

PROJECT TITLE :-
BUILDING PLAN SUBMITTED FOR FOR PARKING (GROUND) + 3 (THREE) STORED RESIDENTIAL BUILDING.

NAME OF OWNER :-
1) SRI SUBRATA SAHA, S/O - LATE SADANANDA SAHA.
2) SMT. APRNA SAHA, W/O - SRI SUBRATA SAHA.
3) SRI KRISHNA SAHA, S/O - SRI MANGAL CHANDRA SAHA.
4) SRI ASHOK KUMAR SAHA, S/O - LATE SANTIRAM SAHA.
5) SMT. GOURI SAHA, W/O - SRI ASHOK KUMAR SAHA.
6) SRI ASHIS SARKAR, S/O - SRI ASHUTOSH SARKAR.
7) SMT. ARCHANA SAHA, W/O - SRI SEKHAR CHANDRA SAHA.

LOCATION OF PLOT :-
SUKANTA NAGAR, P.O - RABINDRA SARANI, P.S - BHAKTINAGAR, DIST - JALPAIGURI, WARD NO - 38 (SMC), SILIGURI,

AREA STATEMENT

LAND AREA = 468.21 SQM. AS PER DEED
LAND AREA = 468.21 SQM. AS PER L.U.C
LAND AREA = 467.33 SQM. AS PER SITE

APPROVED L.U.C NO-7705 /SIDA, DATE- 30/12/2021.

SCHEDULE OF LAND		SCHEDULE OF OPENINGS	
MOUZA	: DABGRAM	D-	1050 X 2100
SHEET NO.	: 12 (R.S), 88 (L.R.)	D1-	900X2100
KHATAN NO.	: 686(OLD), 565/B (R.S.)	D2-	750X2100
	: 453/140 (R.S) 269/LR	W-	1800X1350
	: 542, 543, 544, 545, 546, 547, 548 (NEW)	W1-	1500X1350
PLOT NO.	: 431/140 (R.S) 269/LR	W2-	1200X1350
WARD NO -	: 38 (S.M.C.)	W3-	900 X 1350
POLICE STATION	: BHAKTINAGAR	V -	750 X 600
DISTRICT	: JALPAIGURI	V2 -	1800 X600
HOLDING NO	: - V/100 / A /19,	C/G -	1800X2200
ESROUGR NO	: - 734006,		

AREA STATEMENT SUMMARY

RULE NO.	PARAMETER	PERMISSIBLE / REQUIRED	PROPOSED
45(2)(b)	ROAD WIDTH (HIGHER)	2.40 M.	5.80 M.
49(3)	BUILDING HEIGHT	12.50 M.	12.47 M.
48(A)	FAR	1.75	1.40
46(1)(a)(b)	GROUND COV. (%)	51.63 %	46.67 %
	MINIMUM WIDTH OF PLOT	6.00 M.	14.85 M.
	TOTAL BUILTUP AREA	N.A.	964.96 SQM.
	FLOOR AREA (FOR FAR)	N.A.	817.83 SQM.
	COVERED AREA	N.A.	241.28 SQM.
	NO. OF TENEMENTS	N.A.	12 NOS.
52(B)(1)	NO. OF CAR PARKING	05 NOS.	06 NOS.

FLOORWISE BREAKUP

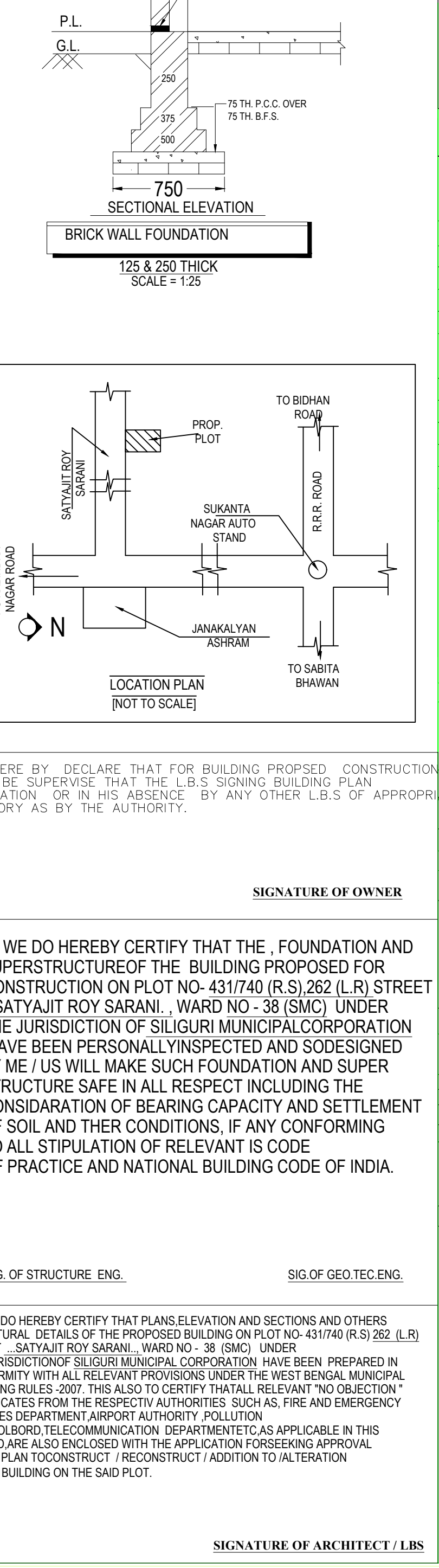
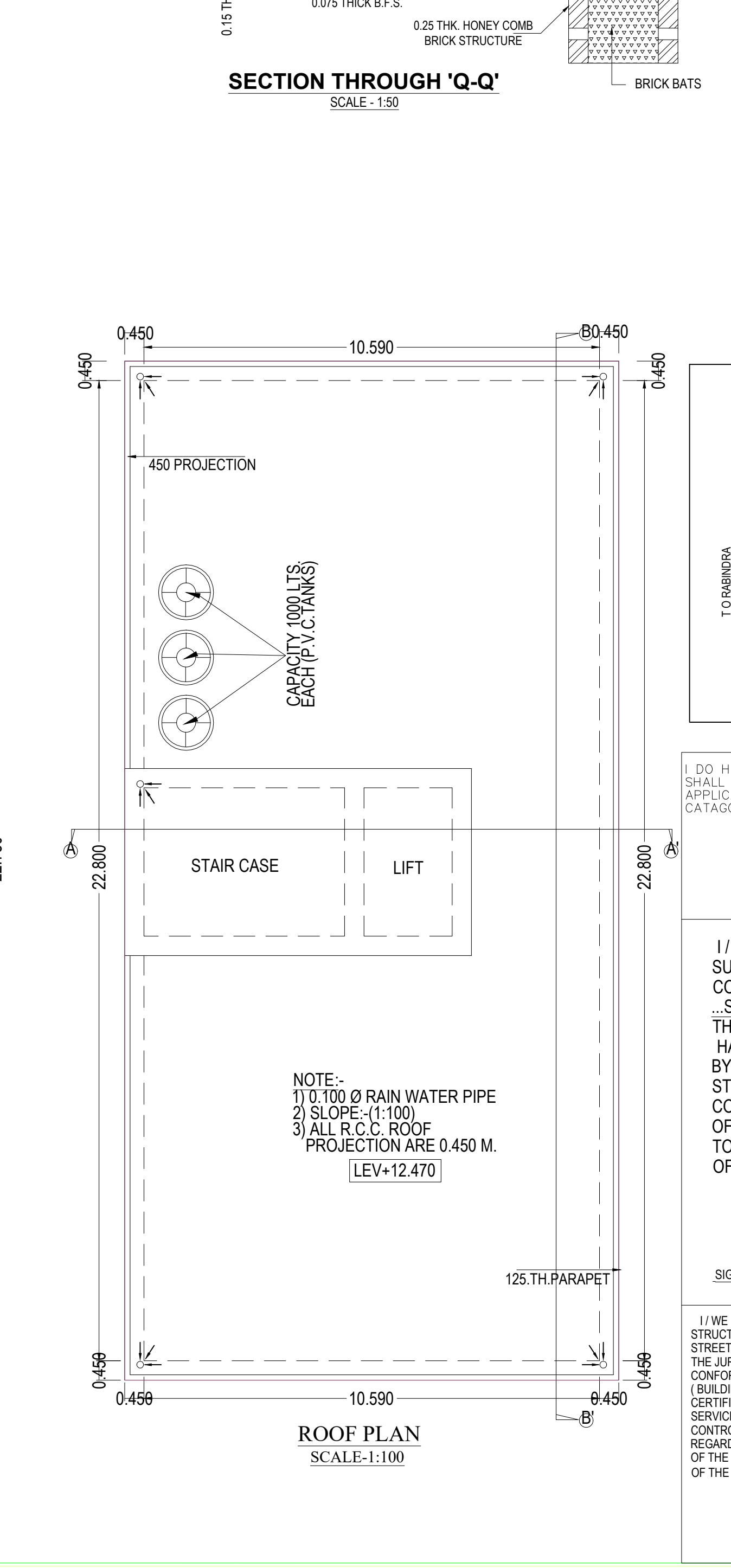
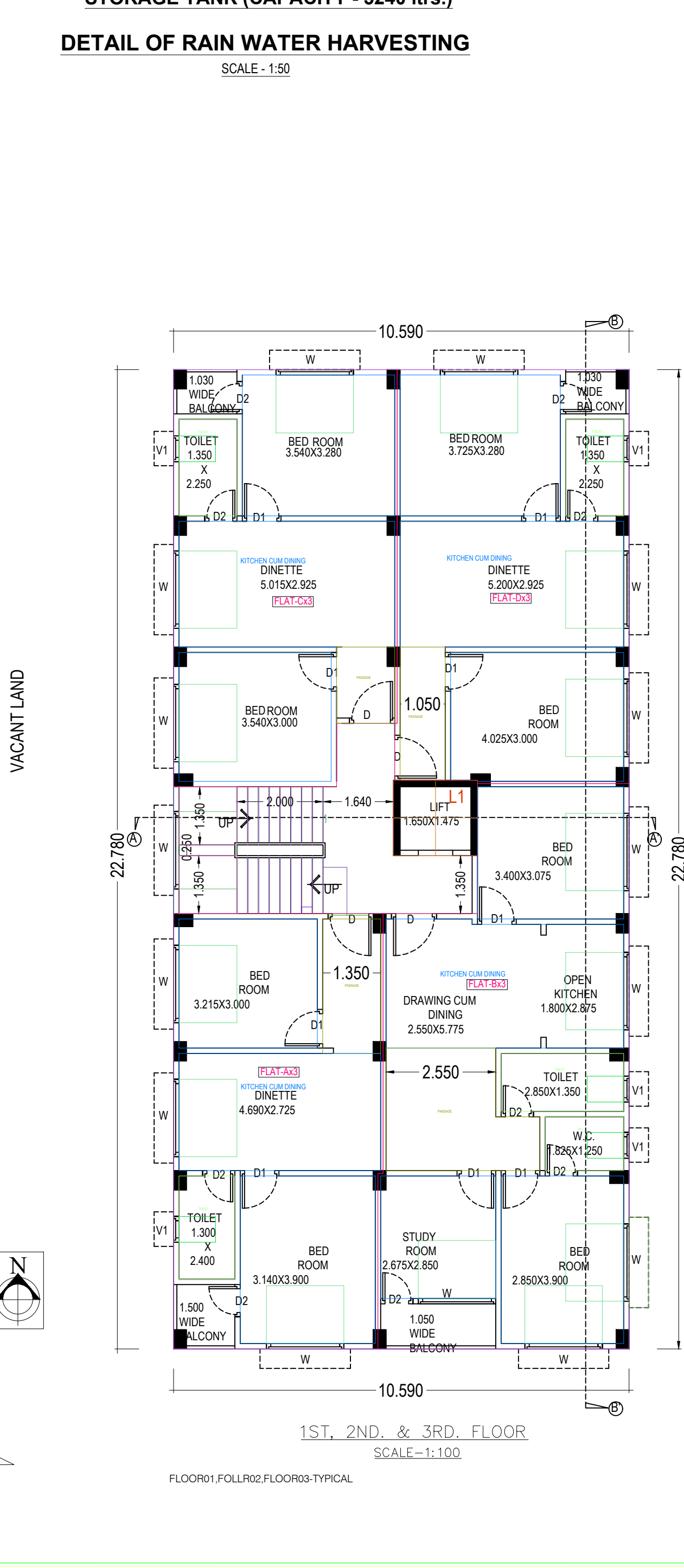
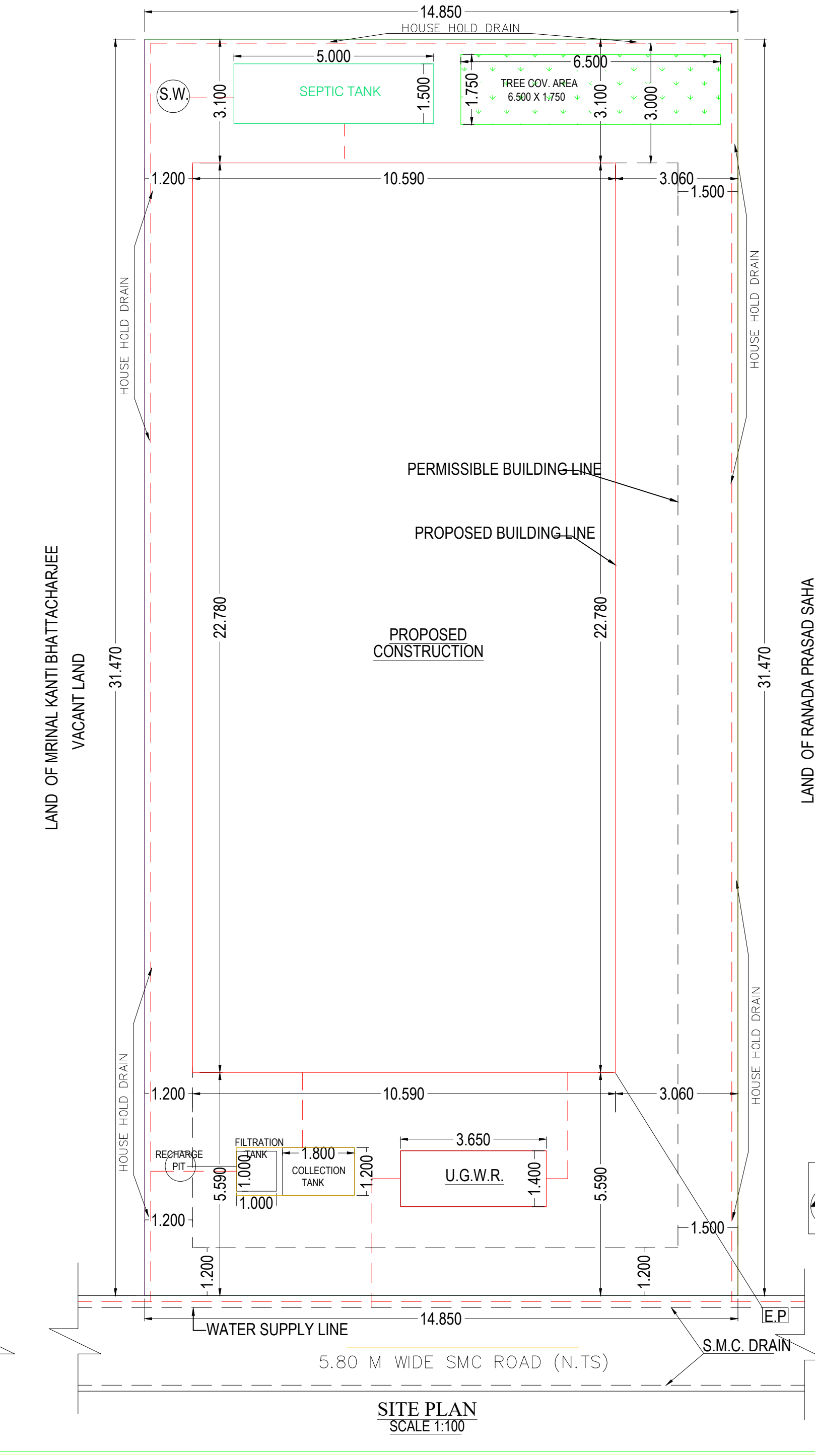
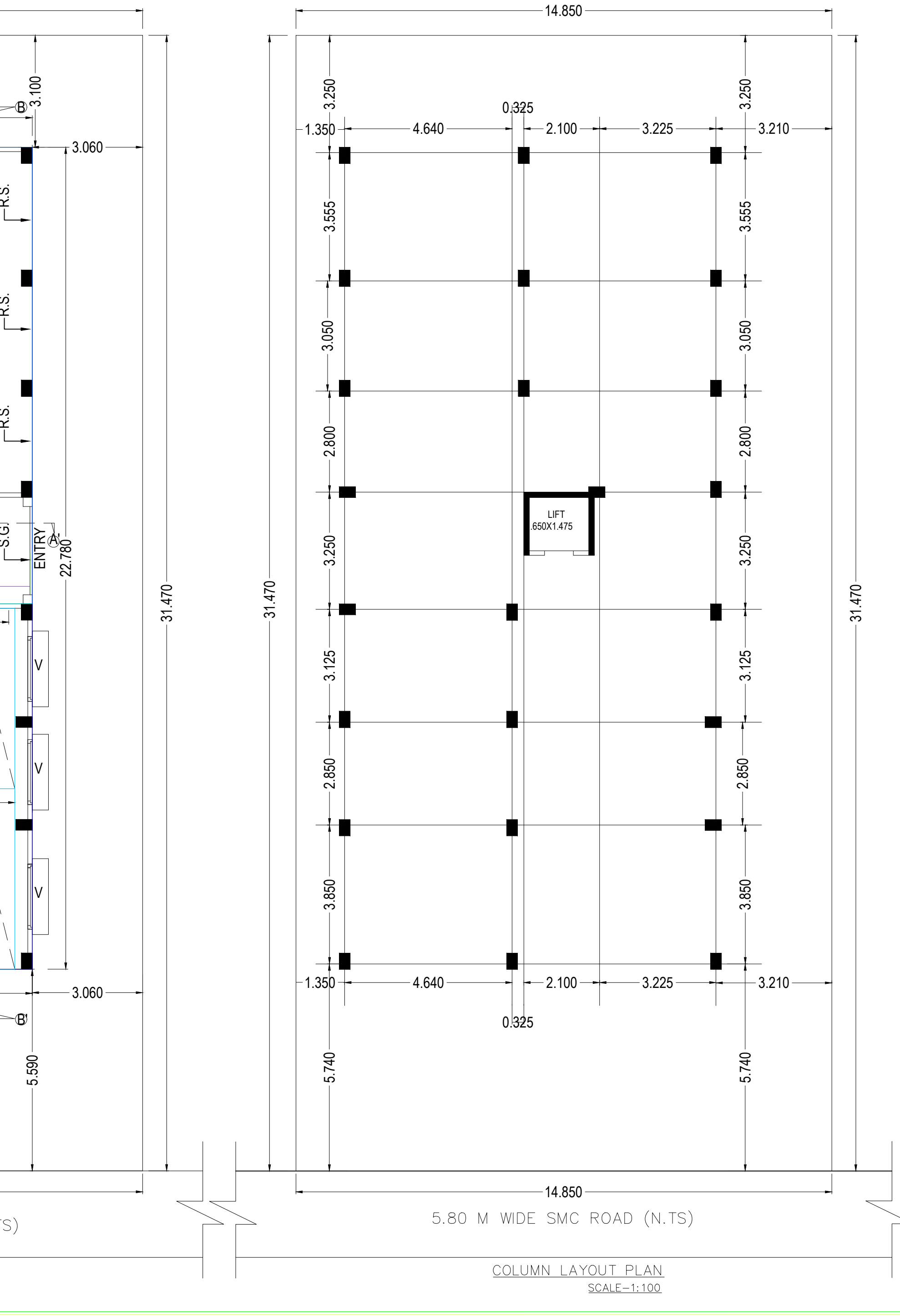
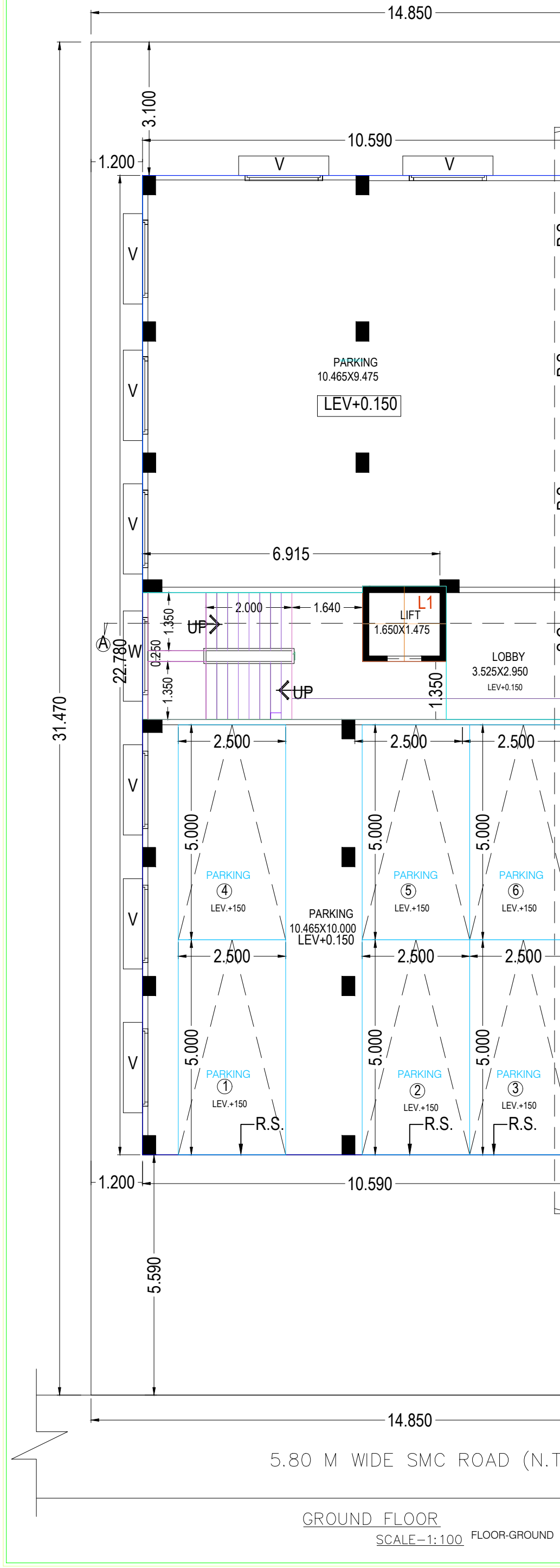
BLOCK NAME	FLOOR NAME	TOTAL AREA	DEDU CTION	BUILTUP AREA	EXMP TION AREA	COVERED AREA FOR PARKING	EXEMPTED AREA FOR PARKING	FLOOR AREA FOR PARKING
SINGLE BUILDING	FLOOR01	241.24	3.41	237.83	19.71	218.12		218.12
	FLOOR02	241.24	3.41	237.83	19.71	218.12		218.12
	FLOOR03	241.24	3.41	237.83	19.71	218.12		218.12
	FLOOR04	241.24	3.41	237.83	19.71	218.12		218.12
	TOTAL	964.96	10.23	954.73	189.73	110.64	110.64	654.36

EXISTING STRUCTURE TO BE DEMOLISHED

NO.	DESCRIPTION	AREA	TOTAL AREA
1	R.C.C. STRUCTURE	0.00	0.00
2	LOW HEIGHT R.C.C. STRUCTURE	0.00	0.00
3	SEMI R.C.C. STRUCTURE	0.00	0.00

SPECIFICATIONS

- SOILING 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-50 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 AND WINDOWS 100 X 75 mm.
- PLASTIC PAINTS IN INTERIORS.
- CEMENT PAINTS IN EXTERIORS.
- SYNTHETIC ENAMEL IN DOOR/WINDOWS.
- DIMENSIONS ARE IN MM.



NOTE:-
1) 100 Ø RAIN WATER PIPE
2) SLOPE (1:100)
3) ALL R.C.C. ROOF PROJECTION ARE 0.450 M.
[LEV+12.470]

1/ I WE DO HEREBY CERTIFY THAT THE FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING PROPOSED FOR CONSTRUCTION ON PLOT NO- 431/740 (R.S), 262 (L.R) STREET SATYAJIT ROY SARANI, WARD NO - 38 (SMC) UNDER THE JURISDICTION OF SILIGURI MUNICIPAL CORPORATION HAVE BEEN PERSONALLY INSPECTED AND SODESIGNED 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 THER CONDITIONS, IF ANY CONFORMING TO ALL STIPULATION OF RELEVANT IS CODE OF PRACTICE AND NATIONAL BUILDING CODE OF INDIA.

1/ I WE DO HEREBY CERTIFY THAT PLANS ELEVATION AND SECTIONS AND OTHER STRUCTURAL DETAILS OF THE PROPOSED BUILDING ON PLOT NO- 431/740 (R.S), 262 (L.R) STREET SATYAJIT ROY SARANI, WARD NO - 38 (SMC) UNDER THE JURISDICTION OF SILIGURI MUNICIPAL CORPORATION 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 RECORD 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.

