



**PROJECT TITLE**  
 PROP. GROUND(PARKING) + 4 STORED RESIDENTIAL BUILDING OF (1) SRI. GOUTAM ROY, (2) SRI. GOPAL ROY, (3) SMT. MHATI MONDAL, (4) SMT. JARNA BISWAS, (5) SMT. KANAN DEB ROY, (6) SMT. SOMA ROY, (7) SMT. TI. ROY, (8) SMT. SHIBO CHOWDHURY, (9) SMT. SMITA ROY, (10) SMT. ANINDITA ROY, (11) SMT. DEEPIKA ROY, (12) SMT. RITA ROY, (13) SMT. APARUJA ROY, (14) SMT. DIPALI SARKAR, (15) SRI. ABHILIT ROY, & (16) SMT. MOU ROY AT SOUTH BHARAT NAGAR, 86, AMBIKA CHAKRABORTY SARANI, P.O. & P.S. - SILIGURI, DIST. DAKSHINESH, WARD NO. 24 (S.M.C.)

**SPECIFICATION**

01. SOLING 75 THICK WITH FIRST CLASS BRICK	D	1050 X 2100
02. R.C.C. 1:1.5 CEMENT CONCRETE	D 1	900 X 2100
03. R.C.C. 1:1.5 CEMENT CONCRETE	D 2	750 X 2100
04. D.P.C. 1:2.4 CEMENT CONCRETE	W 1	1650 X 1350
05. STEEL WOOD GRAIN ROOFING	W 2	1500 X 1350
06. MARBLE IN TOILET AND KITCHEN	W 3	900 X 1350
07. MARBLE IN TOILET AND KITCHEN	W 4	600 X 750
08. MARBLE IN TOILET AND KITCHEN	W 5	1050 X 1350
09. MARBLE IN TOILET AND KITCHEN	W 6	600 X 750
10. MARBLE IN TOILET AND KITCHEN	W 7	1500 X 2100
11. CEMENT PAINTS IN EXTERIORS	V	600 X 750
12. SYNTHETIC RUBBER IN DOOR THRESHOLDS	C 1	1500 X 2100
13. DIMENSIONS ARE IN MM.		
14. APPROXIMATE AREA - 1980 SQ.M.		
15. HOLDING NO. - 24 (S.M.C.)		

**SCHEDULE OF OPENINGS**

D	1050 X 2100
D 1	900 X 2100
D 2	750 X 2100
W 1	1650 X 1350
W 2	1500 X 1350
W 3	900 X 1350
W 4	600 X 750
W 5	1050 X 1350
W 6	600 X 750
W 7	1500 X 2100

**SCHEDULE OF LAND**

MOUZA	- SILIGURI DAKSHIN 2	LAND AREA (AS PER DEED)	- 887.98 SQ.M.
NO.	- 4201 (R.S.) (R.O.R.S.)	LAND AREA (AS PER PLAN)	- 628.07 SQ.M.
PLOT NO.	- 2188 (L.R.) 12291 (R.S.)	LAND AREA (AS PER SITE)	- 627.98 SQ.M.
KHATA NO.	- 6591 (R.S.) (R.O.R.S.)		
	- 6596 (R.S.) (R.O.R.S.)		
	- 6597 (R.S.) (R.O.R.S.)		
	- 6598 (R.S.) (R.O.R.S.)		
	- 6599 (R.S.) (R.O.R.S.)		
	- 6600 (R.S.) (R.O.R.S.)		
	- 6601 (R.S.) (R.O.R.S.)		
	- 6602 (R.S.) (R.O.R.S.)		
	- 6603 (R.S.) (R.O.R.S.)		
	- 6604 (R.S.) (R.O.R.S.)		
	- 6605 (R.S.) (R.O.R.S.)		
	- 6606 (R.S.) (R.O.R.S.)		
	- 6607 (R.S.) (R.O.R.S.)		
	- 6608 (R.S.) (R.O.R.S.)		
	- 6609 (R.S.) (R.O.R.S.)		
	- 6610 (R.S.) (R.O.R.S.)		
	- 6611 (R.S.) (R.O.R.S.)		
	- 6612 (R.S.) (R.O.R.S.)		
	- 6613 (R.S.) (R.O.R.S.)		
	- 6614 (R.S.) (R.O.R.S.)		
	- 6615 (R.S.) (R.O.R.S.)		
	- 6616 (R.S.) (R.O.R.S.)		
	- 6617 (R.S.) (R.O.R.S.)		
	- 6618 (R.S.) (R.O.R.S.)		
	- 6619 (R.S.) (R.O.R.S.)		
	- 6620 (R.S.) (R.O.R.S.)		

**AREA STATEMENT**

RULE NO.	PARAMETER	MIN. REQUIRED	MAX. PERMISSIBLE	PROVIDED
45(2)(a)	ROAD WIDTH (HIGHER)	2.40 M.	N.A.	7.92
46(b)	BUILDING HEIGHT	N.A.	20.00 M.	14.86 M.
48(a)	FAR	N.A.	2.00	1.98
48(b)(i)	GROUND COVER (%)	N.A.	50 %	47.19 %
	FLOOR AREA (FOR FAR)	N.A.	N.A.	627.98 SQ.M.
	MINIMUM WIDTH OF PLOT	N.A.	N.A.	21.85 M.
	TOTAL BUILTUP AREA	N.A.	N.A.	1652.12 SQ.M.
	FLOOR AREA (FOR FAR)	N.A.	N.A.	1246.75 SQ.M.
	COVERED AREA	N.A.	N.A.	268.30 SQ.M.
	NO. OF TENEMENTS	N.A.	N.A.	20 NOS.
62(B)(1)	NO. OF CAR PARKING	9 NOS.	N.A.	10 NOS.
72(A)(1)(b)	PARKING HEAD ROOM HEIGHT	2.20 M.	N.A.	2.23 M.
82	PARAPET WALL HEIGHT	1.500	1.500	1.500 M.
87 (1)	PLANTY HEIGHT (PARKING)	0.150	N.A.	0.150

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45(2)(a)	ROAD WIDTH (HIGHER)	2.40 M.	N.A.	7.92
46(b)	BUILDING HEIGHT	N.A.	20.00 M.	14.86 M.
48(a)	FAR	N.A.	2.00	1.98
48(b)(i)	GROUND COVER (%)	N.A.	50 %	47.19 %
	FLOOR AREA (FOR FAR)	N.A.	N.A.	627.98 SQ.M.
	MINIMUM WIDTH OF PLOT	N.A.	N.A.	21.85 M.
	TOTAL BUILTUP AREA	N.A.	N.A.	1652.12 SQ.M.
	FLOOR AREA (FOR FAR)	N.A.	N.A.	1246.75 SQ.M.
	COVERED AREA	N.A.	N.A.	268.30 SQ.M.
	NO. OF TENEMENTS	N.A.	N.A.	20 NOS.
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46(b)	BUILDING HEIGHT	N.A.	20.00 M.	14.86 M.
48(a)	FAR	N.A.	2.00	1.98
48(b)(i)	GROUND COVER (%)	N.A.	50 %	47.19 %
	FLOOR AREA (FOR FAR)	N.A.	N.A.	627.98 SQ.M.
	MINIMUM WIDTH OF PLOT	N.A.	N.A.	21.85 M.
	TOTAL BUILTUP AREA	N.A.	N.A.	1652.12 SQ.M.
	FLOOR AREA (FOR FAR)	N.A.	N.A.	1246.75 SQ.M.
	COVERED AREA	N.A.	N.A.	268.30 SQ.M.
	NO. OF TENEMENTS	N.A.	N.A.	20 NOS.
62(B)(1)	NO. OF CAR PARKING	9 NOS.	N.A.	10 NOS.
72(A)(1)(b)	PARKING HEAD ROOM HEIGHT	2.20 M.	N.A.	2.23 M.
82	PARAPET WALL HEIGHT	1.500	1.500	1.500 M.
87 (1)	PLANTY HEIGHT (PARKING)	0.150	N.A.	0.150

**FLOORWISE BREAKUP**

FLOOR NAME	TOTAL AREA	SECTORS	MULTI PLOTS	NO. OF CAR PARKING	NO. OF TENEMENTS	FLOOR AREA COVERED	FLOOR AREA PROVIDED
FLOOR 01	333.74	14.09	306.10	12.88	8	268.30	268.30
FLOOR 02	333.74	14.09	306.10	12.88	8	268.30	268.30
FLOOR 03	333.74	14.09	306.10	12.88	8	268.30	268.30
FLOOR 04	333.74	14.09	306.10	12.88	8	268.30	268.30
FLOOR PARKING	37.40	12.00	316.40	8.88	250.00	250.00	85.82
FLOOR TERRACE	-	-	-	-	-	-	-
TOTAL	1652.36	70.24	1622.12	61.40	250.00	250.00	1246.72

**OCCUPANCY DETAILS**

BLOCK NAME	FLOOR NAME	OCCUPANCY	OCCUPANCY AREA GROSS	OCCUPANCY AREA NET
SINGLE BUILDING	FLOOR 01	RESIDENTIAL	268.30	268.30
	FLOOR 02	RESIDENTIAL	268.30	268.30
	FLOOR 03	RESIDENTIAL	268.30	268.30
	FLOOR 04	RESIDENTIAL	268.30	268.30
TOTAL			1043.20	1043.20

**TENEMENTS DETAILS**

BUILDING	FLOOR NAME	TENEMENTS	SINGLE TENEMENTS	TENEMENTS AREA
SINGLE BUILDING	FLOOR 01	FLAT 1	SINGLE	65.85
	FLOOR 02	FLAT 2	SINGLE	62.01
	FLOOR 03	FLAT 3	SINGLE	67.42
	FLOOR 04	FLAT 4	SINGLE	66.89
	TYPICAL	FLAT 5	SINGLE	65.84
TOTAL				317.99 SQ.M.

**PARKING DETAILS (CALCULATION)**

RULE NO. 83 (B)	TENEMENTS	AREA FOR CALCULATED PARKING	REQD. COVERED	TERRACES REQUIRED
TOTAL	20	1076.75	0	0

**TREE COVER AREA**

TOTAL FLOOR AREA	TOTAL LAND AREA	REQUIRED PERCENTAGE	PROVIDED PERCENTAGE	PROVIDED PERCENTAGE
1652.36	3500.00	47.74 %	47.19 %	47.19 %

**CALCULATION OF TOTAL WASTE WATER DISCHARGE:**

TOTAL WASTE WATER DISCHARGE = QUANTITY OF WASTE WATER PER HEAD PER DAY X TOTAL NO. OF BED ROOMS X TOTAL NO. OF PERSONS IN EACH BED ROOM

= 135 X 44 (BED ROOMS) X 2 (NO. OF PERSONS IN EACH BED ROOM) = 11880 LTRS.

STAIR, LIFT & PASSAGE AREA = 43.97 SQ.M.

**DECLARATION OF OWNER:-**

I do hereby declare that the building proposed for construction shall be supervised by the L.B.A./L.B.S. signing the Building Plan Application or in his/her absence by any other L.B.A./L.B.S. of the appropriate category and as approved by the authority.

**SIGNATURE**

**CERTIFICATE OF STRUCTURAL STABILITY**

I do hereby certify that the foundation and superstructure of the building proposed for construction is safe and sound and will be able to support the load imposed on it under the conditions specified in the Building Plan Application and as approved by the authority.

**SIGNATURE**

**CERTIFICATE OF BUILDING PLAN**

I do hereby certify that the plan, elevations and sections and other structural details of the proposed building are in conformity with the provisions of the Building Act, 1956 and the Building Rules, 2007. This also certifies that all relevant Certificates from the respective Authorities to include Fire and Emergency Services Department, Airport Authority, Pollution Control Board, Transportation Department are applicable in this regard, are obtained with the necessary consent of the planee construction/renovation/alteration of the building on the said plot.

**SIGNATURE**

**Signature of Licensed Building Surveyor or Architect (Name, Address and Employment No./ Registration No.)**

**BHADRA ARCHITECTS & ENGINEERS**  
 487 BIDHAN ROAD, SILIGURI

**DATE - 24-05-24** **SHEET NO. - 1/1**

**TREE COVERED AREA CALCULATION:**

TREE COVERED AREA = LAND AREA AS PER SITE X 15 % TOTAL FLOOR AREA

= 627.98 X 15 X 100 / 100 = 94.197 SQ.M.

LAND AREA AS PER SITE = 627.98 SQ.M.

PERCENTAGE OF TREE COVERED AREA = 94.197 / 627.98 X 100 = 15.00 %