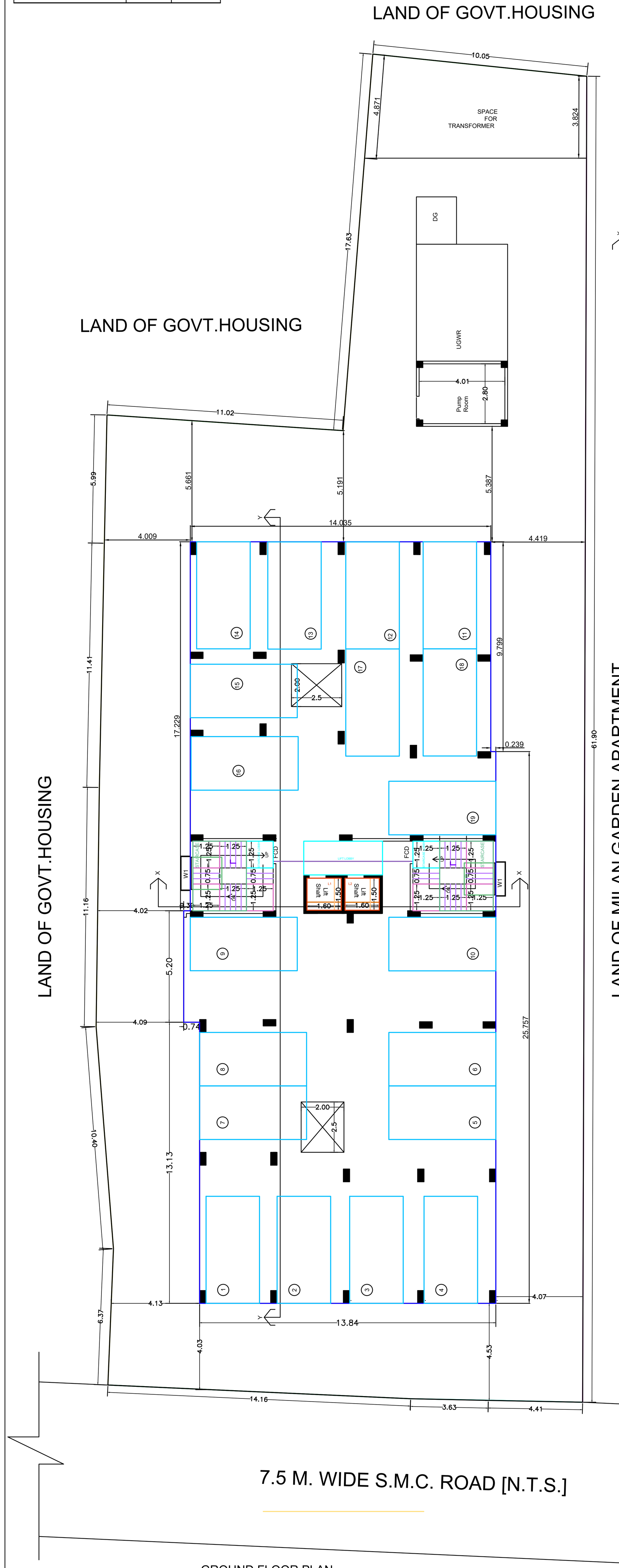
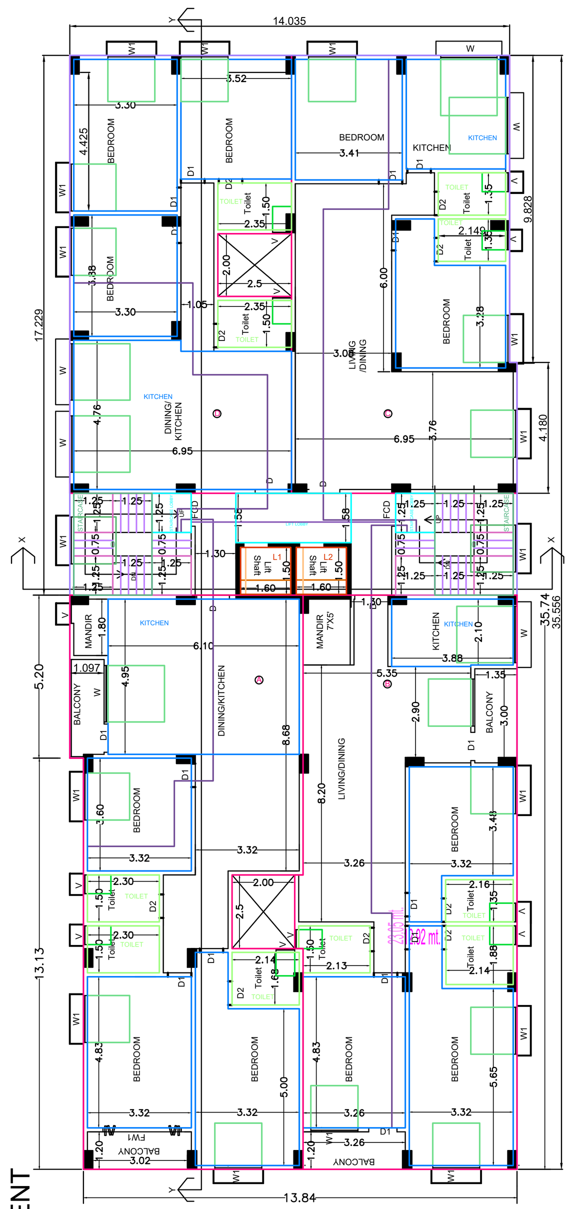
PARAMETER	PERMISSIBLE	PROPOSED
BUILDING HEIGHT	20.00 MTR	18.65 MTR
F.A.R	2.00	1.99
GROUND COVERAGE	50 %	39.69 %
PLOT AREA		1197.76 SQM.
MINIMUM WIDTH OF PLOT		22.19 MTR.
TOTAL BUILT UP AREA		2974.53 SQM.
FLOOR AREA(FOR F.A.R)	2395.52 SQM.	2384.03 SQM.
COVERD AREA	598.88 SQM.	475.44 SQM.

PARKING DETAILS

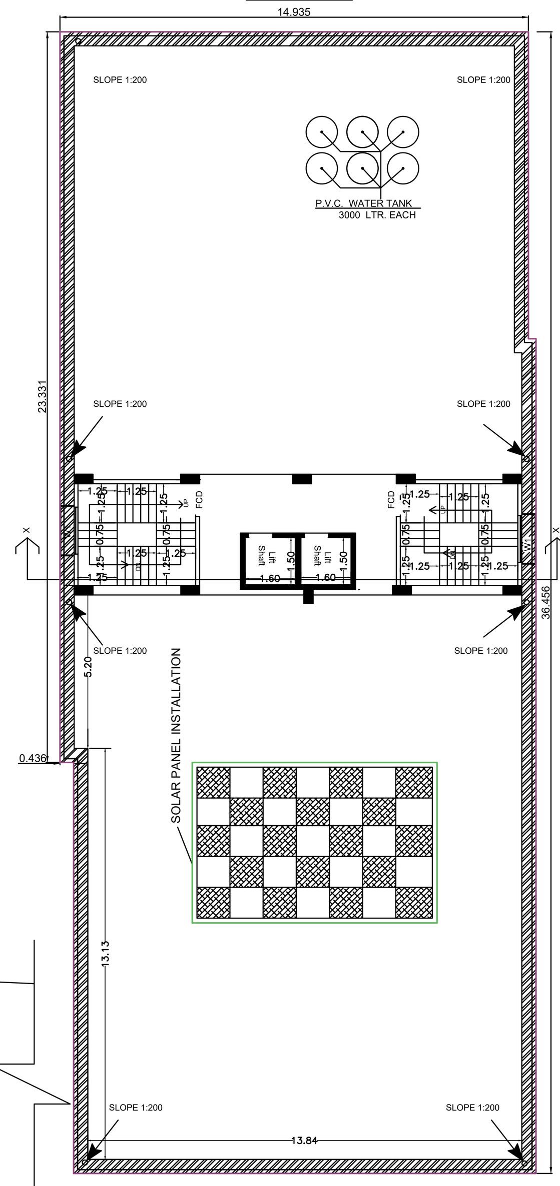
RULE NO 52(B)(1)	TENEMENTS	AREA FOR CALCULATING PARKING	CARS REQUIRED
TENEMENTS ABOVE 60 SQ.M.	20	2218.50	18
TOTAL	20	2218.50	18



GROUND FLOOR PLAN
SCALE 1:100



TYPICAL FLOOR
PLAN(1ST,2ND,3RD,4TH,5TH)
SCALE 1:100



ROOF PLAN
SCALE 1:100

PROJECT TITLE :-
PLAN OF PROPOSED GROUND (PARKING) PLUS FIVE STORIED RESIDENTIAL BUILDING.

NAME OF OWNER :-
" GOLDEN ERA VENTURES"
REPRESENTED BY ONE OF ITS PARTNER
AJAY KUMAR CHIRANIA

LOCATION OF SITE
MILAN PALLY, SILIGURI,
P.O.- SILIGURI, P.S.- SILIGURI, DIST.- DARJEELING

D/W SCHEDULE :-
D = 1050 X 2100
D1 = 900 X 2100
D2 = 750 X 2100
W1 = 1500 X 1800
FW1 = 2500 X2100
V = 600 X 900

SCHEDULE OF LAND :

MOUZA	: SILIGURI
PARGANA	: BAIKUNTHAPUR
J.L. NO.	: 110(88)
SHEET NO.	: 03 (R.S.)
KHATIAN NO.	: 1265 (R.S.), 9894 (L.R.)
PLOT NO.	: 3366 (R.S.), 9915 & 9916 (L.R.)
WARD NO.	: 25 (S.M.C.)
POLICE STATION	: SILIGURI
DISTRICT	: DARJEELING
HOLDING NO.	: 50/248/257/261/201/1

L.U.C.C. MEMO NO. = 11539/SJDA , DATED =03.08.2023

AREA STATEMENT :-
AS PER DEED = 1198.66 m²
AS PER SITE = 1197.76 m²
ROAD WIDTH = 7.45 MTR

AREA STATEMENT SUMMARY :-

SL./NO.	PARAMETER	PERMISSIBLE	PROPOSED
1.	PLOT AREA		1197.76 SQM.
2.	MINIMUM WIDTH OF PLOT		12.190 M.
3.	BUILDING HEIGHT	20.0 M.	18.65 M.
4.	GROUND COVERAGE	50 %	39.69 %
5.	NO. OF TENEMENTS		20 NOS.
6.	NO. OF CAR PARKING	19 NOS	19 NOS

L.U.C.C. MEMO NO. = 11539/SJDA , DATED =03.08.2023

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

SIGNATURE OF OWNER :-

CERTIFICATE OF BUILDING PLAN
I/WE DO HEREBY CERTIFY THAT PLANS, ELEVATIONS AND SECTION AND OTHER STRUCTURAL DETAILS OF THE PROPOSED BUILDING ON PLOT NO. :-3366 (R.S.), 9915 & 9916 (L.R.) STREET- 7.5 M WIDE SMC ROAD, WARD NO.-25 UNDER THE JURISDICTION OF S.M.C. / NOTIFIED AREA AUTHORITY / INDUSTRIAL TOWNSHIP AUTHORITY HAVE BEEN PREPARED IN CONFORMITY WITH ALL RELEVANT PROVIONS UNDER THE WEST BENGAL MUNICIPAL (BUILDING) RULES 2007. THIS ALSO TO CERTIFY THAT ALL RELEVANT NO OBJECTION CERTIFICATES FROM THE RESPECTIVE AUTHORITIES SUCH AS, FIRE AND EMERGENCY SERVICES DEPERTMENT, AIRPORT AUTHORITY, POLLUTION CONTROL BOARD, TELECOMMUNICATION DEPERTMENT ETC. AS APPLICABLE IN THIS REGARD, ARE ALSO ENCLOSED WITH THE APPLICATION FOR SEEKING APPROVAL OF THE PLAN TO CONSTRUCT / RECONSTRUCT / ADDITION TO / ALTERATION OF THE BUILDING ON THE SAID PLOT.

SIGNATURE OF ARCHITECT /LBS

CERTIFICATE OF STRUCTURAL STABILITY
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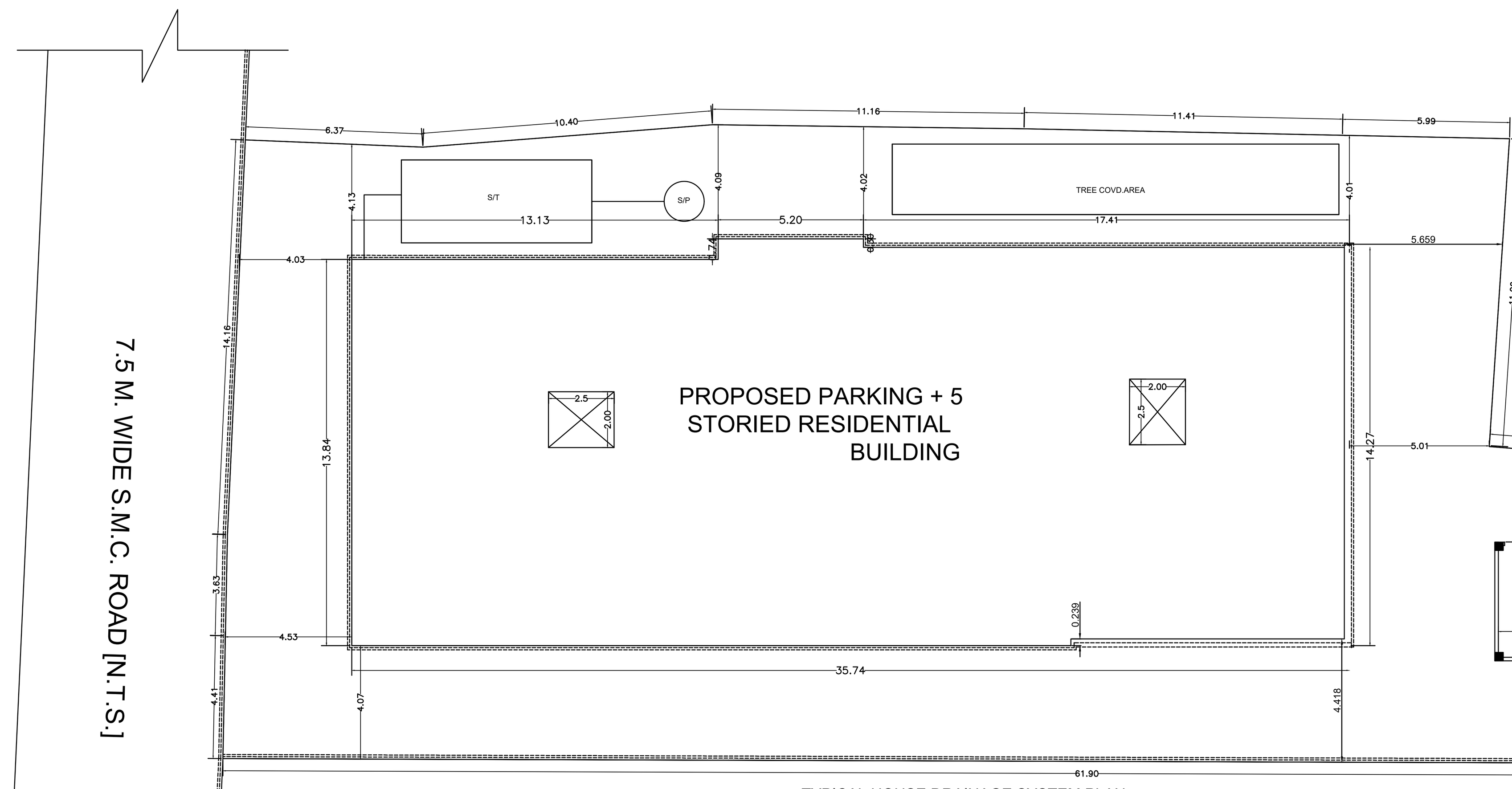
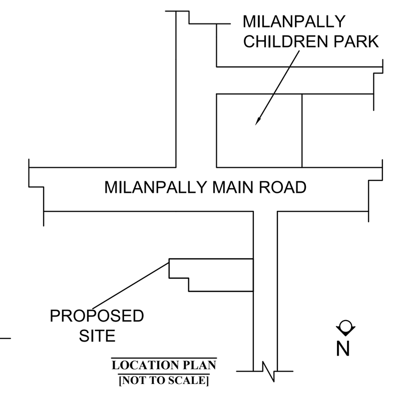
SHEET 1

NOTES :-
1. ALL DIMENSIONS IN MM.
2. ALL WALLS ARE 125 MM. THK.
3. BRICK WORK IN CEMENT MORTER (1:6) IN FOUNDATION & PLINTH.
4. 125 TH. BRICK WORK IN SUPER STRUCTURE IN CEMENT MORTER (1:4) SHOULD BE PROVIDED.
5. CEMENT CONCRETE MIX (1:1.5:3) TO BE USED IN R.C.C. WORKS.
6. ALL DOORS & WINDOWS FRAMES ARE SAL WOOD (100 MM.X75 MM. SECTION) & PANELS ARE GAMARI WOOD (30 MM. TH.).
7. ALL PLASTER WORK IN CEMENT MORTER (1:4) SHOULD BE PROVIDED.
8. PROVIDE 38 MM. TH. D.P.C. (1:1.5:3) AT PLINTH LEVEL.
9. USE (1:3:6) CONCRETE MIX IN ALL P.C.C. WORK & FLOOR ARE I.P.S.
10. FOR WATER CEMENT RATIO, LAP LENGTH, CLEAR COVER, CURING PERIOD E.T.C. IS- 456 OR S.P.-16 LATEST EDITION TO BE FOLLOWED. GRADE OF STEEL Fe 500
11. ALL STRUCTURAL DETAILS WILL BE PROVIDED AS / STRUCTURAL CALCULATION SHEET SUBMITTED BY STRUCTURAL ENGINEER ATTACH WITH THIS PLAN.

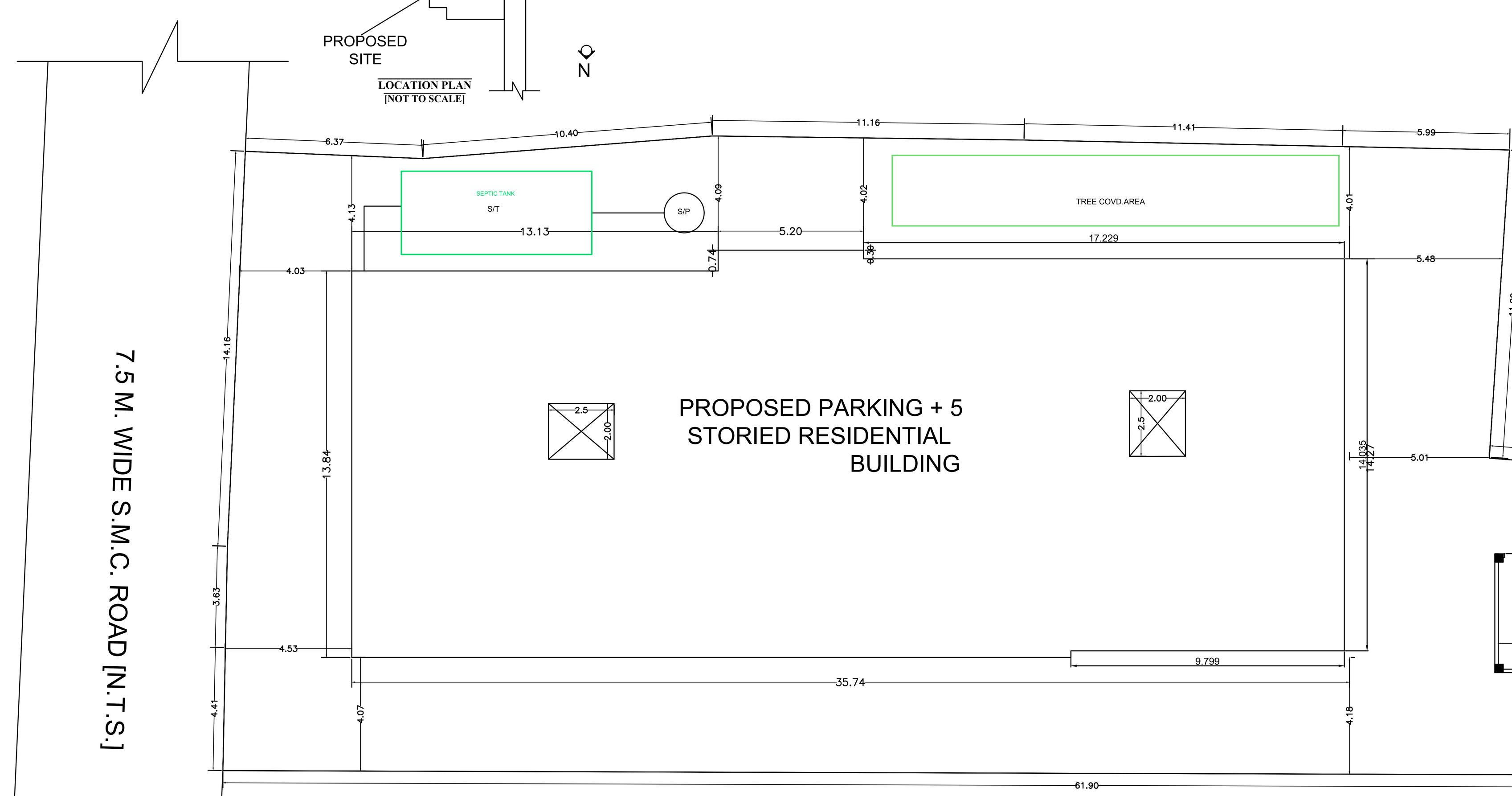
MARUTI Spectrum Consultancy
ARCHITECTS AND ENGINEERS
26 Bankim Chandra Road,
CHANDMAHAL ,Hakimpara,Siliguri
PHONE: 9064760643,9434042066



TYPICAL HOUSE DRAINAGE SYSTEM PLAN
SCALE 1:100



LOCATION PLAN
[NOT TO SCALE]



SITE PLAN
SCALE 1:100

FLOOR WISE BREAKUP

FLOOR NAME	TOTAL AREA	DEDUCTION	BUILT UP AREA	Exemption 48 (A) (2)(ii)	Covered Parking	Exemption for Covered Parking	Floor Area (for FAR)
FLOOR01	499.49	4.80	494.69	19.25			475.44
FLOOR02	499.49	4.80	494.69	19.25			475.44
FLOOR03	499.49	4.80	494.69	19.25			475.44
FLOOR04	499.49	4.80	494.69	19.25			475.44
FLOOR05	499.49	4.80	494.69	19.25			475.44
FLOOR-PARKING	501.08	-	501.08	19.25	475.00	475.00	6.83
TOTAL	2998.53	24.00	2974.53	115.50	475.00	475.00	2384.03

TENEMENTS DETAILS

FLOOR NAME	Tenements Reference	Single/ Duplex	Tenements Area
FLOOR-GROUND	-------	-------	-------
FLOOR01, FLOOR02, FLOOR03, FLOOR04, FLOOR05 - TYPICAL	A	Single	125.43
	B	Single	125.76
	C	Single	98.32
	D	Single	94.19
TOTAL			443.70

TOTAL NUMBER OF TENEMENTS = 20
GRAND TOTAL=2218.50 SQM.

OCCUPANCY DETAILS

FLOOR NAME	OCCUPANCY	Occupancy Area (Gross)	Occupancy Area (Net)
FLOOR05	RESIDENTIAL	499.49	475.44
FLOOR04	RESIDENTIAL	499.49	475.44
FLOOR03	RESIDENTIAL	499.49	475.44
FLOOR02	RESIDENTIAL	499.49	475.44
FLOOR01	RESIDENTIAL	499.49	475.44
TOTAL		2497.45	2377.20

AREA STATEMENT.............
LAND AREA
AS/DEED.................1198.66 SQ.M.
AS/KHATIAN.......... 1197.86 SQ.M.
AS/LUCC......... 1197.76 SQ.M.
AS/SITE...................1197.76 SQ.M.

SL. NO.	ITEMS	PERM.	PROP.
1.	GR. COVERAGE	598.88 sq.m (50%)	
2.	HT. OF BLDG.	20.0 M.	18.65 M.
3.	F. A. R.		
4.	PARKIING		
5.	TYPE OF STRUCTURE		R.C.C FRAMED
6.	USE OF BUILDING		RESIDENTIAL
7.	STAIR AREA		
8.	TREE COVERED AREA	14.41 SQ.M.	40.43 SQ.M.

NO. OF TENEMENT = 20 NOS

LUCC MEMO NO- 11539/SJDA DATED-03.08.2023

PROJECT TITLE :-
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P.O.- SILIGURI, P.S.- SILIGURI, DIST.- DARJEELING

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6.	NO. OF CAR PARKING		19 NOS
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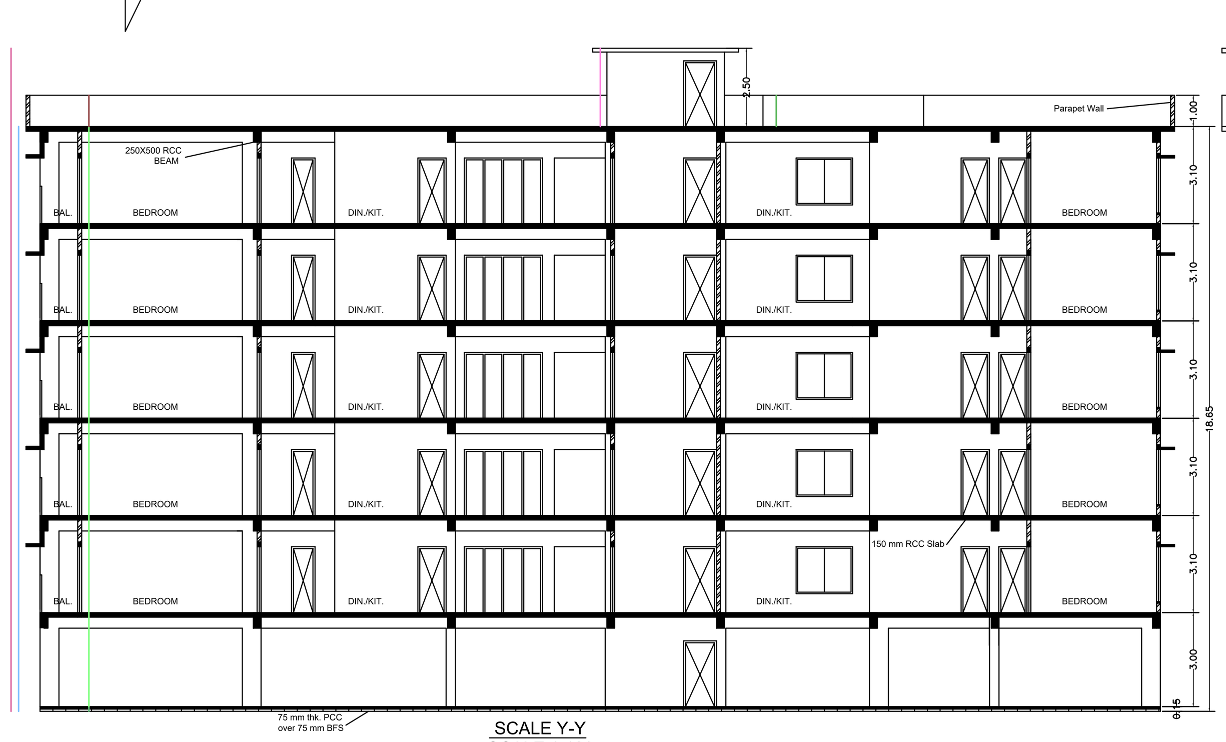
SHEET 2



SCALE Y-Y
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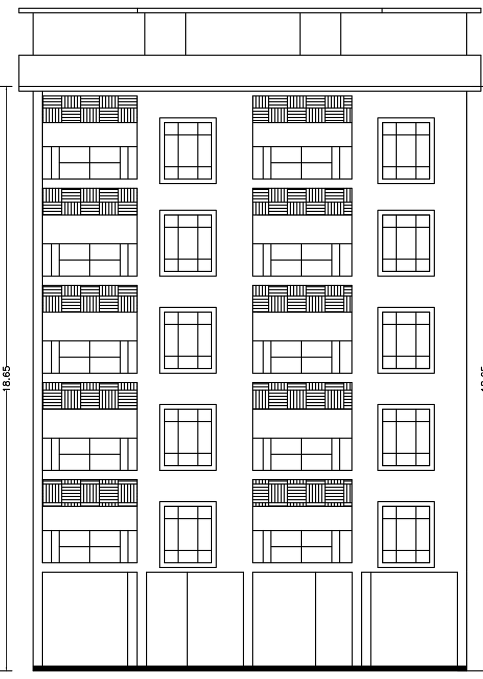

WEST SIDE ELEVATION
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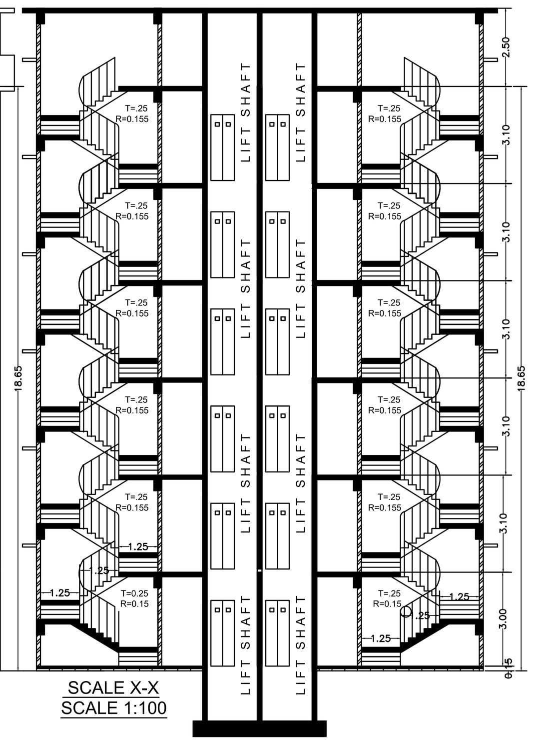

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SCALE 1:100

MARUTI Spectrum Consultancy
ARCHITECTS AND ENGINEERS
26 Bankim Chandra Road,
CHANDMAHAL ,Hakimpara,Siliguri
PHONE: 9064760643,9434042066

Signature Not Verified
Digitally Signed
Name: Tshering L Bhutia
Date: 24-Mar-2025
15:39:22
Reason: Building Permit
Location: Siliguri