PLACED IN THE BUILDING COMMITTEE MEETING HELD ON 11.07.2023 & RECOMMENDED

CONDITIONALLY APPROVED THE PLAN AND NOTICE REGARDING INSPECTION BEFORE LAY OUT PLAN & CASTING OF FOUNDATION & ROOF CASTING OF BUILDING IS ATTACHED

Passed in the MIC Meeting Held on 20.01.2023

Passed in the Board Meeting Held on 30.01.2023

SILIGURI MUNICIPAL CORPORATION
PLAN No. 04
DATE 02.01.2023
BLDG CELL, SILIGURI

REV PROP. LOWER GR. + 7 STORIED COMMERCIAL BLDG. AT BURDWAN ROAD, NEAR SHILPANCHAL BHAWAN, SILIGURI, DIST. - DARJEELING (WB)

OWNER -
1) MECH INDUSTRIES PRIVATE LTD.
DIRECTOR - SRI. PANKAJ GARG

SMC HOLDING NO. - 768/766/765/12/767/N/611/N/A
APVD. LUCC MEMO NO.- 6017/SJDA DT. - 01.05.2021
APVD. SITE PLAN NO.- 0109161210500220 DT. - 31.05.2021
PREV APVD. PLAN NO.- 0109146210500054 DT. - 09.06.2021

LAND SCHEDULE -

MOUZA	- SILIGURI (MID. WEST)
J. L. NO.	- 90
PLOT NO. (LR)	- 6994, 6995, 6996, 6998
KHAT. NO. (LR)	- 8612
SHEET NO.	- 03 (R.S.)
PARAGANA	- BAIKUNTHAPUR
WARD NO.	- 05 (S.M.C.)
P. S.	- SILIGURI
DIST.	- DARJEELING

PROPOSED SITE

BURDWAN ROAD
TO JALPAI MORE — TO AIR-VIEW MORE

KEY PLAN
N.T.S.

LAND AREA AS PER DEED	3865.01 SQ.M.
LAND AREA AS PER SITE	3843.77 SQ.M.
PERM. GROUND COVERAGE	40% OR 1537.51 SQ.M.
PROP. GROUND COVERAGE	39.15% OR 1505.00 SQ.M.
PERM. HEIGHT OF BUILDING	NO RESTRICTION
PROP. HEIGHT OF BUILDING	25.40 M.
USE OF PROPOSED BUILDING	COMMERCIAL
OPEN SPACE LEFT	60.85% OR 2338.77 SQ.M.

FLOOR AREAS -

LOWER GROUND

COMMERCIAL AREA	1206.61 SQ.M.
CAR PARKING & SERV. AREA	298.39 SQ.M.
TOTAL AREA	1505.00 SQ.M.

ELV. GR TO 4TH FLOOR

COMMERCIAL AREA (1451.66×5)	7258.30 SQ.M.
SERVICE AREA (53.34×5)	266.70 SQ.M.
TOTAL AREA (1505.00×5)	7525.00 SQ.M.

5TH FLOOR

COMMERCIAL AREA	1241.66 SQ.M.
SERVICE AREA	53.34 SQ.M.
TOTAL AREA	1295.00 SQ.M.

6TH FLOOR

COMMERCIAL AREA	1031.66 SQ.M.
SERVICE AREA	53.34 SQ.M.
TOTAL AREA	1085.00 SQ.M.
TOTAL FLOOR AREA	11410.00 SQ.M.
TOTAL COMMERCIAL AREA	10738.23 SQ.M.
CAR PARKING & SERV. AREA	677.77 SQ.M.

AREA FREE FROM F.A.R. -

LIFT LOBBY(3SQ.M. × 3 NOS. × 8 FLR.	72 SQ.M.
CAR PARKING & SERV. AREA	671.77 SQ.M.
STAIR COVER (31.72 + 31.39) × 8	504.88 SQ.M.
TOTAL FREE AREA	1248.65 SQ.M.
TOTAL AREA FOR F.A.R.	(11410.00 - 1248.65) = 10161.35 SQ.M.
PROPOSED F.A.R.	2.64
PERMISSIBLE F.A.R.	2.75

DECLARATION BY L.B.S./L.B.A.
I DO HEREBY CERTIFY THAT THE PLANS, ELEVATION AND SECTIONS AND OTHER STRUCTURAL DETAIL OF THE PROPOSED BUILDING ON PLOT NO. - 6994, 6995, 6996, 6998/1.R. AT BURDWAN ROAD, WARD NO. - 05 UNDER THE JURISDICTION OF SILIGURI MUNICIPAL AUTHORITY HAVE BEEN PREPARED IN CONFORMITY WITH ALL RELEVANT PROVISIONS UNDER THE WESTBENGAL MUNICIPAL BUILDING RULES 2007. 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, TELECOMMUNICATION DEPARTMENT, ETC. AS APPLICABLE IN THIS REGARD, ARE ALSO ENCLOSED WITH THE APPLICATION FOR SEEKING OF THE PLAN TO CONSTRUCT/RE-CONSTRUCT/ADDITION TO ALTERATION ON THE SAID PLOT.

Subrata Majumder
Licensed Building Surveyor Class - I
(Govt. Empanelment Number - 73)
Mob. No.- +91-9832062034/9933575581
Mail ID.- subratacivilengineer@gmail.com

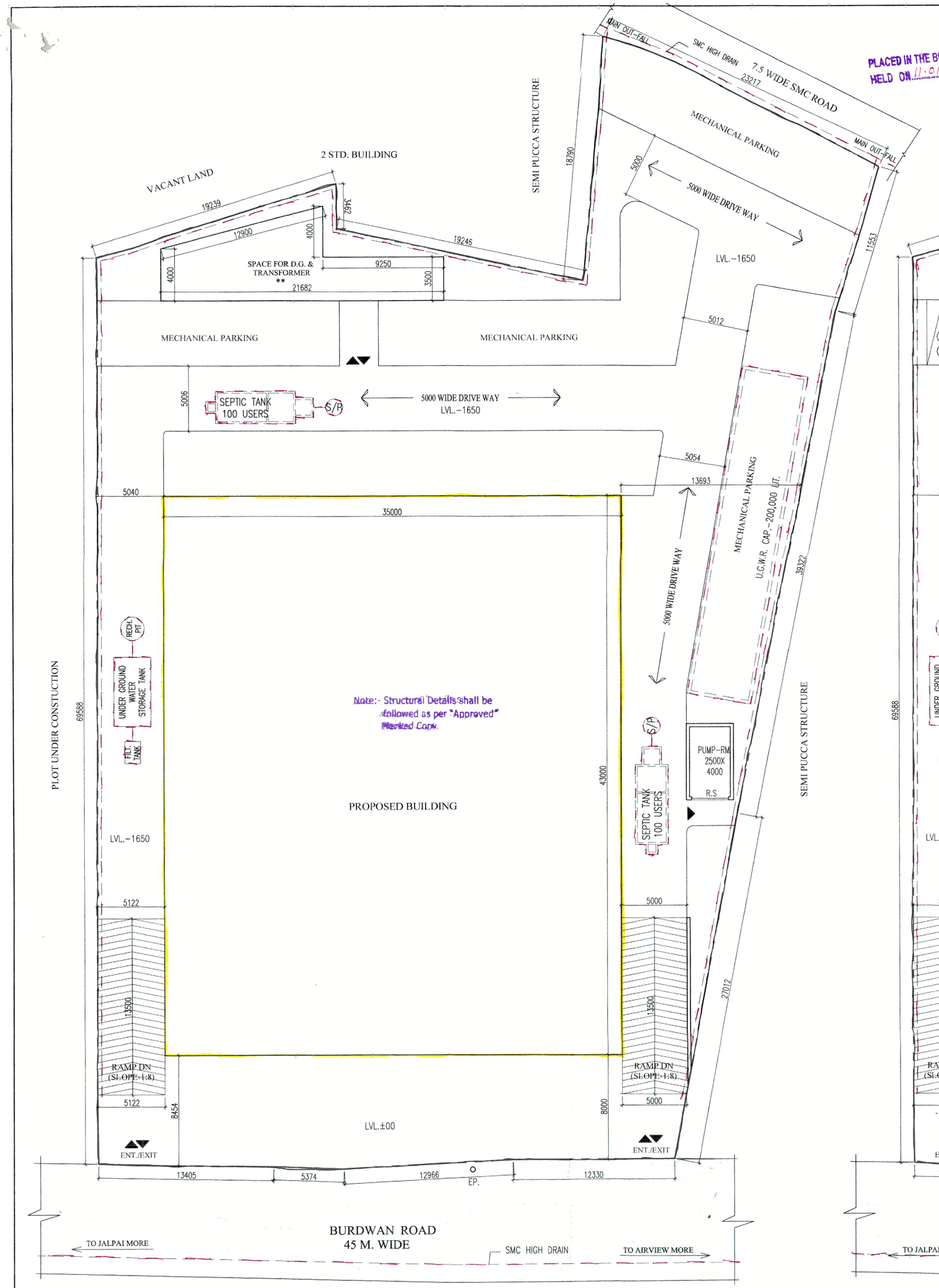
Pritam Dey
PRITAM DEY (B. Arch.)
Consulting Architect
CA/2006/39076

SIGNATURE OF L.B.S. SIGNATURE OF L.B.A.

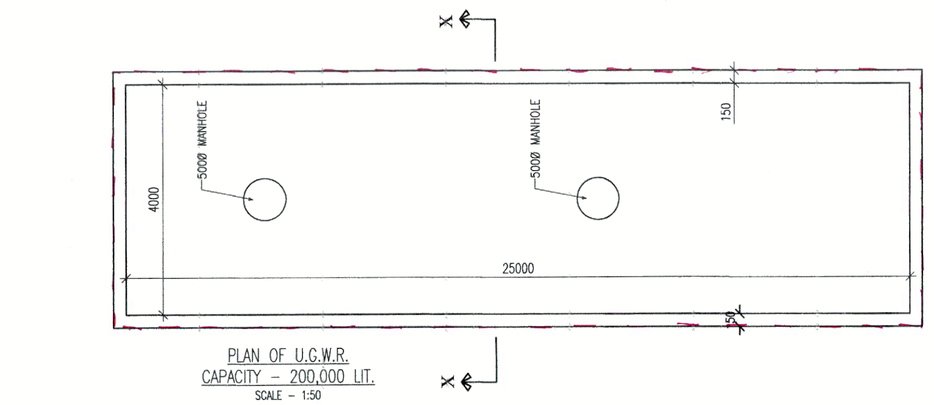
TITLE -
SITE PLAN, GROUND FLOOR PLAN

DRAWN	SOURAV	SCALE	AS SHOWN
CHKD.	S. M.	SHEET NO.	01/02

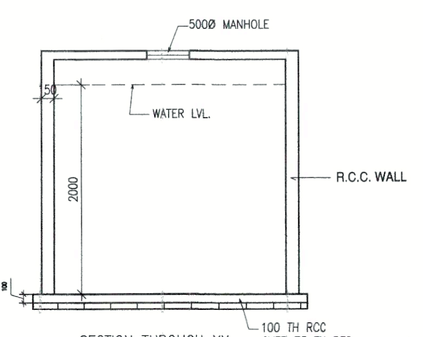
Subrata Majumder
Consultant Planner
Majumder & Associates
Cont. - +91-9832062034, +91-9933575581



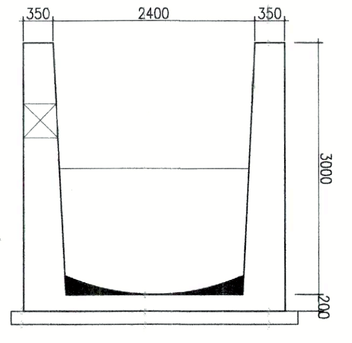
SITE PLAN
SCALE - 1:200



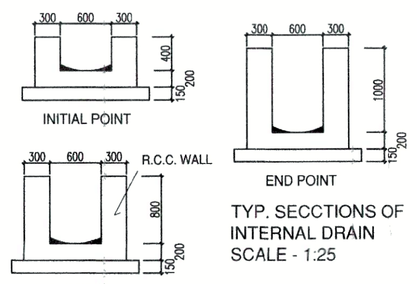
PLAN OF U.G.W.R.
CAPACITY – 200,000 LIT.
SCALE - 1:50



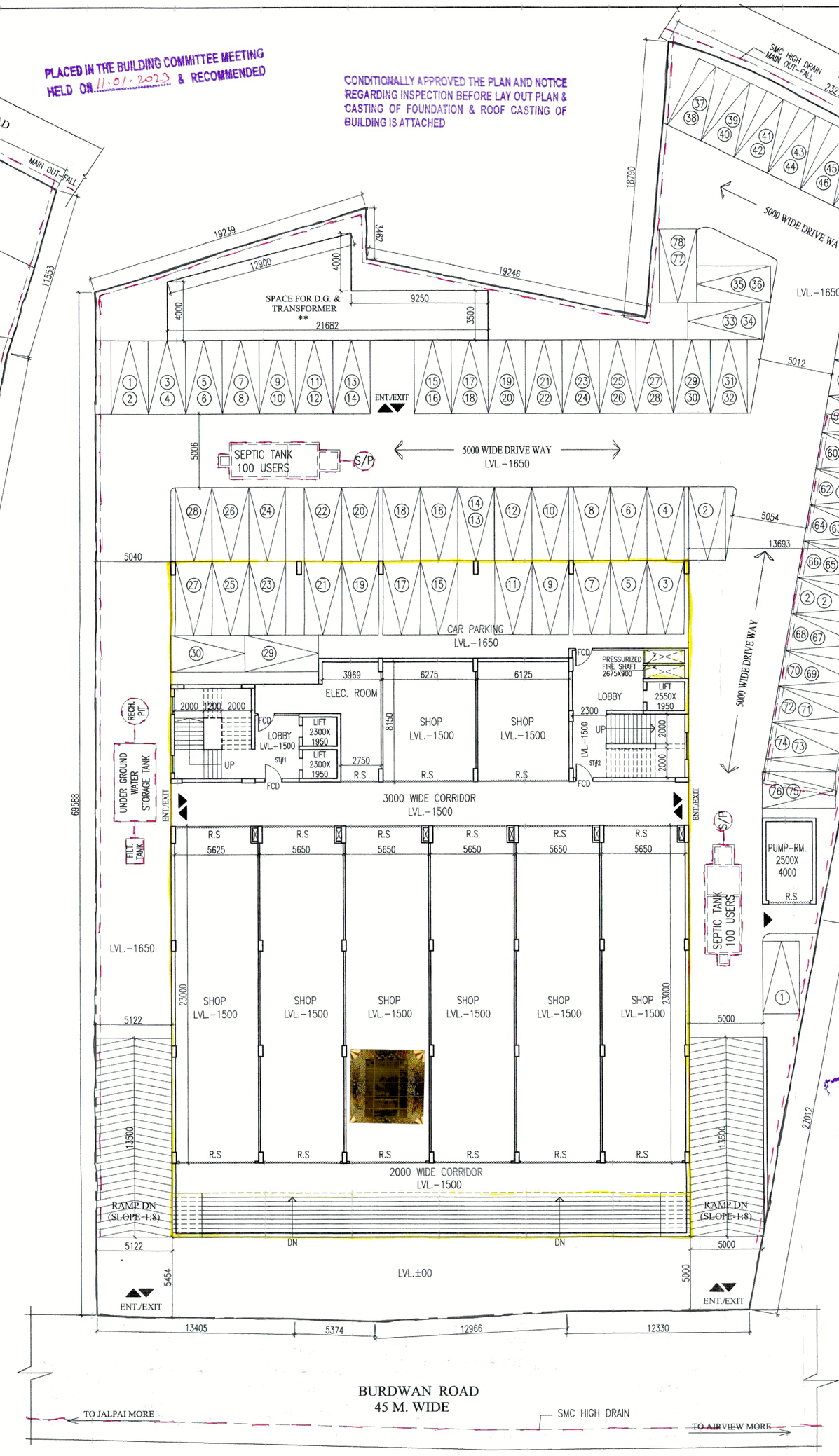
SECTION THROUGH XX
SCALE - 1:50



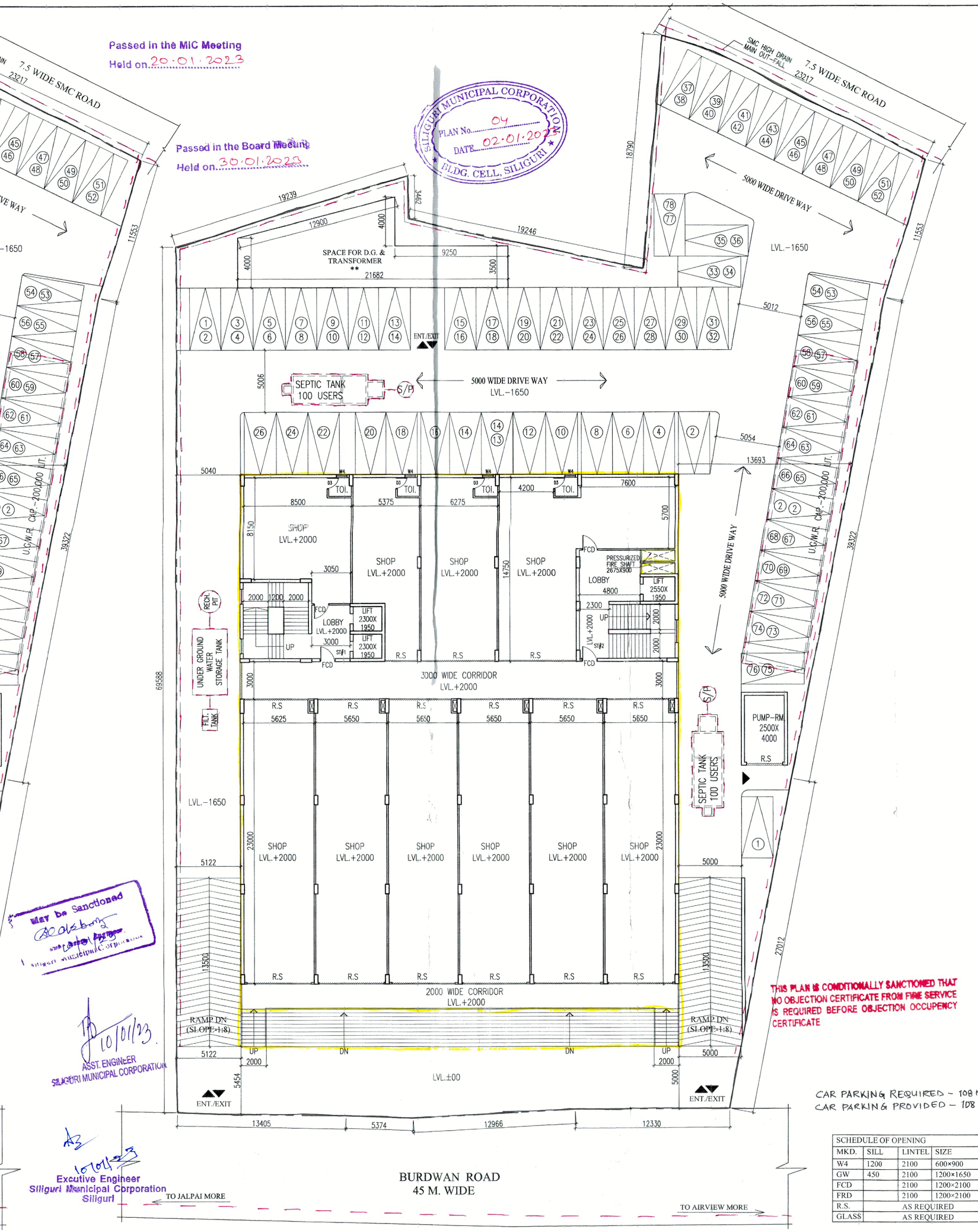
TYP. DETAIL OF S.M.C. HIGH DRAIN
(MAIN OUT FALL)



TYP. SECCTIONS OF
INTERNAL DRAIN
SCALE - 1:25



LOWER GROUND PLAN
LEV. (-1500)
SCALE - 1:200



ELEVATED GROUND PLAN
LEV. (+2000)
SCALE - 1:200

May be Sanctioned
ASST. ENGINEER
SILIGURI MUNICIPAL CORPORATION

10/01/23
Excutive Engineer
Siliguri Municipal Corporation
Siliguri

Valid for Three Years
From the Date of
Sanctioned..02.-05-2023

SANCTIONED
Commissioner
Siliguri Municipal Corporation

THIS PLAN IS CONDITIONALLY SANCTIONED THAT NO OBJECTION CERTIFICATE FROM FIRE SERVICE IS REQUIRED BEFORE OBJECTION OCCUPENCY CERTIFICATE

CAR PARKING REQUIRED - 108 NOS.
CAR PARKING PROVIDED - 108 NOS.

SCHEDULE OF OPENING

MKD.	SILL	LINTEL	SIZE
W4	1200	2100	600×900
GW	450	2100	1200×1650
FCD		2100	1200×2100
FRD		2100	1200×2100
R.S.		AS REQUIRED	
GLASS		AS REQUIRED	

DECLARATION BY GEO-TECHNICAL ENGINEER
I DO HEREBY CERTIFY THAT THE FOUNDATION AND THE SUPERSTRUCTURE OF THE BUILDING PROPOSED FOR CONSTRUCTION ON PLOT NO. - 6994, 6995, 6996, 6998/1.R. AT BURDWAN ROAD, WARD NO. - 05, UNDER JURISDICTION OF THE SILIGURI MUNICIPAL CORPORATION, HAVE BEEN PERSONALLY INSPECTED BY ME AND WILL MAKE SUCH FOUNDATION AND SUPERSTRUCTURE IS SAFE IN ALL RESPECT INCLUDING THE CONSIDERATION OF THE BEARING CAPACITY AND SETTLEMENT OF SOIL AND OTHER CONDITIONS. IF ANY CONFIRMING TO ALL STIPULATION OF ALL RELEVANT IS CODE OF PRACTICE & NATIONAL BUILDING CODE OF INDIA

SULAGNO BANERJEE
EMPANELLED GEOTECHNICAL ENGINEER-I
Siliguri Municipal Corporation
Empanelled No: G.T/017, MIG/5 (LM-4656)
Ph. No: 6290246898 / 9231829649

SIGN. OF GEO-TECH ENGG.

SOURJEN ADAK
B.E. (Civil) Engineer, Class-1
Govt. Enrolment No.-24
Regd. No.-Sil/Sila-7/00107
Mob. No.-9434129456
sourjen.ajay@yahoo.com

SIGN. OF STRUCTURAL ENGG.

DECLARATION BY 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 ABSENCE BY ANY OTHER L.B.A./L.B.S. OF THE APPROPRIATE CATEGORY AND AS APPROVED BY THE AUTHORITY.

MECH INDUSTRIES PVT. LTD.
DIRECTOR

SIGNATURE OF OWNER