

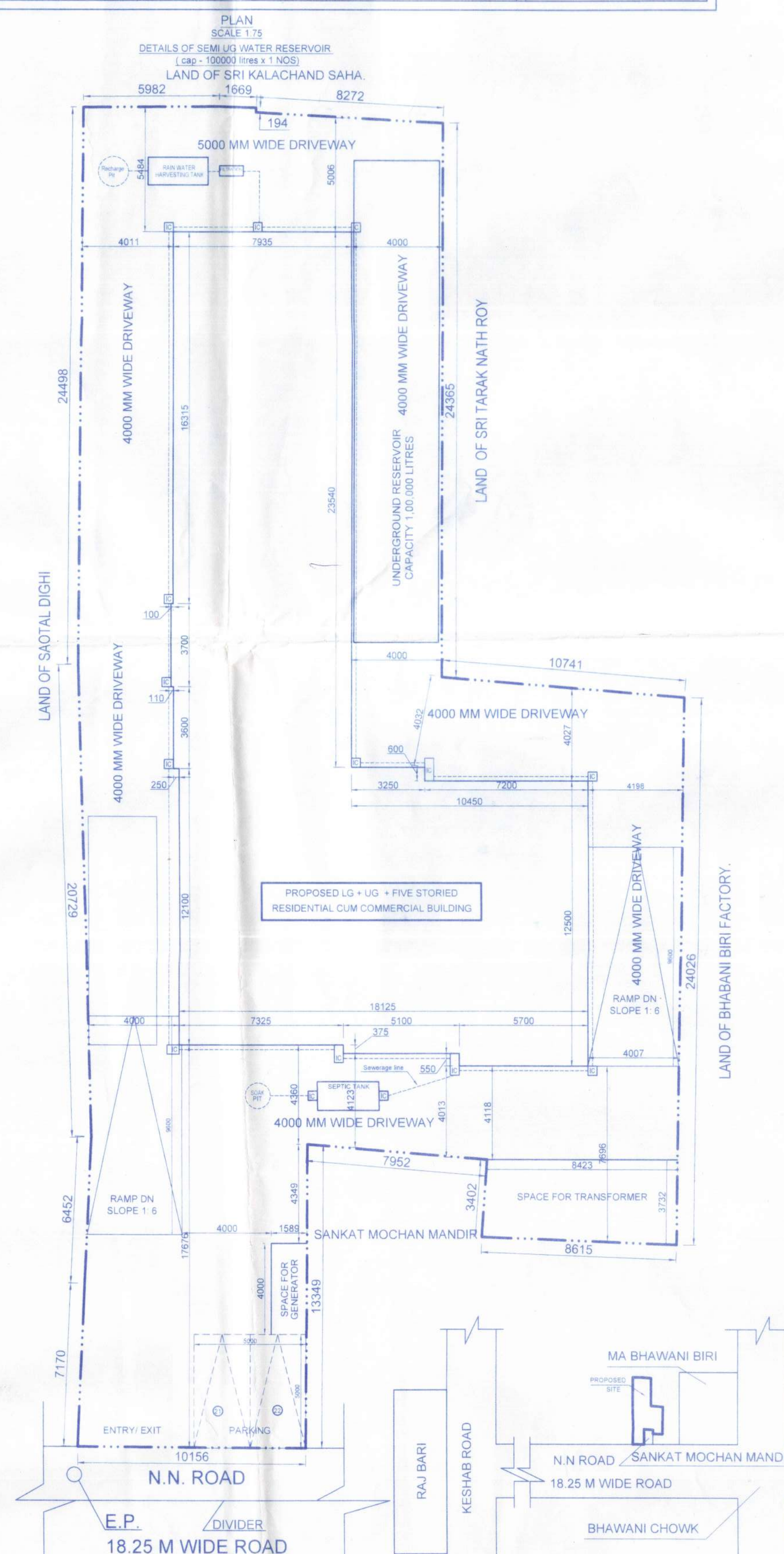
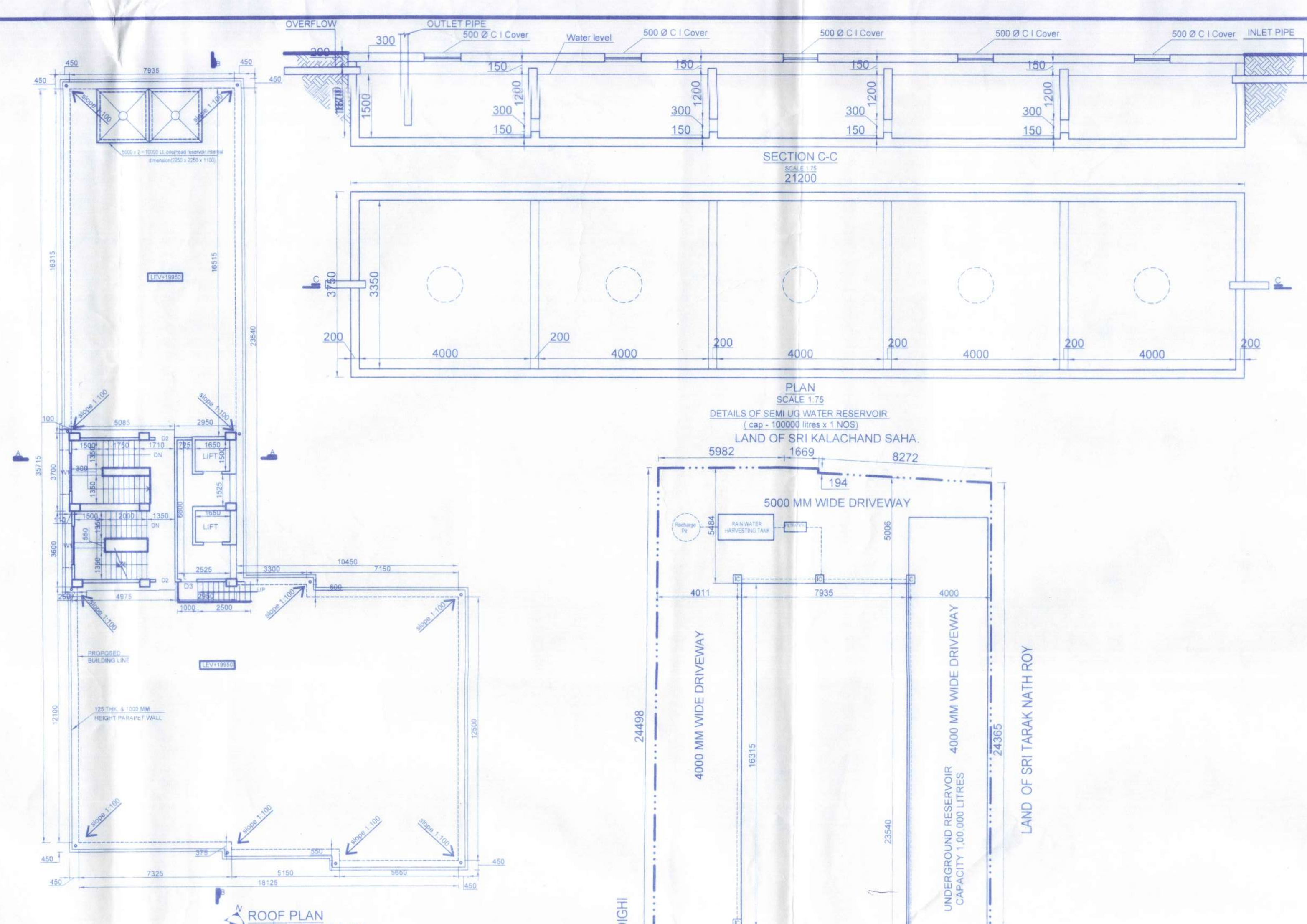
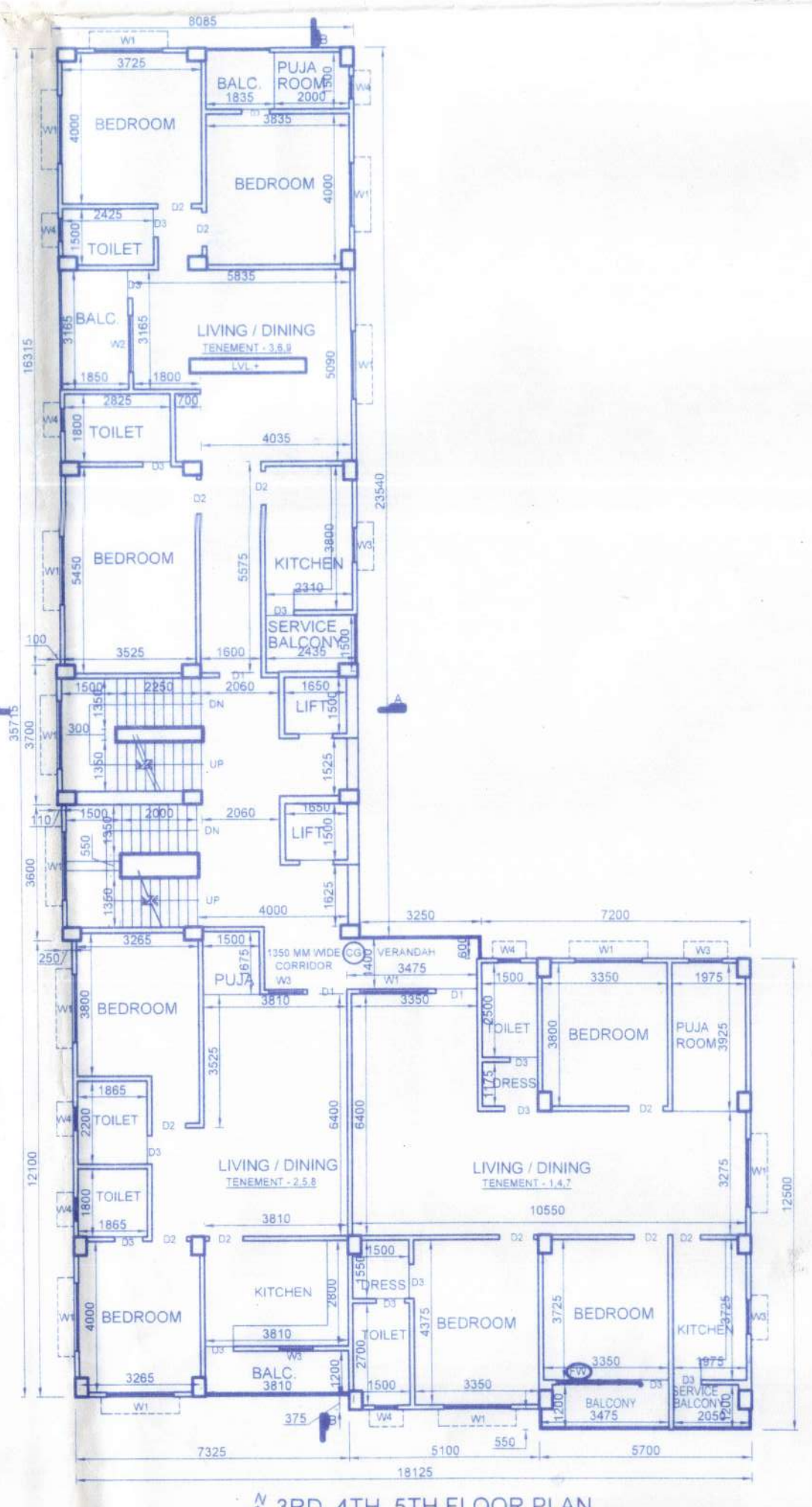
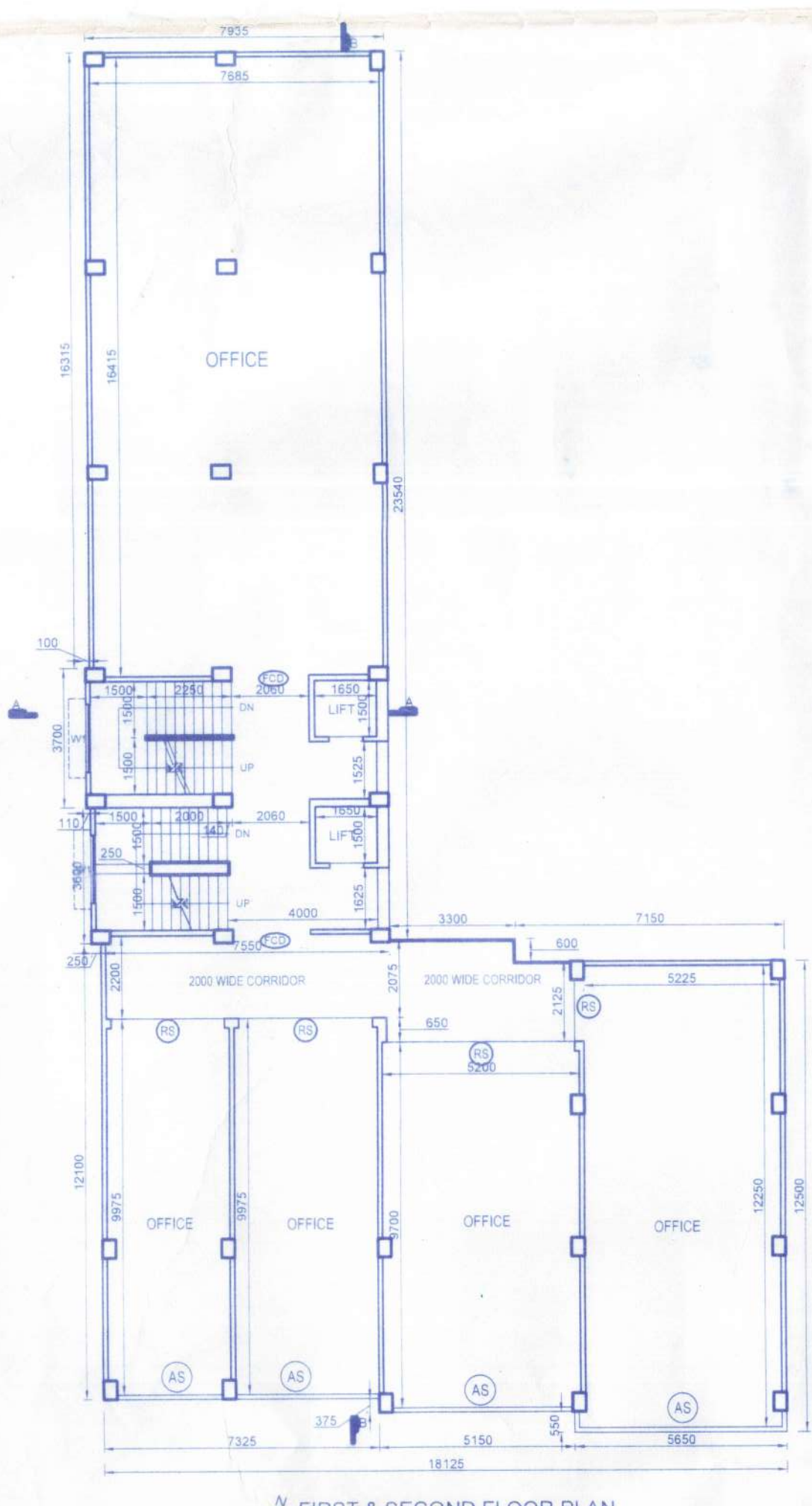
CHECKED BY T.E.C.

The plan is presently approved to the changes as marked and on compliance of Recommendation F & C will be issued

13/04/2022

Divisional Fire Officer
Darjeeling Division &
Member-Convenor T.E.C (N.B)
WGF&ES

TFC/NO/27/20
20.7.20



PROJECT TITLE
BUILDING PLAN & KEY PLAN FOR THE PROPOSED LOWER GROUND + UPPER GROUND + FIVE STORED RESIDENTIAL CUM COMMERCIAL BUILDING OF: 1. SMT LILA RAM SAHA, 2. SMT MANJURANI SAHA, 3. SRI MRITUNJOY SAHA, 4. SRI MITHAUN SAHA, 5. SMT MOUSUM SAHA, AT NRIPENDRA NARAYAN ROAD, WARD NO. 06, PS. KOTWALI, PC. COOCHBEHAR, DIST. COOCHBEHAR, UNDER COOCH BEHAR MUNICIPALITY.

LAND SCHEDULE :-
PLOT NO. 3810, 3816, 3817, 3818, 3819 & 3820 (RS), 4812, 4819, 4820, 4821, 4822 (LR), KHATAN NO. 1746, 24986, 24987, 24982, 24983 & 24984 (LR), J. NO. 130, MOUZA SAHAR COOCH BEHAR, HOLDING NO. 205/342, 206/343, PS. KOTWALI, DIST. COOCHBEHAR, UNDER C.B.M. WARD NO. 06, PROPOSED F.A.R. = 2.077

AREA STATEMENT
AREA OF PLOT = 112.885 SQM (AS PER KHATAN)
AREA OF PLOT = 1103.819 SQM (AS PER SITE)
PERMISSIBLE GROUND COVERAGE = 40.00% = 451.528 SQM
PROPOSED GROUND COVERAGE = 37.925% = 410.684 SQM
PERMISSIBLE HEIGHT = 20.000 M
PROPOSED HEIGHT = 19.950 M (GHUG + STORED)
USE: RESIDENTIAL + COMMERCIAL
LEFT OPEN SPACE AREA = 685.206 SQM
TOTAL NOS. OF TENEMENTS = 9 NOS.
PERMISSIBLE F.A.R. = 2.077

FLOOR AREA DIVISION :-

LOWER GROUND FLOOR :-	STAIR, LIFT & LOBBY	= 53.814 Sq M
PARKING AREA	= 356.870 Sq M	
TOTAL AREA	= 410.684 Sq M	
UPPER GROUND FLOOR :-	STAIR, LIFT & LOBBY	= 53.814 Sq M
RETAIL SHOP (MSA, VERANDAH)	= 356.870 Sq M	
TOTAL AREA	= 410.684 Sq M	
FIRST & SECOND FLOOR (EACH FLOOR) :-	STAIR, LIFT & LOBBY	= 53.814 Sq M
OFFICE (INC. CORRIDOR)	= 356.870 Sq M	
TOTAL AREA	= 410.684 Sq M (EACH FLOOR)	
THIRD, FOURTH & FIFTH FLOOR (EACH FLOOR) :-	STAIR, LIFT & LOBBY	= 17.216 Sq M
TENEMENT 1, 4, 7	= 86.322 Sq M	
TENEMENT 2, 5, 8	= 133.800 Sq M	
TENEMENT 3, 6, 9	= 133.744 Sq M	
TOTAL AREA	= 410.684 Sq M	
TOTAL FLOOR AREA	= 2874.788 Sq M	
COMMERCIAL AREA	= 1076.610 Sq M (WITHOUT STAIR, LIFT, LOBBY)	
RESIDENTIAL AREA	= 1796.104 Sq M (WITHOUT STAIR, LIFT, LOBBY)	
Total Floor Area With Projection	= 460.339 Sq M	
Total Stair Cover Area With Projection	= 72.957 Sq M	
Total no. of parking required	= 22 & provided = 22 nos.	

Calculation of FAR
FAR = TFA / (SSM & LR Wdg x 4) = Parking / Plot area
FAR = 2874.788 / (853.814 x 1 + 157.016 x 3) + 356.870 / 1103.819
FAR = 2.077

DOORS & WINDOWS

TYPEDIMENSION	SECTION	NUMBER	REMARKS
D1	2000 x 2100	125 x 65	
D2	1000 x 2100	125 x 65	
D3	750 x 2100	-50	
D4	1200 x 2100	-50	
W1	3000 x 1200	125 x 65	
W2	1800 x 1200	-50	
W3	1500 x 1200	-50	
W4	600 x 1200	-50	
W5	600 x 800	-50	
V1	1200 x 450	-50	

NAME OF OWNER (S) :-
1. SMT LILA RAM SAHA, 2. SMT MANJURANI SAHA, 3. SRI MRITUNJOY SAHA, 4. SRI MITHAUN SAHA, 5. SMT MOUSUM SAHA, AT NRIPENDRA NARAYAN ROAD, WARD NO. 06, PS. KOTWALI, PC. COOCHBEHAR, DIST. COOCHBEHAR, UNDER COOCH BEHAR MUNICIPALITY.

DECLARATION BY OWNER & ARCHITECT
I do hereby declare that the building proposed for construction shall be supervised by the architect signing the building plan application or in the absence by any other Lic. of the appropriate category and as approved by the authority.
I do hereby certify that the plans, elevations and sections and other structural details of the proposed building, on Plot No. 3810, 3816, 3817, 3818, 3819, 3820 (RS), 4812, 4819, 4820, 4821, 4822 (LR), at NRIPENDRA NARAYAN ROAD, WARD NO. 06, PS. KOTWALI, PC. COOCHBEHAR, DIST. COOCHBEHAR, UNDER COOCH BEHAR MUNICIPALITY, have been prepared in conformity with the relevant provisions under the West Bengal Municipal Building Rules, 2007. This also includes all relevant "No Objection" Certificates from the respective Authorities such as Fire and Emergency Services Department, Airport Authority, Pollution Control Board, Transportation Department, etc. as applicable in the regard, are also enclosed with the application for seeking approval of the plan to construct/reconstruct/addition to the structure of the building on the site.

Signature of Owner
ANURUDDHA SANJAL, MARCH (U)
Architect & Urban Designer
COA Regd. No. CARB/2288
42, Mangal Pandey Sarani,
East Vivekananda Pally
PO. Rabindra Sarani, Siliguri-06
Ph. 8389047433,
E-mail: anuruddha@gmail.com

Signature of Architect
ANURUDDHA SANJAL, MARCH (U)
Architect & Urban Designer
COA Regd. No. CARB/2288
42, Mangal Pandey Sarani,
East Vivekananda Pally
PO. Rabindra Sarani, Siliguri-06
Ph. 8389047433,
E-mail: anuruddha@gmail.com

Signature of Structural Engineer
Signature of Structural Engineer

Signature of Civil Engineer
Signature of Civil Engineer

Signature of Mechanical Engineer
Signature of Mechanical Engineer

Signature of Electrical Engineer
Signature of Electrical Engineer

Signature of Sanitary Engineer
Signature of Sanitary Engineer

Signature of Fire Officer
Signature of Fire Officer

Signature of T.E.C.
Signature of T.E.C.

Signature of Divisional Fire Officer
Signature of Divisional Fire Officer

Signature of Member-Convenor T.E.C (N.B) WGF&ES
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