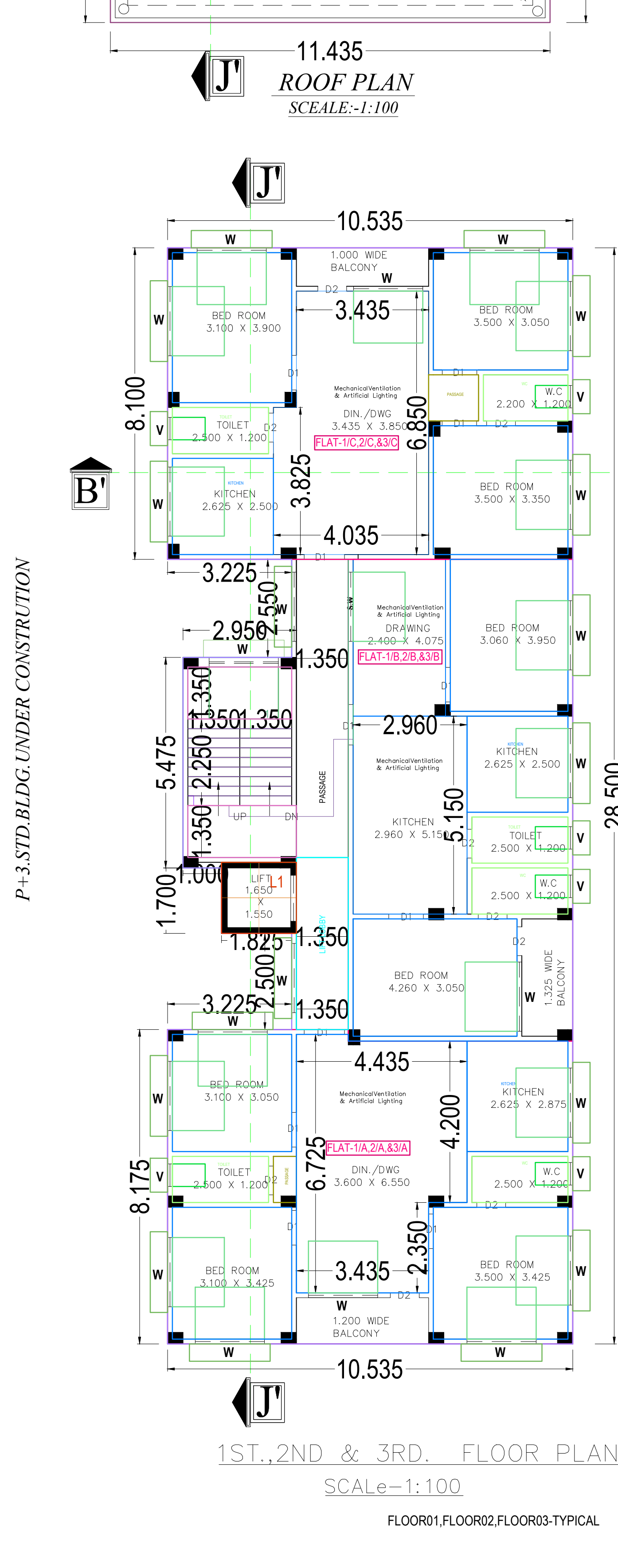
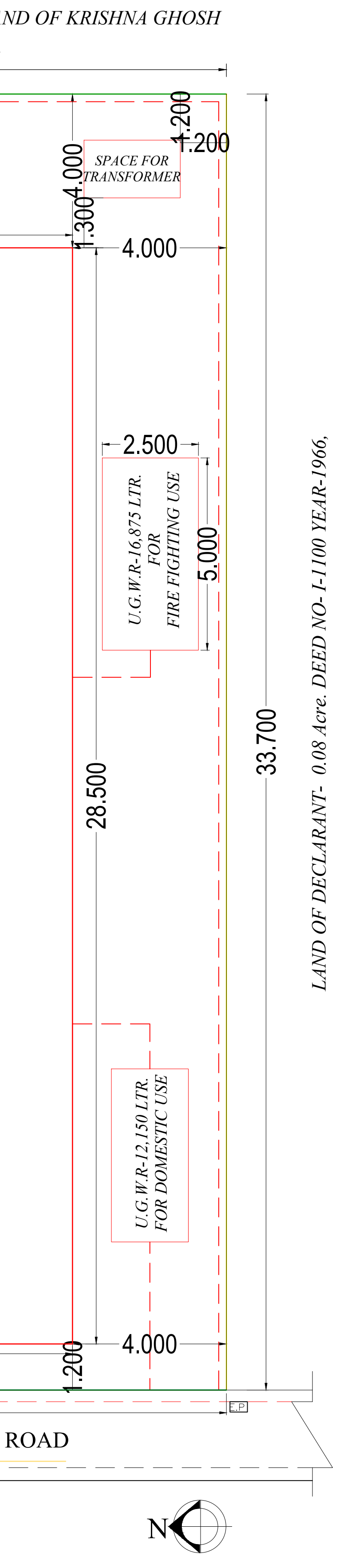
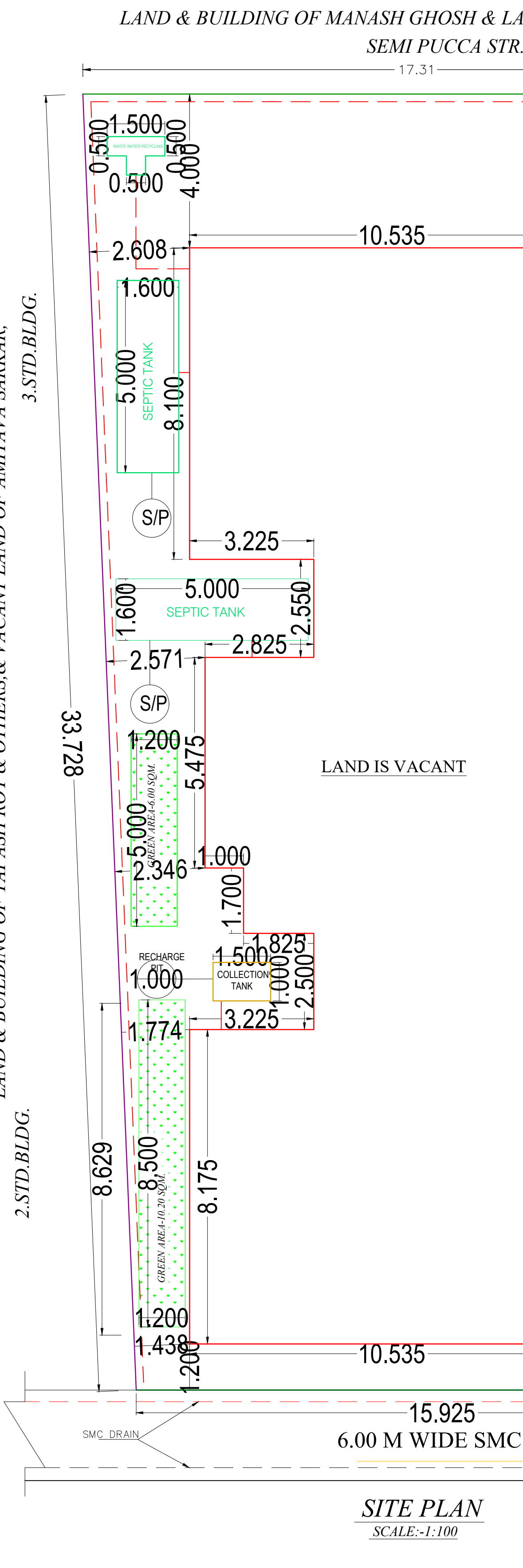
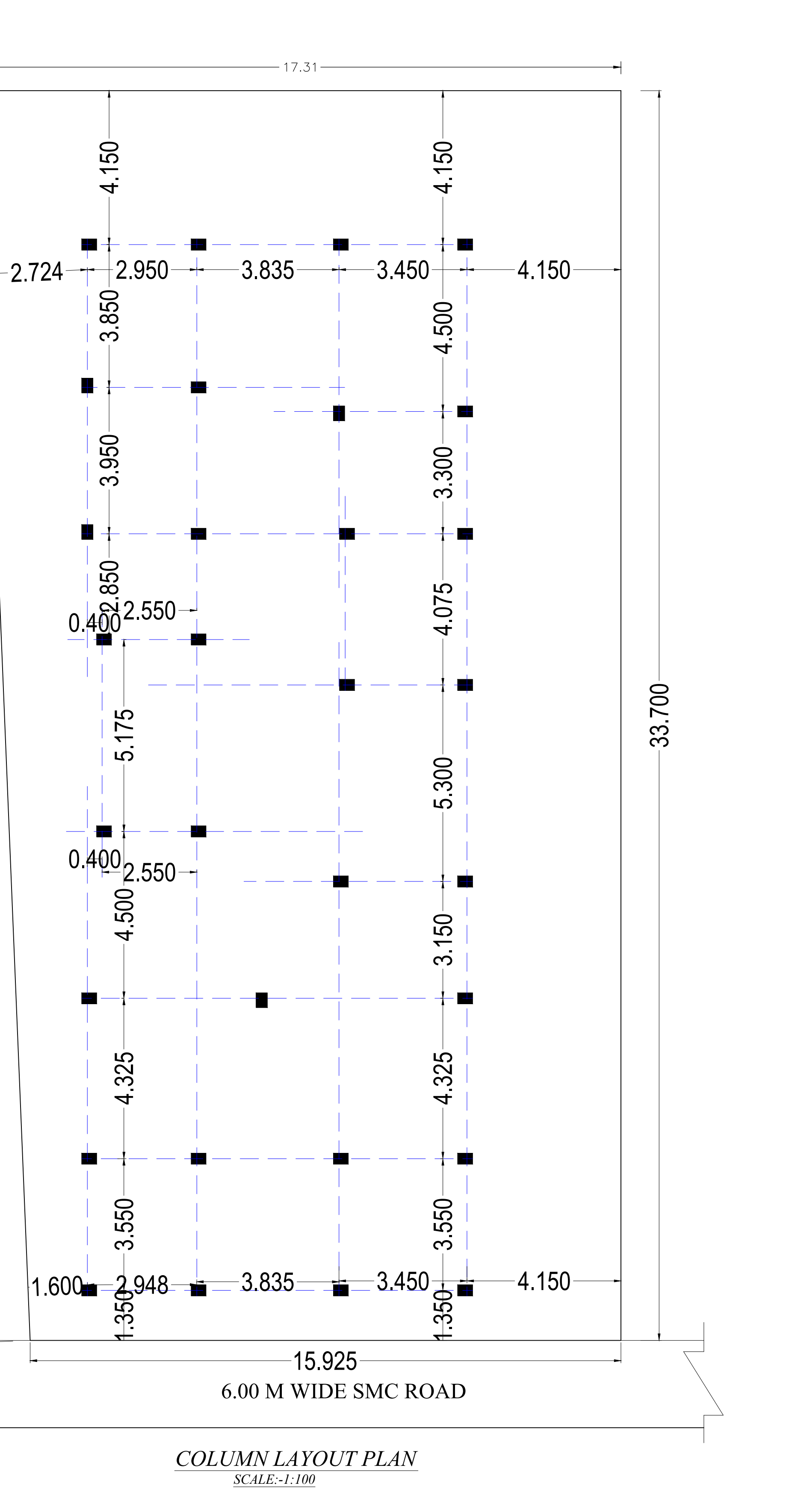
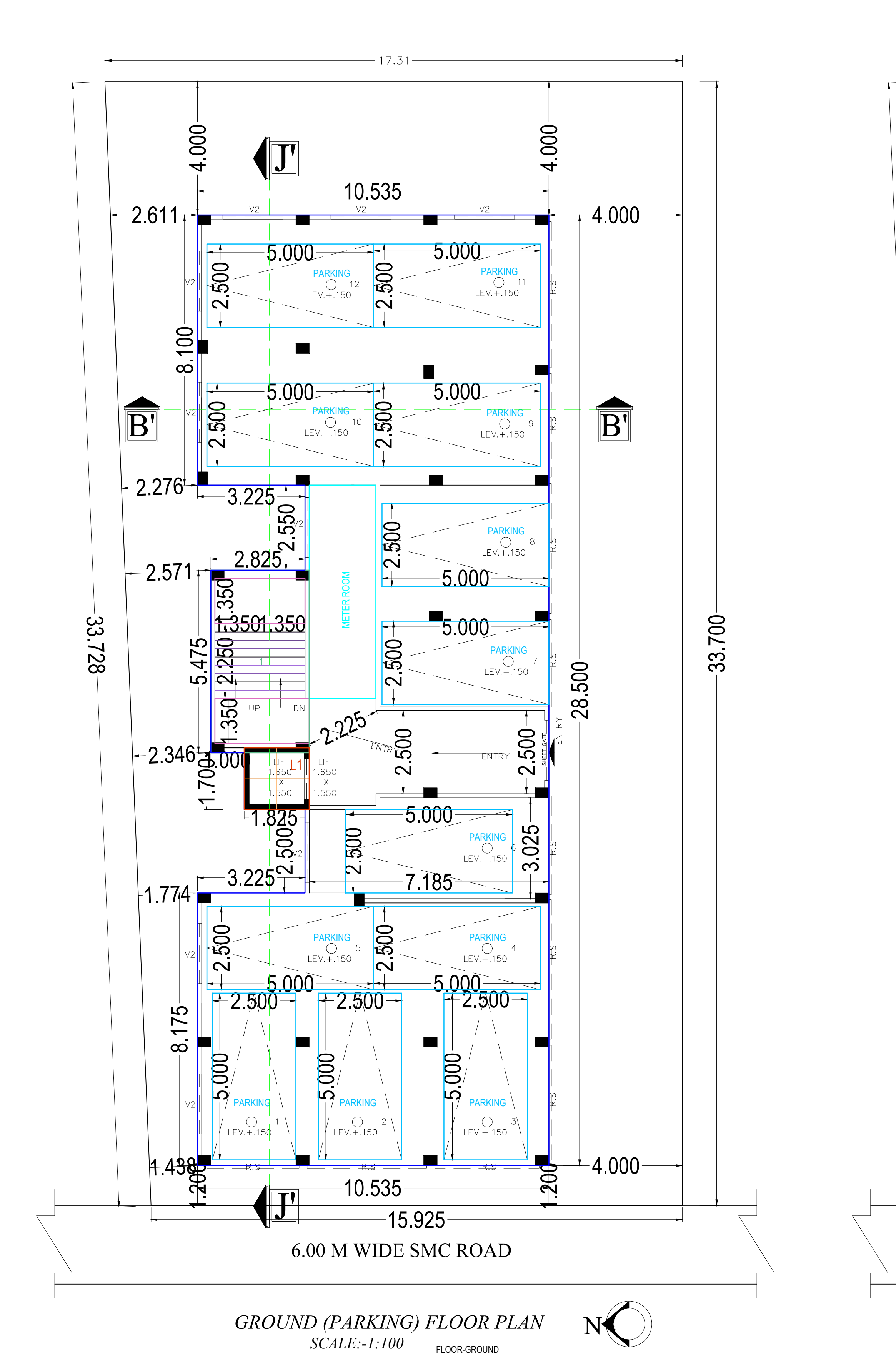
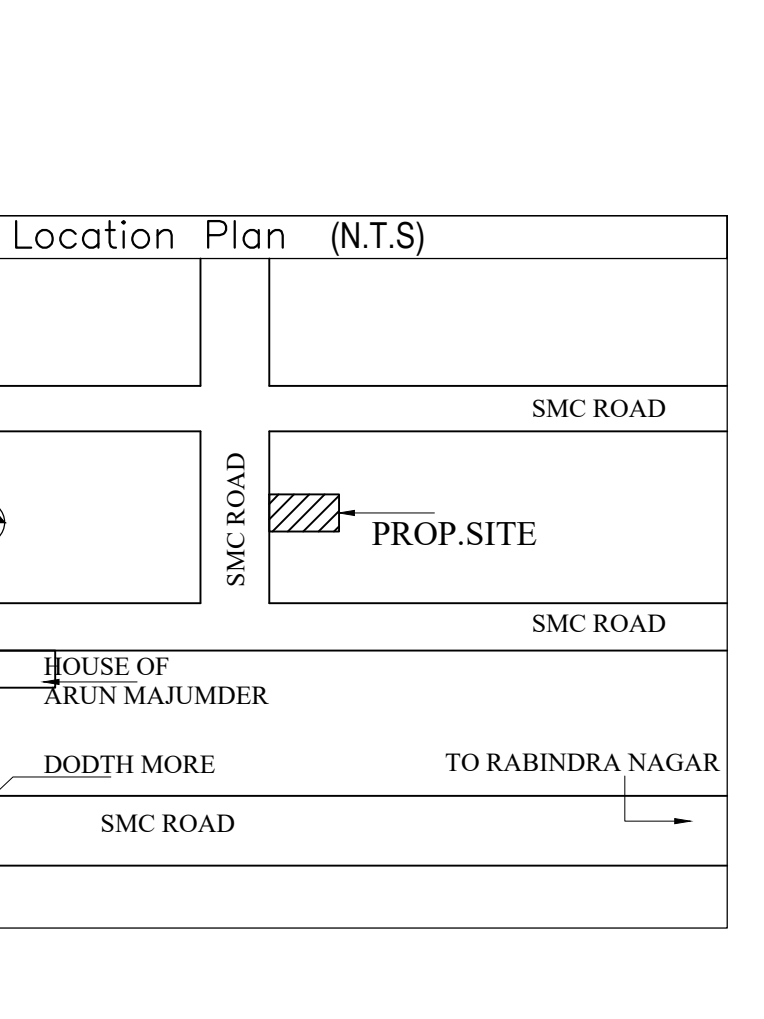
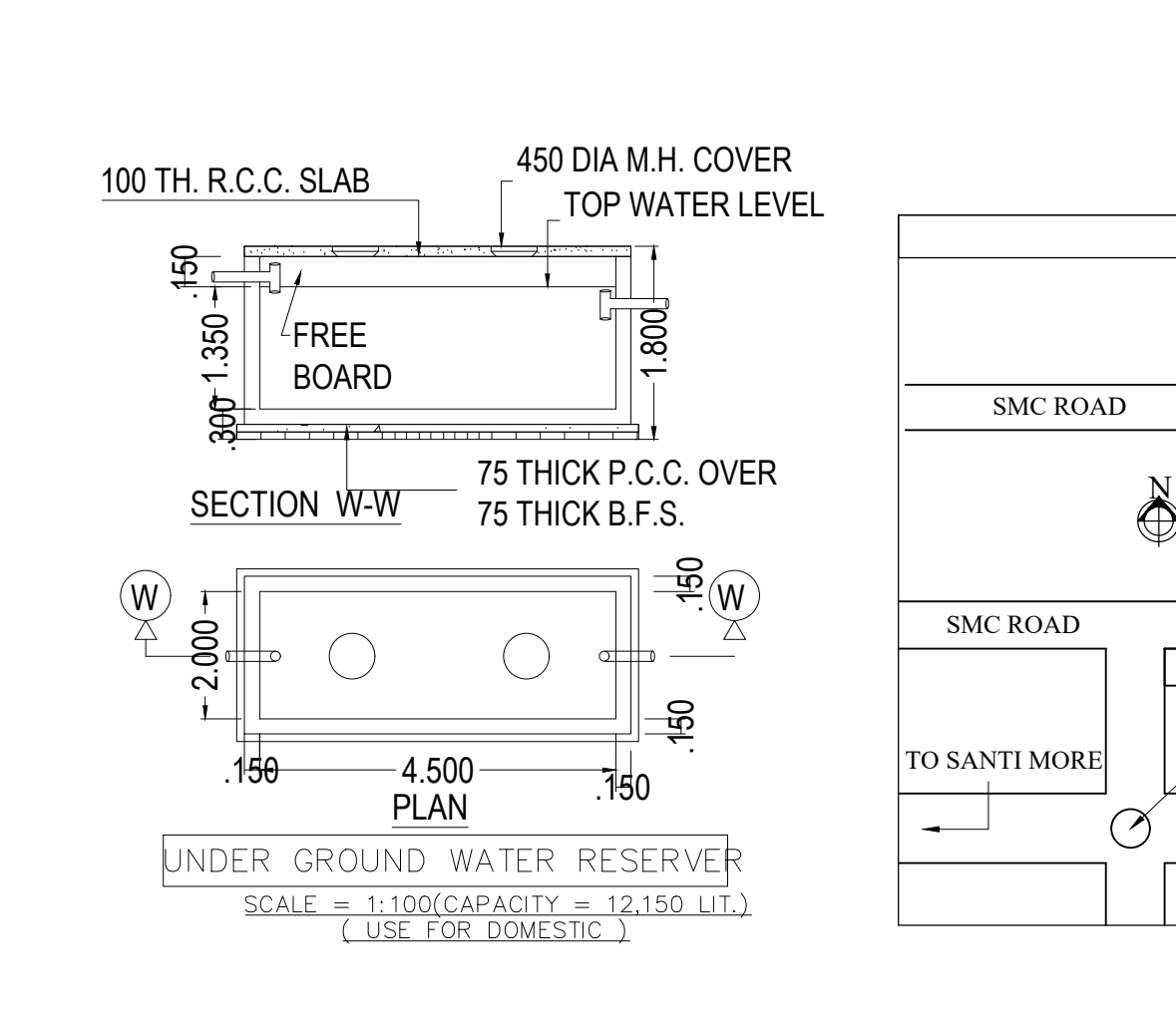
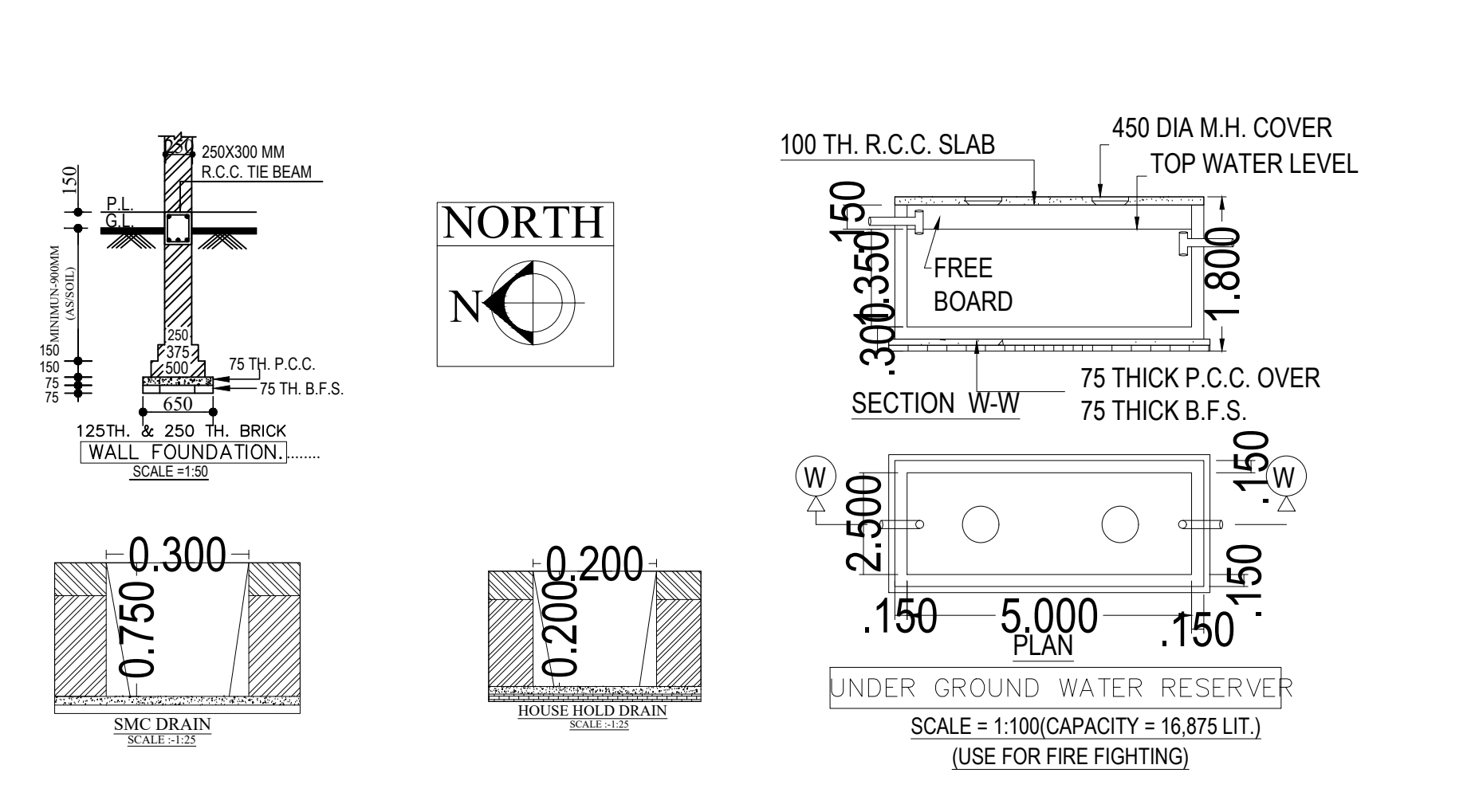
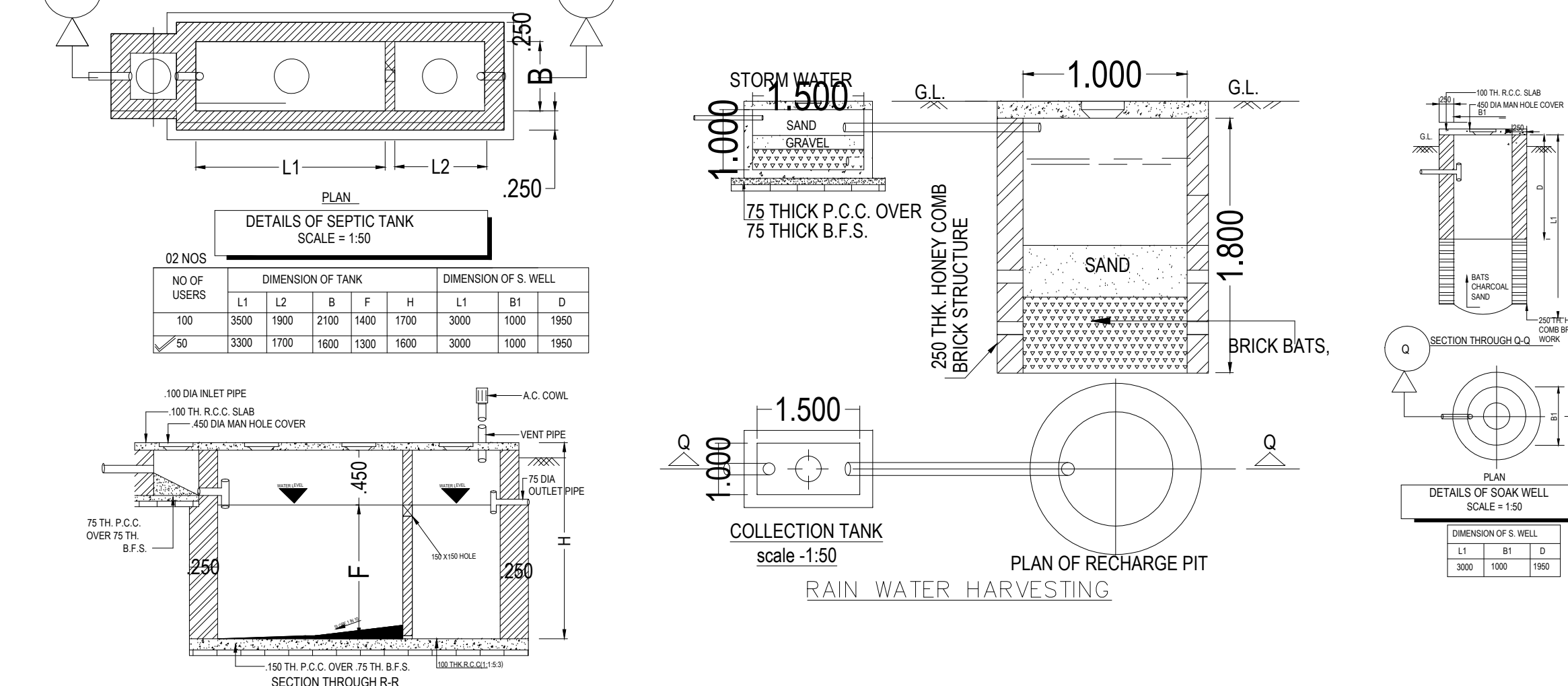
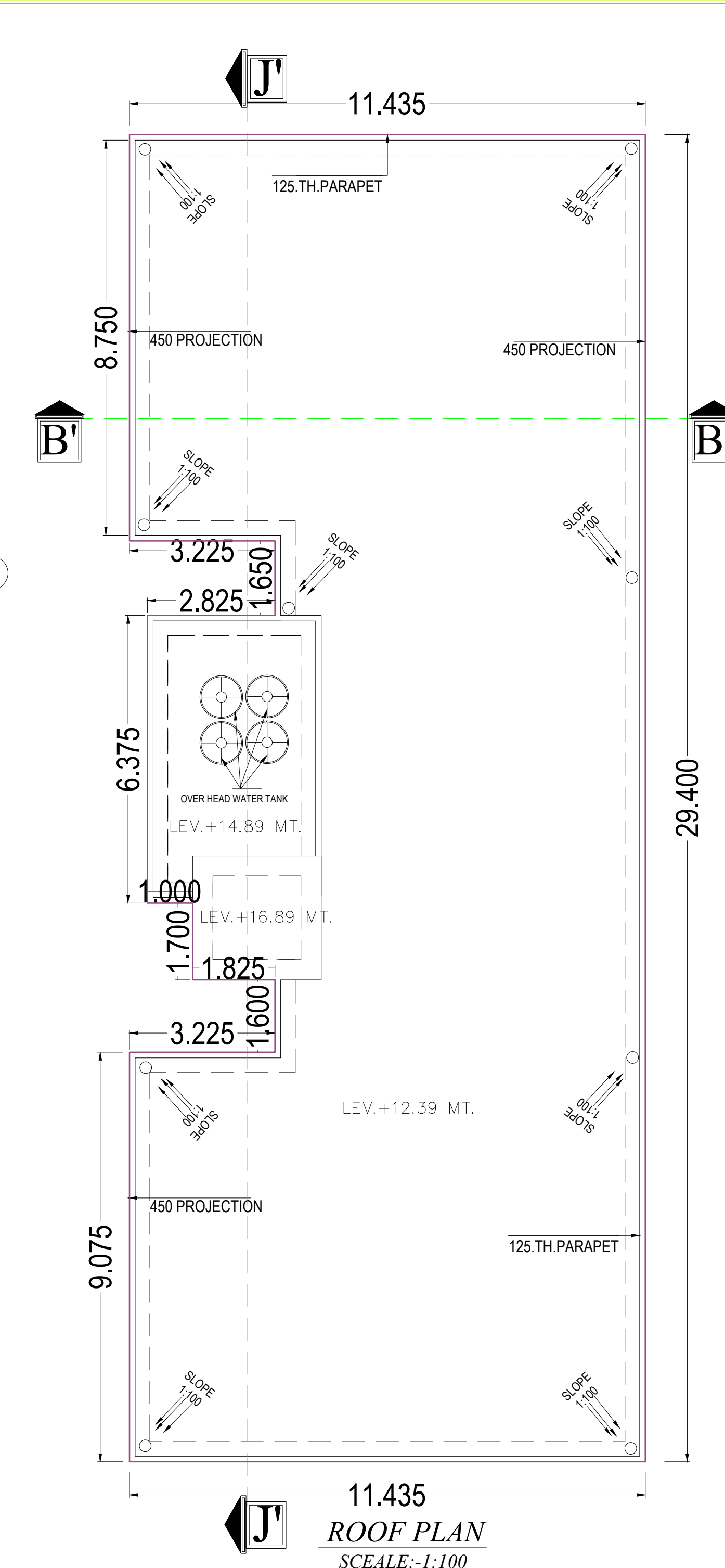
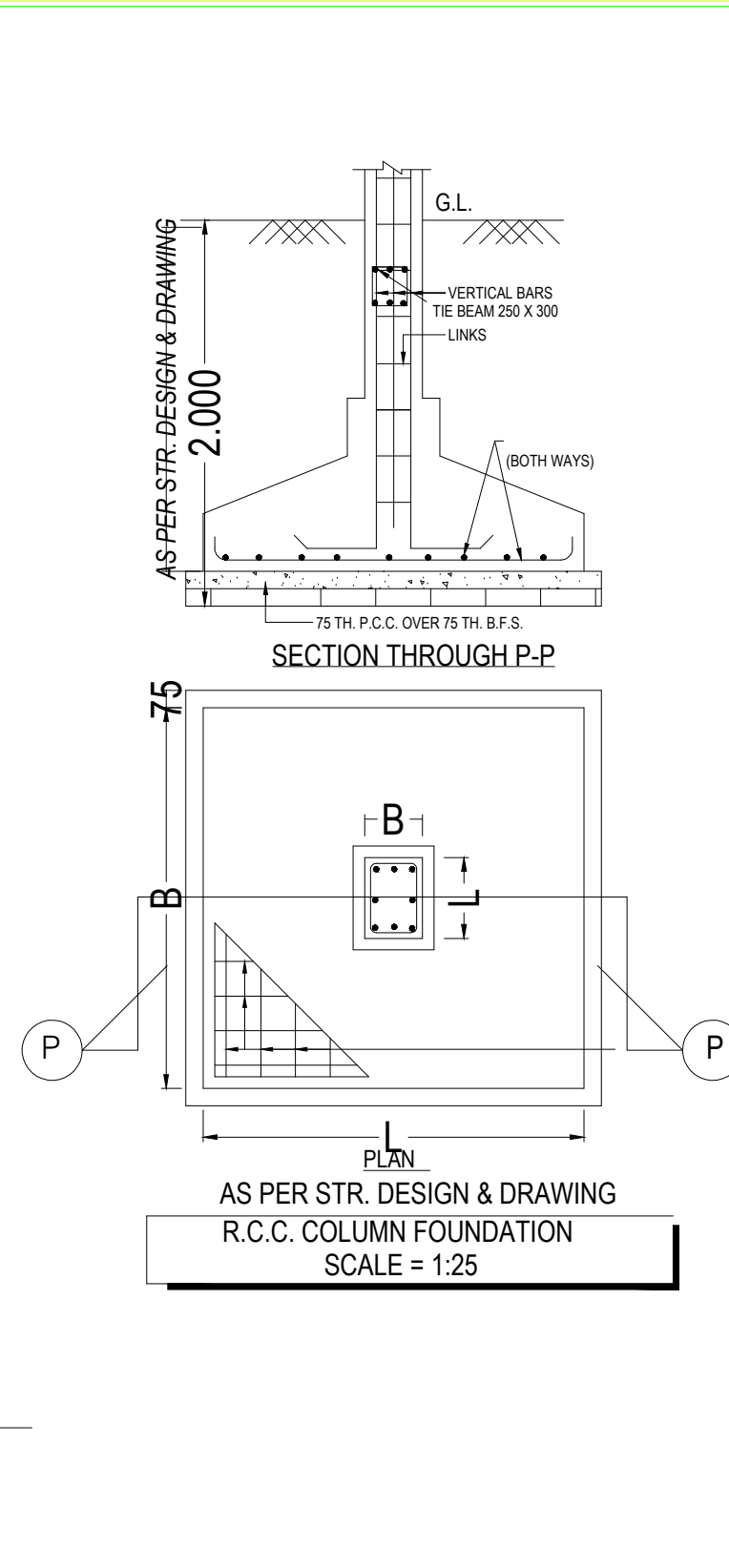
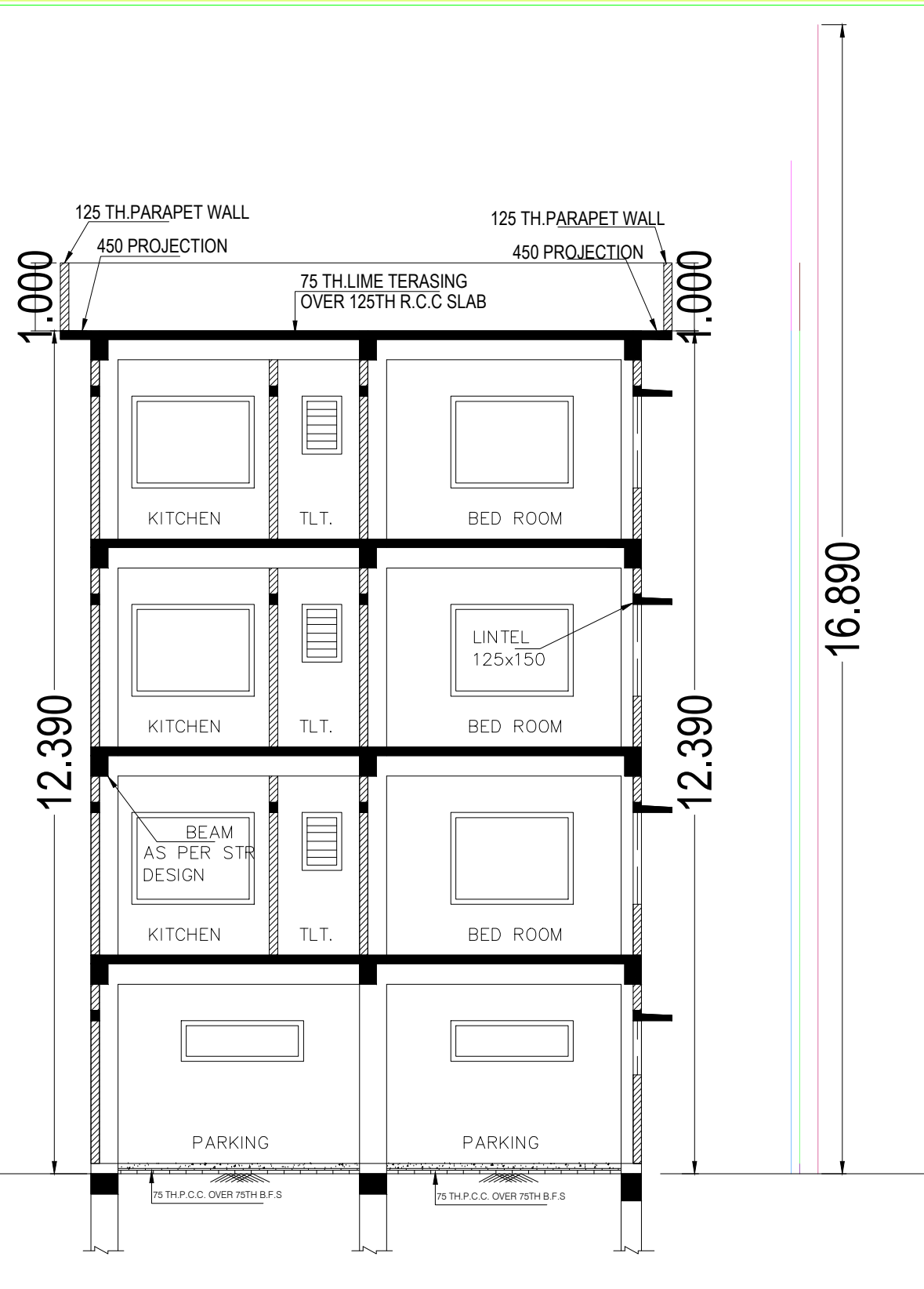
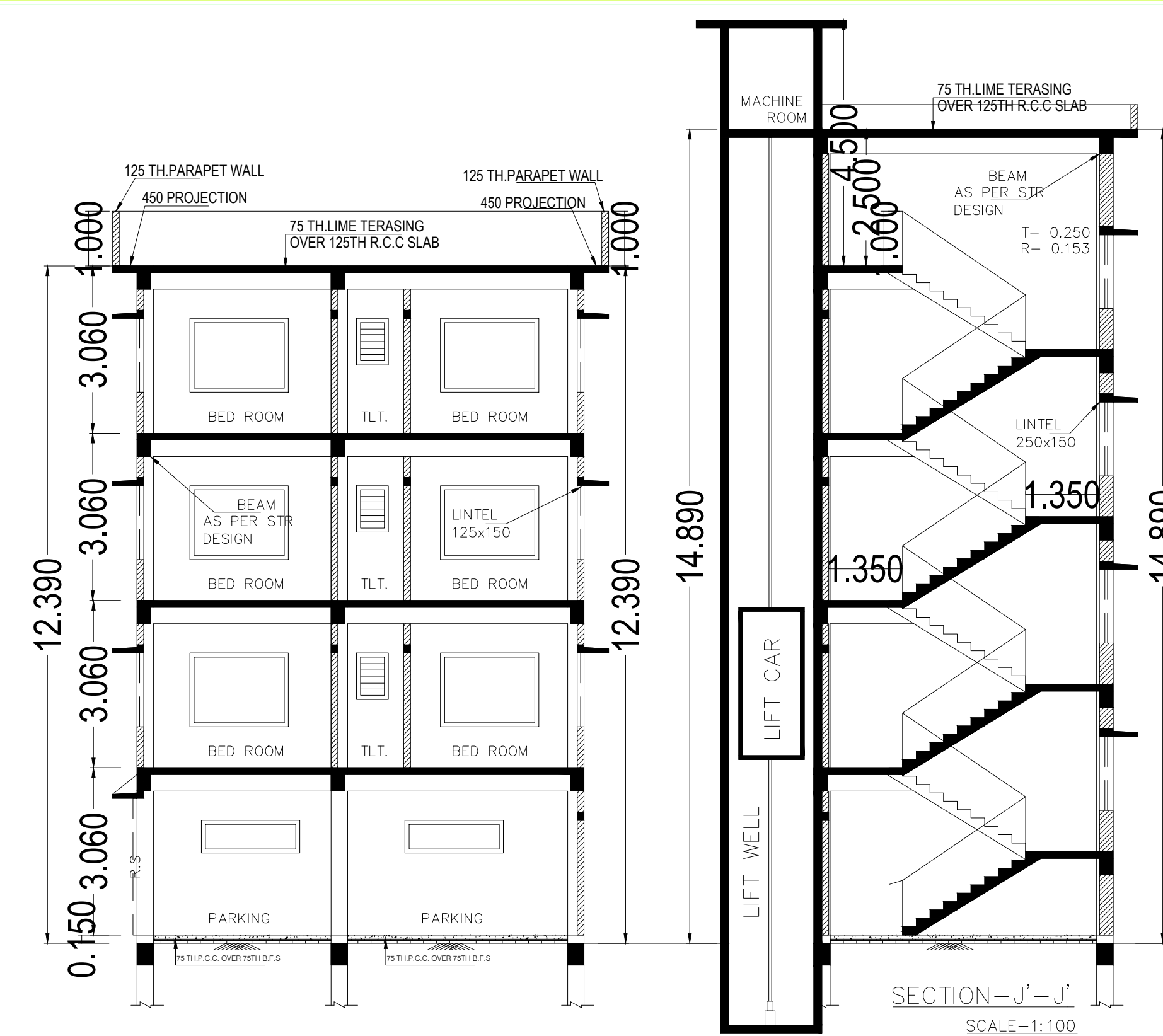
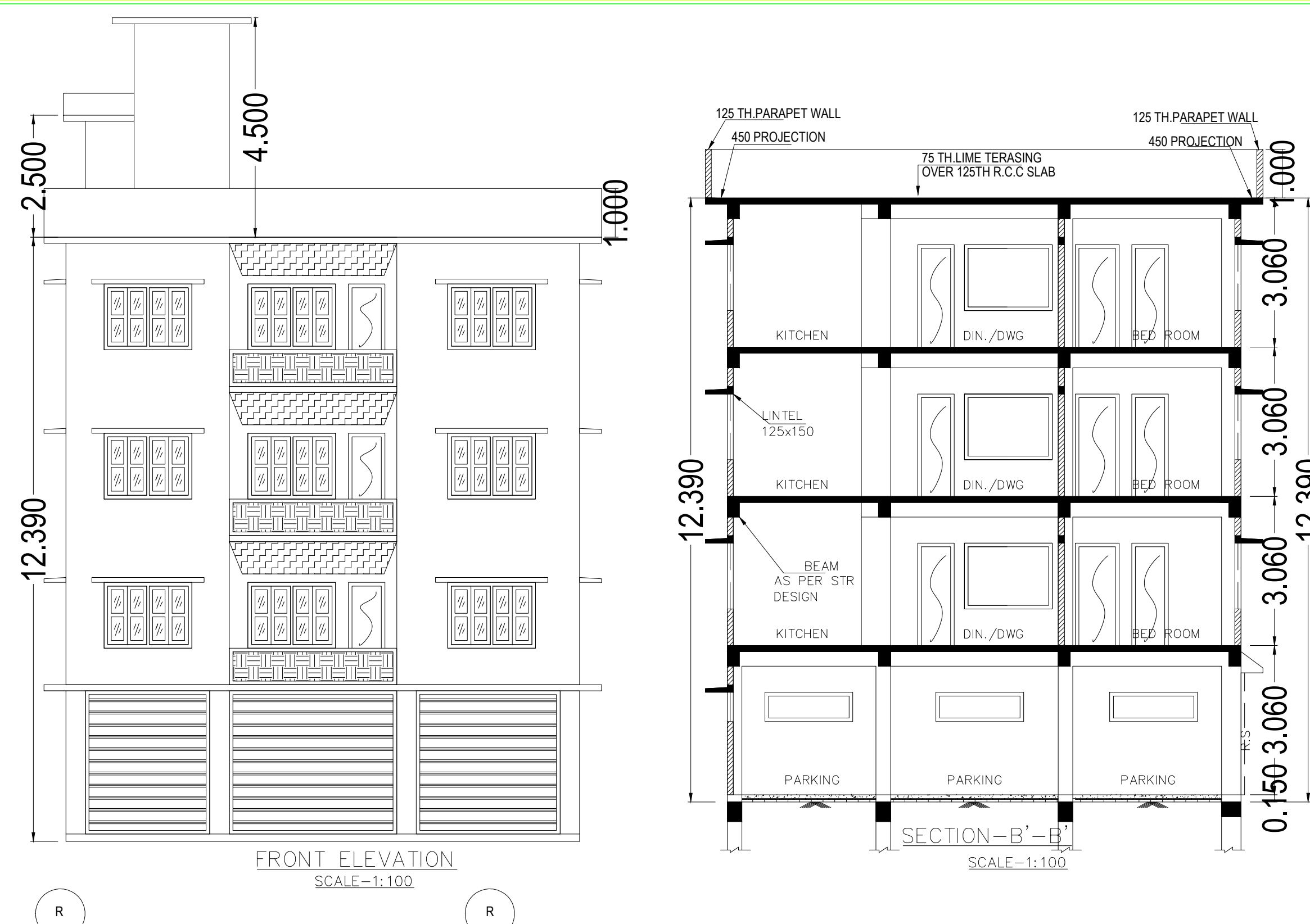




SPACE FOR OFFICES:-

PROJECT TITLE :-
BUILDING PLAN SUBMITTED FOR
GROUND(PARKING) + 3 (THREE) STORIED
RESIDENTIAL BUILDING.

NAME OF OWNER :-
1) SRI.MANORANJAN BISWAS,
2) SRI. CHITTARANJAN BISWAS,
3) SRI. SUKHARANJAN BISWAS,
4) SRI. SAMARANJAN BISWAS,
5) SMT.JAMUNA SUTRADHAR (BISWAS),
ALL ARE S/O. & D/O.
LATE RABINDRA NATH BISWAS
6) SRI. NARAYAN BISWAS ,
S/O. LATE NIRANJAN BISWAS,

LOCATION OF PLOT :-
AT ATUL PRASAD SARANI, HAKIMPARA,
P.O. & P.S. SILIGURI, DIST-DARJEELING,
WARD NO-15,SILIGURI.

APPROVED U.C.C.NO- 16171/ SJDA,DATE- 14/ 10 /2025.

AREA STATEMENT

LAND AREA = 560.20 SQM. AS PER DEED
LAND AREA = 560.20 SQM. AS PER KHATTIAN
LAND AREA = 560.01 SQM. AS PER SITE & L.U.C.C

SCHEDULE OF LAND		SCHEDULE OF OPENINGS	
PARGANA	:-BAIKUNTHAPUR	D-	1050 X 2100,
MOUZA	:- SILIGURI (R.S)	D1-	900X2100,
SILIGURI	:- SILIGURI PURBA (L.R)	D2-	750X2100,
J.L. NO.	:- 110(88) (R.S), 92 (L.R),	W-	1800X1350,
SHEET NO	:- 19	W1-	1500X1350,
PLOT NO.	:- 11519 (R.S), 4731 (L.R),	V-	750 X 600,
KHATTIAN NO.	:- 29554 (R.S), 14308, 14309, (L.R)	C.G-	1800X2200
	14310, 14312, (L.R)		
	14313, 14315 (L.R)		
P.S.	:- SILIGURI		
DIST.	:- DARJEELING		
WARD NO.	:- 15 (SMC),		
HOLDING NO	:- 111 / 589 /393 ,		

AREA STATEMENT SUMMARY

RULE NO.	PARAMETER	PERMISSIBLE / REQUIRED	PROPOSED
45(2)(b)	ROAD WIDTH (HIGHER)	2.40 M.	6.00 M.
49(C)	BUILDING HEIGHT	12.50	12.39 M.
48(A)	FAR	1.75	1.32
46(1)(a)(b)	GROUND COV.IN (%)	50.00 %	43.95 %
---	PLOT AREA	N.A.	560.01 SQM.
---	MINIMUM WIDTH OF PLOT	6.00 M.	15.93 M.
---	TOTAL BUILTUP AREA	N.A.	1106.73 SQM.
---	FLOOR AREA (FOR FAR)	980.02 SQM.	738.42 SQM.
---	COVERED AREA	280.01 SQM.	246.14 SQM.
---	NO. OF TENEMENTS	N.A.	09 NOS.
52(B)(1)	NO. OF CAR PARKING	06 NOS.	12 NOS.

FLOORWISE BREAKUP

BLOCK NAME	FLOOR NAME	TOTAL AREA	DEDU CTN AREA	EXEM PTION AREA	FLOOR AREA	COVERED EXEM PTION AREA	FLOOR AREA	COVERED EXEM PTION AREA
SINGLE BUILDING	FLOOR01	279.39	3.61	275.78	29.64	246.14	29.64	246.14
	FLOOR02	279.39	3.61	275.78	29.64	246.14	29.64	246.14
	FLOOR03	279.39	3.61	275.78	29.64	246.14	29.64	246.14
	GROUND	279.39	---	279.39	28.95	250.44	250.44	---
	TOTAL	1117.56	10.82	1106.73	117.87	250.44	250.44	---

TREE COVER AREA

EXEMPTION	STAIRCASE & ST. LANDING	LIFT LOBBY	COVERED PARKING	SERVICE EQUIPMENTS	SERVICE EQUIPMENTS	TOTAL
AREA	117.87 SQM.	10.82 SQM.	12.50 SQM.	---	---	379.13 SQM.
PERCENTAGE	10.48 %	0.97 %	2.19 %	---	---	13.64 %

LAND IS VACANT

SPECIFICATIONS

01. SOLING 75 THICK WITH FIRST CLASS BRICK.
02. R.C.C. 1:1.5:3 CEMENT CONCRETE.
03. P.C.C. 1:3:6 CEMENT CONCRETE.
04. D.P.C. 1:2:4 CEMENT CONCRETE.
05. STEEL Fe-500 GRADE.
06. NEAT CEMENT FLOORING IN ROOMS.
07. MARBLE IN TOILET AND KITCHEN.
08. BRICK WALL 125 THICK AND 250 THICK WITH 1:4 MORTAR.
09. FRAME SIZE FOR DOORS/WINDOWS 100 X 75 mm.
10. PLASTIC PAINTS IN INTERIORS.
11. CEMENT PAINTS IN EXTERIORS.
12. SYNTHETIC ENAMEL IN DOOR/WINDOWS.
13. DIMENSIONS ARE IN MM.

LAND IS VACANT

SIGNATURE OF OWNER

SIGNATURE OF S.E.

SIGNATURE OF G.E.

1/WE DO HEREBY CERTIFY THAT THE FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING PROPOSED FOR CONSTRUCTION ON PLOT NO- 1519 (R.S), 4731 (L.R) STREET WARD NO- 15 (SMC) UNDER THE JURISDICTION OF SILIGURI MUNICIPAL CORPORATION HAVE BEEN PERSONALLY INSPECTED AND SIGNED BY ME. I WILL HAVE SUFFICIENT 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 STIPULATION OF RELEVANT IS CODE OF PRACTICE AND NATIONAL BUILDING CODE OF INDIA.

SIGNATURE OF THE BUILDING

SIGNATURE OF THE BUILDING