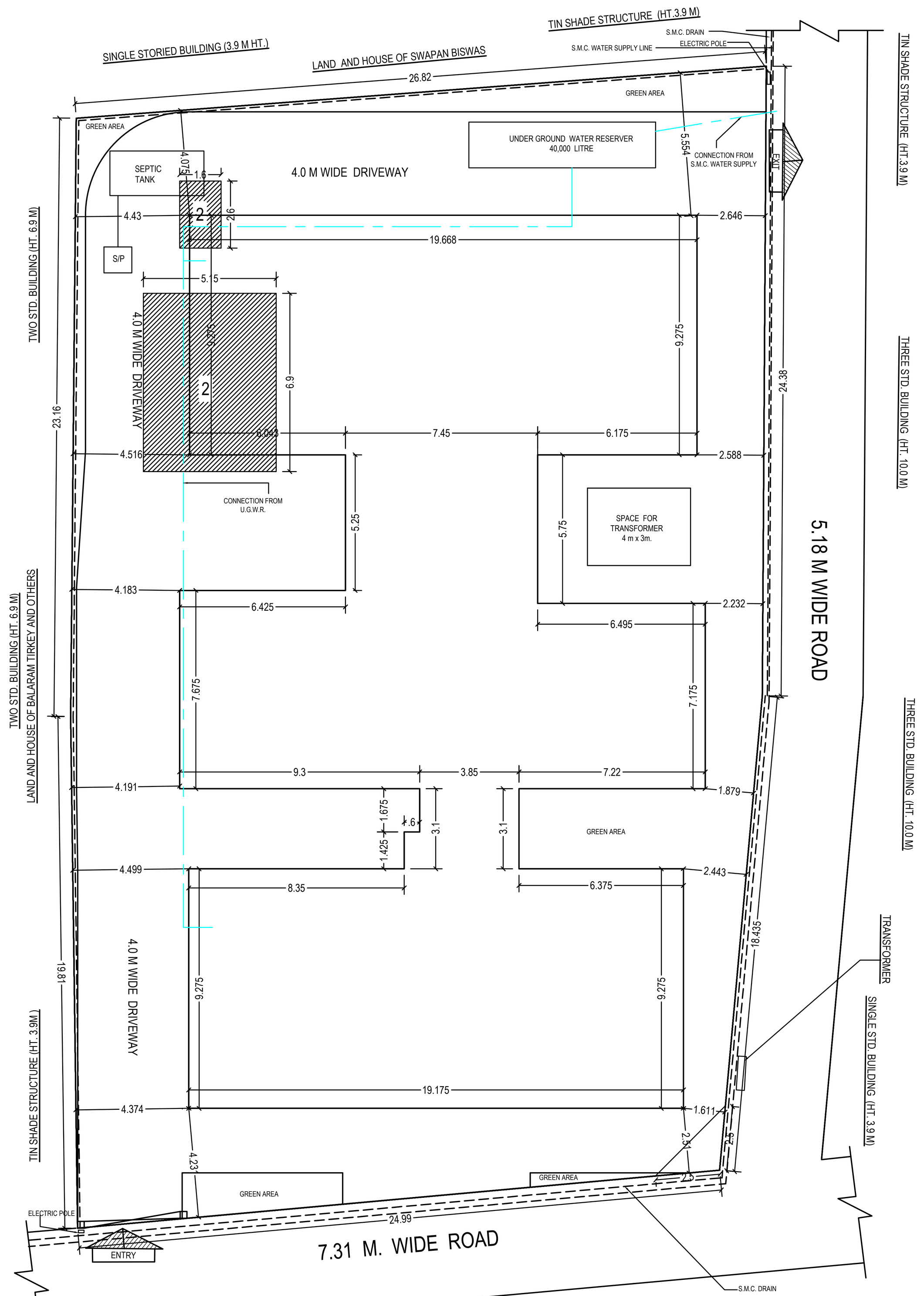
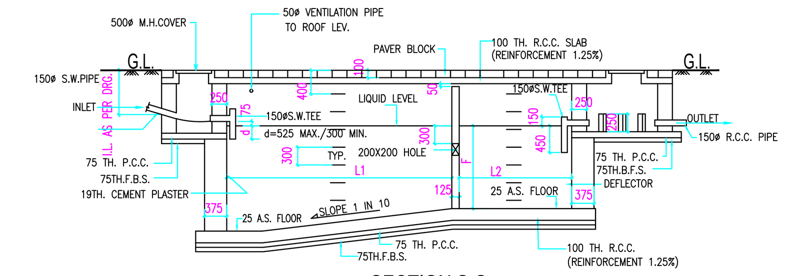
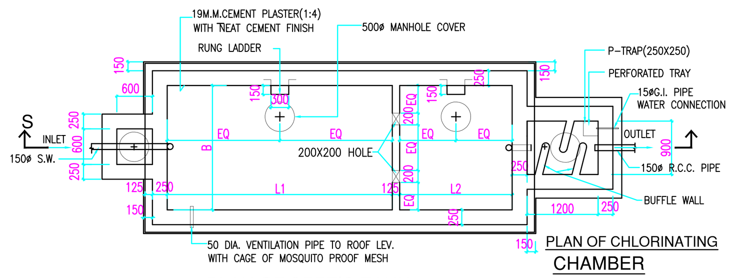


SITE PLAN
SCALE 1 : 100

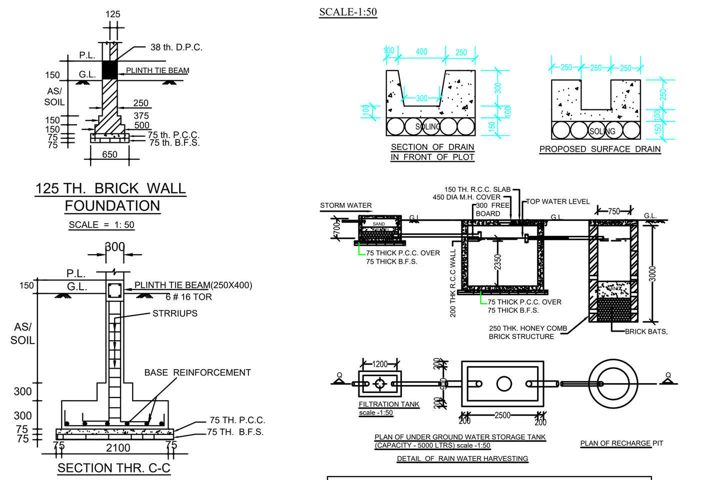


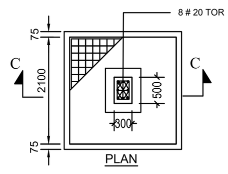
SECTION S-S



PLAN OF SEPTIC TANK
SCALE-1:50

PLAN OF CHLORINATING CHAMBER
SCALE-1:50





TYP. COLUMN FOOTING STRUCTURAL DETAIL
SCALE :- 1:50

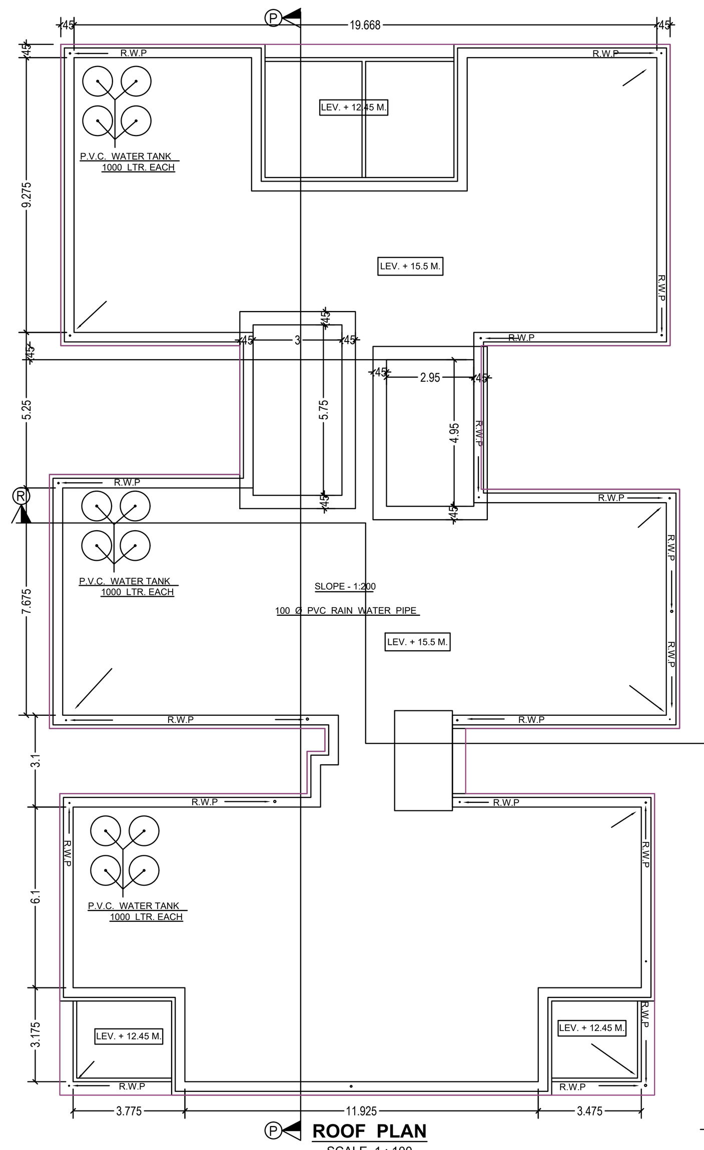
TABLE FOR SEPTIC TANK				
NO OF USERS	L1	L2	B	F
SEPTIC TANK 100 USERS	3800	1900	2100	1400

TREE COVER CALCULATION

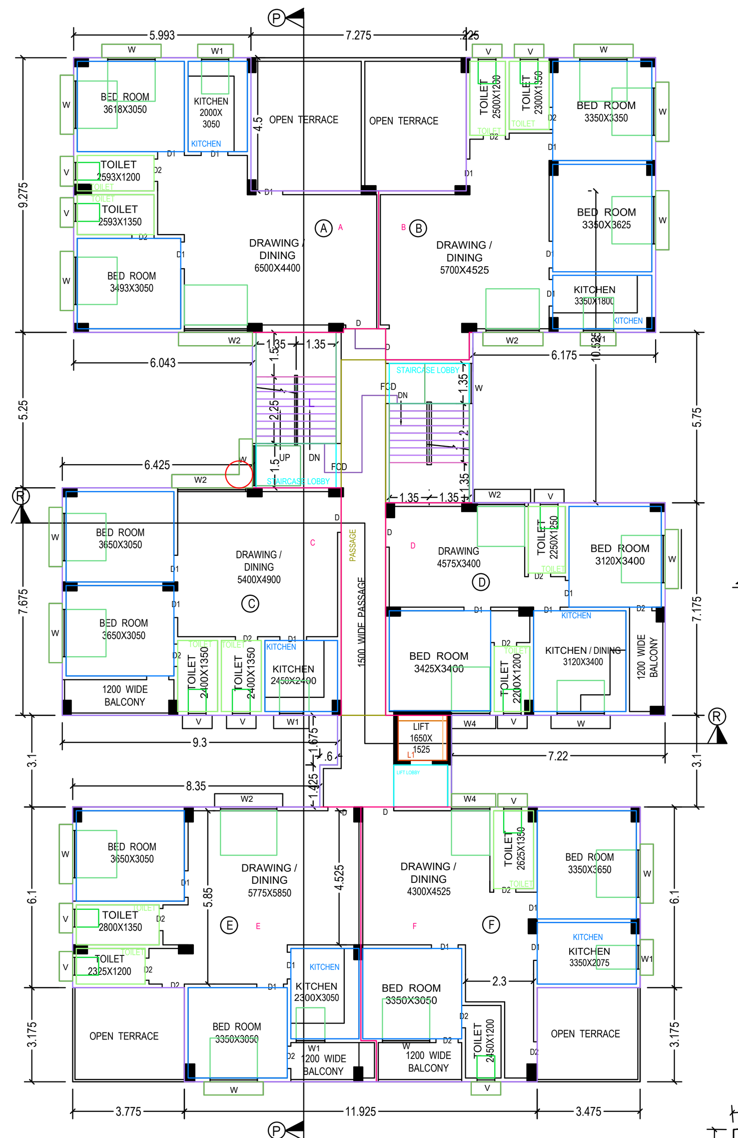
PERMISIBLE:
(2820.55 X 15%)/ 6000 = 7.05%
1128.45 X 7.05% = 79.56 sqm.
PROPOSED:
84.81 sqm.

WASTE WATER DISCHARGE CALCULATION

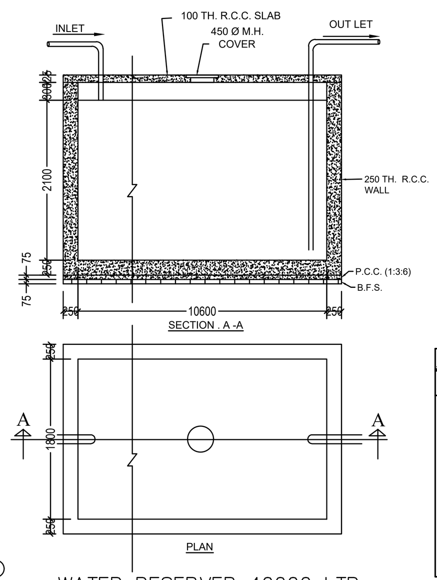
THIS IS TO STATE THAT THE WASTE WATER RECYCLING SYSTEM WILL NOT BE REQUIRED FOR THE FOLLOWING BUILDING AS THE TOTAL WASTE WATER DISCHARGE IS LESS THAN 40,000 LTRS. PER DAY.CONSIDERING DISCHARGE WATER = (4 PERSONS X 130 LTR.X8 TENEMENT) +(6 PERSONS X130 LTRSX16 TENEMENT)= 13940 LTRS.



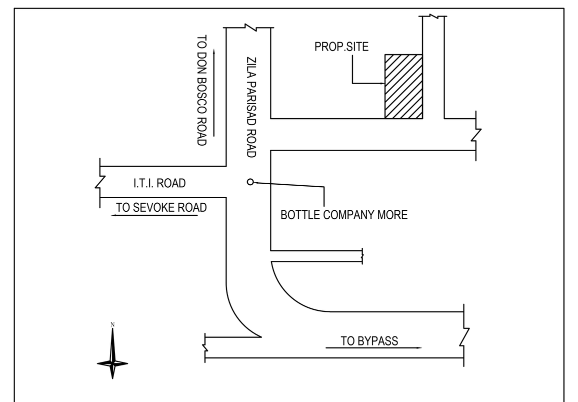
ROOF PLAN
SCALE 1 : 100



FOURTH FLOOR PLAN
SCALE 1 : 100



WATER RESERVER 40000 LTR.
SCALE :- 1:50



KEY PLAN
NTS

CERTIFICATE OF STRUCTURAL STABILITY

I / We hereby certify that the foundation and superstructure of the building proposed for construction on plot No--29 (L.R.) ,Ward No-41 (S.M.C.), under the jurisdiction of Siliguri Municipality/ Notified Area Authority/ Industrial Township Authority have been personally inspected and also designed 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 other conditions, if any conforming to all stipulations of all relevant IS Code of Practice and National Building Code

SIGN OF GEO. TECH. ENGG. SIGN OF STRUCTURAL ENGG.

OFFICE USE :-

TITLE :-
PLAN OF PROPOSED GROUND PLUS FOUR STORIED RESIDENTIAL CUM COMMERCIAL BUILDING.

OWNER:
SRI. SUDHIR KUMAR GHOSH,
S/O. LATE JIBAN KRISHNA GHOSH ,
BAIKUNTHA PALLY, BOTTLE COMPANY MORE ,P.S.
BHAKTINAGAR, DIST. JALPAIGURI, WARD NO. 41 (SMC)

L.U.C.C. MEMO NO.-7825/SJDA DATED:-19/ 01/2022

SCHEDULE OF LAND :-

MOUZA - DABGRAM,
SHEET No. - 32(L.R) , 09 (R.S)
PLOT No. - 29 (L.R), 84/ 559 (R.S)
L.R KHATIAN No. - 42,
R.S KHATIAN NO. 120
J.L. No. - 2,
P.S. - BHAKTINAGAR ,
DIST. - JALPAIGURI
BOROUGH NO.-5
HOLDING NO.-622
WARD NO. - 41 (SMC)

D/W SCHEDULE :-

D = 1050 X 2100
D1 = 900 X 2100
D2 = 750 X 2100
W = 1600 X 1200
W1 = 1600 X 1050
W2 = 2100 X 1200
V = 600 X 900
V1 = 1600 X 1200

AREA STATEMENT SUMMARY :-

SL./NO.	PARAMETER	PERMISSIBLE	PROPOSED
1.	BUILDING HEIGHT	20.0 M.	15.50 M.
2.	F.A.R.	2.0	2.0
3.	GROUND COVERAGE (IN %)	50.00 %	47.19 %
4.	PLOT AREA	-	1128.45 SQM.
5.	MINIMUM WIDTH OF PLOT	-	67.80 M.
6.	TOTAL BUILTUP AREA (including deduction ,exemption & parking)	-	2779.55 SQM.
7.	TOTAL BUILTUP AREA (For F.A.R.) (excluding deduction ,exemption & parking)	2256.9 SQM.	2251.93 SQM.
8.	COVERED AREA	564.23 SQM.	532.46 SQM.
9.	NO. OF PARKING	19 NOS.	19 NOS.
10.	PARKING AREA	-	371.69 M²
11.	MERCANTILE-RETAIL AREA	177.85 SQM	177.85 SQM
12.	TOTAL NUMBER OF TENEMENT		24 NOS.
13.	TOTAL COVERED PARKING =17 NOS.		
	TOTAL OFFSTREET PARKING =2 NOS		

OCCUPANCY DETAILS:-

BLOCK NAME	FLOOR NAME	OCCUPANCY	OCCUPANCY AREA (GROSS)	OCCUPANCY AREA (NET)
SINGLE BUILDING	FLOOR GROUND	MERCANTILE-RETAIL	177.85 M²	177.85 M²
	FLOOR - 01	RESIDENTIAL	565.26 M²	532.46 M²
	FLOOR - 02	RESIDENTIAL	565.26 M²	532.46 M²
	FLOOR - 03	RESIDENTIAL	565.26 M²	532.46 M²
	FLOOR - 04	RESIDENTIAL	509.51 M²	476.70 M²
	TOTAL		2383.15 M²	2251.93 M²

FLOORWISE BREAKUP

FLOOR NAME	TOTAL AREA	DEDUCTION	EXEMPTION 48 (A)(2)(II)	COVERED PARKING	EXEMPTION FOR COVERED PARKING	FLOOR AREA (FOR F.A.R.)
FLOOR-GROUND	565.27 M²	-	15.73 M²	371.69 M²	371.69 M²	177.85 M²
FLOOR-01	568.26 M²	5.03 M²	30.77 M²	—	—	532.46 M²
FLOOR-02	568.26 M²	5.03 M²	30.77 M²	—	—	532.46 M²
FLOOR-03	568.26 M²	5.03 M²	30.77 M²	—	—	532.46 M²
FLOOR-04	509.50 M²	5.03 M²	27.77 M²	—	—	476.70 M²
FLOOR-TERRACE						
TOTAL	2779.55 M²	20.12 M²	135.81 M²	371.69 M²	371.69 M²	2251.93 M²

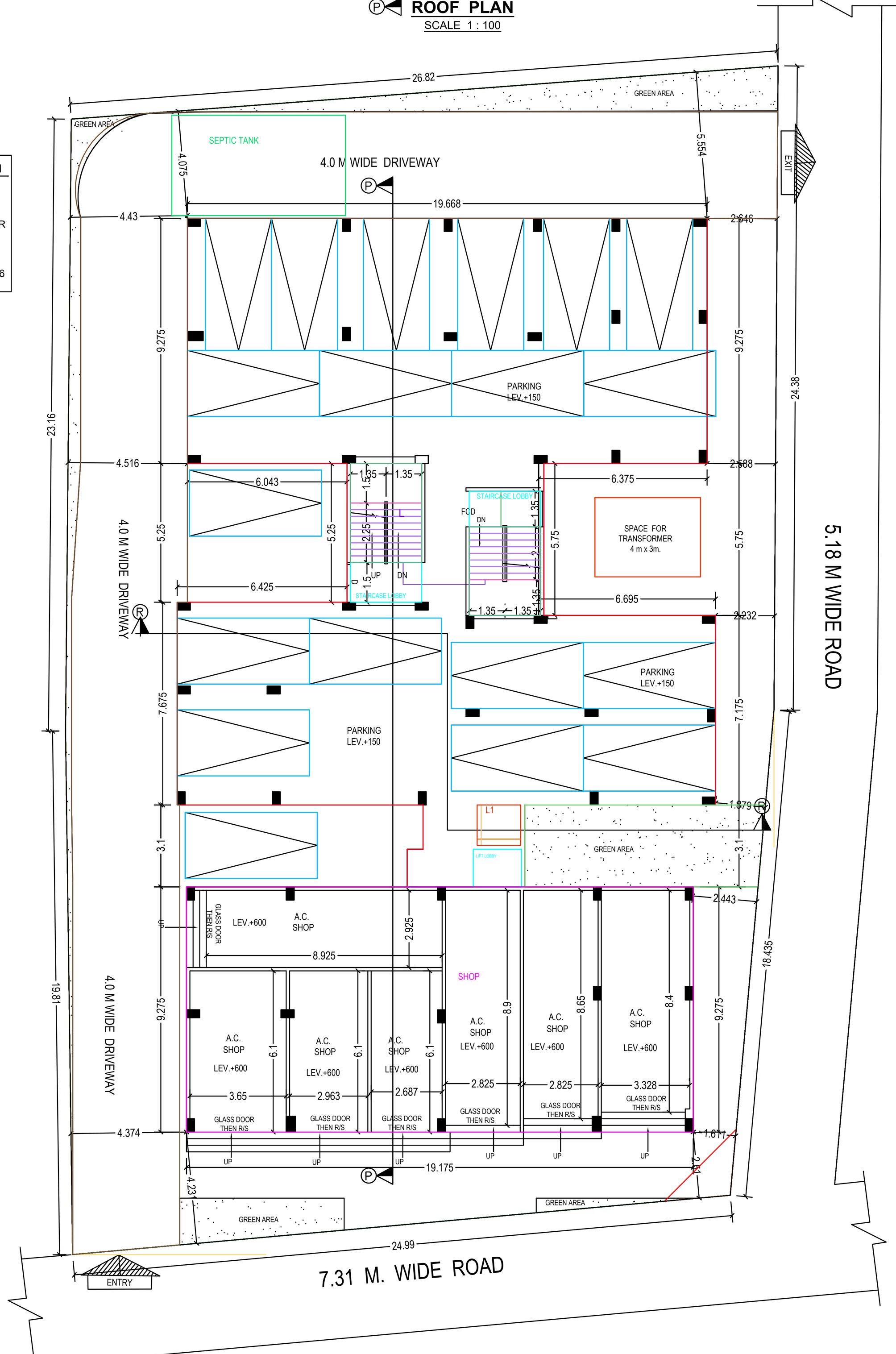
*LIST OF EXEMPTION- LIFT,DUCT,CHIMNEY,VENTILATON SHAFT.
*LIST OF DEDUCTION- STAIRCASE,STAIRCASE LANDING WIDTH,LIFT LOBBY SERVICE EQUIPMENTS.

AREA STATEMENTS :-

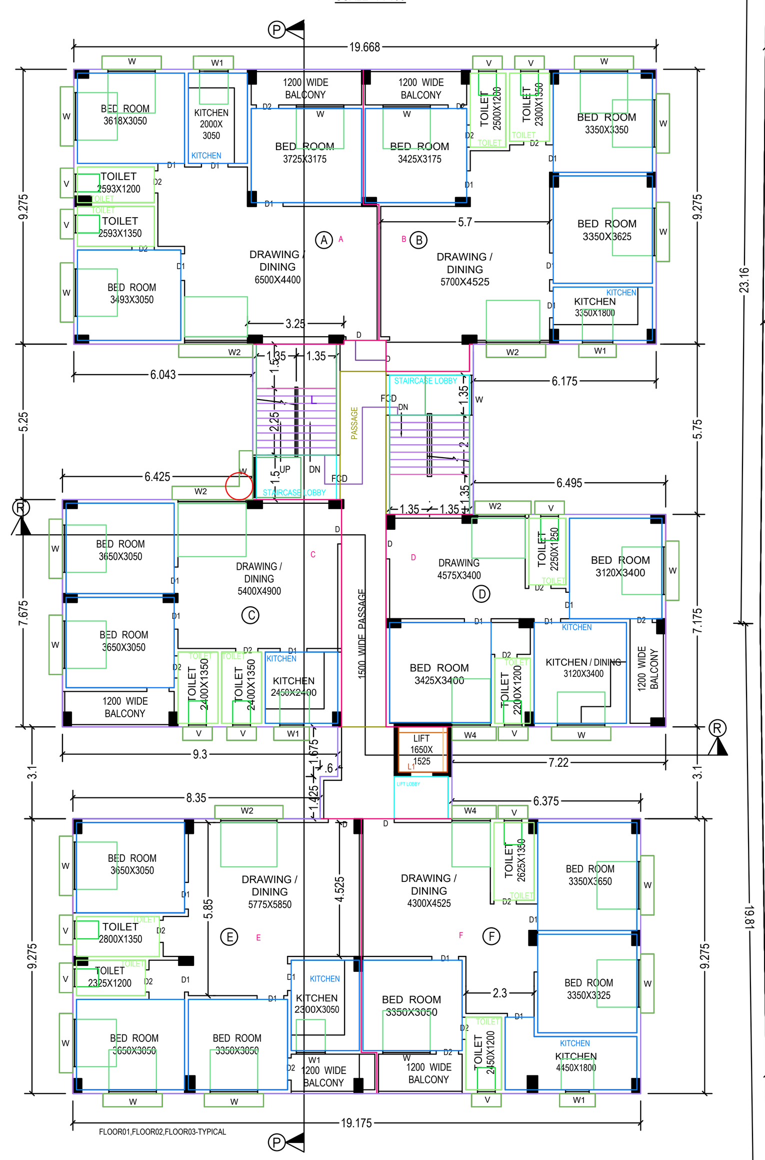
LAND AREA AS PER DEED = 1861.54 SQM
LAND AREA AS PER KHATIAN = 1209.91
LAND AREA AS PER SITE = 1128.45 SQM
ROAD WIDTH =7.31M & 5.18M
L.U.C.C. MEMO NO. = 7825 /S.J.D.A., DATED = 19.01.2022

TENEMENTS DETAILS				
BUILDING NAME	FLOOR NAME	TENEMENT REFERANCE	SINGLE/DUPLEX	TENEMENTS AREA
SINGLE BUILDING	FLOOR01,FLOOR02 FLOOR03-TYPICAL	A	SINGLE	93.04 M²
		B	SINGLE	91.82 M²
		C	SINGLE	72.34 M²
		D	SINGLE	67.77 M²
		E	SINGLE	91.04 M²
		F	SINGLE	86.80 M²
		TOTAL =502.81 M²		
	FLOOR04	A	SINGLE	76.03 M²
		B	SINGLE	76.09 M²
		C	SINGLE	72.34 M²
		D	SINGLE	67.77 M²
		E	SINGLE	79.06 M²
		F	SINGLE	75.77 M²
		TOTAL =447.06 M²		
TOTAL NUMBER OF TENEMENTS =24				
GRAND TOTAL=1955.49 M²				

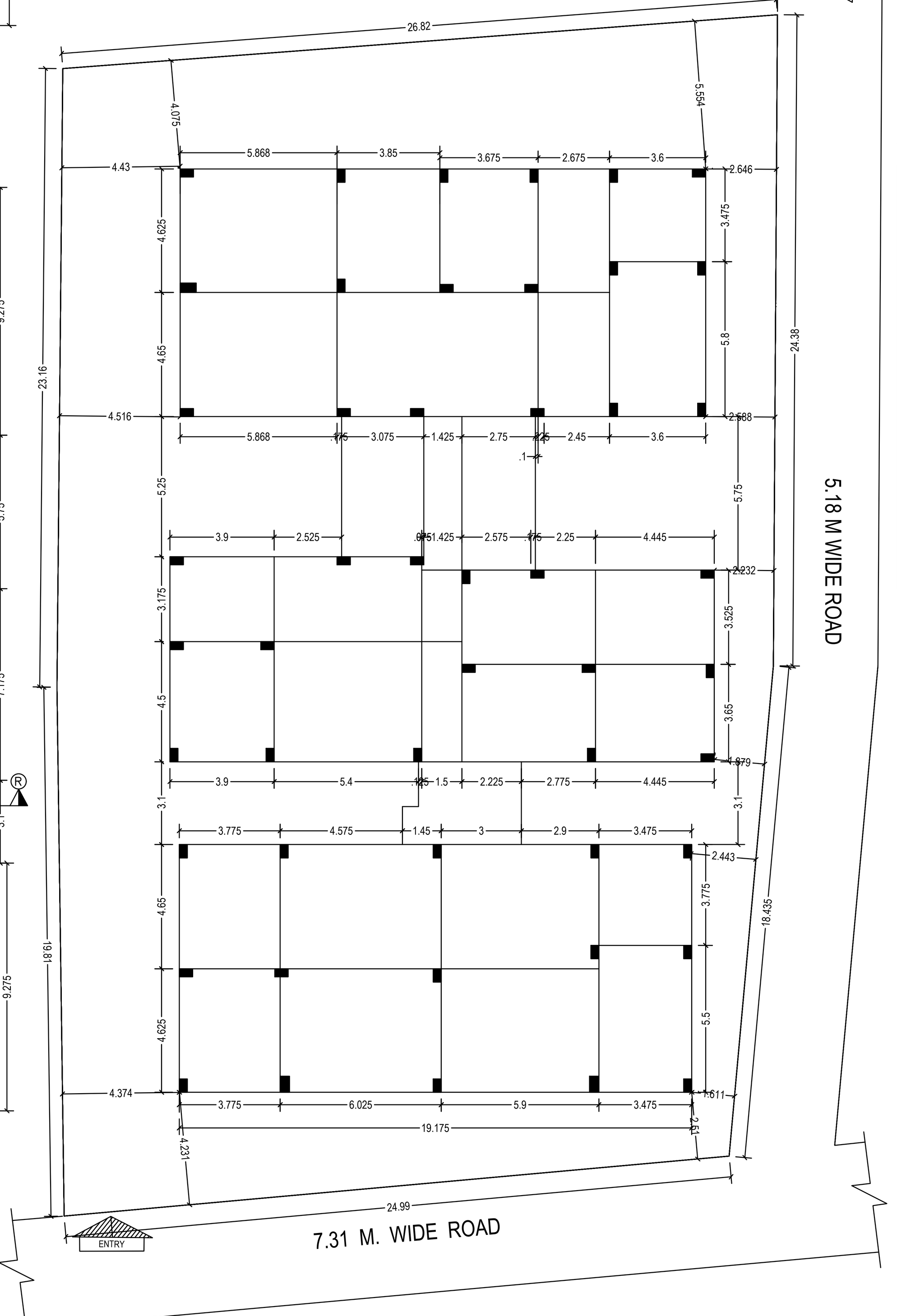
EXISTING AREA STATEMENTS:-
(1) TIN SHADE STRUCTURE=4.16 SQM.
(2)TIN SHADE STRUCTURE = 35.54 SQM.
TOTAL AREA TO BE DEMOLISHED BEFORE CONSTRUCTION =(1+2)=39.7 SQ M.



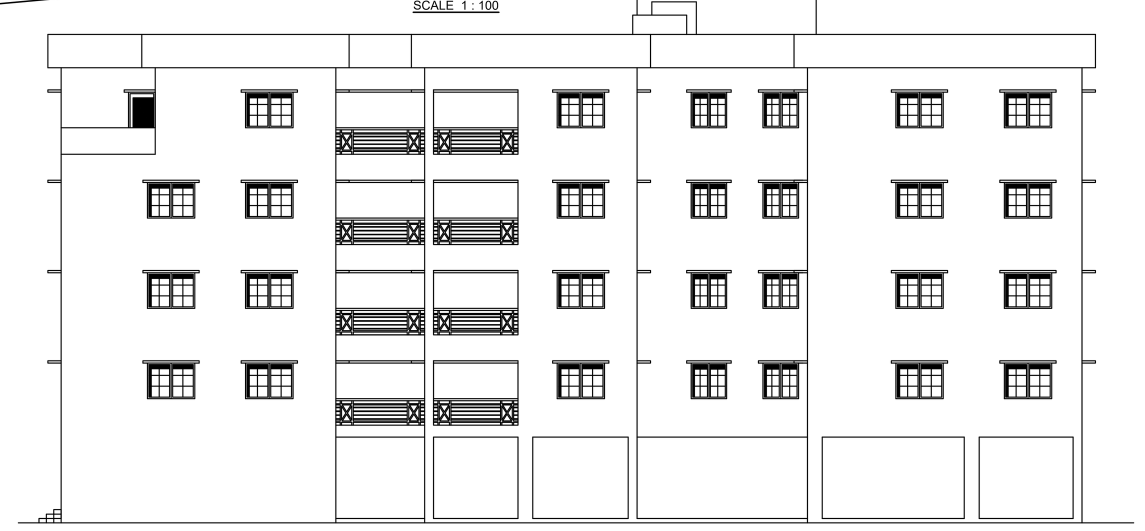
GROUND FLOOR PLAN
SCALE 1 : 100



TYP. 1ST,2ND & 3RD FLOOR PLAN
SCALE 1 : 100

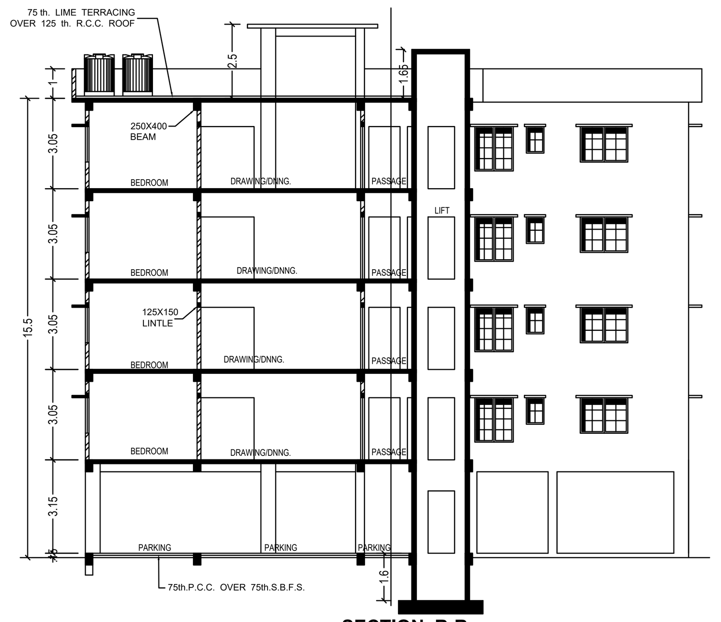


COLUMN LAYOUT
SCALE 1 : 100

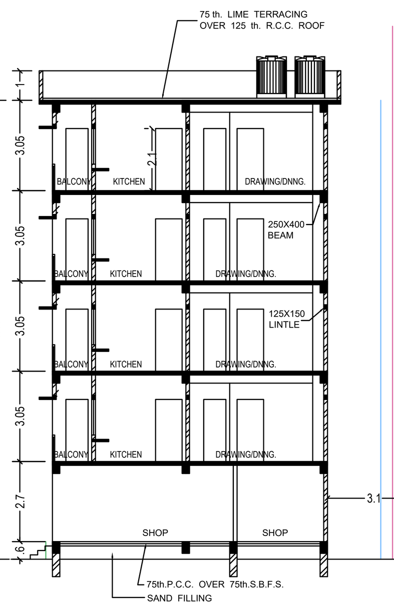


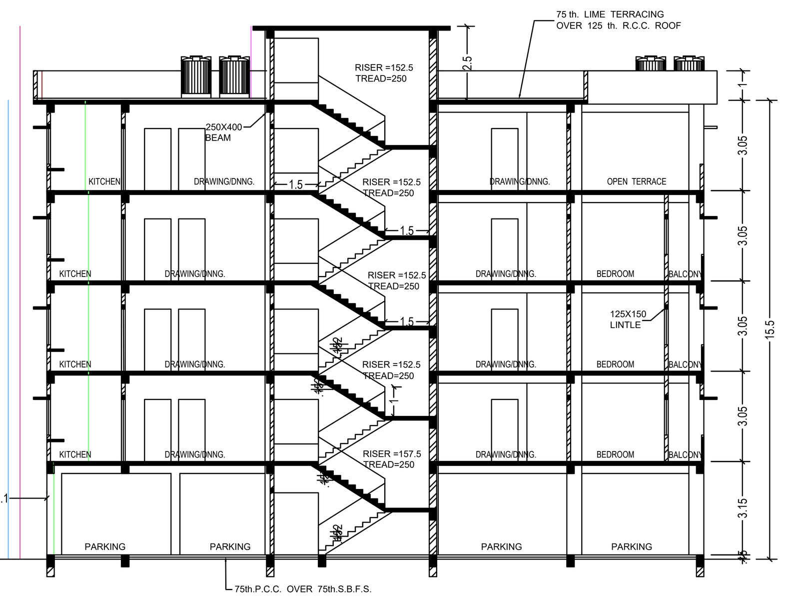
EAST SIDE ELEVATION
SCALE 1 : 100

FRONT (SOUTH) ELEVATION
SCALE 1 : 100



SECTION R-R
SCALE 1 : 100





SECTION P-P
SCALE 1 : 100

CERTIFICATE OF BUILDING PLAN :-

I/we do hereby certify that plans, elevations and section and other structural details of the proposed building on plot no. 29 (L.R), 84/ 559 (R.S) , street- SMC Road, ward no.-41 under the jurisdiction of S.M.C. / notified area authority / industrial township authority have been prepared in conformity with all relevant provions 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 depertment, airport authority, pollution control board, telecommunication depertment 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.

SIG. OF L.B.A. :-

I DO HEREBY DECLARE THAT / THE BUILDING PROPOSED FOR CONSTRUCTION SHALL BE SUPERVISED BY THE B.A. / L.B.S. SIGNING THE BUILDING PLAN APPLICATION OR IN HIS ABSENCEBY ANY OTHER B.A. / L.B.S. OF THE APPROPRIATE CATEGORY AND AS APPROVED BY THE AUTHORITY

SIG. OF OWNER :-

NOTES :-

1. ALL DIAMENSIONS IN MM.
2. ALL WALLS ARE 125 MM. THK.
3. BRICK WORK IN CEMENT MORTER (1:6) IN FOUNDATION & PLINTH.
4. 125 TH. BRICK WORK IN SUPER STRUCTURE IN CEMENT MORTER (1:4) SHOULD BE PROVIDED.
5. CEMENT CONCRETE MIX (1:1.5:3) TO BE USED IN R.C.C. WORKS.
6. ALL DOORS & WINDOWS FRAMES ARE SAL WOOD (100 MM.X75 MM. SECTION) & PANELS ARE GAMARI WOOD (30 MM. TH.).
7. ALL PLASTER WORK IN CEMENT MORTER (1:4) SHOULD BE PROVIDED.
8. PROVIDE 38 MM. TH. D.P.C. (1:1.5:3) AT PLINTH LEVEL.
9. USE (1:3:6) CONCRETE MIX IN ALL P.C.C. WORK & FLOOR ARE I.P.S.
10. FOR WATER CEMENT RATIO, LAP LENGTH, CLEAR COVER, CURING PERIOD E.T.C. IS- 456 OR S.P.-16 LATEST EDITION TO BE FOLLOWED. GRADE OF STEEL Fe 500

SHEET NO:-1/1

N

Signature Not Verified
Digitally Signed
Name: Sonam W Bhutia
Date: 02-Mar-2023 20:55:49
Reason: Building Permit
Location: Siliguri