

NAME OF OWNERS : SMT.MANJULA GHOSH, W/O LATE SADHAN KUMAR GHOSH

LAND SCHEDULE :

MOUZA : DABGRAM
 J.L. NO : 02
 KHATIAN NO. : 823 (R.S.), 259 (L.R.)
 PLOT NO. : 142 (R.S.), 43(L.R.)
 SHEET NO. : 15 (R.S.), 163 (L.R.)

WARD NO. : 33 (S.M.C.)
 P.S. : NEW JALPAIGURI
 DISTRICT : JALPAIGURI
 PARGANA : BAKUNTHAPUR
 HOLDING NO : 104367

APPROVED L.U.C.C. MEMO NO. - 14578 / SJDA
 DATE : 05.03.2025

AREA STATEMENT :

PLOT AREA AS PER DEED : 334.448 M²
 PLOT AREA AS PER KHATIAN : 324.950 M²
 PLOT AREA AS PER SITE : 319.52 M²
 ROAD WIDTH : 5.30 M

AREA STATEMENT SUMMARY :

SL.NO.	PARAMETER	PERMISSIBLE/ REQUIRED	PROPOSED
1.	PLOT AREA	NA	319.52 M ²
2.	MINIMUM WIDTH OF PLOT	NA	12.63 M
3.	BUILDING HEIGHT	12.50 M	12.35 M
4.	GROUND COVERAGE	59.02 %	54.37 %
5.	COVERED AREA	188.58 M ²	173.71 M ²
6.	TOTAL BUILT UP AREA	NA	742.76 M ²
7.	TOTAL FLOOR AREA (AS PER F.A.R.)	559.16 M ²	521.13 M ²
8.	F.A.R.	1.75	1.63
9.	NO. OF TENEMENTS	NA	8
10.	NO. OF CAR PARKINGS	4	6

OCCUPANCY DETAILS :

BLOCK NAME	FLOOR NAME	OCCUPANCY	OCCUPANCY AREA(GROSS)	OCCUPANCY AREA(NET)
SINGLE BUILDING	FLOOR01	RESIDENTIAL	188.39 M ²	173.71 M ²
	FLOOR02	RESIDENTIAL	188.39 M ²	173.71 M ²
	FLOOR03	RESIDENTIAL	188.39 M ²	173.71 M ²
TOTAL			565.17 M ²	521.13 M ²

TENEMENTS DETAILS :

BUILDING NAME	FLOOR NAME	TENEMENTS REFERENCE	SINGLE/ DUPLEX	TENEMENT AREA
SINGLE BUILDING	FLOOR01,	A	SINGLE	109.58 M ²
		B	SINGLE	54.94 M ²
	TOTAL			164.52 M ²
	FLOOR02 FLOOR03 TYPICAL	C	SINGLE	54.79 M ²
		D	SINGLE	54.79 M ²
TOTAL			164.57 M ²	
TOTAL NO. OF TENEMENTS - 8 NOS.				
GRAND TOTAL				493.66 M ²

DEDUCTIONS :

	AREA IN SQ.M.	NO. OF FLOORS	TOTAL AREA
1. LIFT	2.25 M ²	4	9.00 M ²
2. DUCT	NIL	NA	NIL
3. VENTILATION SHAFT	NIL	NA	NIL
4. CHIMNEY	NIL	NA	NIL

EXEMPTIONS

	AREA IN SQ.M.	NO. OF FLOORS	TOTAL AREA
1. STAIR CASE	12.43 M ² 12.43 M ² 12.43 M ² 12.43 M ²	FLOOR-PARKING FLOOR01 FLOOR02 FLOOR03	49.72 M ²
2. LIFT LOBBY	NIL	NA	NIL
3. CAR PARKING (COV)	116.60 M ²	FLOOR-PARKING	116.60 M ²
4. SERVICE EQUIPMENTS	NIL	NA	NIL
5. SERVICE FLOOR	55.31 M ²	FLOOR-PARKING	55.31 M ²

TREE COVERED AREA

	REQUIRED	PROPOSED
	5.93 M ²	6.96 M ²

EXISTING STRUCTURE TO BE DEMOLISHED

1.	R.C.C. STRUCTURE	NIL
2.	SEMI PUCCA STRUCTURE	NIL
3.	WOODEN STRUCTURE	NIL

SCHEDULE OF DOORS & WINDOWS :

D	= 1.00X2.10	W	= 1.80X1.35
D1	= 0.90X2.10	W1	= 1.20X1.35
D2	= 0.750X2.10	V	= 0.60X0.90
		V1	= 1.20X0.90

SPECIFICATION :

- ALL DIMENSION ARE IN M
- ALL R.C.C. WORK SHALL BE OF M-20 GRADE
- ALL P.C.C. WORK SHALL BE OF M-10 GRADE
- GRADE OF STEEL Fe-500
- LAP BOND LENGTH SHALL BE 50 D WHERE D IS DIA OF BAR
- 25 TH. D.P.C. WITH 1:2:4 C.C. WITH 6 MM. DOWN STONE CHIPES
- DOOR AND WINDOW FRAME SIZE IS OF 150X62.5
- 125 TH. BRICK WALL WITH 1:4 CEMENT SAND MORTAR
- FLOORS ARE OF L.P.S. FLOOR MOSSAIC AND MARBLE

DEALT BY :

DECLARATION OF OWNER

I DO HEREBY DECLARE THAT FOR BUILDING PROPOSED CONSTRUCTION SHALL BE SUPERVISED THAT THE L.B.S. SIGNING BUILDING PLAN APPLICATION OR IN HIS ABSENCE BY ANY OTHER L.S. OF APPROPRIATE CATEGORY AS BY THE AUTHORITY.

SIGNATURE OF OWNERS

DECLARATION OF L.B.S.

I DO HEREBY CERTIFY THAT PLANS, ELEVATIONS AND SECTIONS AND OTHER STRUCTURAL DETAILS OF THE PROPOSED BUILDING AT S.N.DUTTA SARANI, WEST LAKE TOWN, SILIGURI, P.S.-NEW JALPAIGURI, P.O.-BHAKTINAGAR, DIST-JALPAIGURI, WARD NO.-33 (S.M.C.) UNDER THE JURISDICTION OF S.M.C. HAVE BEEN PREPARED IN CONFORMITY WITH ALL RELEVANT PROVISIONS UNDER THE WEST BENGAL MUNICIPAL BUILDING RULES, 2007. THE ALSO TO CERTIFY THAT ALL RELEVANT NO OBJECTION CERTIFICATES FROM THE RESPECTIVE AUTHORITIES SUCH AS THE 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.

SIGNATURE OF L.B.S.

DECLARATION OF STRUCTURAL STABILITY

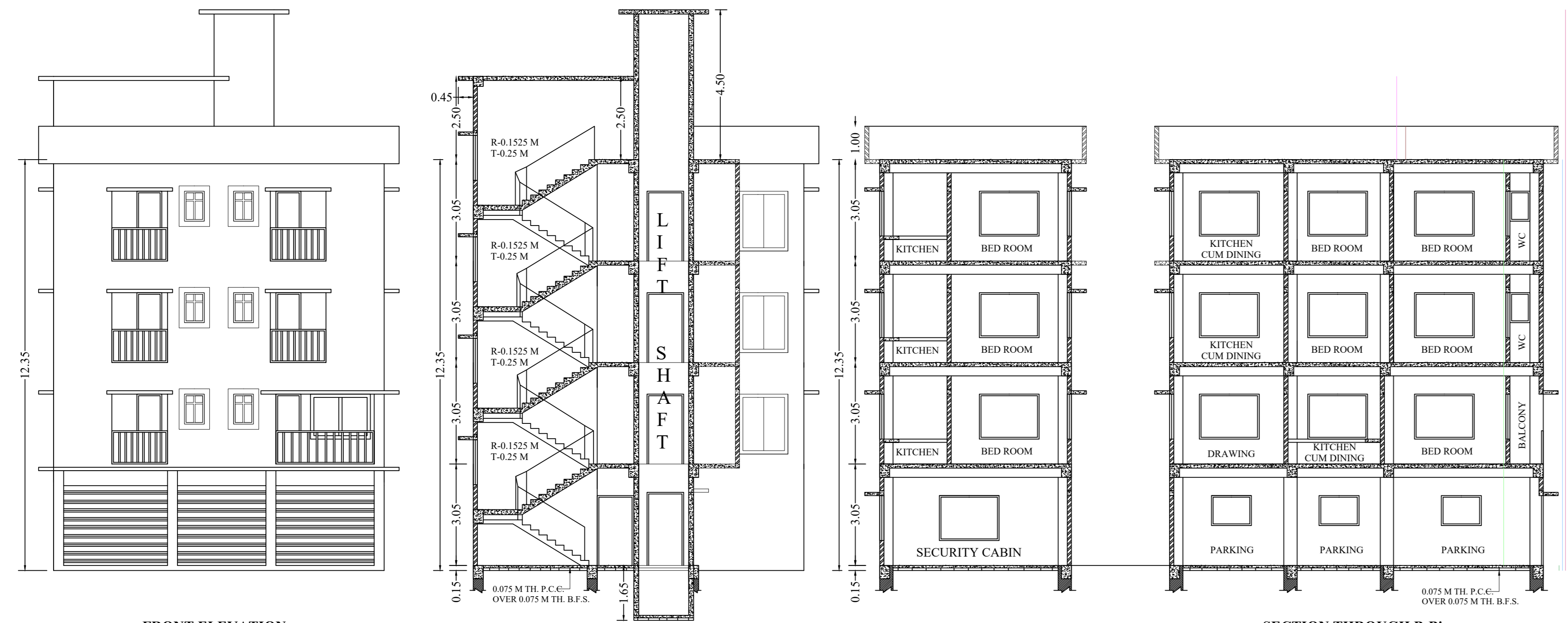
I DO HEREBY CERTIFY THAT THE FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING PROPOSED FOR CONSTRUCTION ON PLOT NO-142 (R.S.), 43(L.R.) COOPERATION AREA HAVE BEEN PERSONALLY INSPECTED AND SO DESIGNED BY ME WILL MAKE SUCH FOUNDATION AND SUPER STRUCTURE SAFE IN ALL RESPECT INCLUDING THE CONSIDERATION OF BEARING CAPACITY AND SETTLEMENT OF SOIL AND OTHER CONDITIONS, IF ANY, CONFORMING TO ALL STIPULATIONS OF ALL RELEVANT IS CODE OF PRACTICE AND NATIONAL BUILDING CODE.

SIGN. OF STRUCTURAL ENGINEER

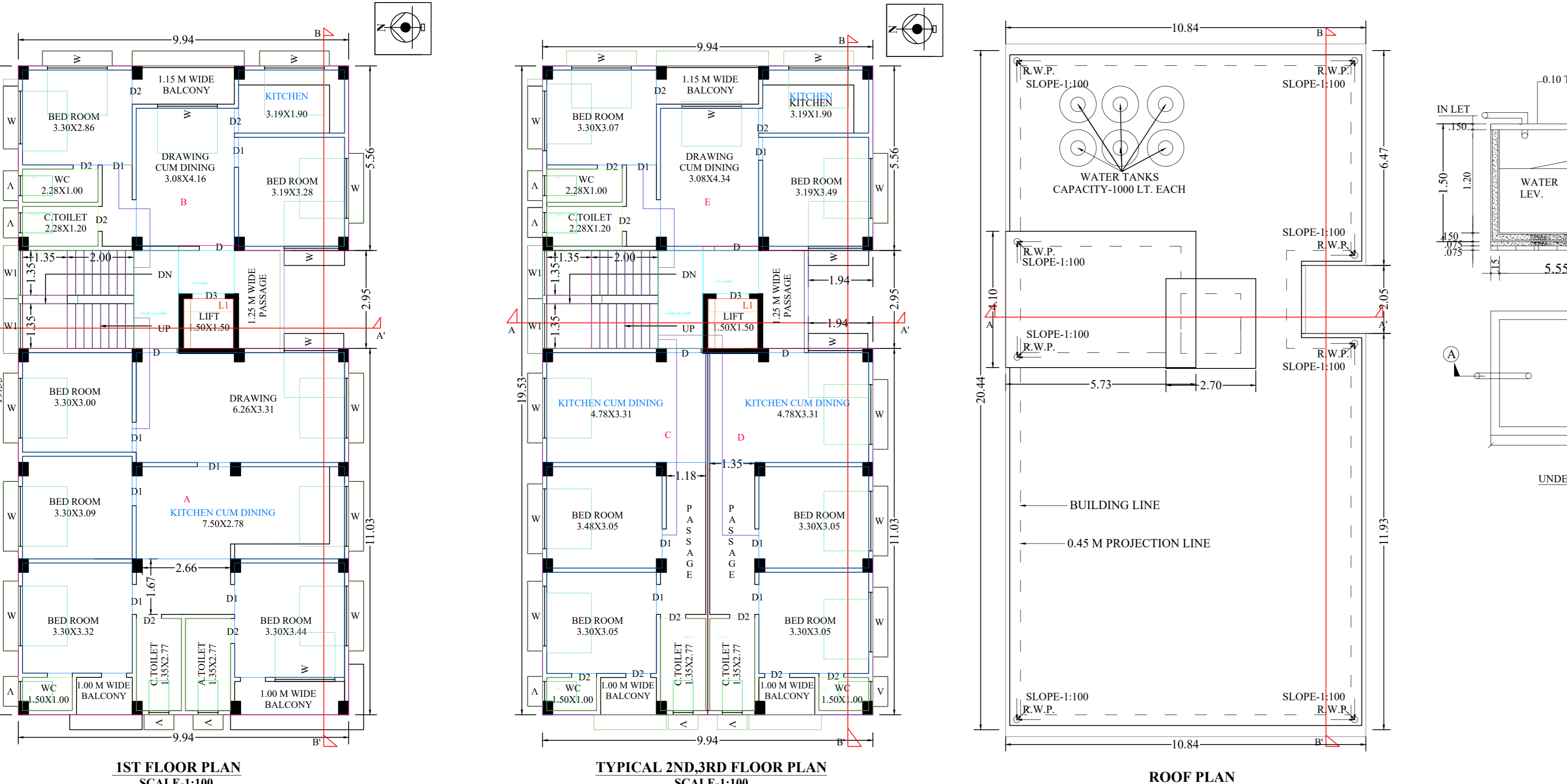
SIGN. OF GEO-TECHNICAL ENGINEER

SRTUCTIFORM

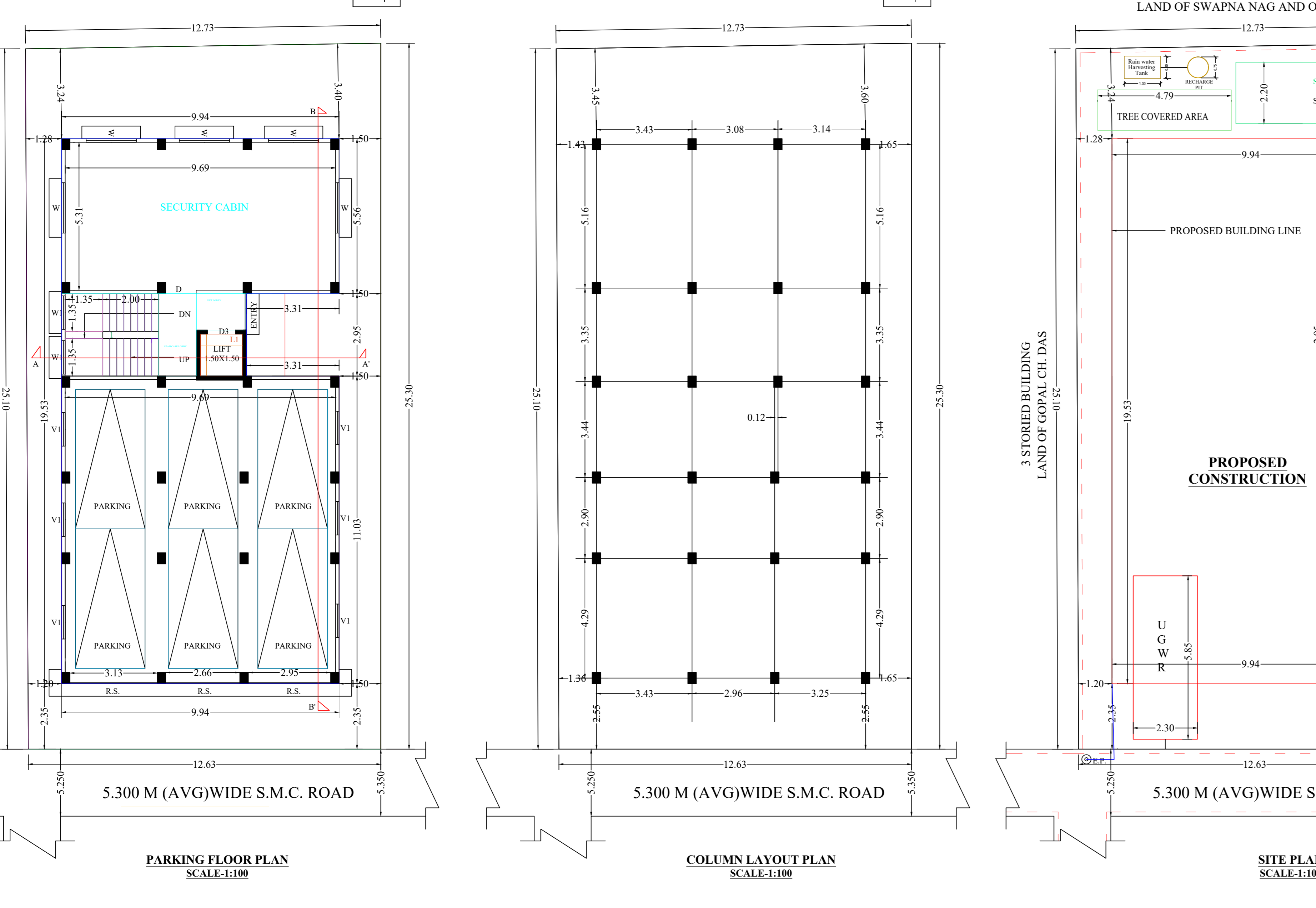
BY ARPAN DEY
 OFFERING CONSULTANCY
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 srtuctiform@gmail.com



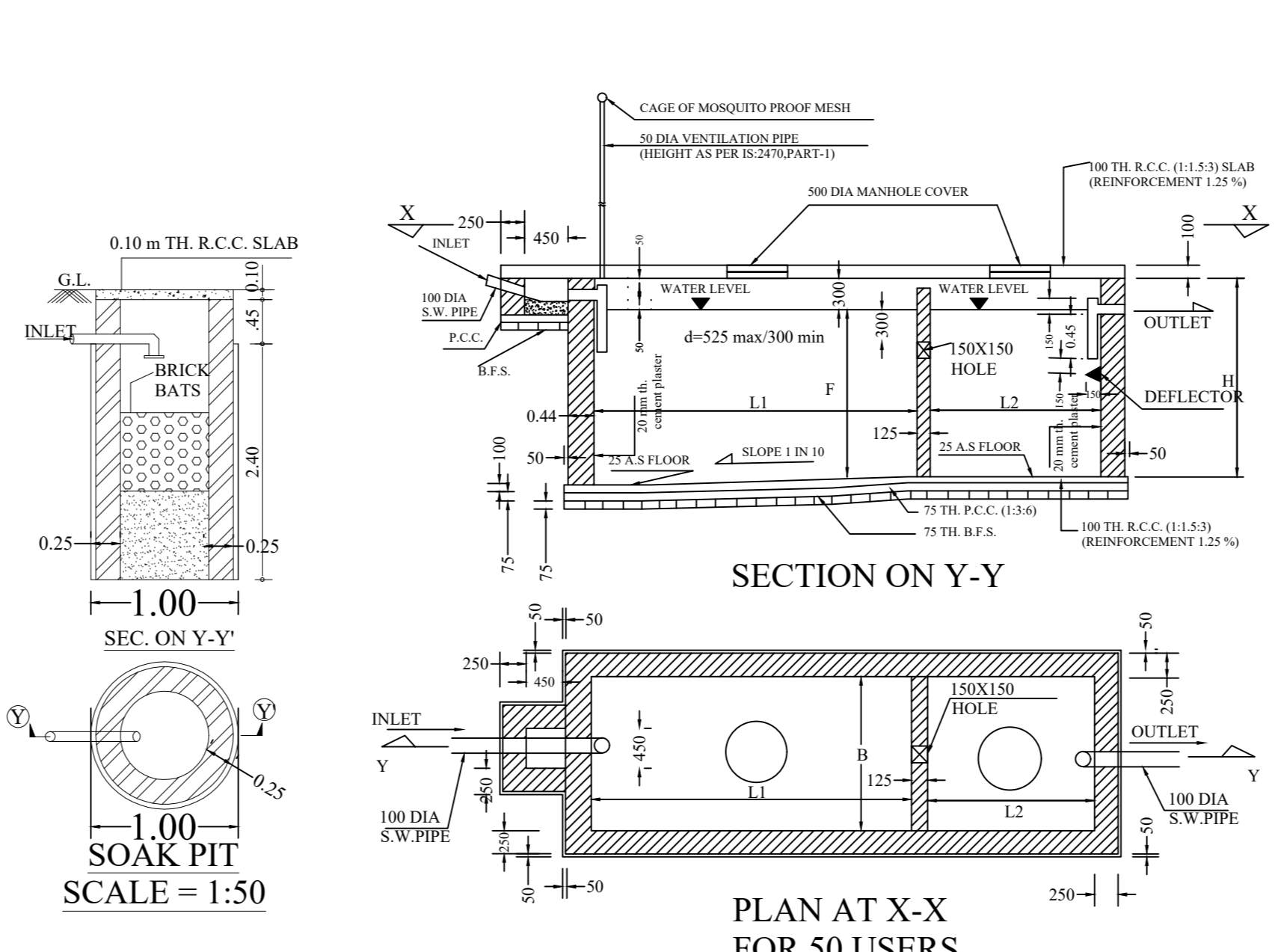
FRONT ELEVATION SCALE: 1:100
SECTION THROUGH A-A' SCALE: 1:100
SECTION THROUGH B-B' SCALE: 1:100



1ST FLOOR PLAN SCALE: 1:100
TYPICAL 2ND,3RD FLOOR PLAN SCALE: 1:100
FLOOR02, FLOOR03-TYPICAL
ROOF PLAN SCALE: 1:100

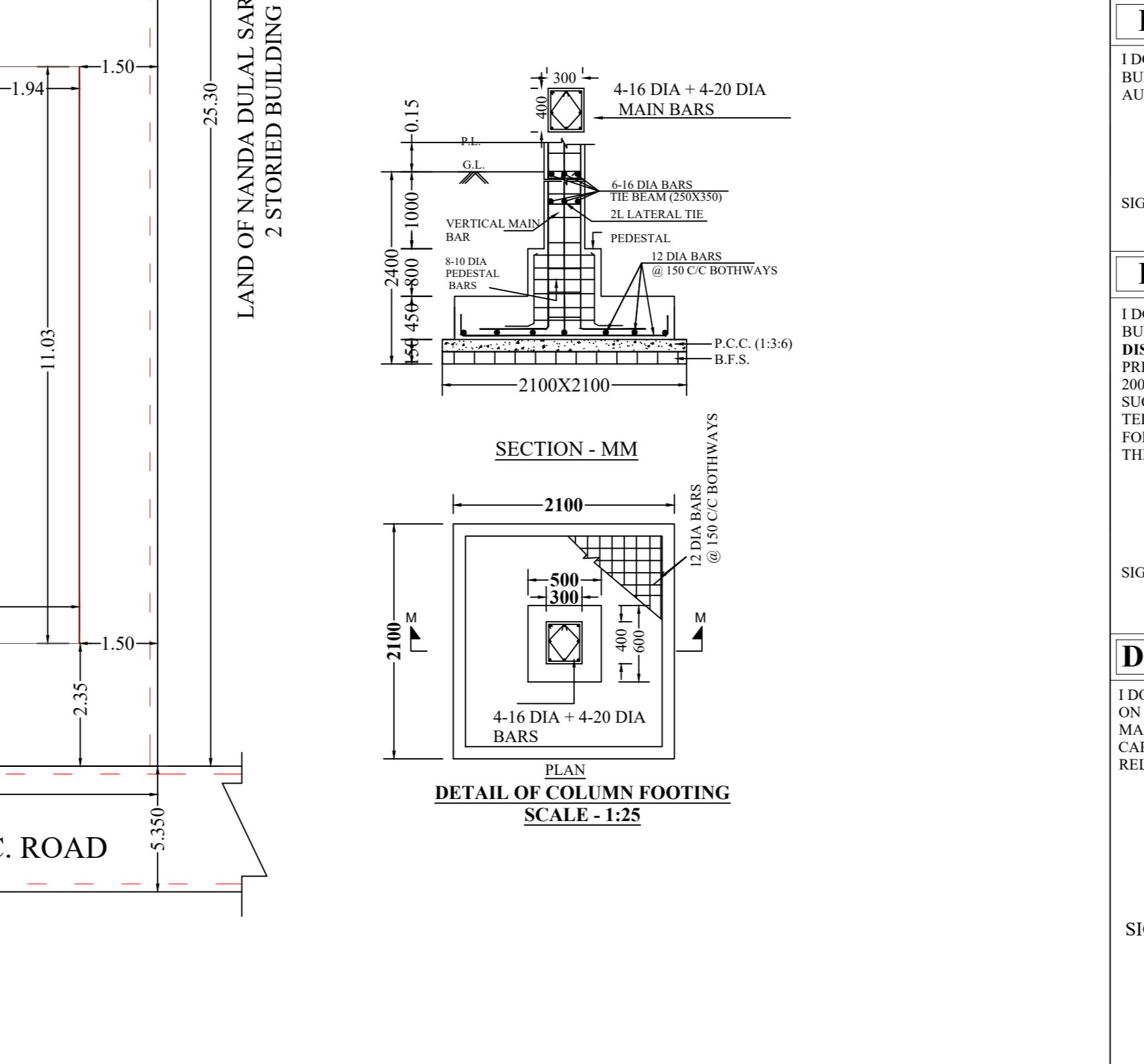
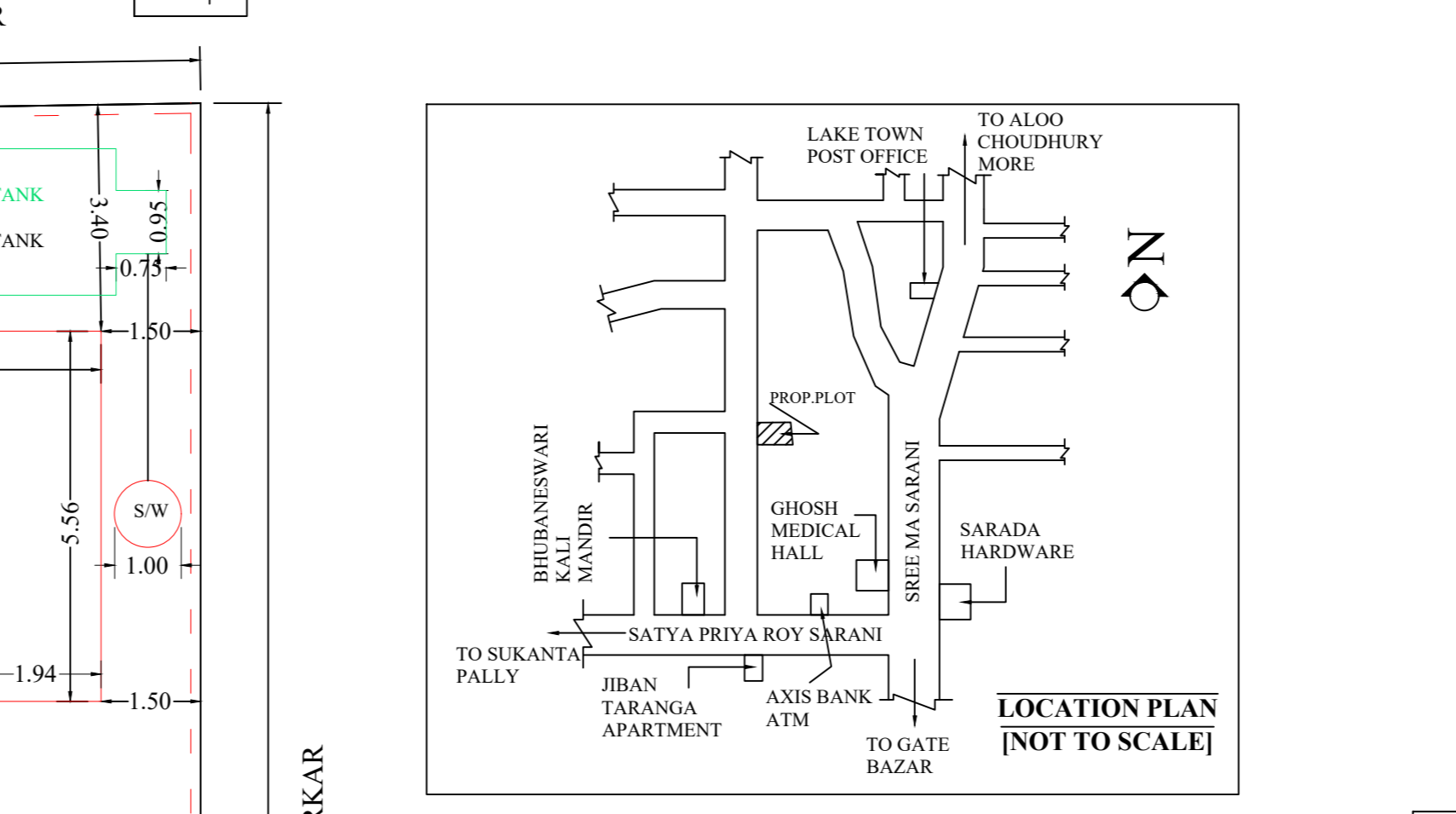
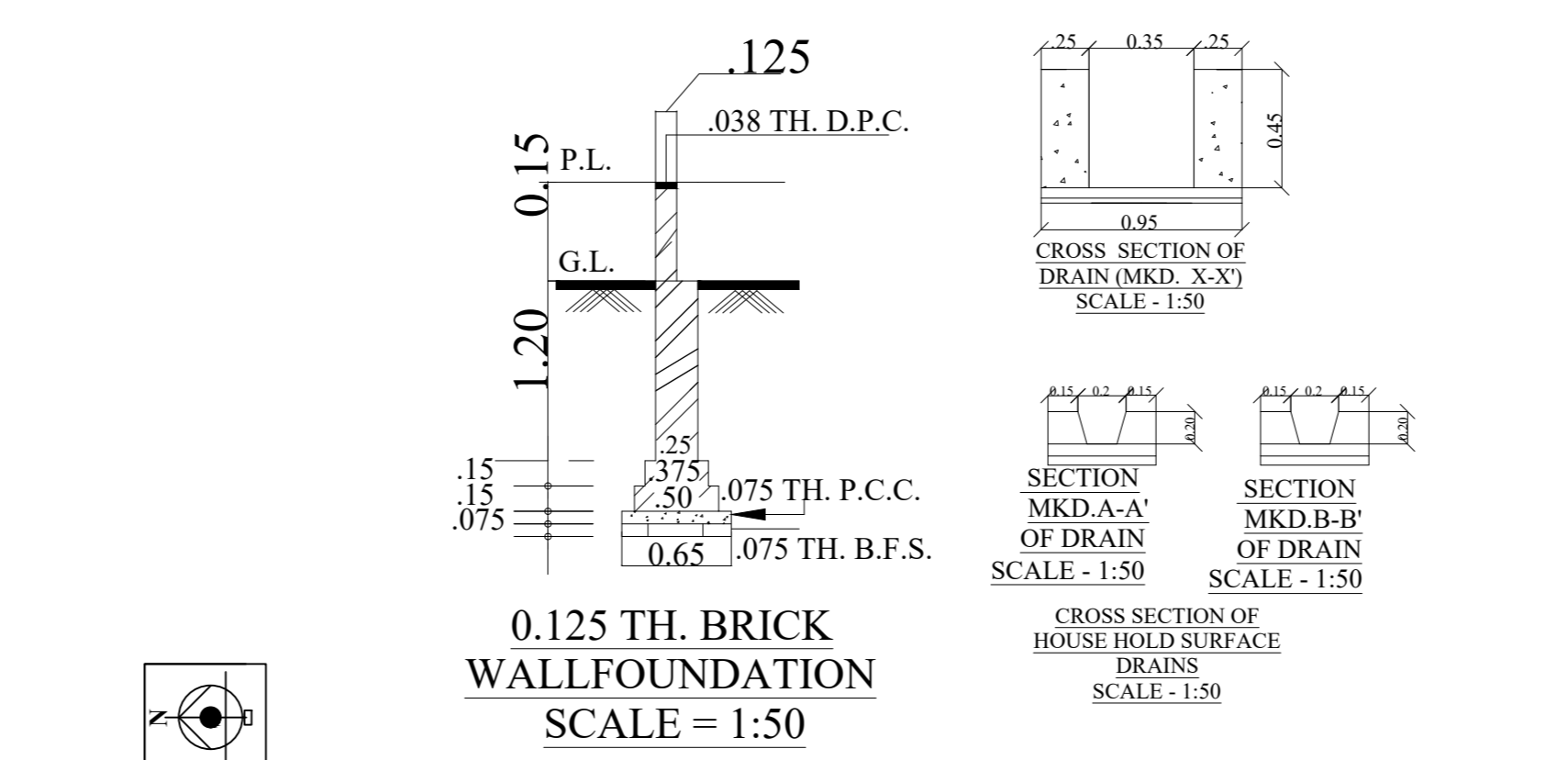
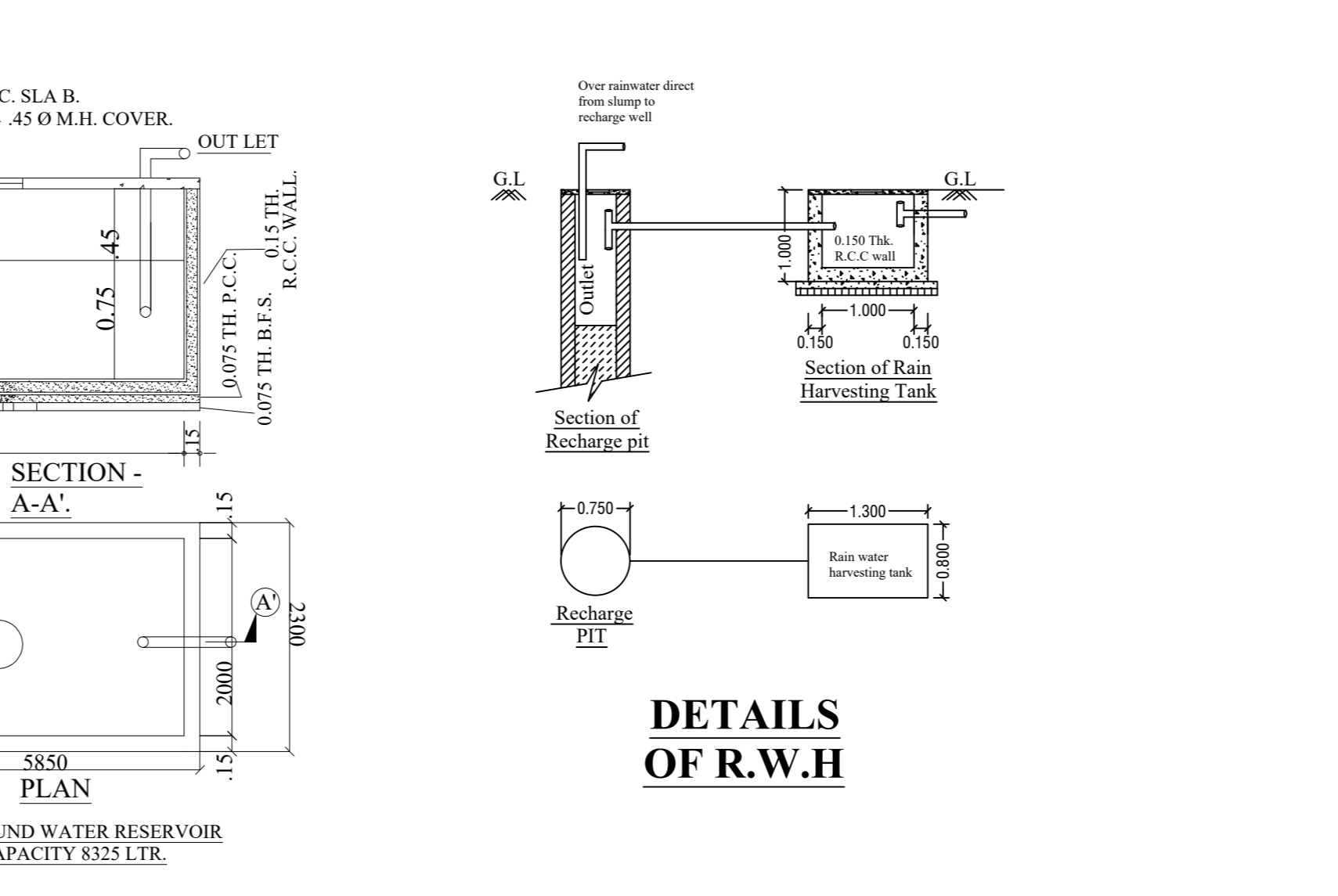


PARKING FLOOR PLAN SCALE: 1:100
COLUMN LAYOUT PLAN SCALE: 1:100
SITE PLAN SCALE: 1:100



NO. OF USERS

NO. OF USERS	L1	L2	B	F	H
200	5900	3000	2700	1400	1700
100	3600	1900	2100	1400	1700
50	3300	1700	1600	1300	1600
30	2000	1000	1500	1300	1600
20	1500	800	1100	1300	1600
10	1300	700	900	1000	1300



DETAIL OF COLUMN FOOTING SCALE: 1:25
DETAIL OF WALL FOUNDATION SCALE: 1:50