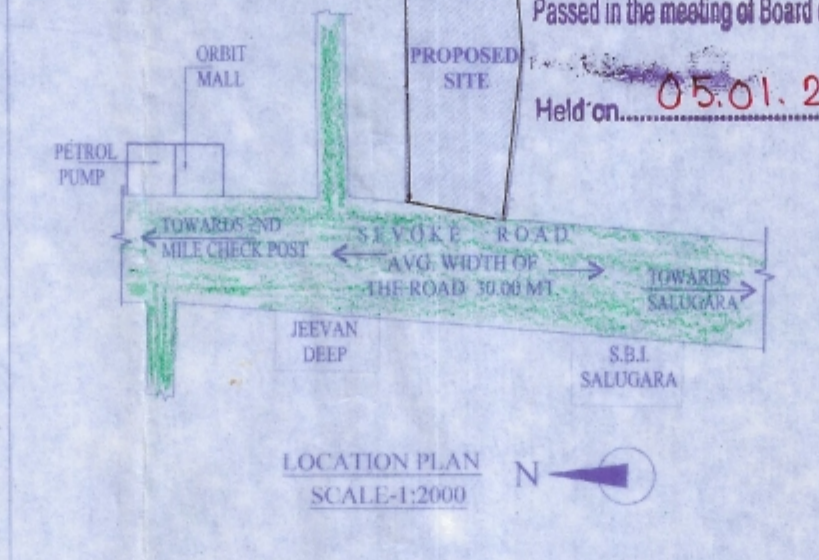


PLACED IN THE BUILDING COMMITTEE MEETING HELD ON 06.12.2020 & RECOMMENDED

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

Passed in the meeting of Board of Administrators Held on 05.01.2021



AREA STATEMENT:

1. LAND AREA AS PER DEED = 2225.75 SQ.M
2. AREA OF STRIP OF LAND GIFTED FOR = 16.341 SQ.M
3. FUTURE ROAD WIDENING
4. LAND AREA AS PER SITE = 2209.409 SQ.M
5. ACCESS ROAD WIDTH = 30.0M (AVG.)
6. PERMISSIBLE GROUND COVERAGE = 40% (883.76 SQ.M)
7. ACHIEVED GROUND COVERAGE = 39.29% (868.12 SQ.M)
8. PERMISSIBLE F.A.R. = 2.75
9. PERMISSIBLE TOTAL F.A.R. AREA = 6075.87 SQ.M
10. PROPOSED TOTAL BUILT UP AREA = 5339.67 SQ.M
11. F.A.R. CONSUMED = 2.416
12. PERMISSIBLE HEIGHT OF THE BUILDING - NO RESTRICTION
13. PROPOSED HEIGHT OF THE BUILDING = 24.90 M

USED AREA DETAILS:-

SL. NO.	FLOOR	COMMERCIAL	HOTEL	RESTAURANT & KITCHEN	MEETING HALL / BOARD ROOM / INDOOR GAME	PARKING	LIFT/STAIRCASE/COMMON AREA	TOTAL AREA
1	BASEMENT	NIL	NIL	NIL	NIL	792.76 SQ.M	67.62 SQ.M	860.38 SQ.M
2	L.GROUND	604.98 SQ.M	NIL	NIL	NIL	NIL	125.35 SQ.M	730.33 SQ.M
3	U.GROUND	677.13 SQ.M	NIL	NIL	NIL	NIL	176.79 SQ.M	853.92 SQ.M
4	FIRST	756.43 SQ.M	NIL	NIL	NIL	NIL	92.44 SQ.M	848.87 SQ.M
5	SECOND	492.52 SQ.M	NIL	179.29 SQ.M	NIL	NIL	177.09 SQ.M	671.90 SQ.M
6	THIRD	NIL	477.29 SQ.M	NIL	208.50 SQ.M	NIL	155.86 SQ.M	841.65 SQ.M
7	FOURTH	NIL	477.29 SQ.M	NIL	208.50 SQ.M	NIL	155.86 SQ.M	841.65 SQ.M
8	FIFTH	NIL	477.29 SQ.M	NIL	208.50 SQ.M	NIL	155.86 SQ.M	841.65 SQ.M
TOTAL BUILT UP AREA (INCLUDING EXEMPTION AREA)								6277.90 SQ.M

EXEMPTED AREA:

SL. NO.	EXEMPTION	FLOOR	AREA	TOTAL AREA
1	STAIRWAYS	BASEMENT	15.25 SQ.M	15.25 SQ.M
		L.GROUND TO 5TH FL.	52.00 SQ.M X 7	364.00 SQ.M
TOTAL STAIRWAYS AREA				379.25 SQ.M
2	LIFT LOBBY	U.GROUND & 1ST FL.	6.0 SQ.M X 2	12.0 SQ.M
		2ND FL. & 5TH FL.	9.8 SQ.M X 4	39.2 SQ.M
TOTAL LIFT LOBBY AREA				51.2 SQ.M
3	CAR PARKING	BASEMENT-1	860.38 SQ.M	860.38 SQ.M
TOTAL CAR PARKING AREA				860.38 SQ.M
TOTAL EXEMPTION AREA (INCLUDING CAR PARKING)				1287.63 SQ.M

AREA IN F.A.R.

TOTAL AREA (INCLUDING CAR PARKING + EXEMPTION)	6627.20 SQ.M
TOTAL EXEMPTION AREA (INCLUDING CAR PARKING)	1287.63 SQ.M
TOTAL F.A.R. AREA (EXCLUDING EXEMPTION AREA)	5339.67 SQ.M

PROPOSED F.A.R.

5339.67 SQ.M	2209.409 SQ.M	2.416
--------------	---------------	-------

CAR PARKING REQUIREMENT

	AREA	NO. OF CARS
TOTAL SHOP AREA	2885.42 SQ.M	30 NOS.
TOTAL HOTEL AREA	1640.37 SQ.M	7 NOS.
TOTAL KITCHEN & RESTAURANT AREA	179.26 SQ.M	2 NOS.
TOTAL MEETING HALL & BOARD ROOM AREA	417.06 SQ.M	9 NOS.
TOTAL CAR PARKING REQUIREMENT		47 NOS.

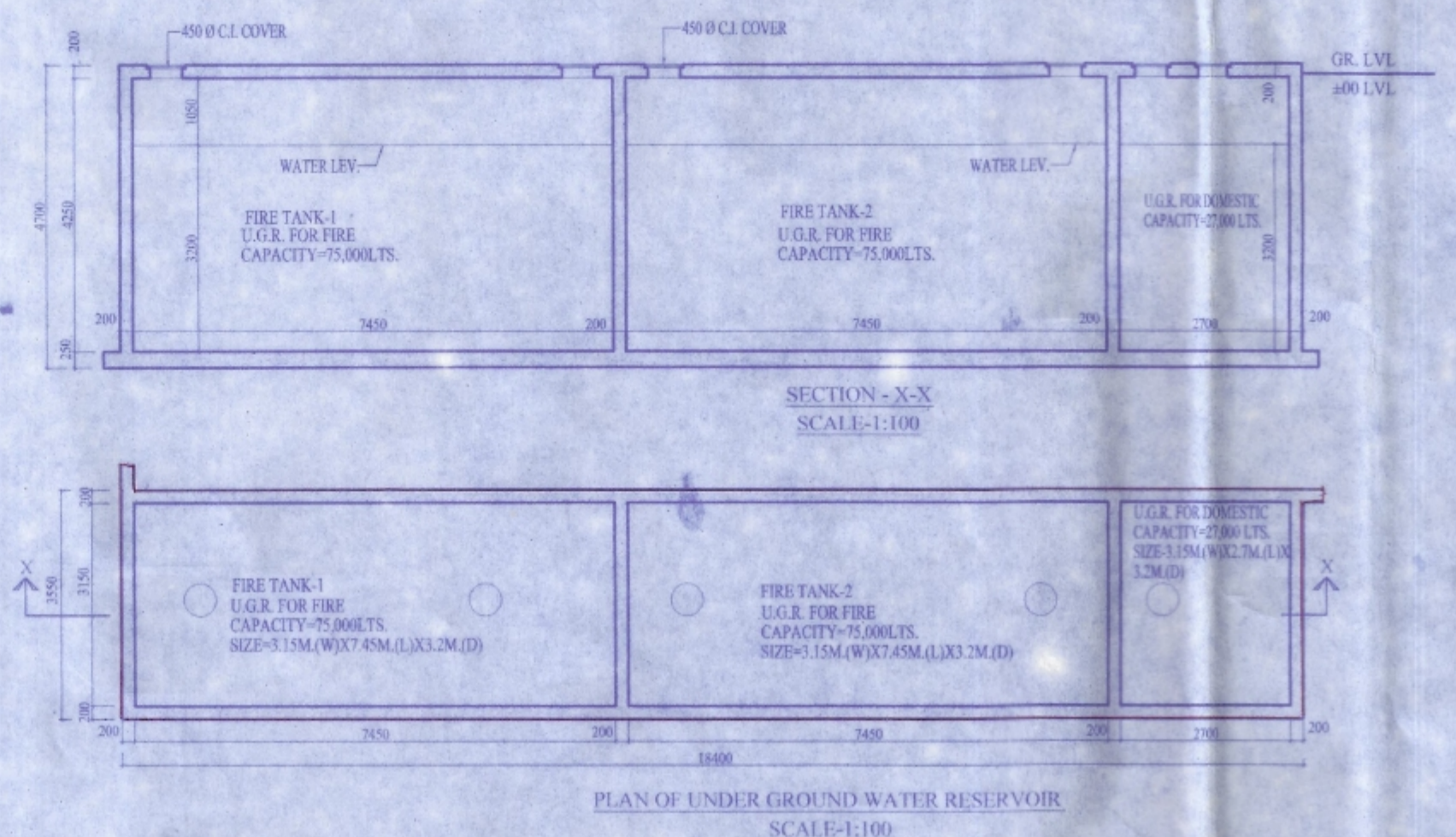
CAR PARKING PROVIDED

	NO. OF CARS
BASEMENT - COVERED	24 NOS.
GROUND FLOOR - OPEN	24 NOS.
TOTAL CAR PARKING PROVIDED	48 NOS.

- GENERAL NOTES:-
1. ALL DIMENSIONS ARE IN MM (UNLESS OTHERWISE MENTIONED)
 2. ALL EXTERNAL WALLS ARE 200 THK & INTERNAL WALLS ARE 125 THK
 3. ALL CHAIRS ARE 150 THK & 40MM PROJECTED
 4. DEPTH OF UNDERGROUND WATER RESERVOIR SHOULD NOT EXCEED THE DEPTH OF FOUNDATION
 5. GRADE OF CONCRETE & GRADE OF STEEL TO BE AS PER STRUCTURAL ENGINEER'S SPECIFICATION
 6. R.C.C. FRAMED STRUCTURE
 7. ANY DISCREPANCY IN SCALE, THE WRITTEN DIMENSIONS SHALL GOVERN
 8. FOR SPECIFICATION OF MATERIALS & WORKMANSHIP N.B.C. TO BE FOLLOWED
 9. OPEN TUBES TO BE PROVIDED WITH LIME TREATING OF RATIO 2:2:7
 10. DAMP PROOF COURSE TO BE PROVIDED WITH P.C. 12:4

SANCTIONED
 Commissioner
 Siliguri Municipal Corporation

Valid for Three Years
 From the Date of Sanctioned 23.11.2022



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 OBJECTION OCCUPANCY CERTIFICATE

May be Sanctioned
 H.O. Mr. Sankar
 22/09/22
 Sub-Asst. Engineer
 Municipal Corporation

Asst. Engineer
 Siliguri Municipal Corporation
 18/10/22
 Executive Engineer
 Siliguri Municipal Corporation
 Siliguri

SCHEDULE OF LAND:

1. MOUZA - DABGRAM
2. J.L. NO - 02
3. PLOT NO. - 102,99/314(R.S.),442,443,444,455(LR) IN SHEET NO. - 2,5(RS), 2(LR)
4. KHATAN NO. - 33/1(R.S.),410,411,412,413,414(LR)
5. WARD NO. - 42 (SMC)
6. POLICE STATION - BHAKTINAGAR
7. DISTRICT - JALPAIGURI

DECLARATION OF ARCHITECT:

I DO HEREBY CERTIFY WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF S.M.C. BUILDING RULES OF 2009 AS AMENDED TIME THAT THE WIDTH OF THE ADJUTING ROADS CONFORM WITH THE BUILDING PLAN AND IT IS NOT A TANK OR A FILLED UP TANK. THE SITE IS DEMARKED BY BOUNDARY WALLS AND MEASUREMENT AGREED WITH THE DEED PLAN. IT IS FULLY OCCUPIED BY THE OWNER.

MITUL SHUKLA (B.ARCH.)
 CA/2004/33251

SIGNATURE OF ARCHITECT

DECLARATION OF STRUCTURAL ENGINEER

THIS IS TO CERTIFY THAT THE STRUCTURAL DESIGN & DRAWINGS OF BOTH FOUNDATION AND SUPER-STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE WITH ALL RESPECTS.

SANJIV J. BAREKH
 M.E. (STRUCT.), M.E. (CONST. ENG.)
 B.C.E., FIE(F-018202-4)
 E.S.E.-4-27 S.M.C.

SIGNATURE OF STRUCTURAL ENGINEER

Dr. B. MONDOL
 SMC Emp. Contract No. Cas-1-5 (Govtch)
 Milanguly, Siliguri-05
 Mob. No. 915467663
 Email: technosivastak2@gmail.com

SIGNATURE OF GEO-TECH ENGINEER

DECLARATION OF OWNER:

THIS IS TO CERTIFY THAT THE STRUCTURAL DESIGN & DRAWINGS OF BOTH FOUNDATION AND SUPER-STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE WITH ALL RESPECTS.

Handwritten signatures and notes: *Handwritten signatures and notes: Suresh Kumar Agarwal, Suresh Kumar Agarwal, Suresh Kumar Agarwal.*

SIGNATURE OF OWNER

OWNER DETAILS:-

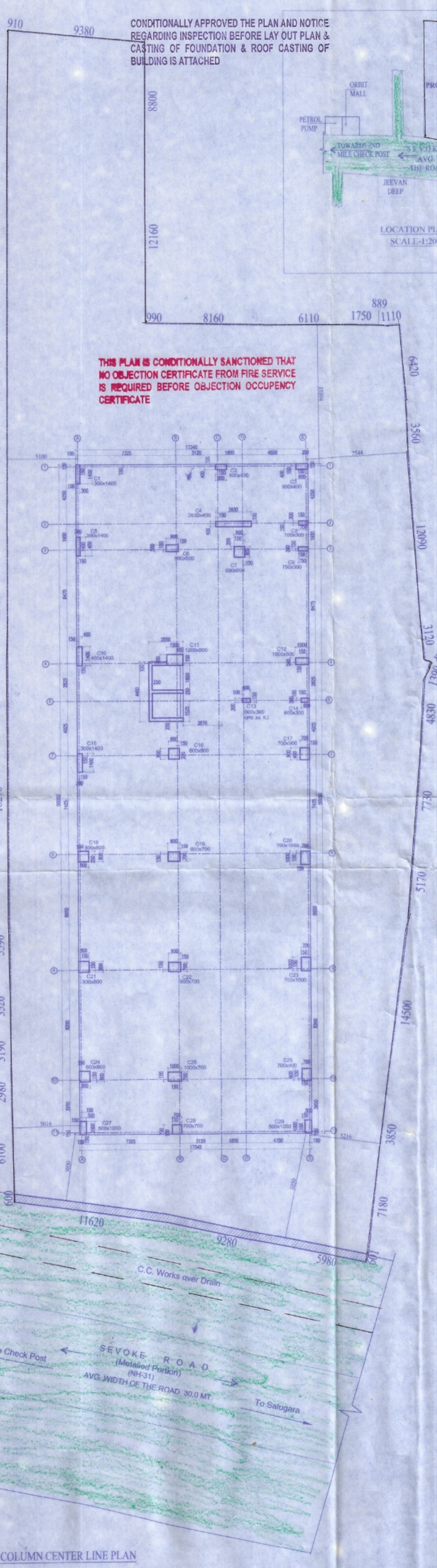
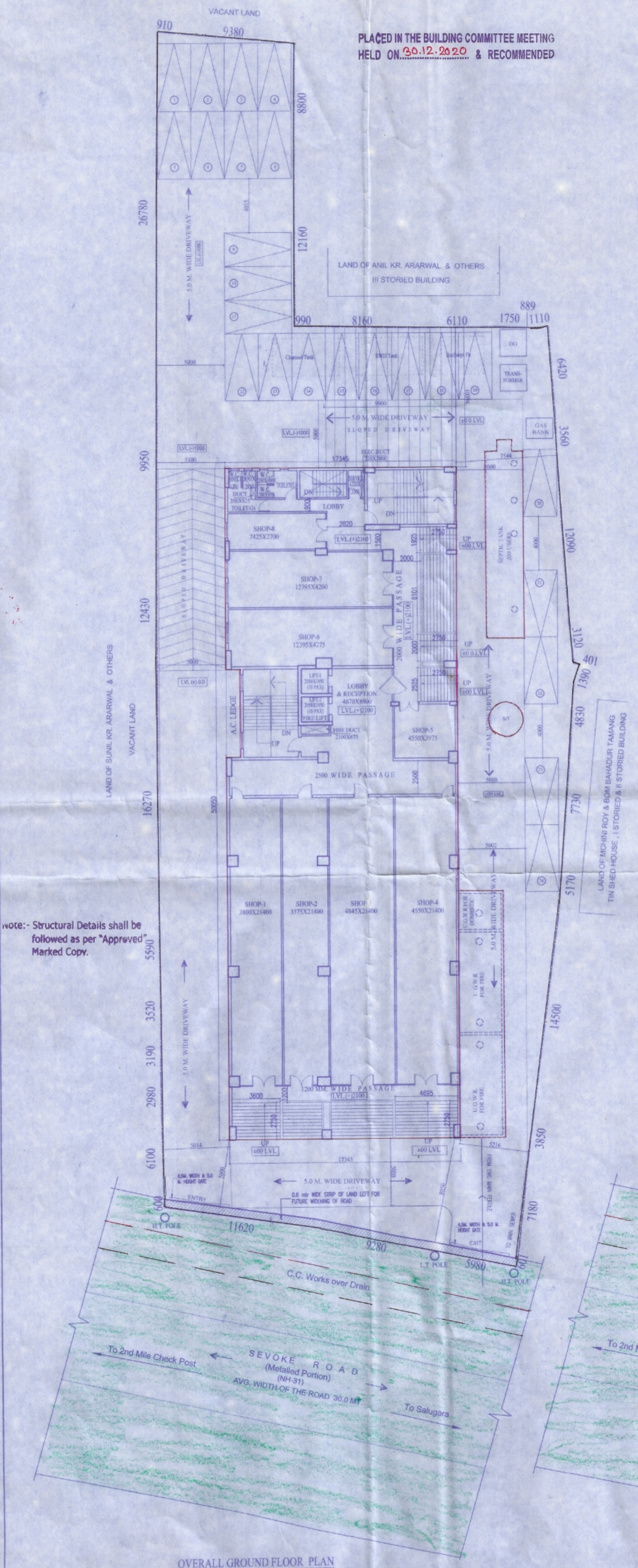
1. SREANAND AGARWAL
2. SRI SURESH KUMAR AGARWAL
3. SRI SATYA NARAYAN AGARWAL
4. SRI GAJANANDA AGARWAL
5. SRI MOHANLAL AGARWAL

PROJECT:
 PROPOSED PLAN OF (B+L.G+U.G+V) STORED COMMERCIAL CUM ASSEMBLY BUILDING ON PLOT NO.-102,99/314(R.S.),442,443,444,455(LR), KHATAN NO.- 33/1(R.S.),410,411,412,413,414(LR) AT MOUZA - DABGRAM, J.L. NO.-02, SHEET NO.- 2,5(RS), 2(LR) P.S.- BHAKTINAGAR, DIST.- JALPAIGURI, WARD NO.- 42(S.M.C.), SEVOKE ROAD, SILIGURI.

TITLE:
 OVERALL GROUND FLOOR PLAN, LOCATION PLAN, COLUMN CENTER LINE PLAN & DETAIL OF U.G.W.R.

SCALE: 1:200	DRAWN BY:	CHECKED BY:
	MOUMITA ROY	PAPIA DAS
	DATE-22.12.2020	DRG. NO. - MAVA246/SMC/01

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



OVERALL GROUND FLOOR PLAN

COLUMN CENTER LINE PLAN