



DETAILS OF SEPTIC TANK

| 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 |

WASTE WATER DISCHARGE CALCULATION

WORK OF PLATS TOTAL WASTE WATER DISCHARGE

CONSIDERING 60 LITRS PER HEAD PER DAY = 10 LITRS X 30 PERSONS (AVG) IN 1 PERSON PLAT = 3000 LITRS

THREE COVERED AREA = 30 SQ.M (1:1.5)

NOTE: WASTE WATER RECYCLING SYSTEM WILL NOT BE PROVIDED FOR THE BUILDING UNDER CONSIDERATION AS THE TOTAL WASTE WATER DISCHARGE IS LESS THAN 100 LITRS PER DAY.

AREA STATEMENT SUMMARY

| SL. NO | PARAMETER              | MINIMUM REQUIRED | MAXIMUM PERMISSIBLE | PROVIDED |
|--------|------------------------|------------------|---------------------|----------|
| 1      | BUILDING HEIGHT        | N/A              | 12.50               | 12.45    |
| 2      | FAR                    | N/A              | 1.75                | 1.60     |
| 3      | GROUND COVERAGE (IN %) | N/A              | 64.88               | 55.27    |
| 4      | PLOT AREA              | N/A              | N/A                 | 252.33   |
| 5      | MINIMUM WIDTH OF PLOT  | N/A              | N/A                 | 12.8     |
| 6      | TOTAL BUILT UP AREA    | N/A              | N/A                 | 464.60   |
| 7      | FLOOR AREA RATIO       | N/A              | 354.08              | 323      |
| 8      | COVERED AREA           | N/A              | 131.27              | 105.75   |

FLOOR WISE BREAKUP

| FLOOR NAME    | TOTAL AREA | DEDUCTION | BUILT UP AREA | Exemption 48 (A) (2)(b) | Covered Parking | Exemption for Covered Parking | Floor Area (Net FAR) |
|---------------|------------|-----------|---------------|-------------------------|-----------------|-------------------------------|----------------------|
| FLOOR01       | 116.15     | -         | 116.15        | 10.40                   | 105.75          | -                             | 105.75               |
| FLOOR02       | 116.15     | -         | 116.15        | 10.40                   | 105.75          | -                             | 105.75               |
| FLOOR03       | 116.15     | -         | 116.15        | 10.40                   | 105.75          | -                             | 105.75               |
| FLOOR-PARKING | 116.15     | -         | 116.15        | 10.40                   | 100             | 100                           | 5.75                 |
| TOTAL         | 464.60     | -         | 464.60        | 41.60                   | 100             | 100                           | 323.0                |

OCCUPANCY DETAILS

| FLOOR NAME | OCCUPANCY   | Occupancy Area (Gross) | Occupancy Area (Net) |
|------------|-------------|------------------------|----------------------|
| FLOOR01    | RESIDENTIAL | 116.15                 | 105.75               |
| FLOOR02    | RESIDENTIAL | 116.15                 | 105.75               |
| FLOOR03    | RESIDENTIAL | 116.15                 | 105.75               |
| TOTAL      |             | 348.45                 | 317.25               |

TENEMENTS DETAILS

| FLOOR NAME | Tenements Reference | Single/ Duplex | Tenements Area |
|------------|---------------------|----------------|----------------|
| FLOOR01    | A                   | Single         | 50.99          |
| FLOOR02    | B                   | Single         | 50.98          |
| FLOOR03    |                     |                |                |
| TOTAL      |                     |                | 101.97         |

TOTAL NUMBER OF TENEMENTS = 4 NOS  
GRAND TOTAL = 305.91

PARKING DETAILS (CALCULATIONS)

| RULE NO S2 (B) (1)      | TENEMENTS | AREA FOR CALCULATING PARKING | CARS REQUIRED |
|-------------------------|-----------|------------------------------|---------------|
| TENEMENTS BELOW 60 SQ M | 6         | 305.91                       | 1             |
| TOTAL                   |           |                              | 1             |

AREA STATEMENT

LAND AREA AS/DEED: 202.34 SQ.M  
AS/SITE: 202.33 SQ.M  
AS/LUCC: 202.33 SQ.M

| SL. NO. | ITEMS             | PERM.                 | PROP.                 |
|---------|-------------------|-----------------------|-----------------------|
| 1.      | GR. COVERAGE      | 131.27 sq.m (64.88 %) | 116.15 sq.m (57.41 %) |
| 2.      | COVERED AREA      |                       |                       |
|         | 1. GROUND FLOOR   |                       | 116.15 SQ.M           |
|         | 2. FLOOR 02       |                       | 116.15 SQ.M           |
|         | 3. FLOOR 03       |                       | 116.15 SQ.M           |
| 3.      | TOTAL FLOOR AREA  |                       | 464.60 SQ.M           |
| 4.      | HT. OF BLDG.      | 12.5 M.               | 12.45 M.              |
| 5.      | F. A. R.          | 1.75                  | 1.60                  |
| 6.      | PARKING           | 3 NOS.                | 4 NOS.                |
| 7.      | TYPE OF STRUCTURE |                       | R.C.C FRAMED          |
| 8.      | USE OF BUILDING   |                       | RESIDENTIAL           |
| 9.      | STAIR AREA        |                       | 14.18 SQ.M            |
| 10.     | TREE COVERED AREA | 2.35 SQ.M.            | 3.0 SQ.M.             |

NO. OF TENAMENT = 6 NOS  
LEFT OPEN SPACE = 86.18 SQ.M  
LUCC MEMO NO. 8495/SJDA DATED- 01.04.2022  
P.S. BHAKTINAGAR  
DISTRICT - JALPAIGURI  
WARD NO. - 34 (S.M.C.)  
HOLDING NO. - 318211

EXISTING STRUCTURE AREA TO BE DEMOLISHED

SEMI PUCCA STRUCTURE = 9.54 x 9 = 85.55 SQ.M  
SEMI PUCCA STRUCTURE = 1.5 x 5.5 = 8.25 SQ.M  
TOTAL = 93.80 SQ.M

GROUND FLOOR STAIRCASE AREA = 14.18 SQ.M  
PARKING AREA = 101.97 SQ.M

1ST, 2ND & 3RD FLOOR (EACH FLOOR)

1) STAIRCASE AREA = 14.18 SQ.M  
2) FLAT- A- AREA = 50.99 SQ.M. (EXCLUDING STAIRCASE AREA)  
3) FLAT- B- AREA = 50.98 SQ.M. (EXCLUDING STAIRCASE AREA)

**OFFICE USE:-**

**PROJECT:-**  
GROUND (PARKING)-THREE STORIED RESIDENTIAL BUILDING

**OWNER :-**  
1) SRI PRABIR BISWAS  
S/O SRI PARESH CHANDRA BISWAS  
2) SMT SHEFALI BISWAS  
W/O SRI PRABIR BISWAS

**LOCATION:-**  
SURYA SEN COLONY, BLOCK- B, P.O-SILIGURI TOWN, P.S- BHAKTINAGAR, DIST-JALPAIGURI, WARD NO-34

**SCHEDULE OF LAND:-**  
KHATAN NO. 42 (R.S. 27 & 28 (L.R))  
PLOT NO. 99P (R.S. 200 (L.R))  
SHEET NO. 2  
14 (R.S. 153 (L.R))  
MOUZA - DARGAM  
P.S. BHAKTINAGAR  
DISTRICT - JALPAIGURI  
WARD NO. - 34 (S.M.C.)  
HOLDING NO. - 318211

**SCHEDULE OF OPENINGS:-**

| DOORS                   | WINDOWS        |
|-------------------------|----------------|
| D 1000 x 2100           | W 1800 X 1350  |
| D1 800 x 2100           | W1 1200 X 1050 |
| D2 750 x 2100           | W2 800 X 750   |
| C.G. AS PER SITE        |                |
| C.G. = COLLAPSIBLE GATE |                |

**SPECIFICATION**

- ALL DIMENSIONS ARE IN MM. NOT STATED OTHERWISE.
- WORK IN CONCRETE SHOULD BE IN FOUNDATION AND PLINTH.
- 125 THK. BRICK WORK IN SUPER STR. IN CONCRETE MORTAR (1:4)
- 125 THK. BRICK WORK IN CONCRETE MORTAR (1:4)
- CONCRETE CONC. MIX 1:2:4 TO BE USED IN ALL WORK.
- ALL DOOR & WINDOW FRAMES ARE GALV. WOOD 75 MM AREAL PANELS AND CHAIR ROOF IS 6 MM THICK.
- PROVIDED 38 MM THICK R.C.C. (1:1.5) AT PLINTH LEVEL USING WATER PROOFING WORK APPROVED QUALITY BY BY WEIGHT OF CONCRETE CONTROL.
- ALL PLASTER WORK IN CONCRETE MORTAR (1:4) SHOULD BE PROVIDED IN ALL ROOMS, 800 GR. ALL R.C.C. WORK.
- FOR WATER RESISTANT LAP LENGTH CLEAR COVER CURING, PAINT AND FINISHING WORK SHOULD BE PROVIDED AFTER CONCRETE SETTING.
- ALL R.C.C. COLUMN ARE TO BE PROTECTED.
- ALL ROOF LENGTH SHALL BE 100.
- GRADE OF FLOOR TO 100.
- ALL FLOORING WORK SHOULD BE MARBLE OR VITRIFIED TILES.

**DECLARATION OF OWNER**

I/WE HEREBY DECLARE THAT THE BUILDING PROPOSED FOR CONSTRUCTION SHALL BE SUPERVISED BY THE B.A.E.S. SIGNING THE BUILDING PLAN CATEGORY AND AS APPROVED BY THE AUTHORITY.

**SIGN OF OWNER**

**SIGN OF L.B.E.**

**CERTIFICATE OF STRUCTURAL STABILITY**

THE DESIGNER CERTIFIES THAT THE BUILDING PROPOSED FOR CONSTRUCTION SHALL BE SUPERVISED BY THE B.A.E.S. SIGNING THE BUILDING PLAN CATEGORY AND AS APPROVED BY THE AUTHORITY.

**SIGN OF STRUCTURAL ENGR.**

**SIGN OF GEO TECH. ENGR.**