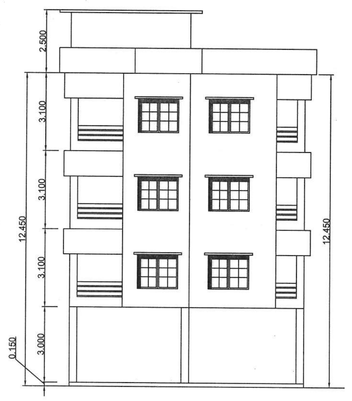
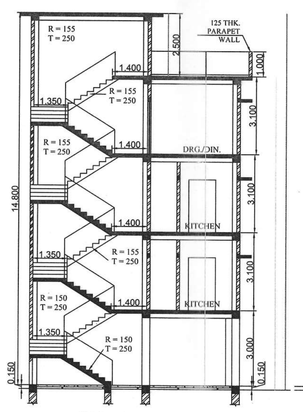
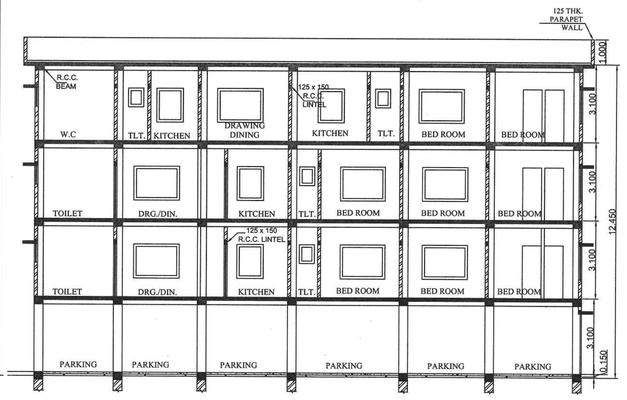


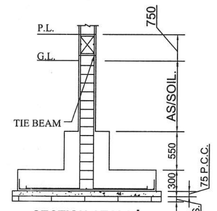
FRONT ELEVATION
SCALE- 1:100



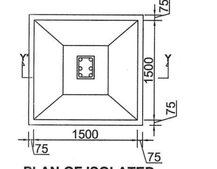
SECTION ON X-X'
SCALE - 1:100



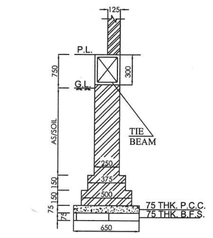
SECTION ON Y-Y'
SCALE - 1:100



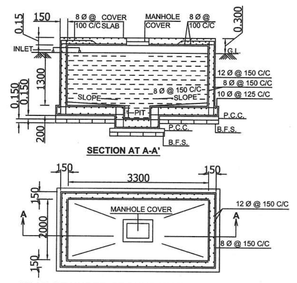
SECTION AT Y -Y'
SCALE = 1:50



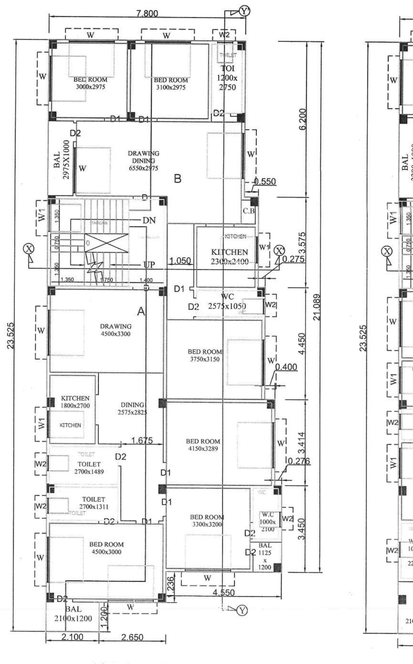
PLAN OF ISOLATED COLUMN FOOTING AS PER STR.
SCALE = 1:50



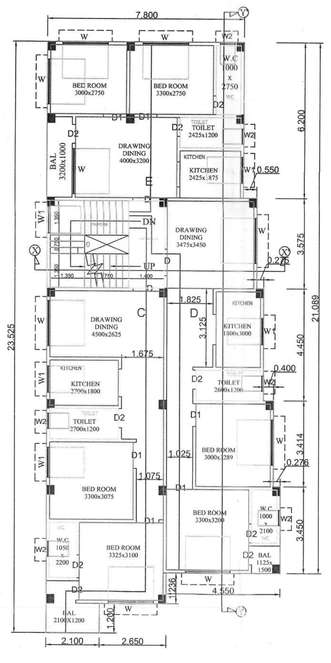
125 THK. BRICK WALL FOUNDATION WITH TIE BEAM
SCALE = 1:25



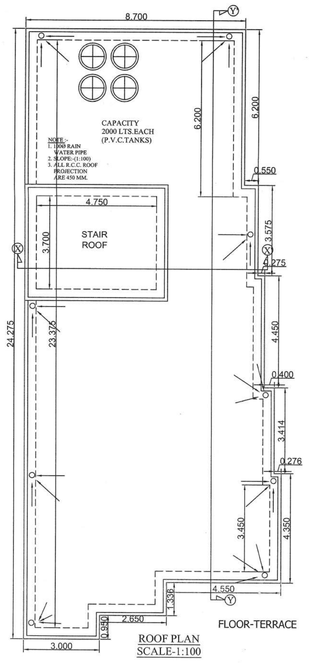
PLAN OF UNDER GROUND WATER RESERVOIR (CAPACITY= 8580 LIT.)
SCALE = 1:50



1ST & 2ND FLOOR PLAN
FLOOR01,02-TYPICAL

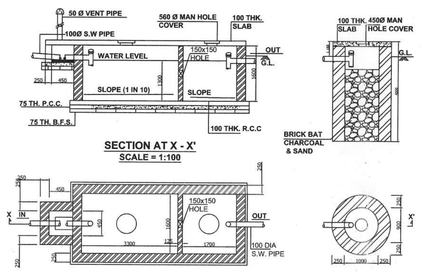


3RD FLOOR PLAN
FLOOR03



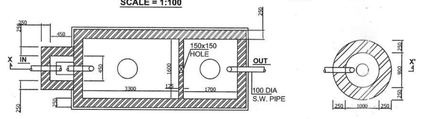
ROOF PLAN
SCALE-1:100

FLOOR-TERRACE

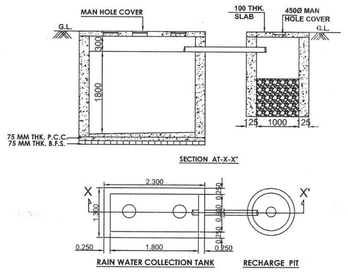


SECTION AT X - X'
SCALE = 1:100

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



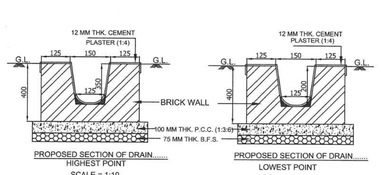
PLAN OF SEPTIC TANK & SOAK WELL(50 USERS)
SCALE = 1:100



SECTION AT-X-X'

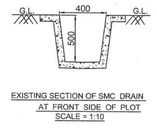
RAIN WATER COLLECTION TANK

RECHARGE PIT



PROPOSED SECTION OF DRAIN AT HIGHEST POINT
SCALE = 1:10

PROPOSED SECTION OF DRAIN AT LOWEST POINT
SCALE = 1:10



EXISTING SECTION OF SMC DRAIN AT FRONT SIDE OF PLOT
SCALE = 1:10

WASTE WATER DISCHARGE CALCULATION	
NOS. OF FLATS	TOTAL WASTE WATER DISCHARGE
3 NO. FLATS	CONSIDERING @ 130 LTS. PER HEAD PER DAY = 130 LTS. X 15 PERSONS (AY) IN 5 PERSON/ FLAT. = 1950 LTS.
TREE COVERED AREA :-2.0 SQ.M. (1.0x6.5)	
NOTE :- WASTE WATER RECYCLING SYSTEM WILL NOT BE REQUIRE FOR THE FOLLOWING HOUSING COMPLEX AS THE TOTAL WASTE WATER DISCHARGE IS LESS THAN 40,000 LTRS. PER DAY.	

AREA STATEMENT.....

LAND AREA
AS/DEED.....**334.448 SQ.M.**
AS/KHATIAN.....**333.458 SQ.M.**
AS/LUCC.....**333.29 SQ.M.**
AS/SITE.....**333.285 SQ.M.**

SL. NO.	ITEMS	PERM.	PROP.
1.	GR. COVERAGE	**104.44 sq.m (58.34 %)**	**176.75 sq.m (53.03%)**
2.	COVERED AREA		
	i) FLOOR GROUND		185.36 SQ.M
	ii) 1ST FLOOR		187.87 SQ.M
	iii) 2ND FLOOR		187.87 SQ.M
	iv) 3RD FLOOR		187.87 SQ.M
3.	TOTAL BUILTUP AREA		748.97 SQ.M.
4.	HT. OF BLDG.	12.50 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	1.67
9.	TREE COVERED AREA	6.24 SQ.M.	6.5 SQ.M.
10.	FLOOR AREA (FOR FAR)	583.24 SQ.M.	556.12 SQ.M.
11.	PLOT AREA		333.285 M
12.	WIDTH OF PLOT		12.95 M

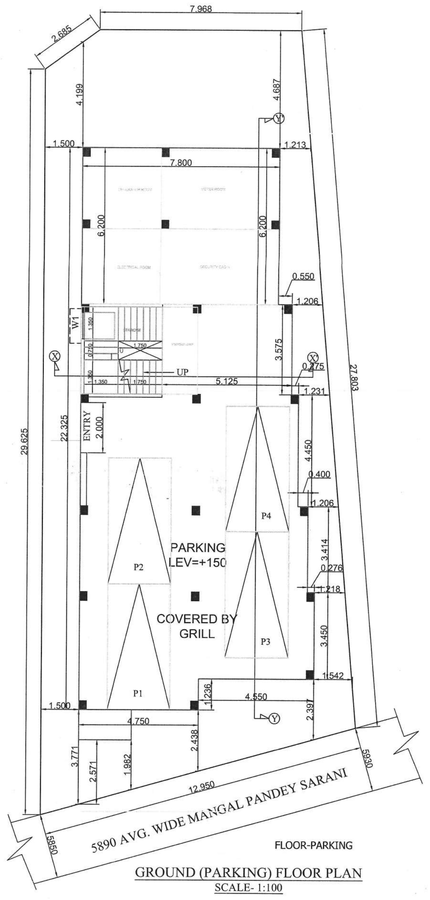
NO. OF TENAMENT = 7 NOS
LEFT OPEN SPACE = 145.41 SQ.M.
LUCC MEMO NO- 9983/SJDA DATED- 29.09.2022

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	187.87	-	187.87	11.13			176.75
FLOOR02	187.87	-	187.87	11.13			176.75
FLOOR03	187.87	-	187.87	11.13			176.75
FLOOR-GROUND	185.36	-	185.36	59.48	100	100	25.87
TOTAL	748.97	-	748.97	92.87	100	100	556.12

OCCUPANCY DETAILS			
FLOOR NAME	OCCUPANCY	Occupancy Area (Gross)	Occupancy Area (Net)
FLOOR01	RESIDENTIAL	187.87	176.75
FLOOR02		187.87	176.75
FLOOR03		187.87	176.75
FLOOR-GROUND	RESIDENTIAL		
TOTAL		563.61	530.25

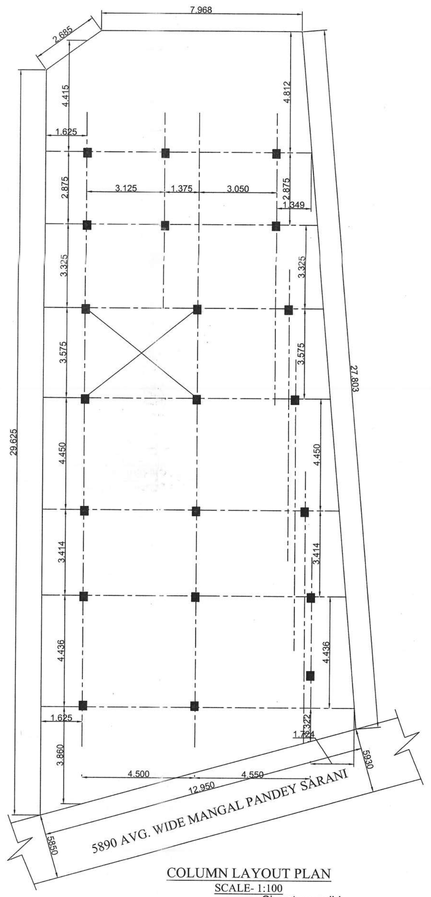
TENEMENTS DETAILS			
FLOOR NAME	Tenements Reference	Single/ Duplex	Tenements Area
FLOOR01 FLOOR02	A	Single	91.87
	B	Single	80.05
		TOTAL :	171.92
FLOOR03	C	Single	60.72
	D	Single	62.27
	E	Single	48.93
		TOTAL :	171.92
		TOTAL NUMBER OF TENEMENTS = 7 NOS	
		GRAND TOTAL :	515.76

LAND OF SHILA BHOWAL & STAR NIRALA APARTMENT
P+ 3 STD BLDG(HT-11.5 M)
3 STD. BLDG. (HT-9.6 M)

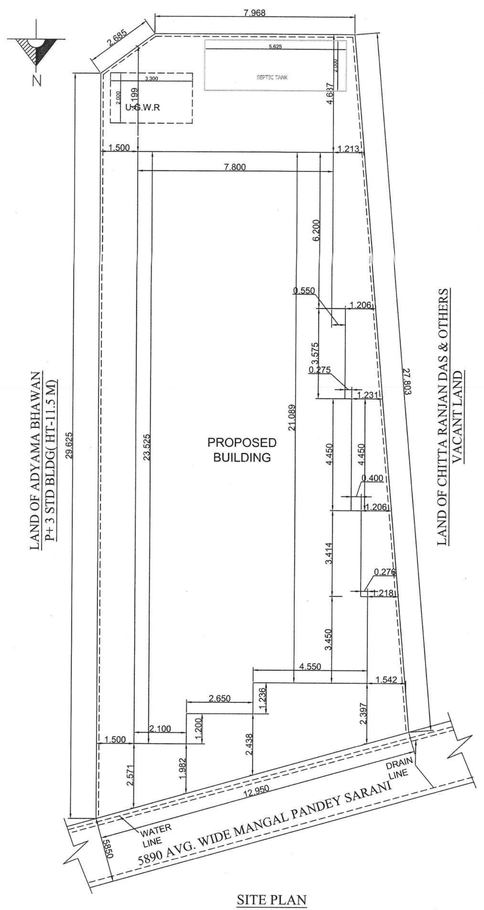


GROUND (PARKING) FLOOR PLAN
SCALE- 1:100

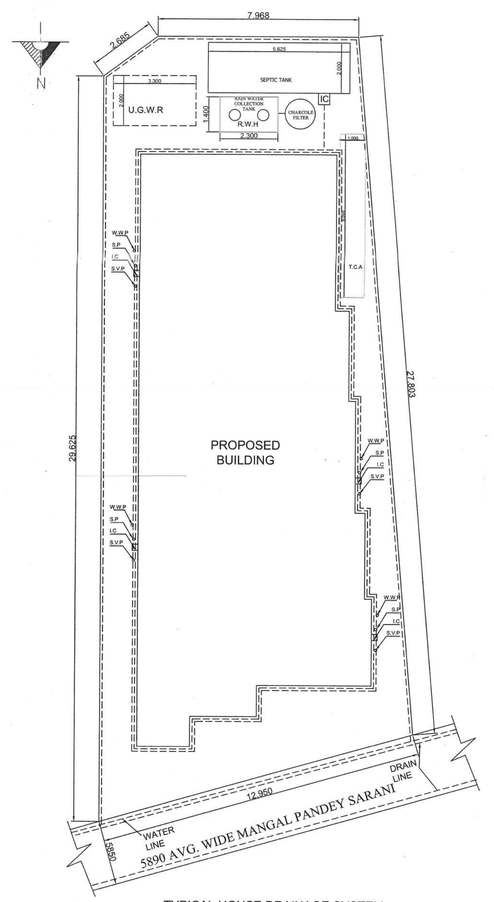
FLOOR-PARKING



COLUMN LAYOUT PLAN
SCALE- 1:100



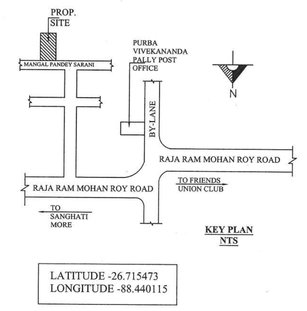
SITE PLAN
SCALE- 1:100



TYPICAL HOUSE DRAINAGE SYSTEM
SCALE- 1:100

Signature valid
Digitally Signed by
Name: Arunava Saha
Date: 30.09.2022
Reason: Planning Permit
Location: Siliguri

OFFICE USE:-



KEY PLAN
NTS

LATITUDE -26.715473
LONGITUDE -88.440115

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

SITE PLAN SHOWING THE LAND FOR LUCC OF GROUND(PARKING)+3 STD RESIDENTIAL BUILDING OF
1) SRI SUKHA RANJAN KAR
S/O LATE KSHITISH CHANDRA KAR
2) SRI SUJIT DAS
S/O LATE DHIREN CHANDRA DAS
AT PURBA VIVEKANANDA PALLY, P.S- BHAKTINAGAR
DIST-JALPAIGURI, WARD NO-38

SITE LOCATION :-
PURBA VIVEKANANDA PALLY, P.S- BHAKTINAGAR
DIST-JALPAIGURI, WARD NO-38

SCHEDULE OF LAND:-

KHATIAN NO.....**370/1 (R.S), 540,541 (L.R)**
PLOT NO.....**376/733 (R.S), 278/366(L.R)**
J.L. NO.....**2**
SHEET NO.....**12 (R.S), 88 (L.R)**
MOUZA.....**DABGRAM**
P.S.....**BHAKTINAGAR**
DISTRICT.....**JALPAIGURI**
WARD NO.....**38 (S.M.C.)**
HOLDING NO.....**VLJ/00/A/71**

LUCC MEMO NO - 9983/SJDA DATED -29.09.2022

SCHEDULE OF OPENINGS.....

DOORS.....		WINDOWS.....	
D	1050 x 2100		
D1	900 x 2100	W	1800 X 1350
D2	750 x 2100	W1	1200 X 1200
R.S.	AS PER SITE	W2	600x 750
GATE	1200 X2200		

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 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 DOORS AND WINDOWS 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 COMPUND (APPROVED QUALITY @ 2% BY WEIGHT OF CEMENT CONTENT).
7) ALL PLASTER WORK IN CEMENT MORTAR (1:4) SHOULD BE PROVIDED.
8) USE (1:2:4) CONC. MIX IN ALL P.C.C. WORKS.
9) FOR WATER CEMENT RATIO LAP LENGTH, CLEAR COVER, CURING PERIOD ETC. I.S. 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.

DECLARATION OF OWNER.....

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

SIGN OF OWNER

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

I,WE DO HEREBY CERTIFEY THAT THE PLANS, ELEVATIONS AND SECTIONS AND OTHER STRUCTURAL DETAILS OF THE PROPOSED BUILDING ON PLOT NO 376/733 (R.S), 278/366 (L.R),MANGAL PANDEY SARANI, SMC ROAD WARD NO 38 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, ENVIRONMENT 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.