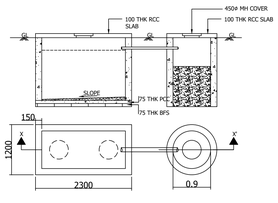
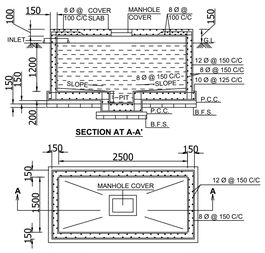
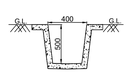


RAIN WATER COLLECTION TANK RECHARGE PIT



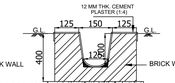
SECTION AT A-A'

PLAN OF UNDER GROUND WATER RESERVOIR
(CAPACITY= 4500 LIT.)
SCALE = 1:50

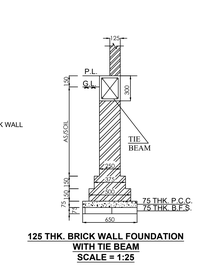


EXISTING SECTION OF SMC DRAIN AT FRONT SIDE OF PLOT
SCALE = 1:10

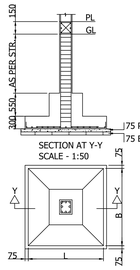
PROPOSED SECTION OF DRAIN.... HIGHEST POINT
SCALE = 1:10



PROPOSED SECTION OF DRAIN.... LOWEST POINT
SCALE = 1:10

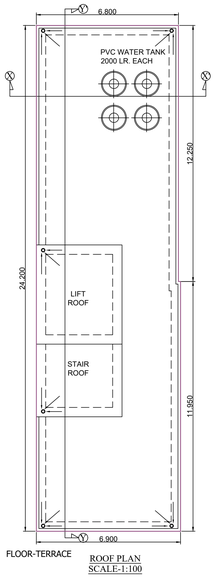


125 THK. BRICK WALL FOUNDATION WITH TIE BEAM
SCALE = 1:25



SECTION AT Y-Y
SCALE - 1:50

PLAN OF ISOLATED COLUMN FOOTING AS PER STR. SCALE - 1:50



FLOOR-TERRACE ROOF PLAN
SCALE-1:100

AREA STATEMENT.....

LAND AREA
AS/DEED.....**242.81 SQ.M.**
AS/KHATIAN.....**242.81 SQ.M.**
AS/SITE.....**242.57 SQ.M.**

SL. NO.	ITEMS	PERM.	PROP.
1.	GR. COVERAGE	152.50 SQM (62.87%)	**123.20 sq.m (50.79%)**
2.	COVERED AREA		
	i) FLOOR GROUND(PARKING)		138.58 SQ.M
	ii) FLOOR-01		136.10 SQ.M
	iii) FLOOR-02		136.10 SQ.M
	iv) FLOOR-03		136.10 SQ.M
3.	TOTAL AREA		546.88 SQ.M.
4.	HT. OF BLDG.	12.5 M.	12.45 M.
5.	PARKIING	3 NOS.	3 NOS.
6.	TYPE OF STRUCTURE		R.C.C FRAMED
7.	USE OF BUILDING		RESIDENTIAL
8.	F.A.R	1.75	1.73
9.	TREE COVERED AREA	3.32 SQ.M.	3.5 SQ.M.
10.	FLOOR AREA (FOR FAR)	424.50 SQ.M.	420.28 SQ.M.
11.	PLOT AREA		242.57 M
12.	WIDTH OF PLOT		8.825 M
13.	TOTAL BUILTUP AREA		546.88 SQ.M.

NO OF TENEMENT = 6 NOS
LEFT OPEN SPACE = 103.99 SQ.M

ESISTING TIN SHADE STRUCTURE TO BE DEMOLISHED
ESISTING TIN SHADE AREA = (3.5x6.5) SQ.M = 22.75 SQ.M

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 SHYAMAL GHOSH
S/O LATE NARAYAN CHANDRA GHOSH
3) SRI SUBRATA GHOSH
S/O LATE NARAYAN CHANDRA GHOSH
4) SRI AMLAN GHOSH
S/O LATE NARESH CHANDRA GHOSH @ NARESH 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)
KHATIAN NO..... 3277 (R.S),
13434, 13435,13436, 13437 (L.R)
MOUZA ..... SILIGURI
SHEET NO ..... 19 (R.S), 16 (L.R)
J.L NO..... 110 (88)
P.S ..... SILIGURI
WARD NO..... 17 (S.M.C)
DIST..... DARJEELING
HOLDING NO..... 5/103/35

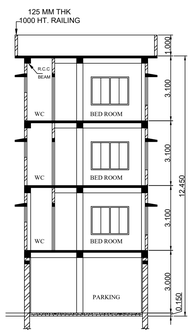
LUCC MEMO NO- 12786/SJDA DATED- 12.04.2024

SCHEDULE OF OPENING :-

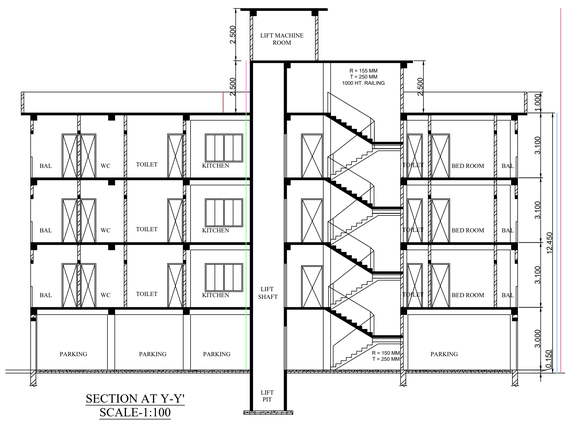
DOOR :
D = 1050 x 2100
D1 = 900 x 2100
D2 = 750 x 2100
S.G- STEEL GATE

WINDOW:
W = 1800 X 1350
W1 = 900X1050
W2 = 600X750

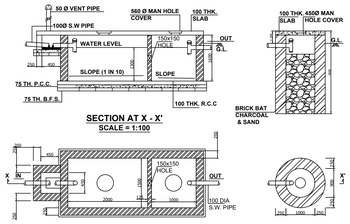
FRONT ELEVATION
BLOCK-B



SECTION AT X-X'
SCALE-1:100



SECTION AT Y-Y'
SCALE-1:100



SECTION AT X - X'
SCALE = 1:100

PLAN OF SEPTIC TANK & SOAK WELL(30 USERS)
SCALE = 1:100

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	138.58	2.48	136.10	12.90			123.20
FLOOR02	138.58	2.48	136.10	12.90			123.20
FLOOR03	138.58	2.48	136.10	12.90			123.20
FLOOR-PARKING	138.58		138.58	12.90	75	75	50.68
TOTAL	554.32	7.42	546.88	51.60	75	75	420.28

OCCUPANCY DETAILS			
FLOOR NAME	OCCUPANCY	Occupancy Area (Gross)	Occupancy Area (Net)
FLOOR01	RESIDENTIAL	138.58	123.20
FLOOR02	RESIDENTIAL	138.58	123.20
FLOOR03	RESIDENTIAL	138.58	123.20
FLOOR-PARKING	RESIDENTIAL		
TOTAL		415.74	369.60

TENEMENTS DETAILS			
FLOOR NAME	Tenements Reference	Single/ Duplex	Tenements Area
FLOOR01	B1	Single	49.16 X 3 = 147.48
FLOOR02	B2	Single	68.73 X 3 = 206.19
FLOOR03			
			TOTAL 353.67

TOTAL NUMBER OF TENEMENTS = 6 NOS
GRAND TOTAL = 353.67

WASTE WATER DISCHARGE CALCULATION	
NOS. OF FLATS	TOTAL WASTE WATER DISCHARGE
6 NO. FLATS	CONSIDERING @ 130 LTS. PER HEAD PER DAY = 130 LTS. X30 PERSONS (AV) IN 5 PERSON/ FLAT. = 3900 LTS.
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 40,000 LTRS. PER DAY.	

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 PROOFING COMPOUND (APPROVED QUALITY @ 2% BY WEIGHT OF CEMENT CONTENT)
7) ALL PLASTER WORK IN CEMENT MORTAR (1:4) SHOULD BE PROVIDED.
8) USE (1:3:6) CONC. MIX IN ALL P.C.C. WORKS.
9) FOR WATER CEMENT RATIO LAP LENGTH, CLEAR COVER, CURING PERIOD ETC. I.S. 456 OR S.P. - 16 LATEST EDITION TO BE FOLLOWED.
10) ALL R.C.C. CHAJJAS ARE 450 PROJECTED.
11) LAP BOND LENGTH SHALL BE 40D.
12) GRADE OF STEEL Fe - 500.
13) ALL FLOORING WORK SHOULD BE MARBLE OR VITRIFIED TIELS.

DECLARATION OF OWNER.....

I DO HERE BY DECLARE THAT THE BUILDING PROPOSED FOR CONSTRUCTION SHALL BE SUPERVISED BY THE B.A.L.B.S. SIGNING THE BUILDING PLAN CATAGORY AND AS APPROVED BY THE AUTHORITY.

SIGN OF OWNER

L.B.S/L.B.A CERTIFICATE OF BUILDING PLAN

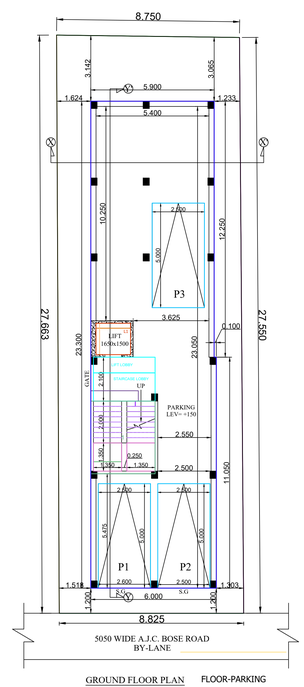
I DO HEREBY CERTIFY THAT THE PLANS, ELEVATIONS AND SECTIONS AND OTHER STRUCTURAL DETAILS OF THE PROPOSED BUILDING ON PLOT NO 10924 (R.S), 7409(P) (L.R), STREET SMC ROAD, WARD NO 17 UNDER THE JURISDICTION OF SMC MUNICIPALITY/NOTIFIED AREA AUTHORITY /INDUSTRIAL TOWNSHIP AUTHORITY HAVE BEEN PREPARED IN CONFORMITY WITH ALL RELEVANT PROVISIONS UNDER THE WEST BENGAL MUNICIPAL (BUILDING) RULES, 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 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.

SIGN OF L.B.S.

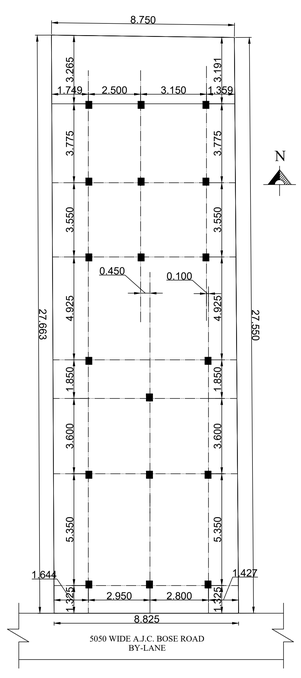
CERTIFICATE OF STRUCTURE STABILITY

I/WE HERE BY CERTIFY THAT THE FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING PROPOSED FOR CONSTRUCTION ON PLOT NO- 10924 (R.S), 7409(P) (L.R), STREET SMC ROAD WARD NO - 17 UNDER THE JURISDICTION OF S.M.C. MUNICIPALITY/NOTIFIED AREA AUTHORITY/INDUSTRIAL TOWNSHIP AUTHORITY HAVE BEEN PERSONALLY INSPECTED AND SO DESIGNED 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 CONDITIONS, IF ANY CONFORMING TO ALL STIPULATIONS OF ALL RELEVANT I.S. CODE OF PRACTICE AND NATIONAL BUILDING CODE.

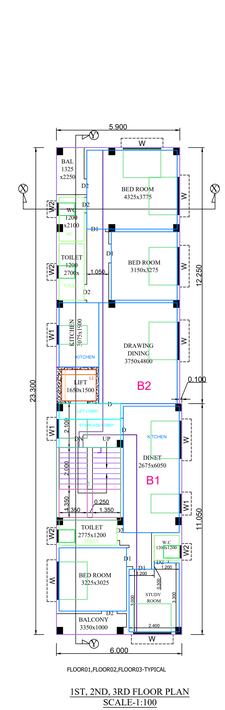
SIGN. of Structural Engineer. SIGN of Geo-Tech. Engineer



GROUND FLOOR PLAN FLOOR-PARKING
SCALE-1:100

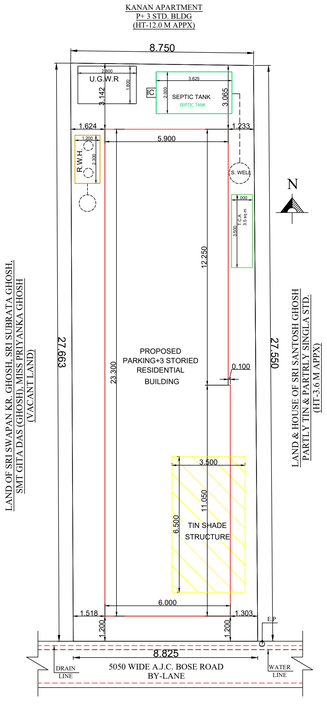


COLUMN LAYOUT PLAN
SCALE-1:100



1ST, 2ND, 3RD FLOOR PLAN
SCALE-1:100

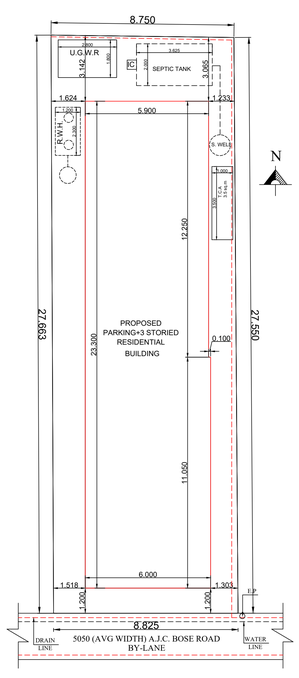
KANAN APARTMENT
P+ 3 STD. BLDG
(HT-12.0 M APPX)



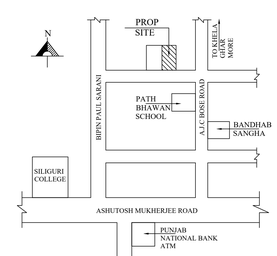
LAND OF SRI SWAPAN KR. GHOSH, SRI SUBRATA GHOSH, SMT. GITA DAS GHOSH, MISS PRIYANKA GHOSH (VACANT LAND)

LAND & HOUSE OF SRI SANTOSH GHOSH PARTLY TIN & PARTRLY SINGLA STD. (HT-3.6 M APPX)

SITE PLAN
SCALE-1:100



HOUSE DRAINAGE SYSTEM
SCALE-1:100



KEY PLAN
NTS

LAT = 26.710449
LONG = 88.434429

Signature Not Verified
Digitally signed by Sumana Bhutia
Name: Smt Sumana Bhutia
Date: 12.04.2024 23:51:25
Reason: Building Permit
Location: Siliguri