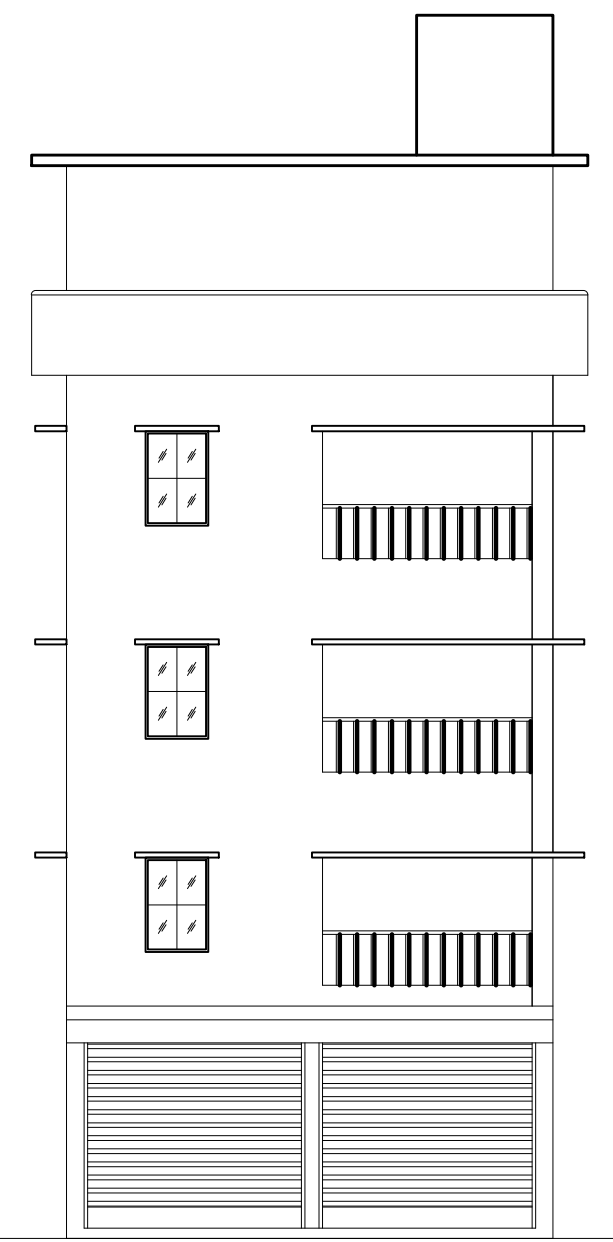
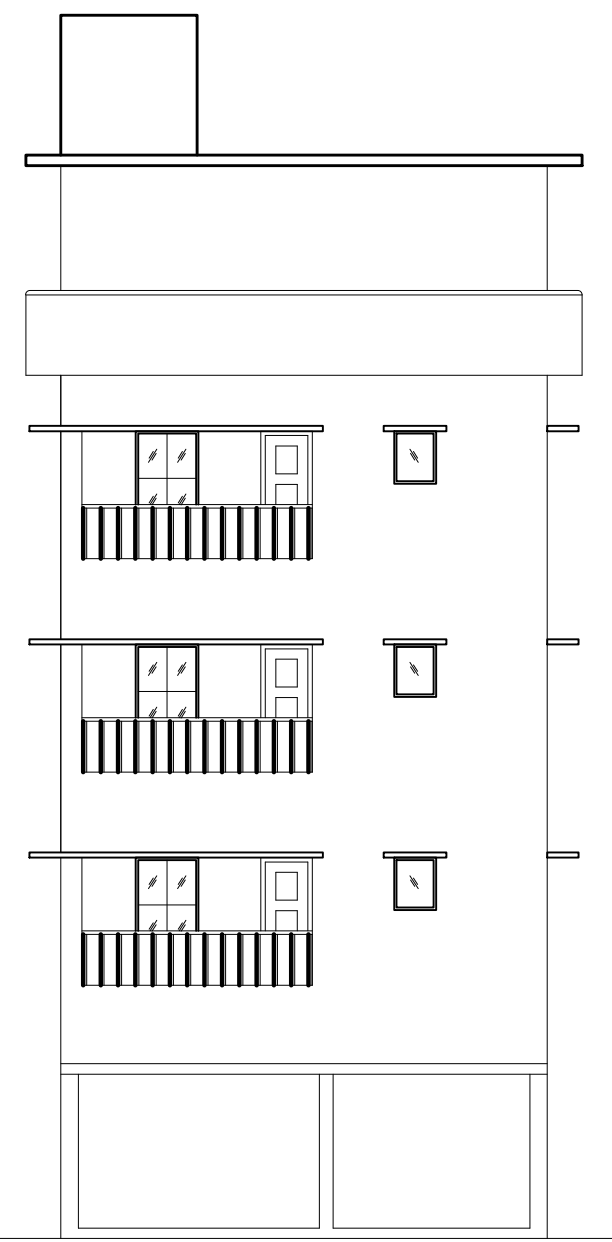
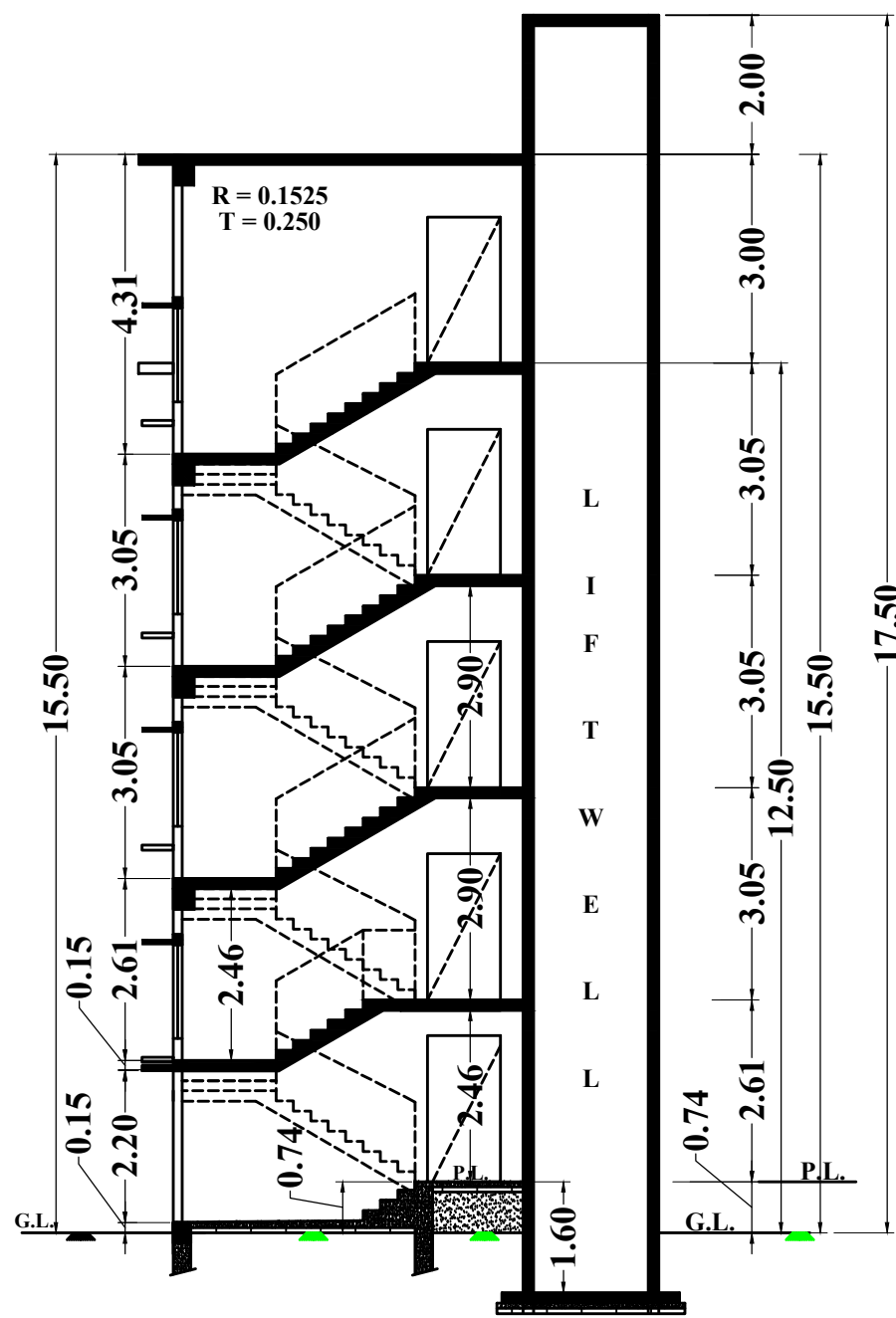




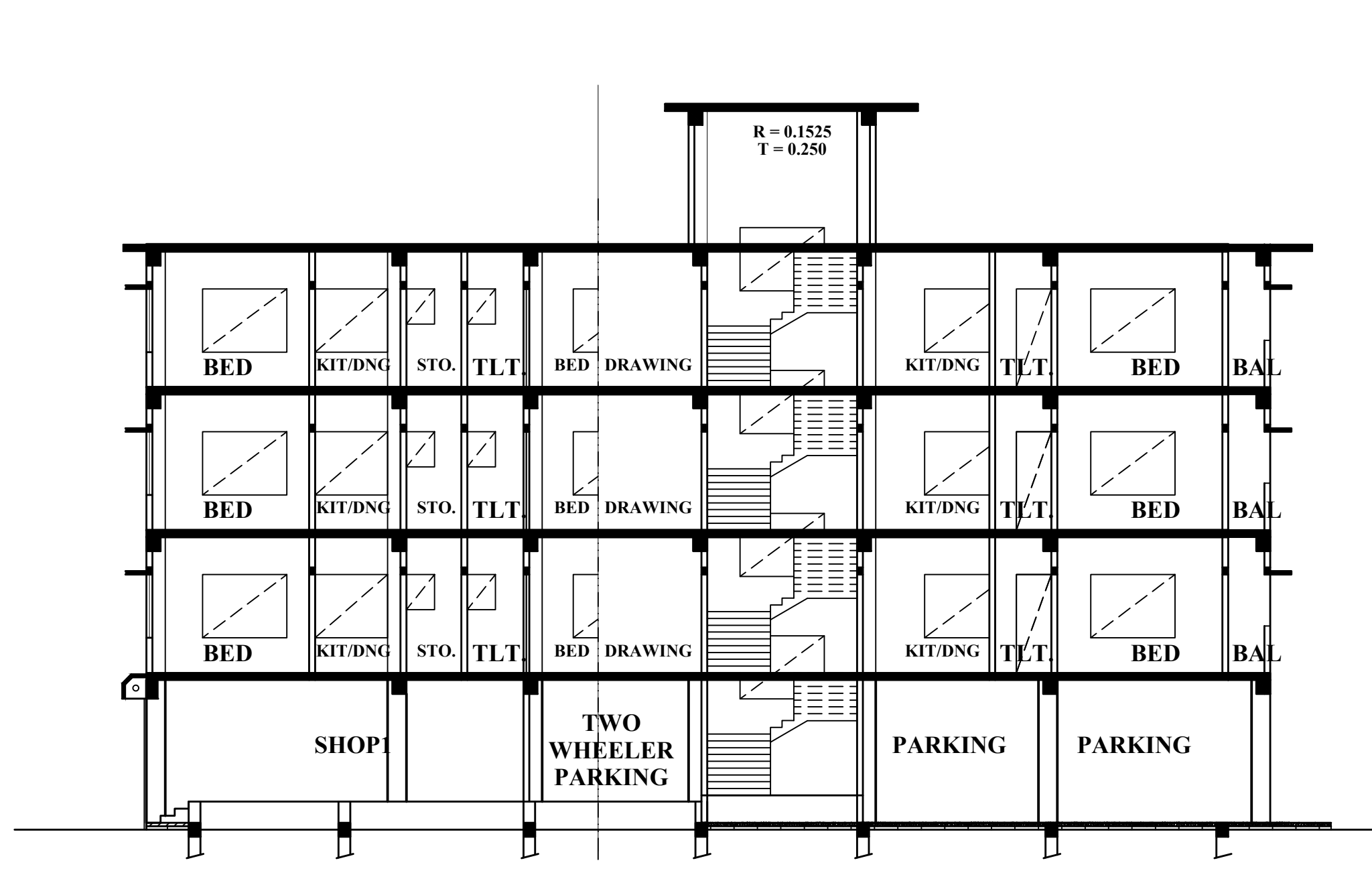
FRONT ELEVATION (EAST SIDE)
SCALE : 1:1



REAR ELEVATION (WEST SIDE)
SCALE : 1:1

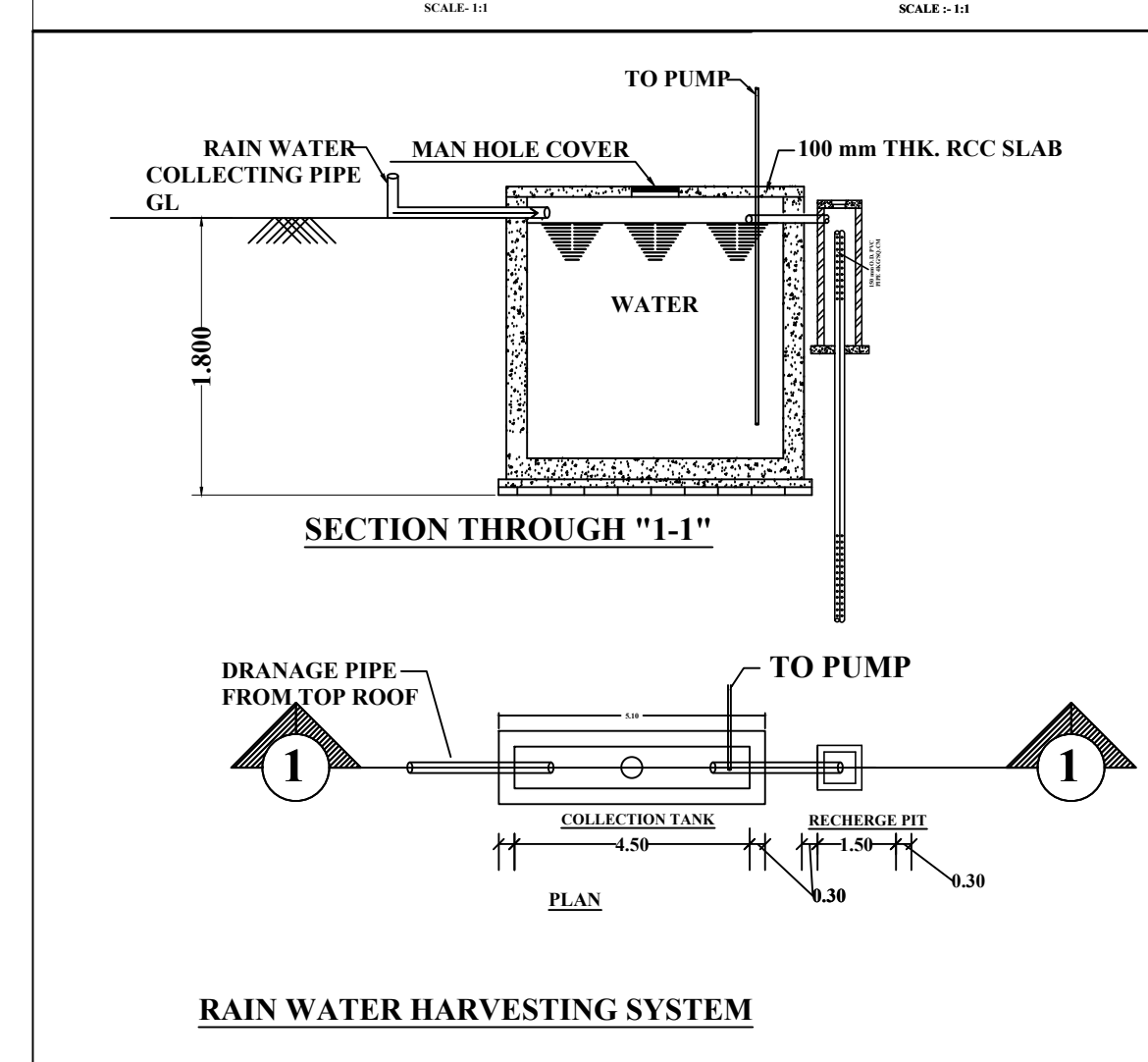
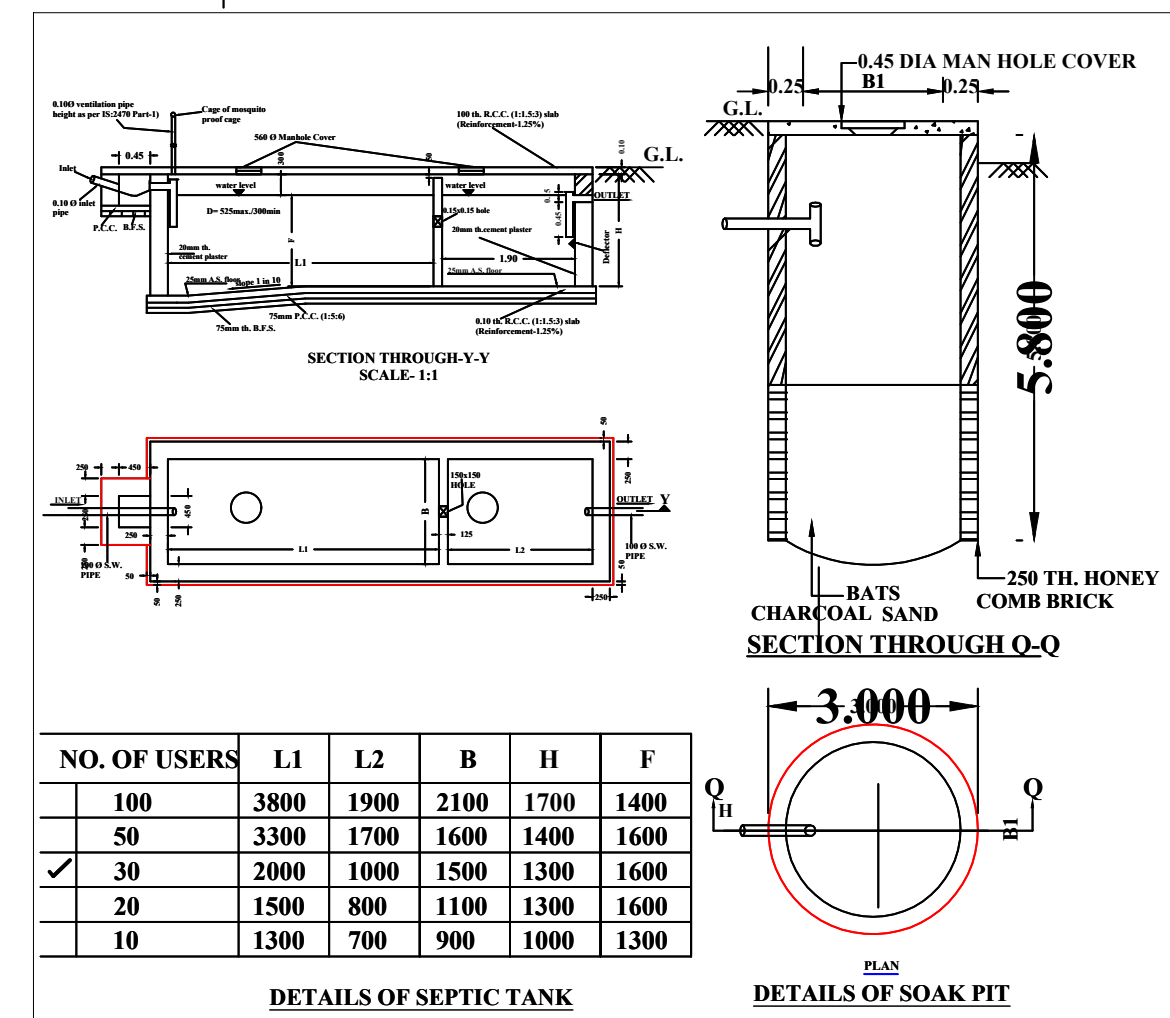


SEC. ELV. ON X-X'
SCALE : 1:1



SECTIONAL ELEVATION. ON Y-Y'
SCALE : 1:1

REQUIRED ELECTRICITY / TRANSFORMER CALCULATION :- CONSIDERING 4 KVA / TENAMENT i.e. TOTAL CONSUMPTION = 4 X 6 = 24 KVA POWER SUPPLY REQUIRED = 24 / 0.85 = 28.24 KVA NO TRANSFORMER TO BE INSTALLED
GREEN AREA CALCULATION :- REQUIRED GREEN AREA (TREE COVER) = 0.15 X 323.58 X 708.81 / 6000 = 5.742 m ² PROVIDED GREEN AREA (TREE COVER) = 6.0 m ²
DAILY WATER CONSUMPTION CALCULATION :- = CONSIDERING @ 230 LTRS. PER HEAD PER DAY. = 230 LTRS X [50 PERSON] = 11500 LTRS.
WASTE WATER CALCULATION :- = CONSIDERING @ 135 LTRS. PER HEAD PER DAY. = 135 LTRS X [50 PERSON] = 6750 LTRS.
NOTES:- 1. ALL DIMENSION ARE IN METER (EITHER NOT SPECIFIED) 2. SCALE : 1:1 (EITHER NOT SPECIFIED) 3. ALL STRUCTURAL SHEETS ARE UPLOADED IN PDF FORMATE 4. ALDIP :- MEANS Artificial Lighting and Mechanical Ventilation System 5. - - - - - MEANS SEWER LINE AND SYSTEM 6. - - - - - MEANS HOUSE-HOLD DRAIN LINE 7. - - - - - MEANS DRAIN LINE OUT-SIDE OF THE PLOT 8. - - - - - MEANS RAIN WATER LINE FOR TREATMENT 9. - - - - - MEANS SERVICE WATER LINE FOR DRINKING AND OTHER USE



PROJECT TITLE :- GROUND (Partly Parking & Partly Commercial) PLUS
THREE STORIED RESIDENTIAL CUM COMMERCIAL BUILDING
NAME OF OWNER(S) :- 1. SRI TAPAN DUTTA, S/o Late Nareish Chandra Dutta
2. SMT. KHUSHI PAUL @ SMT. KHUSHI PAUL (DUTTA), D/o Late Nareish Chandra Dutta
3. SRI RATAN DUTTA, S/o Late Nareish Chandra Dutta
4. SMT. TAPASHI NANDI, @TAPASHI NANDI (DUTTA), D/o Late Nareish Chandra Dutta
5. SRI TAPASH DUTTA, S/o Late Nareish Chandra Dutta
6. SMT. SUTAPA DUTTA, W/o Late Swapan Dutta
7. SMT. SAMAGATA DUTTA (BASU), @SAMAGATA DUTTA, D/o Late Swapan Dutta
LOCATION OF PLOT :- RABINDRA SARANI, RABINDRA NAGAR, SILIGURI (Site Coordinates :- 26.7110, 88.43912)

LAND SCHEDULE			
MOUZA:- SILIGURI(RS); SILIGURI PURBA(L.R.) PLOT NO:- 1140(RS); 6560(L.R.) (JL NO:-110(RS.) 93(L.R.)	DIST:- DARJEELING		
PARAGANA:-BAIKHUNTHAPUR KHATIAN NO:-RS-3235 ; L.R.-7953,7954,7955,7956,7957,14080 &14081	SHT NO:-19(RS)		
PIN:- 734001 (SILIGURI)	HOLDING NO:- VL/100/4/3	P.S.:- SILIGURI	WARD NO:- 21 (S.M.C.)BOROUGH NO:-3

LAND AREA STATEMENT	
LAND AREA AS PER DEED:-323.75 m ²	
LAND AREA AS PER KHATAN:-323.75 m ²	
LAND AREA AS PER LUCC:- 323.59 m ²	
LAND AREA AS PER SITE:- 323.58 m ²	
ROAD WIDTH:- 8.00 m. (Front-East)	

LUCC MEMO NO.:-
15961/SIDA DATE : 12-Sep-2025

AREA STATEMENT SUMMARY				
RULE NO.	PARAMETER	PERMISSIBLE/REQUIRED	PROPOSED	
49(3)	BUILDING HEIGHT	20.00 m.	12.5 m.	
48(A)	F.A.R.	2.00	1.47	
46(1)(a) / (b)	GROUND COVERAGE (%)	58.82	44.2	
-	PLOT AREA	N.A.	323.58	
-	MINIMUM WIDTH OF PLOT	N.A.	9.66	
-	TOTAL BUILDUP AREA(Without deduction/exemption)	N.A.	709.81	
-	TOTAL FLOOR AREA (As per F.A.R.)	647.16	476.7332	
-	COVERED AREA	190.33	143.03	
-	NO OF TENEMENTS	N.A.	6 nos.	
52(0)(1)	NO OF CAR PARKING	4 nos.	4 nos.	

FLOORWISE BREAKUP						
Block Name	Floor Name	Total Area	Deduction	Exemption 48(A)(2)(ii)	Covered Parking	Floor Area
Single building	FLOOR01	167.04	3.51	20.50		143.03
	FLOOR02	167.04	3.51	20.50		143.03
	FLOOR03	167.04	3.51	20.50		143.03
	FLOOR-GROUND	167.04		20.50	98.90	47.64
	FLOOR-TERRACE	52.18		52.18	98.90	47.64
TOTAL		720.34	10.53	134.18	98.90	476.73

OCCUPANCY DETAILS				
Block Name	Floor Name	Occupancy	Occupancy Area (Gross)	Occupancy Area (Net)
Single Building	FLOOR01	RESIDENTIAL	167.04	143.03
	FLOOR02	RESIDENTIAL	167.04	143.03
	FLOOR03	RESIDENTIAL	167.04	143.03
	FLOOR-GR.	MERCANTILE RETAIL	47.64	47.64
TOTAL			548.76	476.73

TENEMENTS DETAILS				
Building Name	Floor Name	Tenement Reference	Single / Duplex	Tenements Area
Single building	FLOOR01	A	Single	82.48
	FLOOR02, FLOOR03-TYPICAL	B	Single	60.55

Total number of Tenements : 6
Grand Total : 429.09

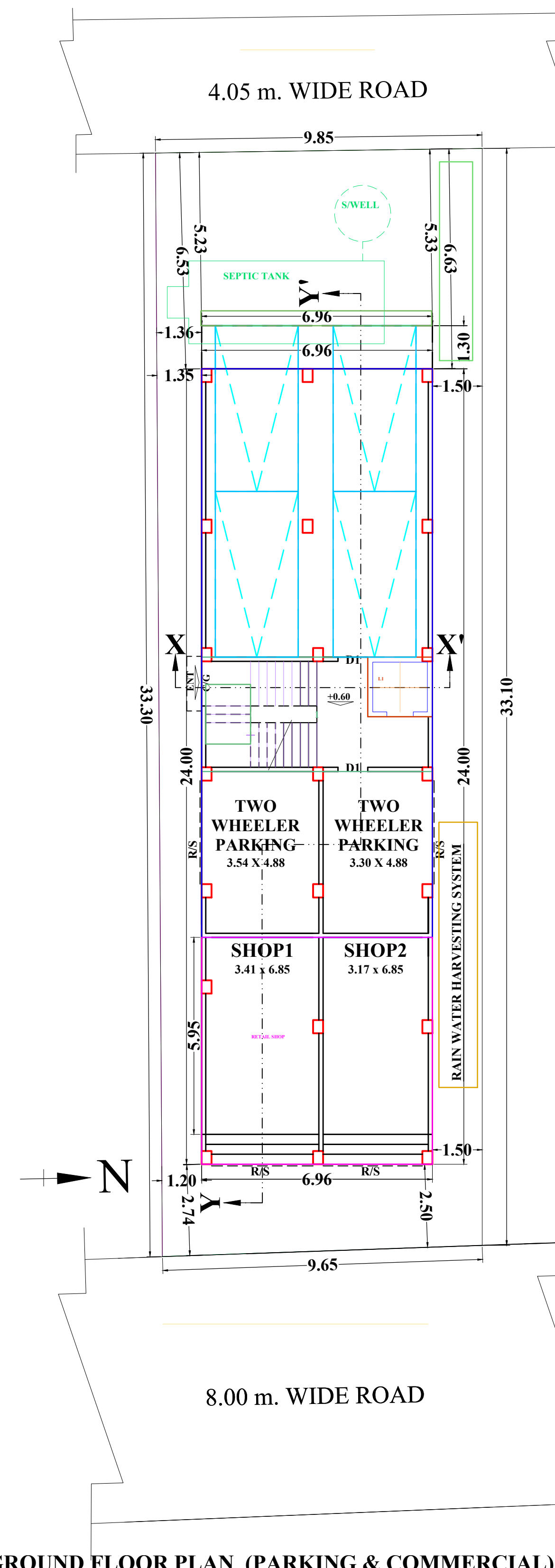
SPECIFICATIONS 01. SOLING 75 THICK WITH FIRST CLASS BRICK. 02. R.C.C. 1:2:8 GRADE OF CEMENT CONCRETE. 03. P.C.C. 1:3:6 CEMENT CONCRETE. 04. P.S. 1:2:4 CEMENT CONCRETE. 05. STEEL Fe-500D GRADE. 06. SAT CEMENT FLOORING IN ROOMS. 07. MARBLE IN TOILET AND KITCHEN. 08. BRICK WALL 0.12 THICK AAC BLOCK WITH BLOCK JOINTING INTERIORS. 09. FRAME SIZE FOR DOORS/WINDOWS 100 X 75 mm. 10. PLASTIC PAINTS IN INTERIORS. 11. CEMENT PAINTS IN EXTERIORS. 12. SYNTHETIC DRAIN IN DOOR/WINDOWS.	OPENINGS SCGDULE:- D = 1.05 X 2.1 W = 1.80 X 1.35 D1 = 0.90 X 2.1 W = 1.35 X 1.80 D2 = 0.75 X 2.1 W1 = 1.35 X 1.35 O = 0.75 X 2.1 W2 = 0.90 X 1.35 V = 0.60 X 0.75 R.S. - AS PER DRAWING. C.C. - AS PER DRAWING.
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DECLARATION OF OWNER/s
I/ WE DO HEREBY DECLARE THAT FOR BUILDING PROPOSED CONSTRUCTION SHALL BE SUPERVISE THAT THE LBS SIGNING BUILDING PLAN APPLICATION OR IN HIS ABSENCE BY ANY OTHER LBS OF APPROPRIATE CATAGORY AS BY THE AUTHORITY.

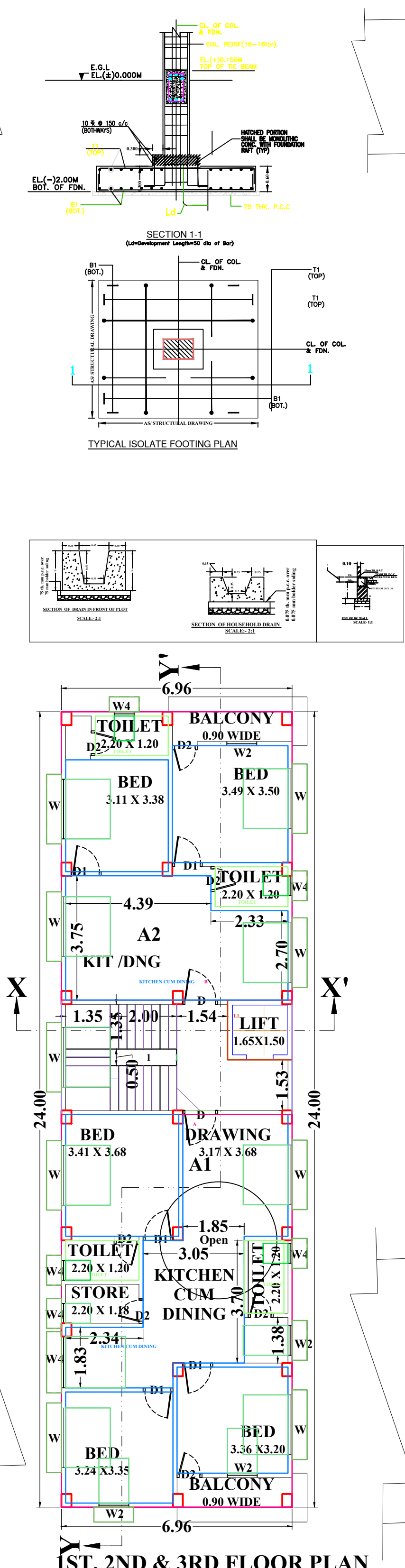
DECLARATION OF L.B.S.
I/ WE DO HEREBY CERTIFY THAT THE FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING PROPOSED FOR CONSTRUCTION ON PLOT NO-1140(RS); 6560(L.R.) RABINDRA SARANI, RABINDRA NAGAR, Ward No-21(SMC) UNDER THE JURISDICTION OF SILIGURI MUNICIPAL CORPORATION HAVE BEEN PERSONALLY INSPECTED AND SODSIGNED BY ME. I/US WILL MAKE SUCH FOUNDATION AND SUPERSTRUCTURE SAFE IN ALL RESPECT INCLUDING THE CONSIDERATION OF BEARING CAPACITY AND SETTLEMENT WITH THE APPLICATION FORSINGING. APPROVAL OF THE PLAN TO CONSTRUCT /RECONSTRUCT /ADDITION TO /ALTERATION OF THE BUILDING ON THE SAID PLOT.
THIS ALSO TO CERTIFY THAT ALL RELEVANT "NO OBJECTION" CERTIFICATES FROM THE RESPECTIVE AUTHORITIES SUCH AS FIRE AND EMERGENCY SERVICES DEPARTMENT, AIRPORT AUTHORITY, POLLUTION CONTROL BOARD, COMMUNICATION DEPARTMENT ETC., AS APPLICABLE IN THIS REGARD, ARE ALSO ENCLOSED WITH THE APPLICATION FORSINGING. APPROVAL OF THE PLAN TO CONSTRUCT /RECONSTRUCT /ADDITION TO /ALTERATION OF THE BUILDING ON THE SAID PLOT.

CERTIFICATE OF STRUCTURAL STABILITY (DECLARATION BY GEO-TECHNICAL ENGINEER AND STRUCTURAL ENGINEER)
I/ WE DO HEREBY CERTIFY THAT THE FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING PROPOSED FOR CONSTRUCTION ON PLOT NO-1140(RS); 6560(L.R.) RABINDRA SARANI, RABINDRA NAGAR, Ward No-21(SMC) UNDER THE JURISDICTION OF SILIGURI MUNICIPAL CORPORATION HAVE BEEN PERSONALLY INSPECTED AND SODSIGNED BY ME. I/US WILL MAKE SUCH FOUNDATION AND SUPERSTRUCTURE SAFE IN ALL RESPECT INCLUDING THE CONSIDERATION OF BEARING CAPACITY AND SETTLEMENT WITH THE APPLICATION FORSINGING. APPROVAL OF THE PLAN TO CONSTRUCT /RECONSTRUCT /ADDITION TO /ALTERATION OF THE BUILDING ON THE SAID PLOT.

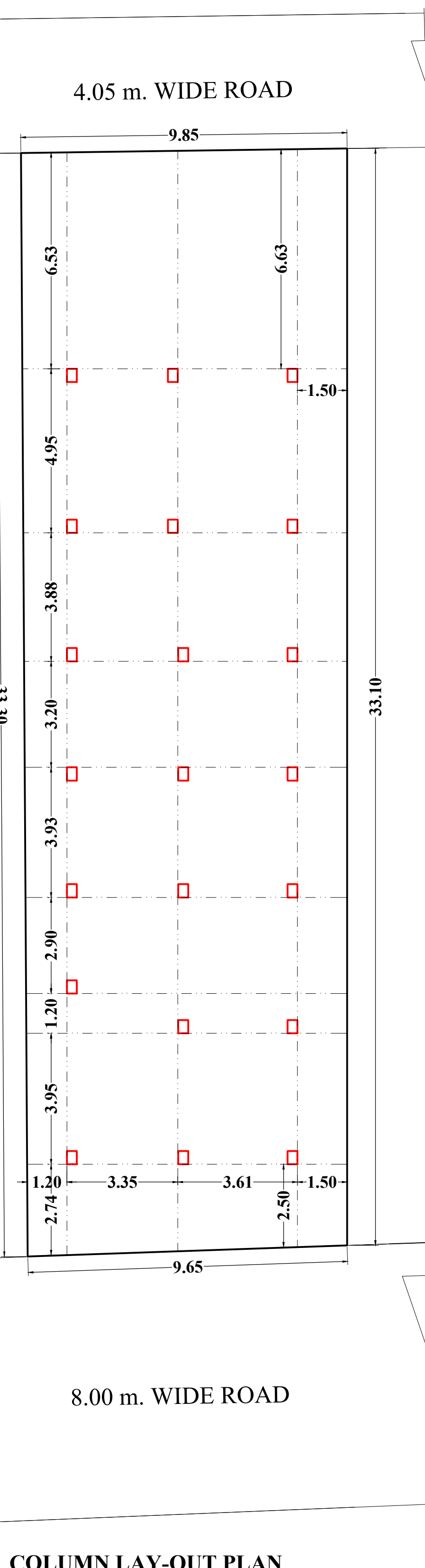
SIGN. OF STRUCTURAL ENGINEER SIGN. OF GEO-TECHNICAL ENGINEER



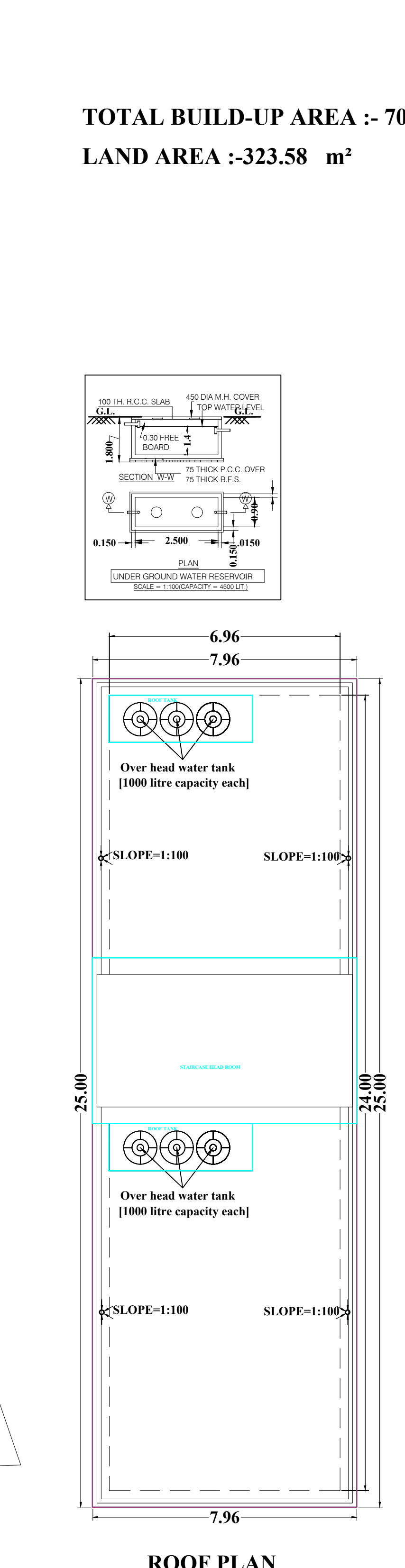
GROUND FLOOR PLAN (PARKING & COMMERCIAL)
SCALE : 1:1
FLOOR-GROUND



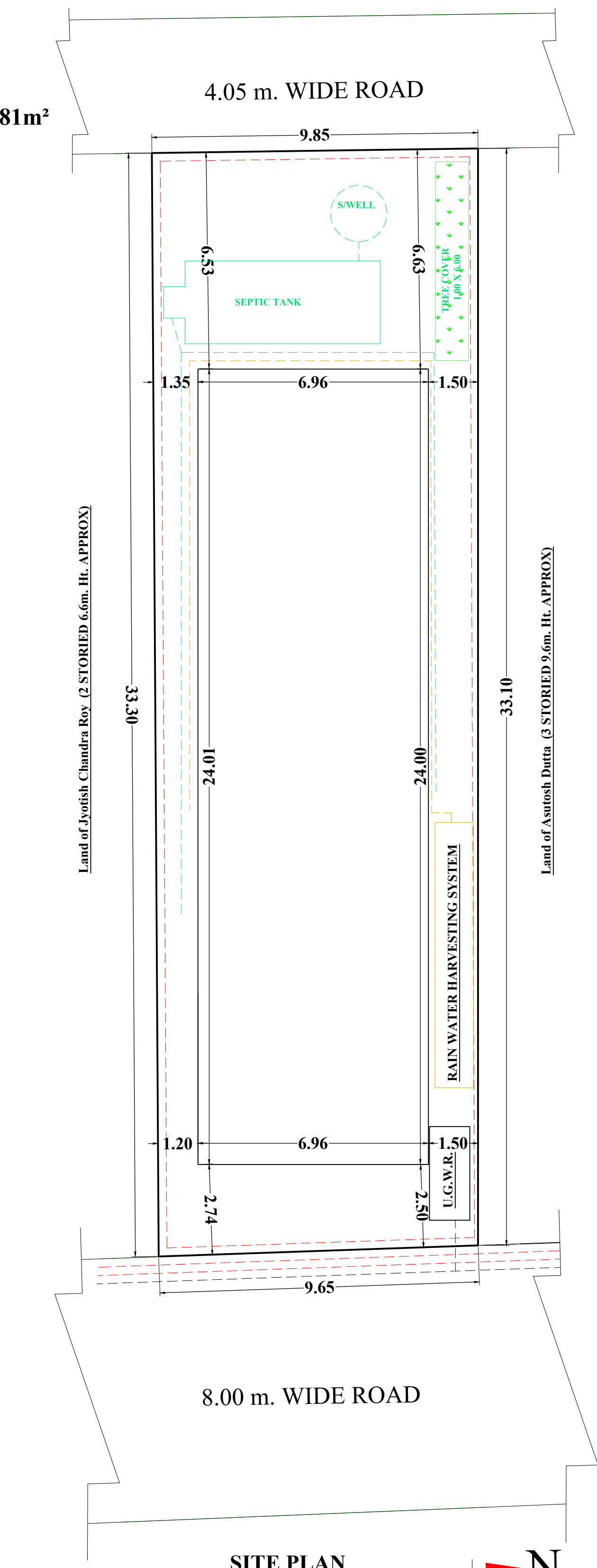
1ST, 2ND & 3RD FLOOR PLAN
SCALE : 1:1
FLOOR01, FLOOR02, FLOOR03-TYPICAL



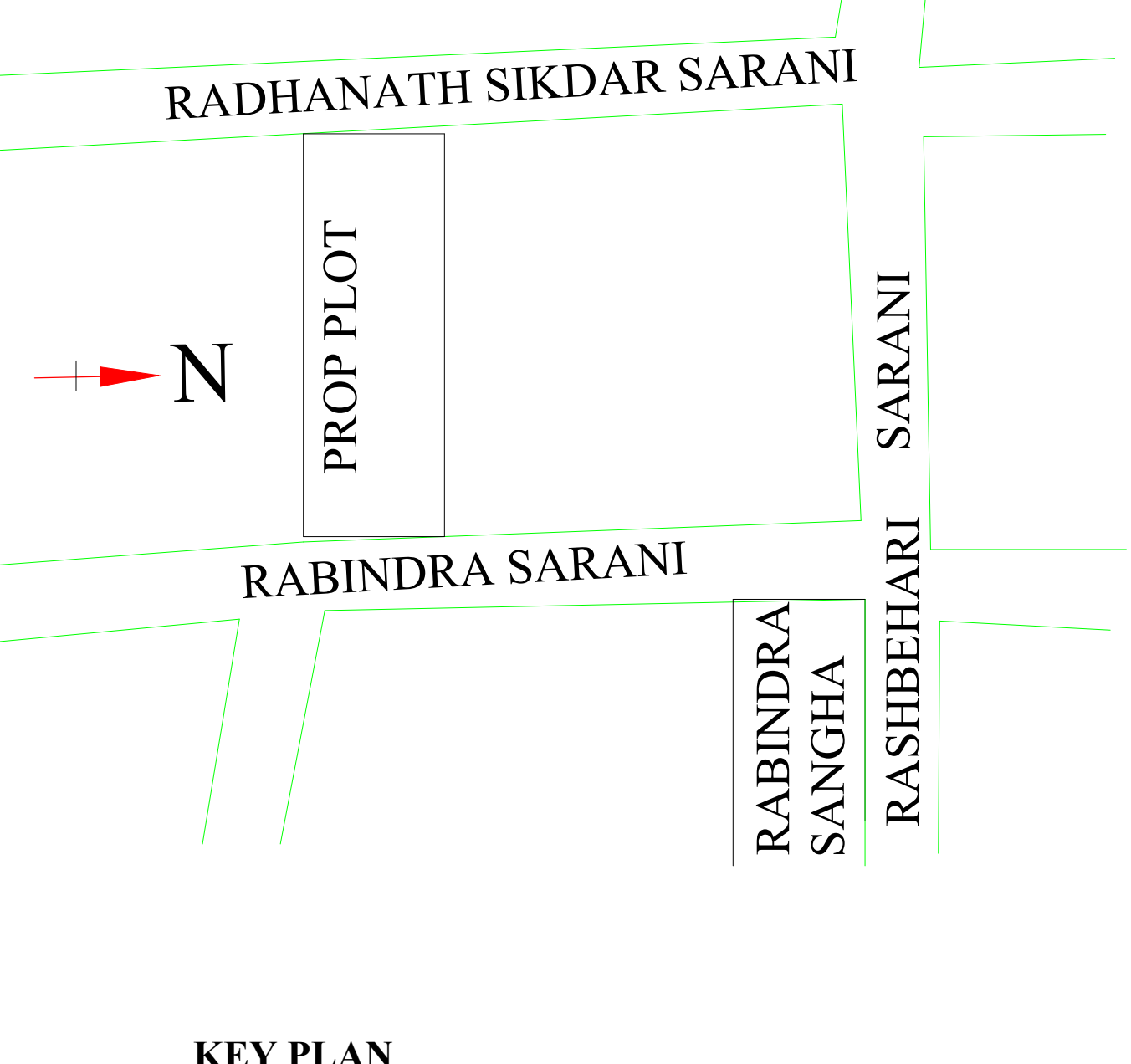
COLUMN LAY-OUT PLAN
SCALE : 1:1



ROOF PLAN
SCALE : 1:1
FLOOR-TERRACE



SITE PLAN
SCALE : 1:1



KEY PLAN
NOT TO SCALE