

**TITLE : - PROPOSED GROUND + 7 STORIED RESIDENTIAL CUM COMMERCIAL BUILDING.**

**OWNERS:**  
 1. SMT. ASHA MITTAL  
 2. SRI KAILASH NATH MITTAL  
**LOCATION:**  
 JALAPARISAD ROAD, SILIGURI

**LAND SCHEDULE:-**

**MOUZA -DABGRAM**  
**J.L. NO. -2**  
**PLOT NO. -R.S.84(P) R.S.85(P), L.R. 9**  
**KHATHAN NO. -82(R.S.) 319,318 (L.R.)**  
**SHEET NO. -9(R.S.) 32(L.R.)**  
**P.S. -BHAKTINAGAR**  
**DIST. -JALPAIGURI**  
**PARGANA -BAIKUNTHAPUR**  
**WARD NO -41**  
**HOLDING NO -570/1,570/2**

SCHEDULE OF DOORS		
TYPE	LINTEL	SIZE
FCD	2100	1100 x 2100
D1	2100	1500 x 2100
D2	2100	1000 x 2100
D3	2100	900 x 2100
D4	2100	750 x 2100
SD	2100	2400 x 2100

SCHEDULE OF WINDOWS		
TYPE	LINTEL	SIZE
W1	2100	1800 x 1350
W2	2100	1350 x 1350
W3	2100	1200 x 1350
W4	2100	1000 x 1350
W5	2100	750 x 1350
W6	2100	900 x 1050
W7	2100	600 x 900
SW	2100	1500 x 1350

**AREA STATEMENT:-**

- LAND AREA (AS/DOCUMENTS) = 2776.92 SQM.
- LAND AREA (AS/SITE) = 2757.58 SQM.
- PERMISSIBLE GROUND COVERAGE = 1378.79 SQM (50.00%)
- PROPOSED GROUND COVERAGE = 1220.29 SQM (44.25 %)
- PERMISSIBLE F.A.R = 2.25
- PROPOSED F.A.R = 2.249
- PUMP ROOM AREA AT LVL. -2850 = 42.20 SQM.
- GROUND FLOOR AREA = 1215.55 SQM.
- TYPICAL (1st TO 7th) FLOOR AREA = 822.15 SQM.(EACH)
- TOTAL FLOOR AREA = 6970.60 SQM.
- TOTAL COMMERCIAL AREA = 298.38 SQM. (12.89 % OF TOTAL FLOOR AREA)
- TOTAL NO.OF TENEMENT = 42 NOS.
- TOTAL TENEMENT AREA = 4931.92 SQM.
  - a. FLAT -A = 111.32 Sq.m
  - b. FLAT -B = 106.88 Sq.m
  - c. FLAT -C = 104.38 Sq.m
  - d. FLAT -D = 143.46 Sq.m
  - e. FLAT -E = 137.80 Sq.m
  - f. FLAT -F = 100.75 Sq.m
- REQUIRED PARKING = 48 NOS.
- PROVIDED PARKING = 51 NOS. (Covered-26 nos., Open Mechanical-20 nos. Open -5 nos.)
- PERMISSIBLE HEIGHT OF THE BUILDING = 60 M.
- PROPOSED HEIGHT OF THE BUILDING = 25.5 M.
- PERMISSIBLE GREEN AREA = 413.637 sq.m. (15.00%)
- PROPOSED GREEN AREA = 439.620 sq.m. (15.94%)
- OCCUPANCY OF LAND = RESIDENTIAL CUM COMMERCIAL
- OCCUPANCY/USE OF BUILDING = RESIDENTIAL
- ULCC MEMO NO. = 7156/SJDA DATED = 04.10.2021

**NOTE:**

- ALL DIMENSIONS ARE IN MILLIMETRES.
- ONLY WRITTEN DIMENSIONS ARE TO BE FOLLOWED.
- ALL EXTERNAL WALL SHALL BE 200MM. THICK AND INTERNAL WALL SHALL BE 125 MM. THICK.

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

*Asha Mittal*  
*Kamita*  
 SIGNATURE OF OWNERS

**CERTIFICATE OF STRUCTURAL STABILITY**

I/We do hereby certify that the foundation and superstructure of the proposed building on Plot no.-84(P) R.S.85(P) (R.S) 9(L.R), Street - Jalaparisad Road, Ward no. - 41, under the jurisdiction of S.M.C. have been personally inspected and also design by me/us will make such foundation and super structure safe in all respect including the consideration of bearing capacity and settlement of soil and other condition, if any, conforming to all stipulations of all relevant IS Code of Practice and National Building Code.

*Sanjiv Parekh*  
**SANJIV PAREKH**  
 M.E.(STRUCT.), M.E.(CONST. ENG.)  
 B.C.E., FIE (F-018202-4)  
 E.S.E. NO. 104(D) K.M.C.  
 STRUC/ENGR/1-27 S.M.C.

*Somendra Bhadra*  
**Somendra Bhadra**  
 Geo-Technical Engineer, Class-I  
 SMC Empanelment Number-209  
 457, Bidhan Road, Siliguri  
 Ph. No 97330-45916  
 e-mail - sbhadra5@gmail.com

**CERTIFICATE OF BUILDING PLAN**

I/WE DO HEREBY CERTIFY THAT PLANS, ELEVATIONS AND OTHER STRUCTURAL DETAILS OF THE PROPOSED BUILDING ON PLOT NO.-84(P) R.S.85(P) (R.S) 9(L.R), JALAPARISAD ROAD, WARD NO. - 41, UNDER THE JURISDICTION OF S.M.C. HAVE BEEN PREPARED IN CONFORMITY WITH ALL RELEVANT PROVISIONS UNDER THE WEST BENGAL MUNICIPAL (BUILDING) RULES 2007. THIS ALSO TO CERTIFY THAT ALL RELEVANT 'NO OBJECTION' CERTIFICATE FROM THE RESPECTIVE AUTHORITIES SUCH AS, FIRE & EMERGENCY SERVICE CONTROL BOARD, TELECOMMUNICATION DEPARTMENT ETC. IS CLOSED WITH THE APPLICATION FOR SEEKING APPROVAL OF THE PLAN FOR CONSTRUCTION OF THE BUILDING ON THE SAID PLOT.



*Riya Biswas*  
**RIYA BISWAS (B.Arch)**  
 CA/2019, 112919

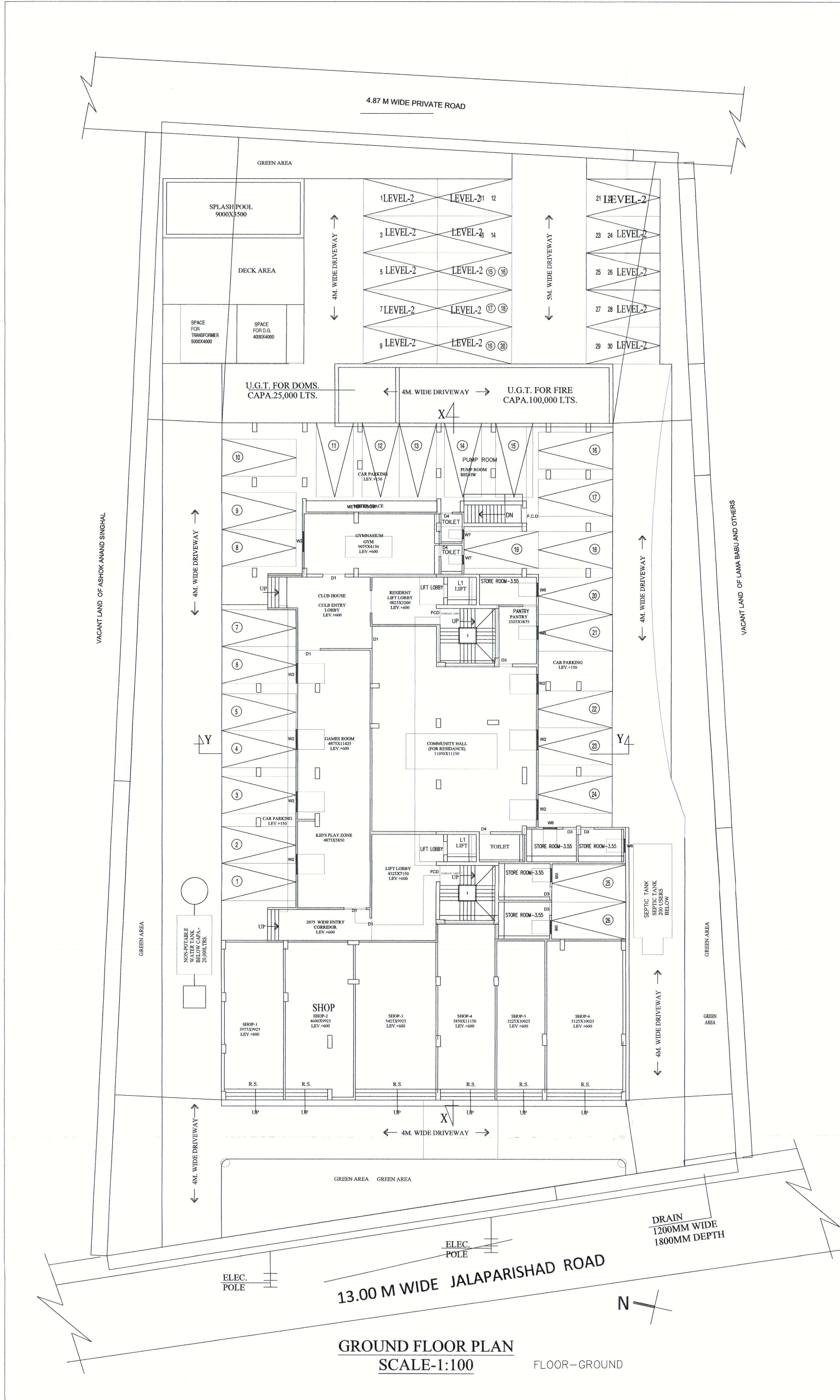
**TITLE:**

**GROUND FLOOR PLAN, SITE PLAN & COLUMN LAYOUT**

SCALE :- VARIES	ARCHITECT:-
DATE :- 21.04.2022	GREEN ARCHITECTURE CONSULTING ENGINEERS PVT. LTD.
SHEET NO. :- 01/02	<b>1ST FLOOR, B.R. AMBEDKAR COMPLEX, HILL CART ROAD, SILIGURI - 734003</b>
CHKD BY. :- K.K.ROY	
DRAWN BY. :- SAHELI	

Signature Not Verified

Digitally Signed.  
 Name: Sonam V. Bhutta  
 Date: 27-Aug-2022  
 10:48:49  
 Reason: Building Permit  
 Location: Siliguri



**GROUND FLOOR PLAN**  
 SCALE-1:100

FLOOR-GROUND