



NO OF USERS	DIMENSION OF TANK				DIMENSION OF S. WELL			
	L	B	F	H	L	B	H	D
100	3800	1900	2200	1400	1700	3000	1000	1800

**SPECIFICATION**

- 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.
- MARBLE FLOORING IN ALL ROOMS.
- MARBLE 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 DOORWINDOWS.
- DIMENSIONS ARE IN MM.
- APPROVED L.U.C.C. NO. - 11032/SUDA DATE: 06.04.2023
- GRADE OF CONCRETE - M20
- LAT. 26.72641, LONG. 88.43950

**SCHEDULE OF OPENING**

D	= 1050 X 2100	W	= 1800 X 1350
D1	= 900 X 2100	W1	= 1500 X 1350
D2	= 750 X 2100	W3	= 1200 X 1350
C.G.	= 1200 X 2100	V	= 600 X 750

**SCHEDULE OF LAND**

MOUZA	: DABGRAM	PLOT NO.	: R.S. - 66, L.R. - 552
KHATIAN NO.	: R.S. - 757/13,	P. STATION	: BHAKTINAGAR
J. L. NO.	: L.R. - 676	WARD NO.	: 32 (S.M.C.)
SHEET NO.	: R.S. - 15, L.R. - 168	ENST.	: JALPANGURI
		HOLDIG NO.	: VL/100/C/22

**AREA STATEMENT**

LAND AREA AS PER DEED	= 588.36 SQ.M.
LAND AREA AS PER KHATIAN	= 507.88 SQ.M.
LAND AREA AS PER SITE	= 506.63 SQ.M.

**AREA STATEMENT SUMMARY**

RULE NO.	PARAMETER	PERMISSIBLE / REQUIRED	PROPOSED
45(2)(b)	ROAD WIDTH (HIGHER)	2.40 M.	5.48 M.
	BUILDING HEIGHT	12.50 M.	12.35 M.
48(A)	FAR	1.75	1.41
46(1)(a)(v)	GROUND COV. IN (%)	50 %	46.93 %
	PLOT AREA	N.A.	506.63 SQ.M.
	MINIMUM WIDTH OF PLOT	N.A.	19.57 M.
	TOTAL BUILTUP AREA	N.A.	968.76 SQ.M.
	FLOOR AREA (FOR FAR)	N.A.	776.52 SQ.M.
	COVERED AREA	253.32 SQ.M.	237.74 SQ.M.
	NO. OF TENEMENTS	N.A.	9 NOS.
52(B)(1)	NO. OF CAR PARKING	6 NOS.	6 NOS.
52(A)(1)(b)	CAR PARKING HEIGHT	2.20 M.	2.68 M.
	PARAMET WALL HEIGHT	1.50 M.	1.00 M.
57 (1)	PLINTH HEIGHT (PARKING)	0.150	0.150
	TOTAL RESIDENTIAL AREA		968.76 SQ.M.

**FLOORWISE BREAKUP**

BUILDING	NAME	TOTAL AREA	DEDUCTION	BUILTUP AREA	EXEMPTION 48 (VAZIR)	COVERED PARKING	EXEMPTION FOR COVERED PARKING	FLOOR AREA (FOR FAR)
FLOOR01		258.82	8.00	250.82	13.08	--	--	237.74
FLOOR02		258.82	8.00	250.82	13.08	--	--	237.74
FLOOR03		258.82	8.00	250.82	13.08	--	--	237.74
FLOOR-GROUND		221.85	5.56	216.30	3.00	150.00	150.00	63.30
FLOOR-TERRACE		--	--	--	--	--	--	--
TOTAL		998.31	29.54	968.76	42.24	150.00	150.00	776.52

**Occupancy Details**

BLOCK NAME	FLOOR NAME	OCCUPANCY	OCCUPANCY AREA GROSS	OCCUPANCY AREA NET
SINGLE BUILDING	FLOOR01	RESIDENTIAL	258.82	237.74
	FLOOR02	RESIDENTIAL	258.82	237.74
	FLOOR03	RESIDENTIAL	258.82	237.74
TOTAL			776.46	713.22

**TENEMENTS DETAILS**

FLOOR NAME	TENEMENTS NAME	SINGLE / DUPLEX	AREA	TENEMENTS
FLOOR01	FLAT-A	SINGLE	84.60	84.60
FLOOR01	FLAT-B	SINGLE	82.88	82.88
FLOOR03	FLAT-C	SINGLE	64.14	64.14
TYPICAL				
			TOTAL	231.52
			TOTAL TENEMENTS = 9 NOS.	
			GRANT TOTAL - 694.86 SQ.M.	

**PARKING DETAILS (CALCULATION)**

RULE NO.	TENEMENTS	AREA FOR CALCULATING PARKING	CARS REQUIRED	TRUCK/BUS REQUIRED
TENEMENTS ABOVE 60 SQ.M.	9	694.86	6	N.A.
TOTAL			6	

**TREE COVER AREA**

TOTAL FLOOR AREA	TOTAL LAND AREA	REQUIRED PERCENTAGE	REQUIRED SQ.M.	PROPOSED SQ.M.
968.76 SQ.M.	506.63 SQ.M.	2.53 %	12.82 SQ.M.	15.00 SQ.M.

**PROJECT TITLE**

PROPOSED GROUND(PARKING)+3 STORIED RESIDENTIAL BUILDING OF SRI. INDER KUMAR CHANDAK S/O. LT. CHAMPA LAL CHANDAK, AT ASHOK NAGAR, NEW MILANPALLY, SILIGURI, P.S. BHAKTINAGAR,

P.O. SILIGURI BA. SIGNATURE OF OWNERS NO. 32 (S.M.C.)

I do hereby declare that the building proposed for construction shall be supervised by the L.B.A./L.B.S. signing the Building Plan Application or in his/her absence by any other L.B.A./L.B.S. of the appropriate category and as approved by the authority.

**SIGNATURE OF OWNERS**

**CERTIFICATE OF BUILDING PLAN**

I do hereby certify that plans, elevations and sections and other structural details of the proposed building on Plot No. R.S. - 66, L.R. - 552, Ward No. 48, under the jurisdiction of S.M.C. Municipality / Notified Area Authority/ Industrial Township Authority 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 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.

Signature of Licence Building Surveyor or Architect  
(Name, Address and Empanment No. / Registration No.)

**CERTIFICATE OF STRUCTURAL STABILITY**

I do hereby certify that the foundation and superstructure of the building proposed for construction on plot, R.S. - 66, L.R. - 552, Ward No. 48, under the jurisdiction of S.M.C. Municipality / Notified Area Authority/ Industrial Township Authority have been personally inspected and as designed by me/ us will make such foundation and super structure safe in his/her absence or in his/her absence of his/her absence and under other conditions, if any, conforming to all stipulations of all relevant IS Code of practice and National Building Code.

Signature of Structural Engineer (Name, Address and empanment No.)  
**CONSULTANT BHADRA ARCHITECTS & ENGINEERS**  
457, BIDHAN ROAD, SILIGURI

Signature of Geotechnical Engineer (Name, Address and Empanment No.)  
DATE : 05.05.2023 SHEET NO. : 1 OF 1

