

The plan is presently approved subject to the changes marked and on compliance of fire safety recommendations as well as the building rules of the local authority.

05.10.23
Divisional Fire Officer
West Bengal Fire & Emergency Service
Daringjee Division

Project Title :
G(Parking)+4 STORIED RESIDENTIAL CUM COMMERCIAL BUILDING
Name Of Owner(s) :
SMT. NIRMALA DEVI RATHI
W/O LATE MAHABIR PRASAD RATHI
Location of Plot :
AT HILL CART ROAD, MALLAGURI, NEAR HANUMAN MANDIR, SILIGURI, WARD NO. II (SMC)
P.O. PRADHAN NAGAR, P.S. PRADHAN NAGAR
DIST- DARJEELING (W.B.)

LAND SCHEDULE :
Mouza: SILIGURI UTAR-PASCHIM J.L. No. 89
Sheet No. 2 (R.S.) Ward No. II (SMC)
Plot no. -411 (L.R.V. 219 (R.S.))
Khatan No. -7208(L.R.) 2526 (R.S.)
Holding No. -4722, 2167/3/27, 107/7/1
P.S. -PRADHAN NAGAR Dist. Darjeeling(W.B.)
UCC Memo No./S/JDA Dated.

AREA STATEMENT	
LAND AREA AS PER DEED	454.381 m ²
LAND AREA AS PER KHATAN	455.676 m ²
LAND AREA AS PER SITE	454.38 m ²
ROAD WIDTH	45.700 m

AREA STATEMENT SUMMARY :		
S. NO.	PARAMETER	PROPOSED
1	Plot Area	454.38 m ²
2	Minimum Width of Plot	N.A.
3	Building Height	12.325 m
4	Ground Coverage	52.28 %
5	Covered Area	237.413 m ²
6	Total Builtup Area (without deduction)	N.A.
7	Total Floor Area (As per F.A.R.)	1012.356 m ²
8	F.A.R.	2.22
9	No. of Tenements	07 Nos.
10	No. of Car Parking	07 Nos.
11	Total Residential Area	538.453 m ²
12	Total Commercial Area	298.543 m ²

TENEMENT DETAILS :-				
BUILDING NAME	FLOOR NAME	TENEMENTS REF.	SINGLE / DUPLEX	TENEMENT AREA
Single Building	Floor 02	A	Single	94.12 m ²
		B	Single	66.01 m ²
		C	Single	90.95 m ²
		D	Single	58.87 m ²
	Floor 03 & Floor 04	Total : 309.95 m ²		
		Total number of Tenements : 07		
GRAND TOTAL : 525.78 m ²				

DEDUCTIONS			
S. NO.	PARAMETER	NO. OF FLOORS	TOTAL AREA
1	LIFT	05 Nos.	17.725 m ²
2	DUCT	01 Nos.	8.607 m ²
3	VENTILATION SHAFT	N.A.	N.A.
4	CHIMNEY	N.A.	N.A.
EXEMPTIONS			
S. NO.	PARAMETER	NO. OF FLOORS	TOTAL AREA
1	STAIRCASE	05 Nos.	147.505 m ²
2	LIFT LOBBY	05 Nos.	16.902 m ²
3	CAR PARKING (COV)	01 Nos.	19.437 m ²
4	SERVICE EQUIPMENTS	N.A.	N.A.
5	SERVICE FLOOR	N.A.	N.A.

EXISTING STRUCTURE TO BE DEMOLISHED	
1	RCC STRUCTURE
2	SEMI PUCCA STRUCTURE
3	WOODEN STRUCTURE

SCALE - 1:1
OTHERWISE STATED.
ALL DIMENSIONS ARE IN METERS.
WRITTEN DIMENSIONS ARE PREFERRED.

NOTES :-
1. ALL DIMENSIONS ARE IN M. UNLESS OTHERWISE STATED.
2. GRADE OF STEEL P-90 AND GRADE OF CONCRETE M-20.
3. ALL P.C.C. WORK 1:4.
4. ALL WALL FOR FOUNDATION P.P. PLINTH WILL BE DONE IN CLASS B.W.
5. IN CEMENT MORTAR (1:1) OVER P.C.C. (1:2:4).
6. B.W. IN SUPER STR. WILL BE DONE IN CLASS B.W. IN CEMENT MORTAR (1:4).

DECLARATION BY THE OWNER :-
I DO HEREBY DECLARE THAT FOR THE BUILDING PROPOSED CONSTRUCTION SHALL BE SUPERVISED BY THE L.B.S. ACCORDING TO THE BUILDING PLAN APPLICATION OR IN THE ABSENCE BY ANY OTHER L.B.S. OF THE APPROPRIATE CATEGORY AND AS APPROVED BY THE SMC.

SIGN. OF OWNERS

CERTIFICATE BY L.B.S. :-
I DO HEREBY CERTIFY THAT THE PLANS, ELEVATIONS, SECTIONS & OTHER STRUCTURAL DETAILS OF THE PROPOSED BUILDING ON PLOT NO. 411, 219 (R.S.) 2526 (R.S.) 4722, 2167/3/27, 107/7/1, HILL CART ROAD, MALLAGURI, NEAR HANUMAN MANDIR, SILIGURI, WARD NO. II (SMC) HAVE BEEN PREPARED IN ACCORDANCE WITH ALL RELEVANT PROVISIONS UNDER THE WEST BENGAL MUNICIPAL BUILDING RULES, 2007. THIS ALSO CERTIFY THAT ALL RELEVANT NOTIFICATION, APPROVAL, APPROVED AUTHORITY, REGULATION, CONTROL, ROAD, TELECOMMUNICATION DEPARTMENT ETC. AS APPLICABLE IN THIS REGARD ARE ALSO SECURED WITH THE APPLICATION FOR SMC APPROVAL OF THE PLAN/CONSTRUCT/RECONSTRUCT/ ADDITION TO/ ALTERATION OF THE BUILDING ON THE SAID PLOT.

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SIGN. OF L.B.S.

STHAPATYA
3rd FLOOR, DWARKA RUKMINI PLAZA
COURT MORE, SILIGURI-734001
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