

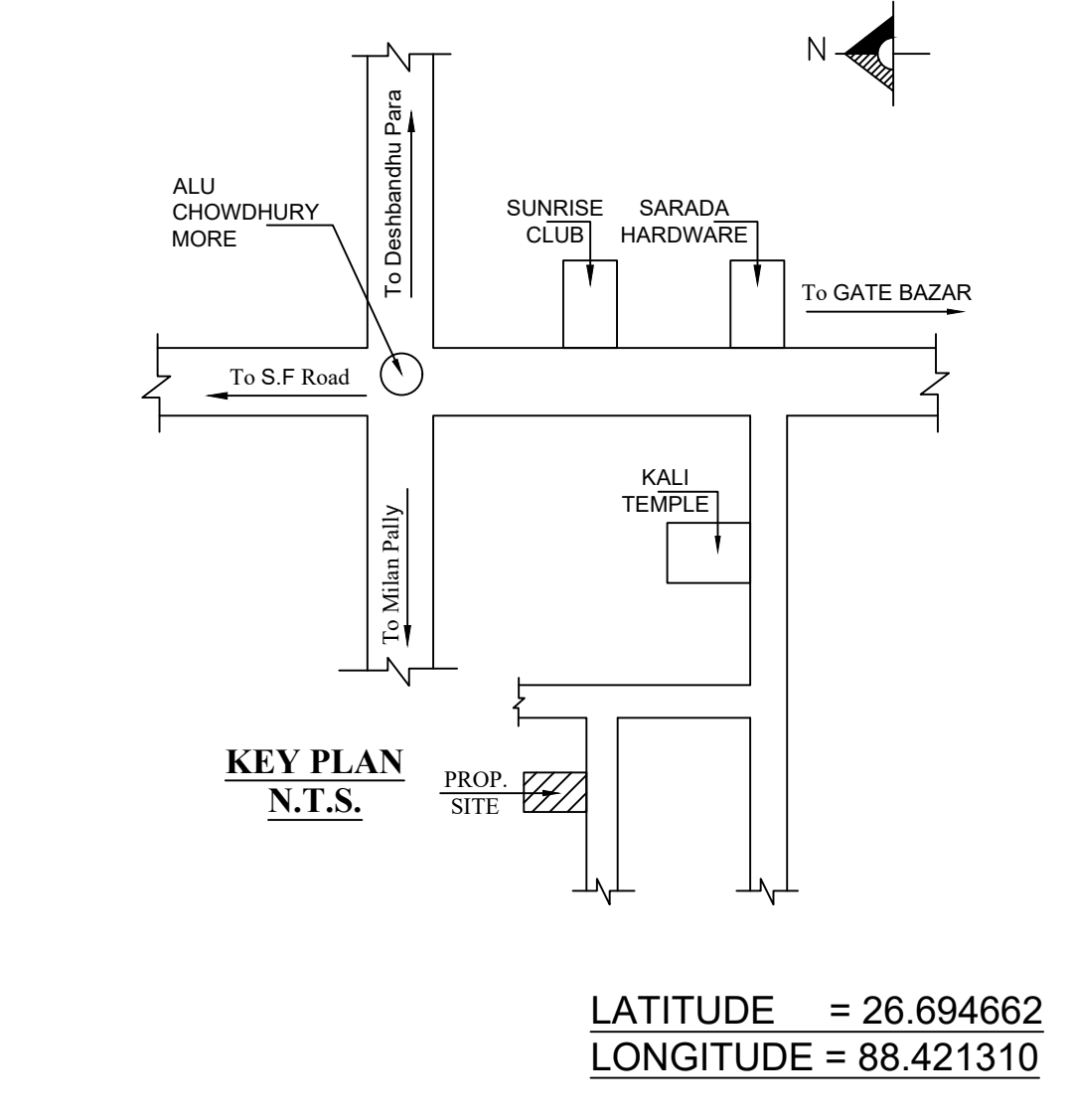
**AREA STATEMENT**

**LAND AREA**  
 AS/DEED: 267.588 SQ.M.  
 AS/KHATIAN: 244.833 SQ.M.  
 AS/LUCC: 244.370 SQ.M.  
 AS/SITE: 244.370 SQ.M.

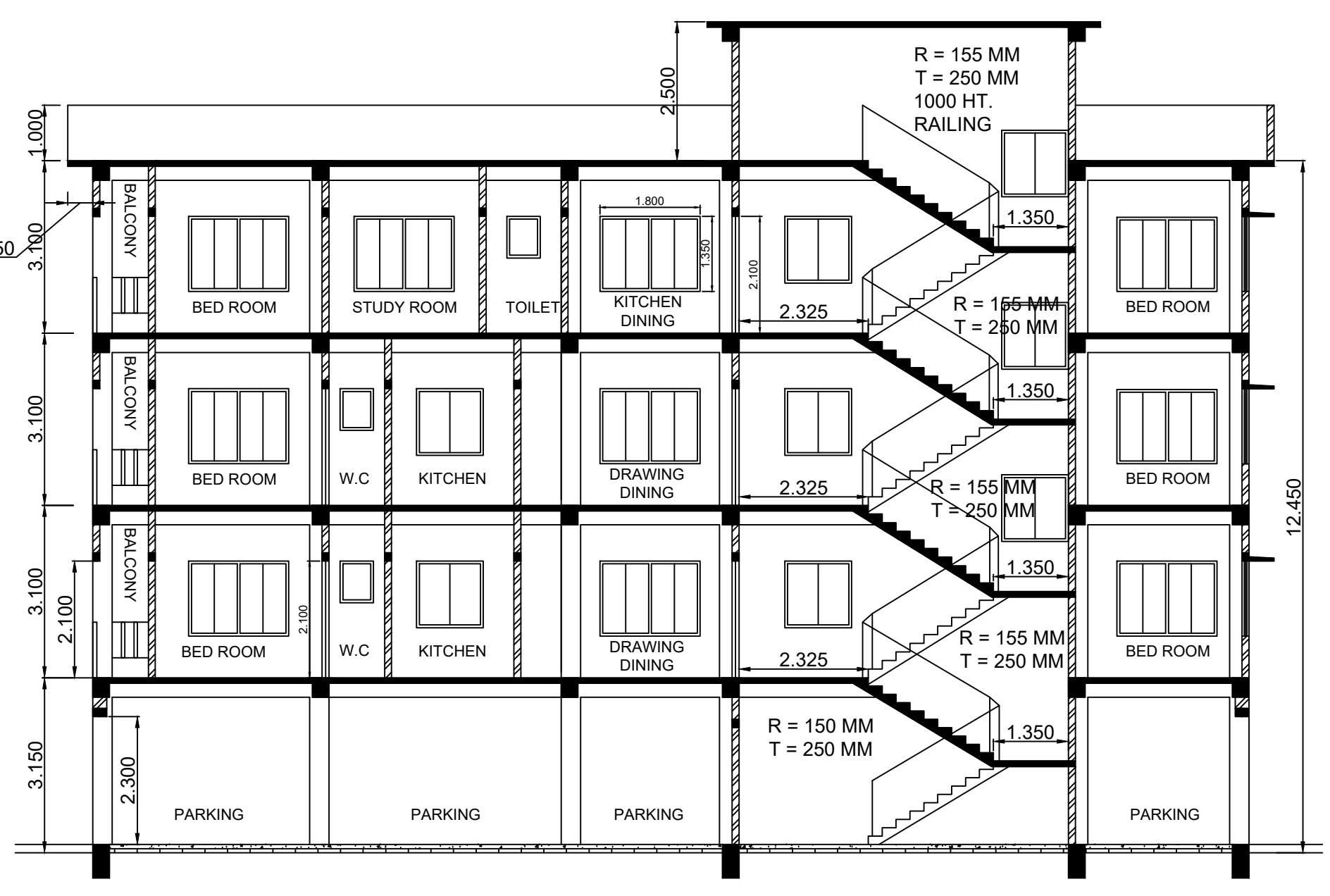
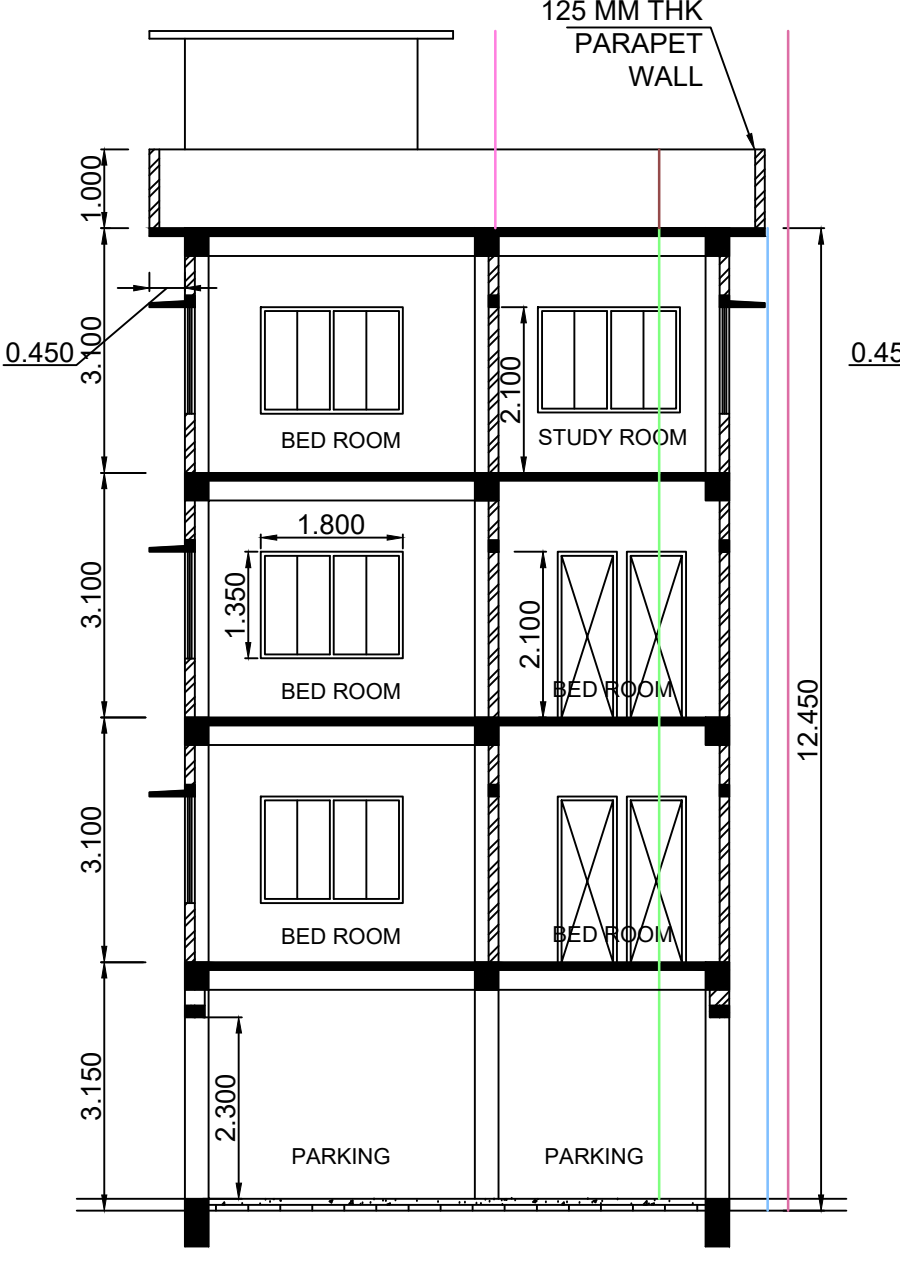
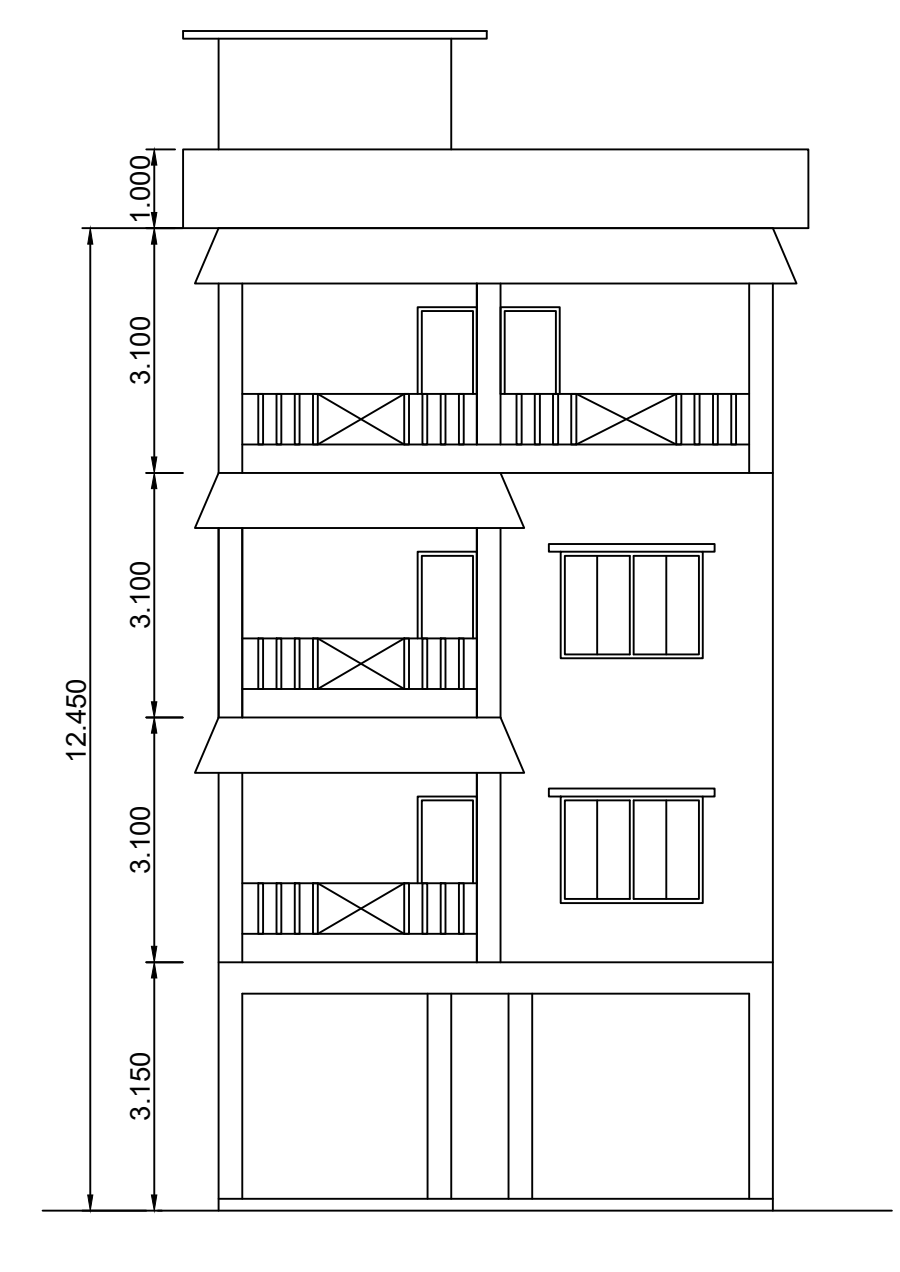
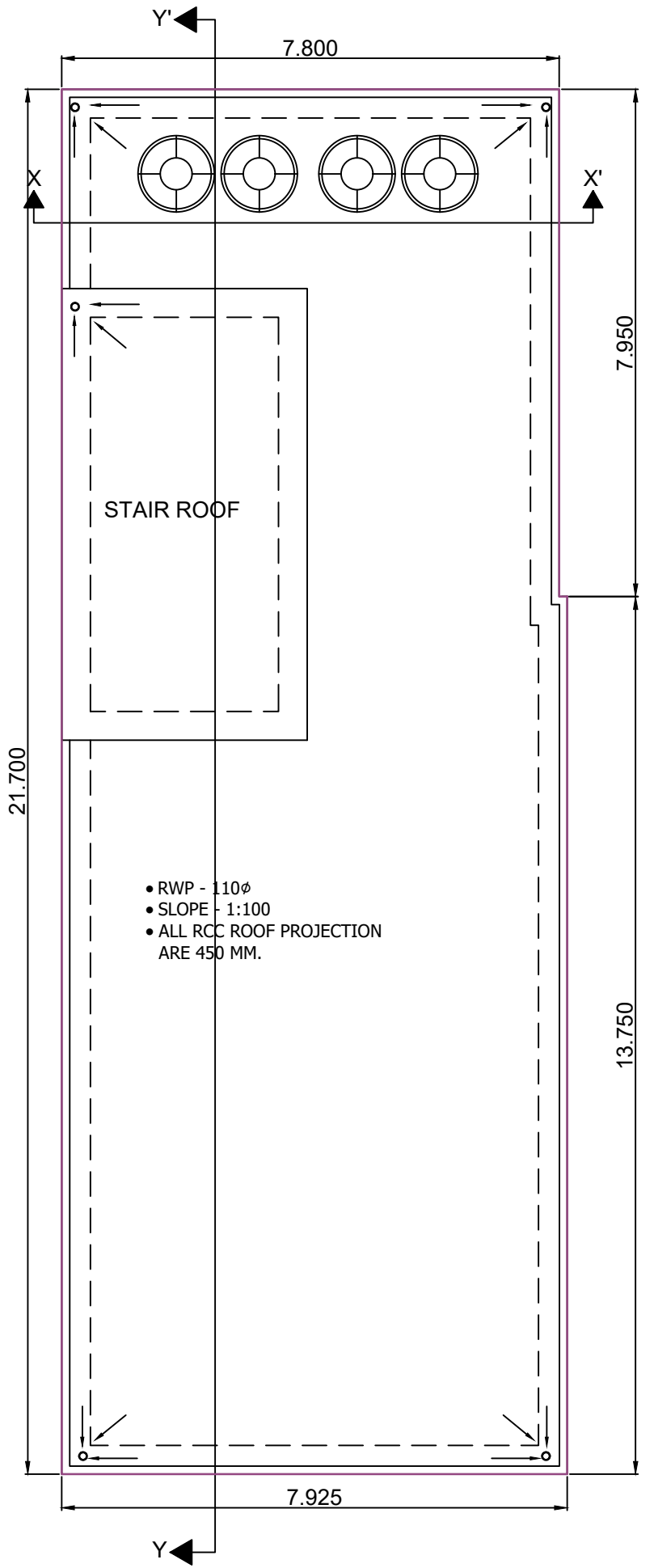
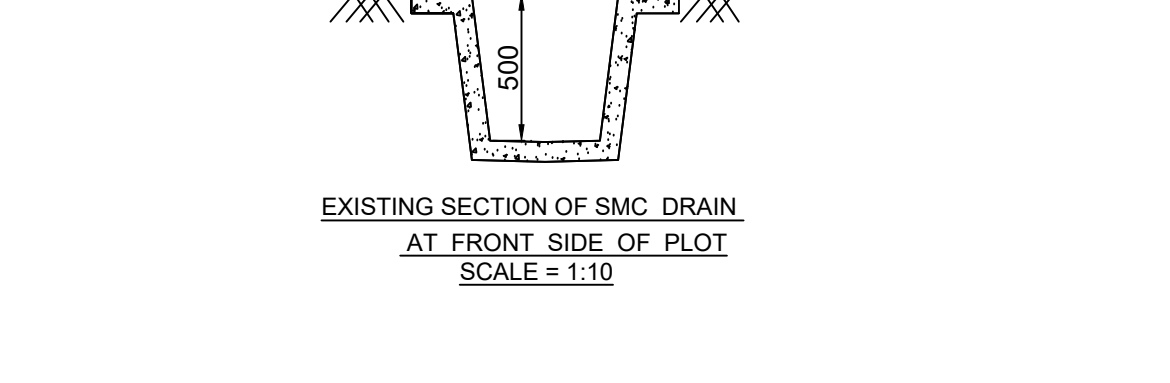
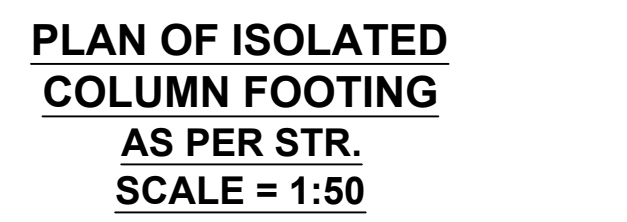
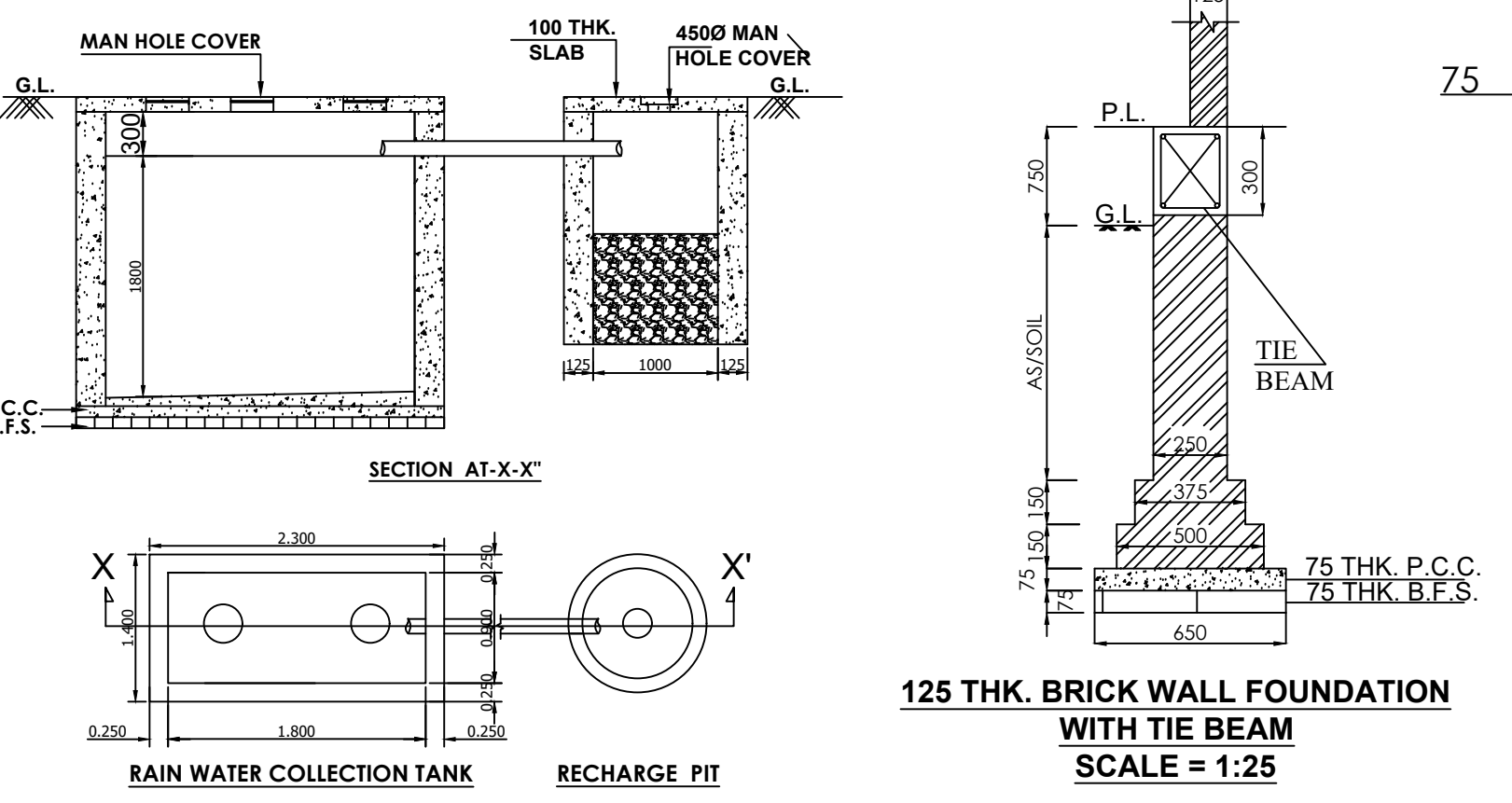
SL. NO.	ITEMS	PERM.	PROP.
1.	GR. COVERAGE	153.42 sq.m (62.78 %)	135.07 sq.m (55.27%)
2.	COVERED AREA		
	i) FLOOR GROUND		145.130 SQ.M
	ii) FLOOR-01		145.130 SQ.M
	iii) FLOOR-02		145.130 SQ.M
	iv) FLOOR-03		145.130 SQ.M
3.	TOTAL BUILTUP AREA		580.52 SQ.M.
4.	HT. OF BLDG.	12.5 M.	12.45 M.
5.	PARKING	4 NOS.	4 NOS.
6.	TYPE OF STRUCTURE		R.C.C. FRAMED
7.	USE OF BUILDING		RESIDENTIAL
8.	F.A.R.	1.75	1.72
9.	TREE COVERED AREA	3.55 SQ.M.	4.0 SQ.M.
10.	FLOOR AREA (FOR FAR)	427.65 SQ.M.	420.27 SQ.M.
11.	PLOT AREA		244.37 SQ. M
12.	WIDTH OF PLOT		10.0 M

NO OF TENEMENT = 7 NOS  
 LEFT OPEN SPACE = 99.24 SQ.M

EXISTING BUILDING TO BE DEMOLISHED  
 AREA = 5.92 SQ.M + 148.238 SQ.M  
 = 154.158 SQ.M



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

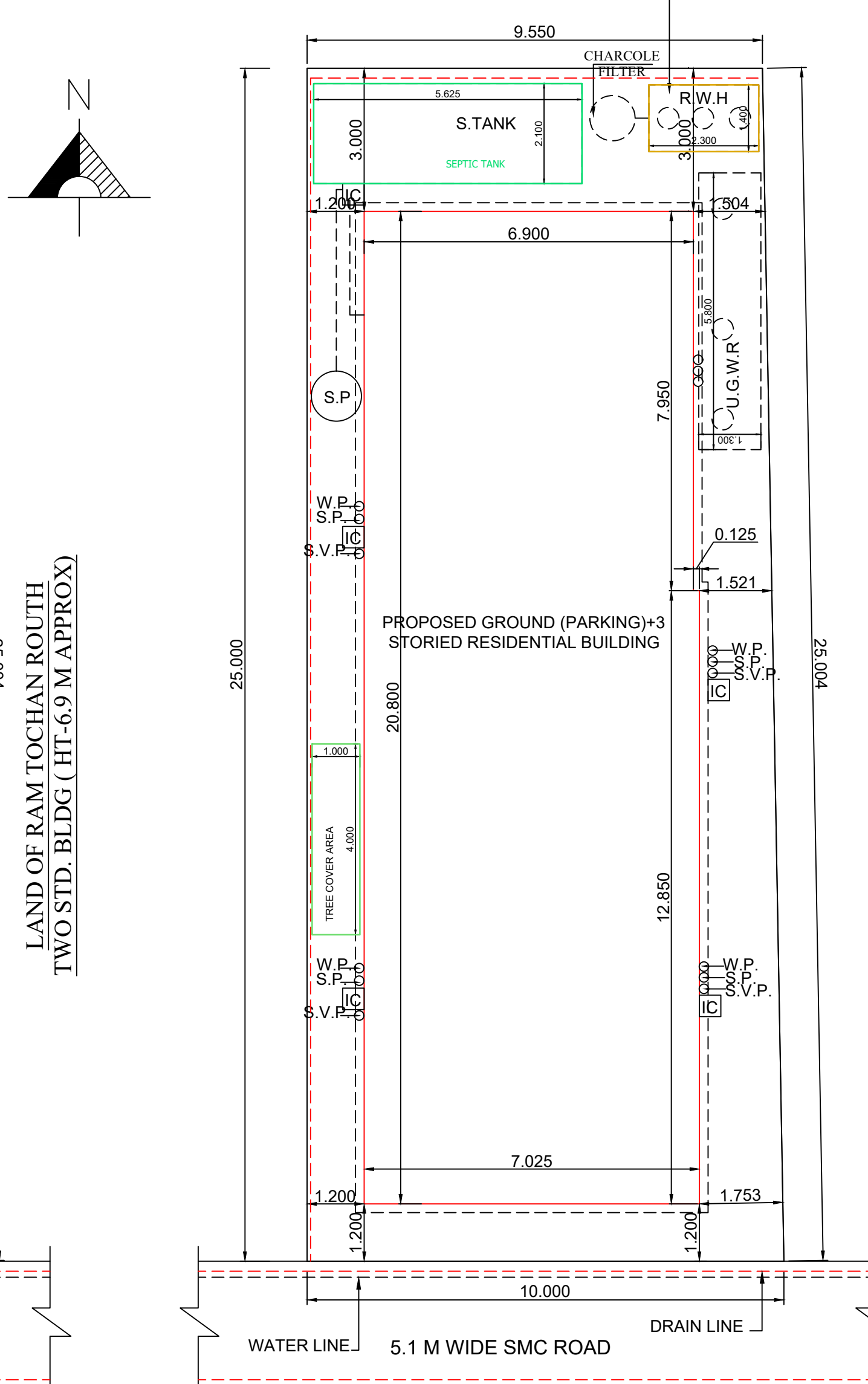
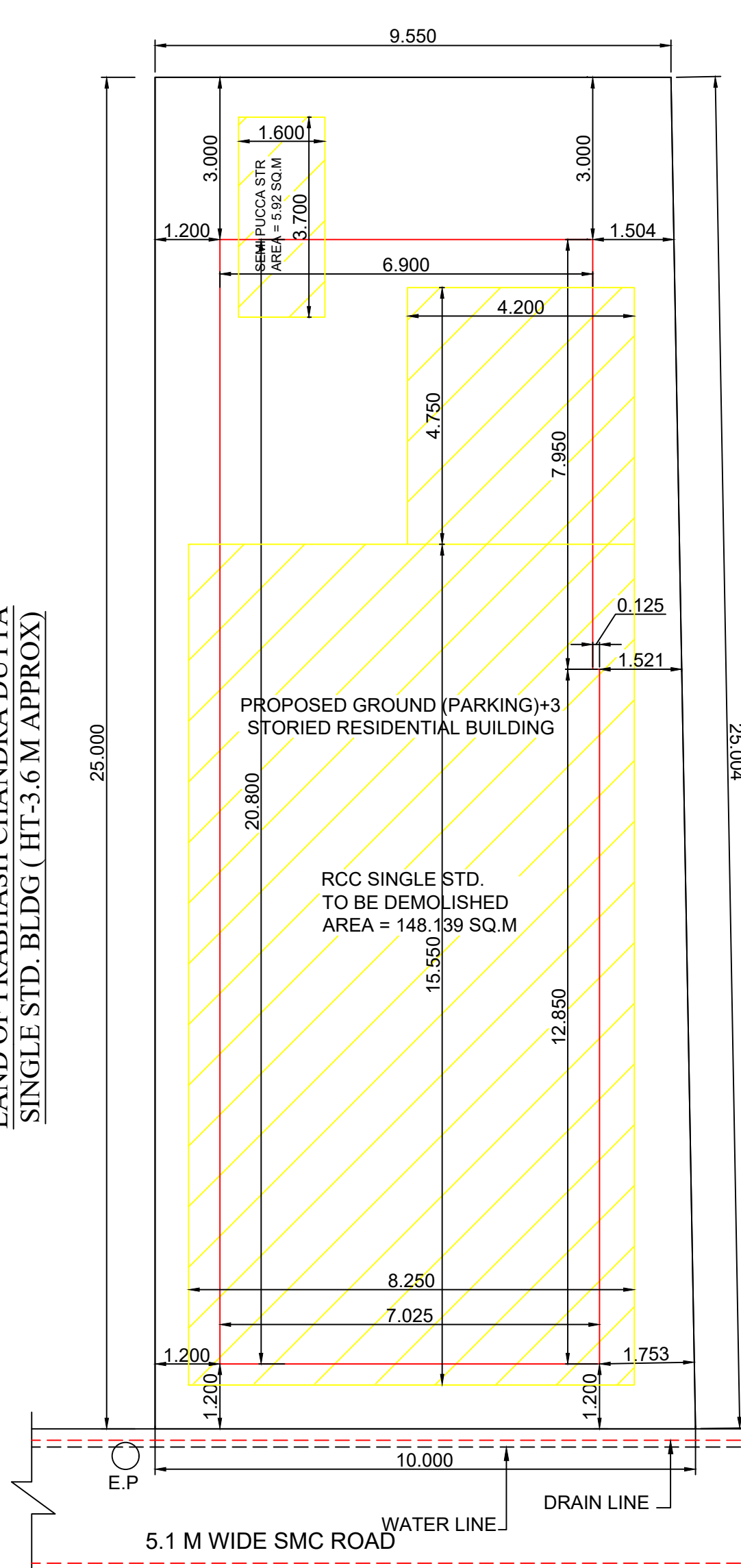
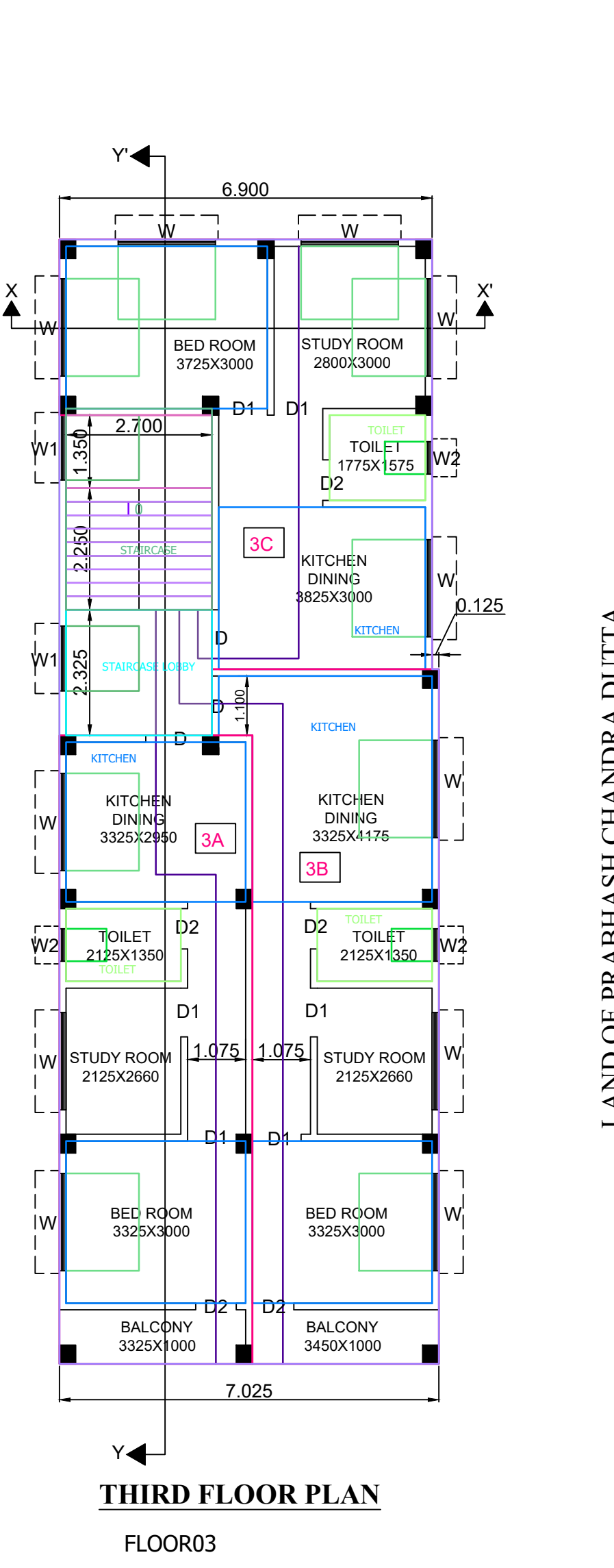
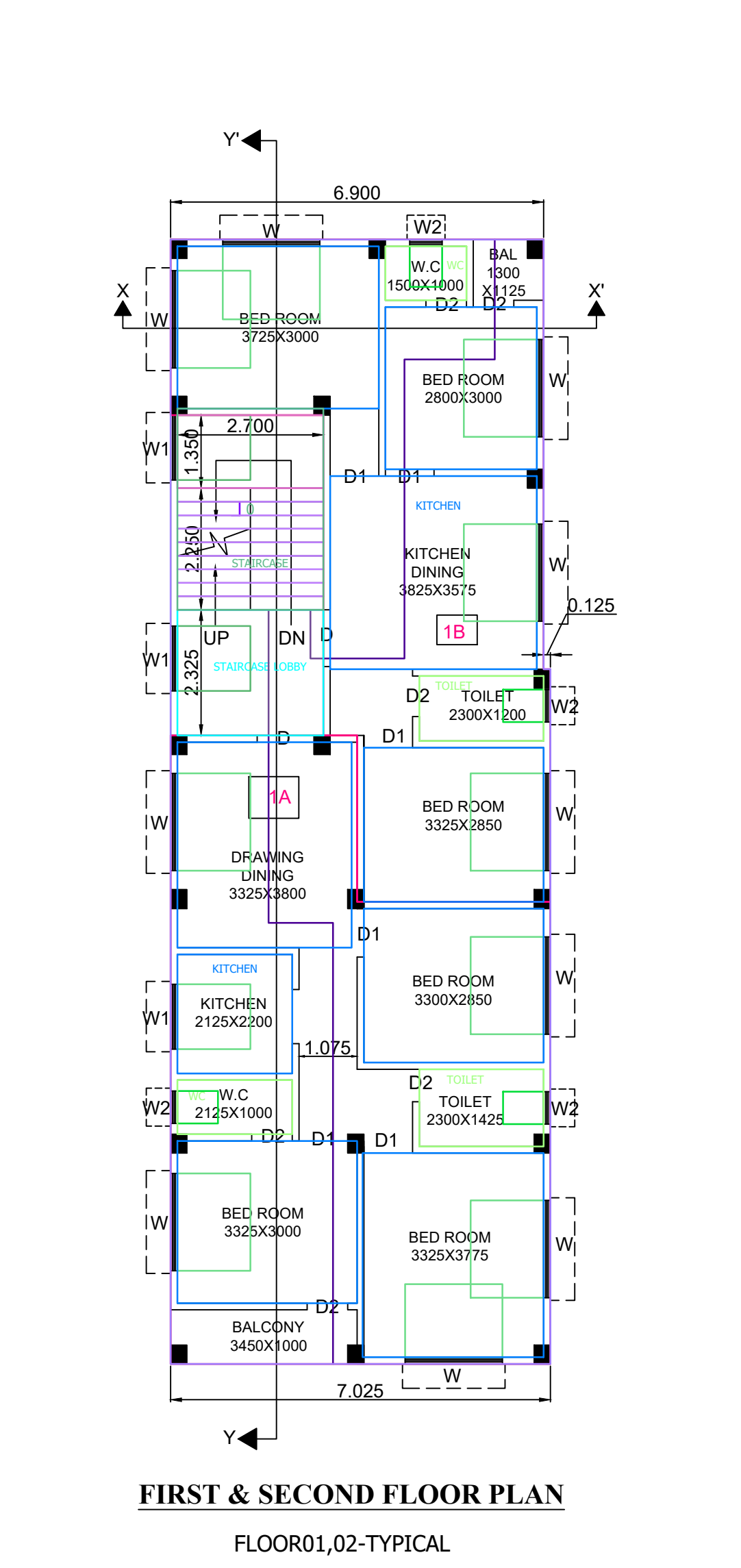
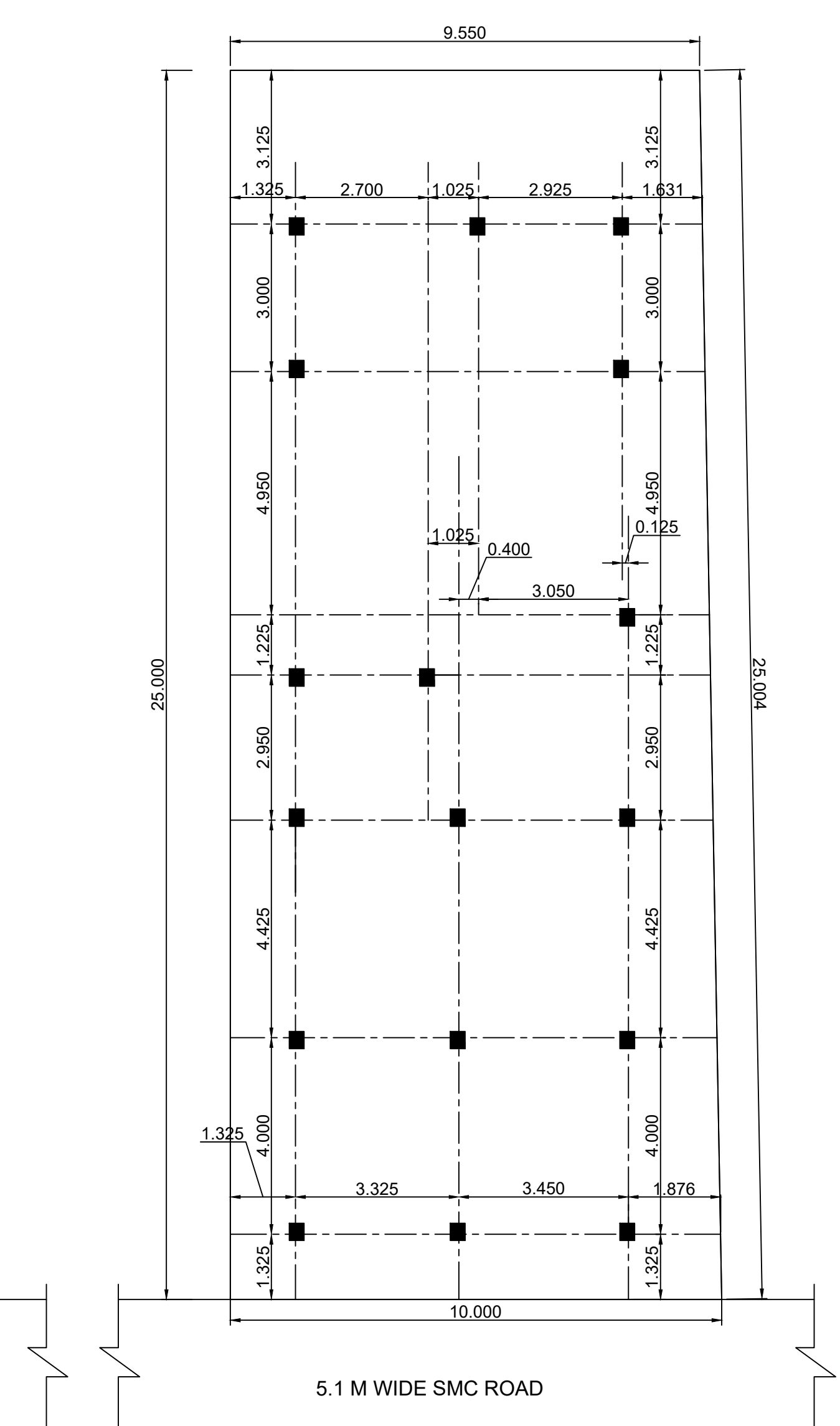
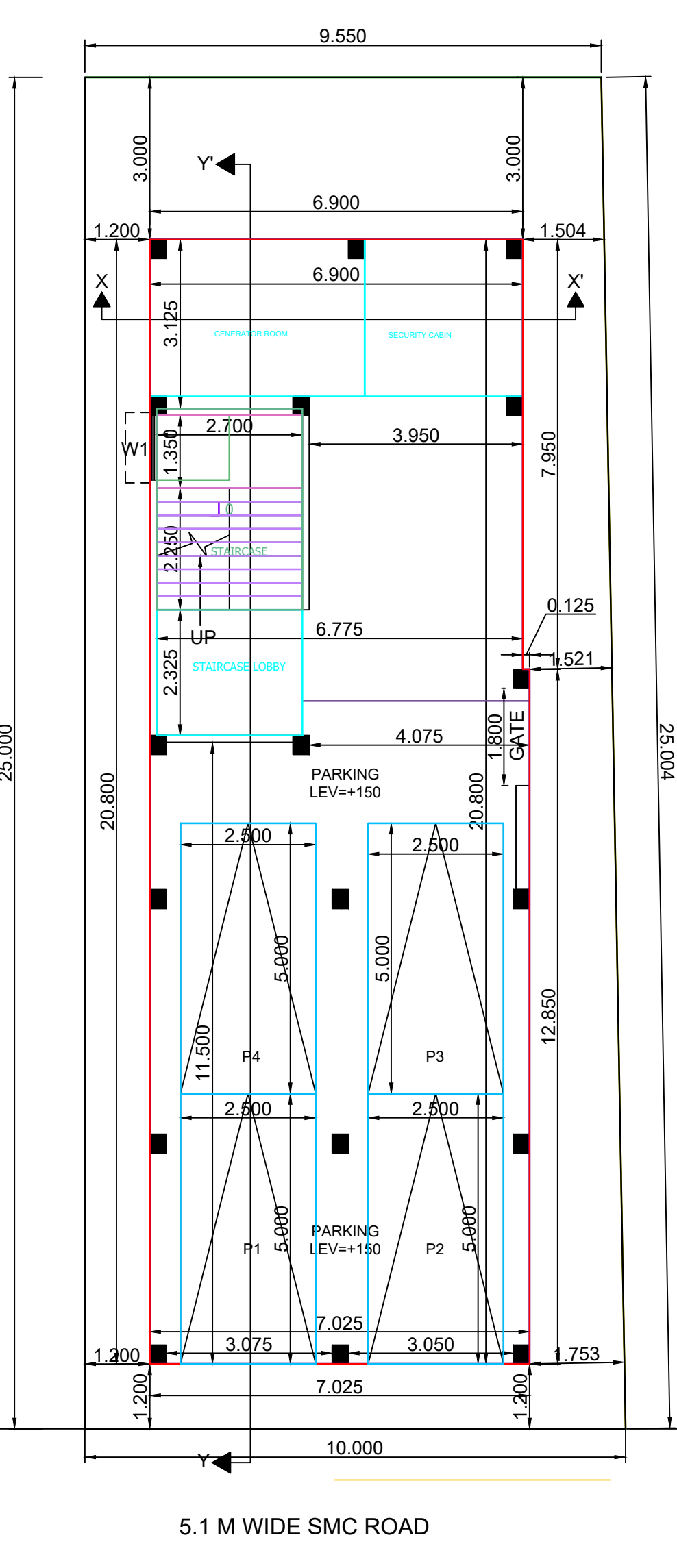


FRONT (SOUTH SIDE) ELEVATION

SECTION - X-X'

SECTION - Y-Y'

ROOF PLAN FLOOR-TERRACE



GROUND (PARKING) FLOOR PLAN FLOOR-PARKING

COLUMN LAYOUT PLAN

FIRST & SECOND FLOOR PLAN FLOOR01,02-TYPICAL

THIRD FLOOR PLAN FLOOR03

SITE PLAN

TYPICAL HOUSE DRAINAGE PLAN

FLOOR WISE BREAKUP

FLOOR NAME	TOTAL AREA	DEDUCTION	BUILTUP AREA	Exemption 48 (A) (2)(ii)	Covered Parking	Exemption for Covered Parking	Floor Area (for FAR)
FLOOR01	145.130	-	145.130	10.06			135.07
FLOOR02	145.130	-	145.130	10.06			135.07
FLOOR03	145.130	-	145.130	10.06			135.07
FLOOR-GROUND	145.130	-	145.130	30.07	100	100	15.06
TOTAL	580.52	-	580.52	60.25	100	100	420.27

OCCUPANCY DETAILS

FLOOR NAME	OCCUPANCY	Occupancy Area (Gross)	Occupancy Area (Net)
FLOOR01	RESIDENTIAL	145.130	135.07
FLOOR02	RESIDENTIAL	145.130	135.07
FLOOR03	RESIDENTIAL	145.130	135.07
FLOOR-GROUND	RESIDENTIAL	145.130	15.06
TOTAL		435.39	405.21

TENEMENTS DETAILS

FLOOR NAME	Tenements Reference	Single/Duplex	Tenements Area
FLOOR01	1A	Single	70.67
	1B	Single	57.72
FLOOR02			TOTAL 128.39
	3A	Single	41.56
FLOOR03	3B	Single	45.25
	3C	Single	41.58
TOTAL			128.39
GRAND TOTAL			385.17

TOTAL NUMBER OF TENEMENTS = 7 NOS

**PROJECT :**  
 ALTERATION PLAN SHOWING FOR GROUND(PARKING)+3 STORED RESIDENTIAL BUILDING  
 PREVIOUS APPROVED PLAN NO-SWS-OBPAS/01/2023/2217

**OWNER :**  
 1) SMT SOBHA RANI DEBI W/O LATE MAKHANLAL DEBNATH  
 2) SRI BISWAJIT DEBNATH S/O LATE MAKHANLAL DEBNATH  
 3) SRI DEBAMIT DEBNATH S/O LATE MAKHANLAL DEBNATH  
 4) SRI BIKRAMIT DEBNATH S/O LATE MAKHANLAL DEBNATH  
 5) SRI ABHIJIT DEBNATH S/O LATE MAKHANLAL DEBNATH  
 6) SMT MUNIM DEBNATH D/O LATE MAKHANLAL DEBNATH  
 AND WIFE OF SRI MANIK DEBNATH

REPRESENTED AS CONSTITUTED POWER OF ATTORNEY BY SRI SUBIR CHANDRA CHOWDHURY S/O LATE SUDHIR CHANDRA CHOWDHURY SRI VASKAR BISWAS S/O LATE AJIT KUMAR BISWAS

**LOCATION :**  
 S.P. ROY SARANI, NABAGRAM, LAKE TOWN, P.O.+P.5 - BHAKTINAGAR, DIST-JALPAIGURI, WARD NO-33

**SCHEDULE OF LAND:-**  
 KHATIAN NO.....814/3 (R.S), 86 (L.R)  
 PLOT NO.....137 (R.S) 255, 256 (L.R)  
 J.L. NO.....02  
 SHEET NO.....15 (R.S), 164 (L.R)  
 MOUZA.....DABGRAM  
 P.S.....BHAKTINAGAR  
 DISTRICT.....JALPAIGURI  
 WARD NO.....33 (S.M.C.)  
 HOLDING NO.....116/148

LUCC MEMO NO- 10224/SJDA DATED- 08.12.2022

**SCHEDULE OF OPENINGS...**  
**DOORS.....**  
 D = 1050 x 2100  
 D1 = 900 x 2100  
 D2 = 750 x 2100

**WINDOWS...**  
 W = 1800 X 1350  
 W1 = 600x 750

**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 STRC. IN CEMENT MORTAR (1:4) SHOULD BE PROVIDED.  
 4) CEMENT CONC. MIX (1:1.5:3) TO BE USED IN R.C.C. WORK.  
 5) ALL DOOR & WINDOW FRAMES ARE SAL WOOD (75 MM) AND ALL PANELS ARE GAMARI WOOD (38 MM THICK).  
 6) PROVIDED 38 MM 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 (1:3:6) CONC. MIX IN ALL P.C.C. WORKS.  
 9) FOR WATER CEMENT RATIO LAP LENGTH, CLEAR COVER, CURING PERIOD E.T.C. IS. 456 OR S.P. - 16 LATEST EDITION TO BE FOLLOWED.  
 10) ALL R.C.C. CHAJJAS ARE 450 PROJECTED.  
 11) LAP BOND LENGTH SHALL BE 40D.  
 12) GRADE OF STEEL Fe - 500.  
 13) ALL FLOORING WORK SHOULD BE MARBLE OR VITRIFIED TIELS.

**SCALE -**  
**DATE -**

**DECLARATION OF OWNER :-**  
 I DO HEREBY DECLARE THAT THE BUILDING PROPOSED FOR CONSTRUCTION SHALL BE SUPERVISED BY THE B.A./L.B.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/WE DO HEREBY CERTIFY THAT THE PLANS, ELEVATIONS AND SECTIONS AND OTHER STRUCTURAL DETAILS OF THE PROPOSED BUILDING ON PLOT NO 137 (R.S) 255, 256 (L.R) STREET SMC ROAD WARD NO 33 UNDER THE JURISDICTION OF SMC 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.

**SIGN OF L.B.S.**

**CERTIFICATE OF STRUCTURAL STABILITY:-**  
 I/WE DO HEREBY CERTIFY THAT THE FOUNDATION & SUPERSTRUCTURE OF THE BUILDING PROPOSED FOR CONSTRUCTION ON PLOT NO 137 (R.S) 255, 256 (L.R) STREET SMC ROAD WARD NO. 33 UNDER THE JURISDICTION OF SMC MUNICIPALITY/NOTIFIED AREA AUTHORITY/INDUSTRIAL TOWNSHIP AUTHORITY HAVE BEEN PERSONALLY INSPECTED & SO DESIGNED BY ME/US WILL MAKE SUCH FOUNDATION & SUPERSTRUCTURE SAFE IN ALL RESPECT INCLUDING THE CONSIDERATION OF BEARING CAPACITY AND SETTLEMENT OF SOIL & OTHER CONDITIONS, IF ANY CONFORMING TO ALL RELEVANT IS CODE OF PRACTICE & NATIONAL BUILDING CODE.

**SIGN OF GEO. TECH. ENG.** **SIGN OF STR. ENG.**