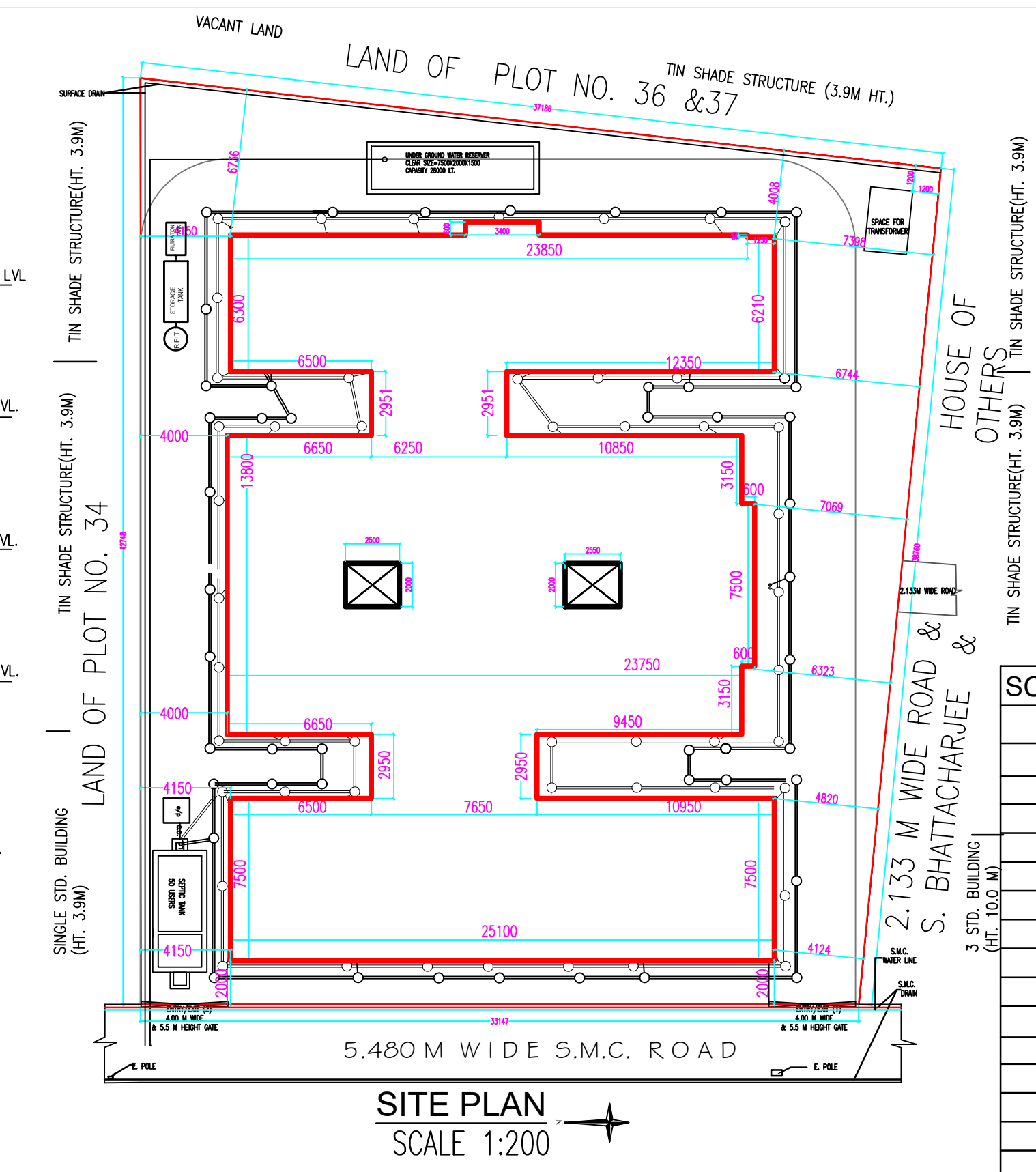
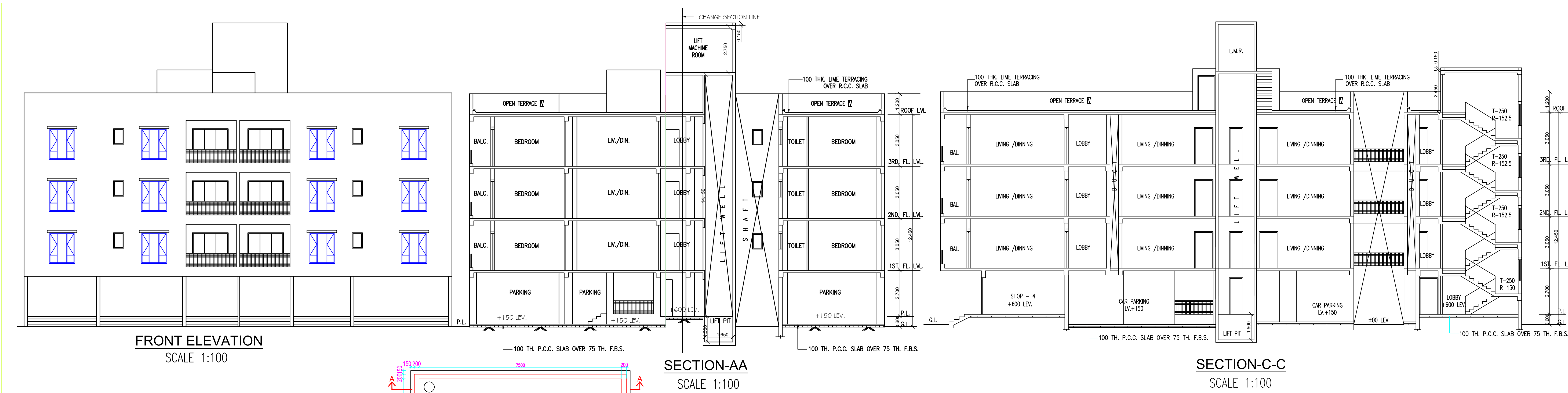




TREE COVER CALCULATION

PERMISSIBLE:
(1429.07 X 2824.64) 15% 6000
= 100.92 SQ.M. (7.00%)
PROPOSED:
TOTAL : 117.16 SQ.M.

WASTE WATER DISCHARGE
CALCULATION

THIS IS TO STATE THAT THE WASTE WATER
RECYCLING SYSTEM WILL NOT BE REQUIRED
FOR THE FOLLOWING BUILDING AS THE
TOTAL WASTE WATER DISCHARGE IS LESS
THAN 4000 LTRS. PER DAY CONSIDERING
DISCHARGE WATER = 2 (PERSONS) X 130
LTRX 54 (BEDROOMS) = 1040 LTRS.

TITLE :-
BUILDING PLAN FOR (G+III) STD. 12.45 M. HT. RESIDENTIAL
CUM COMMERCIAL (RETAIL SHOP) BUILDING AT,
MOUZA-DABGRAM, PLOT NO.- 38(L.R.) 191 (R.S.) KHATIAN NO.-
458 (L.R.), 120(R.S.) SHEET NO.- 49 (L.R.) (R.S.) J.L. NO. - 02,
WARD NO. - 41 OF S.M.C. - P.S. - BHAKTINAGAR, DIST -
JALPAIGURI, WEST BENGAL.

OWNER'S DETAILS :-
NAME OF DEVELOPERS REPRESENTED BY: ONE OF ITS PARTNER SRI AMAN
AGARWAL HAVING REGD. OFFICE AT SEVOK ROAD, P.O & P.S. SILIGURI
DIST. DARJEELING.

LOCATION :-
NEAR GALAXY APARTMENT JTI ROAD, SILIGURI,
DIST. JALPAIGURI, WARD NO. 41 (S.M.C.)

LAND SCHEDULE:-
MOUZA - DABGRAM,
R.S. PLOT NO. - 38
R.S. PLOT NO. - 191
L.R. KHATIAN NO. - 458
R.S. KHATIAN NO. - 120
SHEET NO. - 49 (L.R.) (R.S.)
J.L. NO. - 02,
P.S. - BHAKTINAGAR
DIST. - JALPAIGURI
WARD NO. - 41 (S.M.C.)
BOROUGH NO. - 05
HOLDING NO. - VI/100/F37

SCHEDULE OF DOORS & WINDOWS				AREA STATEMENT :-			
NO.	SILL	LINTEL	SIZE	PARAMETER	PERMISSIBLE	PROPOSED	
D1	-	2150	1100X2150	1. Building Height	12.59	12.45	
D2	-	2150	1000X2150	2. FAR	1.75	1.55	
D3	-	2150	900X2150	3. Ground Coverage (In Percentage)	50.00	47.59	
D4	-	2150	750X2150	4. Plot Area	N.A.	1429.07	
DW1	-	2150	2100X2150	5. Minimum Width of Plot	N.A.	33.15	
DW2	-	2150	2200X2150	6. Total Builtup Area	N.A.	2824.64	
DW3	-	2150	1100X2150	7. Floor Area (for FAR)	2500.87	2213.338	
W1	350	2150	1500X1800	8. Covered Area	714.54	680.05	
W2	350	2150	850X1800	9. No. of Parking	18	25	
W3	1050	2150	2400X1100	10. No. of Parking Covered-19 Nos.			
W3A	1050	2150	1500X1100	11. No. of Parking Offset-06 Nos.			
W4	1050	2150	900X1100	L.U.C.C. MEMO NO.-11524/SIDA, DATED-03.08.2023			
W5	1250	2150	600X900	LAND AREA AS PER DEED = 1429.07 SQ.M.			
ST1	950	2150	3000X1200	LAND AREA AS PER L.R. KHATIAN = 1456.86 SQ.M.			
ST2	950	2150	2000X1200	LAND AREA AS PER SITE PLAN = 1429.07 SQ.M.			

Floor Wise Breakup							
Block Name	Floor Name	Total Area	Deduction	Builtup Area	Exemption 48 (A)(2)(ii)	Covered Parking	Exemption for Floor Area (for covered Parking FAR)
Single Building	FLOOR01	721.56	14.87	706.70	26.65	-	680.05
	FLOOR02	721.56	14.87	706.70	26.65	-	680.05
	FLOOR03	721.56	14.87	706.70	26.65	-	680.05
	FLOOR-PARKING	715.94	11.40	704.54	58.69	472.66	173.19
	FLOOR-TERRACE	-	-	-	-	-	-
TOTAL		2880.62	55.99	2824.64	138.64	472.66	2213.34

Occupancy Details				
Block Name	Floor Name	Occupancy	Occupancy area(Gross)	Occupancy area(Net)
Single Building	FLOOR-PARKING	MERCANTILE-RETAIL	173.19	
	FLOOR01	RESIDENTIAL	721.56	680.05
	FLOOR02	RESIDENTIAL	721.56	680.05
	FLOOR03	RESIDENTIAL	721.56	680.05
	TOTAL		2337.87	2213.34

Tenements Details				
Building Name	Floor Name	Tenements Reference	Single/ Duplex	Tenements Area
Single Building	FLOOR01, FLOOR02, FLOOR03- TYPICAL	A	Single	94.12
		B	Single	80.53
		C	Single	80.99
		D	Single	69.61
		E	Single	69.61
		F	Single	73.03
		G	Single	72.38
		H	Single	94.12
TOTAL:				634.39
TOTAL NUMBER OF TENEMENTS:				24
GRAND TOTAL:				1903.17

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

SIG. OF OWNER

CERTIFICATE OF BUILDING PLAN :-

I/we do hereby certify that plans, elevations and section and other structural details of the proposed building on plot no. 38(L.R.), 191(R.S.), ward no. 41 under the jurisdiction of S.M.C. / 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.

SIG. OF L.B.S.

DECLARATION OF STRUCTURAL ENGINEER :-

I/WE DO HEREBY CERTIFY THAT THE FOUNDATION AND SUPERSTRUCTURE OF THE PROPOSED BUILDING ON PLOT NO. 38(L.R.) 191(R.S.) PART 2A (L.R.) WARD NO. 41 UNDER THE JURISDICTION OF S.M.C. HAVE BEEN PERSONALLY INSPECTED AND ALSO DESIGN BY ME/US WILL MAKE BEST EFFORTS TO BE SAFE IN ALL RESPECTS FOLLOWING THE CONSIDERATION OF BEARING CAPACITY AND SETTLEMENT OF SOIL AND OTHER CONDITION. IF ANY DISCREPANCY OR VIOLATION OF ALL APPLICABLE CODE OF PRACTICE AND NATIONAL BUILDING CODE.

SIGN OF GEO. TECH. ENGG.

SIGN OF STRUCTURAL ENGG.

NOTES :-

1. ALL DIMENSIONS IN MM.
2. EXTERNAL WALLS ARE 200MM THK.
3. BRICK WORK IN CEMENT MORTAR (1:1) IN FOUNDATION & PLINTH.
4. 125 TH. BRICK WORK IN SUPER STRUCTURE IN CEMENT MORTAR (1:4) SHALL BE PROVIDED.
5. CEMENT CONCRETE MIX (1:1.5:3) TO BE USED IN R.C.C. WORKS.
6. ALL DOORS & WINDOWS FRAMES ARE AL. WOOD (100MM ALUM. SECTION).
7. PANELS ARE GANARI WOOD (25 MM TH.).
8. ALL PLASTER WORK IN CEMENT MORTAR (1:4) SHOULD BE PROVIDED.
9. PROVIDE 8MM TH. D.P.C. (1:1.5:3) AT PLINTH LEVEL.
10. USE 15% CH. CONCRETE MIX IN ALL P.C.C. WORK & FLOOR ARE. 1 P.S. FOR WATER CEMENT RATIO LAP LENGTH CLEAR COVER DURING PERIOD E.T.C. (IS 456) OR S.P. 34 (LATEST EDITION) TO BE FOLLOWED.
11. ALL STRUCTURAL DETAILS WILL BE PROVIDED AS STRUCTURAL CALCULATION SHEET SUBMITTED BY STRUCTURAL ENGINEER ATTACH WITH THIS PLAN.
12. MECHANICALLY VENTILATED.

