



**TREE COVER CALCULATION**  
 PERMISSIBLE (G206 24 X 10%)  
 6354.94 SQ.M  
 PROPOSED  
 COVER AREA (1): 67.83 SQ.M  
 COVER AREA (2): 27.82 SQ.M  
 COVER AREA (3): 31.82 SQ.M  
 COVER AREA (4): 94.48 SQ.M  
 COVER AREA (5): 14.88 SQ.M  
 COVER AREA (6): 23.34 SQ.M  
 COVER AREA (7): 18.86 SQ.M  
 COVER AREA (8): 0.95 SQ.M  
 COVER AREA (9): 17.25 SQ.M  
 COVER AREA (10): 64.41 SQ.M  
 TOTAL (15.25%): 301.96 SQ.M

**WASTE WATER DISCHARGE CALCULATION**  
 THIS IS TO STATE THAT THE WASTE WATER RECYCLING SYSTEM WILL NOT BE REQUIRED FOR THE FOLLOWING BUILDING AS THE TOTAL WASTE WATER DISCHARGE IS LESS THAN 400 LITRE PER DAY CONSIDERING DISCHARGE WATER = 4 (PERSONS) X 100 LTR X 30 (TENEMENTS) = 16000 LTRS.

**PROJECT TITLE** : PROPOSED HIGH-RISE STD. & PROVISION FOR TWO ADDITIONAL FLOOR TO 10 MET. RESIDENTIAL COM. COMMERCIAL BUILDING AT: AMPIZA - DABURAM, L.R. PLOT NO. 236 & 237 FLOT NO. 16, R. K. KHATTAN NO. 2368, R.S. KHATTAN NO. 2913, L.R. SHEET NO. - 4, B. S. SHEET NO. - 4.1, NO. - 2, P.S. - BHAKTANAGAR, WARD NO. 42 (S.M.C. DIST. - JALPAIGURI)

**NAME OF OWNER** : SITE PLAN SHOWING THE LAND OF DOLARAH NIPA PROJECT L.P. OF 2ND MILE SEVOK ROAD, SUGURI, P.O. SEVOK ROAD, P.S. BHAKTANAGAR, DIST. JALPAIGURI, PIN-734001.  
 REPRESENTED BY -  
 1) SR. ASHISH AGARWAL  
 2) SR. INTESH AGARWAL  
 3) SR. PANKAJ AGARWAL

**LAND SCHEDULE** :  
 M.O.2A - CAMPUS  
 L.R. PLOT NO. - 236  
 L.R. SHEET NO. - 4  
 R.S. KHATTAN NO. - 2368  
 R.S. KHATTAN NO. - 2913  
 L.R. SHEET NO. - 4  
 B.S. SHEET NO. - 4.1, NO. - 2, P.S. - BHAKTANAGAR, WARD NO. 42 (S.M.C. DIST. - JALPAIGURI)

**LUCC MEMO NO.** = 101475DA, DATED - 11/11/2022

**AREA STATEMENT** :  
 LAND AREA: 236624.90 SQ.M

S.NO.	PARAMETER	PERMISSIBLE/REQD.	PROPOSED
1.	PLOT AREA	N/A	236624.90
2.	MINIMUM WIDTH OF PLOT	N/A	22.44 M
3.	BUILDING HEIGHT	60.00 M	15.70 M
4.	GREEN COY. COVERAGE	30%	45.81 %
5.	COVERED AREA	1183.12 M <sup>2</sup>	979.94 M <sup>2</sup>
6.	TOTAL BUILT UP AREA (GROSS)	N/A	4548.63 M <sup>2</sup>
7.	TOTAL FLOOR AREA (GROSS)	N/A	5724.84 M <sup>2</sup>
8.	F.A.R.	2.23	1.38
9.	NO. OF TENEMENTS	N/A	30
10.	NO. OF CAR PARKINGS	N/A	45
11.	TOTAL RESIDENTIAL AREA	N/A	3128.72 M <sup>2</sup>
12.	TOTAL COMMERCIAL AREA	N/A	327.14 M <sup>2</sup>

BLOCK NAME	FLOOR NAME	OCCUPANCY	AREA (GROSS)	OCCUPANCY AREA (NET)
SINGLE BUILDING	FLOOR B	MERCANTILE RETAIL	163.39 M <sup>2</sup>	163.39 M <sup>2</sup>
	FLOOR C	RESIDENTIAL	163.39 M <sup>2</sup>	163.39 M <sup>2</sup>
	FLOOR D	RESIDENTIAL	164.24 M <sup>2</sup>	164.24 M <sup>2</sup>
	FLOOR E	RESIDENTIAL	164.24 M <sup>2</sup>	164.24 M <sup>2</sup>
TOTAL			3456.90 M <sup>2</sup>	3267.90 M <sup>2</sup>

BUILDING NAME	FLOOR NAME	TENEMENTS REFERENCE	SINGLE/ DUPLEX	TENEMENT AREA
SINGLE BUILDING	TYPICAL	A	SINGLE	163.39 M <sup>2</sup>
		B	SINGLE	163.39 M <sup>2</sup>
		C	SINGLE	163.39 M <sup>2</sup>
		D	SINGLE	164.24 M <sup>2</sup>
		E	SINGLE	164.24 M <sup>2</sup>
		F	SINGLE	164.24 M <sup>2</sup>
		G	SINGLE	164.24 M <sup>2</sup>
TOTAL			903.60 M <sup>2</sup>	
TOTAL NO. OF TENEMENTS - 30 NOS.				
GRAND TOTAL - 27048 M <sup>2</sup>				

S. NO.	DEVIATION	AREA IN SQ.M	NO. OF FLOORS	TOTAL AREA
1.	LIFT	2.72 M <sup>2</sup>	3	8.14 M <sup>2</sup>
2.	DUCT	NIL	N/A	NIL
3.	VENTILATION SHAFT	NIL	N/A	NIL
4.	CHIMNEY	NIL	N/A	NIL

DEVIATION	AREA	PROPOSED
1.	R.C.C. STRUCTURE	NIL
2.	WOODEN STRUCTURE	NIL
3.	WOODEN STRUCTURE	NIL

**SCHEDULE OF DOORS & WINDOWS :**  
 D1 = 1.60X2.10 W = 1.80X1.15  
 D2 = 0.750X1.10 V = 0.600X0.90  
 V1 = 1.200X0.90

**SPECIFICATION :**  
 1. ALL DIMENSIONS ARE IN M  
 2. ALL R.C.C. WORK SHALL BE OF M-20 GRADE  
 3. ALL P.C.C. WORK SHALL BE OF M-10 GRADE  
 4. GRADE OF STEEL F-500  
 5. LAP WELD LENGTH SHALL BE 50 D WHERE D IS DIA OF BAR  
 6. 25 TH D.P.C. WITH 1:2:4 C.C. WITH 6MM. DOWN STONE CHIPS  
 7. DOOR AND WINDOW FRAME SIZE IS OF 150X2.5  
 8. 12.5 TH BRICK WALL WITH 1:4 CEMENT SAND MORTAR  
 9. FLOORS ARE OF L.P.S. FLOOR MOSAIC AND MARBLE

**DECLARATION OF OWNER**  
 I, THE UNDERSIGNED, BEING THE PROPRIETOR/OWNER OF THE ABOVE SAID PROJECT, HEREBY DECLARE THAT THE SITE PLAN AND ARCHITECTURAL DRAWINGS ARE TRUE AND CORRECT AND I AM NOT PROVIDING ANY CONCEALED INFORMATION TO ANY OTHER PARTY AND I AM NOT PROVIDING ANY CONCEALED INFORMATION TO ANY OTHER PARTY AND I AM NOT PROVIDING ANY CONCEALED INFORMATION TO ANY OTHER PARTY.

**DECLARATION OF ARCHITECT**  
 I, THE UNDERSIGNED, BEING THE ARCHITECT OF THE ABOVE SAID PROJECT, HEREBY DECLARE THAT THE SITE PLAN AND ARCHITECTURAL DRAWINGS ARE TRUE AND CORRECT AND I AM NOT PROVIDING ANY CONCEALED INFORMATION TO ANY OTHER PARTY AND I AM NOT PROVIDING ANY CONCEALED INFORMATION TO ANY OTHER PARTY AND I AM NOT PROVIDING ANY CONCEALED INFORMATION TO ANY OTHER PARTY.

**DECLARATION OF STRUCTURAL STABILITY**  
 I, THE UNDERSIGNED, BEING THE STRUCTURAL ENGINEER OF THE ABOVE SAID PROJECT, HEREBY DECLARE THAT THE STRUCTURAL DESIGN AND CALCULATIONS ARE TRUE AND CORRECT AND I AM NOT PROVIDING ANY CONCEALED INFORMATION TO ANY OTHER PARTY AND I AM NOT PROVIDING ANY CONCEALED INFORMATION TO ANY OTHER PARTY AND I AM NOT PROVIDING ANY CONCEALED INFORMATION TO ANY OTHER PARTY.

**ARCHITECTS**  
 ACRE ARCHITECTS  
 HOWRAH | KOLKATA | SILIGURI

**SCALE** : 1 : 100  
**DATE** : 10.08.2022  
**DEALT** : UMA  
**CHECKED** : SKG

