

PROJECT:
PROPOSED BASEMENT-GROUND + 5 STORED RESIDENTIAL CUM COMMERCIAL BUILDING.

NAME OF OWNERS:
1. MSN BUILDERS REPRESENTED BY ONE OF IT'S PARTNER SRI MRINAL AGARWAL
2. SRI ASHOK KUMAR KANORIA
3. SRI CHEETAN KANORIA
4. SRI JAGDISH PRASAD KANORIA
5. SRI RAJESH BINDAL
6. SRI OMPARASH AGARWALA
7. SRI MRINAL BINDAL
8. SRI NARESH AGARWAL
NAME OF CONSTITUTED ATTORNEY: MRINAL AGARWAL

LOCATION:
AT PRANAM MANDIR ROAD, SILIGURI

LAND SCHEDULE:-
MOUZA - SILIGURI
J.L. NO. - 110(88)
PARGANA - BAIKUNTHAPUR
PLOT NO. - 9622,9620(R.S.)
KHATHIAN NO. - 5264(1,870(R.S.))
WARD NO. - 13
P.S. - SILIGURI
DISTRICT - DARJEELING
HOLDING NO. - 14/610/A/179 / 738,
14/610 / 2 / 179/ 738, 14/610 / 179 / 738,
14/610 / 1 / 179/ 738, VL/100/A/4, VL/100/A/3
WARD NO. - 13

GENERAL NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ONLY WRITTEN DIMENSIONS ARE TO BE FOLLOWED.
3. ALL EXTERNAL WALL SHALL BE 200MM THICK AND INTERNAL WALL SHALL BE 125MM THICK.
4. ALL MASONRY WORK SHALL BE CARRIED OUT WITH FLY ASH BASED AAC BLOCK.
5. SOLAR, WIND OR OTHER RENEWABLE ENERGY SHALL BE INSTALLED TO MEET ELECTRICITY GENERATION EQUIVALENT TO AT LEAST 1% OF THE CONNECTED LOAD OR AS PER THE STATE (LOCAL BUILDING BYE) LAWS REQUIREMENT, WHICHEVER IS HIGHER.

AREA STATEMENT:-

1. LAND AREA (AS/DEED)	= 2821.07 SQ.M.
2. LAND AREA (AS/SITE)	= 2767.57 SQ.M.
3. PERMISSIBLE GR. COVERAGE	= 1383.785 SQ.M. (50.00%)
4. PROPOSED GR. COVERAGE	= 1382.69 SQ.M. (49.99%)
5. BASEMENT AREA	= 1269.67 SQ.M.
6. GROUND FLOOR AREA	= 1185.88 SQ.M.
7. TYPICAL(1st TO 3RD) FLOOR AREA	= 1125.99 SQ.M. (EACH)
8. 4th FLOOR AREA	= 1054.80 SQ.M.
8. 5th FLOOR AREA	= 694.91 SQ.M.
9. TOTAL FLOOR AREA	= 7583.23 SQ.M.
10. TOTAL COMMERCIAL(SHOP) AREA = 977.65 SQ.M. (12.89 % OF TOTAL FLOOR AREA)	
11. PERMISSIBLE F.A.R.	= 2.25
12. PROPOSED F.A.R.	= 2.247
13. PERMISSIBLE HEIGHT OF THE BUILDING	= 40.00 M.
13. PROPOSED HEIGHT OF THE BUILDING	= 20.00 M.
14. TOTAL TENEMENT AREA	= 4258.254 SQM

a. FLAT-A - 170.27 sq.m. (1st-4th Floor) FLAT-B - 124.07 sq.m. (1st-4th Floor)
 FLAT-C - 123.82 sq.m. (1st-5th Floor) FLAT-D - 123.82 sq.m. (1st-5th Floor)
 FLAT-E - 174.20 sq.m. (1st-4th Floor) FLAT-F - 120.40 sq.m. (1st-4th Floor)
 FLAT-G - 130.44 sq.m. (1st-3rd Floor) FLAT-H - 58.344 sq.m. (4th Floor)
 FLAT-J - 214.63 sq.m. (5th Floor)

15. NO. OF TENEMENT - 31 nos.
 16. PARKING REQUIRED - 49 nos.
 17. PARKING PROVIDED - 49 nos.
 18. GREEN AREA REQUIRED - 416.043 SQ.M. (15.00%)
 19. GREEN AREA PROPOSED - 417.33 SQ.M. (15.00%)
 20. OCCUPANCY OF LAND - RESIDENTIAL CUM COMMERCIAL
 21. OCCUPANCY/USE OF BUILDING - RESIDENTIAL
 22. APPROVED L.U.C.C. MEMO NO. - 6093/SJDA DATED: 09.06.2021

NOTE :-
1. ALL DIMENSIONS ARE IN MM UNLESS OTHERWISE STATED.
2. SPRINKLERS TO BE PROVIDED IN COMMON AREA AS PER MUNICIPAL BUILDING RULES 2007 - "A-80(7B-2)".

DECLARATION OF OWNER
I do hereby declare that the building proposed for construction shall be supervised by the B.A. / L.B.S. of the appropriate jurisdiction and in his absence by any other B.A. / L.B.S. of the appropriate jurisdiction and as approved by the Authority.

SIGNATURE OF OWNERS

CERTIFICATE OF BUILDING PLAN
I/We do hereby certify that plans, elevations and other structural details of the proposed building on Plot no.- 9622,9620(R.S.), Street - Pranami Mandir Road, Ward no. - 13, 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 '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.

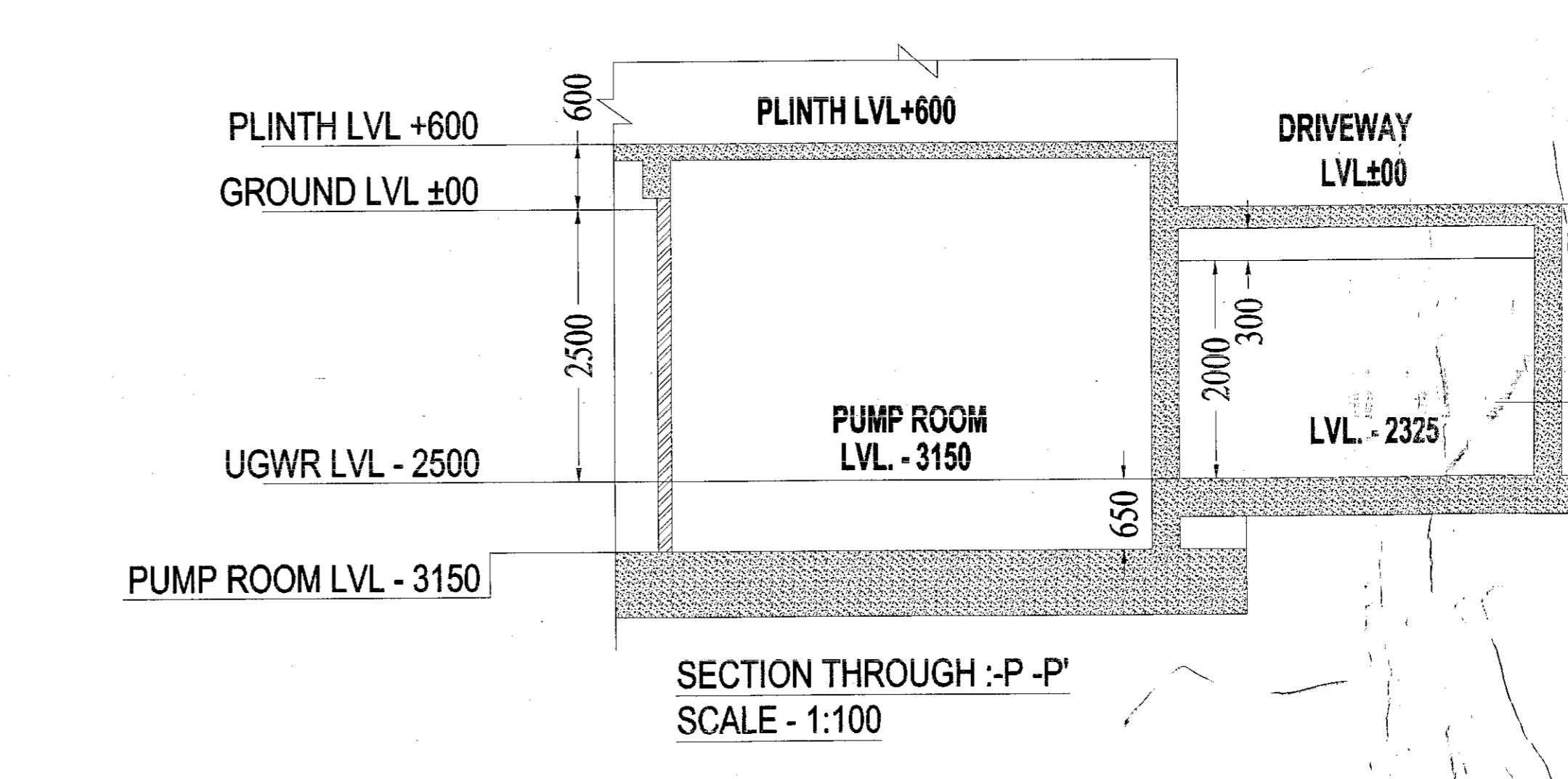
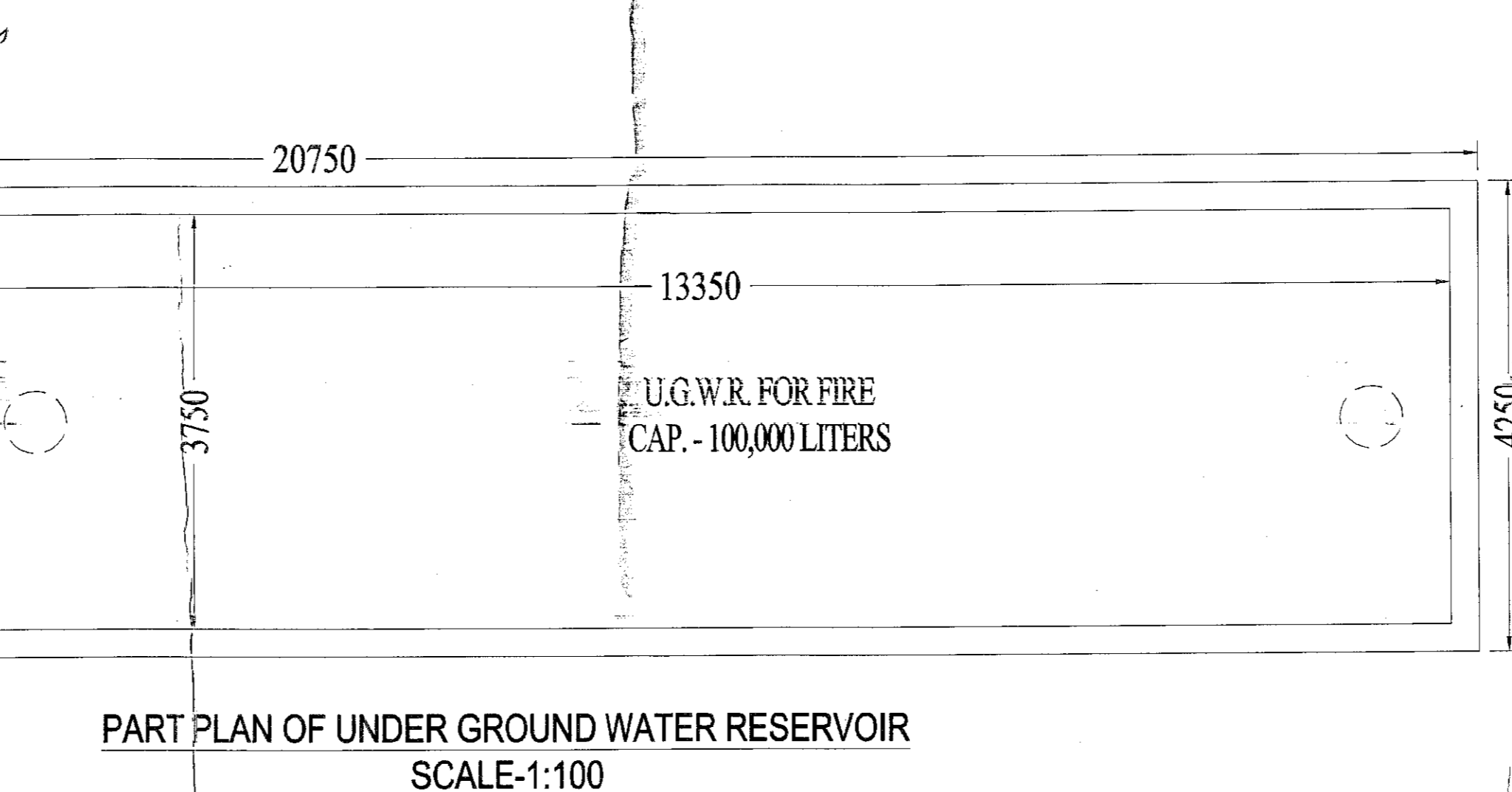
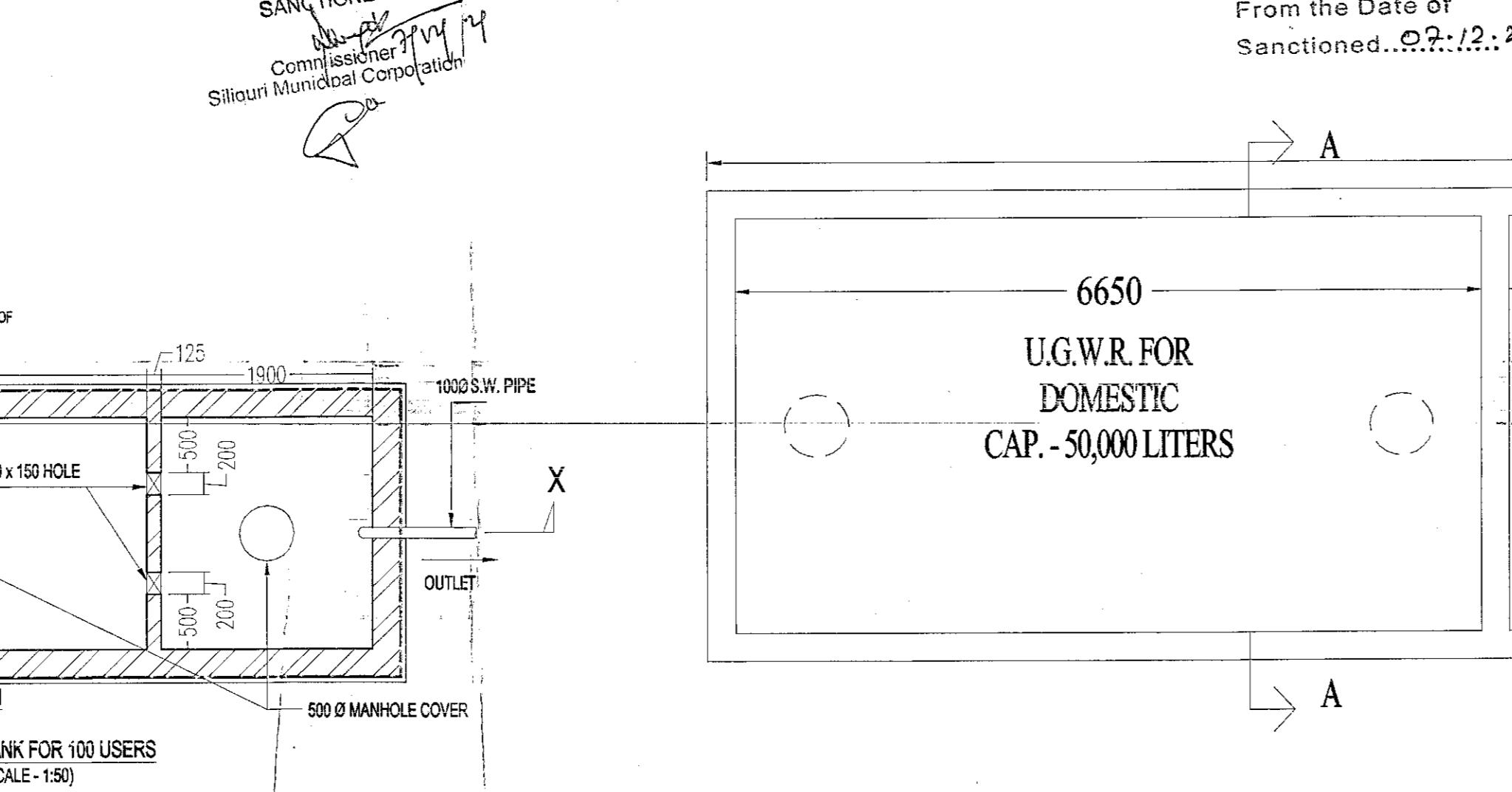
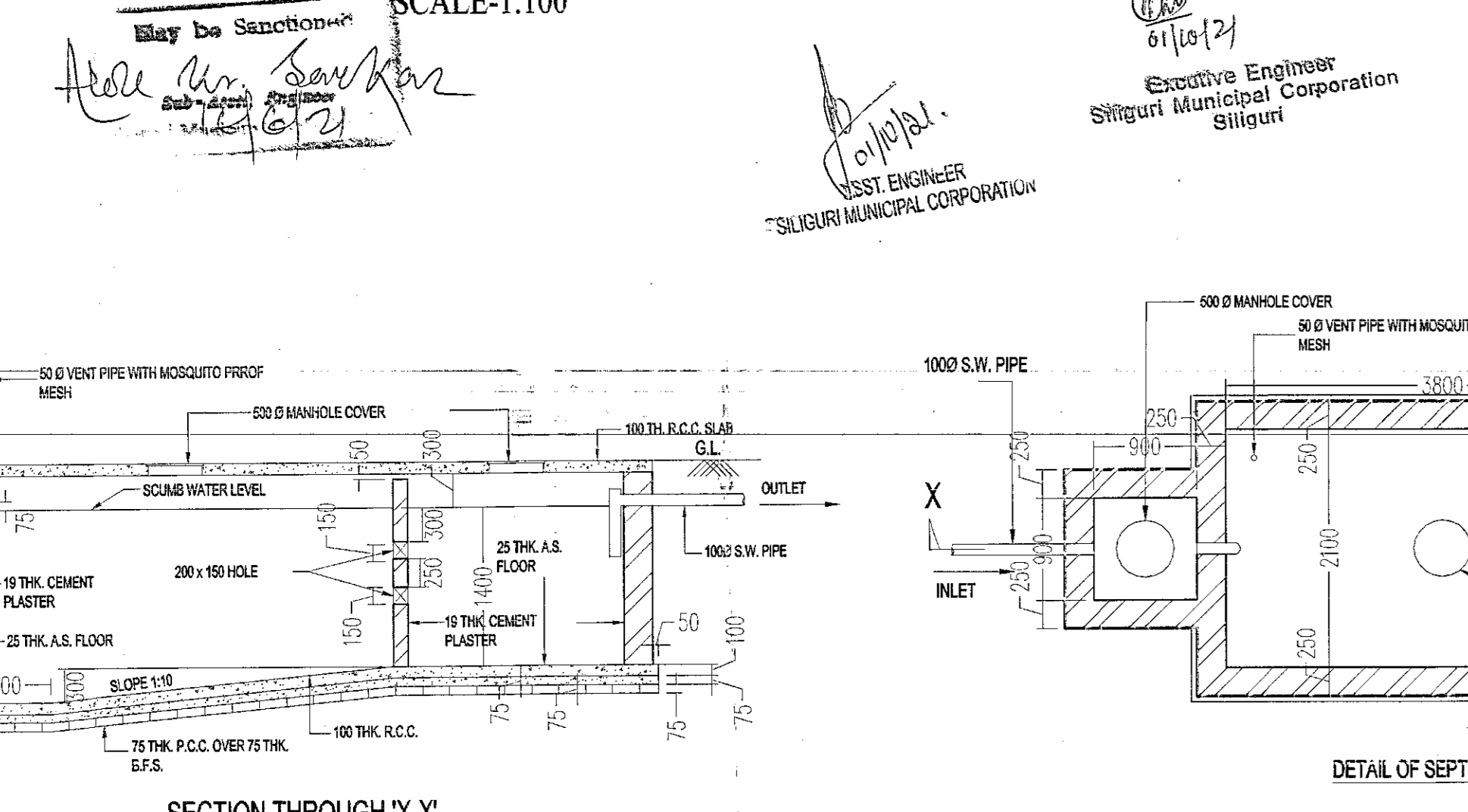
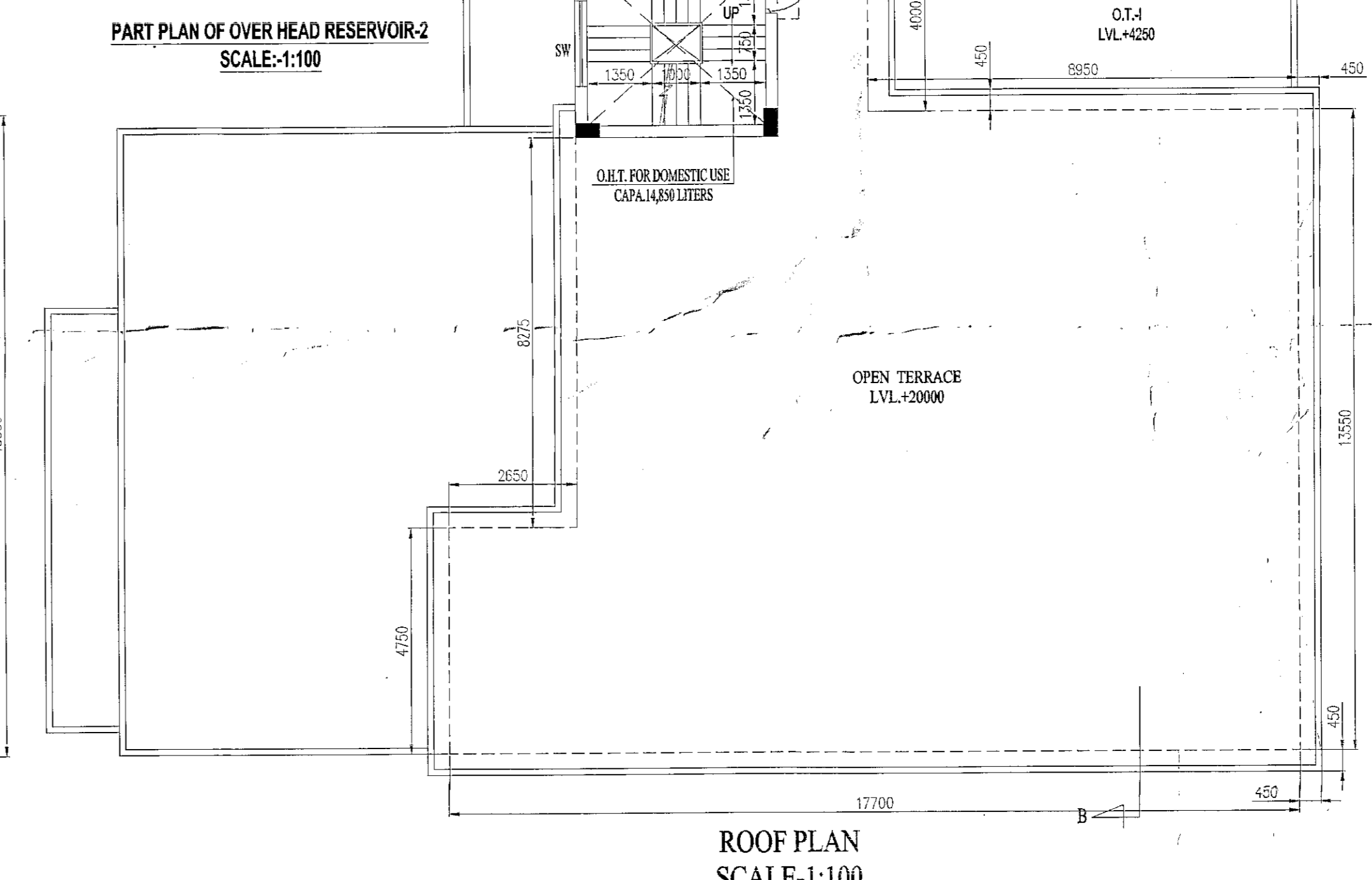
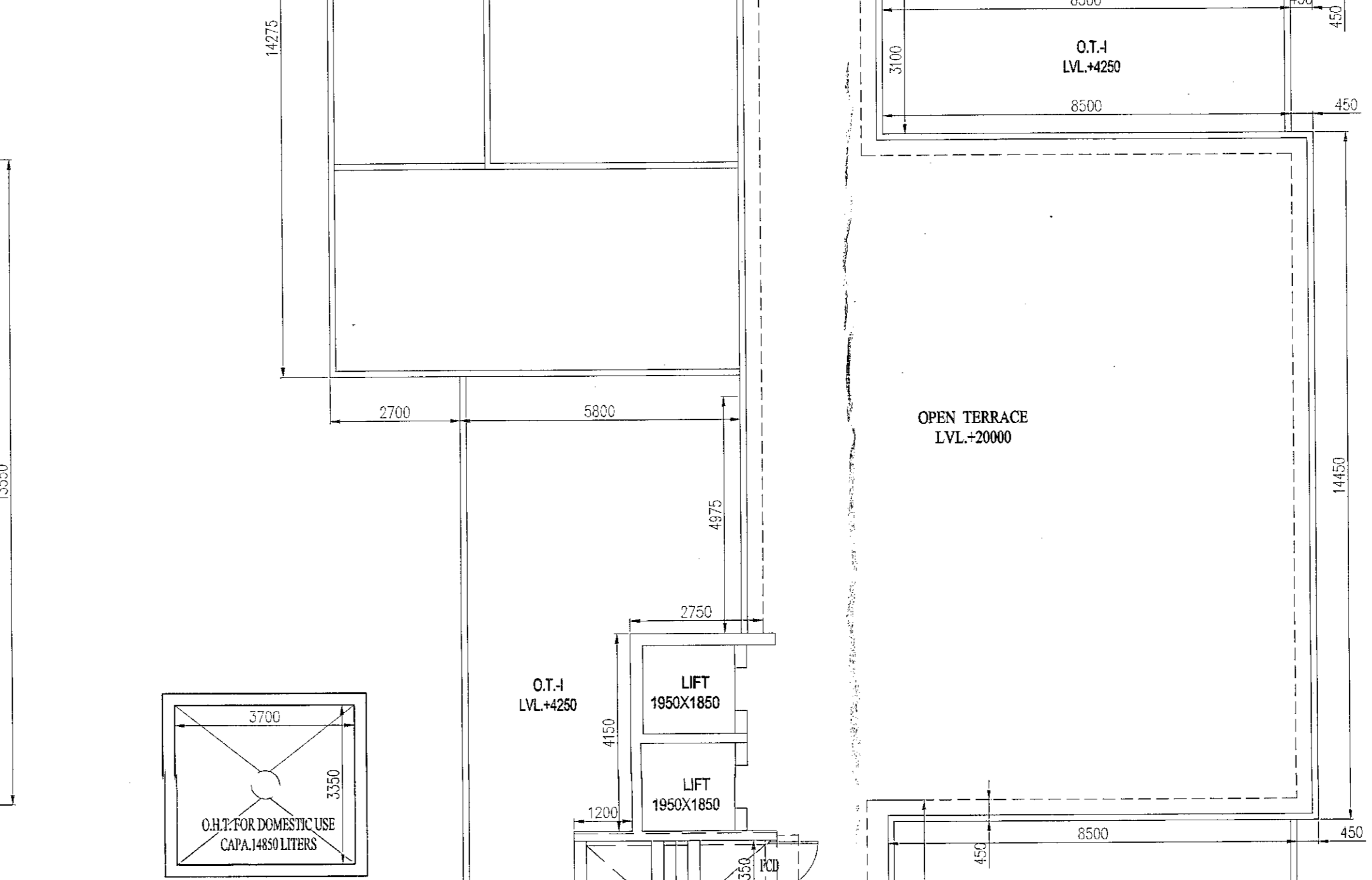
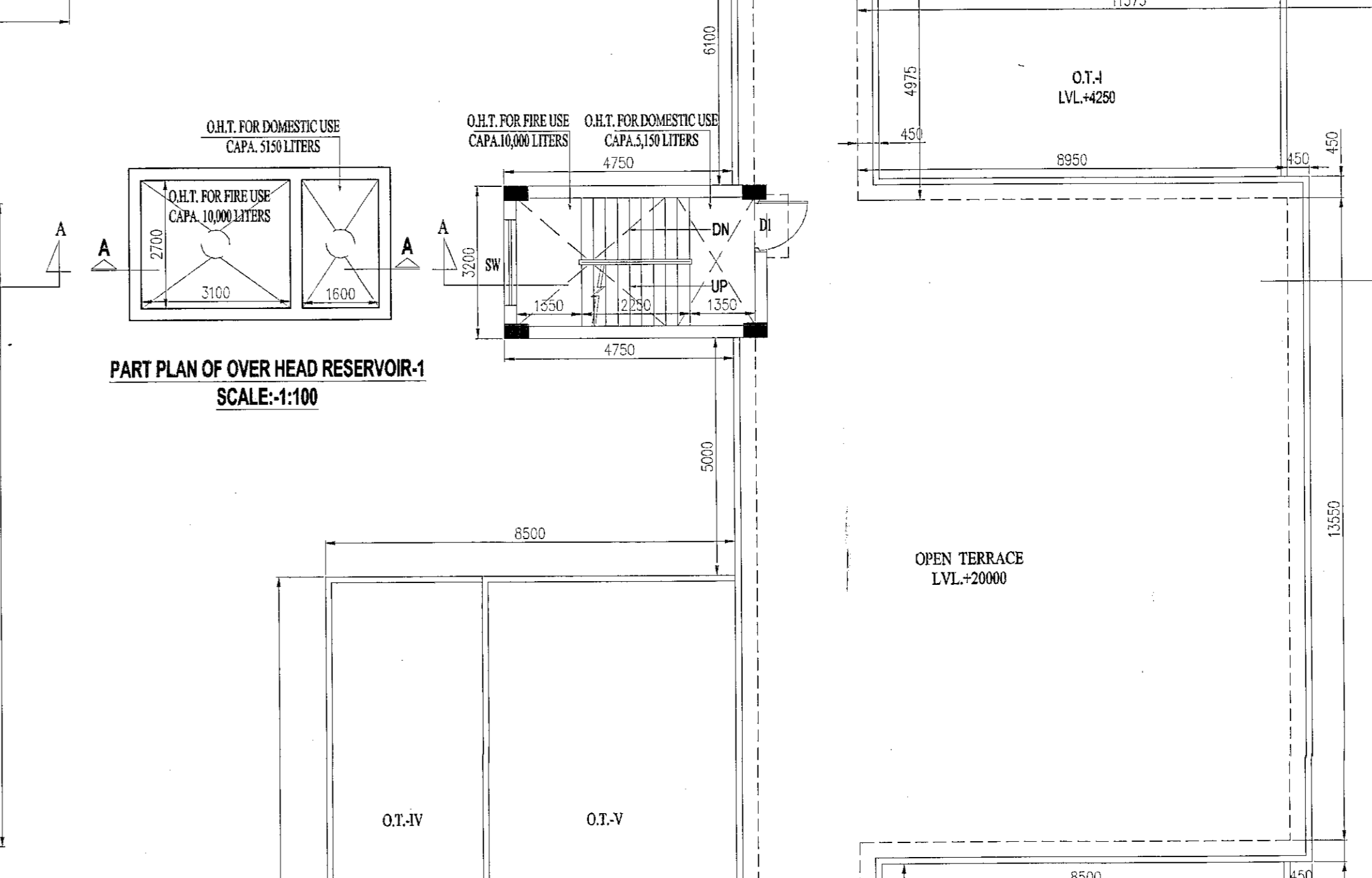
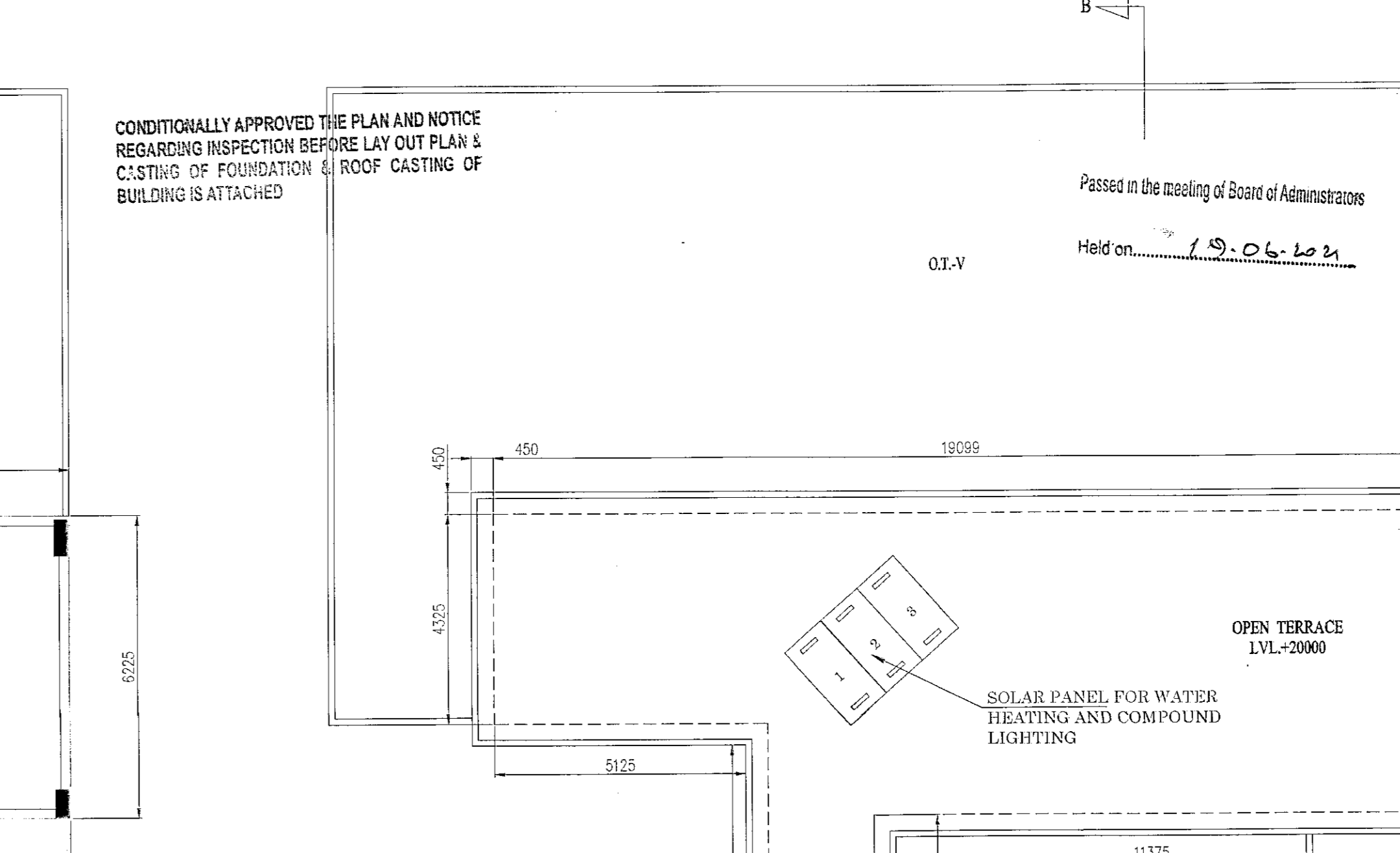
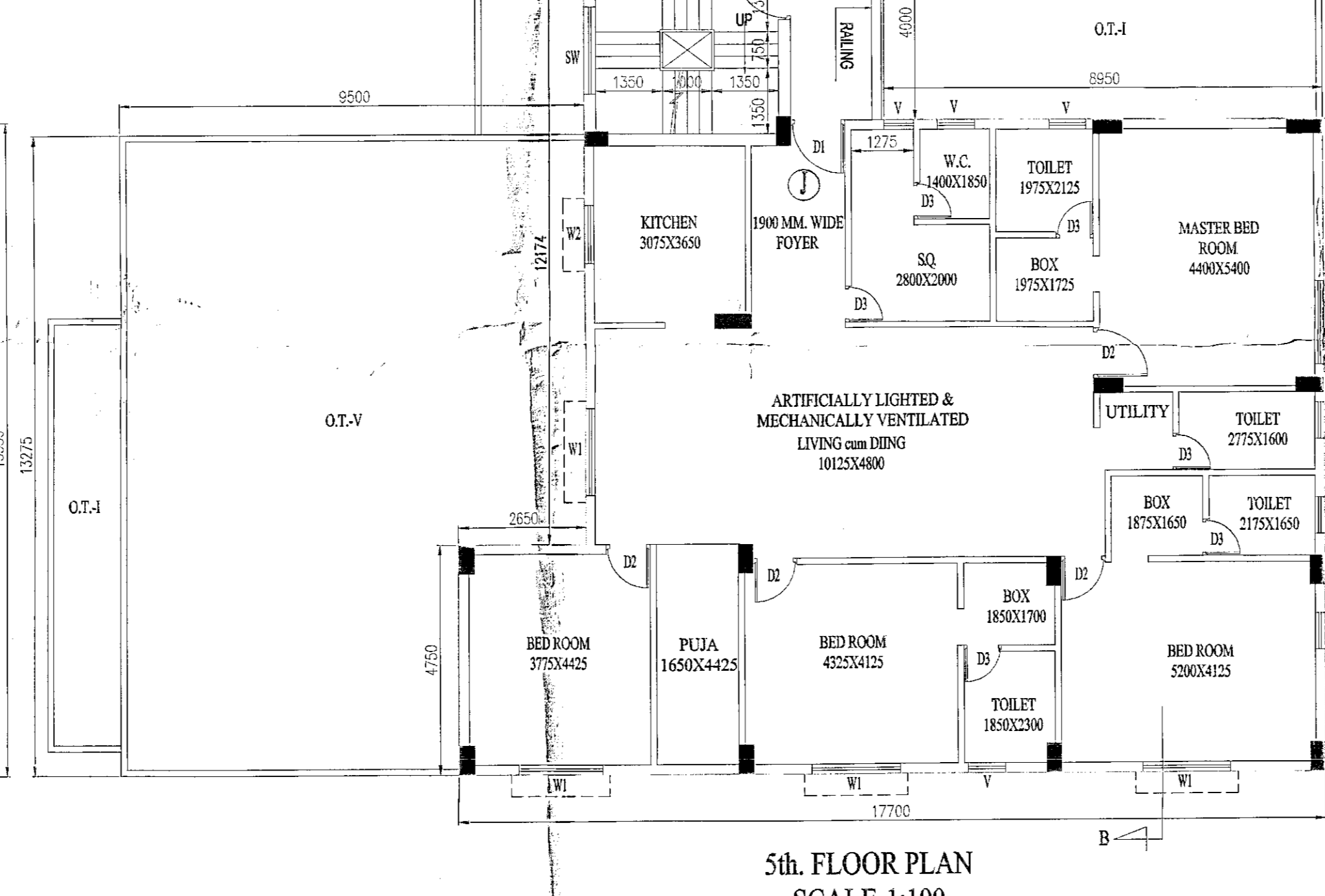
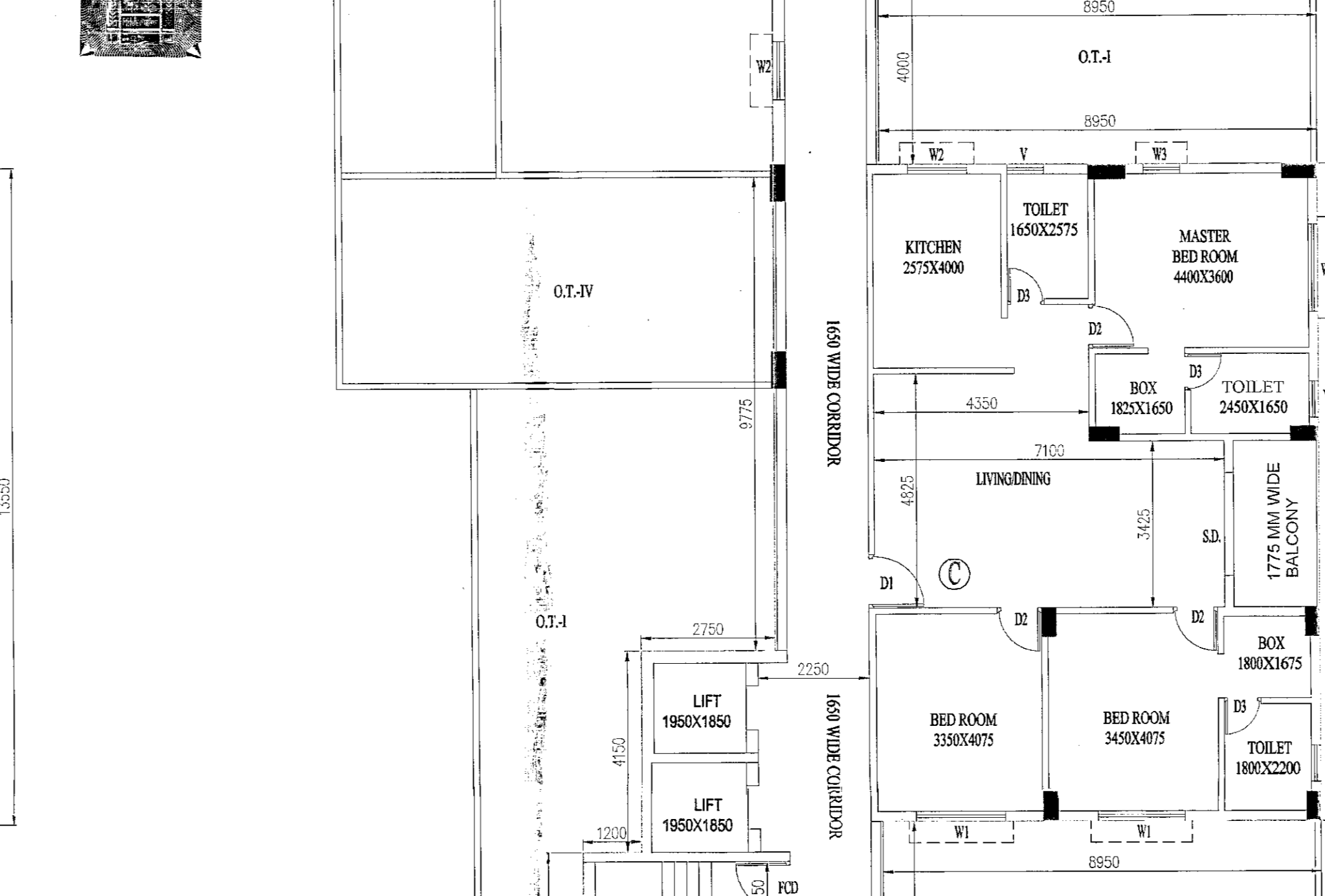
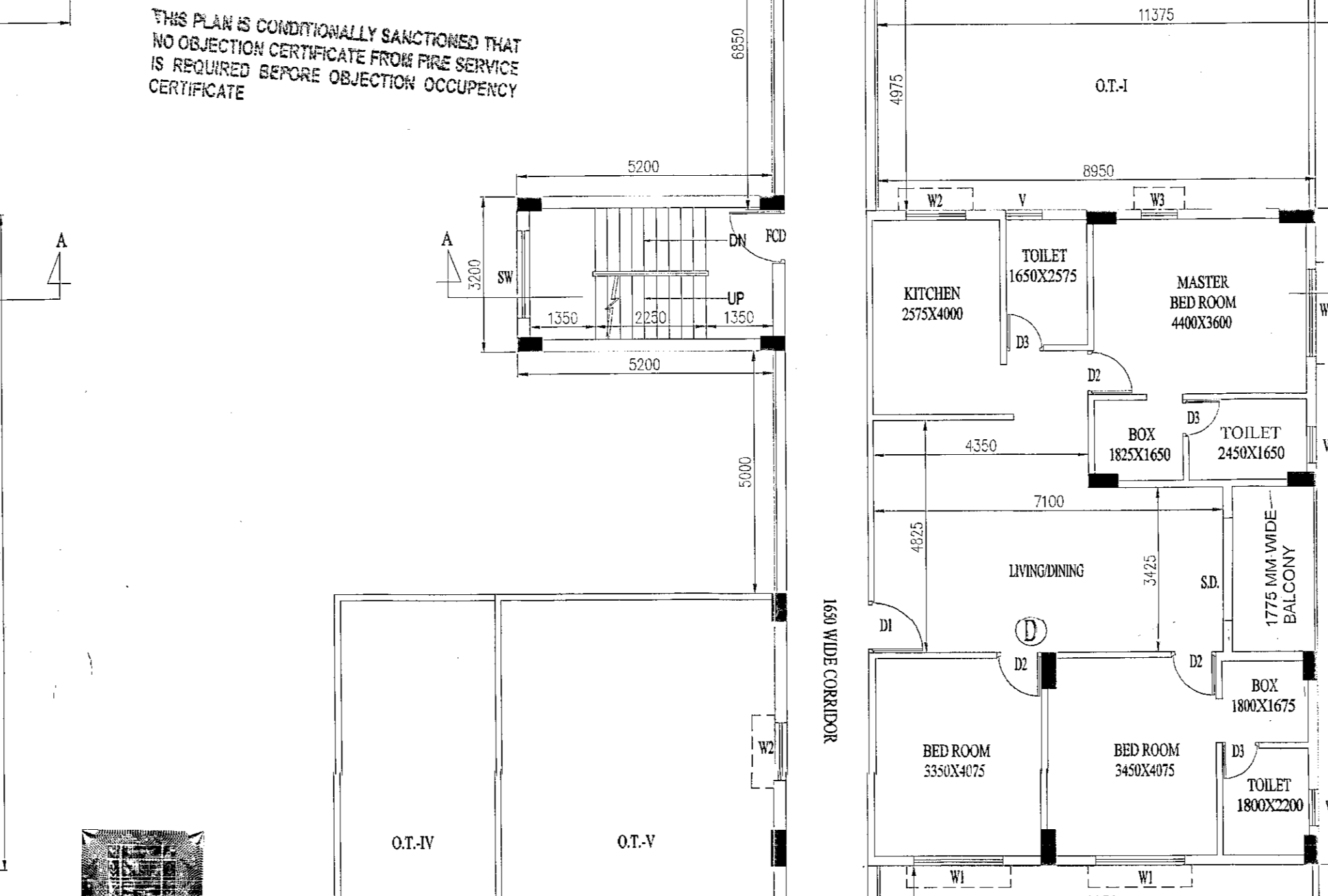
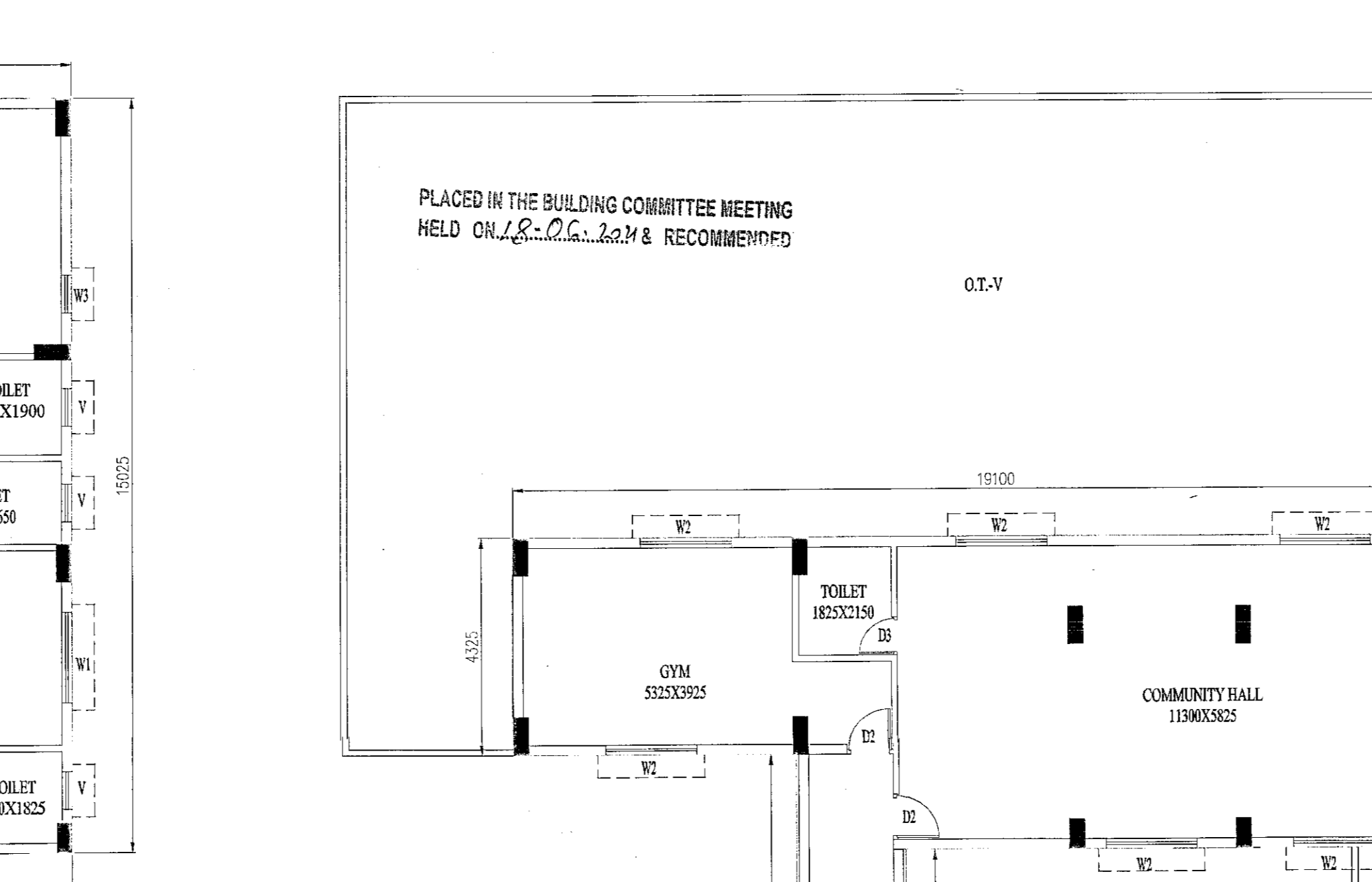
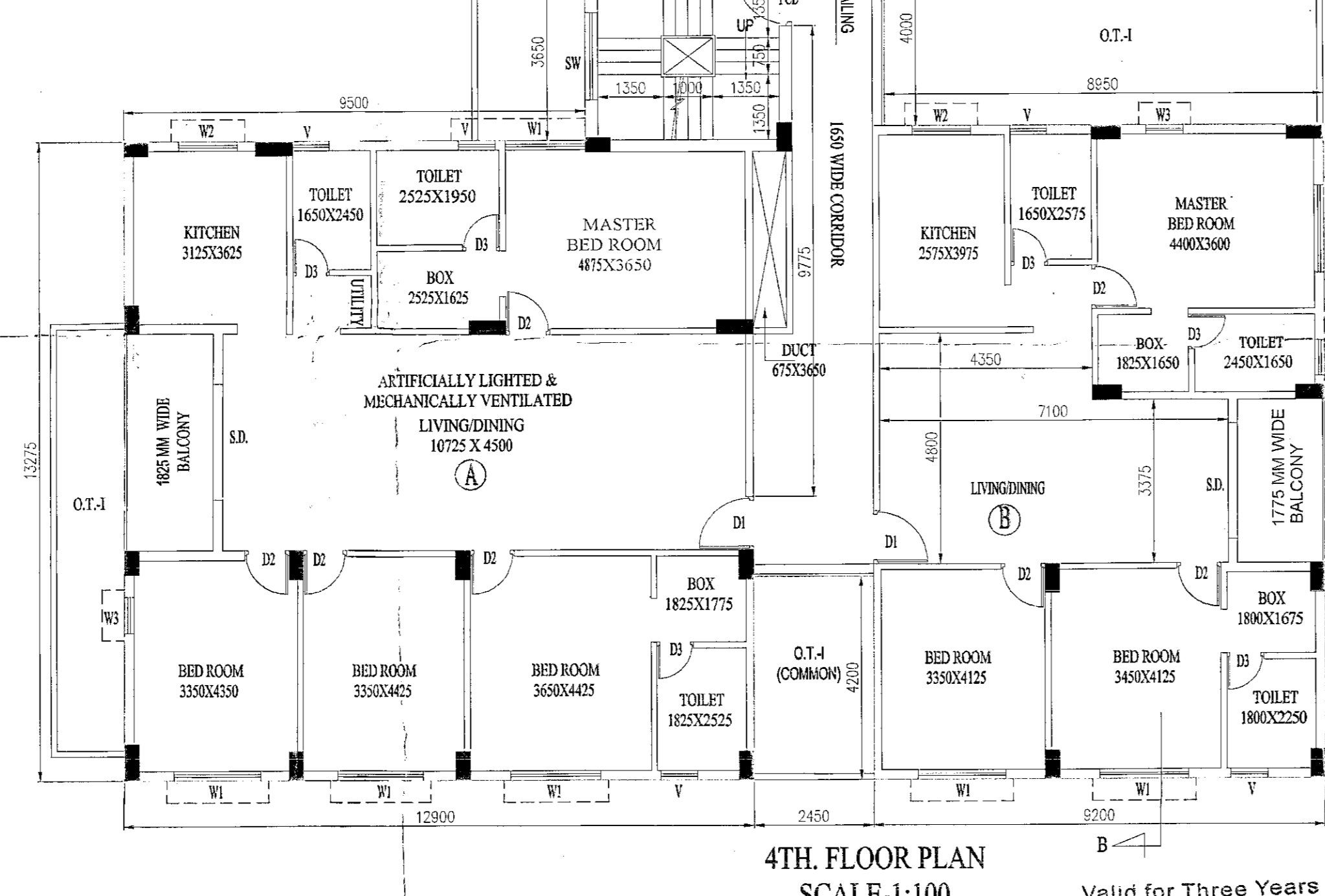
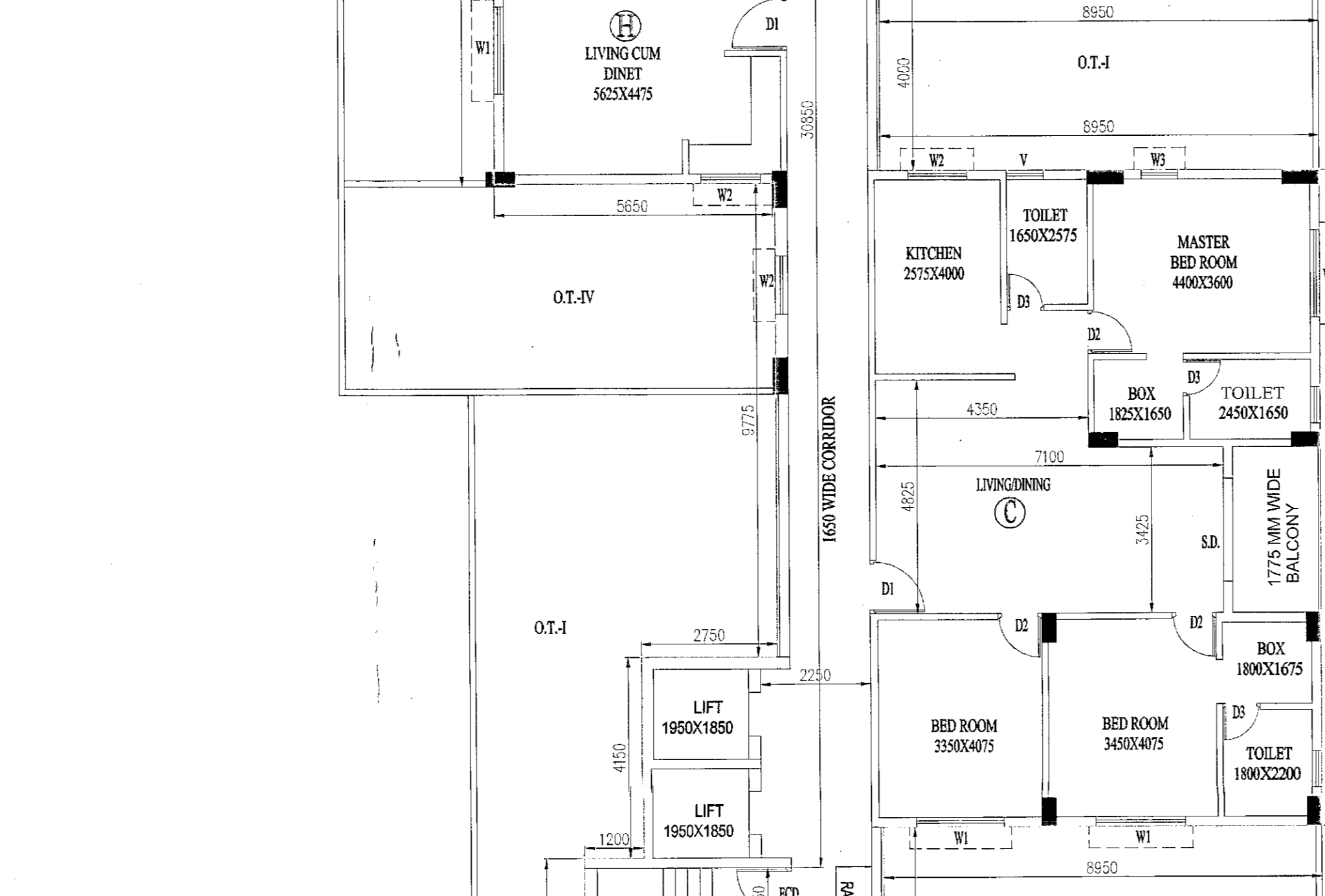
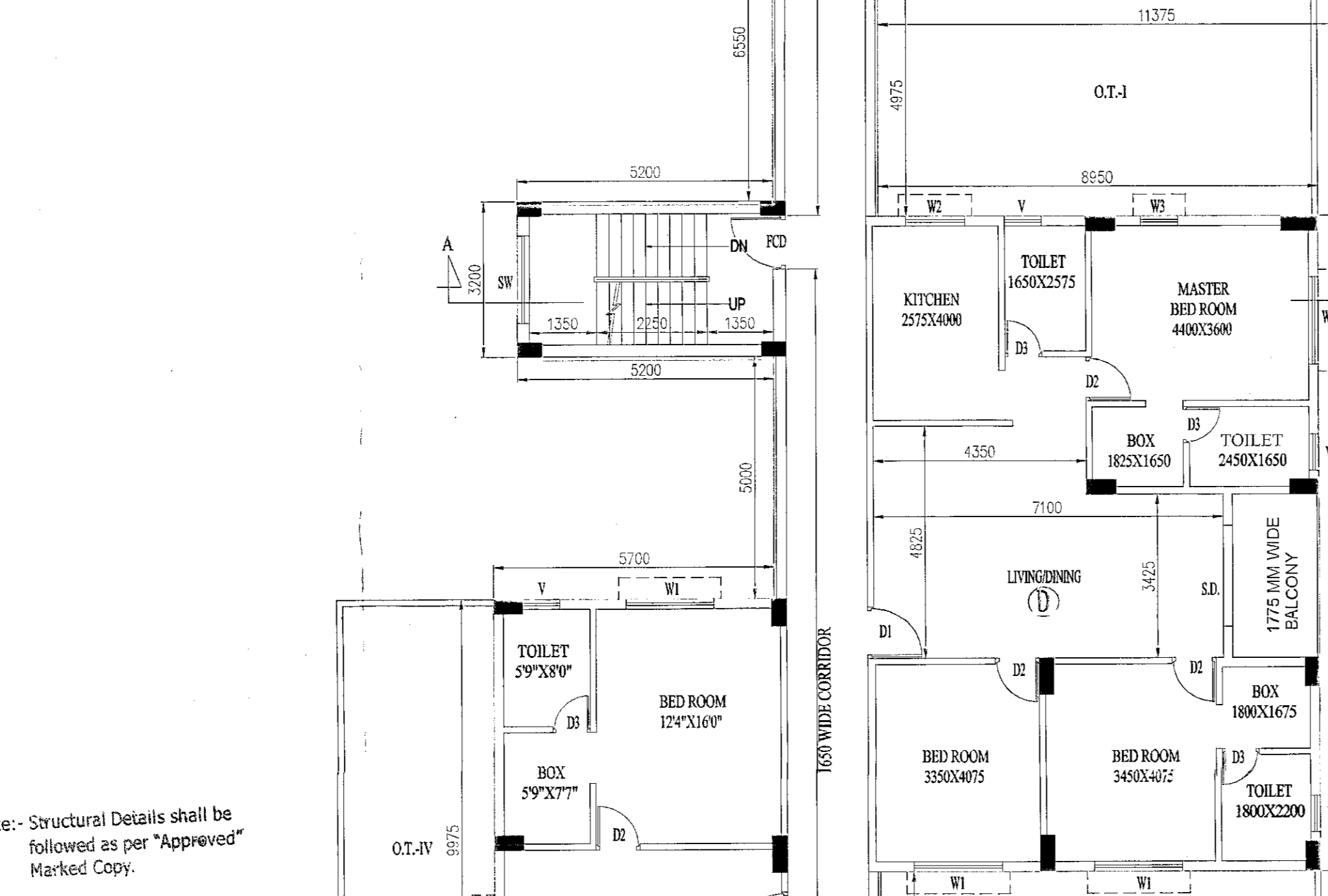
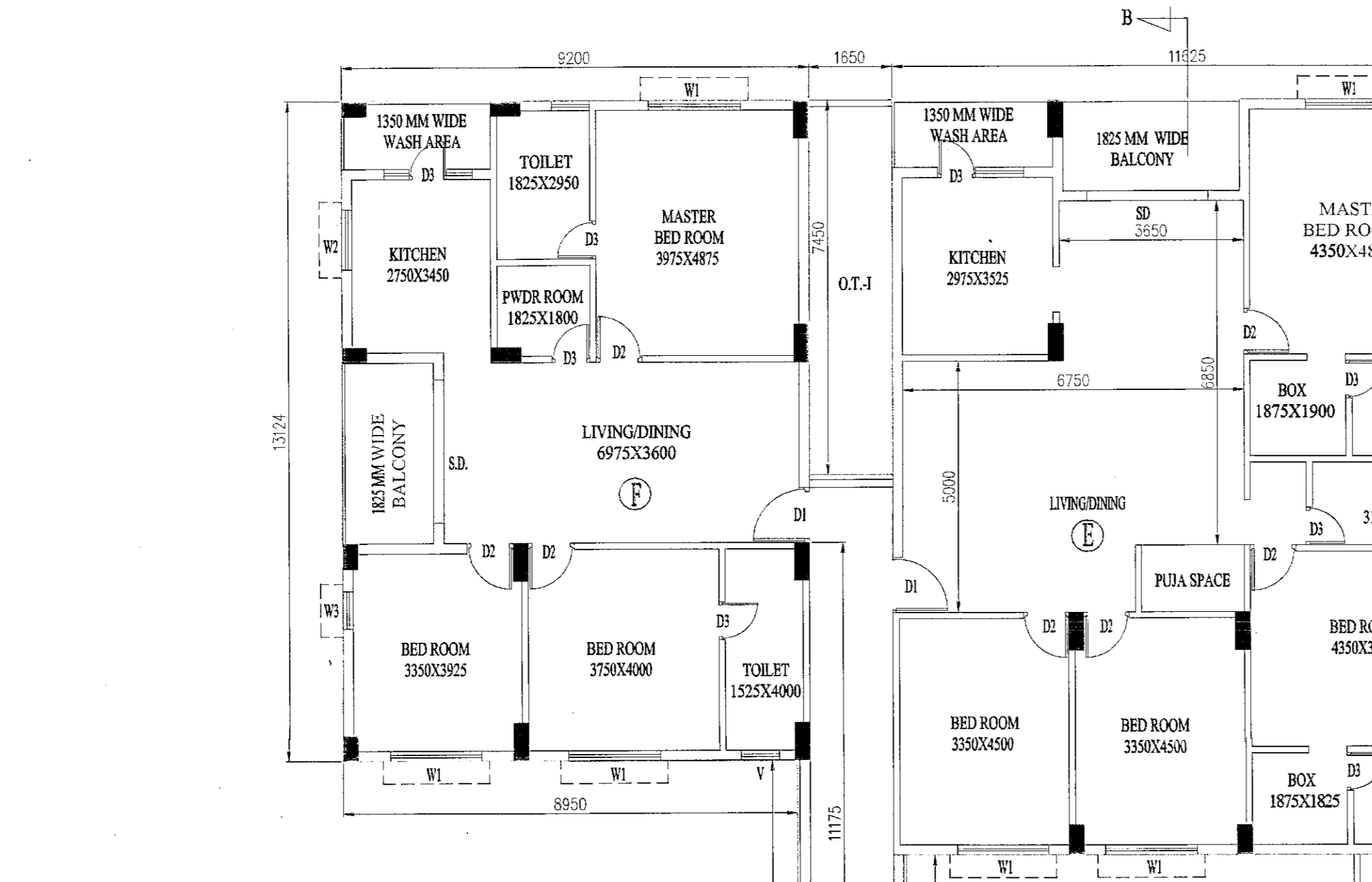
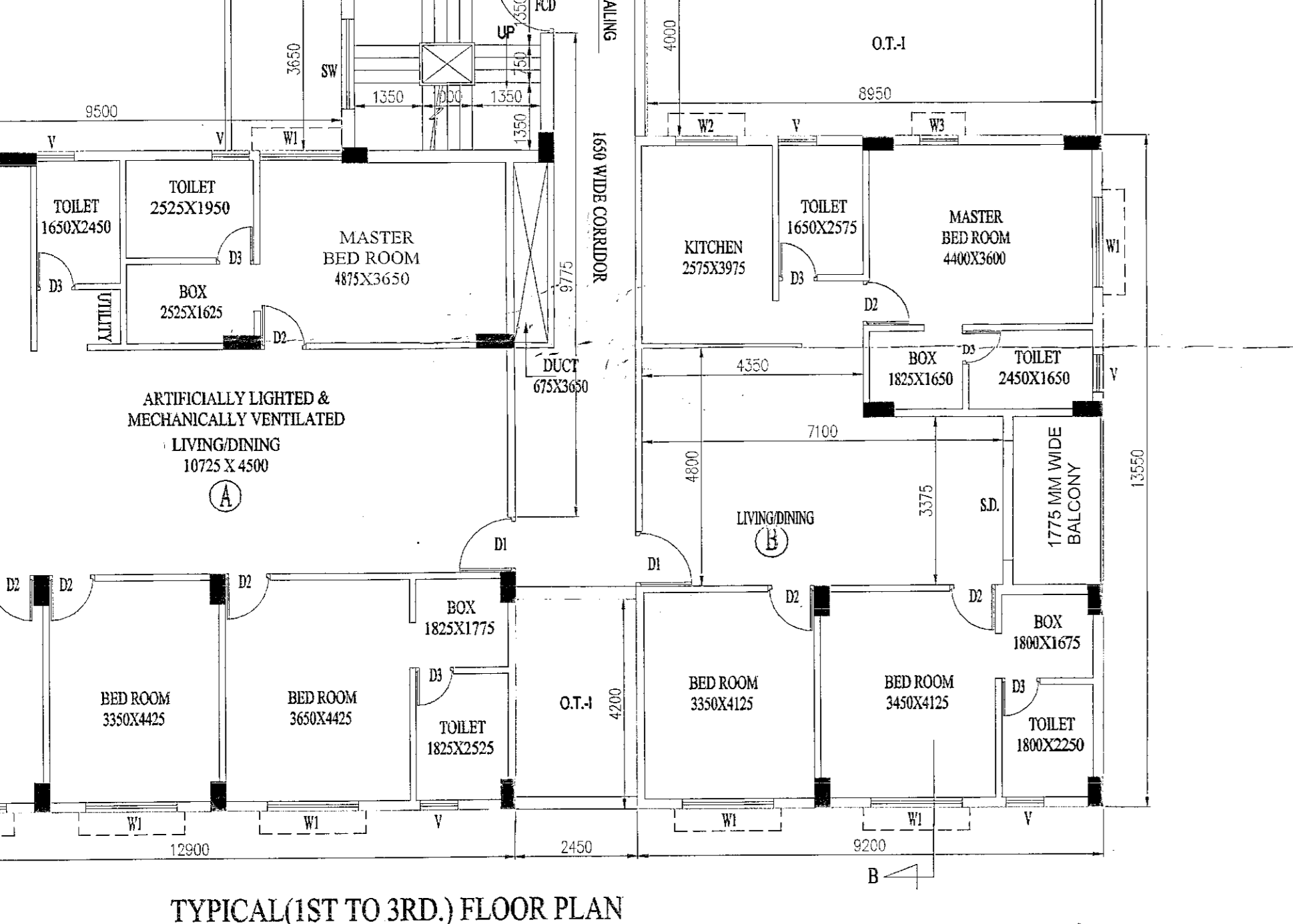
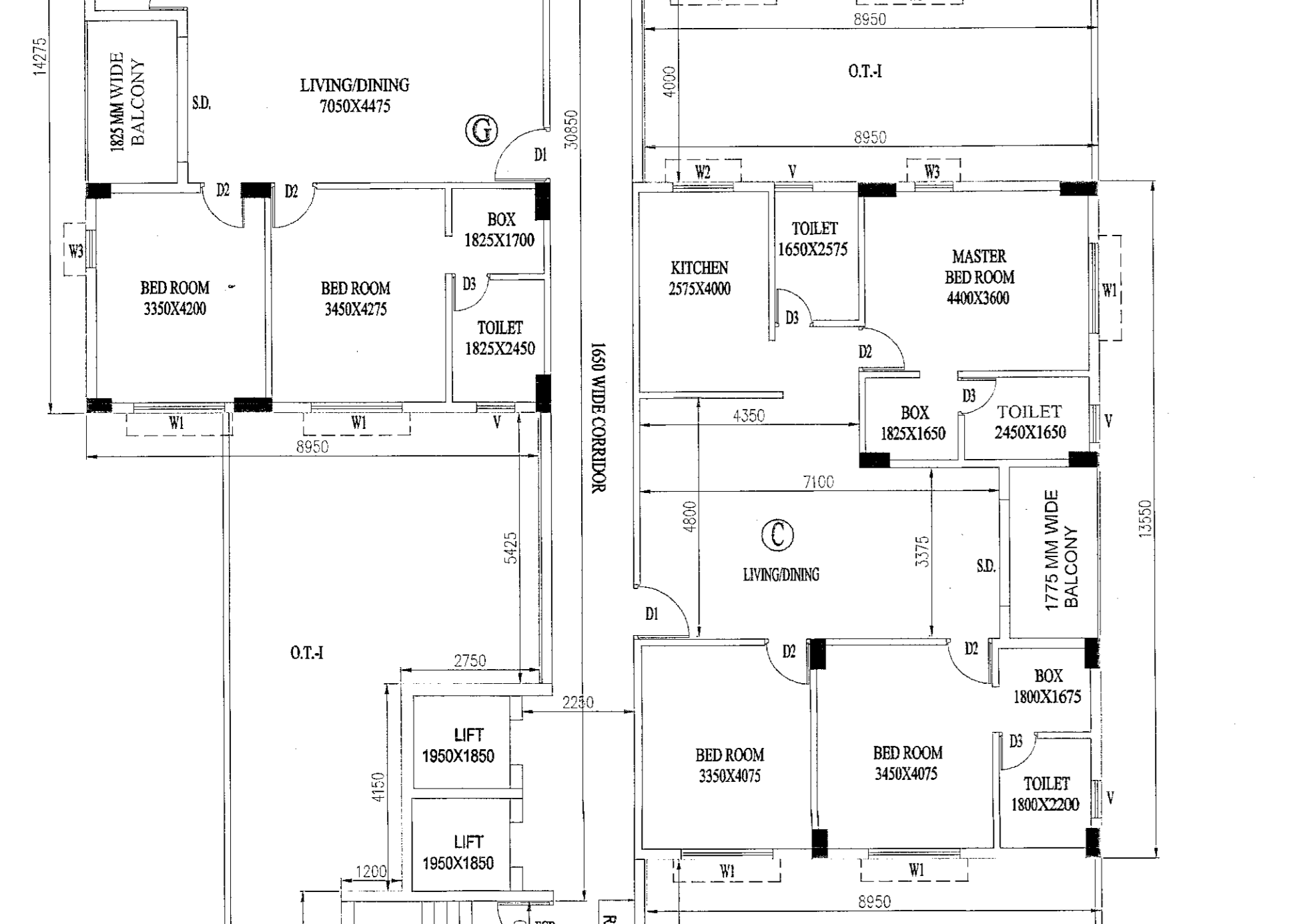
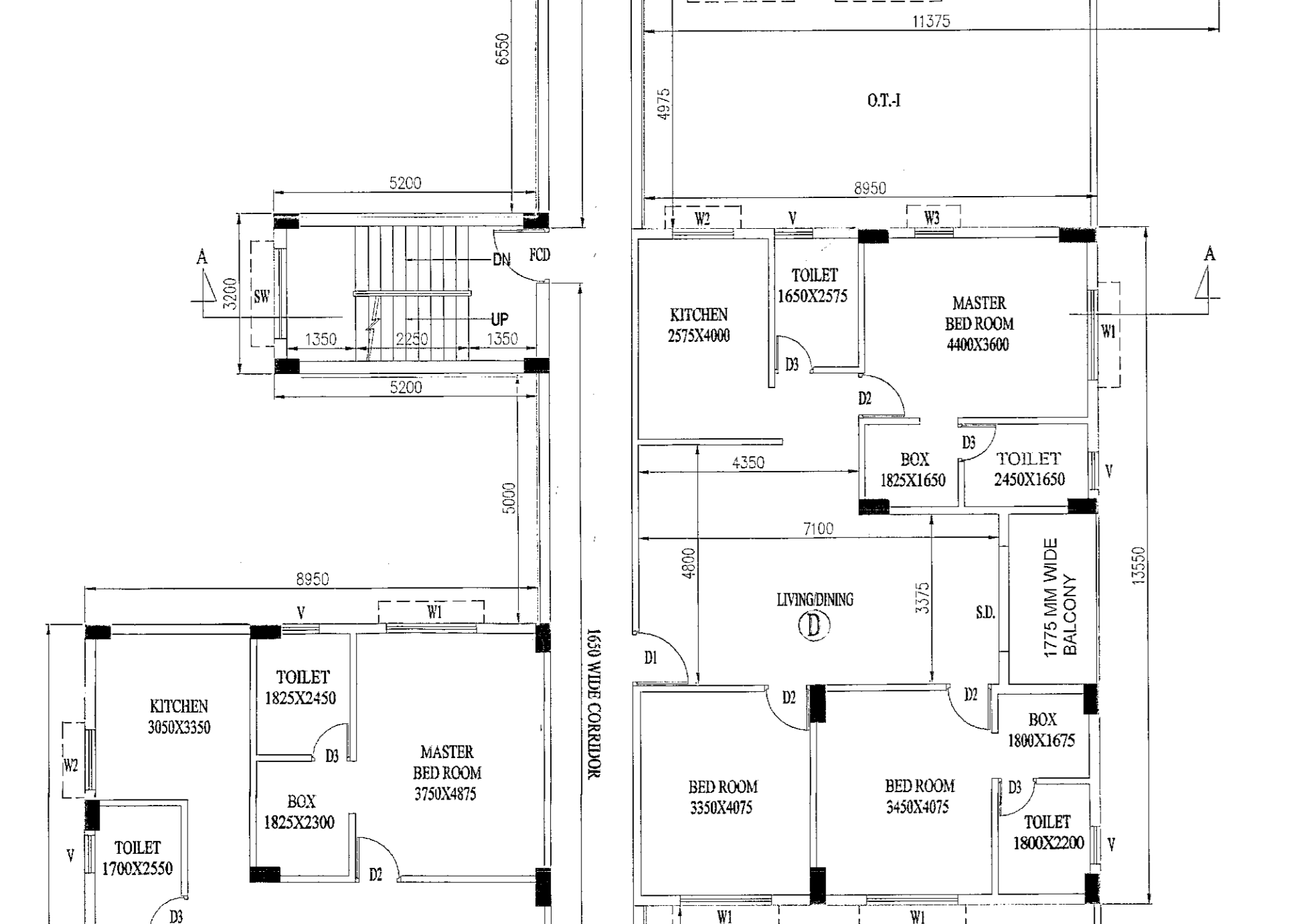
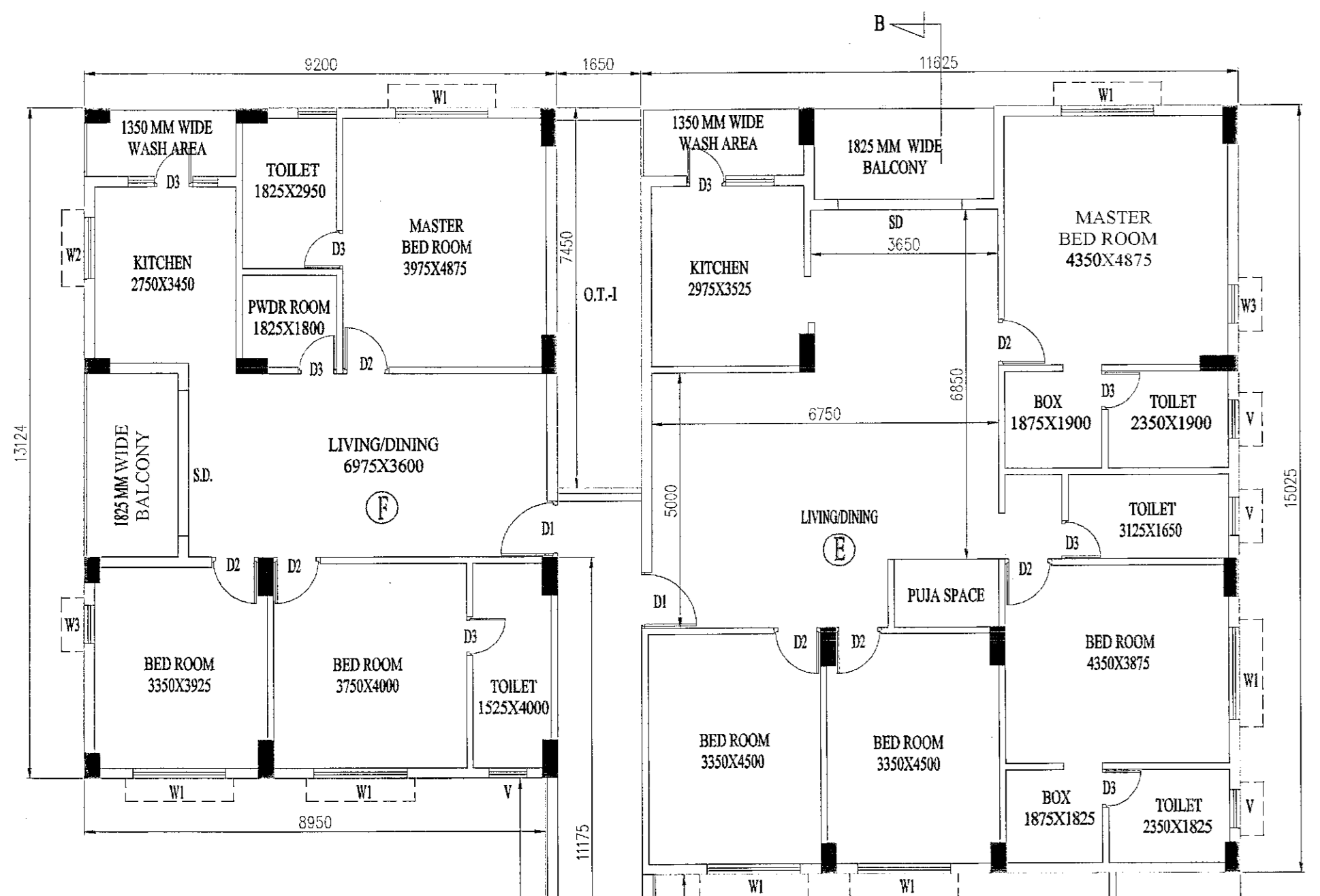
SIGNATURE OF ARCHITECT / L.B.S.

CERTIFICATE OF STRUCTURE STABILITY
I/We do hereby certify that the foundation and superstructure of the proposed building on Plot no.- 9622,9620(R.S.), Street - Pranami Mandir Road, Ward no. - 13, 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.

SIGNATURE OF ARCHITECT / L.B.S.

SIGNATURE OF STRUCTURAL ENGINEER

SIGNATURE OF GEO-TECHNICAL ENGINEER



SECTION THROUGH 'X-X'

DETAIL OF SEPTIC TANK FOR 10 USERS

SECTION THROUGH 'P-P'

SCALE - 1:100

ARCHITECT:
GREEN ARCHITECTURE CONSULTING ENGINEERS PVT. LTD.

1ST FLOOR:
B.R. AMBEDKAR COMPLEX, HILL CART ROAD, SILIGURI - 734005

TITLE: TYPICAL (1ST - 3RD) FLOOR PLAN, 4TH FLOOR PLAN, 5TH FLOOR PLAN, PART PLAN AND SECTION OF UNDER GROUND WATER TANK, SEPTIC TANK DETAIL

SCALE - VARIES
DATE - 13.06.21
SHEET NO. - 0203
CDD. BY - K. K. ROY
DRAWN BY - SAMELI

Note: Structural Details shall be followed as per "Approved" Marked Copy.

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

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

PLACED IN THE BUILDING COMMITTEE MEETING HELD ON 12.06.2021 & RECOMMENDED

Prepared in the presence of the Board of Administrators
Date: 13.06.2021

Valid for Three Years From the Date of sanctioned. 02.12.2021

SANCTIONED

May be Sanctioned

Executive Engineer
Siliguri Municipal Corporation
Siliguri

SANJIV KUMAR
M.E. (STRUCT.), M.E. (CONSTR. ENG.)
P. NO. 194(1) K.M.C.C.
11, CHANDRANILAYA ST. S.M.C.
SILIGURI

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SIGNATURE OF ARCHITECT / L.B.S.

SIGNATURE OF STRUCTURAL ENGINEER

SIGNATURE OF GEO-TECHNICAL ENGINEER