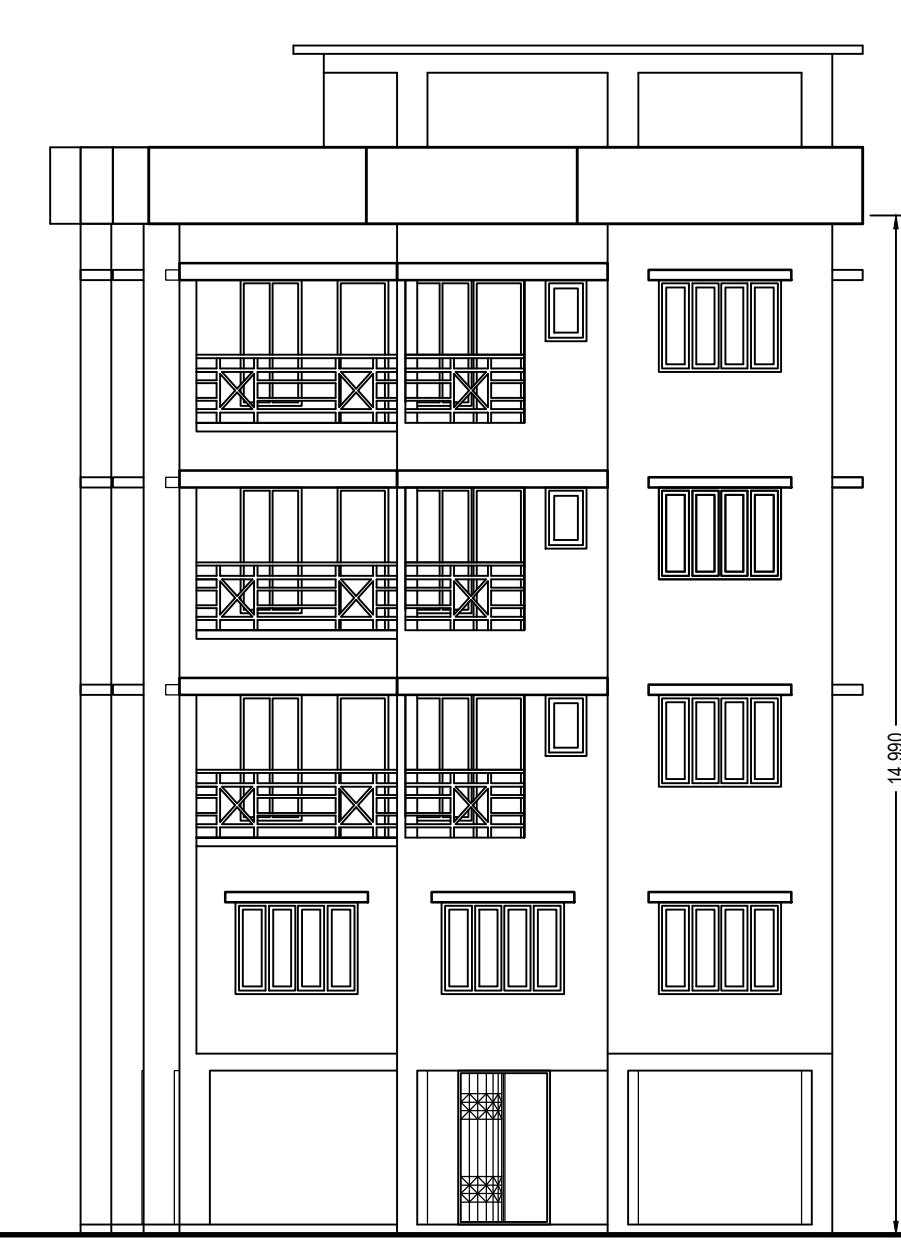
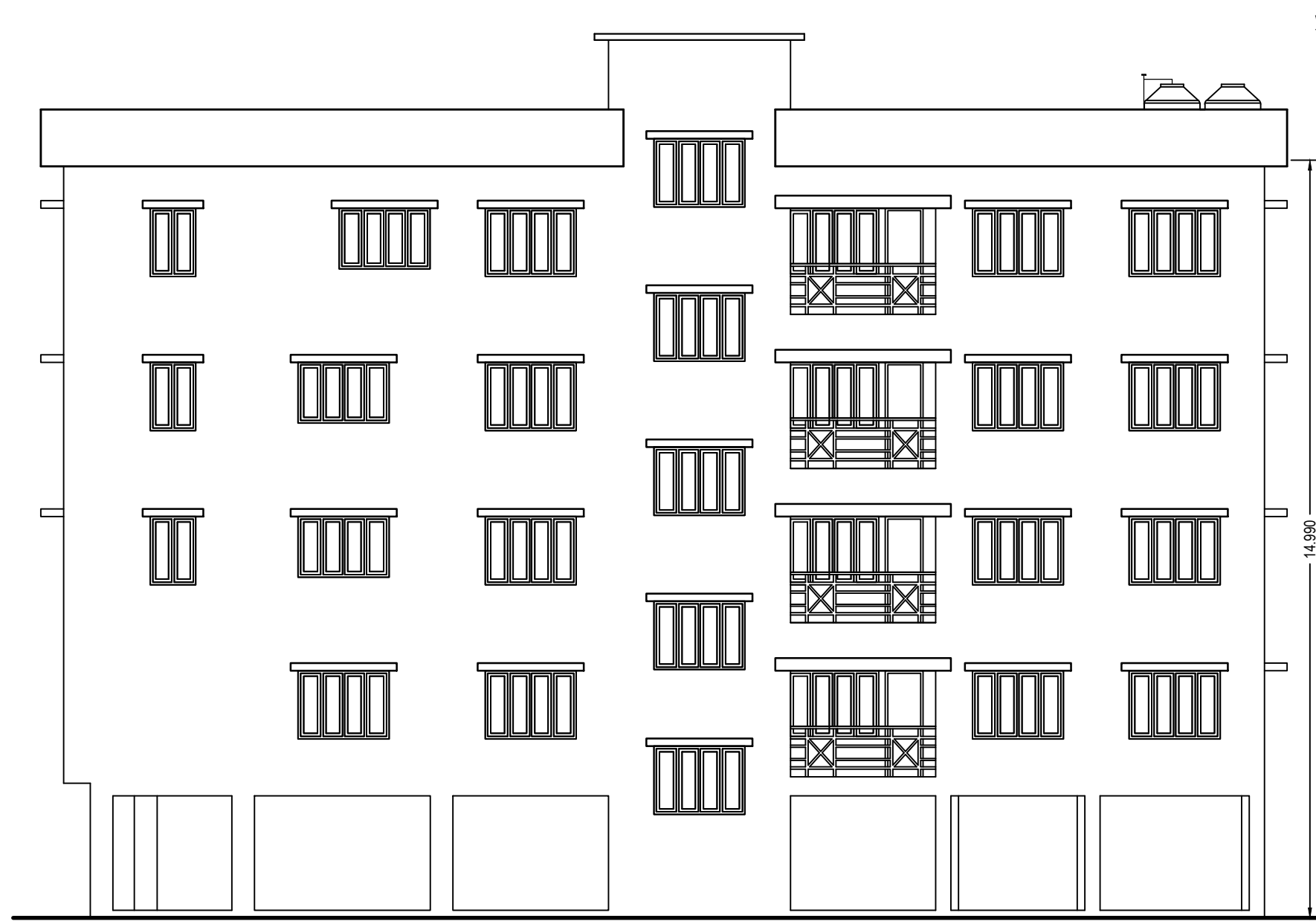
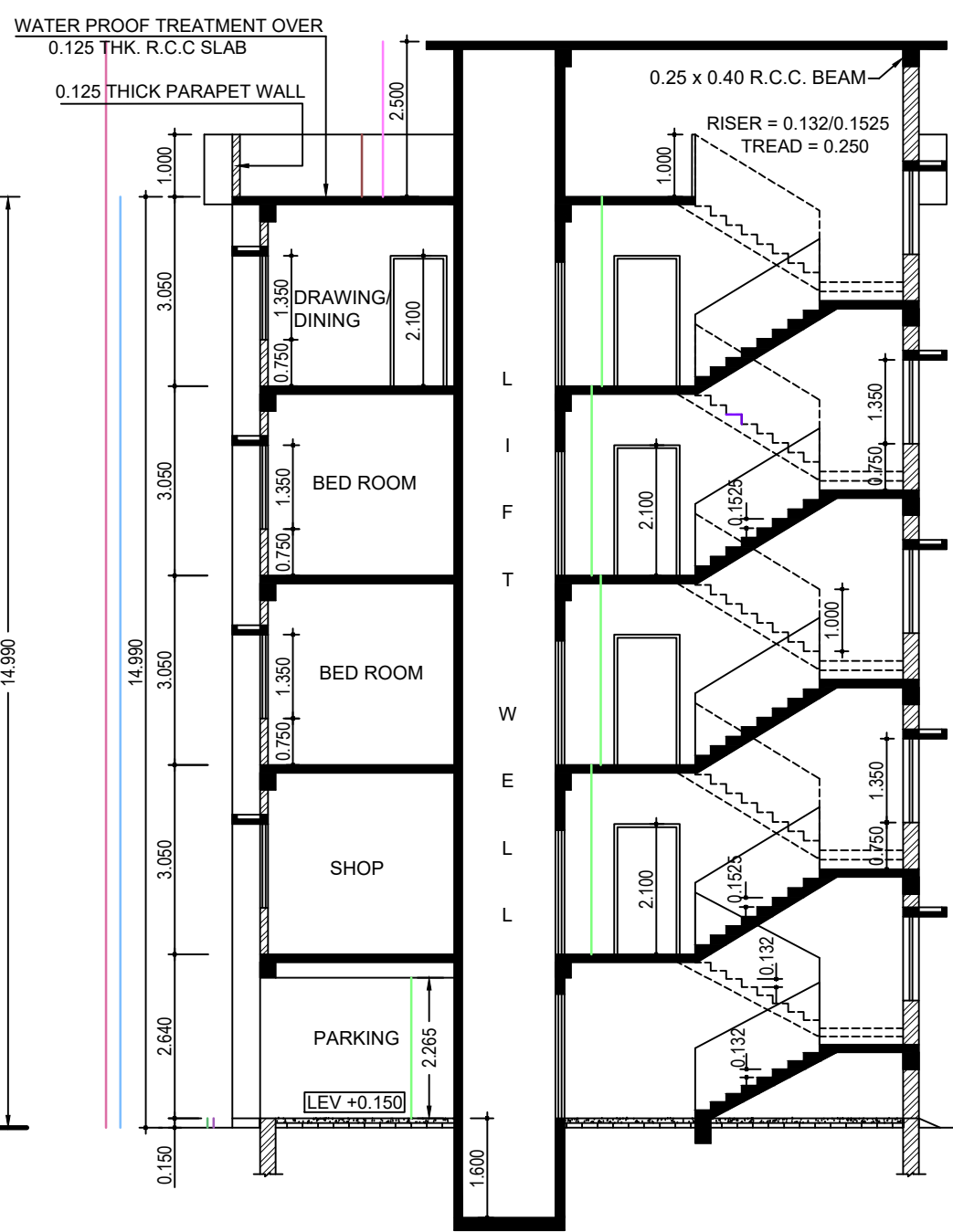




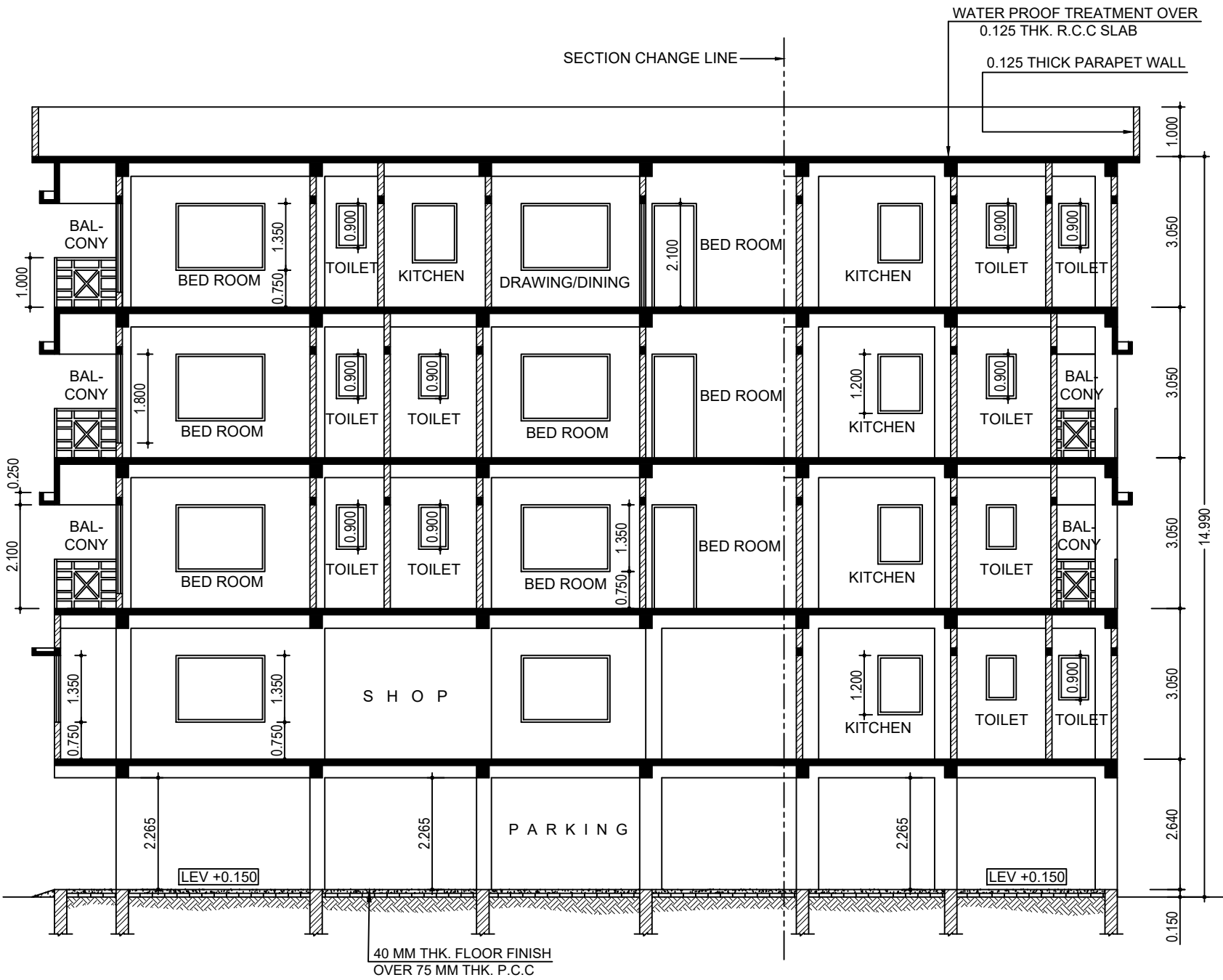
FRONT ELEVATION (SOUTH SIDE)
SCALE: 1:100



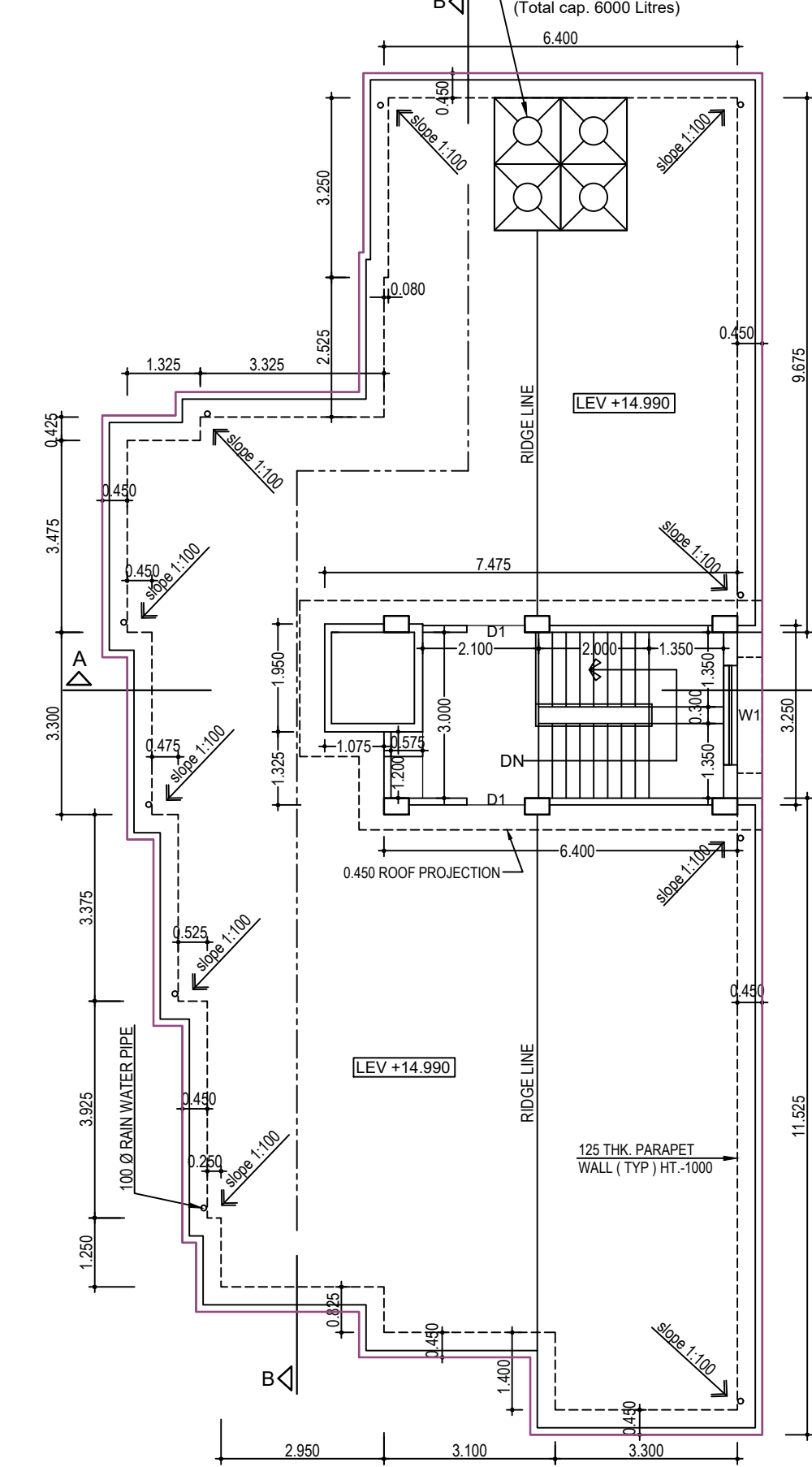
EAST SIDE ELEVATION
SCALE: 1:100



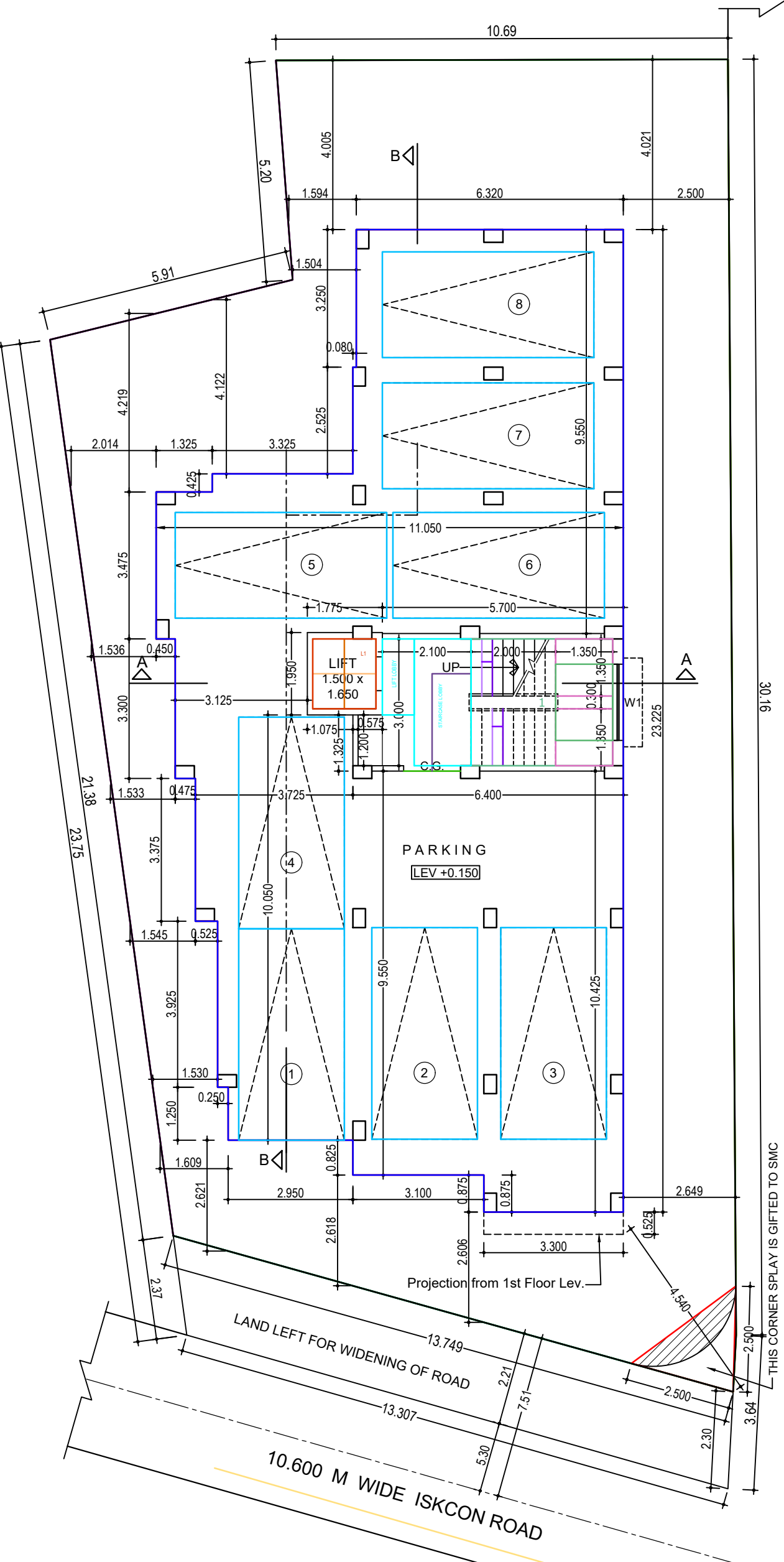
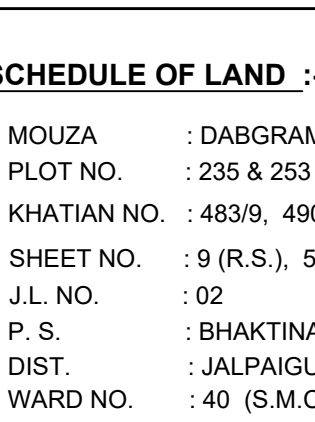
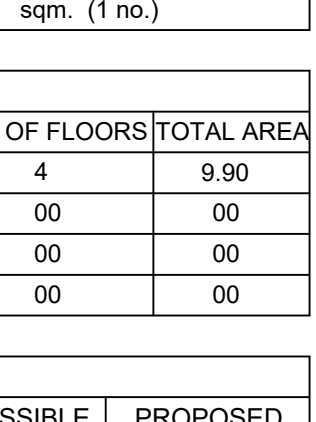
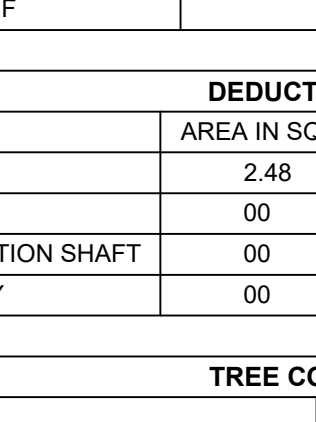
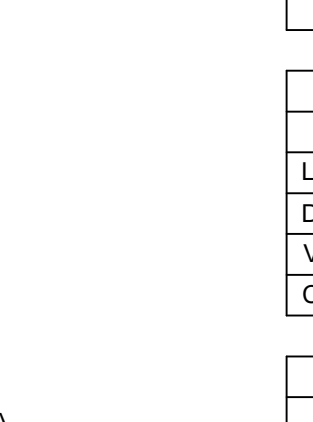
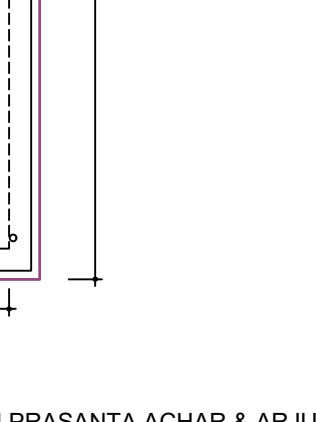
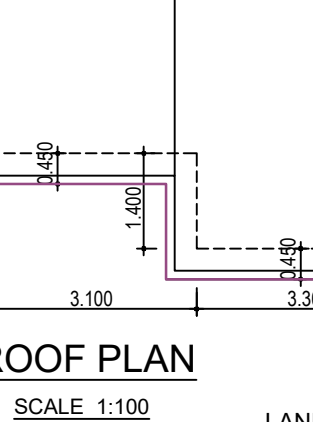
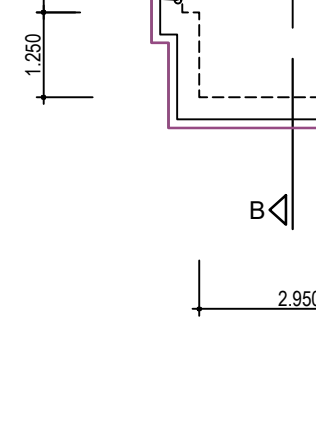
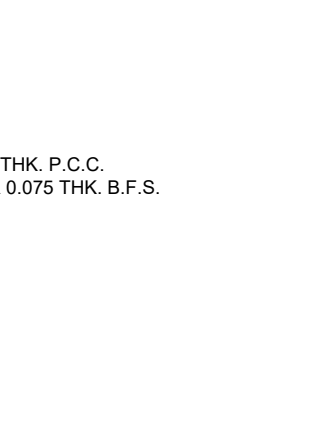
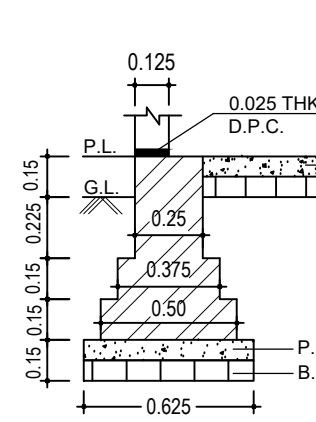
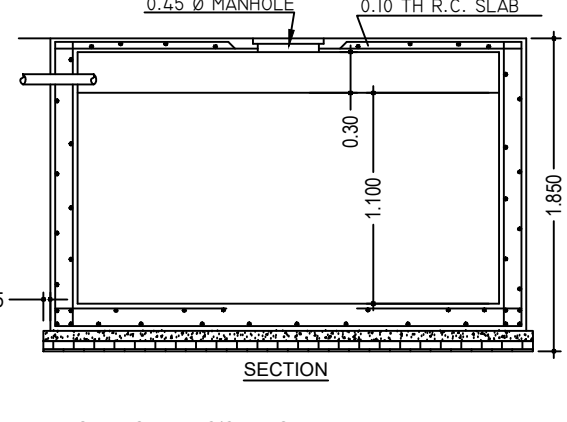
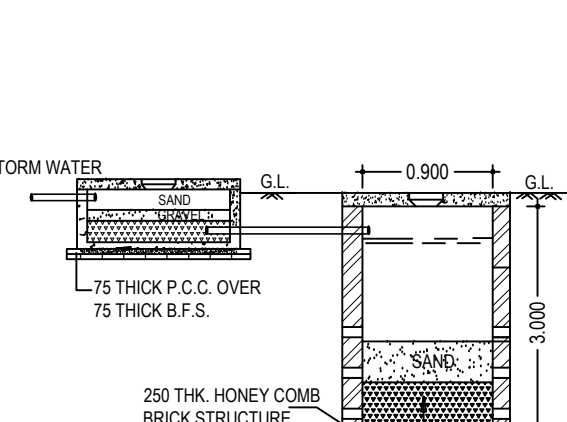
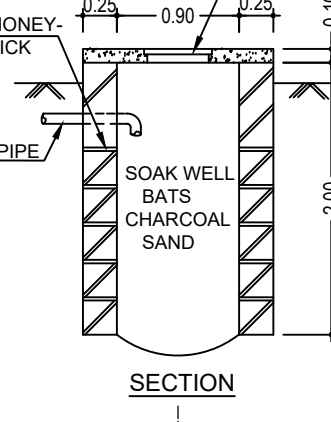
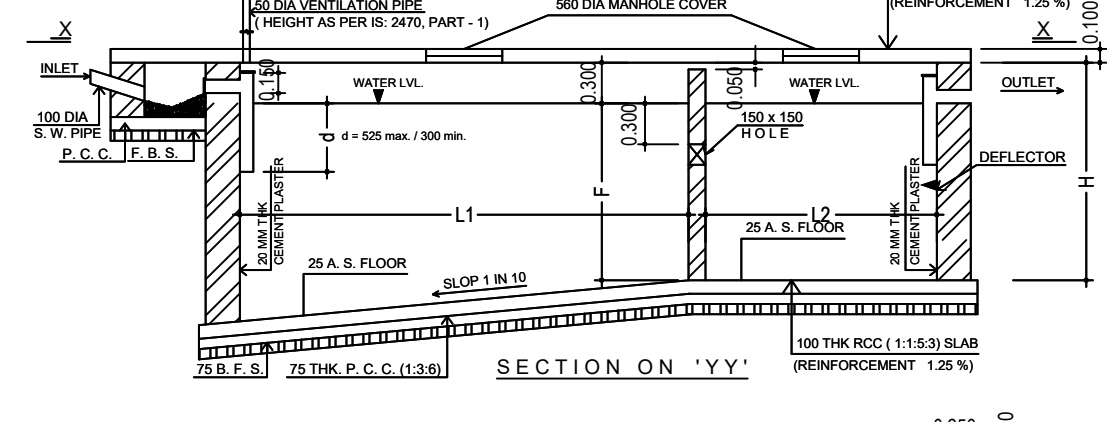
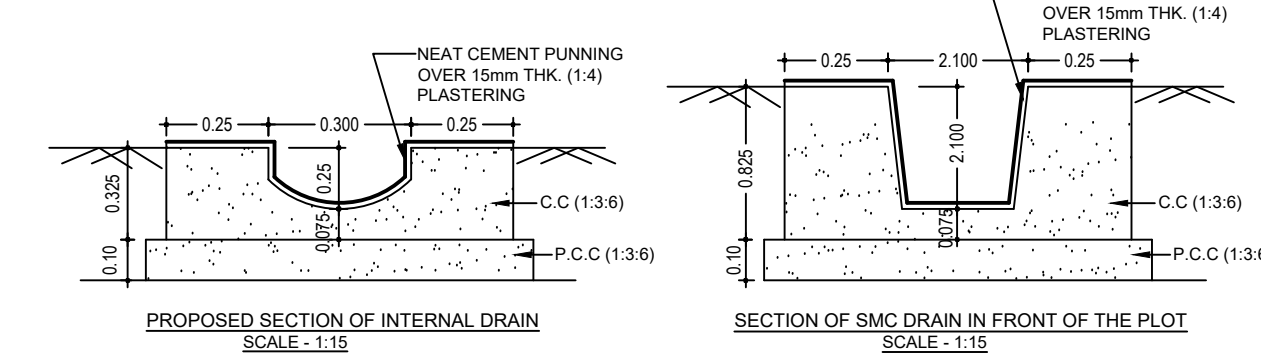
SECTION - A A
SCALE: 1:100



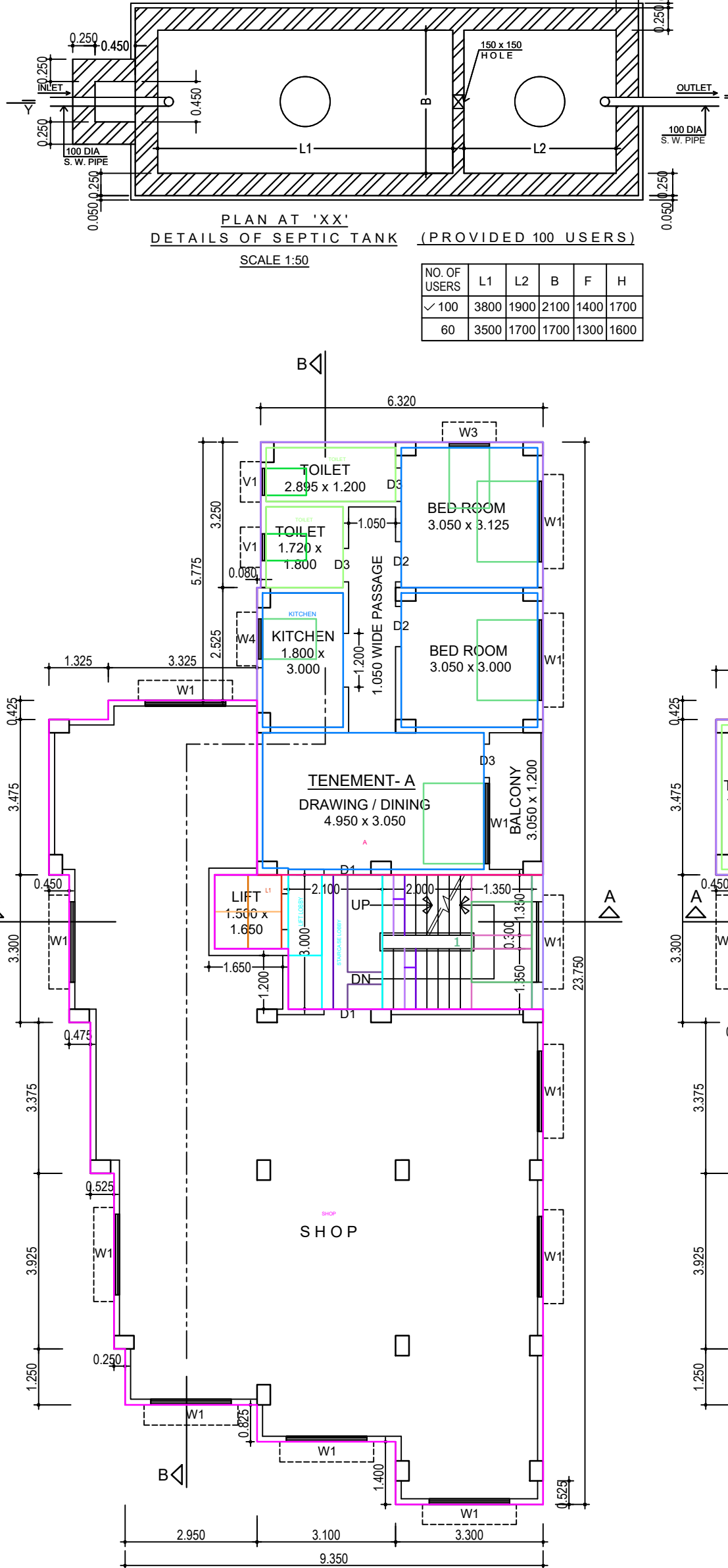
SECTION - B B
SCALE: 1:100



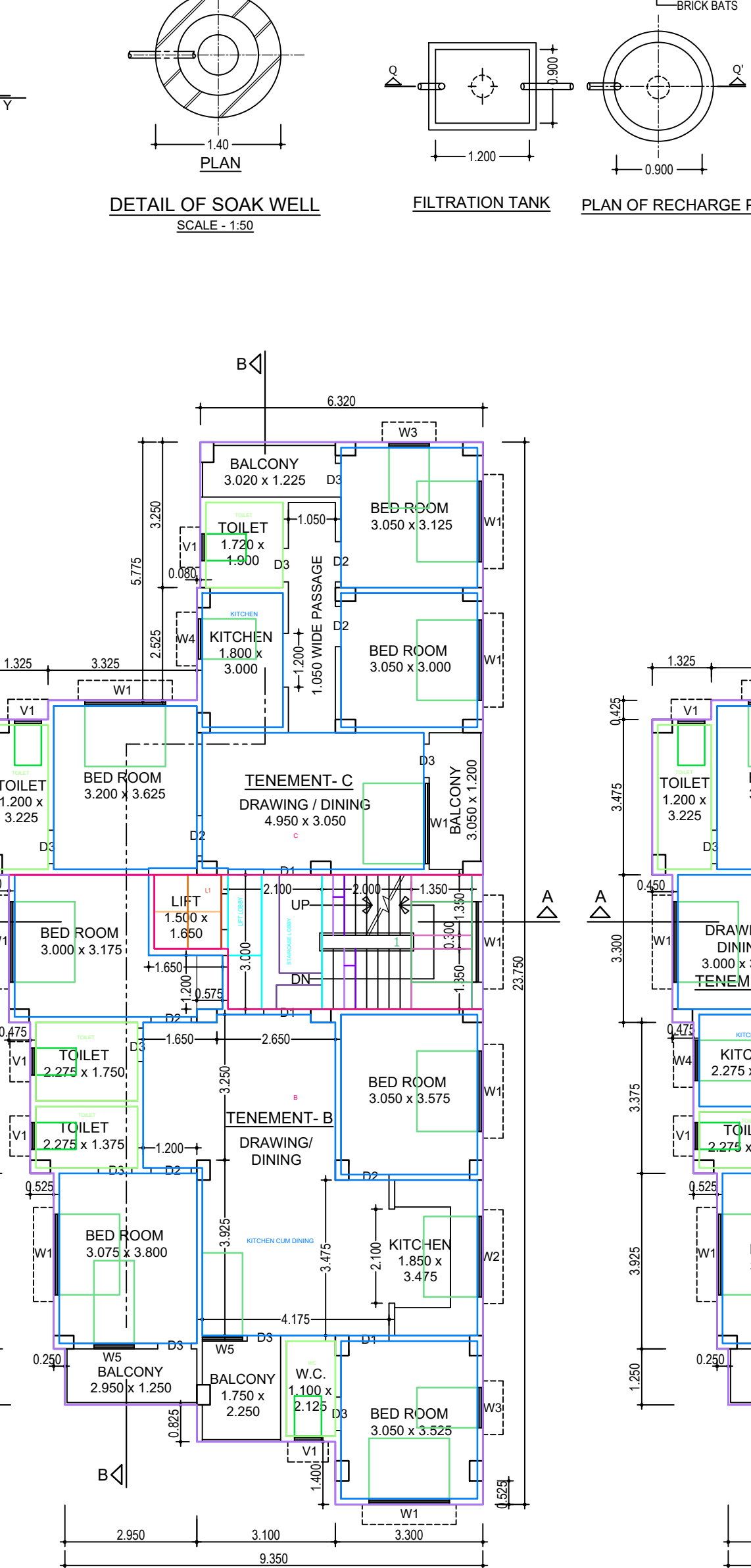
ROOF PLAN
SCALE: 1:100



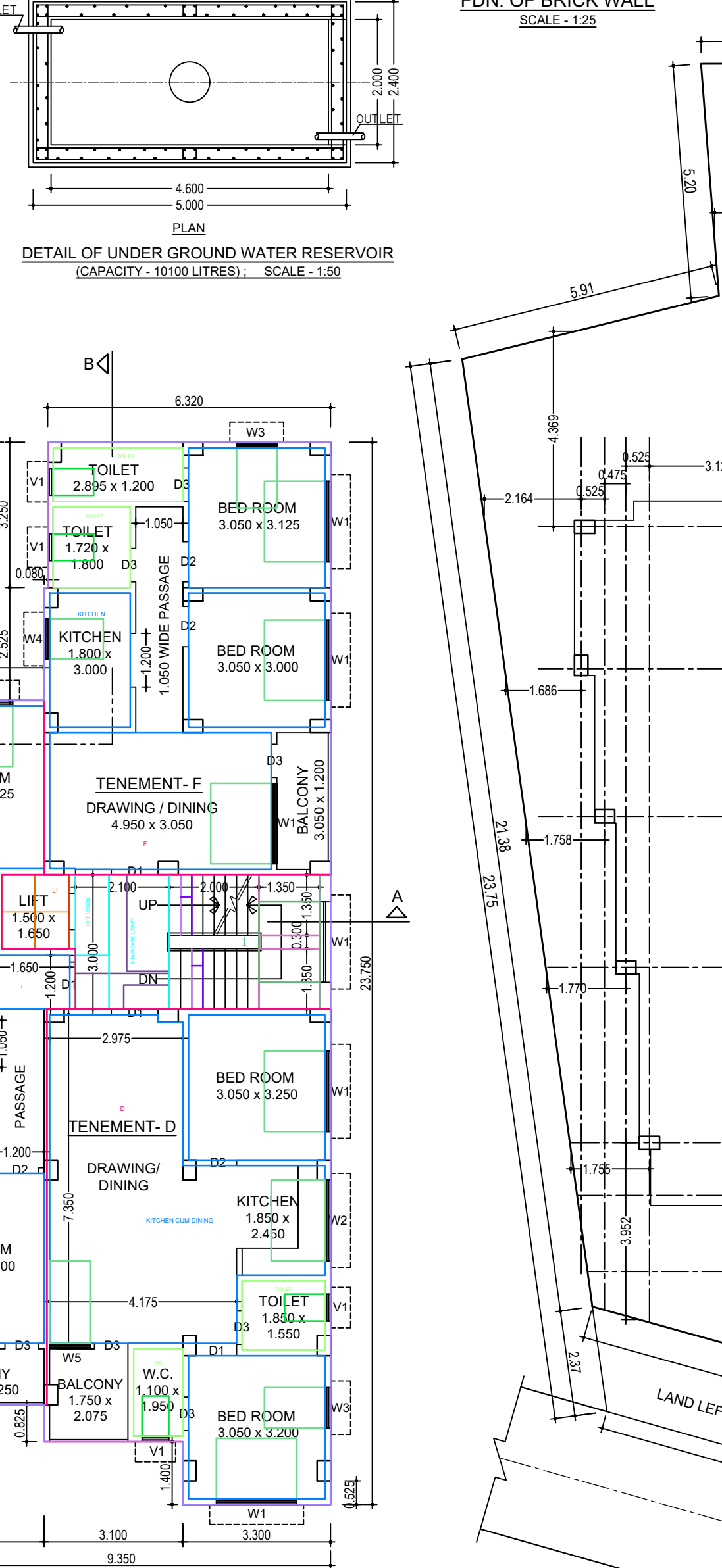
GROUND (PARKING) FLOOR PLAN
SCALE: 1:100



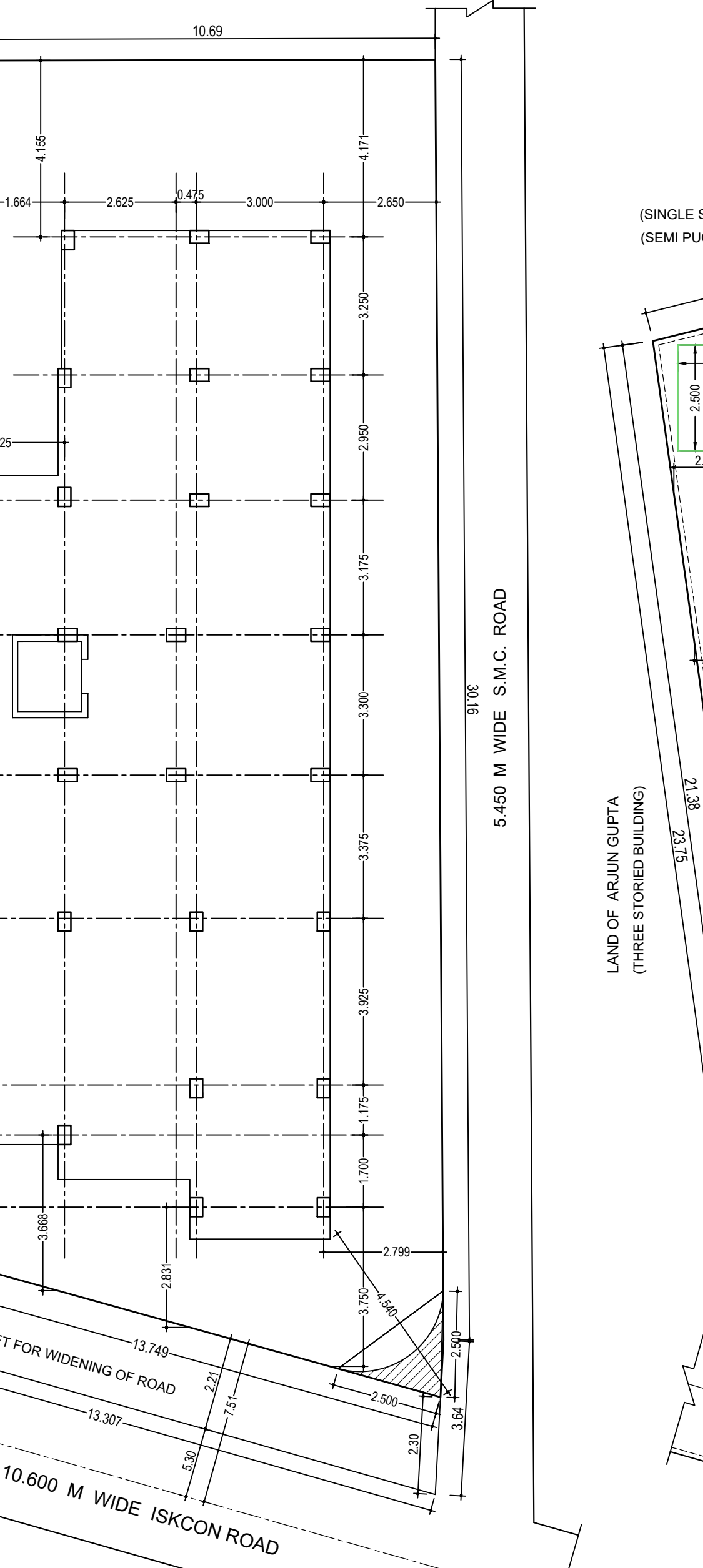
FIRST FLOOR PLAN
SCALE: 1:100



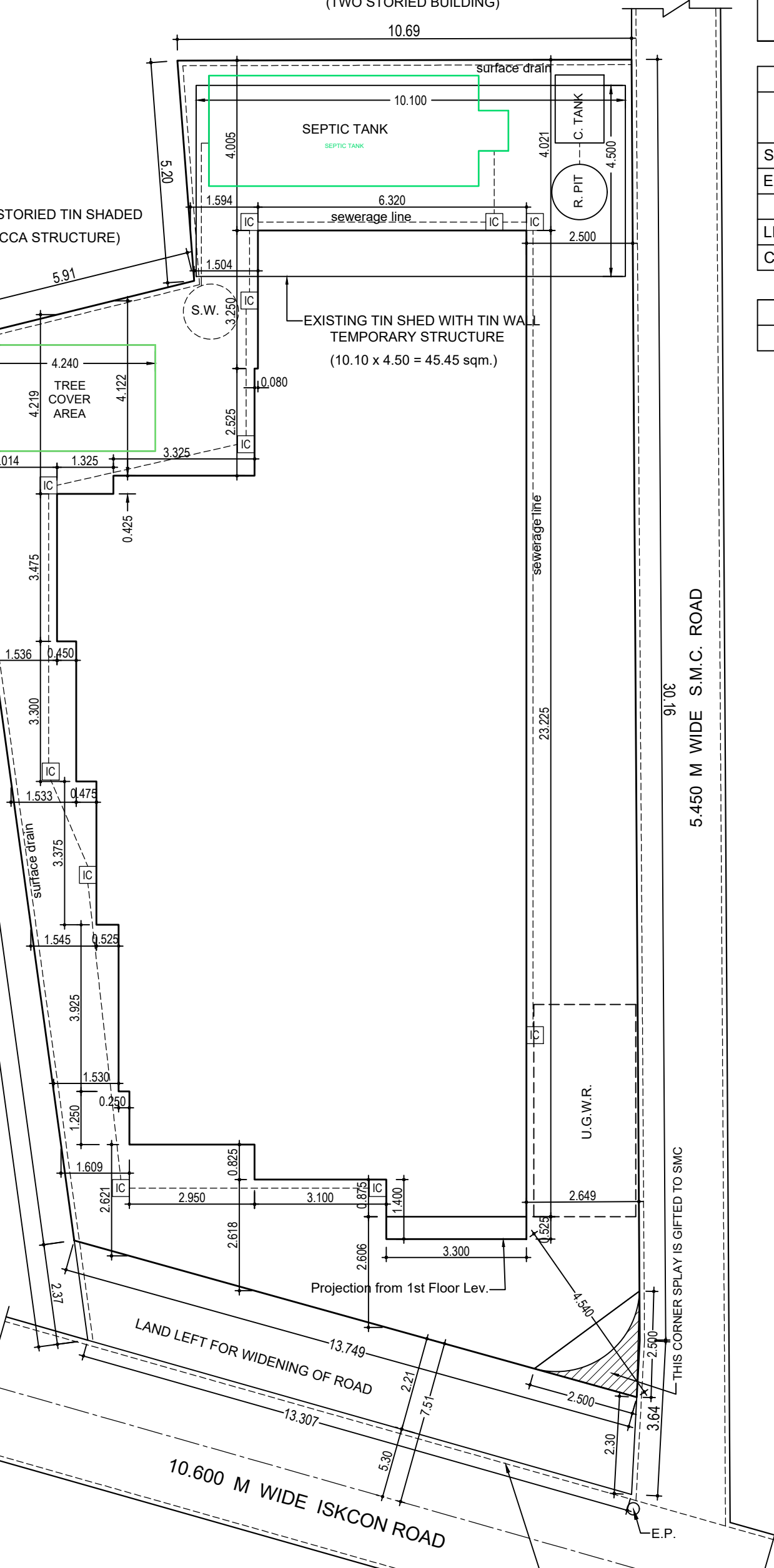
SECOND AND THIRD FLOOR PLAN
SCALE: 1:100



FOURTH FLOOR PLAN
SCALE: 1:100



COLUMN LAYOUT
SCALE: 1:100



SITE PLAN
SCALE: 1:100

AREA STATEMENT.....

LAND AREA AS PER DEED	438.96 sq.m.
LAND AREA AS PER KHATAN	438.96 sq.m.
LAND AREA AS PER LUCC	409.13 sq.m.
LAND AREA AS PER SITE	409.13 sq.m.
ROAD WIDTH	10.600 m. & 5.450 m

L.U.C.C. MEMO NO. 10761 / S.J.D.A. DATED: 24.02.2023

AREA STATEMENT SUMMARY		
PARAMETER	PERMISSIBLE	PROPOSED
PLOT AREA	438.96 sq.m.	438.96 sq.m.
MINIMUM WIDTH OF PLOT	45.25 m.	45.25 m.
BUILDING HEIGHT	60.0 m.	14.980 m.
GROUND COVERAGE	54.54%	47.36%
COVERED AREA	223.14 sq.m.	193.78 sq.m.
GROUND FLOOR AREA		205.92 sq.m.
FIRST FLOOR AREA		207.65 sq.m.
SECOND FLOOR AREA		207.65 sq.m.
THIRD FLOOR AREA		207.65 sq.m.
FOURTH FLOOR AREA		207.65 sq.m.
TOTAL FLOOR AREA (without deduction / exemption)		1036.52 sq.m.
TOTAL BUILT-UP AREA (with deduction Lift Well - 2.48 x 4)		1026.64 sq.m.
FLOOR AREA FOR F.A.R.		775.12 sq.m.
F.A.R.	2.25	1.80
NO. OF TENEMENTS	8 nos.	8 nos.
NO. OF CAR PARKING	7 nos.	8 nos.
COMMERCIAL AREA - SHOP (MERCANTILE-RETAIL)		126.17 sq.m.

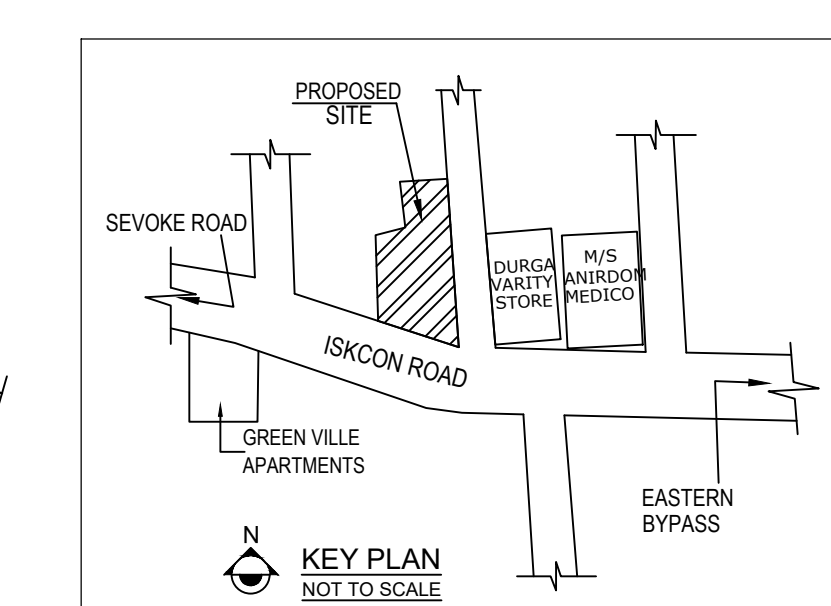
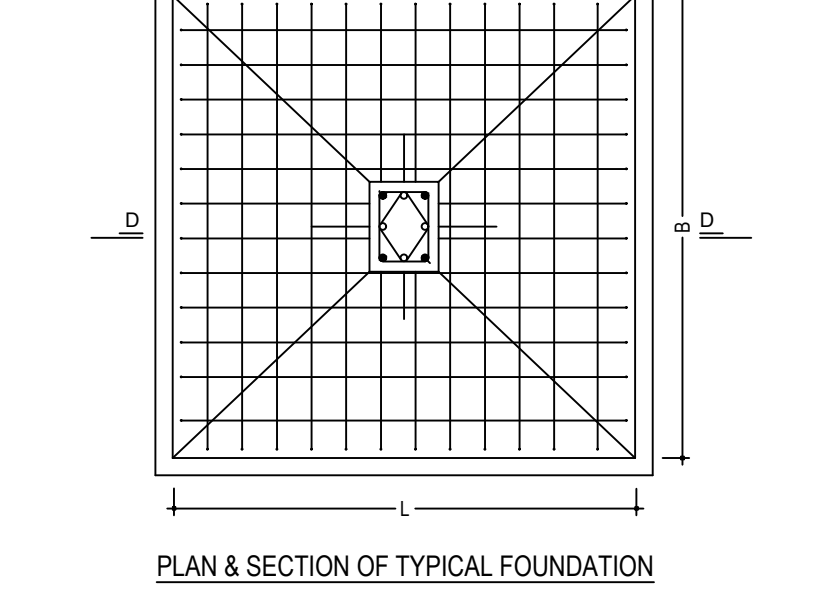
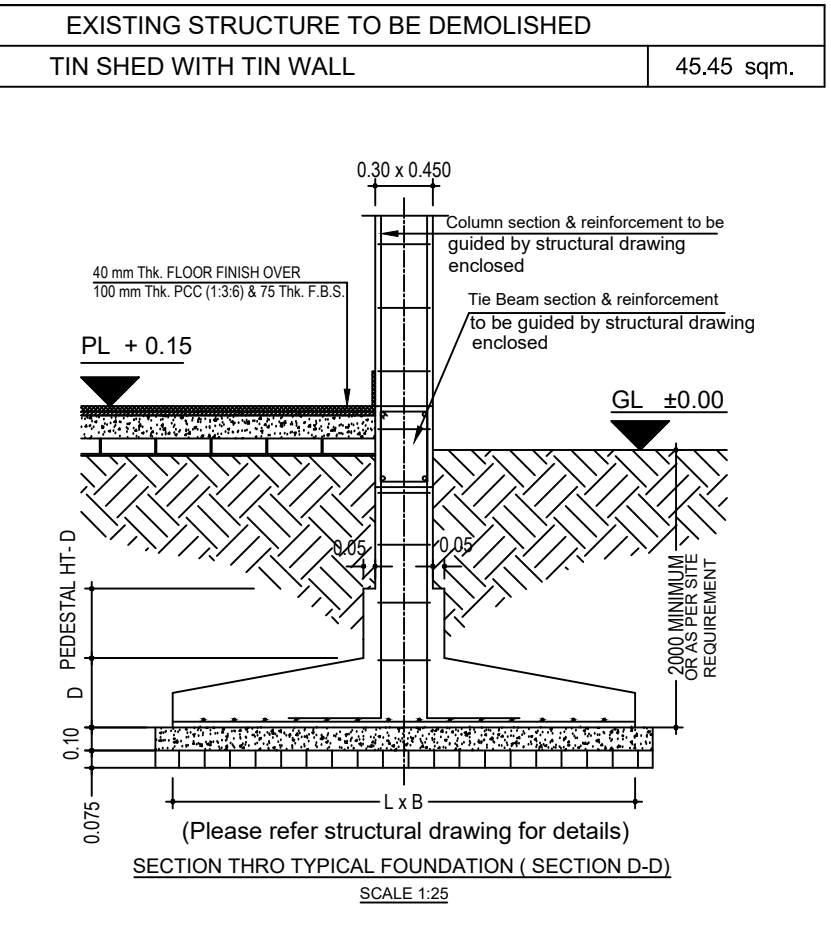
TENEMENT DETAILS			
TYPE	OCCUPANCY AREA		
A	61.66 sq.m. (1 no.)		
B	108.60 sq.m. (2 nos.)		
C	79.23 sq.m. (2 nos.)		
D	60.18 sq.m. (1 no.)		
E	61.66 sq.m. (1 no.)		
F	61.66 sq.m. (1 no.)		

DEDUCTIONS			
LIFT	AREA IN SQ.M.	NO. OF FLOORS	TOTAL AREA IN SQ.M.
LIFT	2.48	4	9.90
DUCT	00	00	00
VENTILATION SHAFT	00	00	00
CHIMNEY	00	00	00

TREE COVER			
	PERMISSIBLE	PROPOSED	
409.13 x 15 x 1036.52	10.60 sq.m.	10.60 sq.m.	
100 x 6000	2.99%	2.99%	

TREE COVER		
409.13 x 15 x 1036.52 100 x 6000	PERMISSIBLE	PROPOSED
	10.60 sqm.	10.60 sqm.
	2.59%	2.59%

EXEMPTIONS			
	AREA IN SQM.	NO. OF FLOORS	TOTAL AREA IN SQM.
TAIR-CASE 01.02.03&04	11.40	4	45.60
EXEMPTION IN GROUND	11.40	1	11.40
LIFT LOBBY	00	00	00
CAR PARKING (COV.)	194.52	1	194.52



PROJECT TITLE :-
BUILDING PLAN SUBMITTED FOR
GROUND (PARKING) + FOUR STORIED
RESIDENTIAL CUM COMMERCIAL BUILDING

NAME OF OWNERS :-
1. SRI SANTOSH AGARWAL
S/o. LATE RAMPHAL AGARWAL
P.O. - SILIGURI, PIN-734001
P.S. - BHAKTINAGAR
DIST. - JALPAIGURI

LOCATION OF SITE :-
AT ISKCON ROAD, SILIGURI
WARD NO. 40 UNDER S.M.C.
P.O. - SILIGURI, PIN-734001
P.S. - BHAKTINAGAR
DIST. - JALPAIGURI

SCHEDULE OF LAND :-
MOUZA : DABGRAM
PLOT NO. : 235 & 253 (R.S.), 196 (L.R.)
KHATAN NO. : 4639, 4601 (R.S.), 641 (L.R.)
SHEET NO. : 9 (R.S.), 51 (L.R.)
J.L. NO. : 02
P.S. : BHAKTINAGAR
DIST. : JALPAIGURI
WARD NO. : 40 (S.M.C.)
HOLDING NO. : 4601/N

SCHEDULE OF OPENINGS :-
C.G. :- 1.350 x 2.265
D1 :- 1.050 x 2.100
D2 :- 0.900 x 2.100
D3 :- 0.750 x 2.100
W1 :- 1.800 x 1.350
W2 :- 1.800 x 1.350
W3 :- 0.900 x 1.350
W4 :- 0.900 x 1.350
W5 :- 0.900 x 1.850
V1 :- 0.600 x 0.900

SPECIFICATION :-
1. ALL DIMENSIONS ARE IN METRE UNLESS OTHERWISE STATED.
2. GRADE OF STEEL IS 460 AND GRADE OF CONCRETE IS 15.5.
3. ALL P.C.C. WORK IS 1:3:6 AND R.C.C. WORK IS 1:1.5:3.
4. ALL WALL FOUNDATION AND PLUMB WILL BE DONE IN 1st CLASS B.W. IN CEMENT MORTAR (1:4) OVER P.C.C. (1:3:6).
5. PLASTIC PAINTS IN INTERIOR WALLS AND CEMENT PAINTS IN EXTERIOR WALLS.
6. SYNTHETIC ENAMEL PAINTS IN DOORS AND WINDOWS.

DECLARATION OF OWNERS :-
I DO HEREBY DECLARE THAT THE BUILDING PROPOSED FOR CONSTRUCTION SHALL BE SUPERVISED BY THE L.B.S. SIGNING THE BUILDING PLAN & APPLICATION OR IN HIS/HER ABSENCE BY ANY OTHER L.B.S. OF THE APPROPRIATE CATEGORY AND AS APPROVED BY THE AUTHORITY.

SIGNATURE OF OWNERS

DECLARATION OF ARCHITECT / L.B.S. :-
I DO HEREBY CERTIFY THAT THE PLANS, ELEVATIONS AND SECTIONS AND OTHER DETAILS OF THE PROPOSED BUILDING ON PLOT NO. 235 & 253 (R.S.), 196 (L.R.) STREET - 10.600 M. WIDE ISKCON ROAD, WARD NO. 40, UNDER THE JURISDICTION OF SILIGURI MUNICIPAL CORPORATION HAVE BEEN PREPARED IN CONFORMITY WITH ALL RELEVANT PROVISIONS UNDER THE W.B.M.BUILDING RULES, 2007.

SIGNATURE OF ARCHITECT / L.B.S.

DECLARATION OF GEO-TECH ENGINEER & STRUCTURAL ENGINEER :-
I DO HEREBY CERTIFY THAT THE FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING PROPOSED FOR CONSTRUCTION ON PLOT NO. 235 & 253 (R.S.), 196 (L.R.) STREET - 10.600 M. WIDE ISKCON ROAD, WARD NO. 40, UNDER THE JURISDICTION OF SILIGURI MUNICIPAL CORPORATION HAVE BEEN PERSONALLY INSPECTED AND SO DESIGNED BY ME. I WILL MAKE SUCH 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 GEO-TECHNICAL ENGINEER

SIGN. OF STRUCTURAL ENGINEER