



PROPOSED PARTLY GROUND + 3 & PARTLY PARKING + 4 STD. RESIDENTIAL CUM COMMERCIAL BUILDING AT PRANAMI MANDIR ROAD, SILIGURI, WNO. - 40, DIST. - DARJEELING

SMC HOLDING NO - 8289815
 APVD. LUCC MEMO NO. - 3572/SJDA DT. - 16.08.2019
 APVD. SITE PLAN NO. - 693 DT. - 21.02.2019

LAND SCHEDULE
 MOUZA - DABGRAM
 PLOT NO. - 4 L.R., 858, 217 R.S.
 J.L. NO. - 02
 KHATAN NO. - 362, 363 L.R., 729, 730 R.S.
 SHEET NO. - 09 P.S., 53 L.R.
 WNO. - 40
 PARAGANA - BAIKUNTHAPUR
 P. S. - BHAKTINAGAR
 DIST. - JALPAIGURI

NAME OF OWNERS
 1) SRI. SUJIT CHOWDHURY
 S/O LATE SURESH CH. CHOWDHURY
 2) SMT. REKHA CHOWDHURY
 W/O SRI. SUJIT CHOWDHURY

LAND AREA AS PER DEED 768.90 SQ.M.
 LAND AREA AS PER SITE 755.51 SQ.M.
 PERM. GR. COVERAGE 5% OR 377.80 SQ.M.
 PROP. GR. COVERAGE 40.05% OR 370.27 SQ.M.
 PERM. HT. OF BUILDING 14.95 M.
 OPEN SPACE LEFT 30.97% OR 385.34 SQ.M.

FLOOR AREAS
 GROUND FLOOR
 SHOP AREA 141.37 SQ.M.
 COMMON AREA 81.37 SQ.M.
 CAR PARKING AREA 147.53 SQ.M.
 TOTAL AREA 370.27 SQ.M.
 FIRST FLOOR
 SHOP AREA 154.05 SQ.M.
 COMMON AREA 81.37 SQ.M.
 TOTAL AREA 235.42 SQ.M.
 2ND FLOOR
 SHOP AREA 141.37 SQ.M.
 FLAT AREA 147.53 SQ.M.
 COMMON AREA 81.37 SQ.M.
 (SHOP - 39.82 - FLAT - 41.55)
 TOTAL AREA 370.27 SQ.M.
 3RD FLOOR
 SHOP AREA 58.22 SQ.M.
 FLAT AREA 203.46 SQ.M.
 COMMON AREA 108.59 SQ.M.
 (SHOP - 28.15 - FLAT - 84.43)
 TOTAL AREA 370.27 SQ.M.
 4TH FLOOR
 FLAT AREA 282.34 SQ.M.
 COMMON AREA 87.93 SQ.M.
 TOTAL AREA 370.27 SQ.M.
 TOTAL FLOOR AREA 1716.50 SQ.M.
 TOTAL RESIDENTIAL AREA 847.24 SQ.M.
 (FLAT - COMMON AREA)
 TOTAL COMMERCIAL AREA 721.73 SQ.M.
 (SHOP - COMMON AREA) (42.05% OF TOTAL FLR AREA)
 TOTAL CAR PARKING AREA 147.53 SQ.M.
 TOTAL NOS. OF TENEMENT 07 NOS.

AREA FREE FROM F.A.R. :
 LIFT LOBBY @ 3 SQ.M. x 01 NOS. x 5 FLS. = 15.0 SQ.M.
 CAR PARKING AREA = 147.53 SQ.M.
 STAIR COVER AREA = 238.95 SQ.M.
 (2.75 SQ.M. x 5 FLS. = 13.75 SQ.M. - 01 NOS. & 442.59 SQ.M. @ 100 - 3 NOS.)
 COMMERCIAL - 18.62 SQ.M.
 CAR PARKING PROVIDED = 12 NOS.
 EXISTING STAIR TO BE DEMOLISHED = 319.71 SQ.M.
 TREE COVER AREA
 TREE COVER AREA REQUIRED - 4.3% OR 32.49 SQ.M.
 TREE COVER AREA PROVIDED - 4.43% OR 33.45 SQ.M.
 TOTAL FREE AREA = 401.48 SQ.M.
 TOTAL AREA FOR F.A.R. = (1716.50 - 401.48) SQ.M.
 = 1315.02 SQ.M.

PROPOSED F.A.R. - 1.74
 PERMISSIBLE F.A.R. - 2.5

CAR PARKING REQUIRED - 12 NOS.
 FLAT - 190.74 SQ.M. @ 250 SQ.M. - 01 NOS. & 442.59 SQ.M. @ 100 - 3 NOS.
 COMMERCIAL - 18.62 SQ.M.

CAR PARKING PROVIDED - 12 NOS.
 EXISTING STAIR TO BE DEMOLISHED - 319.71 SQ.M.

DECLARATION BY OWNER
 I DO HEREBY DECLARE THAT THE BUILDING PROPOSED FOR CONSTRUCTION SHALL BE SUPERVISED BY THE L.B.A. I.B.S. (SIGNING THE BUILDING PLAN APPLICATION) IN HIS ABSENCE BY ANY OTHER L.B.A./B.S. OF THE APPROPRIATE CATEGORY AND AS APPROVED BY THE AUTHORITY.

Sujit Chowdhury
 Rekha Chowdhury
 SIGNATURE OF OWNER

DECLARATION BY GEO-TECHNICAL ENGINEER
 I DO HEREBY CERTIFY THAT THE FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING PROPOSED FOR CONSTRUCTION ON PLOT NO. - 04 L.R. AT PRANAMI MANDIR ROAD, WARD NO. - 40, UNDER JURISDICTION OF THE SILIGURI MUNICIPAL CORPORATION HAVE BEEN PERSONALLY INSPECTED BY ME AND I MAKE SURE FOUNDATION AND SUPERSTRUCTURE IS SAFE IN ALL ASPECT INCLUDING THE CONSIDERATION OF THE BEARING CAPACITY AND SETTLEMENT OF SOIL AND OTHER CONDITIONS IF ANY CONFORMING TO ALL STIPULATION OF ALL RELEVANT IS CODE OF PRACTICE & NATIONAL BUILDING CODE OF INDIA.

Rajen Koley
 Geo-Technical Engineer, Class-II
 SMC Registration No. - 01
 Siliguri, Dist. - Jalpaiguri
 9830183838; 9830183838

SIGN. OF GEOTECHNICAL ENGG.

DECLARATION BY L.B.S./I.B.S.
 I DO HEREBY CERTIFY THAT THE PLANS, ELEVATION AND SECTIONS AND OTHER STRUCTURAL DETAIL OF THE PROPOSED BUILDING ON PLOT NO. - 04 L.R. AT PRANAMI MANDIR ROAD, WARD NO. - 40 UNDER JURISDICTION OF THE SILIGURI MUNICIPAL CORPORATION HAVE BEEN PERSONALLY INSPECTED BY ME AND I MAKE SURE FOUNDATION AND SUPERSTRUCTURE IS SAFE IN ALL ASPECT INCLUDING THE CONSIDERATION OF THE BEARING CAPACITY AND SETTLEMENT OF SOIL AND OTHER CONDITIONS IF ANY CONFORMING TO ALL STIPULATION OF ALL RELEVANT IS CODE OF PRACTICE & NATIONAL BUILDING CODE OF INDIA.

Er. Subrata Majumder
 Licensed Building Surveyor Class-I
 S.M.C. Empoimentment Number - 75
 S.S. Colony, 3rd-4, 4th Flr - 753002 (9830183838)
 P: 9830183838; 9830183838

SIGNATURE OF LBS

TITLE - GR. - 2ND FLOOR PLAN, SITE PLAN, SECTIONS
 DRAWN - SOURAV SCALE - AS SHOWN
 CHKD. - S. M. SHEET NO. 01/02

Subrata Majumder
 Consultant Planner
 Majumder & Associates
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