

**PROJECT TITLE :-**  
**BUILDING PLAN SUBMITTED FOR PARKING / GROUND +3 STORED RESIDENTIAL BUILDING.**

**NAME OF OWNER :-**  
**JAHRO DEVI BUILDERS REPRESENTED BY ONE OF ITS PARTNERS SRI AASHU SINGHAL S/O SRI SANJAY KUMAR SINGHAL VIDYASAGARPALLY, KHALPARA, SILIGURI**

**LOCATION OF PLOT :-**  
**LAKETOWN, SILIGURI.**

**AREA STATEMENT**

LAND AREA = 416.02 SQM. (AS DEED)  
 LAND AREA = 394.10 SQM (AS L.U.C.C.)  
 LAND AREA = 392.42 SQM. (AS PER SITE)

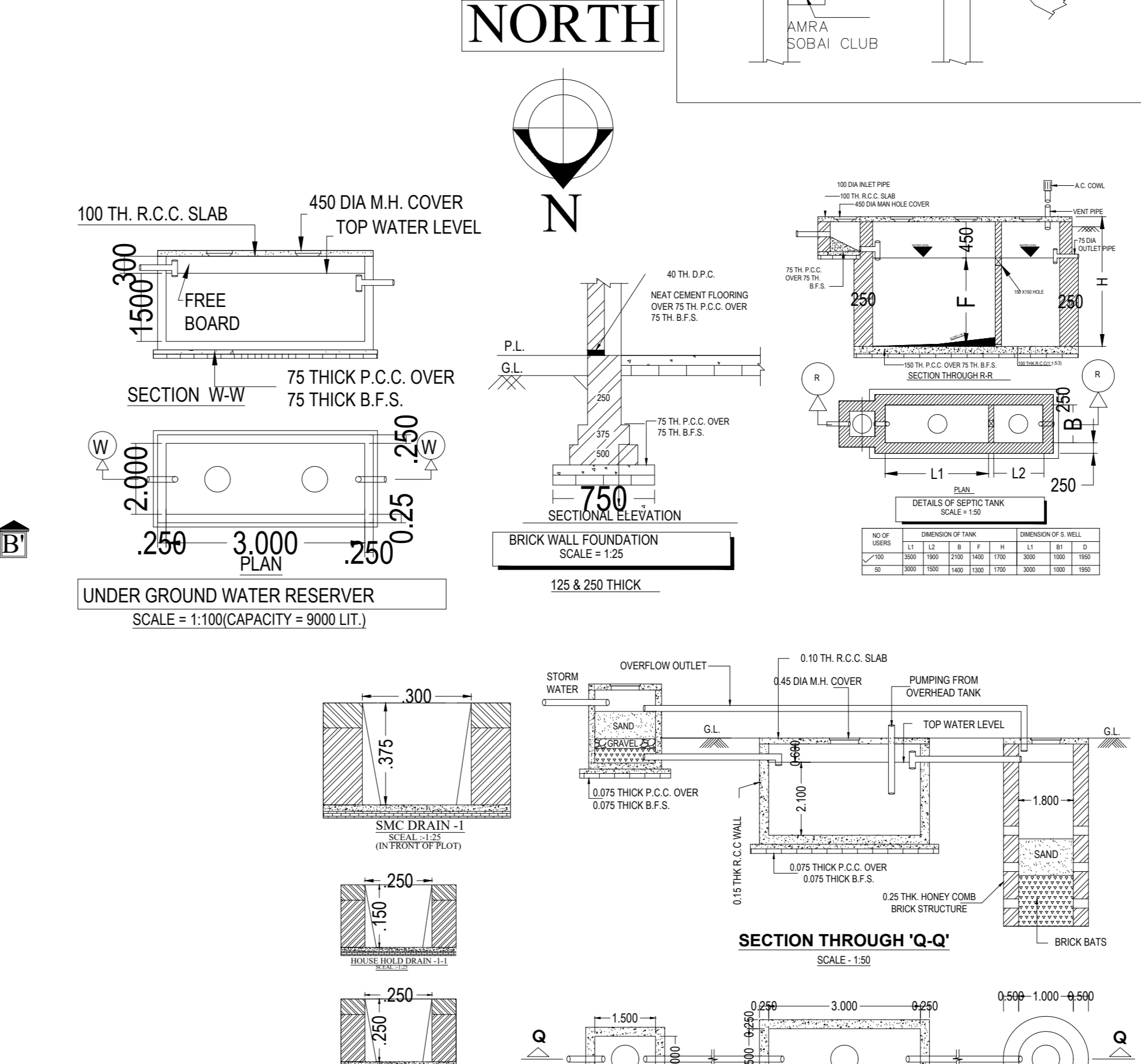
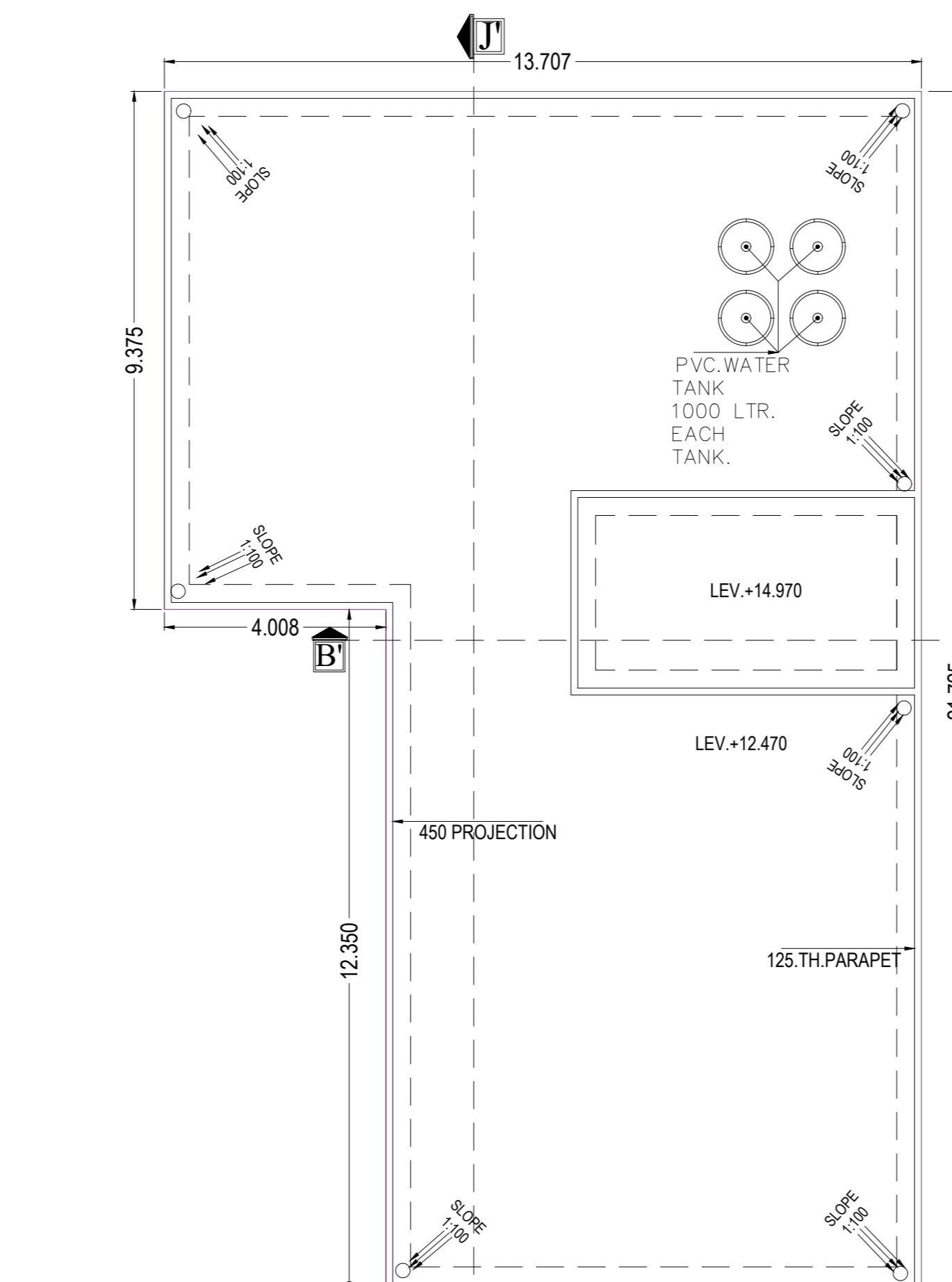
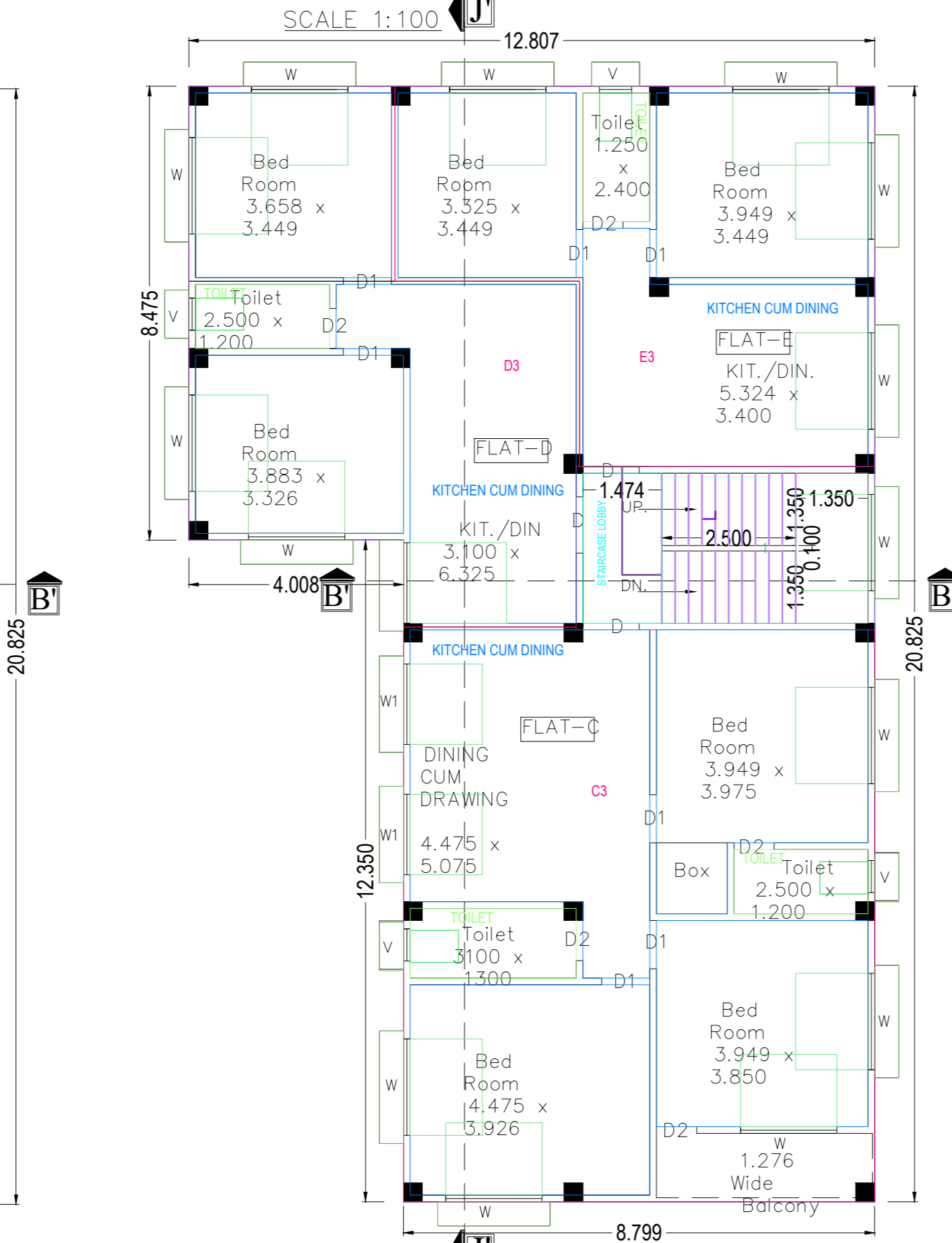
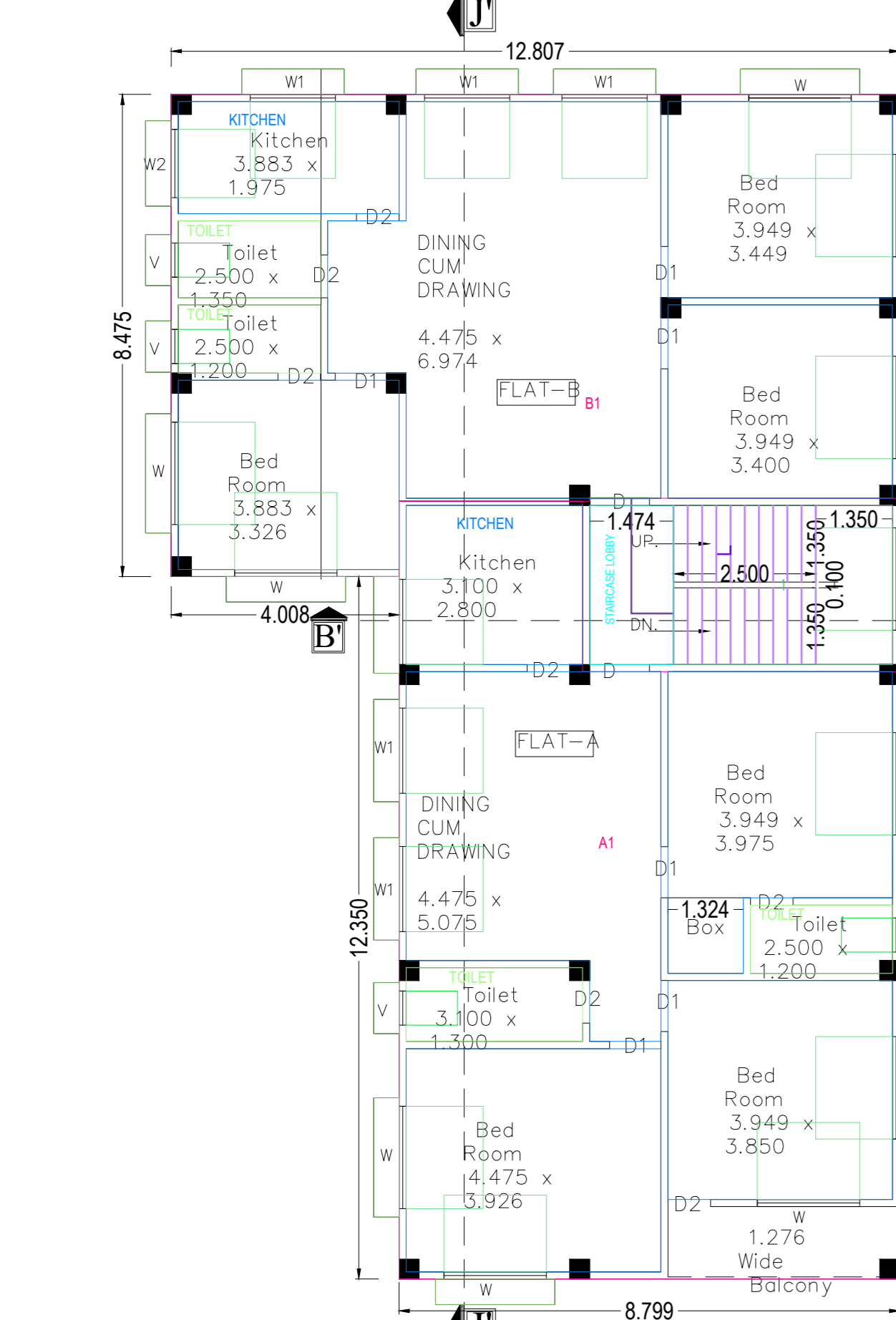
APPROVED L.U.C.C. NO- 7612/SIDA, DATE-09/12/2021.

**SCHEDULE OF LAND**

MOUZA :-	DABGRAM	SCHEDULE OF OPENINGS
PARGANA :-	BAIKUNTHAPUR	D- 1050 X 2100.
PLOT NO. :-	R.S. - 137/1111, L.R.- 7502/100.	Dt- 90/02/100.
KHATIAN NO. :-	R.S. - 814, L.R.- 1063/1800/1550.	Dt- 75/02/100.
J.L. NO. :-	02	Wt- 1500X1350.
SHEET NO. :-	R.S.- 15, L.R.- 1614	Wt- 750 X 800.
WARD NO. :-	33 (S.M.C.)	C.G.- 1800X2200
P.S. :-	BHAKTINAGAR	
DIST. :-	JALPAIGURI	
HOLDING NO. :-	113/022/1/N	

**AREA STATEMENT SUMMARY**

RULE NO.	PARAMETER	PERMISSIBLE / REQUIRED	PROPOSED
45(2)(b)	ROAD WIDTH (HIGHER)	2.40 M.	5.49 M.
49(3)	BUILDING HEIGHT	12.50 M.	12.470 M.
49(A)	FAR	1.75	1.69
46(1)(a)(b)	GROUND COV IN (%)	55.38 %	51.84 %
	PLOT AREA	N.A.	392.42 SQM.
	MINIMUM WIDTH OF PLOT	N.A.	11.500 M.
	TOTAL BUILT UP AREA	N.A.	868.84 SQM.
	FLOOR AREA (FOR FAR)	689.67 SQM.	663.72 SQM.
	COVERED AREA	217.97 SQM.	203.43
	NO. OF TENEMENTS	N.A.	07 NOS.
52(B)(1)	NO. OF CAR PARKING	05 NOS.	06 NOS.
72	CAR PARKING HEIGHT	2.20 M.	2.7 M.
52(A)(a)	PLINTH HEIGHT	0.150	0.150
57 (1)	PARAPET WALL HEIGHT	1.500	1.000
57 (1)	PLINTH HEIGHT	0.150	0.150



**FLOORING BREAKUP**

BLOCK NAME	FLOOR NAME	TOTAL AREA	AREA OF DECT X NO.	AREA OF VENTILATION SHAFT X NO.	AREA OF CHIMNEY X NO.	TOTAL AREA (NET)
HOUSE BUILDING	FLOOR01	217.21	XX	13.78		203.43
	FLOOR02	217.21	XX	13.78		203.43
	FLOOR03	217.21	XX	13.78		203.43
	PARKING	217.21	XX	13.78	150.00	53.43
TOTAL	868.84	XX	167.92	95.04	95.04	663.72

**TREE COVER AREA**

TOTAL FLOOR AREA	TOTAL LAND AREA	REQUIRED PERCENTAGE	PROPOSED PERCENTAGE	PROPOSED SQM.	PROPOSED SQM.
868.84 SQM	394.10 SQM	2.18 %		8.60 SQM	8.71 SQM

**EXISTING STRUCTURE TO BE DEMOLISHED**

NO.	STRUCTURE TYPE	AREA	TOTAL AREA
1)	R.C.C. STRUCTURE	0.00	0.00
2)	LOW HEIGHT R.C.C. STRUCTURE	0.00	0.00
3)	SEMI P.U.C.C. STRUCTURE	0.00	0.00 SQM

- SPECIFICATIONS**
- SOLING 75 THICK WITH FIRST CLASS BRICK.
  - R.C.C. 1:1.5:3 CEMENT CONCRETE.
  - P.C.C. 1:3:6 CEMENT CONCRETE.
  - D.P.C. 1:2:4 CEMENT CONCRETE.
  - STEEL Fe-500 GRADE.
  - NEAT CEMENT FLOORING IN ROOMS.
  - MARBLE IN TOILET AND KITCHEN.
  - BRICK WALL 125 THICK AND 250 THICK WITH 1:4 MORTAR.
  - FRAME SIZE FOR DOORS/WINDOWS 100 X 75 mm.
  - PLASTIC PAINTS IN INTERIORS.
  - CEMENT PAINTS IN EXTERIORS.
  - SYNTHETIC ENAMEL IN DOOR/WINDOWS.
  - DIMENSIONS ARE IN MM.

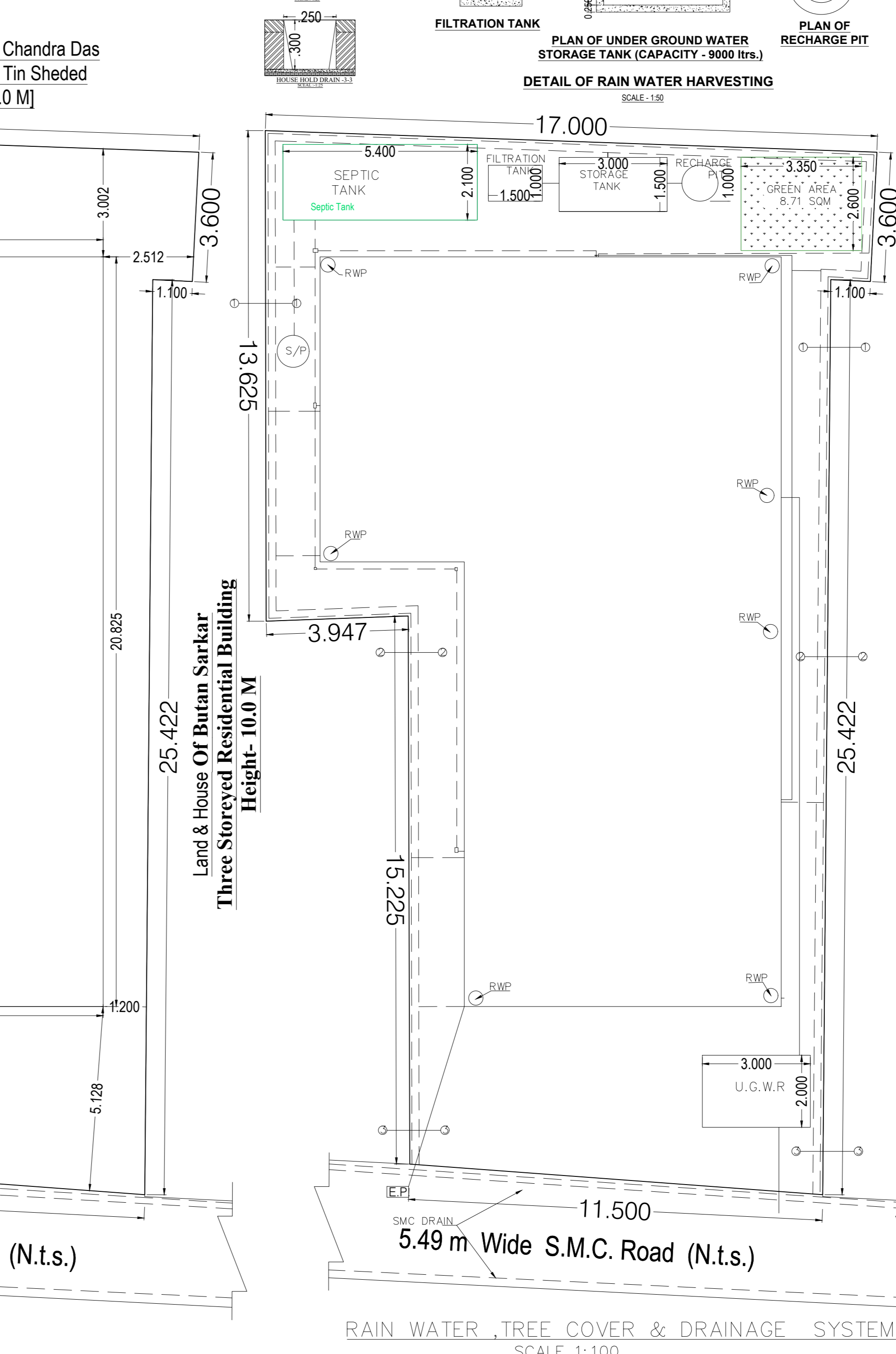
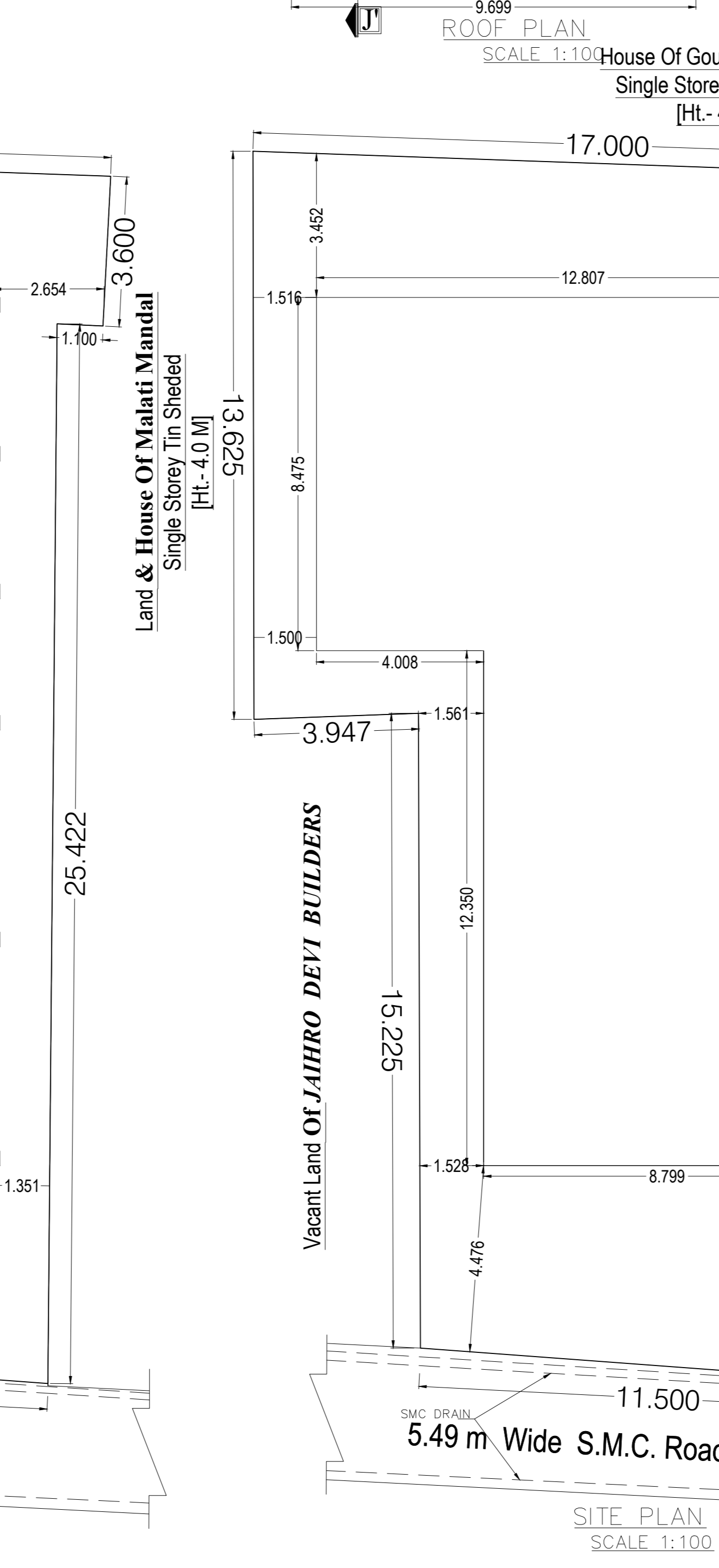
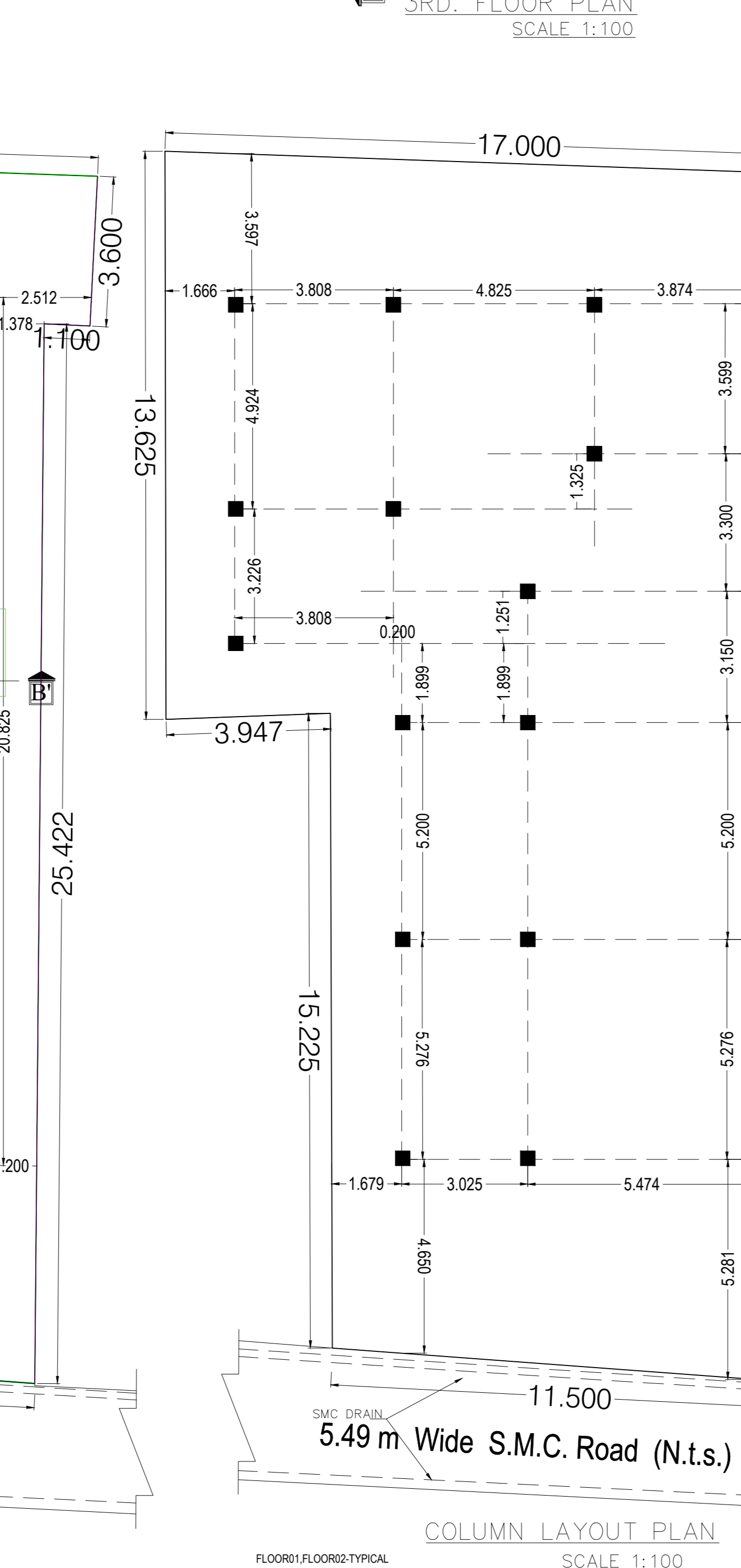
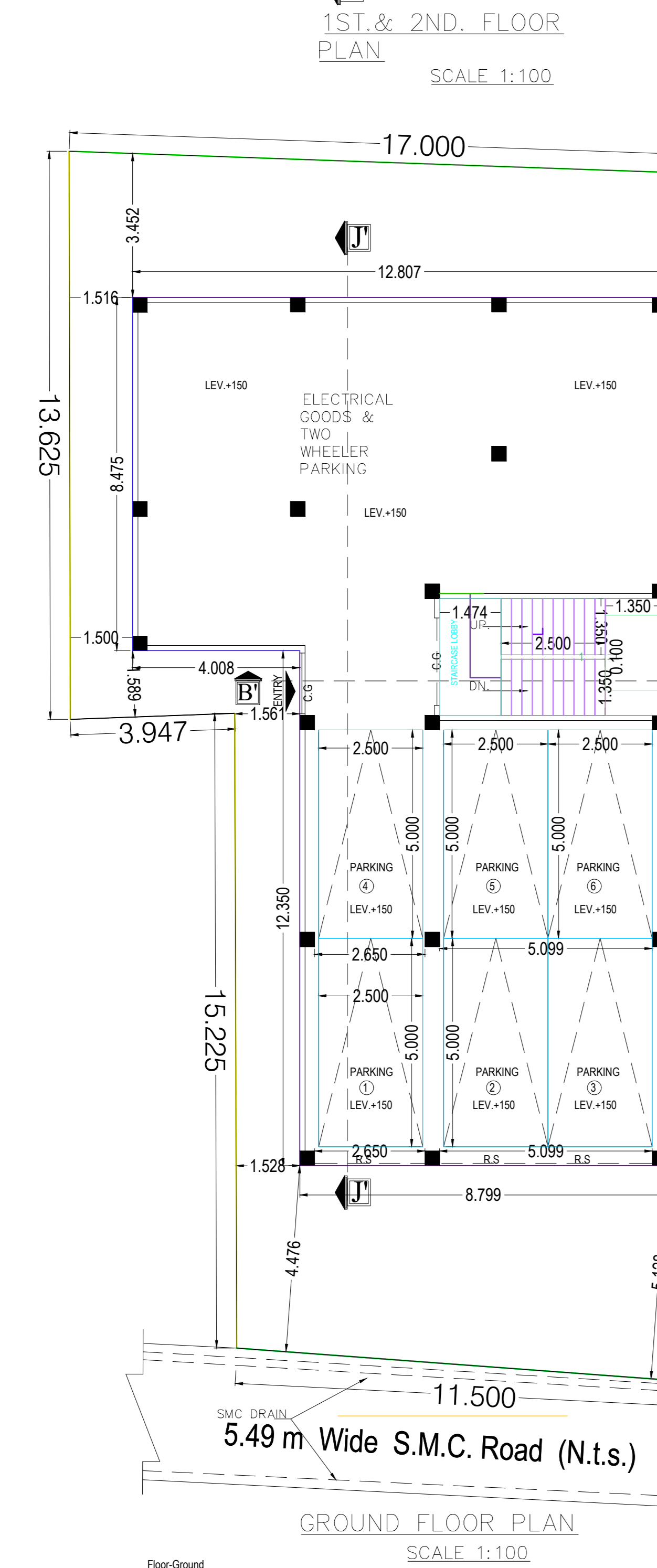
I/WE DO HEREBY CERTIFY THAT THE FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING PROPOSED FOR CONSTRUCTION ON PLOT NO. 67 (R.S) 620 (L.P) STREET ASHANI K. DUTTA SARANI, WARD NO. 33 (S.M.C.) UNDER THE JURISDICTION OF SILIGURI MUNICIPAL CORPORATION HAVE BEEN PERSONALLY INSPECTED AND SIGNED BY ME. I/US WILL MAKE SUCH FOUNDATION AND SUPERSTRUCTURE SAFE IN ALL RESPECT INCLUDING THE CONSIDERATION OF BEARING CAPACITY AND SETTLEMENT OF SOIL AND THEIR CONDITIONS, IF ANY CONFORMING TO ALL STIPULATION OF RELEVANT IS CODE OF PRACTICE AND NATIONAL BUILDING CODE OF INDIA.

SIG. OF STRUCTURE ENG. SIG. OF GEO. TECH.

I/DO HEREBY DECLARE THAT FOR BUILDING PROPOSED CONSTRUCTION SHALL BE SUPERVISED BY THE L.B.S. ENGINEERING IN AN APPLICATION OR IN THE ABSENCE BY ANY OTHER L.B.S. OF APPROPRIATE CATEGORY AS BY THE AUTHORITY.

SIGNATURE OF OWNER

I/WE DO HEREBY CERTIFY THAT PLANS ELEVATION AND SECTIONS AND OTHERS STRUCTURAL DETAILS OF THE PROPOSED BUILDING ON PLOT NO. 67 (R.S) 620 (L.P) STREET ASHANI K. DUTTA SARANI, WARD NO. 33 (S.M.C.) UNDER THE JURISDICTION OF SILIGURI MUNICIPAL CORPORATION HAVE BEEN PREPARED IN CONFORMITY WITH ALL RELEVANT PROVISIONS UNDER THE BEST 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 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.



SIGNATURE OF L.B.S.