



**PROJECT TITLE :-**  
**BUILDING PLAN SUBMITTED FOR PARKING (GROUND) +4 (FOUR) STORED RESIDENTIAL CUM COMMERCIAL BUILDING.**  
**NAME OF OWNER :-**  
 1) SRI. AJAY GHOSH,  
 2) SRI.JAGADISH CHANDRA SAHA,  
 S/O.LATE JOSAYDAS SAHA,

GENERAL POWER OF ATTORNEY  
 \*VASHUNDHARA PROPERTIES \* REPRESENTED BY  
 SRI.DIPYAN BISWAS

**LOCATION OF PLOT :-**  
 2ND MILE, JYOTINAGAR, SILIGURI,  
 P.O.- SEVOK ROAD, P.S.- BHAKTINAGAR,  
 DIST.- JALPAIGURI, WEST-41 (S.M.C.),

**AREA STATEMENT**  
 LAND AREA = 384.62 SQM. AS PER DEED  
 LAND AREA = 381.35 SQM. AS PER LUCC  
 LAND AREA = 381.35 SQM. AS PER SITE

APPROVED LU.C.C NO - 10447/5IDA, DATE -04/01/2023

SCHEDULE OF LAND		SCHEDULE OF OPENINGS	
MOUZA	-> DABGRAM	D	1050 X 7100
PARGANA	-> BAIKUNTHAPUR	D1	600X2100
J.L. NO	-> 02	D2	750X2100
SHEET NO	-> 08 (R.S), 42 (L.R)	W	1500X1500
KHATAN NO	-> 82 (R.S), 55 & 71 (L.R)	W1	1500X1350
PLOT NO	-> 177 (L.R), 11 & 14 (L.R)	V	750 X 600
P.S	-> BHAKTINAGAR	C.G	1000X2200
DIST	-> JALPAIGURI		
WARD NO	-> 41 (S.M.C.)		
HOLDING NO	-> 23476/30290423781.		

**AREA STATEMENT SUMMARY**

RULE NO.	PARAMETER	PERMISSIBLE / REQUIRED	PROPOSED
45(2)(b)	ROAD WIDTH (HIGHER)	2.40 M.	8.50 M.
49(3)	BUILDING HEIGHT	20.00 M.	15.49 M.
48(A)	FAR	2.00	2.00
46(1)(a)(b)	GROUND COV IN (%)	55.93 %	49.22 %
	PLOT AREA	N.A.	381.35 SQM.
	MINIMUM WIDTH OF PLOT	6.00 M.	14.81 M.
	TOTAL BUILTUP SQM.	N.A.	966.27 SQM.
	FLOOR AREA (FOR FAR)	762.70 SQM.	762.393 SQM.
	COVERED AREA	213.29 SQM.	187.69 SQM.
	NO. OF TENEMENTS	N.A.	10 NOS.
52(B)(1)	NO. OF CAR PARKING	06 NOS.	06 NOS.

**FLOORWISE BREAKUP**

FLOOR NAME	TOTAL AREA	BUILT UP AREA	PERM. AREA	COVERED AREA	UNCOVERED AREA	TOTAL AREA
FLOOR01	179.92	3.32	176.61	18.44	158.17	158.17
FLOOR02	209.45	3.32	206.13	18.44	187.69	187.69
FLOOR03	209.45	3.32	206.13	18.44	187.69	187.69
FLOOR04	209.45	3.32	206.13	18.44	187.69	187.69
PARKING	171.27	-	171.27	23.71	106.41	41.15
TOTAL	979.54	13.26	966.27	97.47	106.41	762.39

**OCCUPANCY DETAILS**

FLOOR NAME	OCCUPANCY	OCCUPANCY AREA (GROSS)	OCCUPANCY AREA (NET)
FLOOR01	RESIDENTIAL	179.92	158.17
FLOOR02	RESIDENTIAL	209.45	187.69
FLOOR03	RESIDENTIAL	209.45	187.69
FLOOR04	RESIDENTIAL	209.45	187.69
PARKING	MERCANTILE-RETAIL	171.27	41.15
TOTAL		849.42	762.39

**DEDUCTION**

DESCRIPTION	AREA OF DUCT	AREA OF VENTILATION	AREA OF CHIMNEY	TOTAL AREA (-VE)
01 NOS.	13.26 SQM.	---	---	13.26 SQM.

**TREE COVER AREA**

TOTAL FLOOR AREA	TOTAL LAND REQUIRED PERCENTAGE	REQUIRED SQM.	PROPOSED SQM.
979.54 SQM.	381.35 SQM.	2.44 %	9.38 SQM.

**EXISTING STRUCTURE TO BE DEMOLISHED**

NO.	R.C.C. STRUCTURE	SQM.	TOTAL AREA
1)	R.C.C. STRUCTURE	0.00	0.00
2)	LOW HEIGHT R.C.C. STRUCTURE	0.00	0.00
3)	SEMI PCC STRUCTURE	0.00	0.00

**LAND IS VACANT LAND SPECIFICATIONS**

- SOLING 75 THICK WITH FIRST CLASS BRICK.
- R.C.C. 1:1.5:3 CEMENT CONCRETE.
- P.C.C. 1:3:6 CEMENT CONCRETE.
- D.P.C. 1:2:4 CEMENT CONCRETE.
- STEEL FC-500 GRADE.
- NEAT CEMENT FLOORING IN ROOMS.
- MARBLE IN TOILET AND KITCHEN.
- BRICK WALL 125 THICK AND 250 THICK WITH 1:4 MORTAR.
- FRAME SIZE FOR DOORS/WINDOWS 100 X 75 mm.
- PLASTIC PAINTS IN INTERIORS.
- CEMENT PAINTS IN EXTERIORS.
- SYNTHETIC ENAMEL IN DOOR/WINDOWS.
- DIMENSIONS ARE IN MM.

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

I / WE DO HEREBY CERTIFY THAT THE FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING PROPOSED FOR CONSTRUCTION ON PLOT NO. 177 & 11 & 14 STREET, WARD NO. 41 (S.M.C.) UNDER THE JURISDICTION OF SILIGURI MUNICIPAL CORPORATION HAVE BEEN PERSONALLY INSPECTED AND APPROVED BY ME. I / WE WILL MAKE SUCH FOUNDATION AND SUPER STRUCTURE SAFE IN ALL RESPECT INCLUDING THE CONSIDERATION OF BEARING CAPACITY AND SETTLEMENT OF SOIL AND THEIR CONDITIONS, IF ANY CONFORMING TO ALL STIPULATION OF RELEVANT CODE OF PRACTICE AND NATIONAL BUILDING CODE OF INDIA.

Erajay Ghosh  
 S/O. OF GEOTEC. ENGR.

SRI. JAGADISH CHANDRA SAHA  
 S/O. OF GEOTEC. ENGR.

I / WE DO HEREBY CERTIFY THAT THE PLANNING AND SECTION AND OTHER STRUCTURAL DETAILS OF THE PROPOSED BUILDING ON PLOT NO. 177 & 11 & 14 STREET, WARD NO. 41 (S.M.C.) UNDER THE JURISDICTION OF SILIGURI MUNICIPAL CORPORATION HAVE BEEN PERSONALLY INSPECTED AND APPROVED BY ME. I / WE WILL MAKE SUCH FOUNDATION AND SUPER STRUCTURE SAFE IN ALL RESPECT INCLUDING THE CONSIDERATION OF BEARING CAPACITY AND SETTLEMENT OF SOIL AND THEIR CONDITIONS, IF ANY CONFORMING TO ALL STIPULATION OF RELEVANT CODE OF PRACTICE AND NATIONAL BUILDING CODE OF INDIA.

Erajay Ghosh  
 S/O. OF GEOTEC. ENGR.

SRI. JAGADISH CHANDRA SAHA  
 S/O. OF GEOTEC. ENGR.

EX-DIPYAN BISWAS  
 S/O. OF GEOTEC. ENGR.

