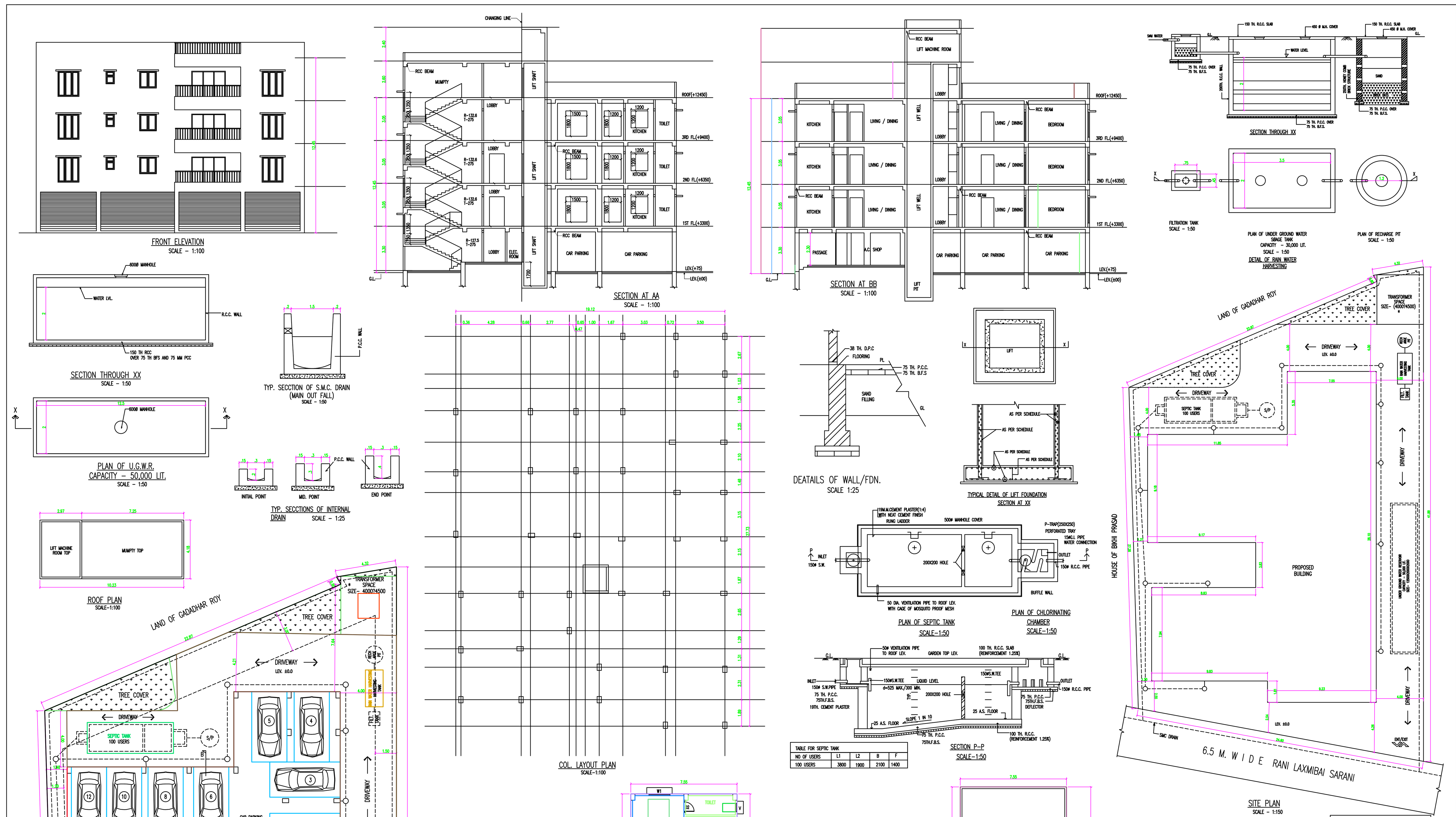
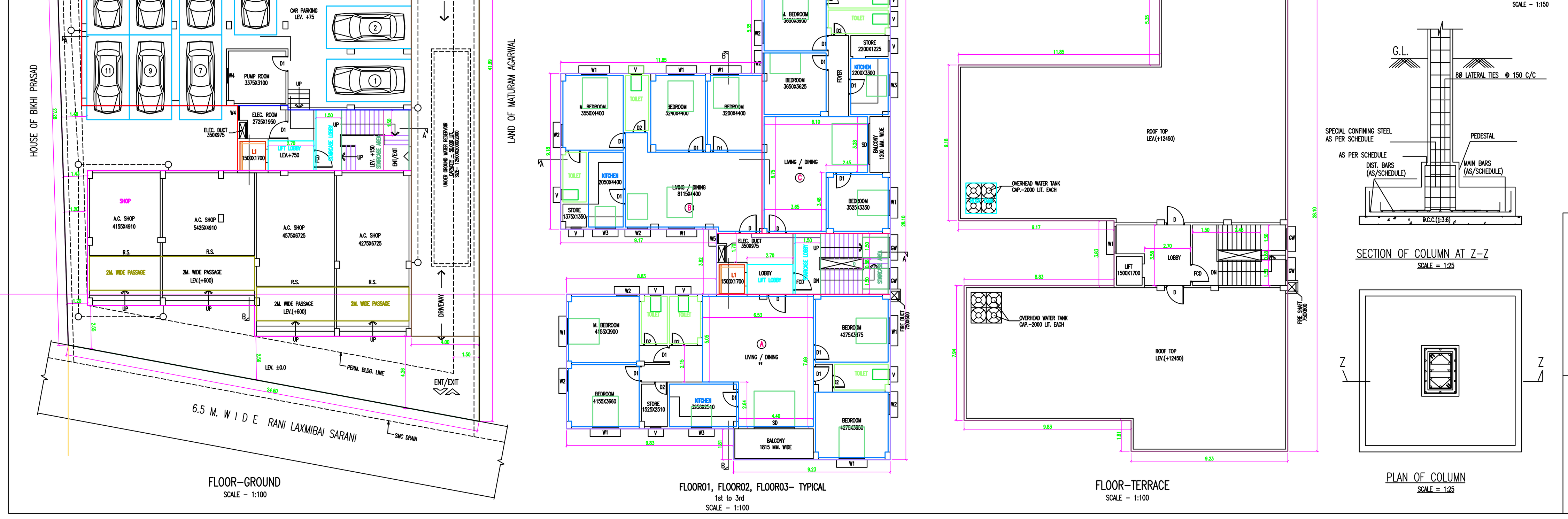


TABLE FOR SEPTIC TANK				
NO OF USERS	L1	L2	B	F
100 USERS	3800	1900	2100	1400

SCHEDULE OF OPENINGS

MKD.	SIZE	SILL	LINTEL
D	1050X2100		2100
D1	900X2100		2100
D2	750X2100		2100
SD	2400X2100		2100
W1	1500X1800	300	2100
W2	2400X1800	300	2100
W3	1200X1200	900	2100
W4	850X900	1200	2100
W5	600X1200	900	2100
V	600X900	1200	2100
FCD	1050X2100		2100
GW	1200X1350	750	2100
R.S.	AS REQUIRED		



PROPOSED GROUND (SHOP & PARKING) + 3 STD. RESIDENTIAL CUM COMMERCIAL BUILDING

LOCATION -
S.F. ROAD BYLANE, NEAR SBI
RANI LAXMIBAI SARANI, MILAN PALLY,
SILIGURI, W/NO. - 25, DIST. - DARJEELING

SMC HOLDING NO. - VL/100/A/11, VL/100/A/12
APVD. LUCC MEMO NO. - 7498/SJDA DT.- 30.11.2021

LAND SCHEDULE

MOUZA	- SILIGURI MID WEST
PLOT NO	- 3572 (RS) 10602 (LR)
J. L. NO.	- 110 (88) R.S., 90(L.R.)
KHATIAN NO.	- 946 (R.S.), 9356, 9357 (L.R.)
W/NO.	- 25 (S.M.C.)
PARAGANA	- BAIKUNTHAPUR
P. S.	- SILIGURI
DIST.	- DARJEELING

NAME OF OWNERS
1) SRI. DURGA PRASAD AGARWAL
S/O - LATE DWARKA PRASAD AGARWAL
2) DP CONSTRUCTIONS
REP. SRI. DURGA PRASAD AGARWAL

PRABHA PRINTING PRESS — PROP. SITE — S.F. ROAD — S.B.I.
KEY PLAN
SCALE-N.T.S.

PRINCIPAL USE - RESIDENTIAL

SPECIFICATIONS -
1. ALL DIMENSIONS ARE GIVEN IN MM.
2. ALL EXTERNAL WALLS ARE 125/250 MM TH. UNLESS OTHERWISE MENTIONED
3. ONLY WRITTEN DIMENSION TO BE FOLLOWED
4. GENERAL SPECIFICATIONS FOR MATERIALS & WORKMANSHIP AS PER NBC RULES
5. FIRST CLASS BRICKWORK IN 1:4/1:6 SAND CEMENT MORTAR
6. GRADE OF CONCRETE M25 & THAT OF STEEL FE-500
7. STANDARD FLOOR FINISH MATERIAL FOR HABITABLE ROOM & PARKING LEVEL FLOORING

LAND AREA AS PER DEED	918.64 SQ.M.
LAND AREA AS PER SITE	858.45 SQ.M.
PERM. GR. COVERAGE	50 % OR 429.22 SQ.M.
PROP. GR. COVERAGE	49.55% OR 425.4 SQ.M.
PERM. HT. OF BUILDING	12.50 M.
PROP. HT. OF BUILDING	12.45 M.
OPEN SPACE LEFT	50.42% OR 432.87 SQ.M.

FLOOR AREAS :-

GROUND	
SHOP AREA (INCLUDING PASSAGE)	167.95 SQ.M.
COMMON AREA	36.55 SQ.M.
CAR PARKING AREA	220.90 SQ.M.
TOTAL AREA	425.40 SQ.M.
1ST TO 3RD FLOOR.	
FLAT AREA (388.85 X 3)	1166.55 SQ.M.
COMMON AREA (36.55 X 3)	109.65 SQ.M.
TOTAL AREA (425.4 X 3)	1276.20 SQ.M.
TOTAL FLOOR AREA	1701.60 SQ.M.
TOTAL SHOP AREA (9.86%) (INCLUDING PASSAGE)	167.95 SQ.M.
TOTAL FLAT AREA	1166.55 SQ.M.
TOTAL COMMON AREA	146.2 SQ.M.
TOTAL CAR PARKING AREA	220.90 SQ.M.
TOTAL NOS. OF TENEMENT	9 NOS.

AREA FREE FROM F.A.R.:
LIFT LOBBY @3 SQ.M.X01 NOS.X4 FLS. - 12.0 SQ.M.
CAR PARKING AREA = 220.90 SQ.M.
STAIR COVER AREA = 86.48 (21.62 SQ.M. X 4 FLR.)
TOTAL FREE AREA = 319.38 SQ.M.
TOTAL AREA FOR F.A.R. = (1701.60 - 319.38) SQ.M. = 1382.22 SQ.M.

PROPOSED F.A.R. - 1.61
PERMISSIBLE F.A.R. - 1.75

CAR PARKING REQUIRED - 12 NOS.
FLAT - 1167.09 SQ.M. @ 120 SQ.M. - 10 NOS.
COMMERCIAL - 02 NOS.
CAR PARKING PROVIDED - 12 NOS.

TREE COVER AREA CALCULATION

TOTAL FLR. AREA (FLAT)	LAND AREA	PERMISSIBLE	PROPOSED
6000 SQ.M. OR ABOVE	....	15% OF LAND AREA	....
1166.55 SQ.M.	858.45 SQ.M.	15% X 1167.09 / 6000 = 2.92 % OR 25.04 SQ.M.	3.84 % OR 32.97 SQ.M.

[*] SPACE FOR D.G. & TRANSFORMER LED (BE) LIGHTING SYSTEM PROVIDED

[**] ARTIFICIAL LIGHTING & MECHANICAL VENTILATION PROVIDED AS PER THE LATEST PROVISION OF NATIONAL BUILDING CODE OF INDIA.

TENEMENT AREA CALCULATION

MKD.	AREA
FLAT-A	167.95 SQ.M.
FLAT-B	109.35 SQ.M.
FLAT-C	111.55 SQ.M.

DECLARATION BY GEO-TECHNICAL ENGINEER
I DO HEREBY CERTIFY THAT THE FOUNDATION AND THE SUPERSTRUCTURE OF THE BUILDING PROPOSED FOR CONSTRUCTION ON PLOT NO.- 3572 AT MILAN PALLY, RANI LAXMIBAI SARANI, WARD NO. - 25, UNDER JURISDICTION OF THE SILIGURI MUNICIPAL CORPORATION, HAVE BEEN PERSONALLY INSPECTED BY ME AND WILL MAKE SUCH FOUNDATION AND SUPERSTRUCTURE IS SAFE IN ALL RESPECT INCLUDING THE CONSIDERATION OF THE BEARING CAPACITY AND SETTLEMENT OF SOIL AND OTHER CONDITIONS. IF ANY CONFIRMING TO ALL STIPULATION OF ALL RELEVANT IS CODE OF PRACTICE & NATIONAL BUILDING CODE OF INDIA.

SIGN. OF GEO-TECH ENGG. SIGN. OF STRUC. ENGG.

DECLARATION BY OWNER
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 ABSENCE BY ANY OTHER L.B.A/L.B.S OF THE APPROPRIATE CATEGORY AND AS APPROVED BY THE AUTHORITY.

SIGNATURE OF OWNER

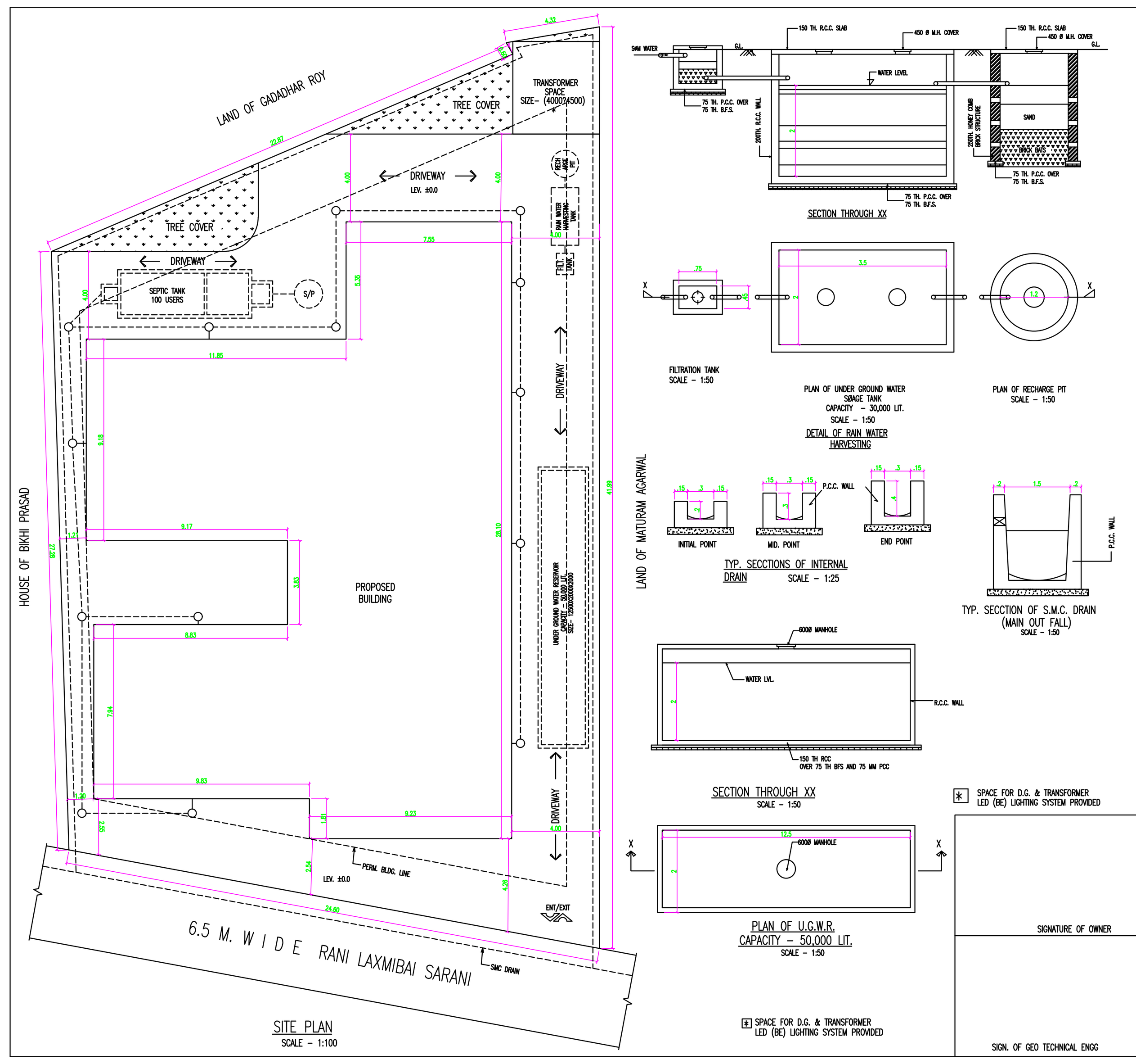
DECLARATION BY L.B.S./L.B.A.
I DO HEREBY CERTIFY THAT THE PLANS, ELEVATION AND SECTIONS AND OTHER STRUCTURAL DETAIL OF THE PROPOSED BUILDING ON PLOT NO. - 3572 AT MILAN PALLY, RANI LAXMIBAI SARANI, WARD NO . - 25 UNDER THE JURISDICTION OF SILIGURI MUNICIPAL AUTHORITY HAVE BEEN PREPARED IN CONFORMITY WITH ALL RELEVANT PROVISIONS UNDER THE WESTBENGAL 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 OF THE PLAN TO CONSTRUCT/RE-CONSTRUCT/ADDITION TO ALTERATION ON THE SAID PLOT.

SIGNATURE OF LBS

TITLE -
CORP. PLAN

DRAWN	SOURAV	SCALE	AS SHOWN
CHKD.	S. M.	SHEET NO.	01/01

Subrata Majumder
Consultant Planner
Majumder & Associates
Cont. - +91-9832062034, +91-9933575581



SIGNATURE OF OWNER

SIGN. OF GEO TECHNICAL ENGG

PROPOSED PARTLY GROUND + 3 & PARTLY PARKING + 3 STD. RESIDENTIAL CUM COMMERCIAL BUILDING

LOCATION -
NEAR SBI AT S.F. ROAD BYLANE RANI LAXMIBAI SARANI, MILAN PALLY, SILIGURI, W/NO. - 25, DIST. - DARJEELING

SMC HOLDING NO. - VL/100/A/11, VL/100/A/12
APVD. LUCC MEMO NO. - 7498/SJDA DT.- 30.11.2021

LAND SCHEDULE

MOUZA	- SILIGURI MID WEST
PLOT NO	- 3572 (RS) 10602 (LR)
J. L. NO.	- 110 (88) R.S., 90(L.R.)
KHATIAN NO.	- 946 (R.S.), 9356, 9357 (L.R.)
W/NO.	- 25 (S.M.C.)
PARAGANA	- BAIKUNTHAPUR
P. S.	- SILIGURI
DIST.	- DARJEELING

NAME OF OWNERS
1) SRI. DURGA PRASAD AGARWAL
S/O - LATE DWARKA PRASAD AGARWAL
2) DP CONSTRUCTIONS
REP. SRI. DURGA PRASAD AGARWAL

PRABHA PRINTING PRESS — PROP. SITE — RANI LAXMIBAI SARANI — S.F. ROAD — S.B.I.
KEY PLAN
N.T.S.

LAND AREA AS PER DEED	918.64 SQ.M.
LAND AREA AS PER SITE	858.45 SQ.M.
PERM. GR. COVERAGE	50 % OR 429.22 SQ.M.
PROP. GR. COVERAGE	49.55% OR 425.4 SQ.M.
PERM. HT. OF BUILDING	12.50
PROP. HT. OF BUILDING	12.45 M.
OPEN SPACE LEFT	50.42% OR 432.87 SQ.M.

FLOOR AREAS :-

GROUND	
SHOP AREA (INCLUDING PASSAGE)	167.95 SQ.M.
COMMON AREA	36.55 SQ.M.
CAR PARKING AREA	220.90 SQ.M.
TOTAL AREA	425.40 SQ.M.
1ST TO 3RD FLOOR.	
FLAT AREA (388.85 X 3)	1166.55 SQ.M.
COMMON AREA (36.55 X 3)	109.65 SQ.M.
TOTAL AREA (425.4 X 3)	1276.20 SQ.M.
TOTAL FLOOR AREA	1701.60 SQ.M.
TOTAL SHOP AREA (9.86%) (INCLUDING PASSAGE)	167.95 SQ.M.
TOTAL FLAT AREA	1166.55 SQ.M.
TOTAL COMMON AREA	146.2 SQ.M.
TOTAL CAR PARKING AREA	220.90 SQ.M.
TOTAL NOS. OF TENEMENT	9 NOS.

AREA FREE FROM F.A.R.:
LIFT LOBBY @3 SQ.M.X01 NOS.X4 FLS. - 12.0 SQ.M.
CAR PARKING AREA = 220.90 SQ.M.
STAIR COVER AREA = 86.48 (21.62 SQ.M. X 4 FLR.)
TOTAL FREE AREA = 319.38 SQ.M.
TOTAL AREA FOR F.A.R. = (1701.60 - 319.38) SQ.M. = 1382.22 SQ.M.

PROPOSED F.A.R. - 1.61
PERMISSIBLE F.A.R. - 1.75
REQUIRED TREE COVER AREA - 25.04 SQ.M. (2.92%)
PROPOSED TREE COVER AREA - 32.97 SQ.M. (3.84%)

SIGNATURE OF L.B.S.

TITLE -
SITE PLAN

DRAWN	SOURAV	SCALE	AS SHOWN
CHKD.	S. M.	SHEET NO.	01/01

Subrata Majumder
Consultant Planner
Majumder & Associates
Cont. - +91-9832062034, +91-9933575581

Signature Not Verified
Digitally Signed
Name: Sonam W Bhutia
Date: 24-Aug-2022 12:29:05
Reason: Building Permit
Location: Siliguri