



GENERAL NOTES :-
 1. ALL DIMENSIONS ARE IN MILLIMETRES.
 2. ONLY WRITTEN DIMENSIONS ARE TO BE FOLLOWED.
 3. ALL EXTERNAL WALL ARE 200MM THICK AND INTERNAL WALL ARE 125MM THICK UNLESS OTHERWISE NOTED.
 4. ALL SHOPS ARE ARTIFICIALLY LIGHTED & MECHANICALLY VENTILATED.
 5. GRADE OF STEEL F6-500 AND GRADE OF CONCRETE M-30.
 6. TILES/MARBLE TO BE USED FOR FLOORING.

PLACED IN THE BUILDING COMMITTEE MEETING HELD ON 05-10-2020 & RECOMMENDED

Passed in the meeting of Board of Administrators Held on 05-01-21

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

ALISHAN HOTEL 38.80 M.

III-STORED BUILDING 25.90 M. 25046

PROJECT: PROPOSED GROUND + 7 STORED RESIDENTIAL CUM COMMERCIAL BUILDING.
 NAME OF OWNERS: 1. RAVINDAR AGARWAL, 2. SURENDRA KR. AGARWAL, 3. SIMA AGARWAL, 4. BIMLA DEVI AGARWAL, 5. JITEN AGARWAL, 6. UMESH KUMAR KEDIA, 7. KRISHAN KUMAR AGARWAL, 8. TANUJ AGARWAL.
 LOCATION: KABI BHANUBHAKTA PATH, SILIGURI.

SCHEDULE OF LAND:
 MOUZA :- DABGRAM
 J.L. NO :- 02
 SHEET NO :- R.S. 8 & L.R. 13
 KHATIAN NO :- R.S. 314,314/5, L.R. 126,129,8130, 162,163,164,165,166
 PLOT NO. :- R.S. 421 & L.R. 126,129,8130
 PARGANA :- BAIKANTHAPUR
 WARD NO. :- 43
 P.S. :- BHAKTINAGAR
 DIST. :- JALPAIGURI.
 HOLDING NO. :- N / 5 / 2688, VL / 100 / C/43, 96 / N / 124



AREA STATEMENT

1. AREA OF LAND (AS PER DEED)	:- 4186.960 sq.mt
2. AREA OF LAND (AS PER SITE)	:- 4027.761 sq.mt
3. PERMISSIBLE GROUND COVERAGE	:- 2013.881 sq.mt (50.00%)
4. PROPOSED GROUND COVERAGE	:- 1797.252 sq.mt (44.62 %)
5. PUMP ROOM AREA (LVL. -3000)	:- 27.183 SQ.M.
6. GROUND FLOOR AREA	:- 1779.417 SQ.M.
7. 1ST FLOOR AREA	:- 821.768 SQ.M.
8. 2ND TO 7TH FLOOR AREA	:- 1386.214 SQ.M. (EACH)
9. 7TH FLOOR AREA	:- 1284.708 SQ.M.
10. TOTAL FLOOR AREA	:- 10684.146 SQ.M.
11. PERMISSIBLE F.A.R.	:- 2.250
12. PROPOSED F.A.R.	:- 2.246
13. TOTAL RESIDENTIAL AREA	:- 9996.196 SQ.M.
14. TOTAL TENEMENT AREA	:- 7194.801 SQ.M.
I) FLAT-A :- 168.130 SQ.M. (AT 2ND. TO 7TH. FL. LVL.)	
II) FLAT-B :- 168.838 SQ.M. (AT 2ND. TO 7TH. FL. LVL.)	
III) FLAT-C :- 114.460 SQ.M. (AT 1ST. TO 7TH. FL. LVL.)	
IV) FLAT-D :- 114.788 SQ.M. (AT 1ST. TO 7TH. FL. LVL.)	
V) FLAT-E :- 169.888 SQ.M. (AT 2ND. TO 7TH. FL. LVL.)	
VI) FLAT-F :- 118.249 SQ.M. (AT 1ST. TO 7TH. FL. LVL.)	
VII) FLAT-G :- 115.550 SQ.M. (AT 1ST. TO 7TH. FL. LVL.)	
VIII) FLAT-H :- 178.969 SQ.M. (AT 2ND. TO 7TH. FL. LVL.)	
15. TOTAL COMMERCIAL AREA	:- 697.950 SQ.M. (6.53 % OF T.F.A.)
16. PERMISSIBLE HEIGHT OF BUILDING	:- 40.00 M.
17. PROPOSED HEIGHT OF BUILDING	:- 25.40 M.
18. NO. OF TENEMENT	:- 51 nos.
19. PARKING REQUIRED	:- 73 nos.
20. PARKING PROVIDED	:- 73 nos.
21. GREEN AREA REQUIRED	:- 48 NOS. COVERED 19 NOS. OPEN PARKING
22. GREEN AREA PROPOSED	:- 604.164 SQ.M. (15.00%)
23. OCCUPANCY OF LAND	:- RESIDENTIAL CUM COMMERCIAL
24. OCCUPANCY/USE OF BUILDING	:- RESIDENTIAL
25. APPROVED L.U.C. MEMO NO.	:- 4223/SJDA DATE - 19.03.2020

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 absence by any other B.A. / L.B.S. of the Appropriate Category and as approved by the Authority.

Ravindra Agarwal
Scarna Agarwal

Banjana Agarwal
(As Consultant Attorney of 1. Bimla Devi Agarwal, 2. Jiten Agarwal, 3. Umesh Kumar Kedia, 4. Krishan Kumar Agarwal, 5. Tanuj Agarwal)

SIGNATURE OF OWNER
 MITUL SHUKLA (B. Arch.)
 CA/2004/33251

CERTIFICATE OF BUILDING PLAN
 I/We do hereby certify that the plans, elevations and other structural details of the proposed building on Plot No. - 421(R.S.), 126(L.R.), 129(L.R.), 130(L.R.) Street - Kabi Bhanubhakta Path, Ward no. - 43, 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 Services Department, Airport Authority, Pollution Control Board, Telecommunication Department 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 / L.B.S.
 I/We do hereby certify that the foundation and superstructure of the proposed building on Plot no.-421(R.S.), 126(L.R.), 129(L.R.), 130(L.R.) Street - Kabi Bhanubhakta Path, Ward no.-43, 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.

(FOR SOIL ONLY)

SIGNATURE OF STRUCTURAL ENGINEER
 SANJIV J. PAREKH
 M.E. (STRUCT.), M.E. (CONST. ENG.)
 B.C.E., FIE (F-01292-4)
 E.S.E. NO. 104(I) K.M.C.
 STRUCT. ENGR-17 S.M.C.

SIGNATURE OF GEO-TECHNICAL ENGINEER
 MITUL SHUKLA (B. Arch.)
 CA/2004/33251

SHEET NO. 01/10
 RESIDENCE ARCHITECT:- GREEN ARCHITECTURE CONSULTING ENGINEERS PVT. LTD.
 1ST FLOOR, B.R. AMBEDKAR COMPLEX, HILL CART ROAD, SILIGURI - 734003

DRAWN BY: RATAN
 CHECKED BY: MITUL SHUKLA
 DATE: 17.01.2019
 SCALE: 1:100

ARCHITECT:-
 MASS & VOID ARCHITECTS/INTERIORS
 4B, 4th floor, Ektaa Hibiscus, 56, Christopher Road, Kolkata 700 046
 P +91 33 2328 2264
 +91 90 3800 3186
 E mava2003@gmail.com
 W www.massandvoid.com

SCHEDULE OF DOORS & WINDOWS

MCD	SILL	LINTEL	SIZE	MCD	SILL	LINTEL	SIZE
DA	2150	1500x2150	W1	960	2150	1500x1200	
D1	2150	1100x2150	W2	960	2150	1200x1200	
D2	2150	900x2150	W3A	1050	2150	1200x1050	
D3	2150	750x2150	W3	1050	2150	600x900	
DW-1	2150	2375x2150	W4	960	2150	900x1200	
DW-2	2150	2200x2150	W5	960	2150	750x1200	
SD	2150	2400x2150	W6	960	2150	1200x1200	
FCD	2150	1100x2150					