

LAND AS / DEED : 327.388 m²
LAND AS / KHATIAN : 584.36 m²
LAND AS / LUCC : 327.170 m²
LAND AS / SITE : 327.170 m²

AREA STATEMENT SUMMARY

Rule No.	Parameter	Maximum Permissible	Provided
49(3)	Building Height	20.00	12.45
48(A)	F.A.R.	2.00	1.67
46(2)	Ground Coverage (In Percentage)	58.64	53.06
	Floor Area (For FAR)	654.34	547.09
	Plot Area	N.A	327.17
	Minimum Width of plot	N.A	24.2
	Total Built up Area	N.A	740.92
	Covered Area	191.85	173.59

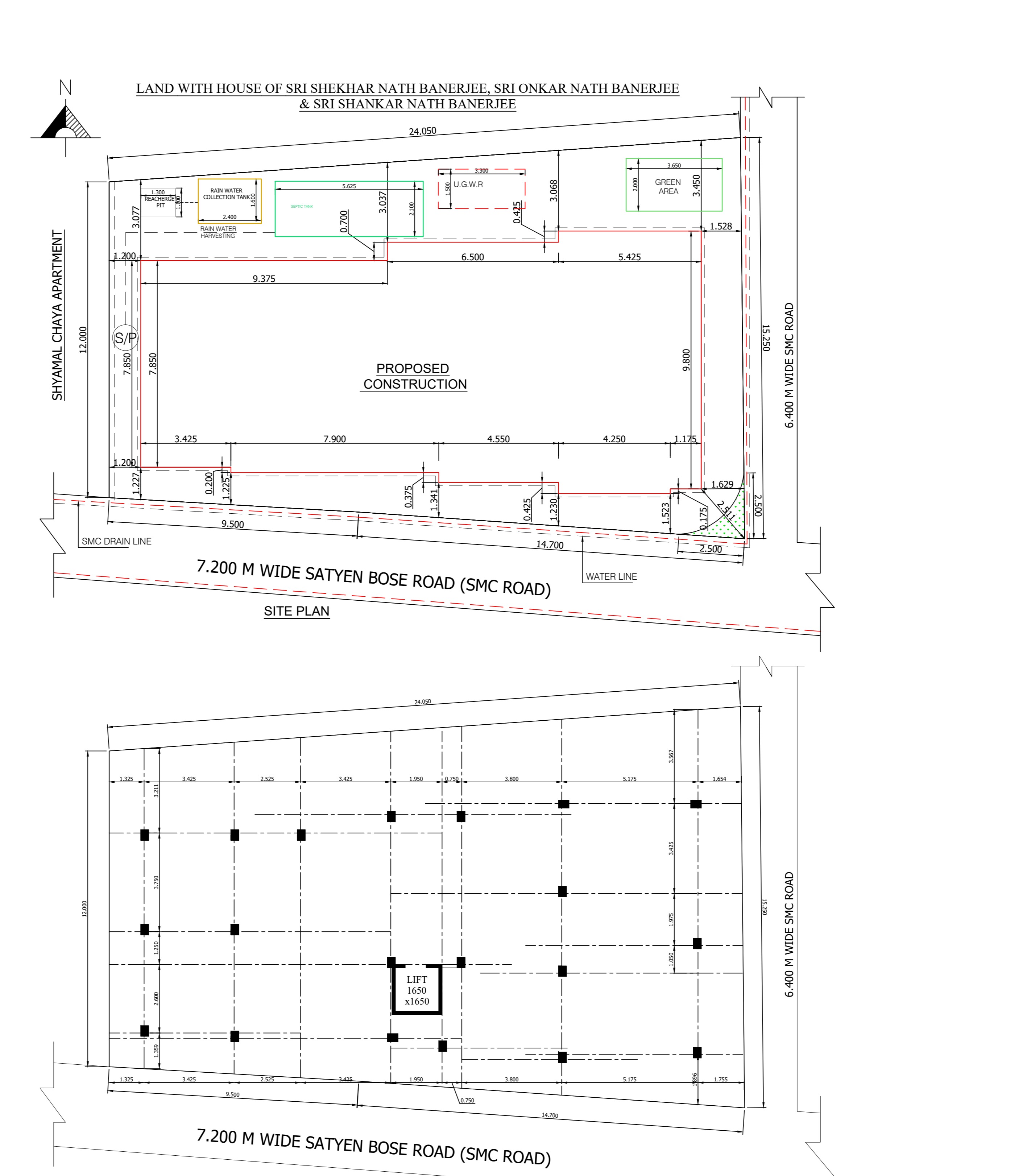
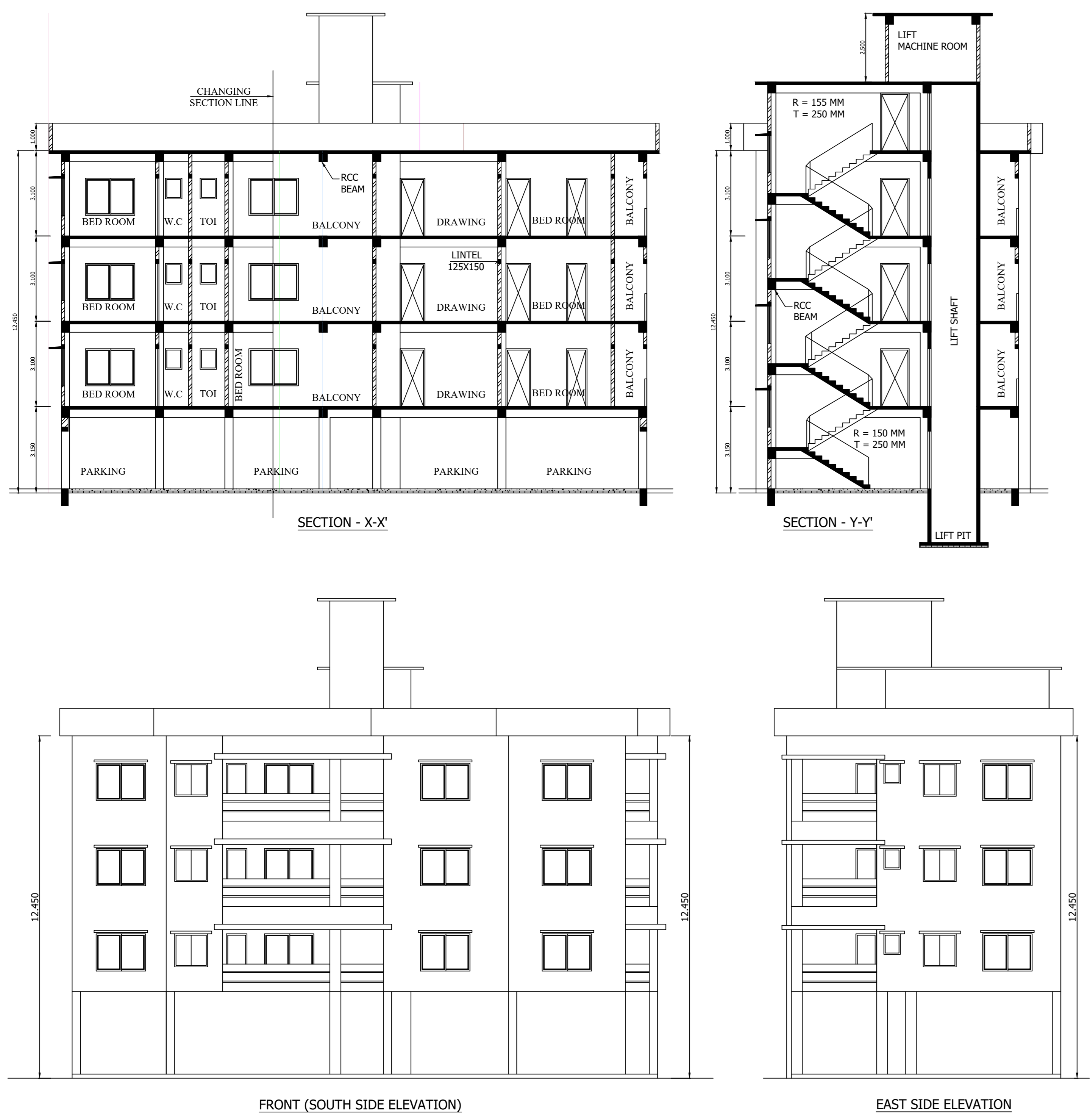
PROJECT:- GROUND (PARKING) + THREE STORIED RESIDENTIAL BUILDING

OWNER :-
 1. SRI SHEKHAR NATH BANERJEE,
 2. SRI ONKAR NATH BANERJEE
 @ RATNESHWAR BANERJEE
 3. SHAPATYA CONSTRUCTION REPRESENTED BY
 SRI SUBIR CHANDRA CHOWDHURY & SRI VASKAR BISWAS

LOCATION
 S.N. BOSE ROAD, BABUPARA, WARD NO-27 (SMC), P.O. - SILIGURI BAZAR,
 P.S. - SILIGURI, DIST. - DARJEELING, SILIGURI

LAND SCHEDULE :-
 MUDA :- SILIGURI
 J.L.NO :- 11098
 SHEET NO :- 5 (R.S.)
 KHATIAN NO :- 2018 (R.S.), 13520,86,87(L,R)
 PLOT NO :- 5680 (R.S) 95 (L,R)
 P.S. :- SILIGURI
 DIST. :- DARJEELING
 WARD NO :- 27
 HOLDING NO :- 403A/1158/2214/138/168

LUCC MEMO NO- 9496/SJDA DATED- 03.08.2022



FLOORWISE BREAKUP

Block Name	Floor Name	Total Area	Deduction	Builtup Area	Exemption 48(A) (2)(ii)	Covered Parking	Exemption for covered Parking	Floor Area (for FAR)
SINGLE BUILDING	FLOOR01	187.27	2.72	184.55	10.96			173.59
	FLOOR02	187.27	2.72	184.55	10.96			173.59
	FLOOR03	187.27	2.72	184.55	10.96			173.59
	FLOOR-PARKING	187.27	-	187.27	10.96	150.00	150.00	26.32
	FLOOR-TERRACE	-	-	-	-	-	-	-
TOTAL		749.08	8.17	740.92	43.84	150.00	150.00	547.09

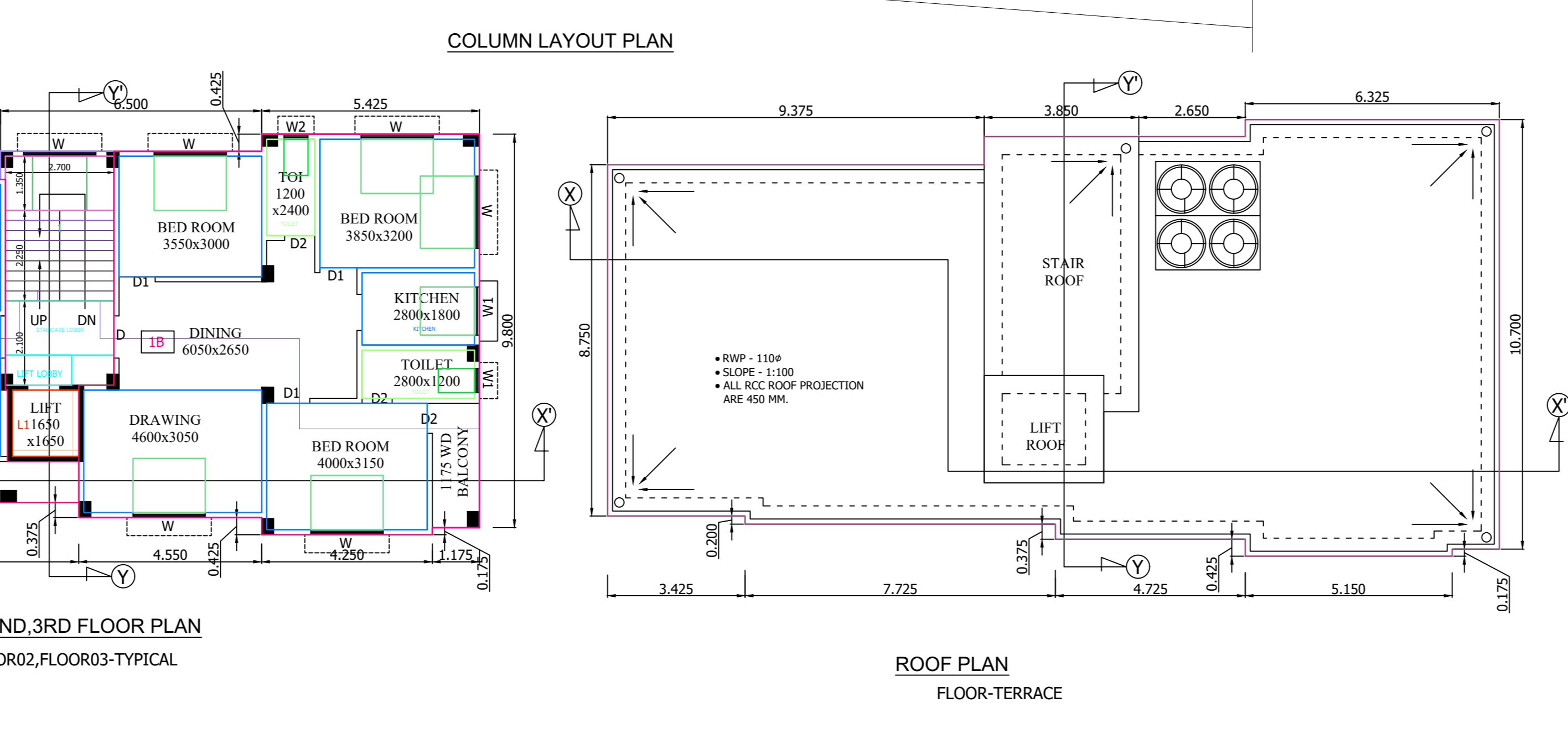
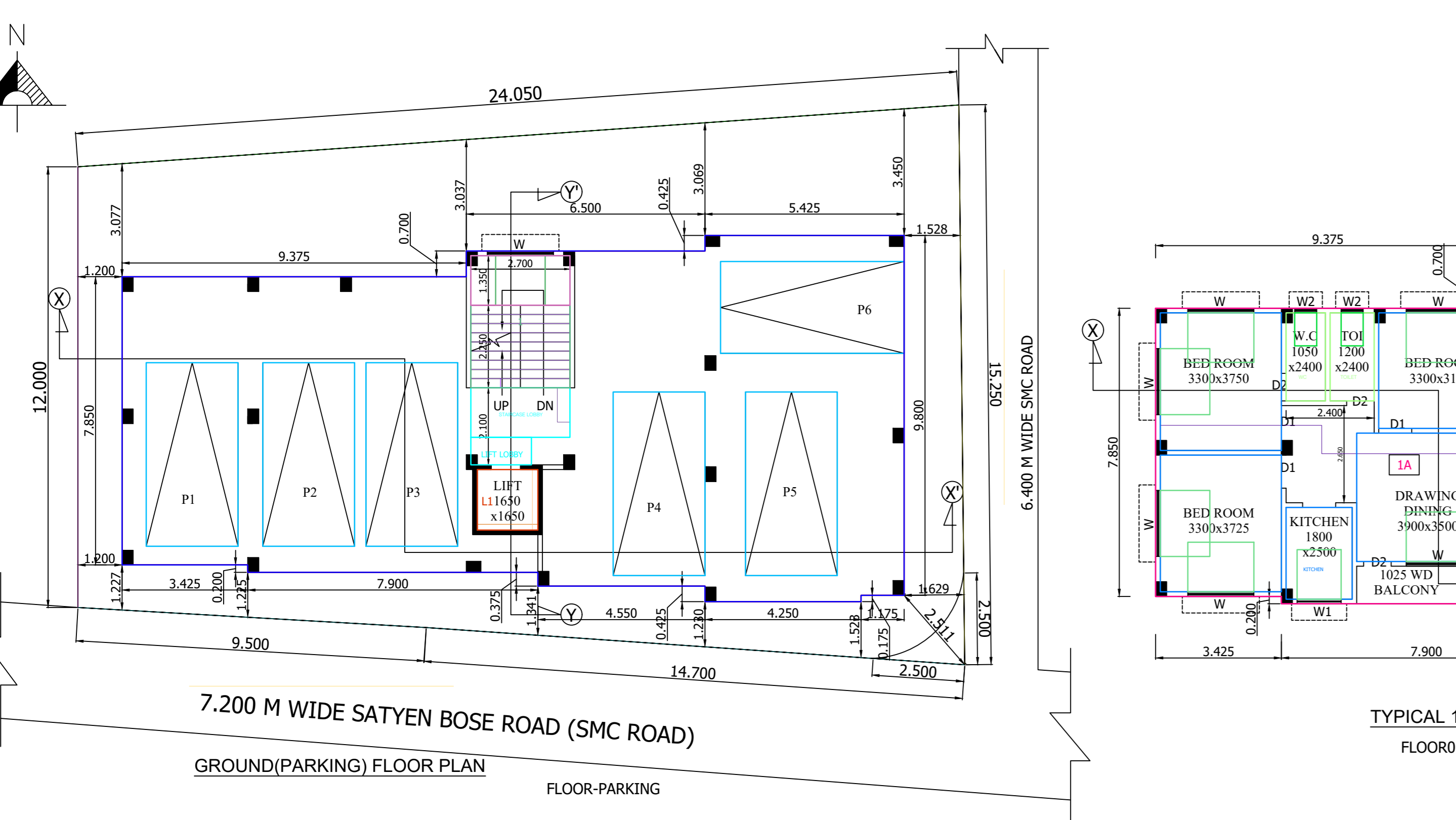
SCHEDULE OF OPENINGS.....

DOORS.....	WINDOWS.....
D 1050 x 2100	W 1800 X 1350
D1 900 x 2100	W1 1200 X 1200
D2 750 x 2100	W2 600X 750
R.S. AS PER SITE	

R.S. = ROLLING SHUTTER

SPECIFICATION.....

- 1) ALL DIMENSION ARE IN MM NOT STATED OTHERWISE
- 2) BRICK WORK IN CEMENT MORTAR (1:6) IN FOUNDATION AND PLINTH
- 3) 125 THK BRICK WORK IN SUPER STRUC. IN CEMENT MORTAR (1:4)
- 4) CEMENT CONG. MIX (1:1.5:3) TO BE USED IN R.C.C. WORK
- 5) ALL DOOR & WINDOW FRAMES ARE BAL WOOD (75 MM) AND ALL PANELS ARE GAMBER WOOD (50 MM THICK)
- 6) PROVIDED 8MM THICK D.P.C. (1:1.5:3) AT PLINTH LEVEL USING WATER PROOFING COMPOUND APPROVED QUALITY @ 2% BY WEIGHT OF CEMENT CONTENT
- 7) ALL PLASTER WORK IN CEMENT MORTAR (1:4) SHOULD BE PROVIDED
- 8) USE (1:3) CONG. MIX IN ALL P.C.C. WORKS
- 9) FOR WATER CEMENT RATIO LAP LENGTH, CLEAR COVER, CURING PERIOD ETC. IS. 456 OR S.P. - 16 LATEST EDITION TO BE FOLLOWED
- 10) ALL R.C.C. CHAIRS ARE 400 PRECASTED
- 11) LAP BOND LENGTH SHALL BE 40D
- 12) GRADE OF STEEL F-50
- 13) ALL FLOORING WORK SHOULD BE MARBLE OR VITRIFIED TILES



OCCUPANCY DETAILS

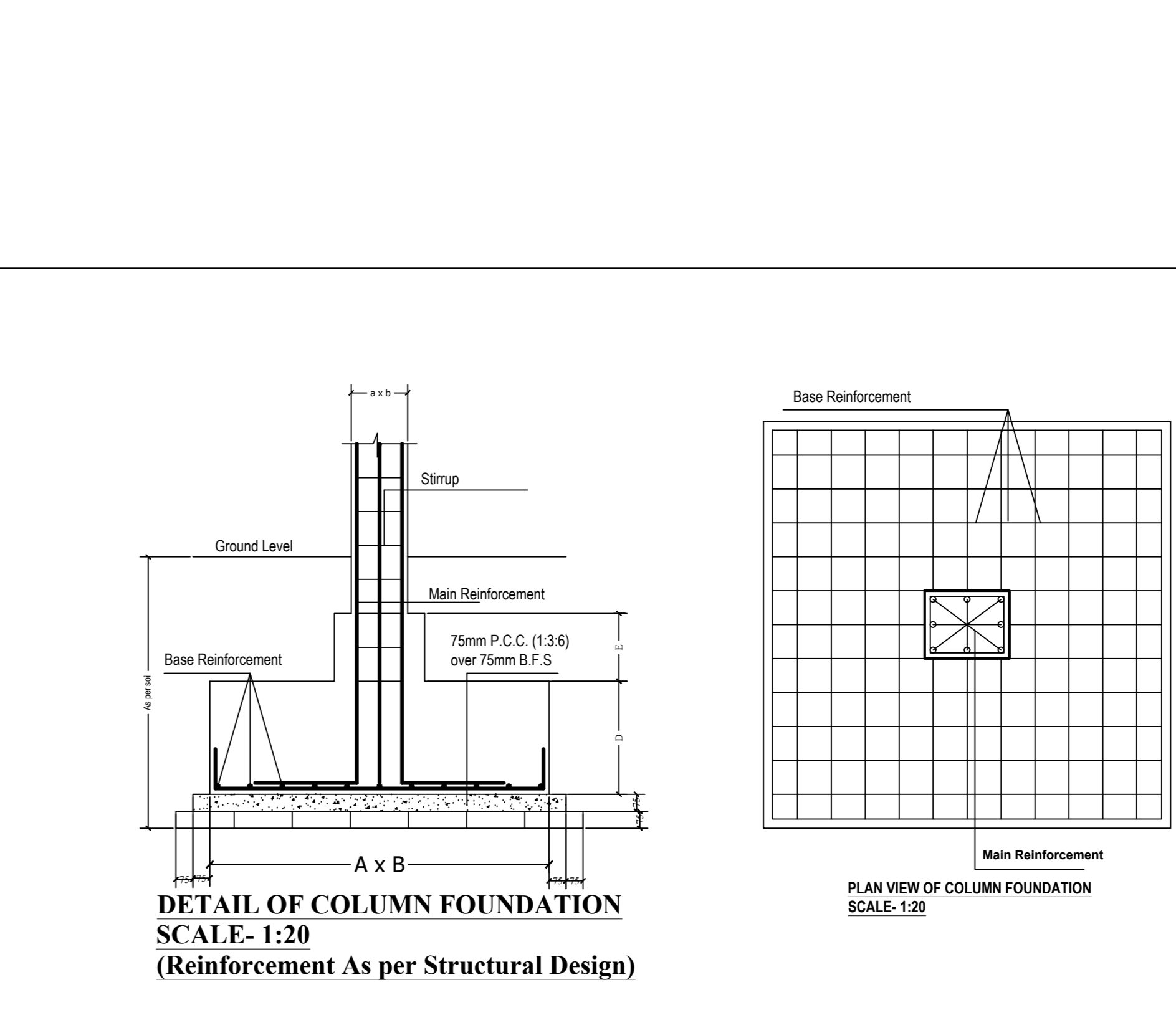
Block Name	Floor Name	Occupancy	Occupancy Area (Gross)	Occupancy Area (Net)
SINGLE BUILDING	FLOOR01	RESIDENTIAL	187.27	173.59
	FLOOR02	RESIDENTIAL	187.27	173.59
	FLOOR03	RESIDENTIAL	187.27	173.59
	TOTAL		561.81	520.77

TENEMENTS DETAILS

Building Name	Floor Name	Tenements Reference	Single/ Duplex	Tenements Area
SINGLE BUILDING	FLOOR01, FLOOR02, FLOOR03-TYPICAL	FLAT 1A	SINGLE	77.75
		FLAT 1B	SINGLE	90.34
TOTAL-168.09				
GRAND TOTAL- 504.27				
				Total number of Tenements- 6

CAR PARKING- REQUIRED- 4 NOS., PROVIDED- 6 NOS.

TREE COVER AREA- 7.30 SQM.



DECLARATION OF OWNER.....

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

SIGN OF OWNER

L.B.S.L.B.A CERTIFICATE OF BUILDING PLAN

I HAVE HEREBY CERTIFY THAT THE PLANS, ELEVATIONS AND SECTIONS AND OTHER STRUCTURAL DETAILS OF THE PROPOSED BUILDING ON PLOT NO 5680 (R.S) 95 (L,R), STREET SILIGURI BAZAR, WARD NO 27 UNDER THE JURISDICTION OF S.M.C. MUNICIPALITY NOTIFIED AREA AUTHORITY INDUSTRIAL TOWNSHIP AUTHORITY HAVE BEEN PREPARED IN CONFORMANCE WITH ALL RELEVANT PROVISIONS UNDER THE WEST BENGAL MUNICIPAL BUILDING RULES, 2001. 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 SECURING APPROVAL OF THE PLAN TO CONSTRUCT/RECONSTRUCT ADDITION TO AL ALTERATION OF THE BUILDING ON THE SAID PLOT.

SIGN OF L.B.S.

CERTIFICATE OF STRUCTURE STABILITY

I HAVE HEREBY CERTIFY THAT THE FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING PROPOSED FOR CONSTRUCTION ON PLOT NO 5680 (R.S) 95 (L,R), STREET SILIGURI BAZAR, WARD NO 27 UNDER THE JURISDICTION OF S.M.C. MUNICIPALITY NOTIFIED AREA AUTHORITY INDUSTRIAL TOWNSHIP AUTHORITY HAVE BEEN PERSONALLY INSPECTED AND SO DESCRIBED BY ME. I HAVE MADE 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 I.S. CODE OF PRACTICE AND NATIONAL BUILDING CODE.

SIGN of Structural Engineer. **SIGN of Geo-Tech. Engineer**