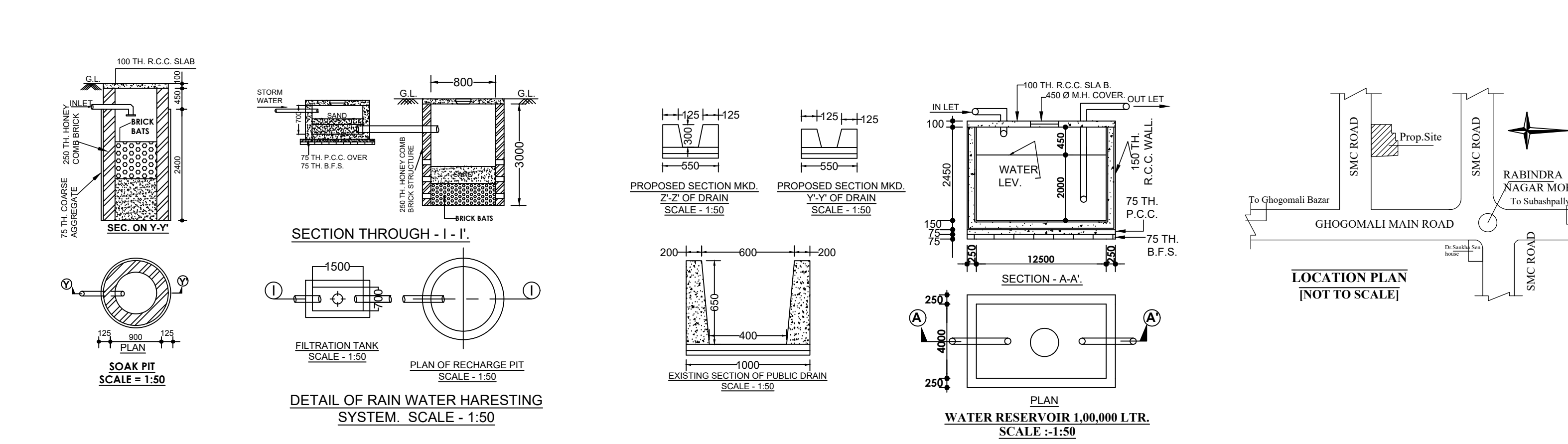
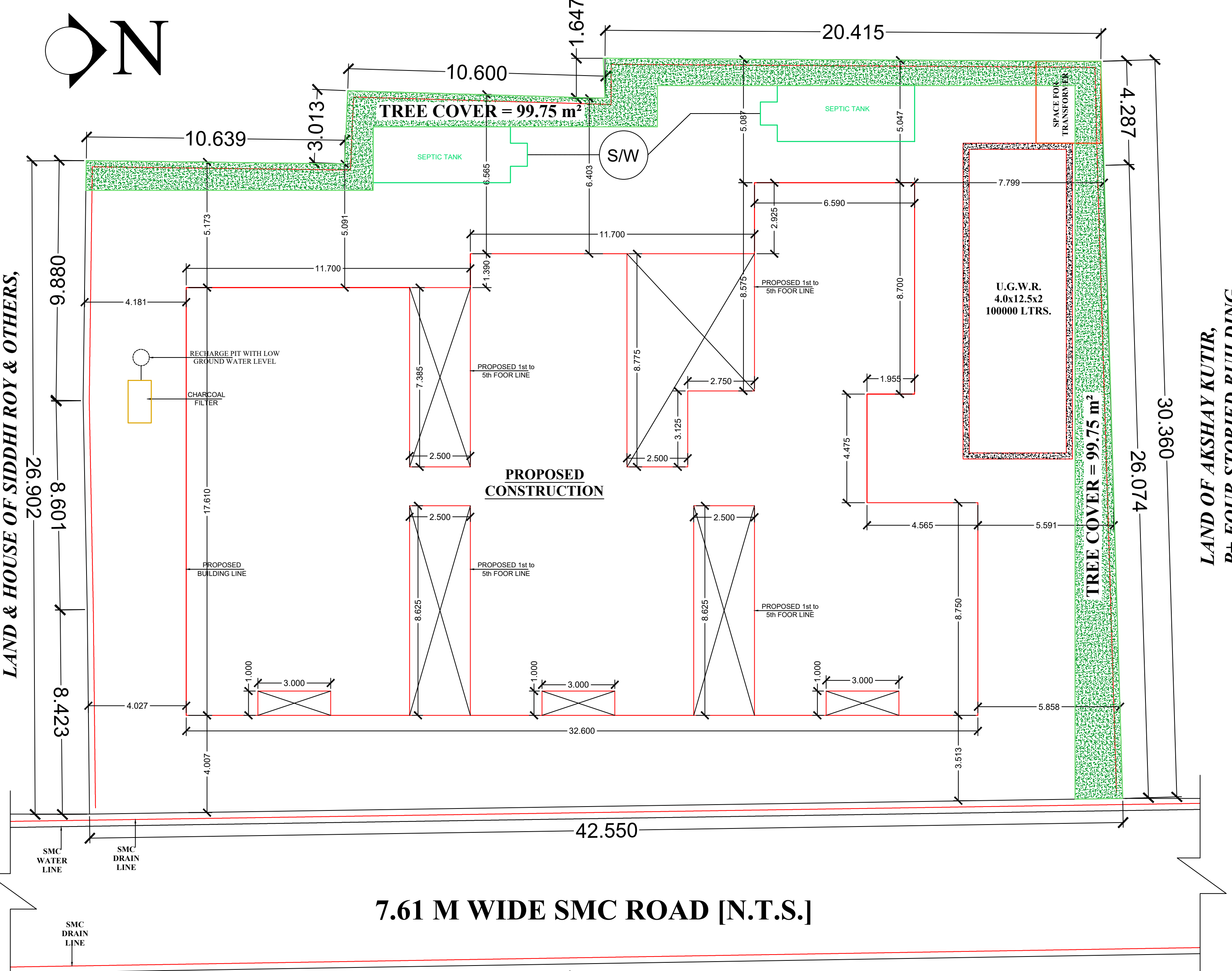
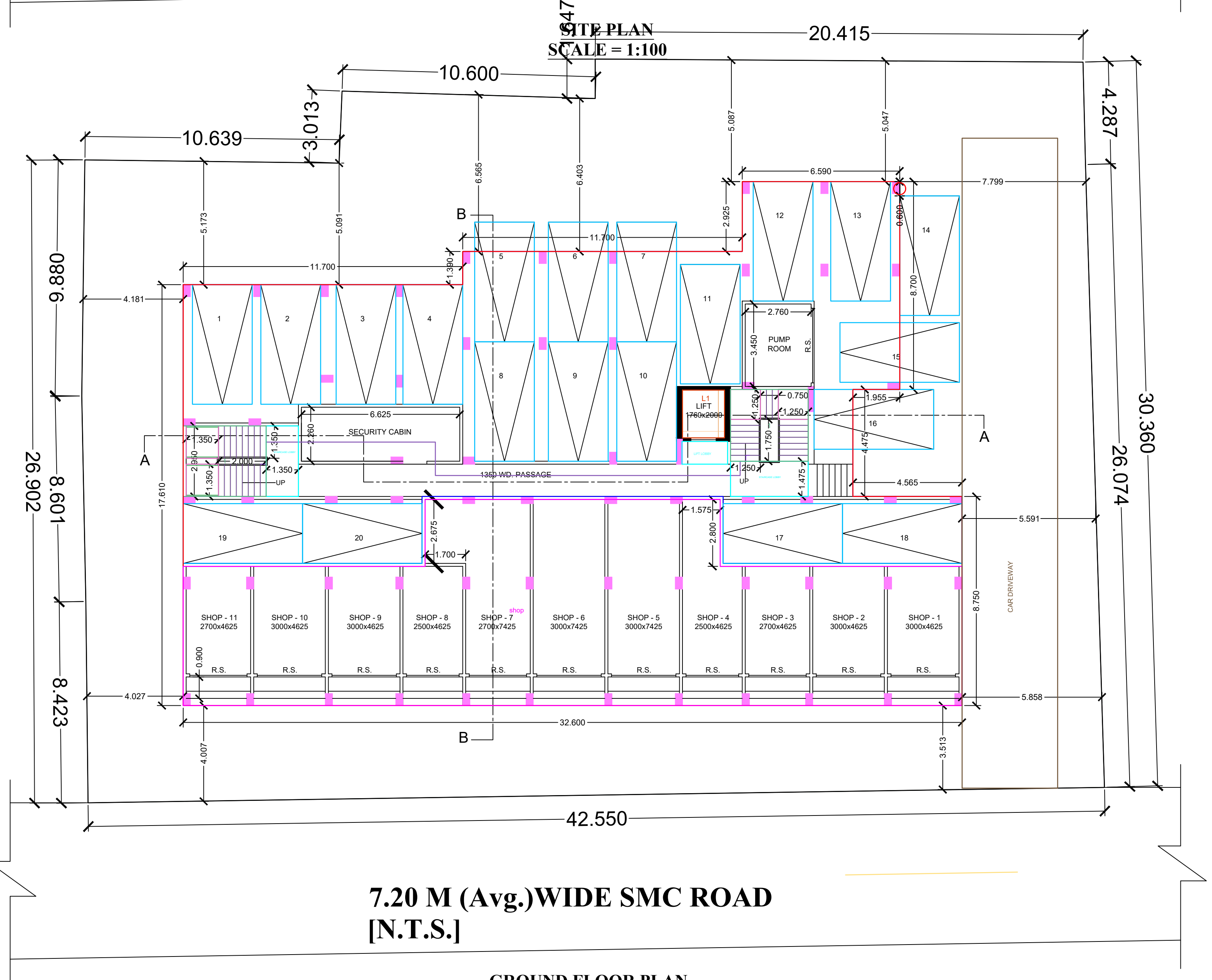




TIN SHED STRUCTURE
LAND OF RANJANA CHAKRABORTY & OTHERS

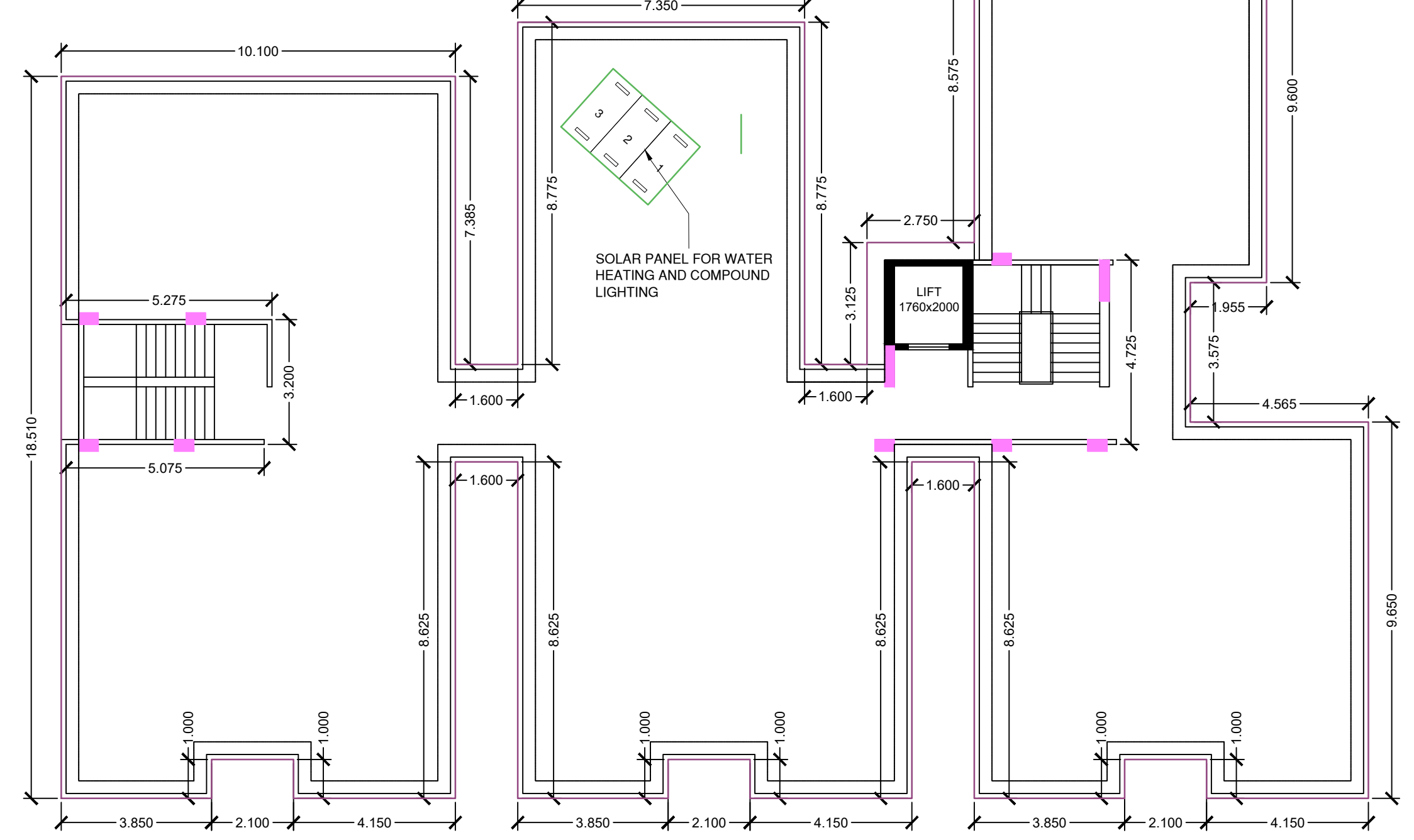


7.61 M WIDE SMC ROAD [N.T.S.]

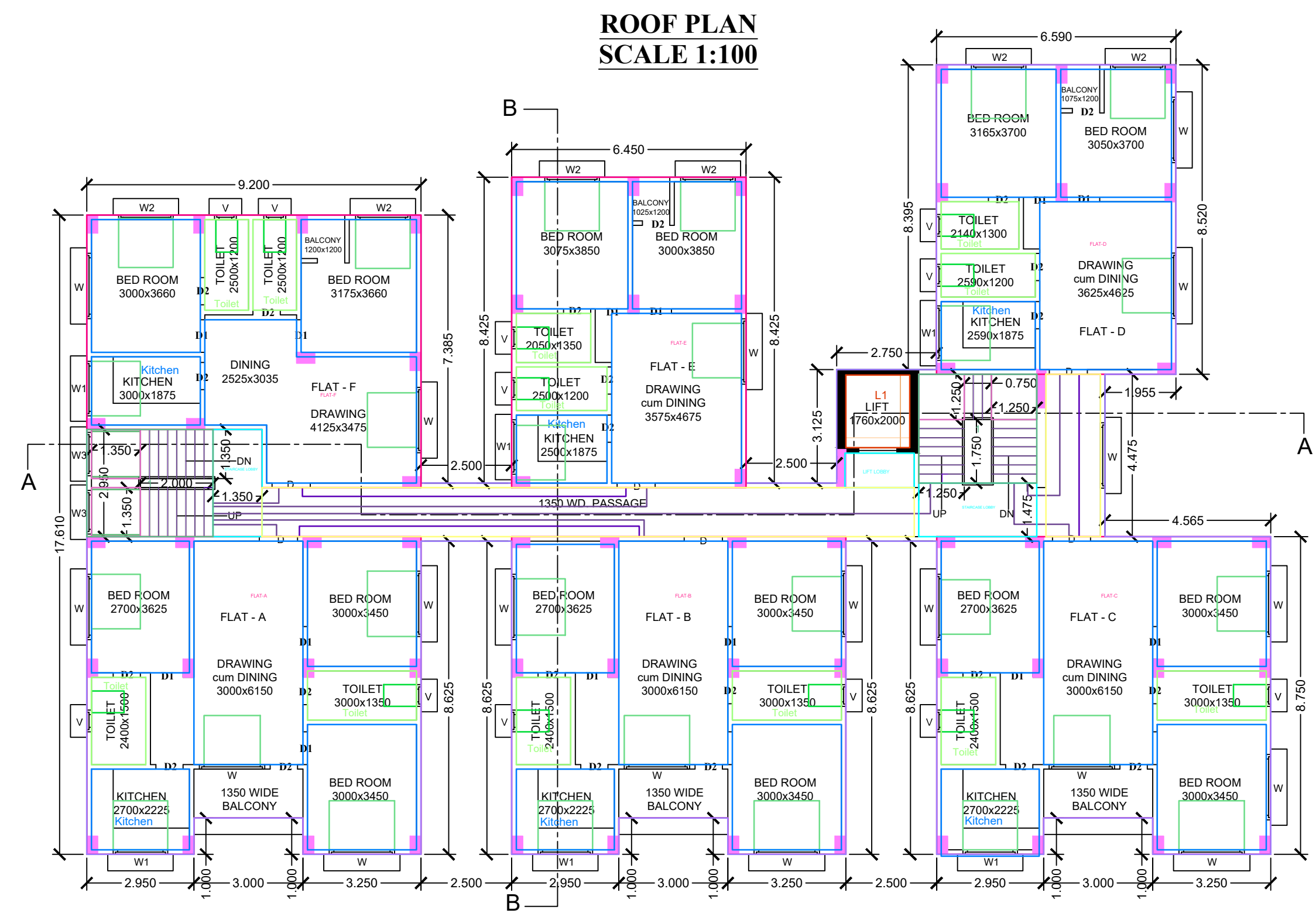


7.20 M (Avg.) WIDE SMC ROAD
[N.T.S.]

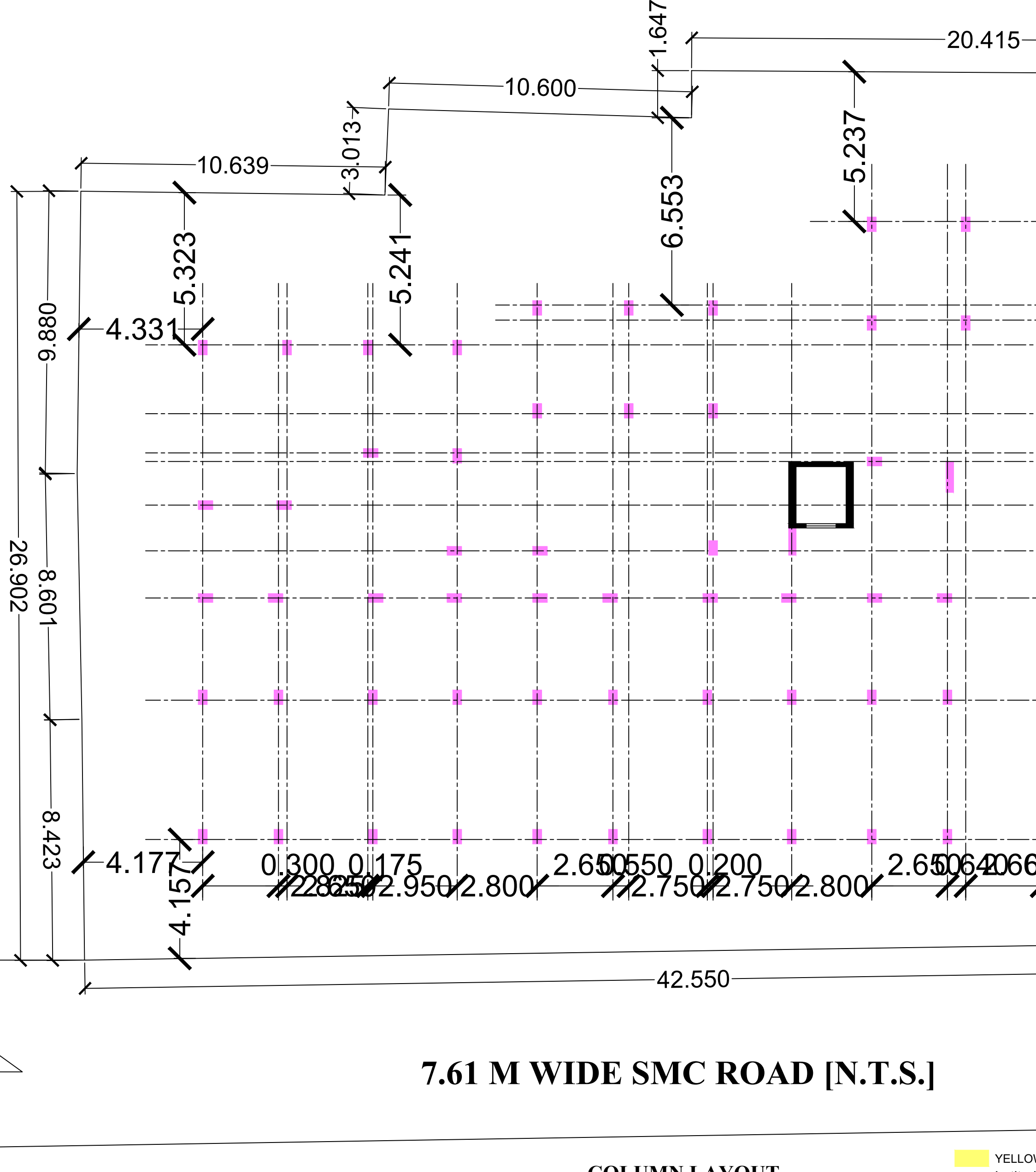
GROUND FLOOR PLAN
SCALE = 1:100



ROOF PLAN
SCALE 1:100



TYPICAL 1ST, 2ND, 3RD, 4TH & 5TH FLOOR PLAN

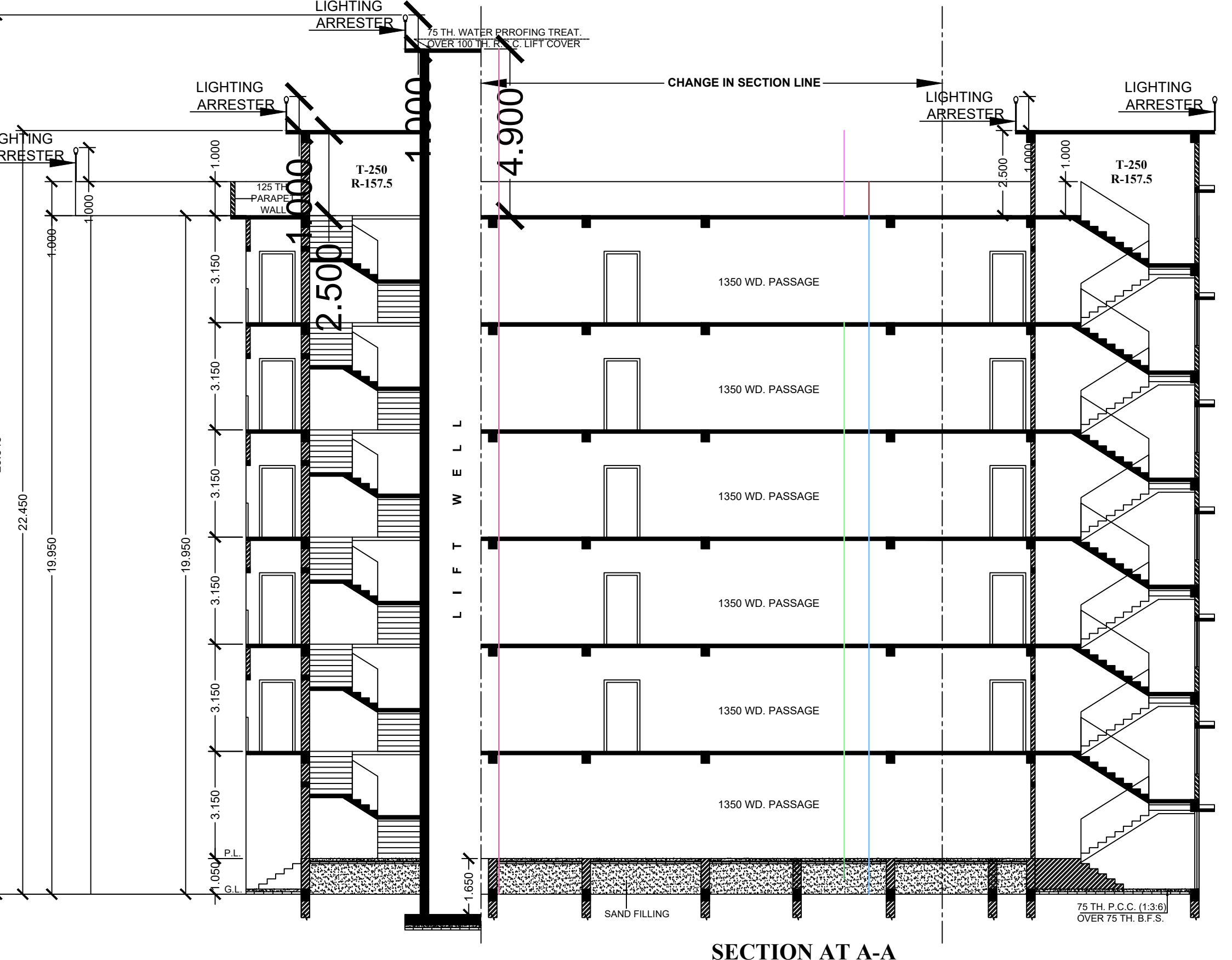


7.61 M WIDE SMC ROAD [N.T.S.]

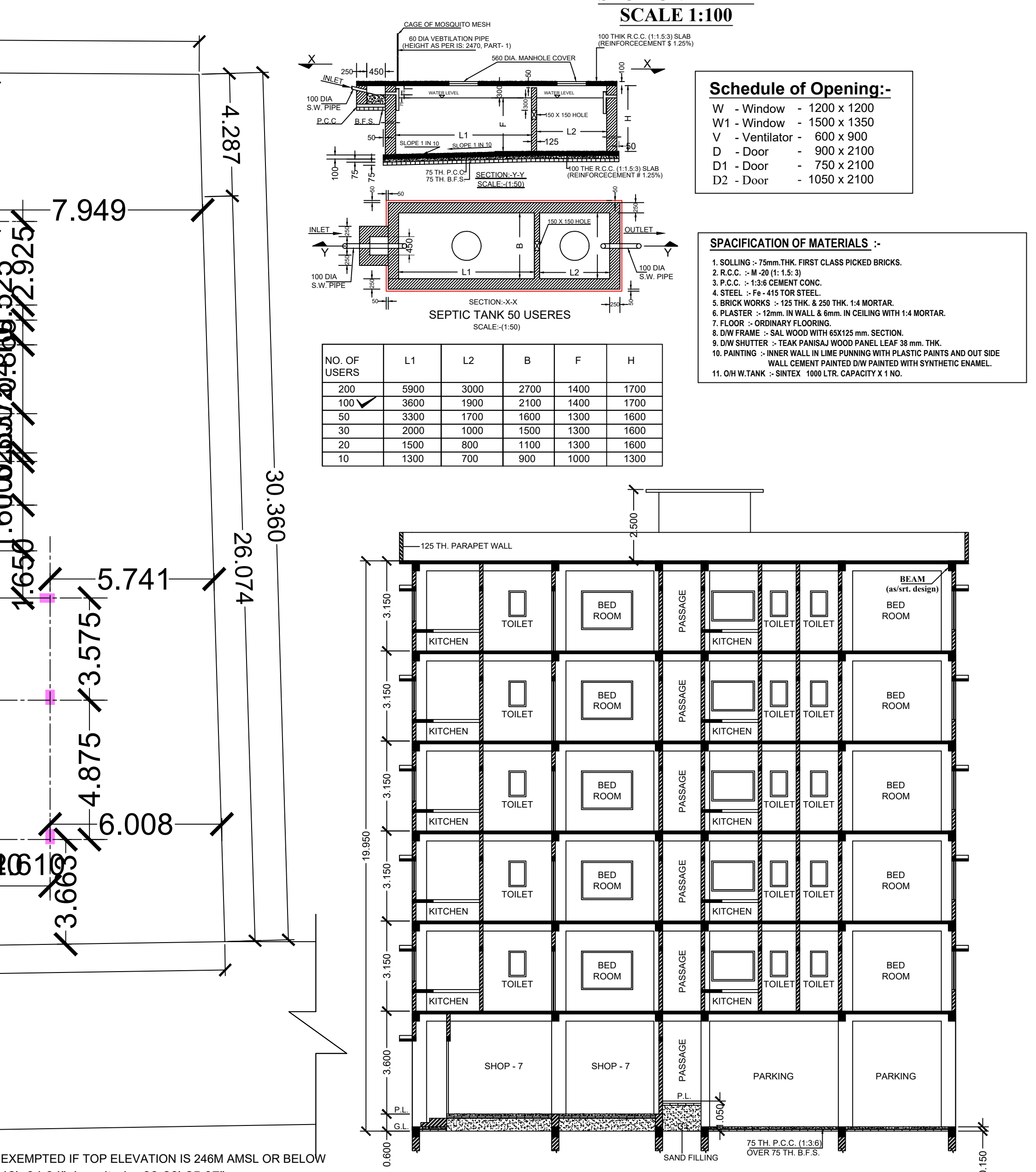
COLUMN LAYOUT
SCALE = 1:100



FRONT ELEVATION
SCALE = 1:100



SECTION AT A-A
SCALE 1:100



SECTION AT B-B
SCALE 1:100

PREPARED FOR :-
1. SMT. GITA CHAKRABORTY,
2. SRI. AMLAN A CHAKRABORTY
@ AMLAN CHAKRABORTY,
W/O S/O. LATE ASHOK CHAKRABORTY
3. SRI. PANKAJ CHAKRABORTY
@ PANKAJ CHAKRABORTY,
S/O OF LATE NIBARAN CHAKRABORTY
4. SMT. SAMANTI CHAKRABORTY,
S/O OF LATE NIBARAN CHAKRABORTY
5. SRI. SWANAM KAMAL CHAKRABORTY
6. SMT. ANKITA CHAKRABORTY
@ ANKITA BANERJEE
ALL ARE REPRESENTED BY THEIR CONSTITUTED ATTORNEY PRAGATI CONSTRUCTION
REPRESENTED BY ITS PARTNERS SRI BHOLA MAJUMDAR AND SAURABH EIRAN

PROJECT :-
Ground + 5 [FIVE] STD. RESIDENTI CUM COMMERCIAL BUILDING
AT MATANGINI HAZRA ROAD, RATHKHOLA, P.O.-RABINDRA
SARANI, P.S.-SILIGURI, DIST.-DARJEELING, WARD-22.

SCHEDULE OF LAND :-
MOUZA : SILIGURI PURBA
PARGANA : BAKUNTATHUR
J.L. NO. : 110(88) (R.S.), 92 (L.R.)
KHATIAN NO. : 5889 (R.S.)
PLOT NO. : 14493, 14493, 6319, 14283, 14327, 14314 (L.R.)
SHEET NO. : 19 (R.S.), 17 (L.R.)
WARD NO. : 22 (S.M.C.)
HOLDING NO. : 296/833/219/186
P.S. : SILIGURI
DISTRICT : DARJEELING

LAND AREA (AS PER DEED) : - 2675.58 SQM.
LAND AREA (AS PER SITE) : - 1237.41 SQM.
L.U.C.C. MEMO NO- 15816/S/DA Dated 21.08.2025

Area Statement Summary						
Rule No	Parameter	Minimum Required	Maximum Permissible	Provided	Result	
4903	Building Height	N/A	20.00	19.95	Satisfied	
4904	Area	N/A	200	198	Satisfied	
BCT(1) (b) (3)	Ground Coverage (in Percentage)	N/A	50	50.37	Satisfied	
	Plot Area	N/A	N/A	1237.41	N/A	
	Minimum Width of Plot	N/A	N/A	42.55	N/A	
	Total Built-up Area	N/A	N/A	294.12	N/A	
	Floor Area	N/A	204.02	204.02	Satisfied	
	Covered Area	N/A	618.71	450.06	Satisfied	
Proposed Height of the Building (No. of Stories)						
Block Name	Number of Floors	Minimum		Maximum of the Building		
Single Building	5	19.95		19.95		
Comparison of Total Building Height						
As per Web Input		Total Building Height		Result		
24.00		19.95		Satisfied		
Comparison of Total Built-up Area						
As per Web Input		As per Drawing		Result		
294.12		294.12		Satisfied		
Comparison of Covered Area						
As per Web Input		As per Drawing		Result		
450.06		450.06		Satisfied		
Comparison of Building Category						
As per Web Input		As per Drawing		Result		
Residential		Residential		Satisfied		
Flooring/Scaling						
Block Name	Floor Name	Total Area	Exemption Area (A) (20.00)	Covered Parking	Exemption for Covered Parking	Result
Single Building	FLOOR01	475.40	3.52	471.88	21.82	450.06
	FLOOR02	475.40	3.52	471.88	21.82	450.06
	FLOOR03	475.40	3.52	471.88	21.82	450.06
	FLOOR04	475.40	3.52	471.88	21.82	450.06
	FLOOR05	475.40	3.52	471.88	21.82	450.06
	FLOOR06	582.12	58.12	524.00	21.82	502.18
	FLOOR07	582.12	58.12	524.00	21.82	502.18
	FLOOR08	582.12	58.12	524.00	21.82	502.18
	FLOOR09	582.12	58.12	524.00	21.82	502.18
	FLOOR10	582.12	58.12	524.00	21.82	502.18
Total		3558.12	17.68	3540.44	138.50	3540.44
I will be Deleted and Exempted from floor area if provided in the Drawing						
Exemption Details: I.A. (20.00), Section 24-F, Section 24-G, Section 24-H, Section 24-I, Section 24-J, Section 24-K, Section 24-L, Section 24-M, Section 24-N, Section 24-O, Section 24-P, Section 24-Q, Section 24-R, Section 24-S, Section 24-T, Section 24-U, Section 24-V, Section 24-W, Section 24-X, Section 24-Y, Section 24-Z, Section 24-AA, Section 24-AB, Section 24-AC, Section 24-AD, Section 24-AE, Section 24-AF, Section 24-AG, Section 24-AH, Section 24-AI, Section 24-AJ, Section 24-AM, Section 24-AN, Section 24-AO, Section 24-AP, Section 24-AQ, Section 24-AR, Section 24-AS, Section 24-AT, Section 24-AU, Section 24-AV, Section 24-AW, Section 24-AX, Section 24-AY, Section 24-AZ, Section 24-BA, Section 24-BB, Section 24-BC, Section 24-BD, Section 24-BE, Section 24-BF, Section 24-BG, Section 24-BH, Section 24-BI, Section 24-BJ, Section 24-BM, Section 24-BN, Section 24-BO, Section 24-BP, Section 24-BQ, Section 24-BR, Section 24-BS, Section 24-BT, Section 24-BU, Section 24-BV, Section 24-BW, Section 24-BX, Section 24-BY, Section 24-BZ, Section 24-CA, Section 24-CB, Section 24-CC, Section 24-CD, Section 24-CE, Section 24-CF, Section 24-CG, Section 24-CH, Section 24-CI, Section 24-CJ, Section 24-CM, Section 24-CN, Section 24-CO, Section 24-CP, Section 24-CQ, Section 24-CR, Section 24-CS, Section 24-CT, Section 24-CU, Section 24-CV, Section 24-CW, Section 24-CX, Section 24-CY, Section 24-CZ, Section 24-DA, Section 24-DB, Section 24-DC, Section 24-DD, Section 24-DE, Section 24-DF, Section 24-DG, Section 24-DH, Section 24-DI, Section 24-DJ, Section 24-DM, Section 24-DN, Section 24-DO, Section 24-DP, Section 24-DQ, Section 24-DR, Section 24-DS, Section 24-DT, Section 24-DU, Section 24-DV, Section 24-DW, Section 24-DX, Section 24-DY, Section 24-DZ, Section 24-EA, Section 24-EB, Section 24-EC, Section 24-ED, Section 24-EE, Section 24-EF, Section 24-EG, Section 24-EH, Section 24-EI, Section 24-EJ, Section 24-EM, Section 24-EN, Section 24-EO, Section 24-EP, Section 24-EQ, Section 24-ER, Section 24-ES, Section 24-ET, Section 24-EU, Section 24-EV, Section 24-EW, Section 24-EX, Section 24-EY, Section 24-EZ, Section 24-FA, Section 24-FB, Section 24-FC, Section 24-FD, Section 24-FE, Section 24-FF, Section 24-FG, Section 24-FH, Section 24-FI, Section 24-FJ, Section 24-FM, Section 24-FN, Section 24-FO, Section 24-FP, Section 24-FQ, Section 24-FR, Section 24-FS, Section 24-FT, Section 24-FU, Section 24-FV, Section 24-FW, Section 24-FX, Section 24-FY, Section 24-FZ, Section 24-GA, Section 24-GB, Section 24-GC, Section 24-GD, Section 24-GE, Section 24-GF, Section 24-GG, Section 24-GH, Section 24-GI, Section 24-GJ, Section 24-GM, Section 24-GN, Section 24-GO, Section 24-GP, Section 24-GQ, Section 24-GR, Section 24-GS, Section 24-GT, Section 24-GU, Section 24-GV, Section 24-GW, Section 24-GX, Section 24-GY, Section 24-GZ, Section 24-HA, Section 24-HB, Section 24-HC, Section 24-HD, Section 24-HE, Section 24-HF, Section 24-HG, Section 24-HI, Section 24-HJ, Section 24-HM, Section 24-HN, Section 24-HO, Section 24-HP, Section 24-HQ, Section 24-HR, Section 24-HS, Section 24-HT, Section 24-HU, Section 24-HV, Section 24-HW, Section 24-HX, Section 24-HY, Section 24-HZ, Section 24-IA, Section 24-IB, Section 24-IC, Section 24-ID, Section 24-IE, Section 24-IF, Section 24-IG, Section 24-IH, Section 24-II, Section 24-IJ, Section 24-IM, Section 24-IN, Section 24-IO, Section 24-IP, Section 24-IQ, Section 24-IR, Section 24-IS, Section 24-IT, Section 24-IU, Section 24-IV, Section 24-IW, Section 24-IX, Section 24-IY, Section 24-IZ, Section 24-JA, Section 24-JB, Section 24-JC, Section 24-JD, Section 24-JE, Section 24-JF, Section 24-JG, Section 24-JH, Section 24-JI, Section 24-JJ, Section 24-JM, Section 24-JN, Section 24-JO, Section 24-JP, Section 24-JQ, Section 24-JR, Section 24-JS, Section 24-JT, Section 24-JU, Section 24-JV, Section 24-JW, Section 24-JX, Section 24-JY, Section 24-JZ, Section 24-KA, Section 24-KB, Section 24-KC, Section 24-KD, Section 24-KE, Section 24-KF, Section 24-KG, Section 24-KH, Section 24-KI, Section 24-KJ, Section 24-KM, Section 24-KN, Section 24-KO, Section 24-KP, Section 24-KQ, Section 24-KR, Section 24-KS, Section 24-KT, Section 24-KU, Section 24-KV, Section 24-KW, Section 24-KX, Section 24-KY, Section 24-KZ, Section 24-LA, Section 24-LB, Section 24-LC, Section 24-LD, Section 24-LE, Section 24-LF, Section 24-LG, Section 24-LH, Section 24-LI, Section 24-LJ, Section 24-LM, Section 24-LN, Section 24-LO, Section 24-LP, Section 24-LQ, Section 24-LR, Section 24-LS, Section 24-LT, Section 24-LU, Section 24-LV, Section 24-LW, Section 24-LX, Section 24-LY, Section 24-LZ, Section 24-MA, Section 24-MB, Section 24-MC, Section 24-MD, Section 24-ME, Section 24-MF, Section 24-MG, Section 24-MH, Section 24-MI, Section 24-MJ, Section 24-MM, Section 24-MN, Section 24-MO, Section 24-MP, Section 24-MQ, Section 24-MR, Section 24-MS, Section 24-MT, Section 24-MU, Section 24-MV, Section 24-MW, Section 24-MX, Section 24-MY, Section 24-MZ, Section 24-NA, Section 24-NB, Section 24-NC, Section 24-ND, Section 24-NE, Section 24-NF, Section 24-NG, Section 24-NH, Section 24-NI, Section 24-NJ, Section 24-NM, Section 24-NN, Section 24-NO, Section 24-NP, Section 24-NQ, Section 24-NR, Section 24-NS, Section 24-NT, Section 24-NU, Section 24-NV, Section 24-NW, Section 24-NX, Section 24-NY, Section 24-NZ, Section 24-OA, Section 24-OB, Section 24-OC, Section 24-OD, Section 24-OE, Section 24-OF, Section 24-OG, Section 24-OH, Section 24-OI, Section 24-OJ, Section 24-OM, Section 24-ON, Section 24-OO, Section 24-OP, Section 24-OQ, Section 24-OR, Section 24-OS, Section 24-OT, Section 24-OU, Section 24-OV, Section 24-OW, Section 24-OX, Section 24-OY, Section 24-OZ, Section 24-PA, Section 24-PB, Section 24-PC, Section 24-PD, Section 24-PE, Section 24-PF, Section 24-PG, Section 24-PH, Section 24-PI, Section 24-PJ, Section 24-PM, Section 24-PN, Section 24-PO, Section 24-PP, Section 24-PQ, Section 24-PR, Section 24-PS, Section 24-PT, Section 24-PU, Section 24-PV, Section 24-PW, Section 24-PX, Section 24-PY, Section 24-PZ, Section 24-QA, Section 24-QB, Section 24-QC, Section 24-QD, Section 24-QE, Section 24-QF, Section 24-QG, Section 24-QH, Section 24-QI, Section 24-QJ, Section 24-QM, Section 24-QN, Section 24-QO, Section 24-QP, Section 24-QQ, Section 24-QR, Section 24-QS, Section 24-QT, Section 24-QU, Section 24-QV, Section 24-QW, Section 24-QX, Section 24-QY, Section 24-QZ, Section 24-RA, Section 24-RB, Section 24-RC, Section 24-RD, Section 24-RE, Section 24-RF, Section 24-RG, Section 24-RH, Section 24-RI, Section 24-RJ, Section 24-RM, Section 24-RN, Section 24-RO, Section 24-RP, Section 24-RQ, Section 24-RR, Section 24-RS, Section 24-RT, Section 24-RU, Section 24-RV, Section 24-RW, Section 24-RX, Section 24-RY, Section 24-RZ, Section 24-SA, Section 24-SB, Section 24-SC, Section 24-SD, Section 24-SE, Section 24-SF, Section 24-SG, Section 24-SH, Section 24-SI, Section 24-SJ, Section 24-SM, Section 24-SN, Section 24-SO, Section 24-SP, Section 24-SQ, Section 24-SR, Section 24-SS, Section 24-ST, Section 24-SU, Section 24-SV, Section 24-SW, Section 24-SX, Section 24-SY, Section 24-SZ, Section 24-TA, Section 24-TB, Section 24-TC, Section 24-TD, Section 24-TE, Section 24-TF, Section 24-TG, Section 24-TH, Section 24-TI, Section 24-TJ, Section 24-TM, Section 24-TN, Section 24-TO, Section 24-TP, Section 24-TQ, Section 24-TR, Section 24-TS, Section 24-TT, Section 24-TU, Section 24-TV, Section 24-TW, Section 24-TX, Section 24-TY, Section 24-TZ, Section 24-UA, Section 24-UB, Section 24-UC, Section 24-UD, Section 24-UE, Section 24-UF, Section 24-UG, Section 24-UH, Section 24-UI, Section 24-UJ, Section 24-UM, Section 24-UN, Section 24-UO, Section 24-UP, Section 24-UQ, Section 24-UR, Section 24-US, Section 24-UT, Section 24-UY, Section 24-UZ, Section 24-VA, Section 24-VB, Section 24-VC, Section 24-VD, Section 24-VE, Section 24-VF, Section 24-VG, Section 24-VH, Section 24-VI, Section 24-VJ, Section 24-VM, Section 24-VN, Section 24-VO, 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24-YI, Section 24-YJ, Section 24-YM, Section 24-YN, Section 24-YO, Section 24-YP, Section 24-YQ, Section 24-YR, Section 24-YS, Section 24-YT, Section 24-YU, Section 24-YV, Section 24-YW, Section 24-YX, Section 24-YZ, Section 24-ZA, Section 24-ZB, Section 24-ZC, Section 24-ZD, Section 24-ZE, Section 24-ZF, Section 24-ZG, Section 24-ZH, Section 24-ZI, Section 24-ZJ, Section 24-ZM, Section 24-ZN, Section 24-ZO, Section 24-ZP, Section 24-ZQ, Section 24-ZR, Section 24-ZS, Section 24-ZT, Section 24-ZU, Section 24-ZV, Section 24-ZW, Section 24-ZX, Section 24-ZY, Section 24-ZZ						
Block Name	Floor Name	Occupancy	Occupancy Area (Gross Occupancy Area)	Result		
Single Building	FLOOR01	RESIDENTIAL	475.40	Satisfied		
	FLOOR02	RESIDENTIAL	475.40	Satisfied		
	FLOOR03	RESIDENTIAL	475.40	Satisfied		
	FLOOR04	RESIDENTIAL	475.40	Satisfied		
	FLOOR05	RESIDENTIAL	475.40	Satisfied		
	FLOOR06	MERCANTILE-RETAIL	226.49	Satisfied		

Tenements Details					
Building Name	Floor Name	Tenements Reference	Single / Duplex	Tenements Area	
Single building	FLOOR01, FLOOR02, FLOOR03, FLOOR04, FLOOR05 - TYPICAL	FLAT A	Single		
		FLAT-B	Single		
		FLAT C	Single		
		FLAT-D	Single		
		FLAT-E	Single		
		FLAT-F	Single		
		Total			
		Total number of Tenements			

Grand Total				
Parking Details (Calculation)				
Rule No 62 (B) (1)	Tenements	Area for Calculating Parking	Cars Required	Truck (Bus / Trailer)
Tenements Above 60 Sq.M	20	2025.85	17	
MERCANTILE-RETAIL		234.48	3	
Total	20	2260.33	20	
Parking / Garage Details				

Schedule of Opening:-
W - Window - 1200 x 1200
W1 - Window - 1500 x 1350
V - Ventilator - 600 x 900
D - Door - 900 x 2100
D1 - Door - 750 x 2100
D2 - Door - 1050 x 2100

SPECIFICATION OF MATERIALS :-
1. SOLING - 7mm THK. FIRST CLASS PICKED BRICKS.
2. R.C.C. - M-40/13.3
3. P.C.C. - 1:3:6 CEMENT CONC.
4. STEEL - Fe-415 FOR STEEL
5. BRICKS - 100mm THK. 200mm x 100mm x 100mm
6. PLASTER - 1:3 CEMENT PLASTER 12mm THK. IN ROOMS AND 14mm THK. IN OUTDOOR
7. FLOORING - POLISHED FLOORING
8. DOOR FRAME - 100mm THK. 200mm x 100mm x 100mm
9. WINDOW FRAME - 100mm THK. 200mm x 100mm x 100mm
10. PAINTING - WHITE WASH ON ALL WALLS AND CEILING AND OUTSIDE
11. G.I. WATER TANK - 1000 LTR. CAPACITY X 1 NO.

Owner Declaration
We hereby declare that We are the executants (holder of POA) of the property to be built upon and the copy of the registered deed of the land and other documents in support of POA of land are submitted herewith. That the aforesaid plot of land is the only plot of vacant land held by us in any of the urban agglomerations covered under the Urban Land (Ceiling and Regulation) Act, 1976 and that extent of that plot is within the ceiling limit on vacant land imposed by the said Act. That I do not hold any other vacant land or any other land with building with a dwelling unit therein in any of the urban agglomerations referred to in the said Act. That in the event of the aforesaid plot of land being declared as excess by the competent authority under the Urban Land (Ceiling and Regulation) Act, 1976, I shall abide by the decision of the competent authority under that Act.

Owner
(Bhola Majumdar) (Bhola Majumdar) Sarani by Lane, Near Jyotirmoy Athletic Club, Pradhannagar, Siliguri
(Gita Chakraborty) (Matangini Hazra Road, Rathkhola, Siliguri)
(Amkan Chakraborty) (Matangini Hazra Road, Rathkhola, Siliguri)
(Pankaj Chakraborty) (Matangini Hazra Road, Rathkhola, Siliguri)
(Samanti Chakraborty) (Matangini Hazra Road, Rathkhola, Siliguri)
(Swanam Kamal Chakraborty) (Matangini Hazra Road, Rathkhola, Siliguri)
(Ankita Chakraborty) (Matangini Hazra Road, Rathkhola, Siliguri)

Consultant Declaration
Certified that I have been engaged as Licensed Building Surveyor-I/II Structural Engineer-I/II Structural Reviewer/Geo Technical Engineer-I/II for the proposed building at Premises/Holding No. 296/833/219/186 by the owner(s)/licensee(s)/executant(s) for planning, designing, supervision and completion of the work as per the West Bengal Municipal (Building) Rules, 2007 (amended). We undertake to work in close association with each other and will be individually and/or collectively responsible for ensuring the safety of the building as a whole. Certified that the site has been personally inspected while planning the building and/or designing the structural members of foundation and super structure, as well as has taken into account the findings and/or recommendation of soil analysis, Soil Test Report, Load Test Results and other conditions, if any, and when necessary under these rules including the consideration of bearing capacity and settlement of soil conforming to stipulations of all latest relevant IS Codes of Practice and National Building Code.

Certificate of Building Plan
I hereby certify that plans, elevations and sections and other structural details of the proposed building on Plot No. Khayan No RS-1329, 5889, LR-8234, 14492, LR-8234, 14283, LR-8234, 14493, LR-8234, 6319, LR-8234, 14327, LR-8234, 14314, Street Matangini Hazra Road, Ward No 22 under the jurisdiction of Siliguri Municipal Corporation have been prepared in conformity with all relevant provisions under the West Bengal Municipal (Building) Rules, 2007 (Amended). This also to certify that all relevant 'No Objection' Certificates from the respective Authorities such as, West Bengal Fire & Emergency Service Department as applicable in this regard, are also enclosed with the application for seeking approval of plan to Construct of the building on the said plot.

Architect : Shayan Chakraborty (P) No. CA/2006/3781)
Geo Technical : Bhaskar Chakraborty (P) No. CA/2006/3781)
Structural Engineer : Gautam Deb, Rabindra Nagar, Pranamthesh Bona Sarani, Siliguri, Structure-I/II (SMC)