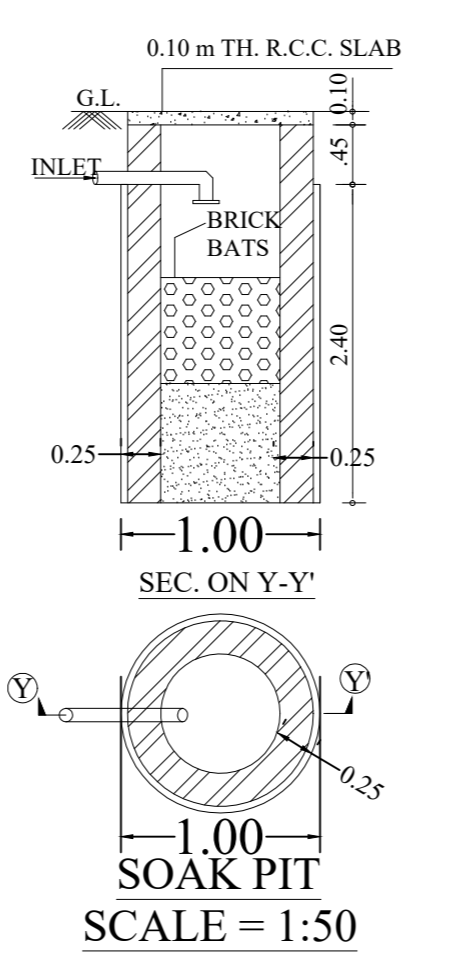
UNDER-GROUND WATER RESERVOIR 2 NOS OF CAPACITY 7500 LTR.



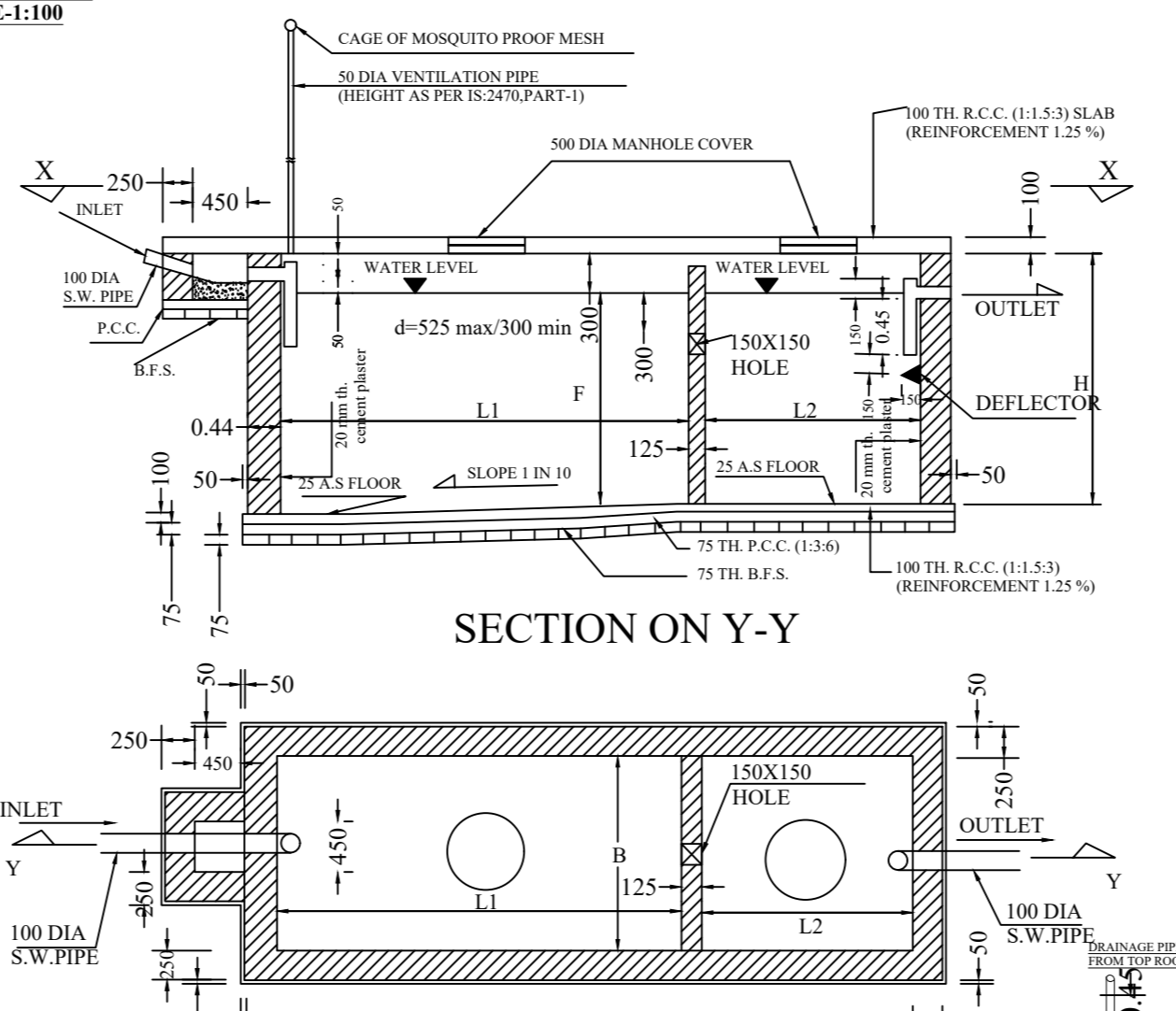
TYPICAL 1ST & 2ND FLOOR PLAN  
SCALE: 1:100



ROOF PLAN  
SCALE: 1:100



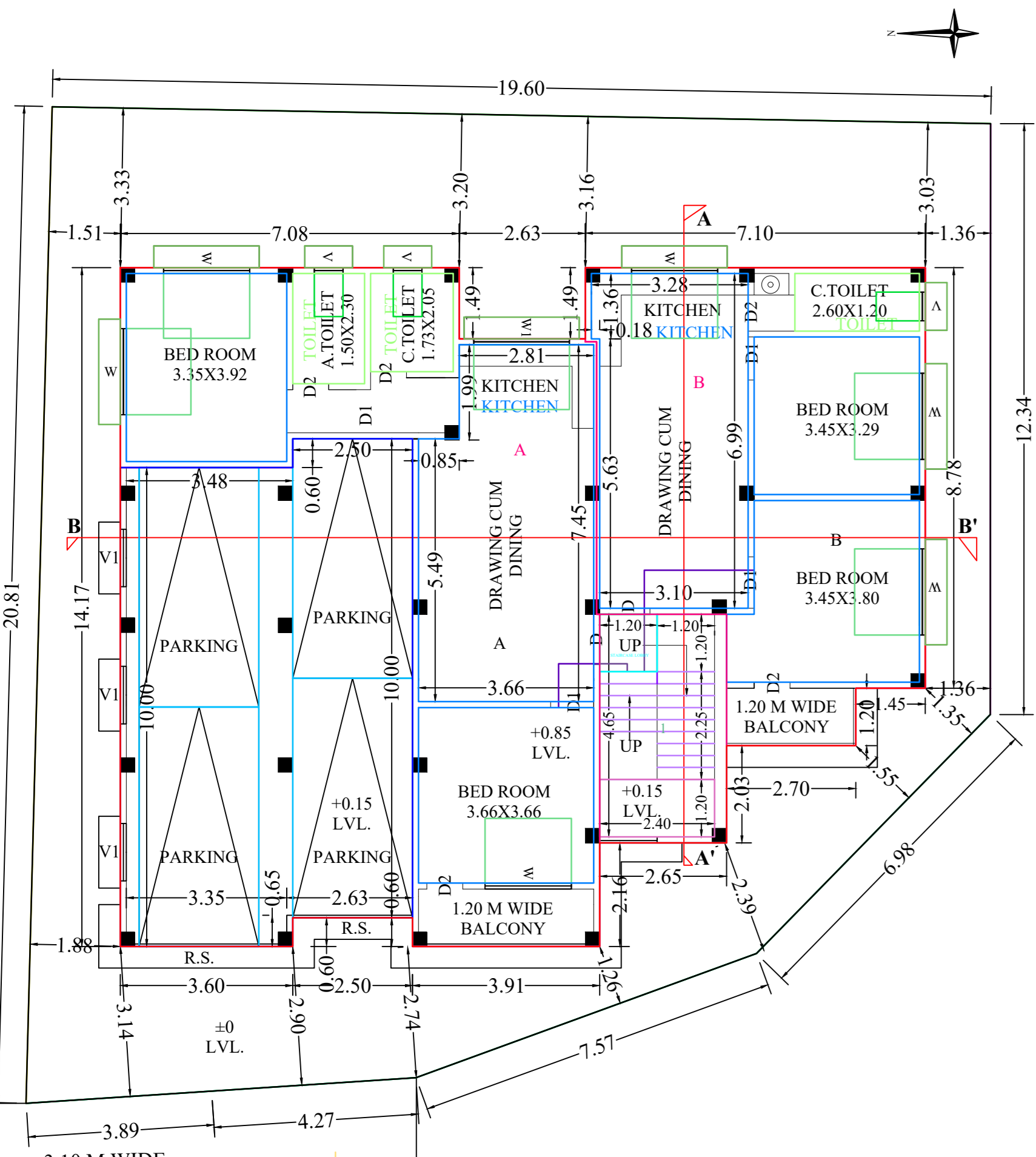
SOAK PIT  
SCALE = 1:50



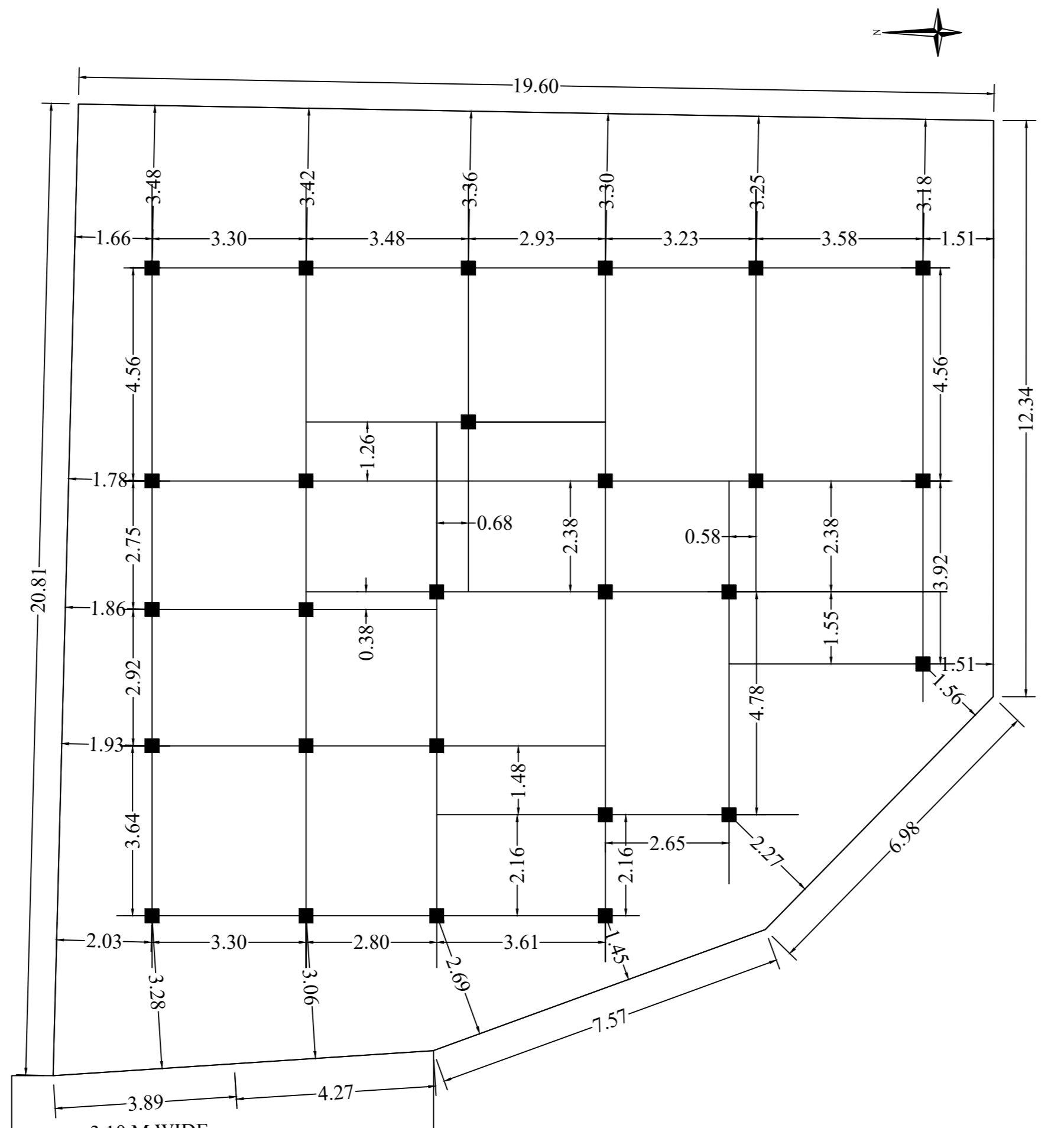
SECTION ON Y-Y

PLAN AT X-X FOR 20 USERS

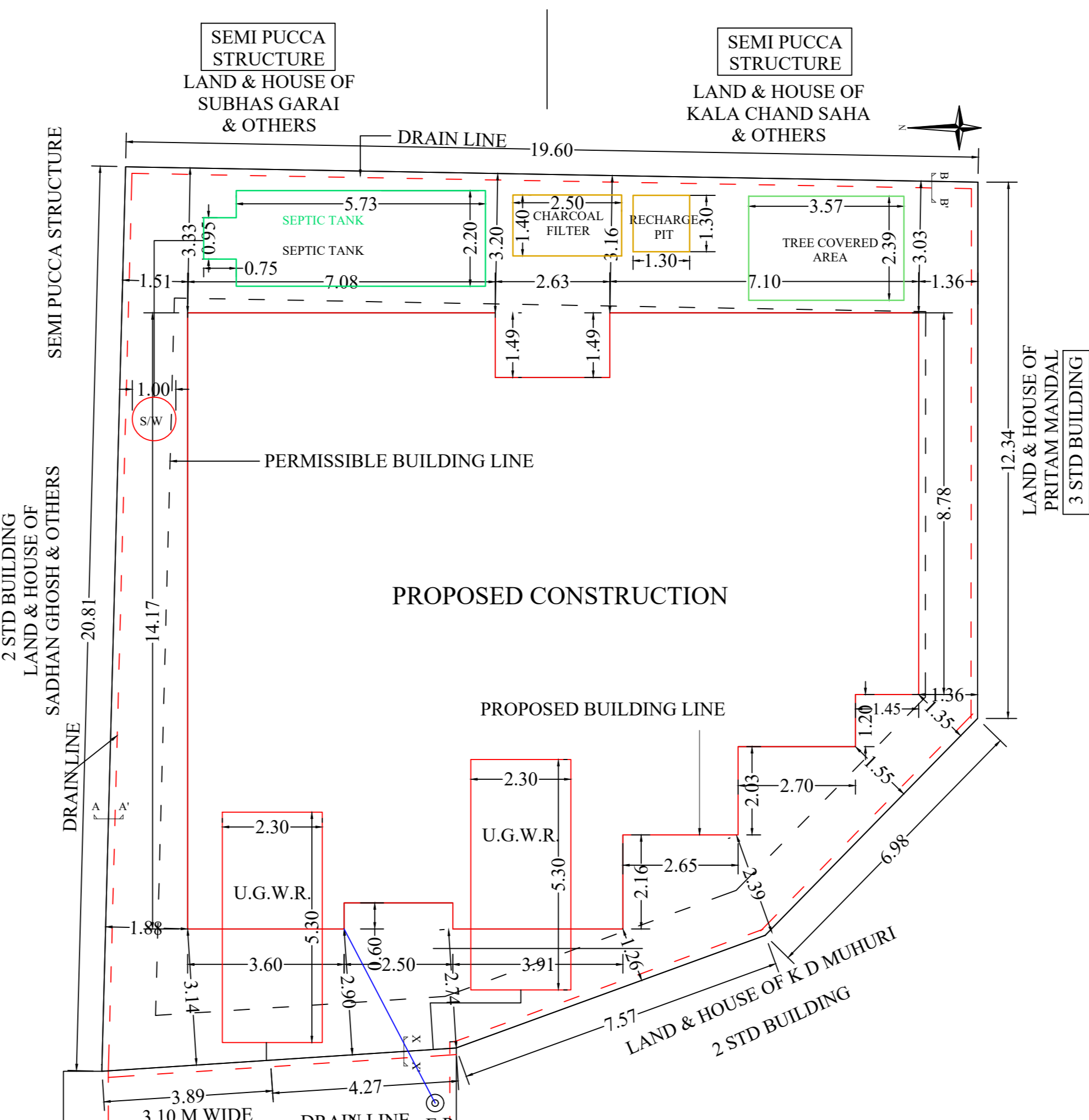
NO. OF USERS	L1	L2	B	F	H
200	5900	3000	2700	1400	1700
100	3600	1900	2100	1400	1700
50	3300	1700	1600	1300	1600
30	2000	1000	1500	1300	1600
20	1500	800	1100	1300	1600
10	1300	700	900	1000	1300



GROUND FLOOR PLAN  
SCALE: 1:100



COLUMN LAYOUT PLAN  
SCALE: 1:100



SITE PLAN  
SCALE: 1:100

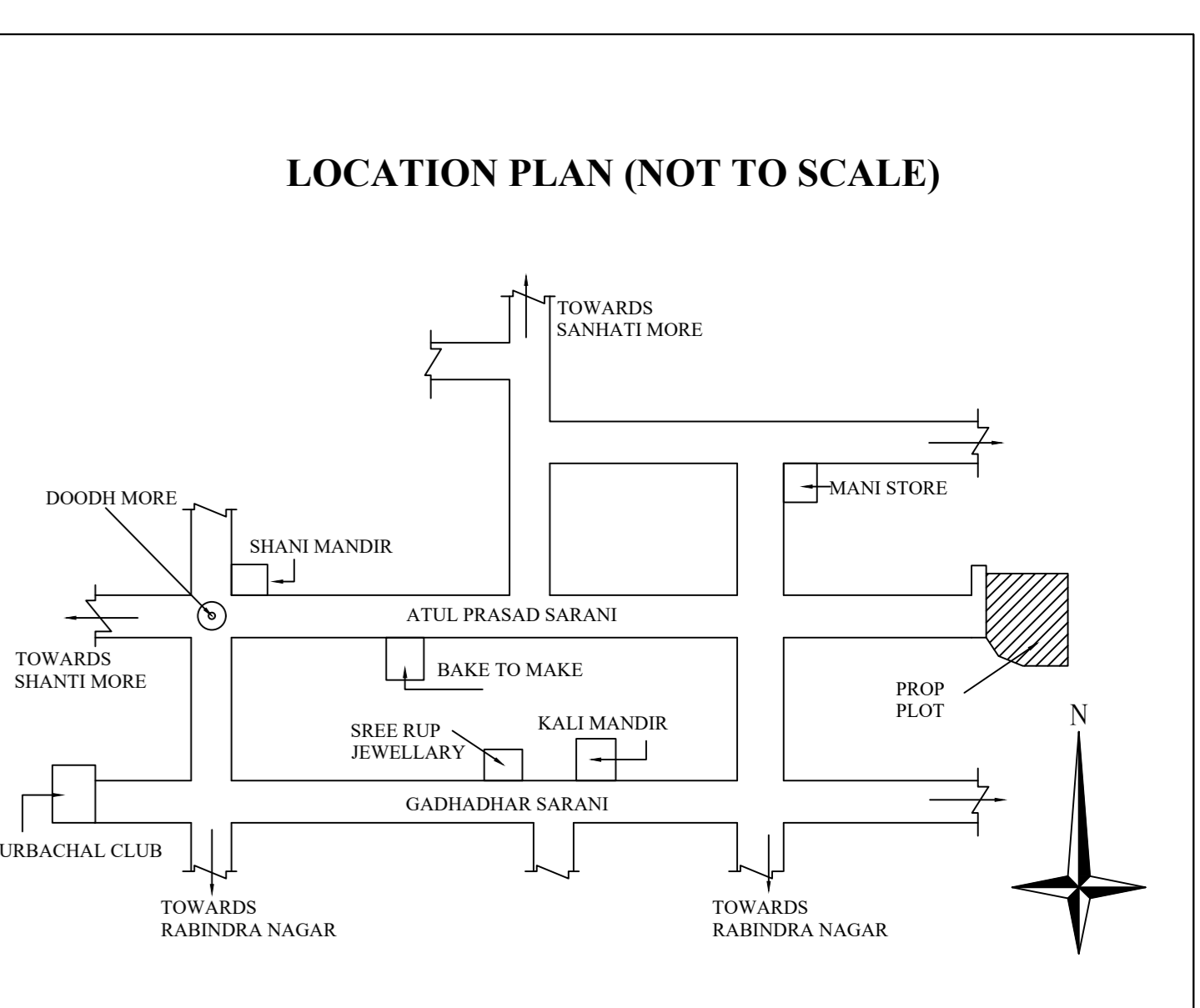
**PROJECT TITLE** : BUILDING PLAN OF THREE STORED RESIDENTIAL BUILDING AT ATUL PRASAD SARANI, RABINDRA NAGAR, WARD NO. 38(S.M.C), P.O.- RABINDRA SARANI, P.S.-BHAKTINAGAR, DIST-JALPAIGURI

**NAME OF OWNERS** : 1. SRI KOUSTAV DEV  
S/O ASHOK KUMAR DEV  
2. SRI SUBRATA SARKAR  
S/O BIBHAS SARKAR  
3. SMT. SUSMITA MAZUMDAR  
W/O ANINDYA MAZUMDAR

**LAND SCHEDULE** :  
MOUZA : DABGRAM WARD NO. : 38 (S.M.C.)  
J.L. NO : 02 PARGANA : BAIKUNTHAPUR  
KHATAN NO. : 646 / 1 (R.S.) 558,559,560 (L.R.) P.S. : BHAKTINAGAR  
PLOT NO. : 433 (R.S.), 360(L.R.) DISTRICT : JALPAIGURI  
SHEET NO. : 121 (R.S.), 88 (L.R.)  
HOLDING NO. : 2/1/6/5/1512/1512/1

APPROVED L.U.C.C. MEMO NO. :- 10905 / SIDA  
DATE : 23.03.2023

**AREA STATEMENT** :  
LAND AREA AS PER DEED : 367.892 M<sup>2</sup>  
LAND AREA AS PER KHATAN : 367.451 M<sup>2</sup>  
LAND AREA AS PER SITE : 367.250 M<sup>2</sup>  
ROAD WIDTH : 4.47 M (WEST/MAIN ROAD), 3.96 M (WEST/PRIVATE PASSAGE)



LOCATION PLAN (NOT TO SCALE)

**AREA STATEMENT SUMMARY**

SL.NO.	PARAMETER	PERMISSIBLE/REQUIRED	PROPOSED
1.	PLOT AREA	NA	367.25 M <sup>2</sup>
2.	MINIMUM WIDTH OF PLOT	NA	22.71 M
3.	BUILDING HEIGHT	10.00 M	10.00 M
4.	GROUND COVERAGE	56.64 %	54.06 %
5.	COVERED AREA	208.01 M <sup>2</sup>	198.53 M <sup>2</sup>
6.	TOTAL BUILT UP AREA (WITHOUT DEDUCTION/EXEMPTION)	NA	624.03 M <sup>2</sup>
7.	TOTAL FLOOR AREA (AS PER F.A.R.)	642.69 M <sup>2</sup>	532.86 M <sup>2</sup>
8.	F.A.R.	1.75	1.45
9.	NO. OF TENEMENTS	NA	8
10.	NO. OF CAR PARKINGS	4 NOS	4 NOS
11.	TOTAL RESIDENTIAL AREA	NA	563.03 M <sup>2</sup>
12.	TOTAL COMMERCIAL AREA	NA	NIL

**OCCUPANCY DETAILS**

BLOCK NAME	FLOOR NAME	OCCUPANCY	OCCUPANCY AREA (GROSS)	OCCUPANCY AREA (NET)
SINGLE BUILDING	FLOOR-GROUND	RESIDENTIAL	147.01 M <sup>2</sup>	135.79 M <sup>2</sup>
	FLOOR01	RESIDENTIAL	208.01 M <sup>2</sup>	198.53 M <sup>2</sup>
	FLOOR02	RESIDENTIAL	208.01 M <sup>2</sup>	198.53 M <sup>2</sup>
TOTAL			563.03 M <sup>2</sup>	532.85 M <sup>2</sup>

**TENEMENTS DETAILS**

BUILDING NAME	FLOOR NAME	TENEMENTS REFERENCE	SINGLE/DUPLEX	TENEMENT AREA
SINGLE BUILDING	FLOOR-GROUND	A	SINGLE	74.65 M <sup>2</sup>
		B	SINGLE	59.70 M <sup>2</sup>
	TOTAL			134.35 M <sup>2</sup>
	FLOOR01, FLOOR2-TYPICAL	C	SINGLE	66.42 M <sup>2</sup>
		D	SINGLE	66.42 M <sup>2</sup>
E		SINGLE	60.70 M <sup>2</sup>	
TOTAL			387.08 M <sup>2</sup>	
TOTAL NO. OF TENEMENTS - 8		GRAND TOTAL		521.43 M <sup>2</sup>

**DEDUCTIONS**

SL. NO.	ITEM	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**

SL. NO.	ITEM	AREA IN SQM.	NO. OF FLOORS	TOTAL AREA
1.	STAIR CASE	11.21 M <sup>2</sup>	FLOOR-GROUND	30.15 M <sup>2</sup>
2.	LIFT LOBBY	NIL	NA	NIL
3.	CAR PARKING (COV)	61.00 M <sup>2</sup>	NA	61.00 M <sup>2</sup>
4.	SERVICE EQUIPMENTS	NIL	NA	NIL
5.	SERVICE FLOOR	NIL	NA	NIL

**TREE COVERED AREA**

REQUIRED	PROPOSED
5.729 M <sup>2</sup>	8.54 M <sup>2</sup>

**EXISTING STRUCTURE TO BE DEMOLISHED**

SL. NO.	STRUCTURE TYPE	AREA
1.	R.C.C. STRUCTURE	NIL
2.	SEMI PUCCA STRUCTURE	NIL
3.	WOODEN STRUCTURE	NIL

**SCHEDULE OF DOORS & WINDOWS**

D = 1.00X2.10 W = 1.80X1.35  
 D1 = 0.90X2.10 W1 = 2.00X1.35  
 D2 = 0.750X2.10  
 GATE = 1.2 X 2.20 V = 0.60X0.90

- SPECIFICATION**
- ALL DIMENSION ARE IN M
  - ALL R.C.C. WORK SHALL BE OF M-20 GRADE
  - ALL P.C.C. WORK SHALL BE OF M-10 GRADE
  - GRADE OF STEEL Fe-500
  - LAP BOND LENGTH SHALL BE 50 D WHERE D IS DIA OF BAR
  - 25 TH. D.P.C. WITH 1:2:4 C.C. WITH 6 MM. DOWN STONE CHIPES
  - DOOR AND WINDOW FRAME SIZE IS OF 150X62.5
  - 125 TH. BRICK WALL WITH 1:4 CEMENT SAND MORTAR
  - FLOORS ARE OF L.P.S. FLOOR MOSSAIC AND MARBLE

**DECLARATION OF OWNERS**

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

**DECLARATION OF L.B.S.**

I DO HEREBY CERTIFY THAT PLANS, ELEVATIONS AND SECTIONS AND OTHER STRUCTURAL DETAILS OF THE PROPOSED BUILDING AT ATUL PRASAD SARANI, RABINDRA NAGAR, P.O.- RABINDRA SARANI, P.S.-BHAKTINAGAR, DIST-JALPAIGURI PLOT NO-433 (R.S.), 360(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 OBJECTION' 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.

SIGNATURES OF OWNERS

SIGNATURE OF L.B.S.

**DEALT BY :**

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

