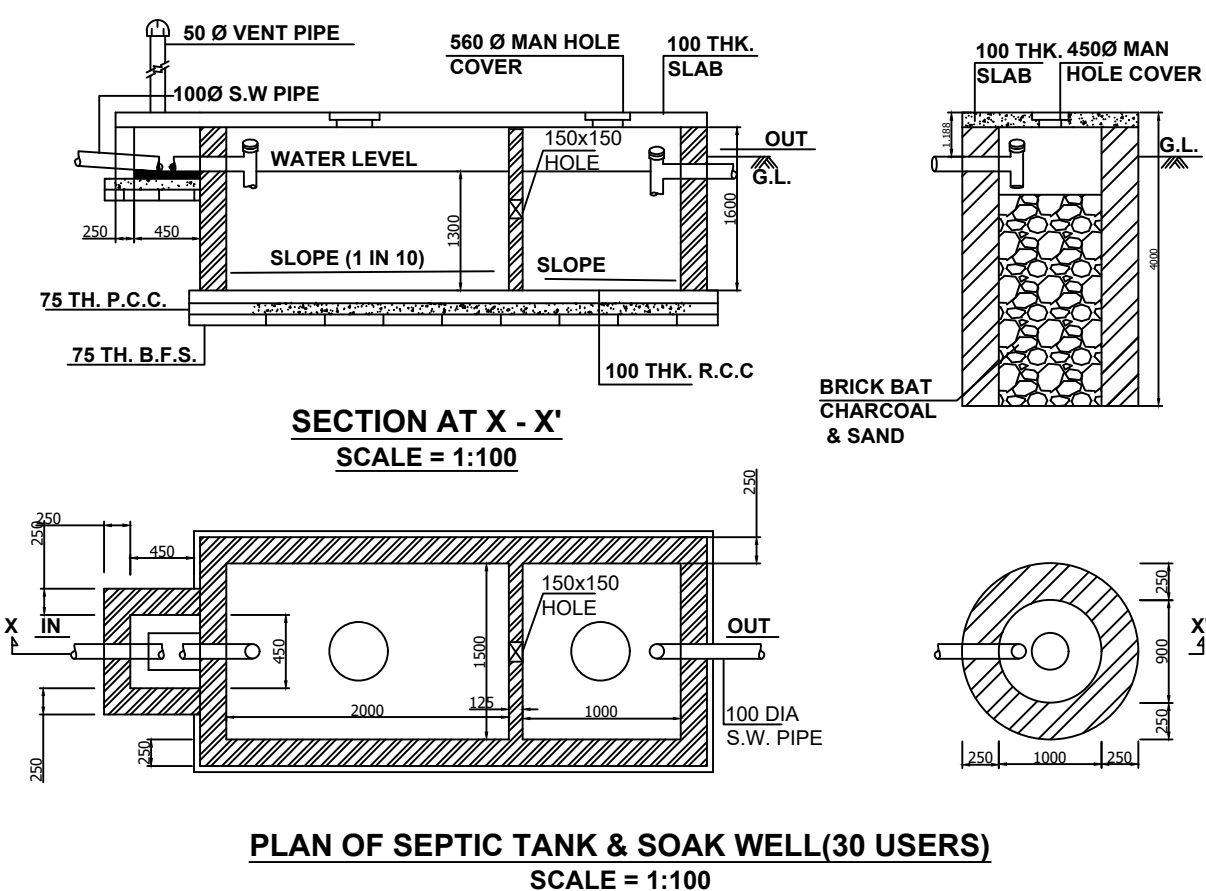
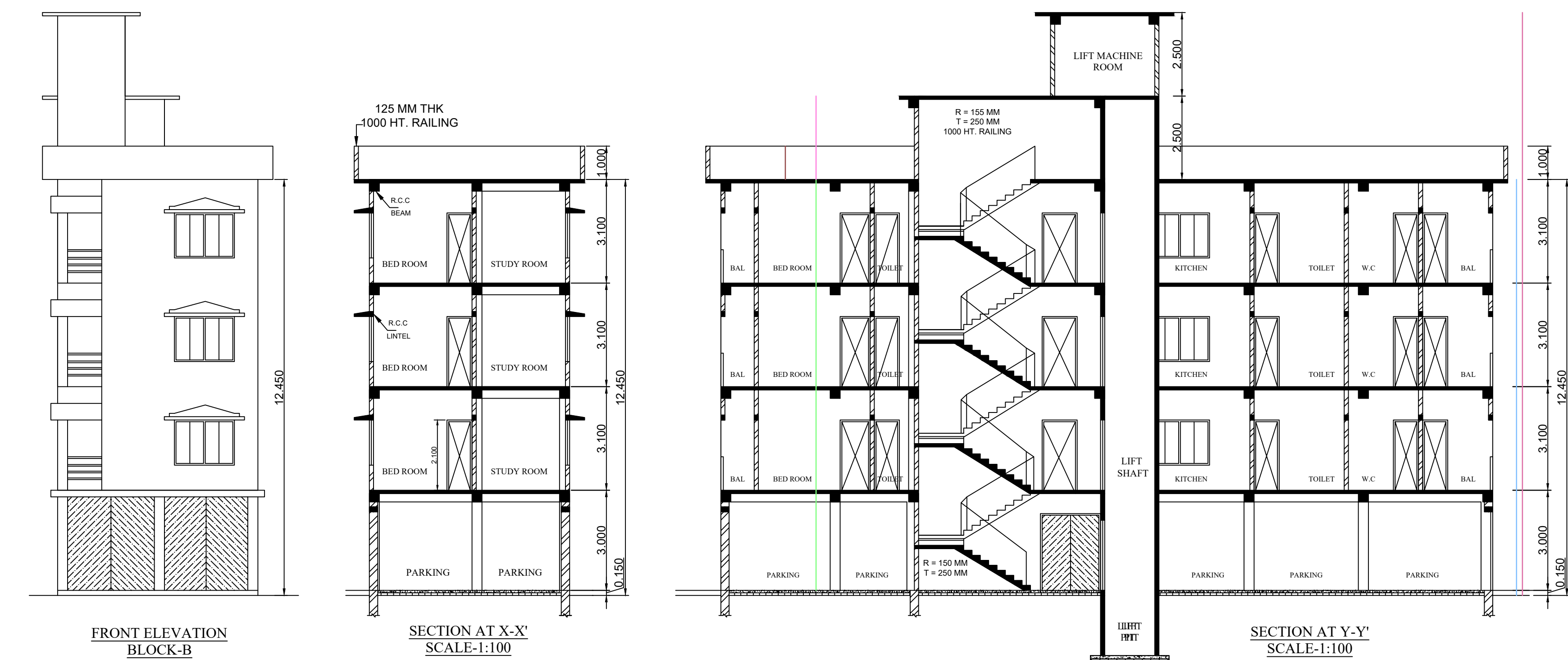


AREA STATEMENT.....			
<b>LAND AREA</b> AS/DEED..... <b>242.81 SQ.M.</b> AS/KHATAN..... <b>242.81 SQ.M.</b> AS/SITE..... <b>239.68 SQ.M.</b>			
SL. NO.	ITEMS	PERM.	PROP.
1.	GR. COVERAGE	151.05 SQM (63.02%)	123.38 sq m (51.48%)
2.	COVERED AREA i) FLOOR GROUND(PARKING) ii) FLOOR-01 iii) FLOOR-02 iv) FLOOR-03		138.75 SQ.M 136.27 SQ.M 136.27 SQ.M 136.27 SQ.M
3.	TOTAL AREA		547.56 SQ.M.
4.	HT. OF BLDG.	12.5 M.	12.45 M.
5.	PARKING	3 NOS.	4 NOS.
6.	TYPE OF STRUCTURE		R.C.C FRAMED
7.	USE OF BUILDING		RESIDENTIAL
8.	F.A.R	1.75	1.65
9.	TREE COVERED AREA	3.28 SQ.M.	3.5 SQ.M.
10.	FLOOR AREA (FOR FAR)	419.44 SQ.M.	395.99 SQ.M.
11.	PLOT AREA		239.678 M
12.	WIDTH OF PLOT		8.825 M
13.	TOTAL BUILTUP AREA		547.56 SQ.M.
NO OF TENEMENT = 6 NOS LEFT OPEN SPACE = 100.93 SQ.M			



NO. OF USERS	L1	L2	B	F	H
200	5900	3000	2700	1400	1700
100	3600	1900	2100	1400	1700
50	3300	1700	1600	1300	1600
30	2000	1000	1500	1300	1600
20	1500	800	1100	1300	1600
10	1300	700	900	1000	1300

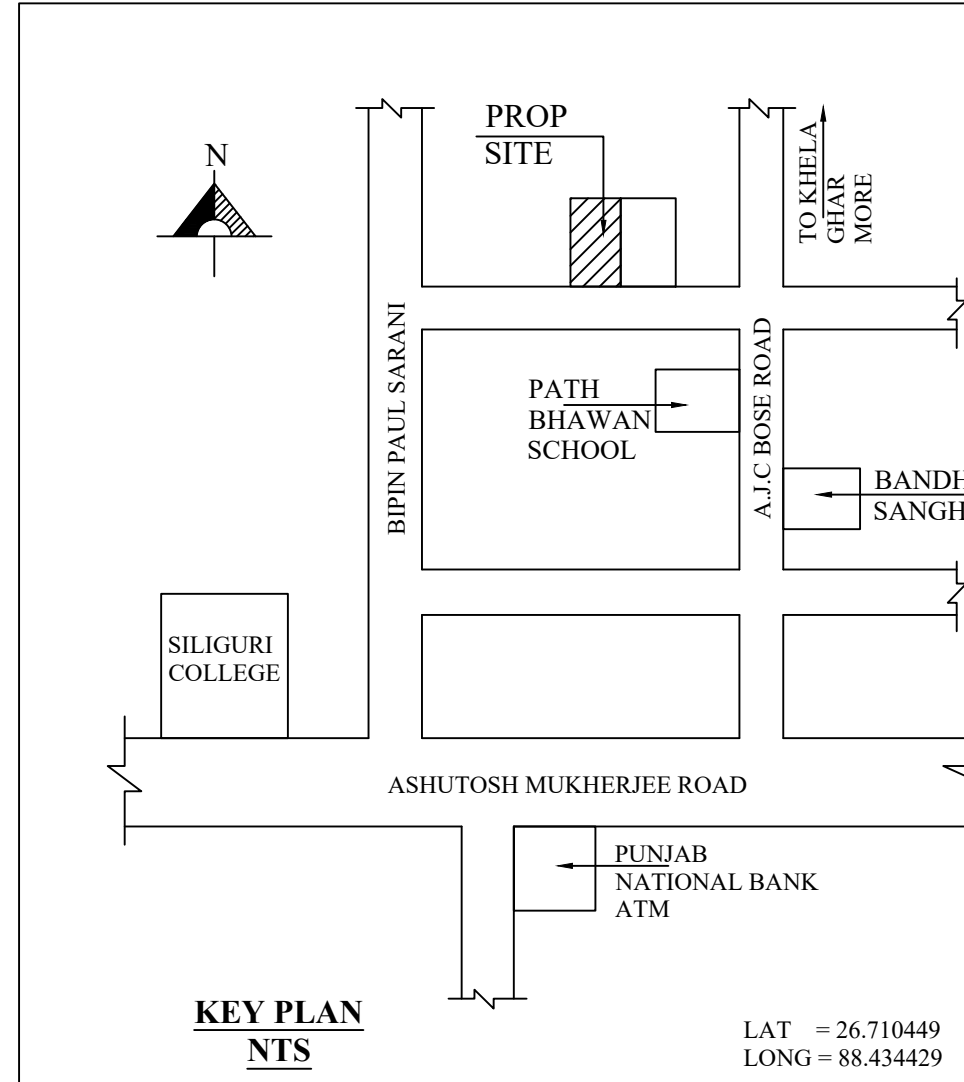
FLOOR WISE BREAKUP							
FLOOR NAME	TOTAL AREA	DEDUCTION	BUILTUP AREA	Exemption 48 (A) (2)(ii)	Covered Parking	Exemption for Covered Parking	Floor Area (for FAR)
FLOOR01	138.75	2.48	136.27	12.90			123.38
FLOOR02	138.75	2.48	136.27	12.90			123.38
FLOOR03	138.75	2.48	136.27	12.90			123.38
FLOOR-PARKING	138.75		138.75	12.90	100	100	25.85
TOTAL	555.0	7.42	547.56	51.60	100	100	395.99

OCCUPANCY DETAILS			
FLOOR NAME	OCCUPANCY	Occupancy Area (Gross)	Occupancy Area (Net)
FLOOR01	RESIDENTIAL	138.75	123.38
FLOOR02	RESIDENTIAL	138.75	123.38
FLOOR03	RESIDENTIAL	138.75	123.38
FLOOR-PARKING	RESIDENTIAL		
TOTAL		416.25	370.14

TENEMENTS DETAILS			
FLOOR NAME	Tenements Reference	Single/ Duplex	Tenements Area
FLOOR01	A1	Single	66.96 X 3 = 200.88
FLOOR02	A2	Single	51.11 X 3 = 153.33
FLOOR03			
TOTAL			354.21

TOTAL NUMBER OF TENEMENTS = 6 NOS  
GRAND TOTAL = 354.21

WASTE WATER DISCHARGE CALCULATION	
NOS. OF FLATS	TOTAL WASTE WATER DISCHARGE
6 NO. FLATS	CONSIDERING @ 130 LITS. PER HEAD PER DAY = 130 LITS. X 20 PERSONS (A1) IN 3 PERSON/ FLAT. = 3900 LITS.
TREE COVERED AREA = 3.5 SQ.M. (3.5x1.0)	
NOTE - WASTE WATER RECYCLING SYSTEM WILL NOT BE REQUIRE FOR THE FOLLOWING HOUSING COMPLEX AS THE TOTAL WASTE WATER DISCHARGE IS LESS THAN 40000 LTRS. PER DAY.	



**PROJECT :**  
**PLAN SHOWING FOR GROUND(PARKING) +THREE STORIED RESIDENTIAL BUILDING**

**NAME OF OWNERS:-**  
1) SRI SWAPAN KUMAR GHOSH  
S/O LATE NARAYAN CHANDRA GHOSH  
2) SRI SUBRATA GHOSH  
S/O LATE NARAYAN CHANDRA GHOSH  
3) SMT. GITA DAS (GHOSH)  
W/O MANIK CHANDRA D AS  
D/O LATE NARAYAN CHANDRA GHOSH  
4) MISS PRIYANKA GHOSH  
D/O LATE DILIP KUMAR GHOSH  
  
REPRESENTED BY ITS CONSTITUTED POWER OF ATTORNEY  
BY SUNSHINE REALTORS REPRESENTED BY  
SRI VASKAR BISWAS  
S/O LATE AJIT KUMAR BISWAS &  
MISS AGNIMITRA BISWAS  
D/O SRI VASKAR BISWAS  
  
**SITE LOCATION:-**  
BIPIN PAUL SARANI BY-LANE  
COLLEGE PARA, WARD NO-17,  
P.O+P.S-SILIGURI, DIST-DARJEELING  
  
**SCHEDULE OF LAND:-**  
PLOT NO..... 10924 (R.S), 7409 (L.R)  
KHATAN NO..... 3277 (R.S),  
13384, 13383, 13381, 13409 (L.R)  
MOUZA..... SILIGURI  
SHEET NO..... 19 (R.S), 16 (L.R)  
J.L. NO..... 110 (SS)  
P.S..... SILIGURI  
WARD NO..... 17 (S.M.C)  
DIST..... DARJEELING  
HOLDING NO..... 5/103/1/35  
  
LUCC MEMO NO-12785/SIDA DATED- 12.04.2024

**SCHEDULE OF OPENING :-**  
**DOOR :**  
D1 = 1050 X 2100  
D2 = 900 X 2100  
D3 = 750 X 2100  
S.G- STEEL GATE  
**WINDOW:**  
W1 = 1800 X 1350  
W2 = 900X1050  
W3 = 600X750

**SPECIFICATION:-**  
1) ALL DIMENSION ARE IN MM. NOT STATED OTHERWISE.  
2) BRICK WORK IN CEMENT MORTAR (1:6) IN FOUNDATION AND PLINTH.  
3) 125 THK. BRICK WORK IN SUPER STRC. IN CEMENT MORTAR (1:4) SHOULD BE PROVIDED.  
4) CEMENT CONC. MIX (1:1.5:3) TO BE USED IN R.C.C. WORK.  
5) ALL DOOR & WINDOW FRAMES ARE SAL WOOD (75 MM) AND ALL PANELS ARE GAMARI WOOD (38 MM THCK).  
6) PROVIDED 38 MM. THICK D.P.C. (1:1.5:3) AT PLINTH LEVEL USING WATER.  
7) PROOFING COMPOUND (APPROVED QUALITY @ 2% BY WEIGHT OF CEMENT CONTENT)  
8) ALL PLASTER WORK IN CEMENT MORTAR (1:4) SHOULD BE PROVIDED.  
9) USE (1:3:6) CONC. MIX IN ALL P.C.C. WORKS.  
10) FOR WATER CEMENT RATIO LAP LENGTH, CLEAR COVER, CURING PERIOD ETC. IS. 456 OR S.P. - 16 LATEST EDITION TO BE FOLLOWED.  
11) ALL R.C.C. CHAJJAS ARE 450 PROJECTED.  
12) LAP BOND LENGTH SHALL BE 40D.  
13) GRADE OF STEEL Fe - 500.  
14) ALL FLOORING WORK SHOULD BE MARBLE OR VITRIFIED TIELS.

**DECLARATION 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 CATEGORY AND AS APPROVED BY THE AUTHORITY.

**SIGN OF OWNER**

**L.B.S/L.B.A CERTIFICATE OF BUILDING PLAN**  
I /WE DO HEREBY CERTIFY THAT THE PLANS, ELEVATIONS AND SECTIONS AND OTHER STRUCTURAL DETAILS OF THE PROPOSED BUILDING ON PLOT NO (10924 (R.S), 7409 (L.R)) STREET SMC ROAD WARD NO-17 UNDER THE JURISDICTION OF SMC MUNICIPALITY/NOTIFIED AREA AUTHORITY INDUSTRIAL TOWNSHIP AUTHORITY HAVE BEEN PREPARED IN CONFORMITY WITH ALL RELEVANT PROVISIONS UNDER THE WEST BENGAL MUNICIPAL BUILDING RULES, 1961. 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 THIS REGARD ARE ALSO ENCLOSED WITH THE APPLICATION FOR SEEKING APPROVAL OF THE PLAN FOR CONSTRUCTION/CONTRACT ADDITION TO ALTERATION OF THE BUILDING ON THE SAID PLOT.

**SIGN OF L.B.S.**  
**CERTIFICATE OF STRUCTURE STABILITY**  
I/WE HEREBY CERTIFY THAT THE FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING PROPOSED FOR CONSTRUCTION ON PLOT NO (10924 (R.S), 7409 (L.R)) STREET SMC ROAD WARD NO-17 UNDER THE JURISDICTION OF SMC MUNICIPALITY/NOTIFIED AREA AUTHORITY INDUSTRIAL TOWNSHIP AUTHORITY HAVE BEEN PERSONALLY INSPECTED AND SO DESIGNED BY ME/US AND HAVE SUCH FOUNDATION AND SUPERSTRUCTURE 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 I.S. CODE OF PRACTICE AND NATIONAL BUILDING CODE.  
  
SIGN of Structural Engineer  
SIGN of Geo-Tech. Engineer

