

**PROPOSED PARTLY GROUND - 5 & PARTLY PARKING + 5 STORED (STORIED RESIDENTIAL) CUM COMMERCIAL (MERCANTILE RETAIL) BUILDING AT JYOTINAGAR, NEAR WBSDECL OFFICE, SILIGURI, WINDO - 41 (SMC), DIST. DARJEELING (WB)**

SMC HOLDING NO. 42-283  
 SMC PLAN NO. 4693/15/DA DT 09.03.2020  
 APD. SITE PLAN NO. 0153/14/0730/57 DT 11.12.2019

**OWNER - VISHAKARMA CREATIONS  
 REP BY SRI DEEPAK KUMAR AGARWALA**

**LAND SCHEDULE - DABGRAM, - 02  
 31 L.R. 209 (P.S.)  
 88 L.R. 597 (P.S.)  
 30/1/1/200 (P.S.)  
 30/1/1/200 (P.S.)  
 41 (SMC) TAMPUR,  
 - BHAKTINAGAR,  
 - JALPAIGURI,**

**LAND AREA AS PER DEED 2630.46 SQ.M.  
 LAND AREA AS PER SITE 2630.52 SQ.M.  
 PERM. GROUND COVERAGE 50% OR 1315.76 SQ.M.  
 45.79% OR 1194.89 SQ.M.**

**PERM. HEIGHT OF BUILDING 20.00 M.  
 PERM. HEIGHT OF BUILDING 19.95 M.  
 USE OF PROPOSED BUILDING RESIDENTIAL CUM COMMERCIAL.  
 OPEN SPACE LEFT 50.20% OR 1314.93 SQ.M.**

**FLOOR AREAS -  
 GROUND FLOOR 313.88 SQ.M.  
 COMMERCIAL AREA (4001 LV) 757.80 SQ.M.  
 CAR PARKING & SERVICE AREA 92.85 SQ.M.  
 COMMON AREA 1164.25 SQ.M.**

**FLAT AREA 464.29 SQ.M.  
 COMMON AREA 489.45 SQ.M.  
 GUARD ROOM (70.32 x 5) 354.60 SQ.M.  
 TOTAL AREA 5486.25 SQ.M.**

**TOTAL FLOOR AREA 6850.50 SQ.M.  
 TOTAL COMMON AREA 313.88 SQ.M.  
 TOTAL PLAT AREA 464.29 SQ.M.  
 TOTAL CAR PARKING AREA 92.85 SQ.M.  
 GUARD ROOM AREA 354.60 SQ.M.**

**AREA FREE FROM F.A.R. 54 SQ.M.  
 LIFT LOBBY @ 93 SQ.M. - 3 NOS. x 6 FL. 54 SQ.M.  
 STAR COVER 757.80 SQ.M.  
 CAR PARKING AREA 336.24 SQ.M.  
 18.66 x 3 NOS. x 6 FL.**

**TOTAL FREE AREA 1928.84 SQ.M.  
 TOTAL AREA FOR F.A.R. 6650.50 - 1928.84  
 = 4721.66 SQ.M.**

**PROPOSED F.A.R. 1.973  
 PERMISSIBLE F.A.R. 2.0  
 NOS. OF TENEMENT 42 NOS.  
 CAR PARKING REQUIRED - 42 NOS.  
 COMMERCIAL (0.13:00 SQ.M.) 14 NOS.  
 FLAT (464.29 SQ.M.) - 39 NOS.**

**CAR PARKING PROVIDED - 45 NOS.  
 GROUND COVERED - 99 NOS.  
 GROUND COVERED - 99 NOS.**

**THE COVER AREA CALCULATION**

LAND AREA	PERMISSIBLE	PROPOSED
TOTAL F.L.R. AREA (PLAT)	19% OF LAND AREA	19% OF LAND AREA
464.29 SQ.M.	2630.52 SQ.M.	1145.21 SQ.M.
		303.84 SQ.M.

**DECLARATION BY L.B.S. I.B.A.  
 I HEREBY CERTIFY THAT THE PLANS, ELEVATION AND SECTIONS AND OTHER STRUCTURAL DETAILS OF THE PROPOSED BUILDING ON PLOT NO. 31 L.R. 209, 88 L.R. 597 (P.S.), 30/1/1/200 (P.S.), 30/1/1/200 (P.S.) 41 (SMC) TAMPUR, - BHAKTINAGAR, - JALPAIGURI, NEAR WBSDECL OFFICE, SILIGURI, WINDO - 41 (SMC), DIST. DARJEELING (WB) ARE IN ACCORDANCE WITH THE RELEVANT MUNICIPAL PROVISIONS UNDER THE WESTBENGAL MUNICIPALITY BUILDING RULES, 1956 AND THE RELEVANT NATIONAL BUILDING CODE AND EMERGENCY SERVICES DEPARTMENT, AIRPORT AUTHORITY, RAILWAY BOARD AND OTHER RELEVANT DEPARTMENTS. ALSO ENCLOSED WITH THE APPLICATION FOR BEARING OF THE PLAN TO CONSTRUCT THE BUILDING IS A TRUE AND CORRECT COPY OF THE ORIGINAL.**

**PRITAM DEY (B. Arch)  
 Consulting Architect  
 CA/2006/39076  
 SIGNATURE OF L.B.A.  
 SIGNATURE OF L.B.A.**

**Majumdar & Associates  
 Civil - 91-9830290304, 491-9830275681**

**SPECIFICATIONS:-  
 1. ALL DIMENSIONS ARE GIVEN IN MM.  
 2. ALL EXTERNAL WALLS ARE 230MM THK UNLESS OTHERWISE MENTIONED.  
 3. ONLY WRITTEN DIMENSIONS TO BE FOLLOWED.  
 4. GENERAL SPECIFICATIONS FOR MATERIALS & WORKMANSHIP TO BE AS PER IS CODES & ENACTED ACTS.  
 5. GRADE OF CONCRETE IS M30 & THAT OF STEEL IS E-500.  
 6. STANDARD FLOOR FINISH MATERIAL FOR HABITABLE ROOM & PARKING LEVEL FLOORING.**



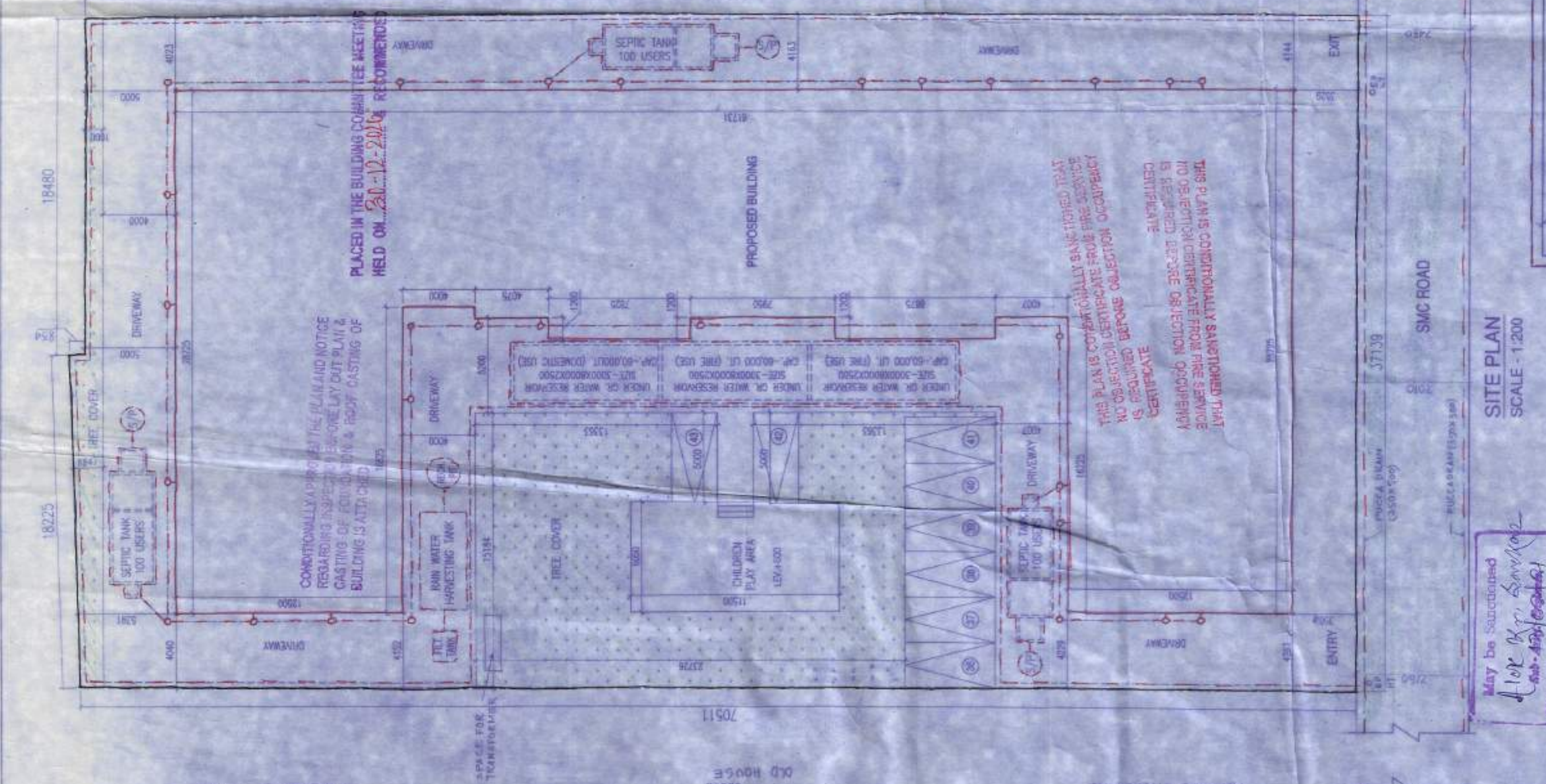
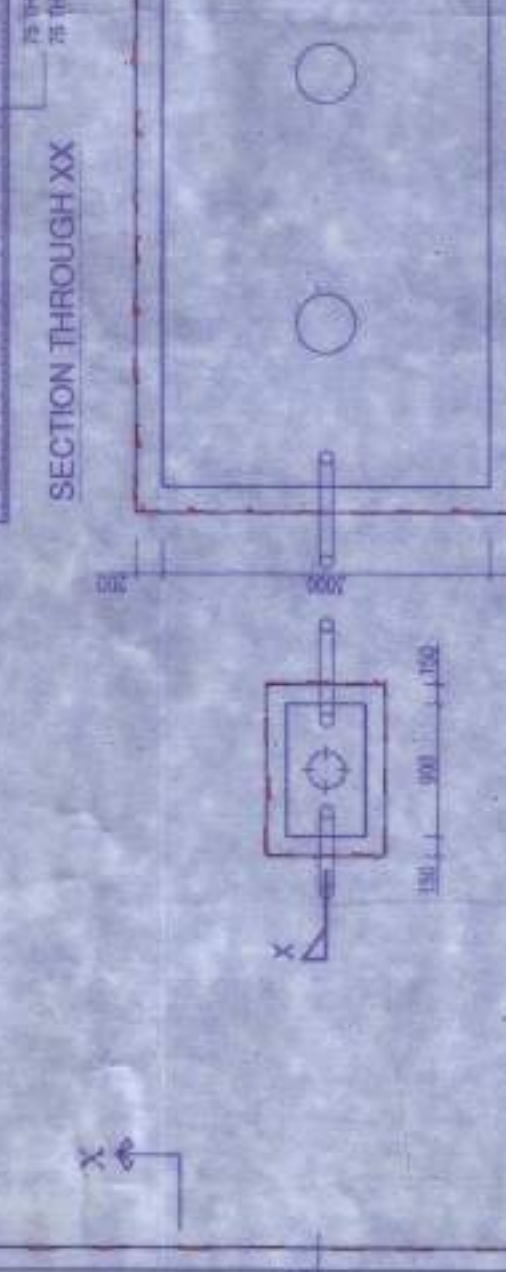
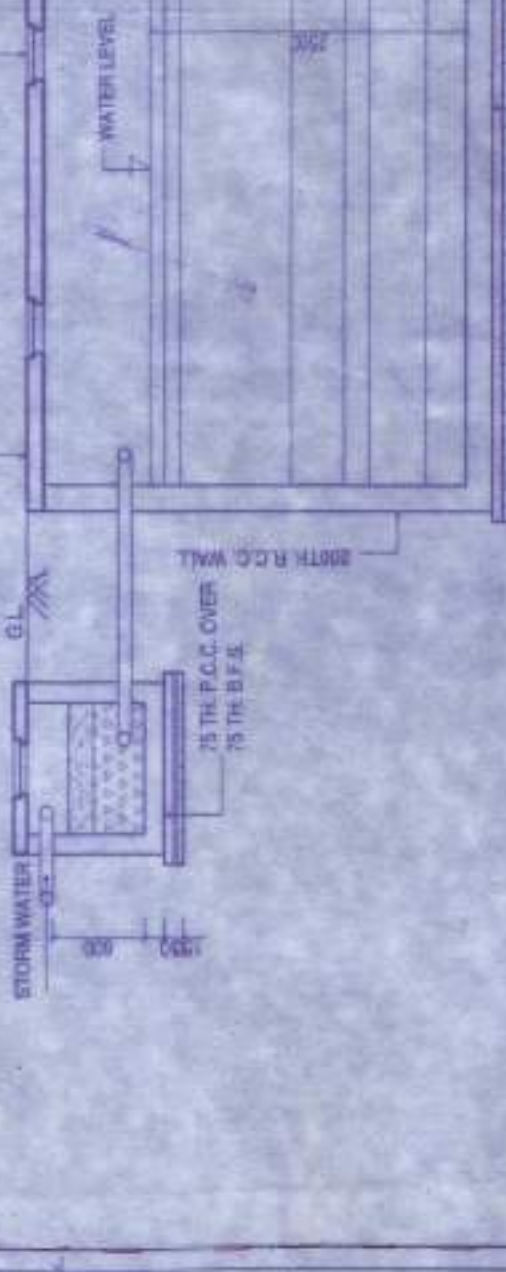
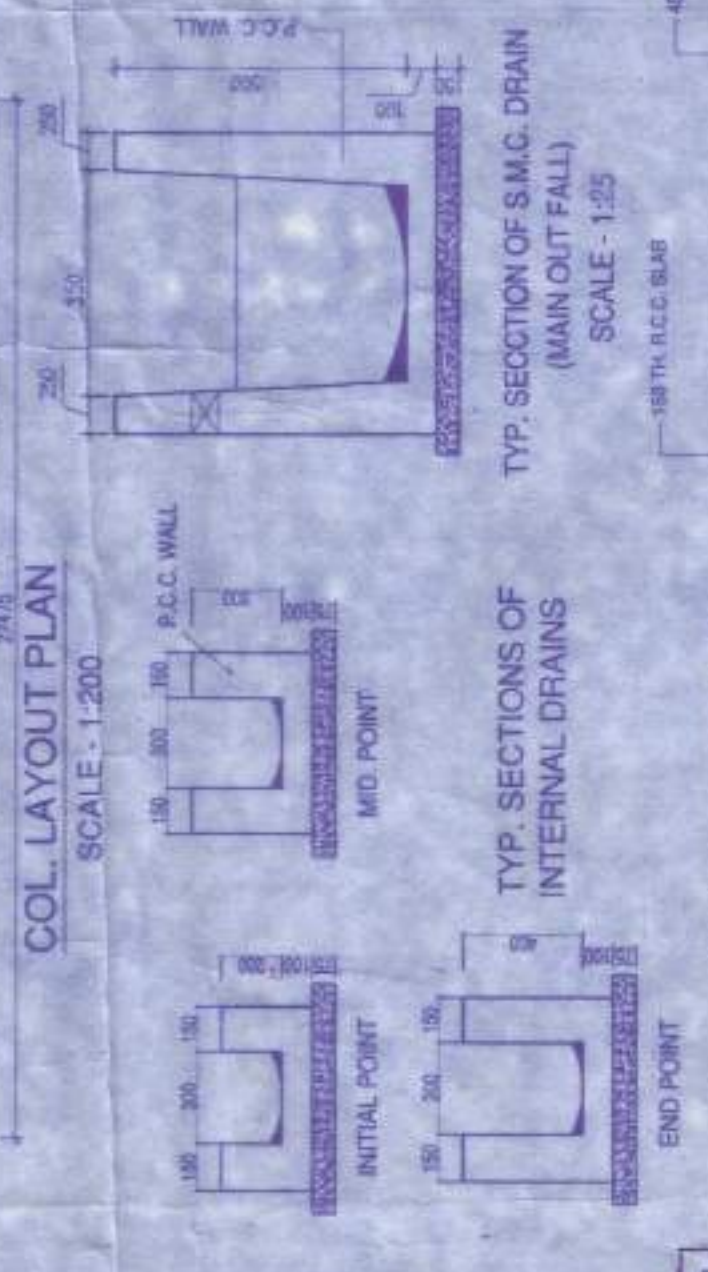
**DECLARATION BY OWNER  
 I DO HEREBY DECLARE THAT THE BUILDING PROPOSED FOR CONSTRUCTION SHALL BE SUPERVISED BY THE L.B.A. I.B.A. OR ANY OTHER LEGAL AUTHORITY OF THE APPROPRIATE CATEGORY AND AS APPROVED BY THE AUTHORITY.**

**VISHAKARMA CREATIONS  
 PARTNER  
 Deepak Kumar Agarwal  
 SIGNATURE OF OWNER**

**DECLARATION BY GEOTECHNICAL ENGINEER  
 I HEREBY CERTIFY THAT THE FOUNDATION DESIGN AND CONSTRUCTION OF THE BUILDING PROPOSED FOR CONSTRUCTION ON PLOT NO. 31 L.R. 209, 88 L.R. 597 (P.S.), 30/1/1/200 (P.S.), 30/1/1/200 (P.S.) 41 (SMC) TAMPUR, - BHAKTINAGAR, - JALPAIGURI, NEAR WBSDECL OFFICE, SILIGURI, WINDO - 41 (SMC), DIST. DARJEELING (WB) ARE IN ACCORDANCE WITH THE RELEVANT MUNICIPAL PROVISIONS UNDER THE WESTBENGAL MUNICIPALITY BUILDING RULES, 1956 AND THE RELEVANT NATIONAL BUILDING CODE OF INDIA.**

**Soumen Adak  
 Geotechnical Engineer  
 No. 24, Bhatnagar Road, Siliguri  
 Ph. No. 97330-43915  
 e-mail - sbbsoumen@gmail.com**

**NOTE - ALL THE STRUCTURAL ELEMENTS ARE ACCORDING TO THE 1973-1 FIRE RESISTANCE RATING.**



**TABLE FOR SEPTIC TANK**

NO. OF USERS	L1	L2	B	F
50	1800	1800	1800	1800
100	3000	3000	3000	3000
200	5000	5000	5000	5000

