



- SPECIFICATIONS**
- SOLING 75 THICK WITH FIRST CLASS BRICK.
 - R.C.C. 1:1.5:3 CEMENT CONCRETE.
 - P.C.C. 1:3:6 CEMENT CONCRETE.
 - D.P.C. 1:2:4 CEMENT CONCRETE.
 - STEEL Fe-500 GRADE.
 - NEAT CEMENT FLOORING IN ROOMS.
 - MARBLE IN TOILET AND KITCHEN.
 - BRICK WALL 125 THICK AND 250 THICK WITH 1:4 MORTAR.
 - FRAME SIZE FOR DOORS/WINDOWS 100 X 75 mm.
 - PLASTIC PAINTS IN INTERIORS.
 - CEMENT PAINTS IN EXTERIORS.
 - SYNTHETIC ENAMEL IN DOOR/WINDOWS.

POWER OF ATTORNEY
I/WE DO HEREBY CERTIFY THAT THE FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING PROPOSED FOR CONSTRUCTION ON PLOT NO- 10264 (R.S) 1669 (L.R) STREET SAYED MUSTAFA ALI ROAD HAKIMPARA, WARD NO-15 (SMC) UNDER THE JURISDICTION OF SILIGURI MUNICIPAL CORPORATION HAVE BEEN PERSONALLY INSPECTED AND SO DESIGN 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 THEIR CONDITIONS, IF ANY CONFORMING TO ALL STIPULATION OF RELEVANT IS CODE OF PRACTICE AND NATIONAL BUILDING CODE OF INDIA.

Dr. Gulagoo
SIC OF GEOTECH.

OFFICE USE :-

PROJECT TITLE :-
BUILDING PLAN SUBMITTED FOR PARKING (GROUND)+3 STORIED RESIDENTIAL CUM .COMMERCIAL BUILDING.

NAME OF OWNER :-
SMT.MUKTI KUNDU , DAUGHTER OF LATE AJIT KUMAR KUNDU ,

POWER OF ATTORNEY :-
"CLASSIC CONSTRUCTION CO." BY ITS PARTNERS,
1) SRI.SARIT GHOSH,
2) SRI.SOURAV BHATTACHERJEE ,
OFFICE AT -3,BALAI DAS CHATTERJEE ROAD, P.O & P.S-SILIGURI, DIST-DARJEELING,

LOCATION OF PLOT :-
AT SYED MUSTAFA ALI ROAD , HAKIMPARA,P.O & P.S-SILIGURI, DIST.-DARJEELING, WARD NO - 15, SILIGURI.

AREA STATEMENT
LAND AREA = 311.60 SQM. (AS DEED)
LAND AREA = 281.11 SQM.(AS L.U.C)
LAND AREA = 277.54 SQM. (AS PER

APPROVED LU.C.C NO- 11049 /S/JDA, DATE- 06/

SCHEDULE OF LAND

MOUZA :- SILIGURI (OLD)
PARGANA :- SILIGURI PURBA (NEW)
J.L. NO :- BAIKUNTHAPUR
Khatian No :- 4992 (R.S), 1301 (L.R)
P.S :- DARJEELING
WARD NO :- 15 (SMC)
BOROUGH NO :- 02.

SCHEDULE OF OPENINGS

D- 1050 X 2100
D1- 900X100
D2- 750X100
W1- 1800X1350
W2- 1200X1350
V1- 750 X 600
V2- 600 X 1800
V3- 1800X2200

AREA STATEMENT SUMMARY

HOLDING NO.	PARAMETER	PERMISSIBLE / REQUIRED	PROPOSED
45(2)(b)	ROAD WIDTH (HIGHER)	2.40 M.	6.20 M.
49(3)	BUILDING HEIGHT	12.50 M.	12.49 M.
48(A)	FAR	1.75	1.75
46(1)(a)(b)	GROUND COVIN (%)	61.12 %	54.71 %
	PLOT AREA	N.A.	277.54 SQM.
	MINIMUM WIDTH OF PLOT	N.A.	15.60 M.
	TOTAL BUILTUP AREA	N.A.	654.84 SQM.
	FLOOR AREA (FOR FAR)	N.A.	484.389 SQM.
	COVERED AREA	N.A.	151.85 SQM.
	NO. OF TENEMENTS	N.A.	06 NOS.
52(B)(1)	NO. OF CAR PARKING	04 NOS.	06 NOS.

FLOORWISE BREAKUP

BLOCK NAME	FLOOR NAME	TOTAL AREA	DEDUCTED AREA	BUILTUP AREA	EXEMPTED AREA	COVERED AREA FOR PARKING	EXEMPTED FOR PARKING	FLOOR AREA FOR PARKING
SINGLE BUILDING	FLOOR01	170.26	3.47	166.79	14.94			151.85
	FLOOR02	170.26	3.47	166.79	14.94			151.85
	FLOOR03	170.26	3.47	166.79	14.94			151.85
	PARKING	154.47	-	154.47	15.52	110.11	110.11	28.84
	TOTAL	665.25	10.40	654.84	60.34	110.11	110.11	484.39

OCCUPANCY DETAILS :-

BLOCK NAME	FLOOR NAME	OCCUPANCY	OCCUPANCY AREA (GROSS)	OCCUPANCY AREA (NET)
SINGLE BUILDING	FLOOR01	RESIDENTIAL	170.26	151.85
	FLOOR02	RESIDENTIAL	170.26	151.85
	FLOOR03	RESIDENTIAL	170.26	151.85
	PARKING	MERCANTILE-RETAIL	28.84	28.84
	TOTAL		539.62	484.39 SQM.

TREE COVER AREA

TOTAL FLOOR AREA	TOTAL LAND AREA	REQUIRED PERCENTAGE	REQUIRED	PROPOSED
665.25 SQM	279.39 SQM	1.66 %	4.64 SQM	4.80 SQM

TENEMENT

BLOCK NAME	FLOOR NAME	TENEMENTS NAME	SINGLE / DUPLEX	TENEMENTS AREA
SINGLE BUILDING	FLOOR01	FLAT-A&3	SINGLE	66.85 SQM.
	FLOOR02	FLAT-B&3	SINGLE	85.00 SQM.
	TYPICAL			TOTAL-151.85 SQM
	TOTAL NO. TENEMENTA	06 NOS.		GRANT TOTAL-455.55 SQM

LAND IS VACANT.

Dr. Gulagoo
SIC OF GEOTECH.

Dr. Sarit Ghosh
SIC OF STRUCTURE ENG.

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