



FRONT ELEVATION
SCALE 1:100



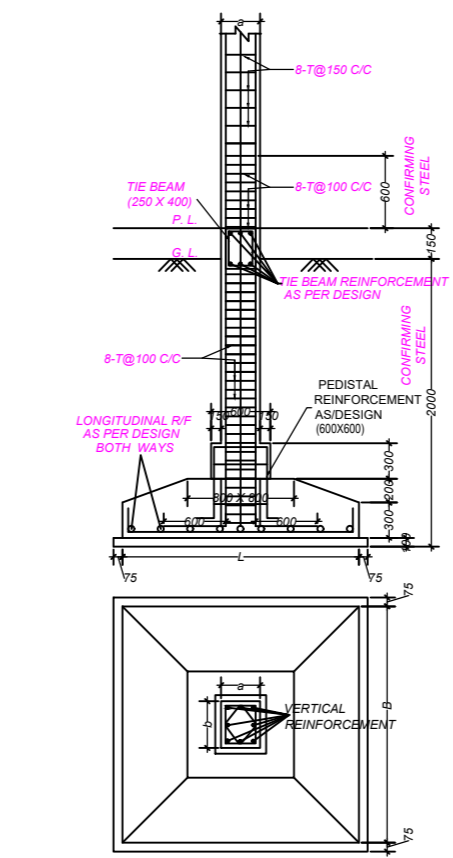
SOUTH SIDE ELEVATION
SCALE 1:100



SECTION R-R
SCALE 1:100



SECTION P-P
SCALE 1:100



NORTH SIDE ELEVATION
SCALE 1:100



KEY PLAN
NOT TO SCALE

PROJECT TITLE :-
PLAN OF PROPOSED GROUND PLUS FOUR STORED
RESIDENTIAL, CUM COMMERCIAL, (RETAIL SHOP) BUILDING

OWNERS :-
 1) SRI MRINAL PAUL @ SRI MRINAL KANTI PAUL
 S/O. LATE GOUR GOPAL PAUL
 2) SMT. DIPTI PAUL
 W/O. SRI MRINAL PAUL

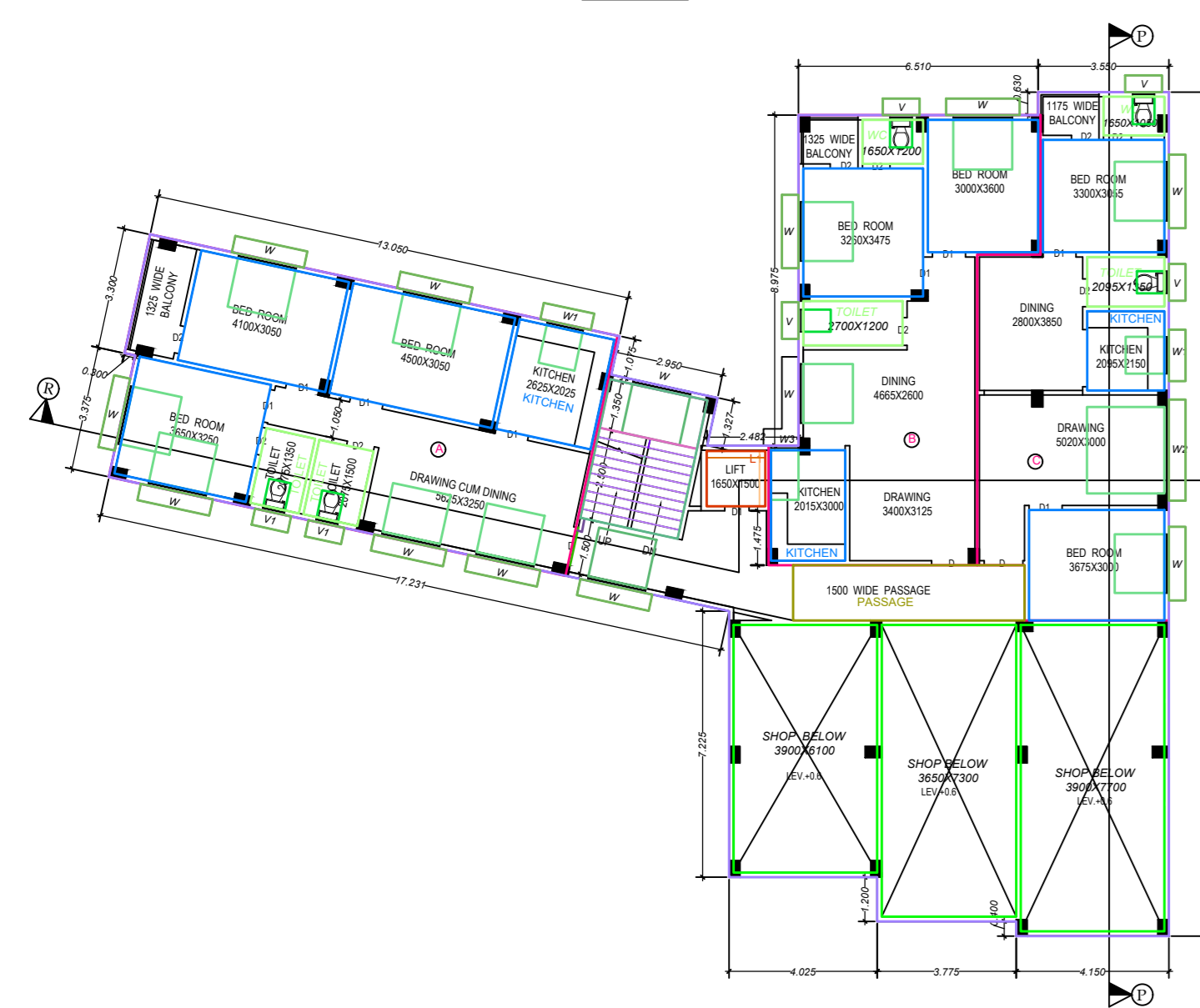
LOCATION :-
 HANDEPARA MAIN ROAD, SILIGURI

LAND SCHEDULE :-
 MOUZA :- DABRAM
 J.L. NO. :- 02
 SHEET NO. :- R.S. 12
 L.R. 63
 R.S. KHATAN NO. - 715
 L.R. KHATAN NO. - 437, 418
 L.R. PLOT NO. - 231, 232
 L.R. PLOT NO. - 110, 171
 P.S. :- BHAKTINAGAR
 DIST. :- JALPAIGURI
 WARD NO. - 40 (S.M.C.)
 HOLDING NO. 281/2724/1/N
 BOROUGH NO. - 5

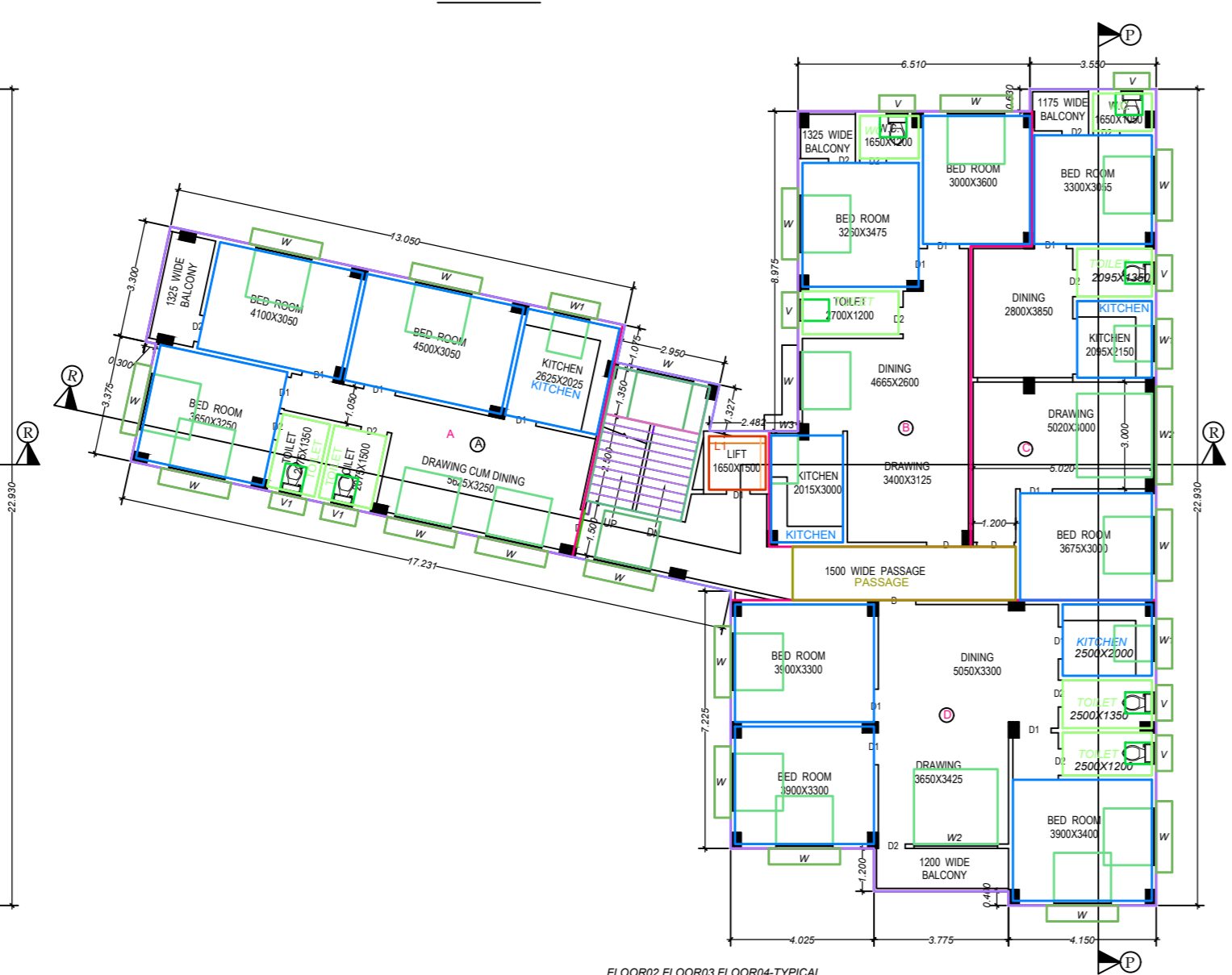
D.W. SCHEDULE :-
 D1 = 1200 X 2200
 D2 = 900 X 2100
 D3 = 750 X 2100
 W = 1600 X 1200
 W1 = 800 X 1200
 W2 = 2000 X 1200
 V = 600 X 900
 V1 = 1200 X 1200

L.U.C.C. MEMO NO. = 16523/SJA, DATED = 22.07.2025

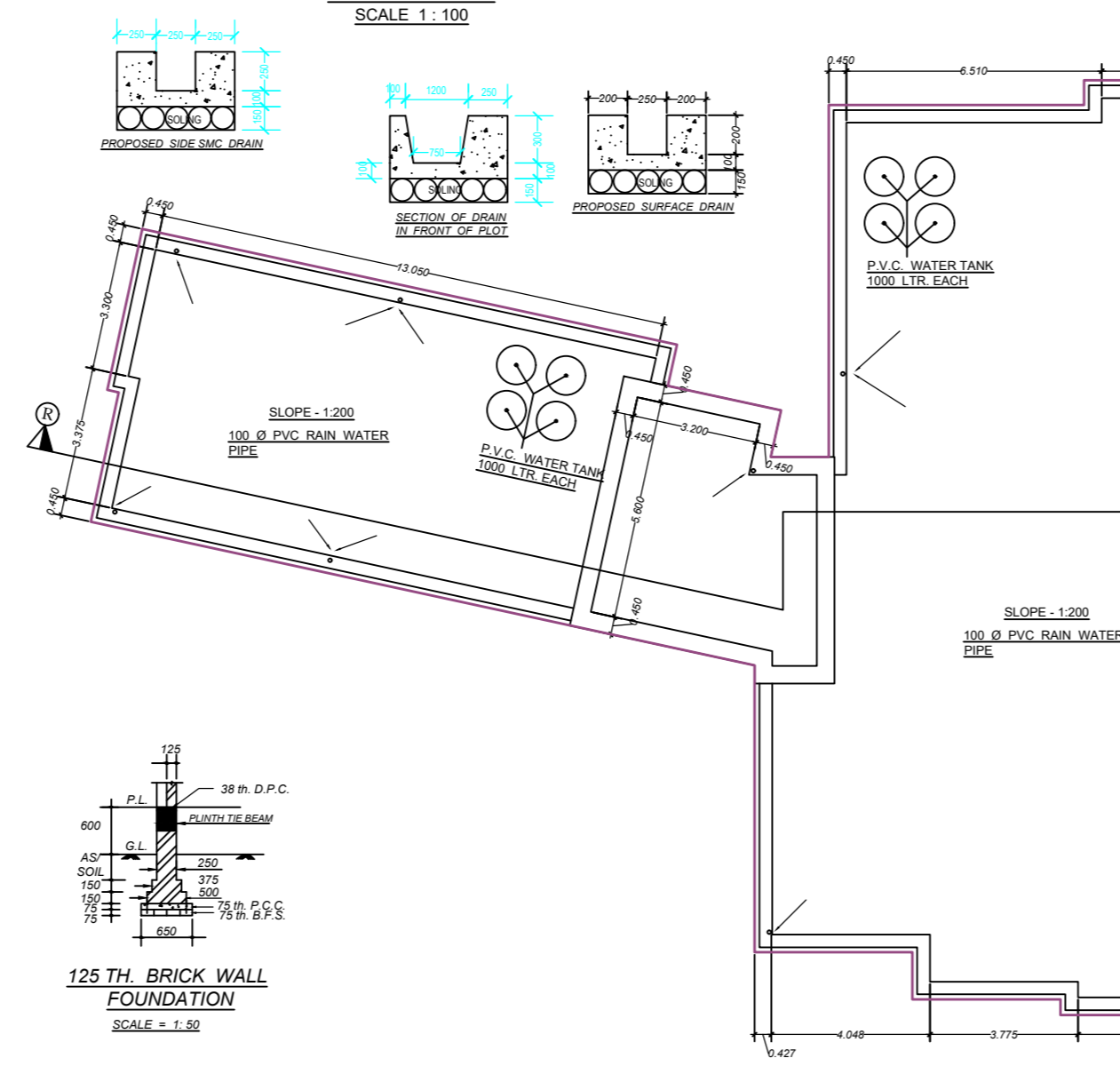
AREA STATEMENT :-
 LAND AREA AS/ FREED = 702.34 SQM.
 LAND AREA AS/ KHATAN = 702.12 SQM.
 LAND AREA AS/ SITE = 702.11 SQM.



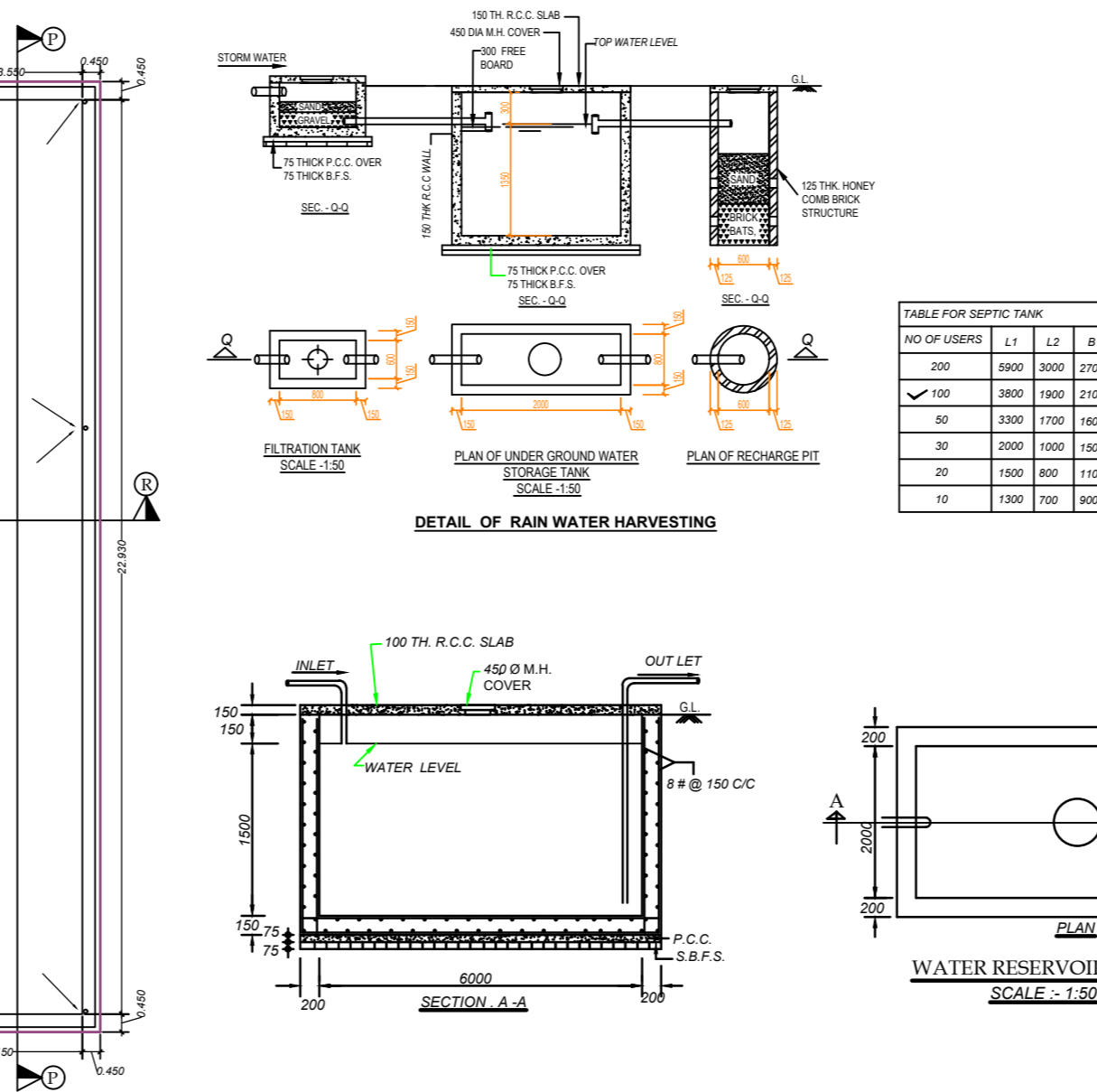
FIRST FLOOR PLAN
SCALE 1:100



FLOOR 2, 3RD, & 4TH FLOOR PLAN
SCALE 1:100

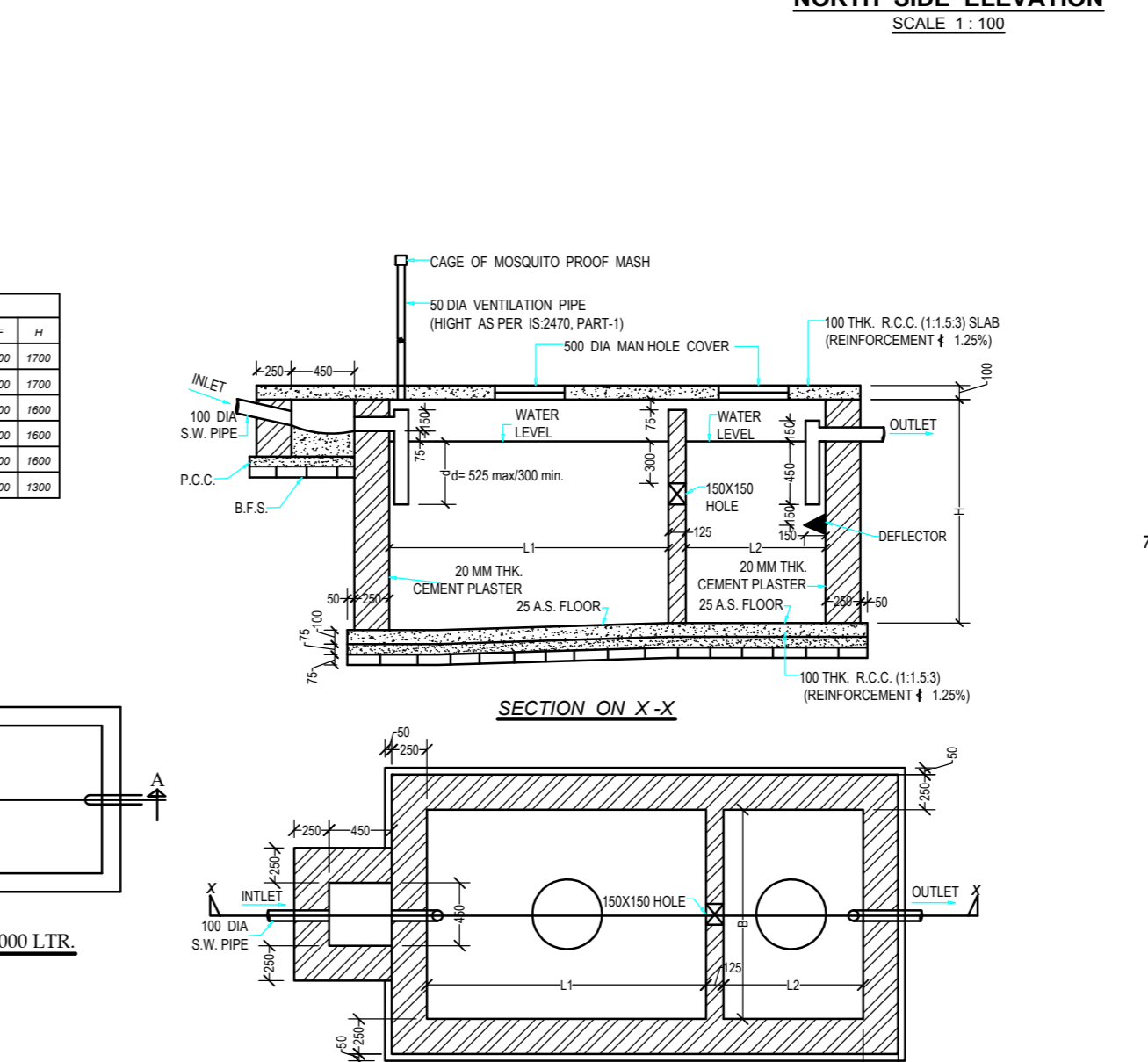


ROOF PLAN
SCALE 1:100



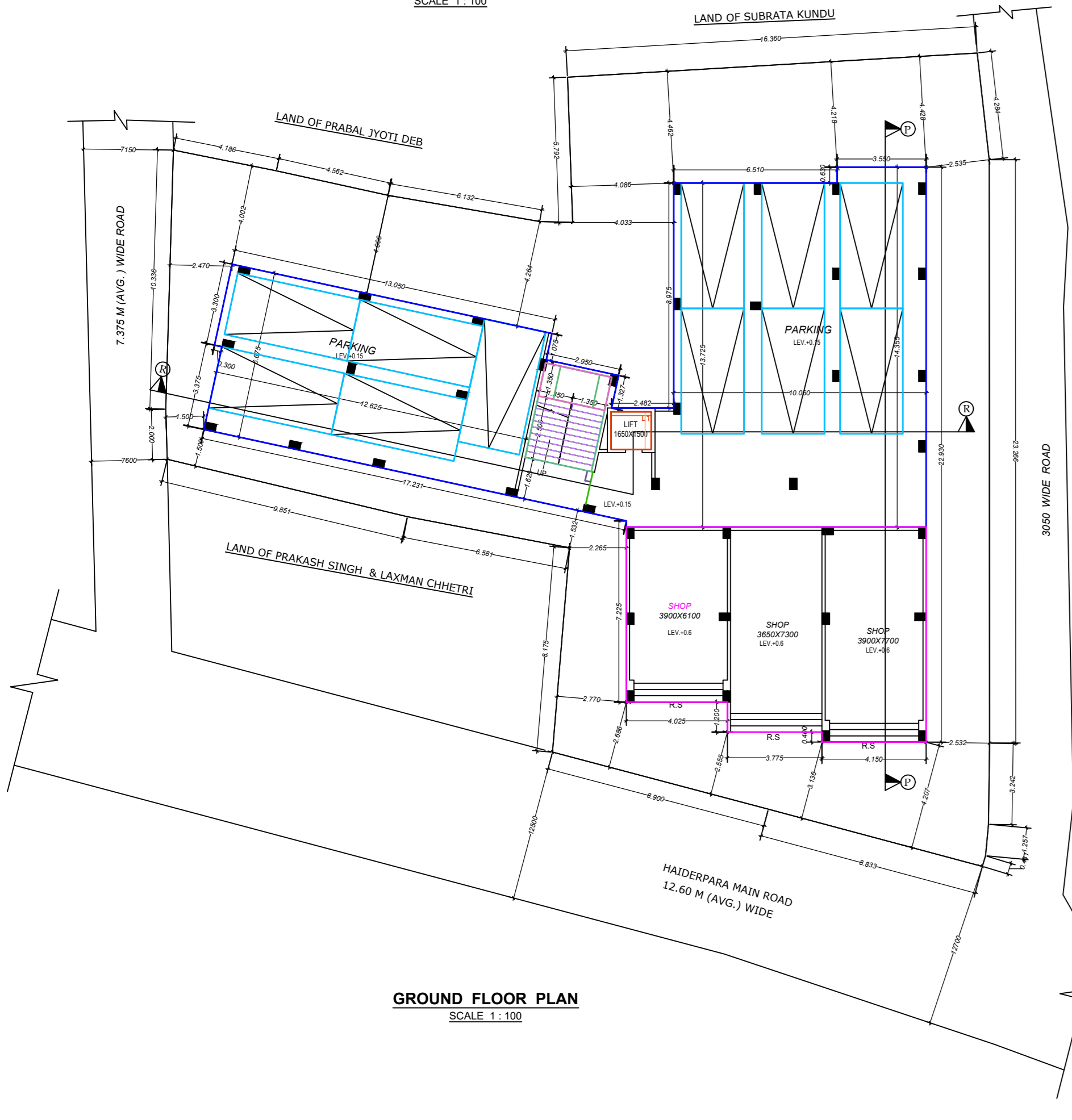
DETAIL OF RAIN WATER HARVESTING

WATER RESERVOIR 1000 LTR.

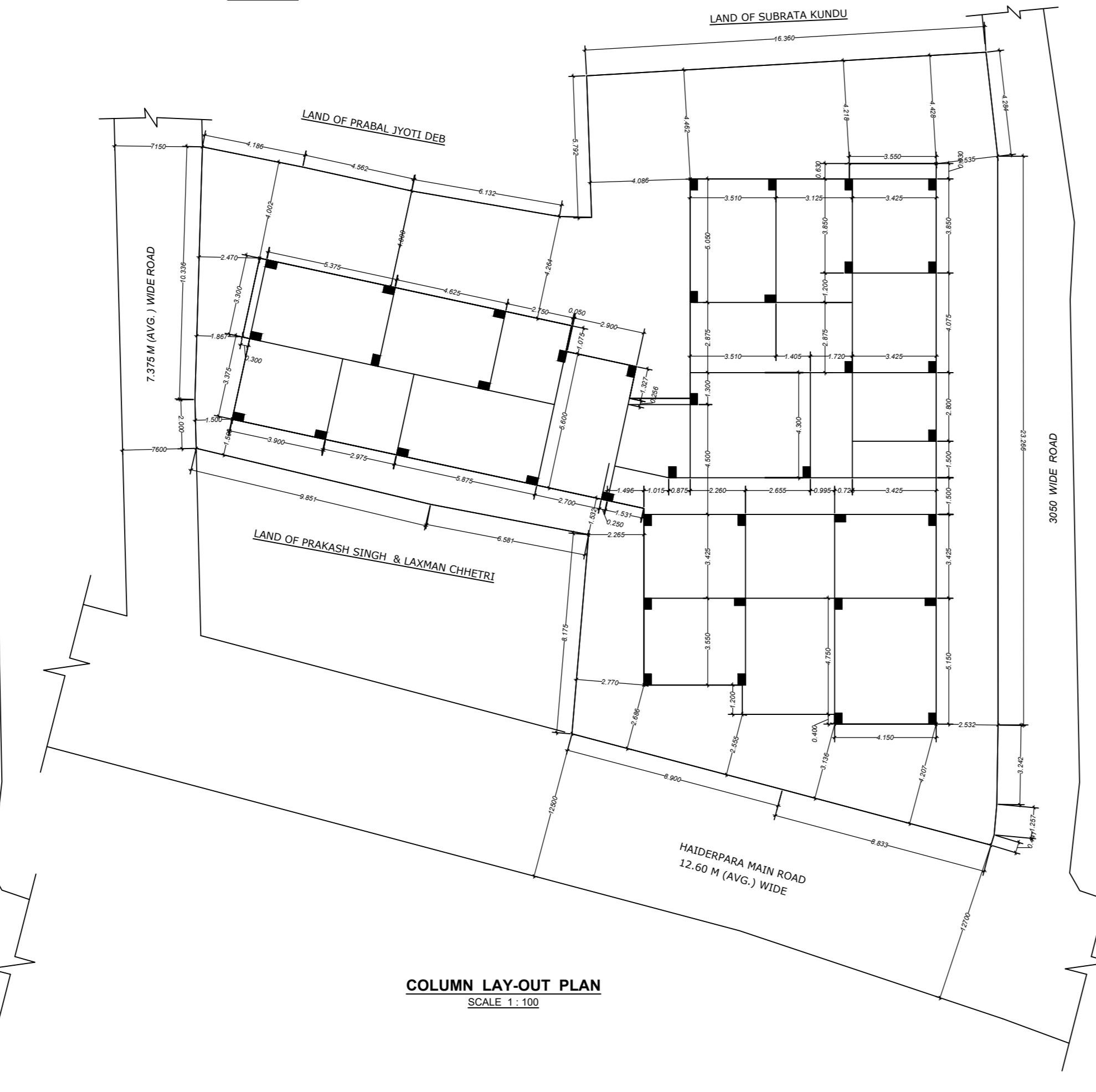


PLAN OF SEPTIC TANK

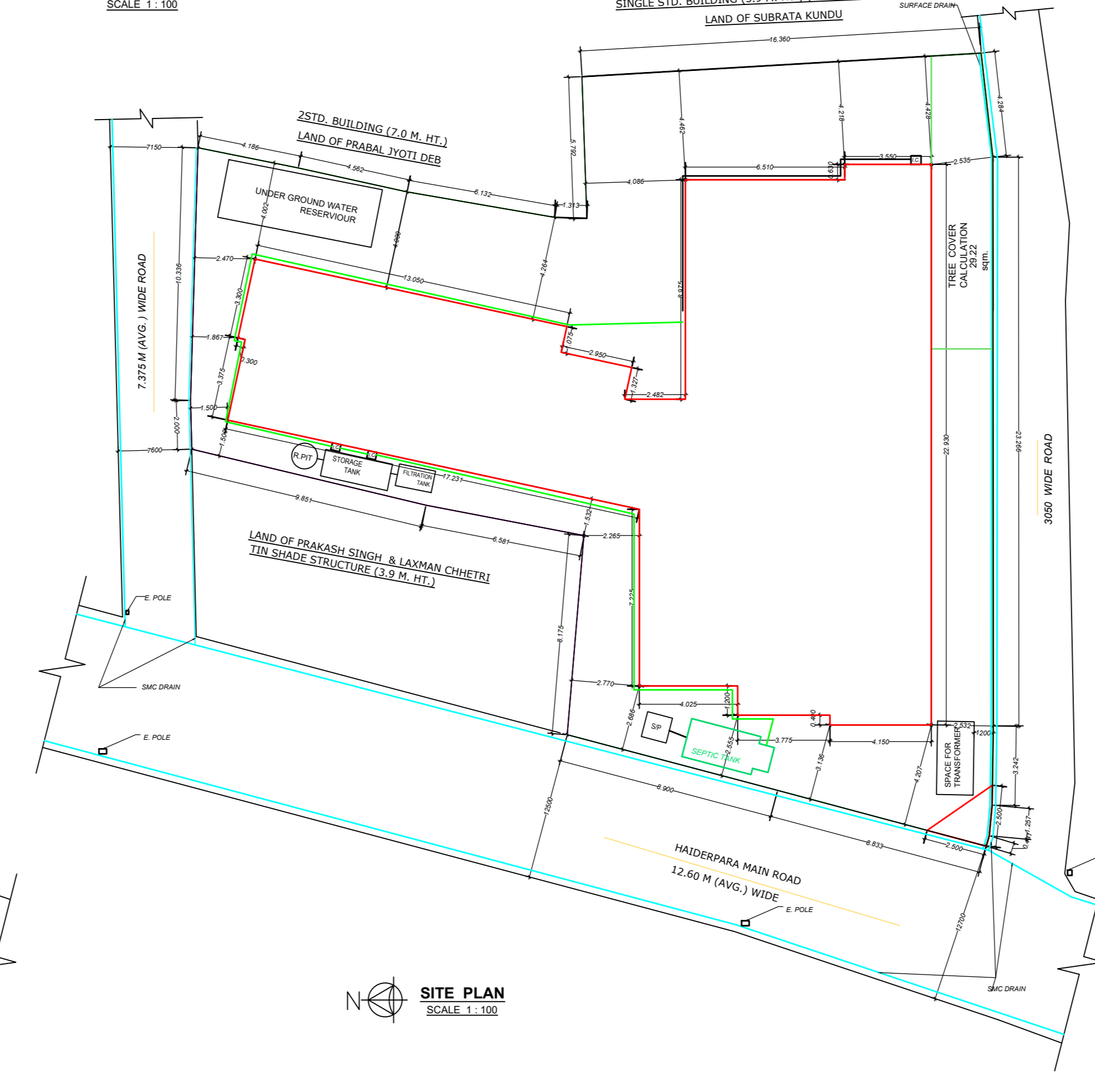
PLAN OF SOAK WELL



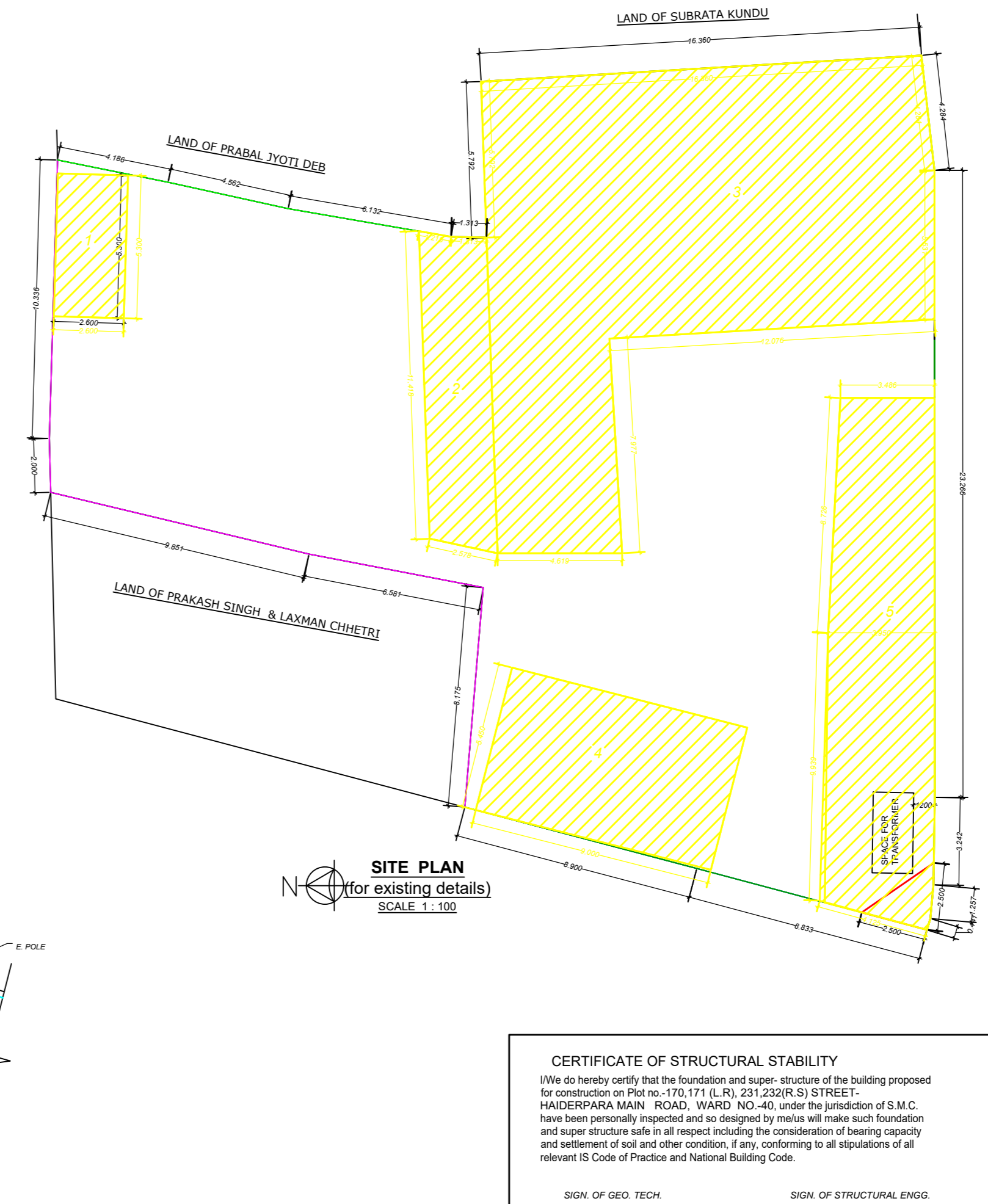
GROUND FLOOR PLAN
SCALE 1:100



COLUMN LAY-OUT PLAN
SCALE 1:100



SITE PLAN
SCALE 1:100



SITE PLAN
SCALE 1:100

AREA STATEMENT SUMMARY :-

SL.NO.	PARAMETER	PERMISSIBLE	PROPOSED
1.	BUILDING HEIGHT	60.0 M.	15.00 M.
2.	F.A.R.	2.25	1.94
3.	GROUND COVERAGE (IN %)	50.00 %	48.17 %
4.	PLOT AREA	-	702.11 SQM.
5.	MINIMUM WIDTH OF PLOT	-	50.22 M.
6.	TOTAL BUILTUP AREA	-	1657.93 SQM.
7.	FLOOR AREA (FOUR FLOOR)	-	1570.75 SQM.
8.	COVERED AREA	351.06 SQM.	338.23 SQM.
9.	NO. OF PARKING	11 NOS.	11 NOS.

FLOORWISE BREAKUP:-

FLOOR NAME	TOTAL AREA (REDUCTION)	BUILT UP AREA	EXEMPTION 4% COVERED (EXEMPTED)	EXEMPTION FOR PARKING (FOUR FLOOR)	FLOOR AREA (FOUR FLOOR)
FLOOR-GROUND	351.03 MP	351.03 MP	10.40 MP	246.11 MP	94.52 MP
FLOOR-01	351.03 MP	302.02 MP	261.01 MP	10.40 MP	350.61 MP
FLOOR-02	351.03 MP	2.40 MP	348.63 MP	10.40 MP	338.23 MP
FLOOR-03	351.03 MP	2.40 MP	348.63 MP	10.40 MP	338.23 MP
FLOOR-04	351.03 MP	2.40 MP	348.63 MP	10.40 MP	338.23 MP
TOTAL	1786.16 MP	97.22 MP	1687.93 MP	246.11 MP	1339.82 MP

*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 (Net)	Occupancy area (Gross)
SINGLE BUILDING	FLOOR01	Residential	351.03 MP	350.61 MP
	FLOOR02	Residential	351.03 MP	338.23 MP
	FLOOR03	Residential	351.03 MP	338.23 MP
	FLOOR04	Residential	351.03 MP	338.23 MP
FLOOR-GROUND		Mercantile-retail	94.52 MP	94.52 MP
TOTAL			1498.64	1339.82

Tenements Details

BLOCK NAME	FLOOR NAME	Reference	Single/Duplex	Tenements area
SINGLE BUILDING	FLOOR01	A	Single	65.69
			Single	68.49
			Single	65.27
			Single	65.27
TOTAL				219.43
SINGLE BUILDING	FLOOR02 FLOOR03 FLOOR04 TYPICAL	A	Single	65.69
			Single	68.49
			Single	65.30
			Single	64.62
TOTAL				264.18
TOTAL NUMBER OF TENEMENTS				483
GRAND TOTAL				1165.37

NOTE:- ALL THE TEMPORARY TIN SHADE STRUCTURE WILL BE DEMOLISHED BEFORE CONSTRUCTION STARTS.
 EXISTING AREA DETAILS:-
 EXISTING TIN SHADE STRUCTURE = (14-24-45) = (13.78-28.80-197.78-49-05-75.53) SQ M. = 364.76 SQ M.
 * THE SHADY PORTION WILL BE GIFTED TO S.M.C. WHENEVER REQUIRED BY COMPETENT AUTHORITY.

TREE COVER CALCULATION

PERMISSIBLE:
 1700.93 (70%) 6000 x 4 = 14%
 702.11 x 4 = 14% = 28.07 sqm.
 29.22 sqm.

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 LTR PER DAY CONSIDERING DISCHARGE WATER = 14.76 (0.000) x 100 LTR = 1476 LTR.

DECLARATION OF OWNER:-
 I/WE HEREBY DECLARE THAT THE BUILDING PROPOSED FOR CONSTRUCTION SHALL BE SUPERSEDED BY THE S.A. (L.S.) DEDING THE BUILDING PLAN APPLICATION OR IN HIS ABSENCE ANY OTHER S.A. (L.S.) OF THE APPROPRIATE CATEGORY AND AS APPROVED BY THE AUTHORITY.

CERTIFICATE OF BUILDING PLAN:-
 I/WE HEREBY CERTIFY THAT PLANS, ELEVATIONS AND SECTION AND OTHER STRUCTURAL DETAILS OF THE PROPOSED BUILDING ON PLOT NO. 101/11/1/L/01/2019 AT HANDEPARA MAIN ROAD, WARD NO. 40, DISTRICT JALPAIGURI, WEST BENGAL STATE, INDIA, HAVE BEEN PREPARED IN CONFORMANCE WITH ALL RELEVANT PROVISIONS UNDER THE WEST BENGAL BUILDING REGULATIONS 2019. THIS IS TO CERTIFY THAT ALL RELEVANT INFORMATION HAS BEEN PROVIDED TO THE RESPECTIVE OFFICERS OF THE S.M.C. AND THE RESPECTIVE SERVICES DEPARTMENT APPROPRIATE AUTHORITY FOR THEIR REVIEW AND APPROVAL. THE BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE REGULATIONS AND THE PLAN TO CONSTRUCT/RECONSTRUCT/ADDITION TO/ALTERATION OF THE BUILDING ON THE SAID PLOT.

NOTES :-
 1. ALL WRITTEN DIMENSIONS ARE IN M.
 2. ALL WALLS ARE 120 MM THK.
 3. BRICK WORK IN CEMENT MORTAR (1:5) IN FOUNDATION & PLINTH.
 4. 25% TH BRICK WORK IN SUPER STRUCTURE IN CEMENT MORTAR (1:4) SHOULD BE PROVIDED.
 5. CEMENT CONCRETE MIX (1:1.5:3) TO BE USED IN R.C.C. WORKS.
 6. ALL DOORS & WINDOWS FRAMES ARE SAL WOOD (100 MM X 25 MM SECTION).
 7. ALL PLASTER WORK IN CEMENT MORTAR (1:4) SHOULD BE PROVIDED.
 8. PROVIDE S.M.C. TH. 12.5% AT PLINTH LEVEL.
 9. USE 1:1.5 CONCRETE MIX IN ALL R.C.C. WORK & COVER ARE 18% FOR WALLS AND 25% FOR SLABS.
 10. FOR WATER CEMENT RATIO, LAP LENGTH, CLEAR COVER, CURING PERIOD E.T.C. USE IS 18% LATEST EDITION TO BE FOLLOWED.
 GRADE OF STEEL: Fe 600
 11. STRUCTURAL DETAILS WILL BE PROVIDED AS PER STRUCTURAL DRAWING SUBMITTED BY STRUCTURAL ENGINEER.

