



**DETAILS OF SEPTIC TANK:-**

No. of User	L1	L2	B	B	H
200	5900	3000	2700	1400	1700
100	3800	1900	2100	1400	1700
✓ 50	3300	1700	1800	1300	1600
30	2000	1000	1600	1300	1600
20	1600	800	1100	1300	1600
10	1300	700	900	1000	1300

PROJECT TITLE:- GROUND (Parking) + 4 STORIED RESIDENTIAL BUILDING OF  
 NAME OF THE OWNERS:- 1.MT. GITALI CHAKRABORTY, W/O- LATE SAMIRAN CHAKRABORTY, 2.SRI. SAGNIK CHAKRABORTY, 3. SATYAKI CHAKRABORTY (2 & 3) ARE S/O LATE SAMIRAN CHAKRABORTY  
 LOCATION OF PLOT:- SHIV MANDIR ROAD, SUBHASH PALLY, NEETAJI GIRLS HIGH SCHOOL P.O., SILIGURI, WARD NO-18(S.M.C), P.S., SILIGURI, DIST- DARJEELING.

**LAND SCHEDULE :-**

MOUZA : SILIGURI (R.S.), SILIGURI MADHYAL (L.R.)	PLOT NO : 6449 R.S., 1632, 1633 (L.R.)
P.O. : SILIGURI	KHATIAN NO : (R.S.) 4174, (L.R.) 13236, 13707, 13705, 13706
PIN NO: 734001	HOLDING NO : 77/69
JL NO: 110(88)R.S.88 L.R.	POLICE STATION : SILIGURI
SHEET NO: 8 R.S.	DISTRICT: DARJEELING
WARD NO: 18(SMC)	BOROUGH NO: III

LUCC MEMO NO: 11541/SJDA Date : 03-Aug-2023

**LAND AREA :-**

LAND AREA AS PER DEED:	334.45 SQ.M.
LAND AREA AS PER KHATIAN:	333.87 SQ.M.
LAND AREA AS PER LUCC:	331.98 SQ.M.
LAND AREA AS PER SITE:	331.98 SQ.M.
ROAD WIDTH:	7.504 M.

**SPECIFICATIONS**

SOILING 75 THICK WITH FIRST CLASS BRICK  
 R.C.C. 1:1.5:3 CEMENT CONCRETE.  
 P.C.C. 1:3:8 CEMENT CONCRETE.  
 D.P.C. 1:2:4 CEMENT CONCRETE.  
 STEEL FE-415 GRADE.  
 I.P.S. FLOORING  
 BRICK WALL 125 THICK AND 250 THICK WITH 1:4 MORTAR  
 FRAME SIZE FOR DOORS/WINDOWS 100 X 75 MM. (SAL WOOD).  
 PLASTIC PAINTS IN INTERIORS.  
 CEMENT PAINTS IN EXTERIORS.  
 SYNTHETIC ENAMEL IN DOOR/WINDOWS

**SCHEDULE OF OPENING**

Mark	Description	Size
D	Wooden Panel Door	1000 x 2100
DT	Wooden Panel Door	900 x 2100
D2	Wooden Panel Door	750 x 2100
W	Wooden Panel Window	2100 x 1350
W1	Wooden Panel Window	1800 x 1350
W2	Wooden Panel Window	1500 x 1350
W3	Wooden Panel Window	1200 x 1350
V	Wooden Panel Window	600 x 750
GW	Rolling Shutter	2200 x 2100
RS	Glass Window (operable)	As required

**AREA STATEMENT SUMMARY**

SL.NO.	PARAMETER	PERMISSIBLE/REQUIRED	PROPOSED
1	PLOT AREA	N.A	331.98 SQ.M.
2	MINIMUM WIDTH OF PLOT	N.A	11.11
3	BUILDING HEIGHT	20.00 M.	14.975 M.
4	GROUND COVERAGE(%)	58.4	42.48
5	COVERED AREA	193.88	141.03
6	TOTAL BUILT UP AREA	NA	767.68
7	TOTAL FLOOR AREA (As per F.A.R)	663.96	607.38
8	FAR	2.00	1.83
9	NO. OF TENEMENTS	NA	8 NOS
10	NO. OF PARKING	4 NOS	4 NOS

**EXISTING STRUCTURE ON THE LAND SCHEDULE**

1	RCC STRUCTURE
2	SEMI PUCCA STRUCTURE
3	WOODEN STRUCTURE

**OCCUPANCY DETAILS**

BLOCK NAME	FLOOR NAME	OCCUPANCY	OCCUPANCY AREA(GROSS)	OCCUPANCY AREA(NET)
SINGLE BUILDING	FLOOR01	RESIDENTIAL	155.32	141.03
	FLOOR02	RESIDENTIAL	155.32	141.03
	FLOOR03	RESIDENTIAL	155.32	141.03
	FLOOR04	RESIDENTIAL	155.32	141.03
TOTAL			621.28	564.12

**TENEMENT DETAILS**

BUILDING NAME	FLOOR NAME	TENEMENTS REF:	SINGLE/DUPLEX	TENEMENT AREA
SINGLE BUILDING	FLOOR01, FLOOR02, FLOOR03, FLOOR04 - TYPICAL	FLAT-A	Single	72.66
				Total : 134.40
				Total number of Tenements : 8 NOS
				GRAND TOTAL : 537.6 sq.m.

**DEDUCTION**

	AREA IN SQ.M.	NO OF FLOORS	TOTAL AREA
LIFT	2.23	5 NOS	11.15 SQ.M.
DUCT	NIL	NIL	NIL

**EXEMPTION**

	AREA IN SQ.M.	NO OF FLOORS	TOTAL AREA
STAIR CASE	9.72 SQ.M.	5 NOS	48.60 SQ.M.
STAIR LOBBY	4.74 SQ.M.	5 NOS	23.70 SQ.M.
CAR PARKING(COV)	100 SQ.M.	1 NOS	100 SQ.M.
Staircase Landing	3.64 SQ.M.	5 NOS	18.20 SQ.M.
Lift Lobby	2.34 SQ.M.	5 NOS	11.70 SQ.M.

**TREE COVER AREA**

REQUIRED	PROPOSED
6.37 Sq.m.	6.40 Sq.m.

**CERTIFICATE OF THE ENGINEER**  
 CERTIFIED THAT THE STRUCTURAL DRAWING & DESIGN OF BOTH THE FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE CONSIDERING THE SOIL TEST REPORT, AS PER THE RULES & REGULATIONS MADE UNDER THE ACT AND ALSO CONSIDERING ALL POSSIBLE LOADS, SEISMIC LOAD & THE MOMENTS GENERATED BY THE PROPOSED STRUCTURE AS PER THE BUREAU OF INDIAN STANDARD & NATIONAL BUILDING CODE OF INDIA & CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT AND THESE PROVISIONS SHALL BE ADHERED TO DURING THE CONSTRUCTION.

I/ I We do hereby certify that plans, elevations and sections and other structural details of the proposed building on plot No-6449 R.S. 1632, 1633 (L.R.), Ward No-18 (S.M.C), under the jurisdiction of Siliguri 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 the regard are also enclosed with the application for seeking approval of the plan to construct/reconstruct/addition for alteration of the building on the said plot.

**DECLARATION OF STRUCTURAL ENGINEER**  
 I/ I We hereby certify that the foundation and superstructure of the building proposed for construction on plot No-6449 R.S. 1632, 1633 (L.R.), Ward no-18(s.m.c) under the jurisdiction of Siliguri Municipality/Notified Area Authority/Industrial Township Authority have been personally inspected and also designed by me / us will make 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 IS Code of Practice and National Building Code.

**DECLARATION OF Licensed Building Surveyor or Architect**  
 I/ I DO HEREBY DECLARE THAT THE BUILDING PROPOSED FOR CONSTRUCTION SHALL BE SUPERVISED BY THE L.B.S. SIGNING THE BUILDING PLAN APPLICATION OR IN HIS ABSENCE ANY OTHER L.B.S. OF THE APPROPRIATE CATEGORY AND AS APPROVED BY THE AUTHORITY.

**DECLARATION OF Geo-technical Engineer**

**DECLARATION OF OWNER / POWER OF ATTORNEY**

CONSULTANT  
 J. MOHANTA & ASSOCIATES  
 1 NO DIAGRAM COLONY PRITILATA ROAD  
 SILIGURI - 734008  
 CONTACT : 98320-18584

