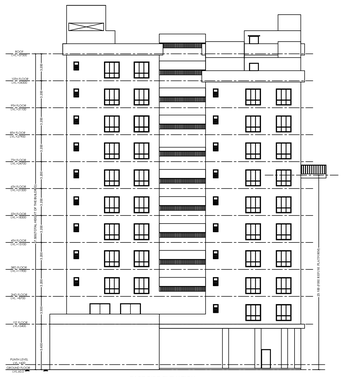
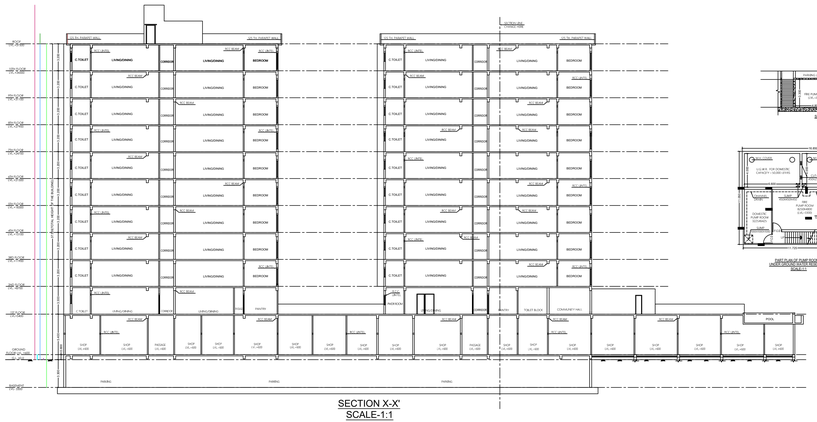
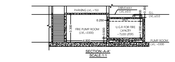


EAST SIDE ELEVATION
SCALE- 1:1

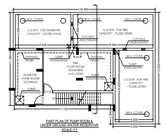
SOUTH SIDE ELEVATION
SCALE-1:1



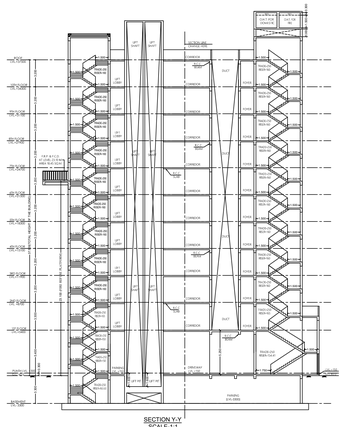
SECTION X-X'
SCALE-1:1



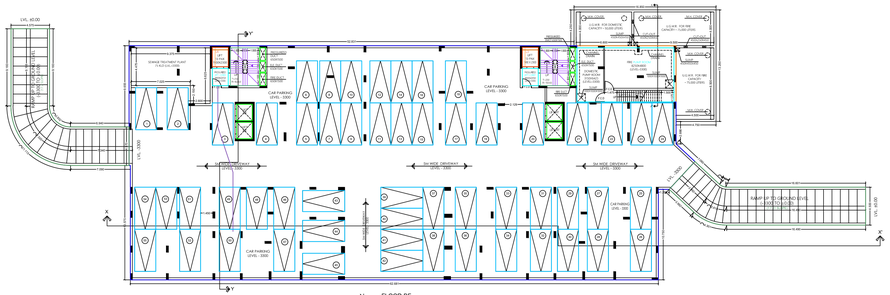
SECTION THROUGH - I - I'
SCALE-1:1



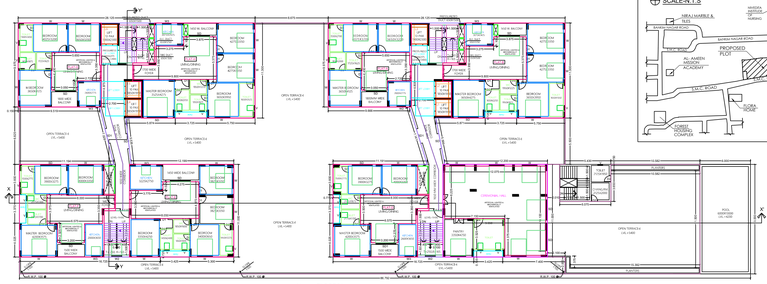
DETAILS OF PARK WATER HARVESTING SYSTEM
SCALE-1:1



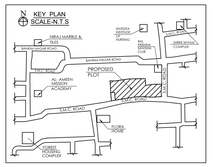
SECTION Y-Y'
SCALE-1:1



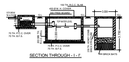
FLOOR-BF
BASEMENT PLAN
SCALE-1:1



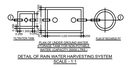
FLOOR01
1ST FLOOR PLAN
SCALE-1:1



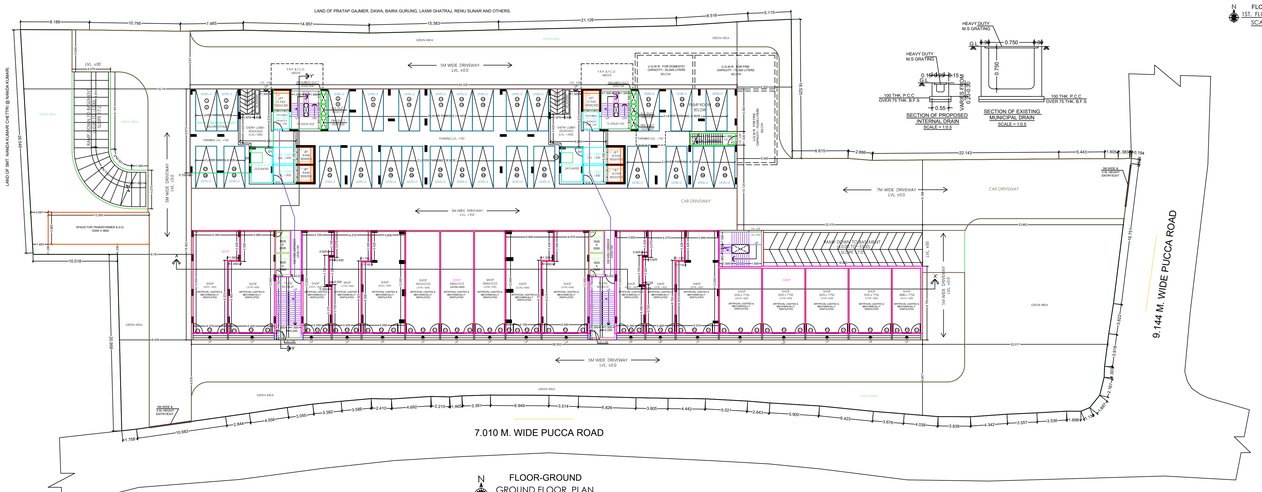
KEY PLAN
SCALE-N.T.S



SECTION THROUGH - I I - I I'
SCALE-1:1



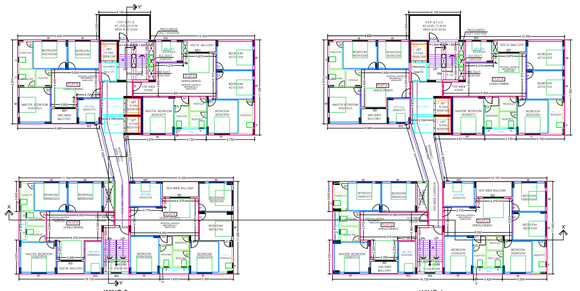
DETAIL OF RAIN WATER HARVESTING SYSTEM
SCALE - 1:1



FLOOR-GROUND
GROUND FLOOR PLAN
SCALE-1:1

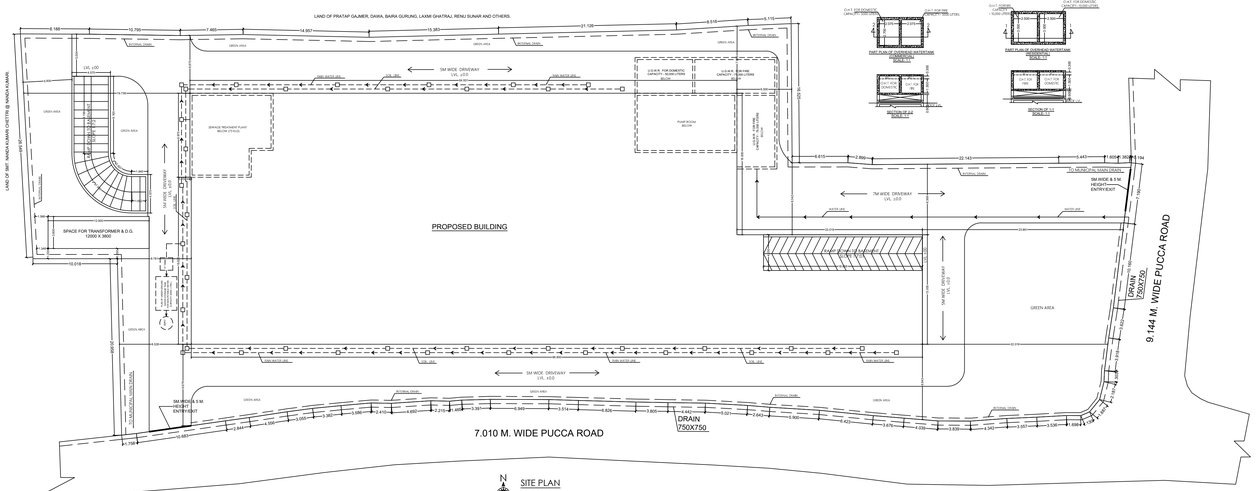
SECTION OF PROPOSED INTERNAL DRAIN
SCALE = 1:0.5

SECTION OF EXISTING MUNICIPAL DRAIN
SCALE = 1:0.5

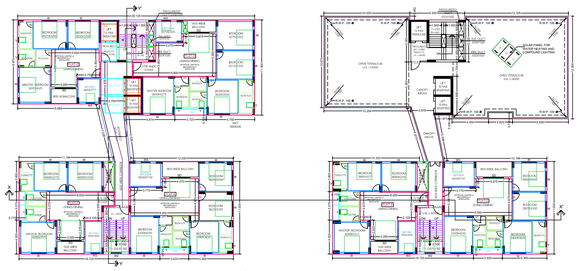


WING-2 WING-1

TYP (2ND-9TH) FLOOR PLAN
SCALE 1:1

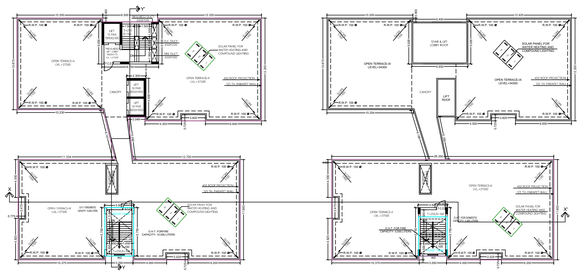


SITE PLAN
SCALE-1:1



WING-2 WING-1

10TH FLOOR PLAN & ROOF PLAN
SCALE 1:1



FLOOR-TERRACE
ROOF PLAN
SCALE-1:1

WIDTH OF ABUTTING ROAD / MEANS OF ACCESS

Rule No	Parameter	Minimum Required	Maximum Permissible	PROVIDED	Result
45(2)(a)(i)	Road Width (Higher)	2.40	N.A.	9.14	Satisfied
-	Road Width 1	N.A.	N.A.	9.14	N.A.
-	Road Width 2	N.A.	N.A.	7.01	N.A.

AREA STATEMENT SUMMARY

RULE NO	PARAMETER	MINIMUM REQUIRED	MAXIMUM PERMISSIBLE	PROVIDED	RESULT
49(3)	BUILDING HEIGHT	N.A.	40.00	37.50	SATISFIED
48(A)	FAR	N.A.	2.25	2.25	SATISFIED
46(1) (a)(b)	GROUND COVERAGE (IN PERCENTAGE)	N.A.	50	21.22	SATISFIED
46(1) (a)(b)	ADDITIONAL GROUND COVERAGE (IN PERCENTAGE) [10%]	N.A.	10	0.99	SATISFIED
-	PLOT AREA	N.A.	N.A.	4999.35	N.A.
-	MINIMUM WIDTH OF PLOT	N.A.	N.A.	145.65	N.A.
-	TOTAL BUILTUP AREA	N.A.	N.A.	14808.15	N.A.
-	FLOOR AREA(FAR)	N.A.	11248.54	11241.77	SATISFIED
-	COVERED AREA	N.A.	2499.68	1,061.09	SATISFIED

PROPOSED HEIGHT OF THE BUILDING / NO. OF STORIES

Block Name	Number of Floors	Height of the Building
Single Building	BF-1 + Ground + 10 Floors	37.50

FLOORWISE BREAKUP

BLOCK NAME	FLOOR NAME	TOTAL AREA	DEDUCTION	BUILT UP AREA	EXEMPTION 48 (A) (2)(ii)	COVERED PARKING	EXEMPTION FOR COVERED PARKING	FLOOR AREA (FAR)
SINGLE BUILDING	FLOOR01	1195.84	38.15	1157.69	96.60			1061.09
	FLOOR02	1195.84	38.15	1157.69	96.60			1061.09
	FLOOR03	1195.84	38.15	1157.69	96.60			1061.09
	FLOOR04	1195.84	38.15	1157.69	96.60			1061.09
	FLOOR05	1195.84	38.15	1157.69	96.60			1061.09
	FLOOR06	1195.84	38.15	1157.69	96.60			1061.09
	FLOOR07	1195.84	38.15	1157.69	96.60			1061.09
	FLOOR08	1195.84	38.15	1157.69	96.60			1061.09
	FLOOR09	1195.84	38.15	1157.69	96.60			1061.09
	FLOOR10	877.99	23.18	854.81	69.16			785.66
	FLOOR-BF	1780.63	-	1780.63	111.39	1669.24	1669.24	-
	FLOOR - GROUND	1754.13	35.98	1718.14	129.38	682.47	682.47	906.30
	FLOOR - TERRACE	35.36	-	35.36	35.36			-
	TOTAL	15210.67	402.53	14808.15	1,214.69	2351.71	2351.71	11,241.77

* Will be Deducted and Exempted from floor area if provided in the Drawing
* List of Deduction - Lift, Duct, Chimney,Ventilation Shaft
* List of Exemption - Staircase, Staircase Landing Width, Lift Lobby, Service Equipments

OCCUPANCY DETAILS

BLOCK NAME	FLOOR NAME	OCCUPANCY	OCCUPANCY AREA(GROSS)	OCCUPANCY AREA(NET)
SINGLE BUILDING	FLOOR01	RESIDENTIAL	1059.44	927.17
	FLOOR01	ASSEMBLY	136.40	133.92
	FLOOR02	RESIDENTIAL	1195.84	1061.09
	FLOOR03	RESIDENTIAL	1195.84	1061.09
	FLOOR04	RESIDENTIAL	1195.84	1061.09
	FLOOR05	RESIDENTIAL	1195.84	1061.09
	FLOOR06	RESIDENTIAL	1195.84	1061.09
	FLOOR07	RESIDENTIAL	1195.84	1061.09
	FLOOR08	RESIDENTIAL	1195.84	1061.09
	FLOOR09	RESIDENTIAL	1195.84	1061.09
	FLOOR10	RESIDENTIAL	877.99	785.66
	FLOOR - GROUND	MERCANTILE-RETAIL	344.61	344.61
	FLOOR - GROUND	MERCANTILE-RETAIL	428.95	428.95
	FLOOR - GROUND	MERCANTILE-RETAIL	132.74	132.74
	TOTAL		12546.85	11241.77

OCCUPANCY DETAILS

BLOCK NAME	FLOOR NAME	TENEMENTS REFERENCE	SINGLE / DUPLEX	TENEMENTS AREA
SINGLE BUILDING	FLOOR01	FLAT-A	SINGLE	98.50
		FLAT-B	SINGLE	147.44
		FLAT-D	SINGLE	113.18
		FLAT-E	SINGLE	136.40
		FLAT-F	SINGLE	113.18
		FLAT-G	SINGLE	98.50
		FLAT-H	SINGLE	147.44
				TOTAL: 854.64
	FLOOR02 FLOOR03 FLOOR04 FLOOR05 FLOOR06 FLOOR07 FLOOR08 FLOOR09 - TYPICAL	FLAT-A	SINGLE	98.50
		FLAT-B	SINGLE	147.44
		FLAT-C	SINGLE	136.40
		FLAT-D	SINGLE	113.18
		FLAT-E	SINGLE	136.40
		FLAT-F	SINGLE	113.18
		FLAT-G	SINGLE	98.50
		FLAT-H	SINGLE	147.44
				TOTAL: 991.04
	FLOOR10	FLAT-C	SINGLE	136.40
		FLAT-D	SINGLE	113.18
		FLAT-E	SINGLE	136.40
		FLAT-F	SINGLE	113.01
		FLAT-G	SINGLE	98.50
		FLAT-H	SINGLE	147.44
				TOTAL : 744.93
				TOTAL NUMBER OF TENEMENTS : 77 NOS.
				GRAND TOTAL : 9527.89

PARKING DETAILS (CALCULATION)

RULE NO 52(B) (1)	TENEMENTS	AREA FOR CALCULATING PARKING	CAR REQUIRED	TRUCK/BUS REQUIRED
TENEMENTS ABOVE 60 SQM.	77	9527.89	87	N.A.
ASSEMBLY-d		133.92	2	N.A.
MERCANTILE-RETAIL		906.30	10	N.A.
Total	77	10568.10	99	-

PARKING / GARAGE DETAILS

RULE NO 52(B) (1)	Parameter	Minimum Required	Maximum Permissible	Provided
52(B)(1)	Car Parking Space	99 Nos.	N.A.	111 Nos.
52(B)(1)	Covered Parking Space	N.A.	N.A.	111 Nos.
52(B)(1)	OffStreet Parking Space	N.A.	N.A.	Not Provided
57(3)	Plinth of Garage	0.15	N.A.	0.15

POPULATION CALCULATION

DETAIL DESCRIPTION	NO. OF FLAT /BUA IN sq.m.	RATE	TOTAL POPULATION
1. RESIDENTIAL (FIXED)			
a) 4BHK FLATS	38	8	304
b) 3BHK FLATS	39	6	234
1. RESIDENTIAL TOTAL (FIXED)			538
c) Considering floating population @ 10%			54
2. COMMERCIAL	906.30	@ 10 sq.m./Person	91
a) Commercial Space (Fixed Population)		10% of Total Population	09
b) Commercial Space (Floating/Visitors Population)		90% of Total Population	82
3. Security/Maintenance/Facility Staff			05
TOTAL POPULATION			629

WASTE WATER GENERATION CALCULATION

DETAIL OF DESCRIPTION	TOTAL POPULATION	WATER SUPPLY RATE			TOTAL WATER REQUIREMENT			Total in KLD
		Domestic (lpcd)	Flushing (lpcd)	Total (lpcd)	Total Domestic (lpcd)	Total Flushing (lpcd)	Total (lpcd)	
1. RESIDENTIAL (FIXED)	538	90	45	135	48420	24210	72630	72.630
2. COMMERCIAL (FIXED)	10	24	21	45	240	210	450	0.450
3. COMMERCIAL (Floating)	82	5	10	15	410	820	1230	1.230
4. RESIDENTIAL (Floating)	54	5	10	15	270	540	810	0.810
5. Security/Maintenance/ Facility Staff	05	90	45	135	450	225	675	0.675
SUB TOTAL					49790	26005	75795	75.795
Waste Water Generation								
a) @ 95% of Flushing use								24.705
b) @ 80% of Domestic Use								39.832
c) Car Washing								0.5
Total Waste Water Generation								65.037

PROJECT: BASEMENT + GROUND + $\overline{X}$ STORIED RESIDENTIAL CUM COMMERCIAL BUILDING.

NAME OF OWNERS: SRI. ALOK KUMAR CHETTRI
S/O. LATE TULA BAHADUR CHETTRI

LOCATION : TIRANGA MORE, BANKIM NAGAR, SILIGURI.

LAND SCHEDULE:-

MOUZA	- DABGRAM
J.L NO.	- 02
SHEET NO.	- 41 (L.R.), 08 (R.S.)
PLOT NO.	- 498(R.S.), 91(L.R.)
KHATIAN NO.	- 98/1(R.S.), 255(L.R.)
PARAGANA	- BAIKUNTHAPUR
HOLDING NO.	- VL/100/F/11
WARD NO.	- 41(S.M.C.)
P.S.	- BHAKTINAGAR
DIST.	- JALPAIGURI

FSR MEMO NO.- FSR/01251&62379003399 DATE : 25-12-2024
LUCC MEMO NO. - 1407/6/S.D/A DATE : 27-12-2024

AREA STATEMENT:-

1. TOTAL LAND AREA (AS/DEED) = 4999.35 SQM.
2. TOTAL LAND AREA (AS/SITE) = 4999.35 SQM.
3. PERMISSIBLE GROUND COVERAGE = 2499.68 SQM. (50.00%)
4. PROPOSED GROUND COVERAGE = 1061.09 SQM. (21.22%)
5. TOTAL BUILTUP AREA = 14808.15 SQM.
6. TOTAL AREA FOR (FAR) = 11241.77 SQM.
6. PERMISSIBLE FAR = 2.25
7. PERMISSIBLE FAR = 2.25
8. PERMISSIBLE HEIGHT OF THE BUILDING = 40.00 M.
9. PROPOSED HEIGHT OF THE BUILDING = 37.50 M.
10. GREEN AREA REQUIRED = 749.90 SQM.(15.00% OF TOTAL LAND AREA)
11. GREEN AREA PROVIDED = 750.00 SQM.(15.00%)

SCHEDULE OF DOORS			
TYPE	LINTEL	SIZE	
FD	2250	1200x2250	
D1	2250	1200x2250	
D2	2250	750x2250	
D3	2250	1200x2250	
D4	2250	750x2250	
SD	2250	2400x2250	

SCHEDULE OF WINDOWS		
TYPE	LINTEL	SIZE
F G	AS PER DETAIL	
SW1	2250	2400 x 1800
SW2	2250	2000 x 1800
V	2250	600 x 750

NOTE :-
1. ALL DIMENSIONS ARE IN MM UNLESS OTHERWISE STATED.
2. ALL EXTERNAL WALL ARE 200MM. THICK AND INTERNAL WALL ARE 125MM. THICK UNLESS OTHER WISE NOTED.

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

SIGNATURE OF OWNER

CERTIFICATE OF BUILDING PLAN
I/WE DO HEREBY CERTIFY THAT PLANS,ELEVATIONS AND OTHER STRUCTURAL DETAILS OF THE PROPOSED BUILDING ON PLOT NO.- 498 (R.S); 91 (L.R);STREET - 9.14 M. WIDE PUCCA ROAD,WARD NO. - 41,UNDER THE JURISDICTION OF S.M.C. 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 CERTIFICATE FROM THE RESPECTIVE AUTHORITIES SUCH AS, FIRE & EMERGENCY SERVICES DEPARTMENT, AIRPORT AUTHORITY, POLLUTION CONTROL BOARD, TELECOMMUNICATION DEPARTMENT ETC. 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 ARCHITECT / L.B.S.

CERTIFICATE OF STRUCTURAL STABILITY
I/WE DO HEREBY CERTIFY THAT THE FOUNDATION AND SUPERSTRUCTURE OF THE PROPOSED BUILDING ON PLOT NO.- 498 (R.S); 91 (L.R);STREET - 9.14 M. WIDE PUCCA ROAD,WARD NO. - 41,UNDER THE JURISDICTION OF S.M.C. HAVE BEEN PERSONALLY INSPECTED AND ALSO DESIGN 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 CONDITION , IF ANY, CONFORMING TO ALL STIPULATIONS OF ALL RELEVANT E CODE OF PRACTICE AND NATIONAL BUILDING CODE.

SIGNATURE OF STRUCTURAL ENGINEER SIGNATURE OF GEO-TECHNICAL ENGINEER

TITLE - SITE PLAN, FLOOR PLAN, SECTION, ELEVATION,ROOF PLAN, LOCATION PLAN, O.H.T. & U.G.W.R. DETAILS.

SCALE :- 1:1
DATE :- 21.05.2025
SHEET NO. :- 01
CKD. BY :- K. K. P.
DRAWN BY :- MANAB

CT:- GREEN ARCHITECTURE CONSULTING ENGINEERS PVT. LTD.

F0108,1st Floor
Office Block- City Center,
Uttarayon, Siliguri 734010