

PLACED IN THE BUILDING COMMITTEE MEETING HELD ON 18.06.2021 & RECOMMENDED SL No - 11

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 19.06.2021 SL No - 72

SILIGURI MUNICIPAL CORPORATION PLAN No. 0109144/21/500051 DATE 13.05.2021 BLDG CELL SILIGURI

PROPOSED PARTLY GROUND + 3 & PARTLY PARKING + 4 STD. RESIDENTIAL CUM COMMERCIAL BUILDING AT SREEMA SARANI, BABU PARA, SILIGURI WNO. - 27, DIST. - DARJEELING

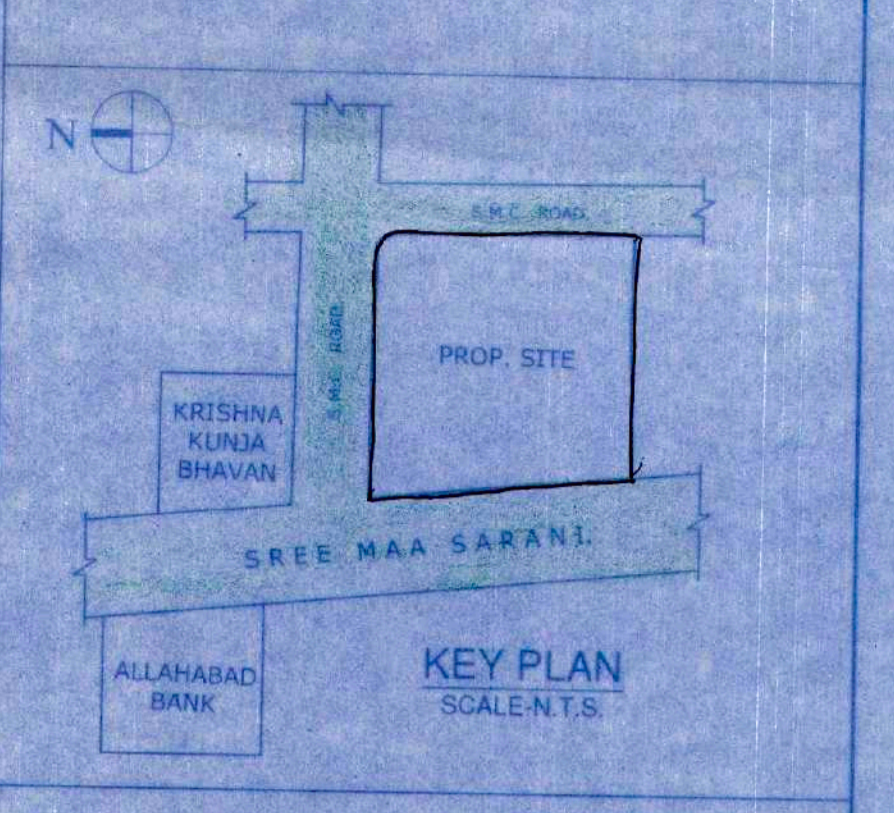
SMC HOLDING NO. - 180373/1/24/6/N2009  
 APVD. LICD MEMO NO. - 5320/SUDA DT - 01.03.2021  
 APVD. SITE PLAN NO. - 0109191210500215 DT - 13.05.2021

**LAND SCHEDULE**

MUGZA	-	SILIGURI
PLOT NO.	-	110 (88)
KHATAN NO.	-	4207 (RS), 1460 (LR)
W/O.	-	1946 (RS), 9519 (LR)
PARGANA	-	27 (S.M.C.)
P.S.	-	SANKANTAPUR
DIST.	-	SILIGURI
DARJEELING	-	

**NAME OF OWNERS**  
**OWNER**  
 JAY TULSI NIRMAAN PVT. LTD.  
 DIRECTOR - PRITHVIRAJ GOYAL

**REPRESENTED BY** - SRI MRINAL AGARWAL



- SPECIFICATIONS**
1. ALL DIMENSIONS ARE GIVEN IN MM.
  2. ALL EXTERNAL WALLS ARE 125/250 MM TH. UNLESS OTHERWISE MENTIONED.
  3. ONLY WRITTEN DIMENSION TO BE FOLLOWED.
  4. GENERAL SPECIFICATIONS FOR MATERIALS & WORKMANSHIP AS PER NBC RULES.
  5. FIRST CLASS BRICKWORK IN 1:4:1 SAND CEMENT MORTAR.
  6. GRADE OF CONCRETE M25 & THAT OF STEEL FE-500.
  7. STANDARD FLOOR OR FINISH MATERIAL FOR HABITABLE ROOM & PARKING LEVEL FLOORINGS.

**LAND AREA AS PER DEED** 896.06 SQ.M  
**LAND AREA AS PER SITE** 894.91 SQ.M  
**PERM. GR. COVERAGE** 50% OR 447.45 SQ.M  
**PROP. GR. COVERAGE** 48.54% OR 344.27 SQ.M  
**PERM. HT. OF BUILDING** 40.0 M  
**PROP. HT. OF BUILDING** 14.95 M  
**OPEN SPACE LEFT** 59.46% OR 350.64 SQ.M

**FLOOR AREAS**

GROUND FLOOR	
SHOP AREA	148.14 SQ.M
COMMON AREA	328.50 SQ.M
CAR PARKING & SERV. AREA	145.53 SQ.M
TOTAL AREA	622.17 SQ.M
FIRST FLOOR	
FLAT AREA	141.87 SQ.M
GUARD ROOM AREA	21.14 SQ.M
COMMON AREA	41.37 SQ.M
TOTAL AREA	204.38 SQ.M

**2ND TO 4TH FLOOR**

FLAT AREA (900/1700)	927.61 SQ.M
COMMON AREA (180/10/3)	109.55 SQ.M
TOTAL AREA (944/27/3)	1037.17 SQ.M
TOTAL FLOOR AREA	1581.46 SQ.M
TOTAL COMMERCIAL AREA (9.37%)	148.14 SQ.M
TOTAL COMMON AREA	179.27 SQ.M
TOTAL CAR PARKING AREA	145.53 SQ.M
GUARD ROOM AREA	21.14 SQ.M
TOTAL NOS. OF TENEMENT	11 NOS.

**AREA FREE FROM F.A.R.**  
 LIFT LOBBY @ 3 SQ.M x 01 NOS. = 3 SQ.M  
 CAR PARKING AREA = 145.53 SQ.M  
 STAIR COVER AREA = 120.99 SQ.M  
 241.52 SQ.M = 9.18% OR 120.99 SQ.M

**TOTAL FREE AREA** = 350.82 SQ.M  
**TOTAL AREA FOR F.A.R.** (1561.46 - 350.82) SQ.M = 1210.64 SQ.M

**PROPOSED F.A.R.** - 18/14  
**PERMISSIBLE F.A.R.** - 2/25

**CAR PARKING REQUIRED** - 11 NOS.  
 FLAT 180/10/3 @ 100 SQ.M = 180 NOS.  
 COMMERCIAL - 10 NOS.  
**CAR PARKING PROVIDED** - 11 NOS.

**TREE COVER AREA**  
**TREE COVER AREA REQUIRED** - 2.57% OR 18.89 SQ.M  
**TREE COVER AREA PROVIDED** - 2.95% OR 20.79 SQ.M

**TENEMENT AREAS**

1ST FLOOR	2ND - 4TH FLOOR
A - 88.88 SQ.M	A - 101.40 SQ.M
B - 43.08 SQ.M	B - 100.40 SQ.M
C - 98.35 SQ.M	C - 98.35 SQ.M

(G) ARTIFICIAL LIGHTING & MECHANICAL VENTILATION PROVIDED AS PER THE LATEST PROVISION OF NATIONAL BUILDING CODE OF INDIA.

**DECLARATION BY OWNER**  
 I DO HEREBY DECLARE THAT THE BUILDING PROPOSED FOR CONSTRUCTION SHALL BE SUPERVISED BY THE I.E.A. & I.B.S. SIGNING THE BUILDING PLAN APPLICATION IN HIS PRESENCE BY ANY OTHER I.E.A./I.B.S. OF THE APPROPRIATE CATEGORY AND AS APPROVED BY THE AUTHORITY.

**DECLARATION BY GEO-TECHNICAL ENGINEER**  
 I DO HEREBY CERTIFY THAT THE FOUNDATION AND THE SUPERSTRUCTURE OF THE BUILDING PROPOSED FOR CONSTRUCTION ON DT NO. - 1446 ALM (LR) AT SREEMA SARANI, BABU PARA, DIST. - DARJEELING, WEST BENGAL, INDIA, HAS BEEN PREPARED IN ACCORDANCE WITH THE NATIONAL BUILDING CODE OF INDIA AND THE NATIONAL BUILDING CODE OF INDIA, 2007. THIS ALSO INCLUDES THAT ALL RELEVANT NO OBJECTION CERTIFICATES FROM THE RESPECTIVE AGENCIES SUCH AS FIRE AND SAFETY DEPARTMENT, AIRPORT AUTHORITY, POLLUTION CONTROL BOARD, TELECOMMUNICATION DEPARTMENT ETC. AS APPLICABLE IN THE AREA ARE ALSO ENCLOSED WITH THIS APPLICATION FOR REFERENCE OF THE PLANNING AUTHORITY FOR THE CONSTRUCTION OF THE BUILDING ON THE SAID FLOOR.

**DECLARATION BY I.B.S./I.E.A.**  
 I DO HEREBY CERTIFY THAT THE PLANS, ELEVATIONS AND SECTION AND OTHER STRUCTURAL DETAILS OF THE PROPOSED BUILDING ON DT NO. - 1446 ALM (LR) AT SREEMA SARANI, BABU PARA, DIST. - DARJEELING, WEST BENGAL, INDIA, HAS BEEN PREPARED IN ACCORDANCE WITH THE NATIONAL BUILDING CODE OF INDIA, 2007. THIS ALSO INCLUDES THAT ALL RELEVANT NO OBJECTION CERTIFICATES FROM THE RESPECTIVE AGENCIES SUCH AS FIRE AND SAFETY DEPARTMENT, AIRPORT AUTHORITY, POLLUTION CONTROL BOARD, TELECOMMUNICATION DEPARTMENT ETC. AS APPLICABLE IN THE AREA ARE ALSO ENCLOSED WITH THIS APPLICATION FOR REFERENCE OF THE PLANNING AUTHORITY FOR THE CONSTRUCTION OF THE BUILDING ON THE SAID FLOOR.

**DECLARATION BY I.E.A.**  
 I DO HEREBY CERTIFY THAT THE PLANS, ELEVATIONS AND SECTION AND OTHER STRUCTURAL DETAILS OF THE PROPOSED BUILDING ON DT NO. - 1446 ALM (LR) AT SREEMA SARANI, BABU PARA, DIST. - DARJEELING, WEST BENGAL, INDIA, HAS BEEN PREPARED IN ACCORDANCE WITH THE NATIONAL BUILDING CODE OF INDIA, 2007. THIS ALSO INCLUDES THAT ALL RELEVANT NO OBJECTION CERTIFICATES FROM THE RESPECTIVE AGENCIES SUCH AS FIRE AND SAFETY DEPARTMENT, AIRPORT AUTHORITY, POLLUTION CONTROL BOARD, TELECOMMUNICATION DEPARTMENT ETC. AS APPLICABLE IN THE AREA ARE ALSO ENCLOSED WITH THIS APPLICATION FOR REFERENCE OF THE PLANNING AUTHORITY FOR THE CONSTRUCTION OF THE BUILDING ON THE SAID FLOOR.

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**DECLARATION BY I.E.A.**  
 I DO HEREBY CERTIFY THAT THE PLANS, ELEVATIONS AND SECTION AND OTHER STRUCTURAL DETAILS OF THE PROPOSED BUILDING ON DT NO. - 1446 ALM (LR) AT SREEMA SARANI, BABU PARA, DIST. - DARJEELING, WEST BENGAL, INDIA, HAS BEEN PREPARED IN ACCORDANCE WITH THE NATIONAL BUILDING CODE OF INDIA, 2007. THIS ALSO INCLUDES THAT ALL RELEVANT NO OBJECTION CERTIFICATES FROM THE RESPECTIVE AGENCIES SUCH AS FIRE AND SAFETY DEPARTMENT, AIRPORT AUTHORITY, POLLUTION CONTROL BOARD, TELECOMMUNICATION DEPARTMENT ETC. AS APPLICABLE IN THE AREA ARE ALSO ENCLOSED WITH THIS APPLICATION FOR REFERENCE OF THE PLANNING AUTHORITY FOR THE CONSTRUCTION OF THE BUILDING ON THE SAID FLOOR.

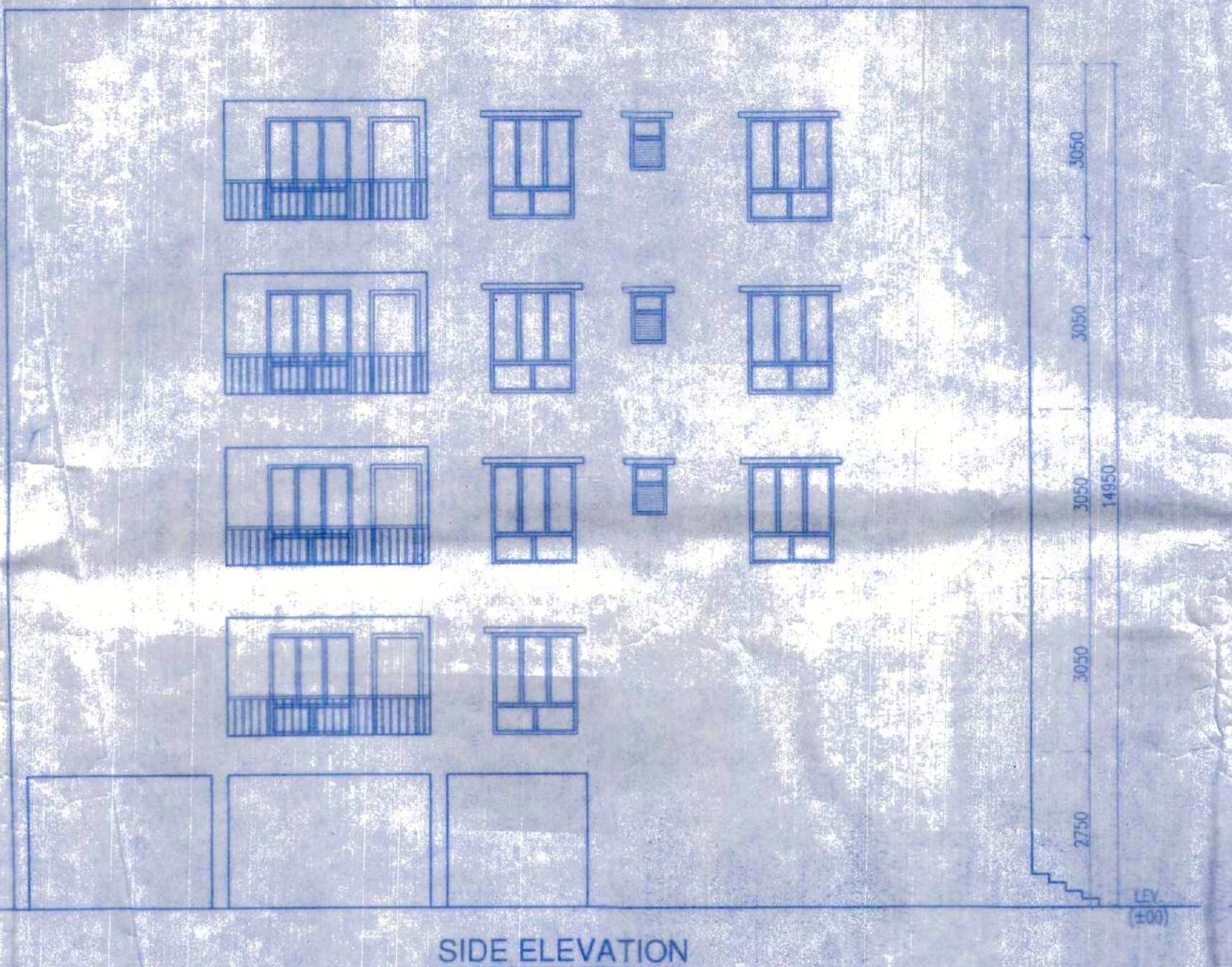
**TITLE CORPORATION PLAN**

DRAWN	SOURAV	SCALE	AS SHOWN
CHKD.	S.M.	SHEET NO.	01/01

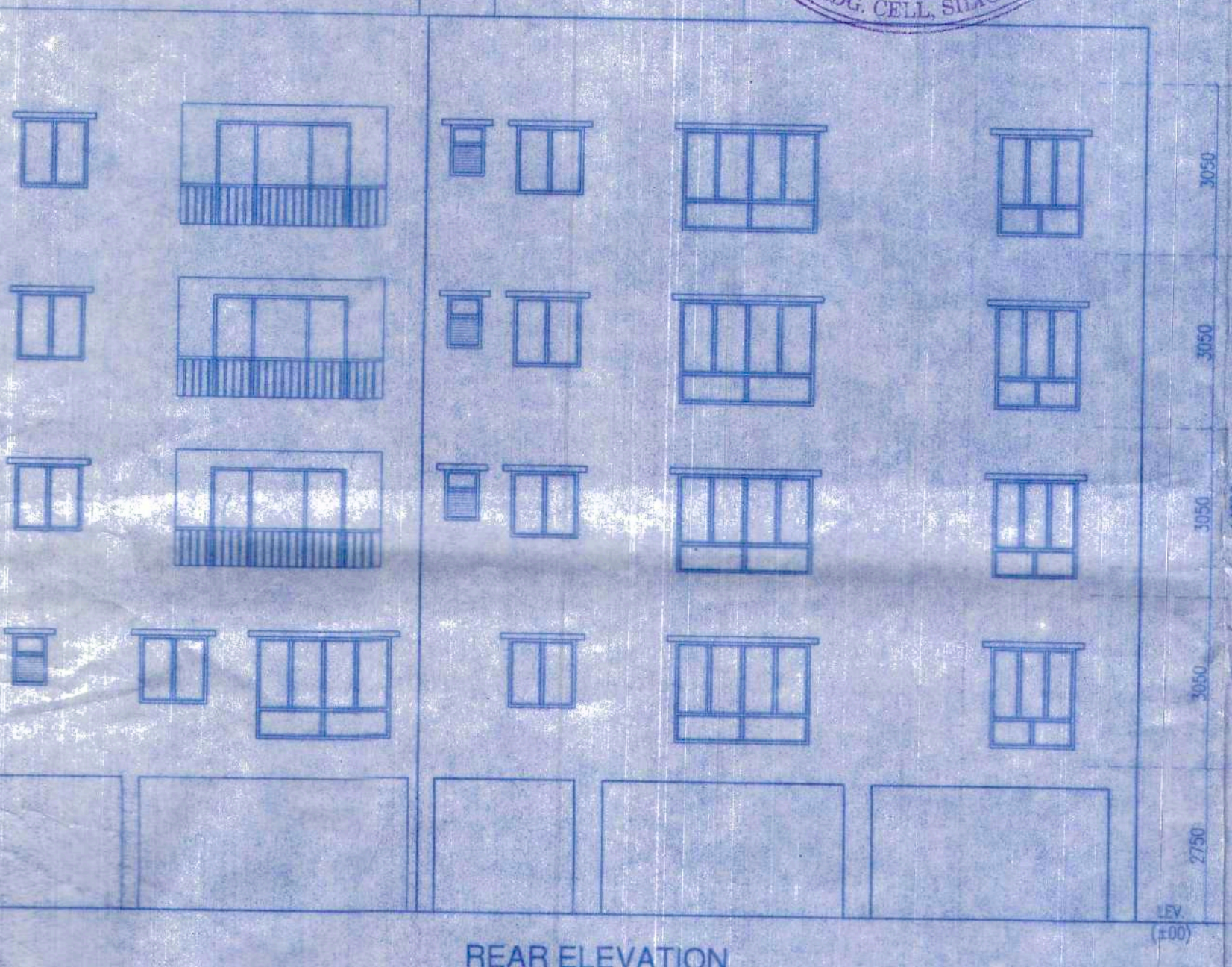
Subrata Majumder  
 Majumder & Associates  
 C.No. - 91/96/32/2023/4 - 91-96/32/2023/4



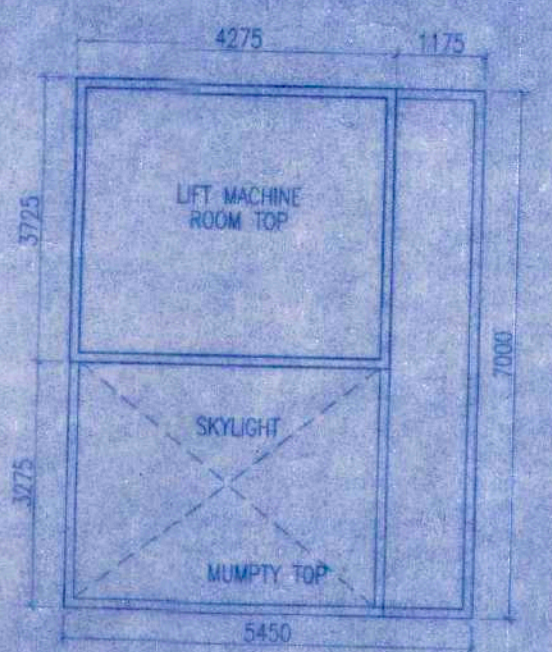
FRONT ELEVATION SCALE: 1:100



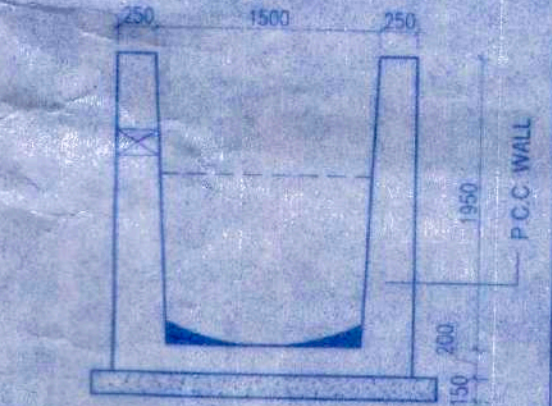
SIDE ELEVATION SCALE: 1:100



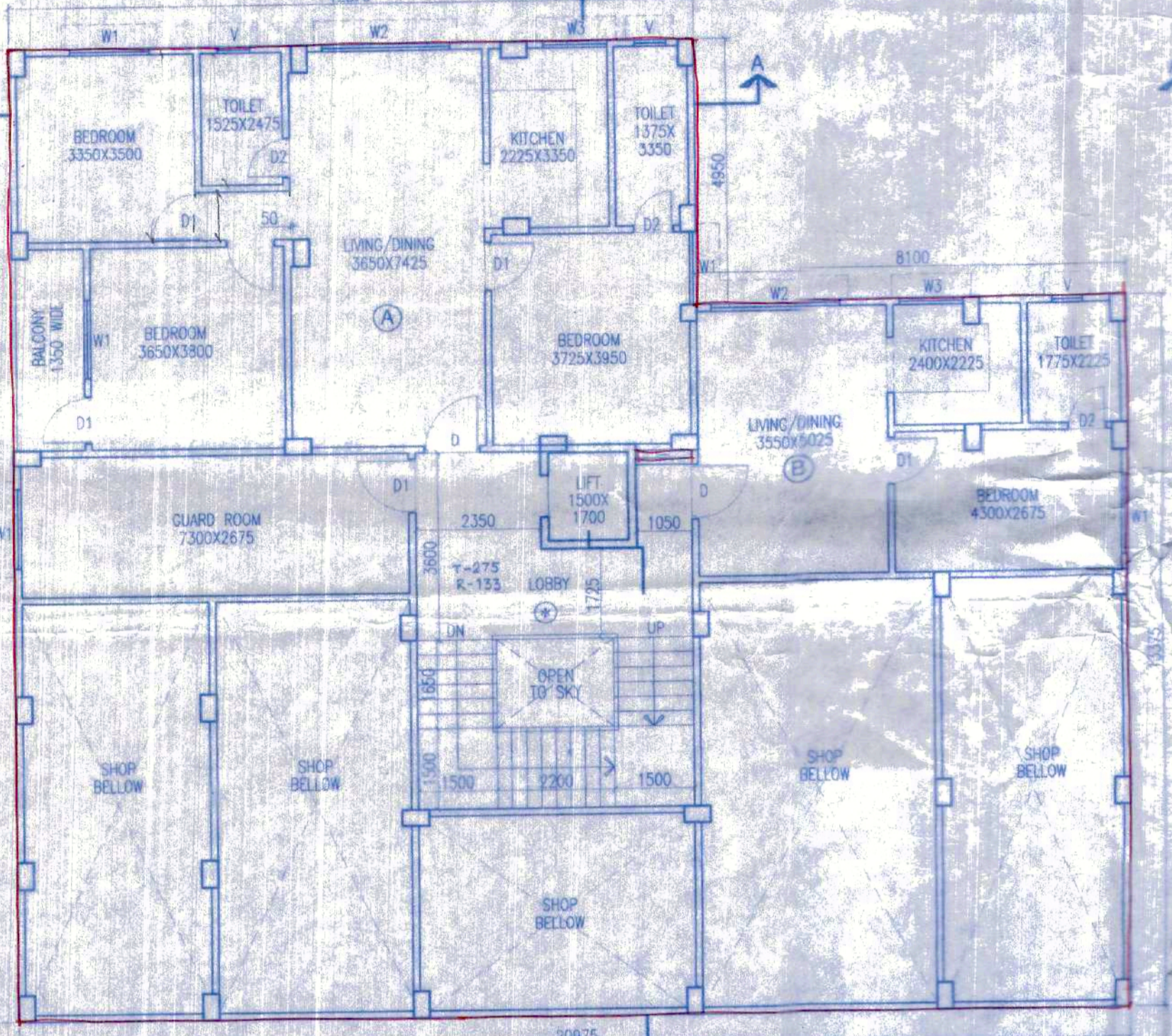
REAR ELEVATION SCALE: 1:100



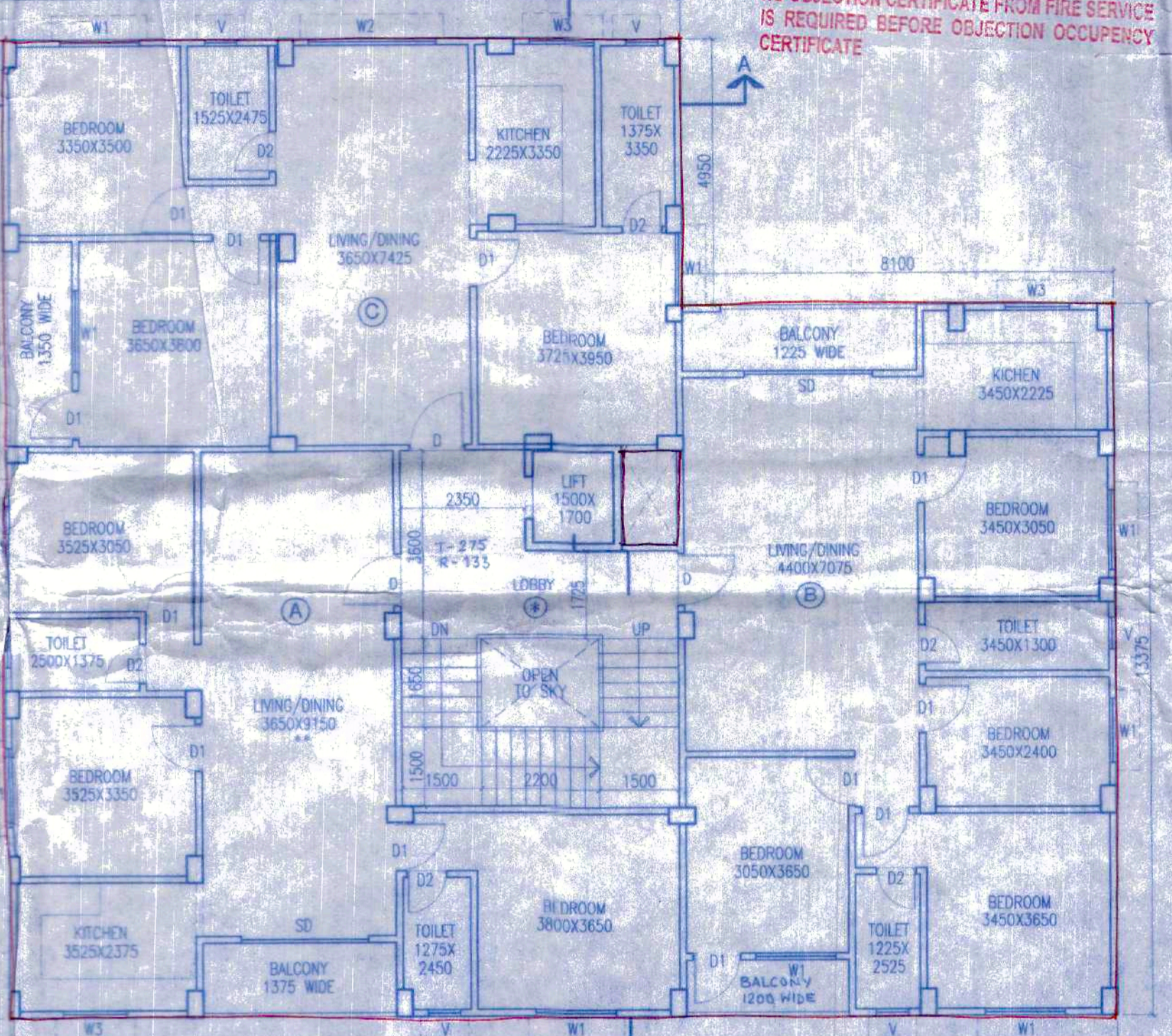
ROOF PLAN SCALE: 1:100



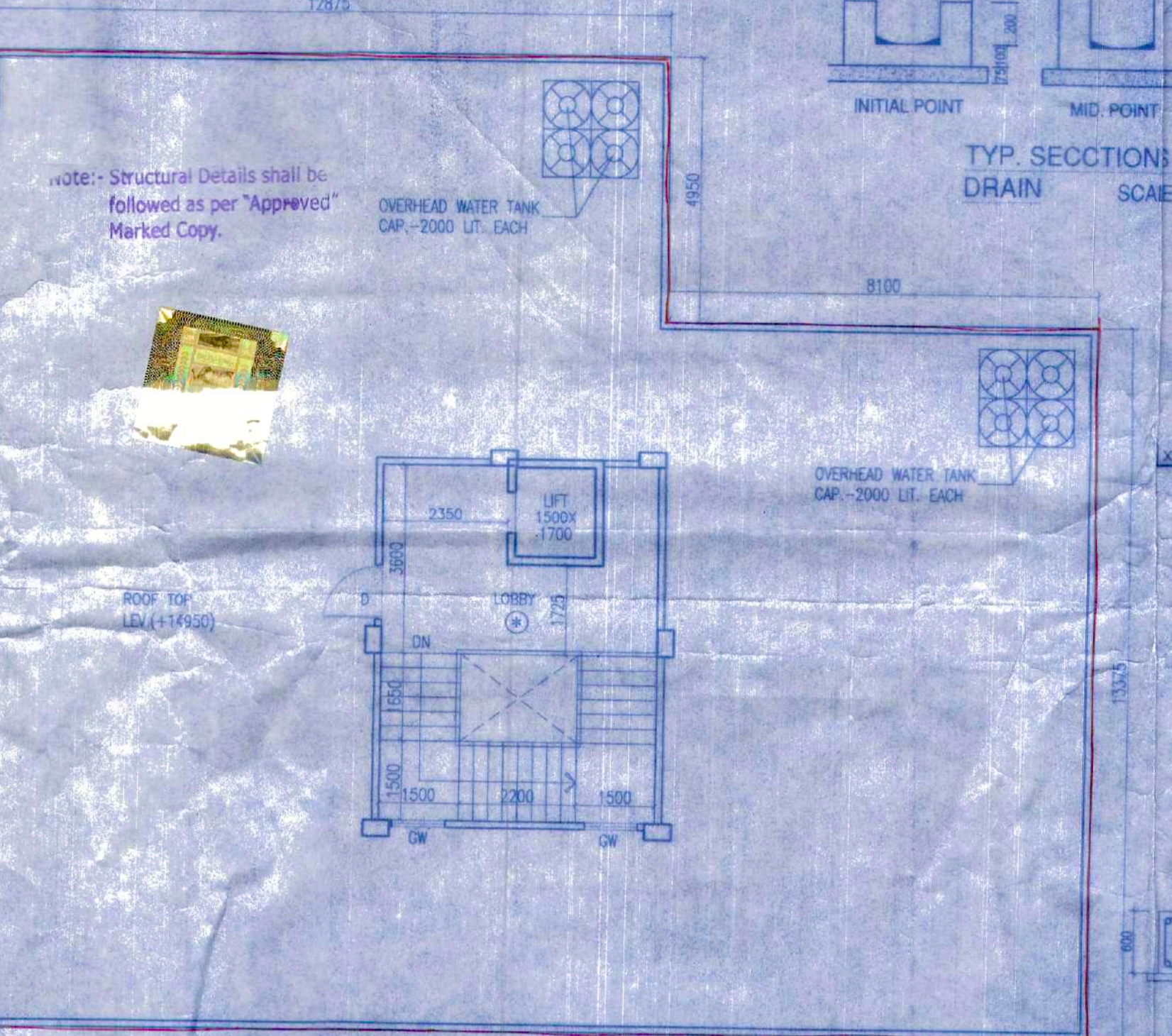
TYP. SECTION OF S.M.C. DRAIN (MAIN OUT FALL) SCALE: 1:15



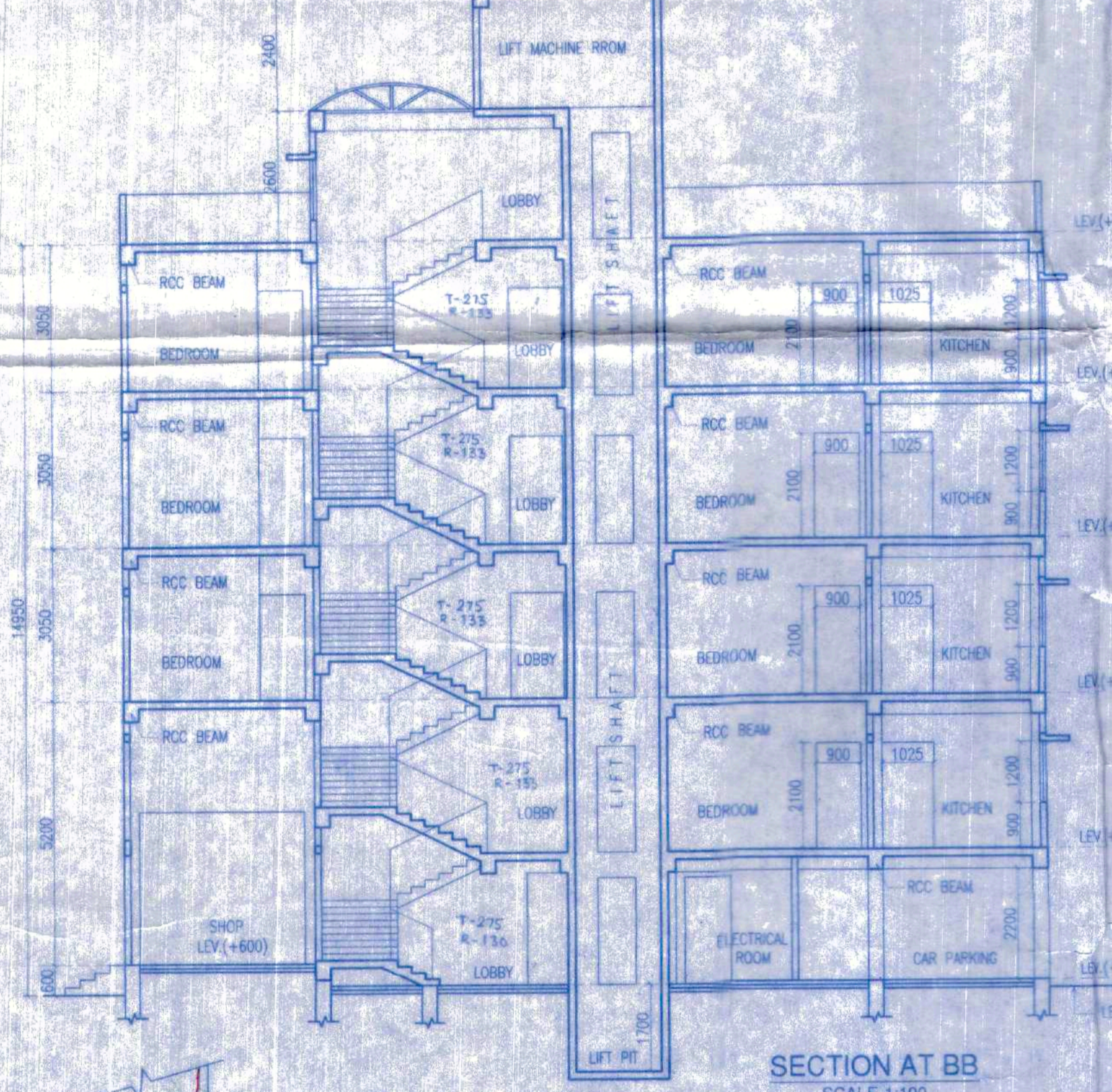
FIRST FLOOR PLAN SCALE: 1:100



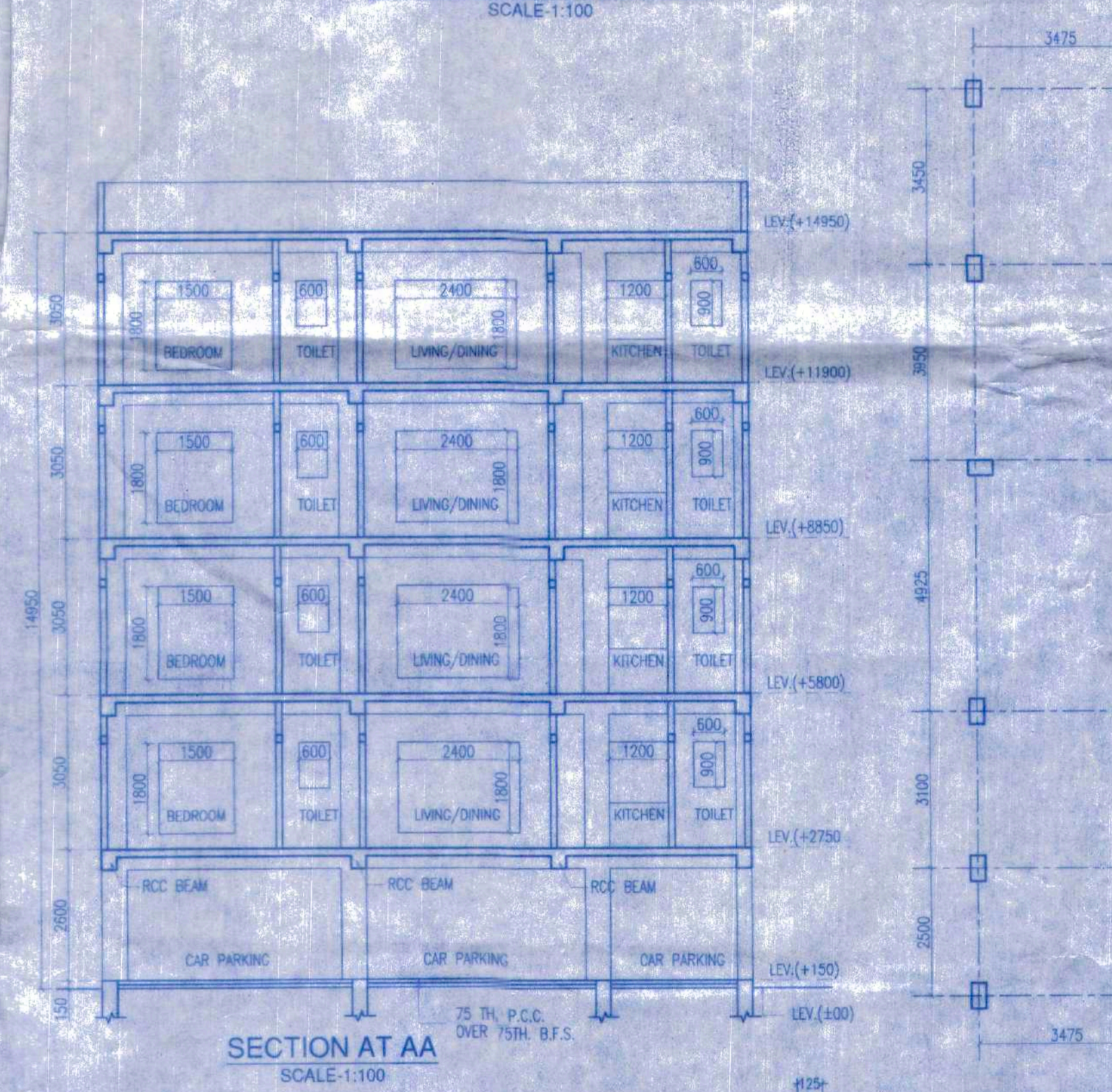
2ND TO 4TH FLOOR PLAN SCALE: 1:100



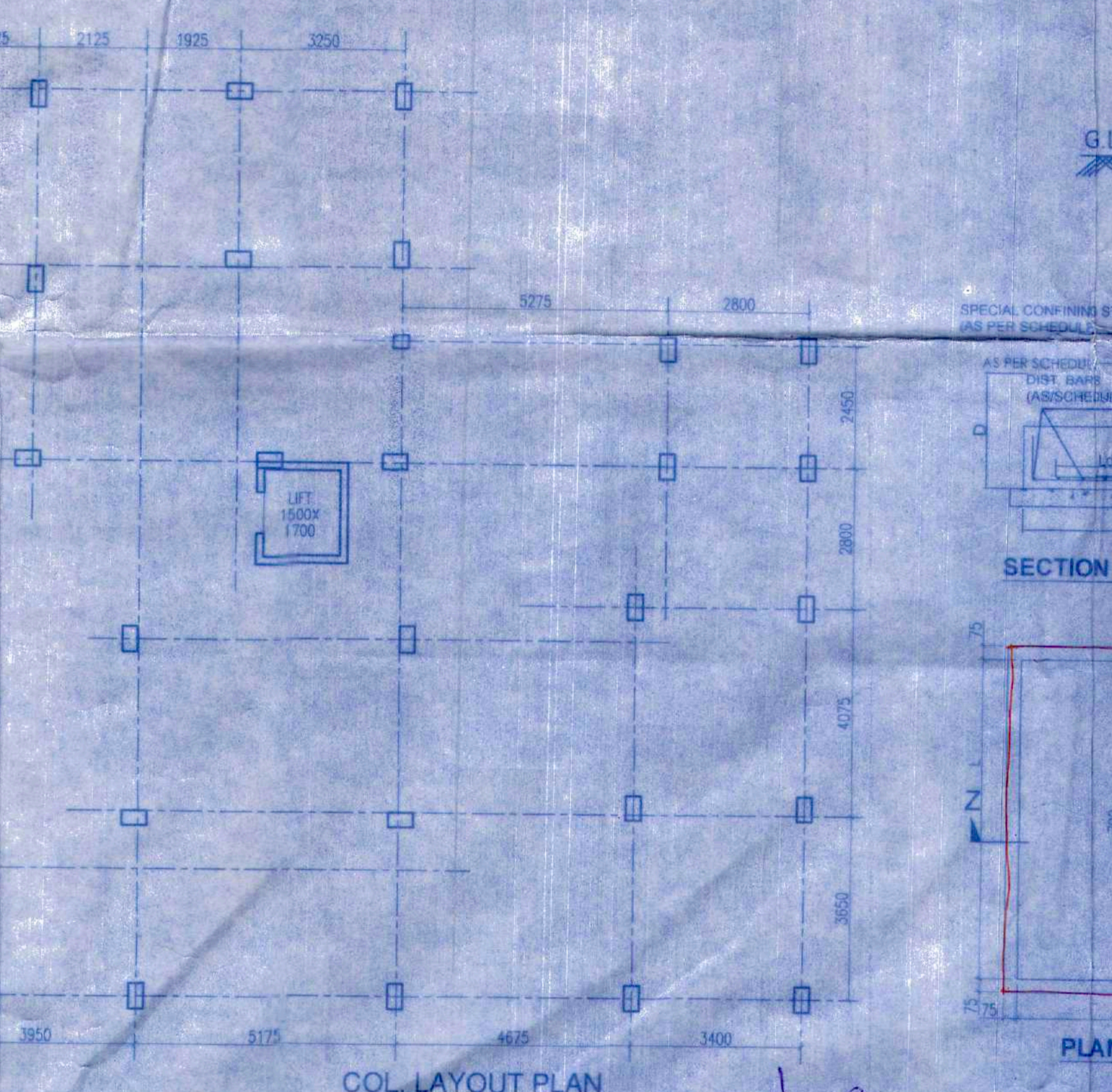
ROOF PLAN SCALE: 1:100



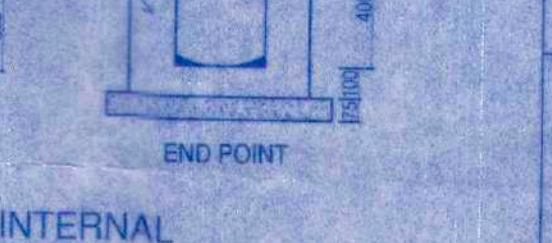
SECTION AT BB SCALE: 1:100



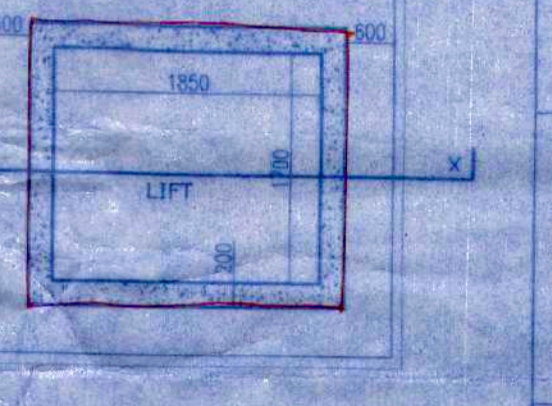
SECTION AT AA SCALE: 1:100



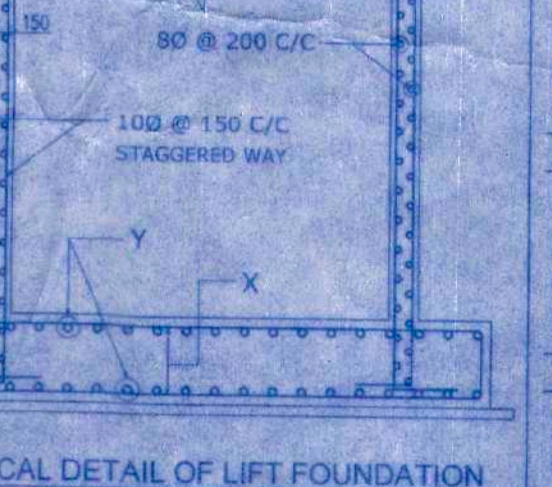
COL LAYOUT PLAN SCALE: 1:100



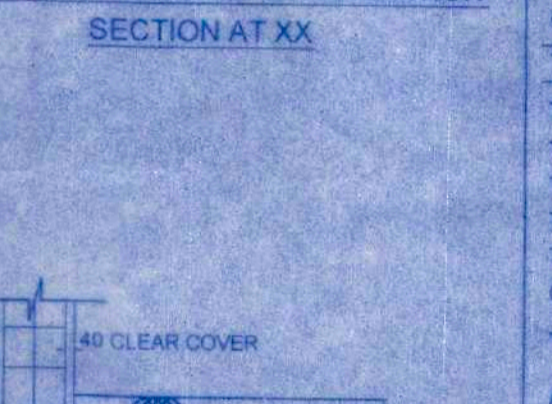
TYP. SECTION OF INTERNAL DRAIN SCALE: 1:25



TYPICAL DETAIL OF LIFT FOUNDATION SECTION AT XX



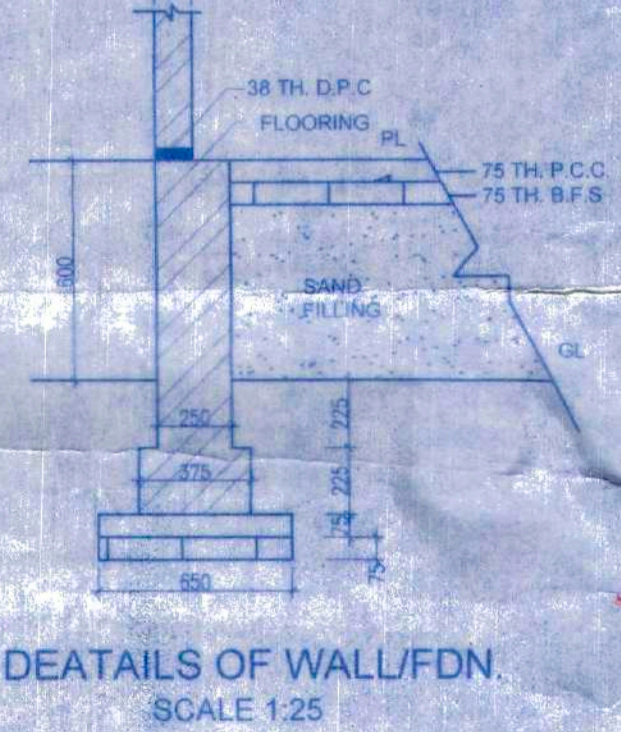
SECTION OF COLUMN AT Z-Z SCALE: 1:30



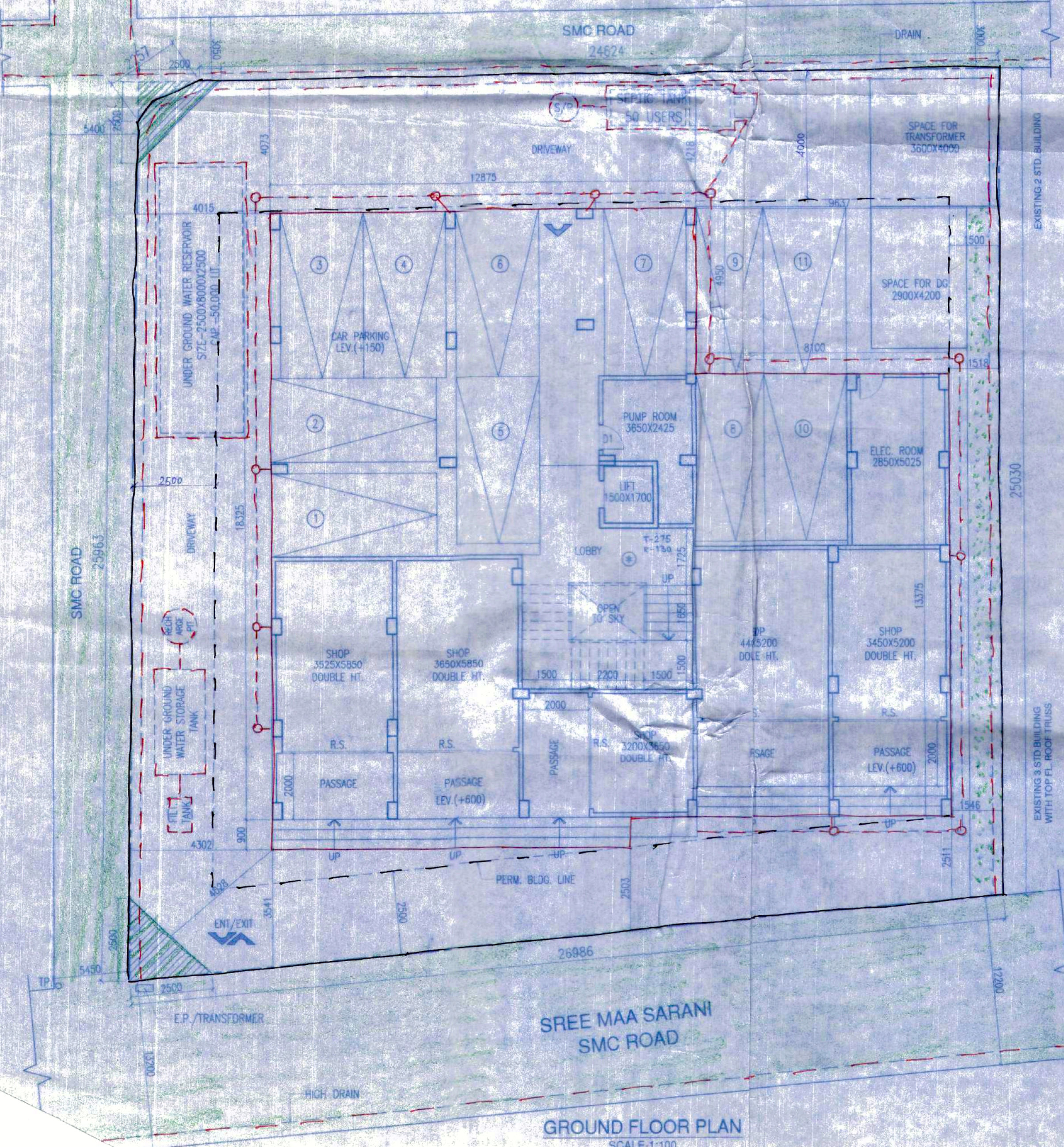
PLAN OF COLUMN SCALE: 1:30

**SCHEDULE OF OPENINGS**

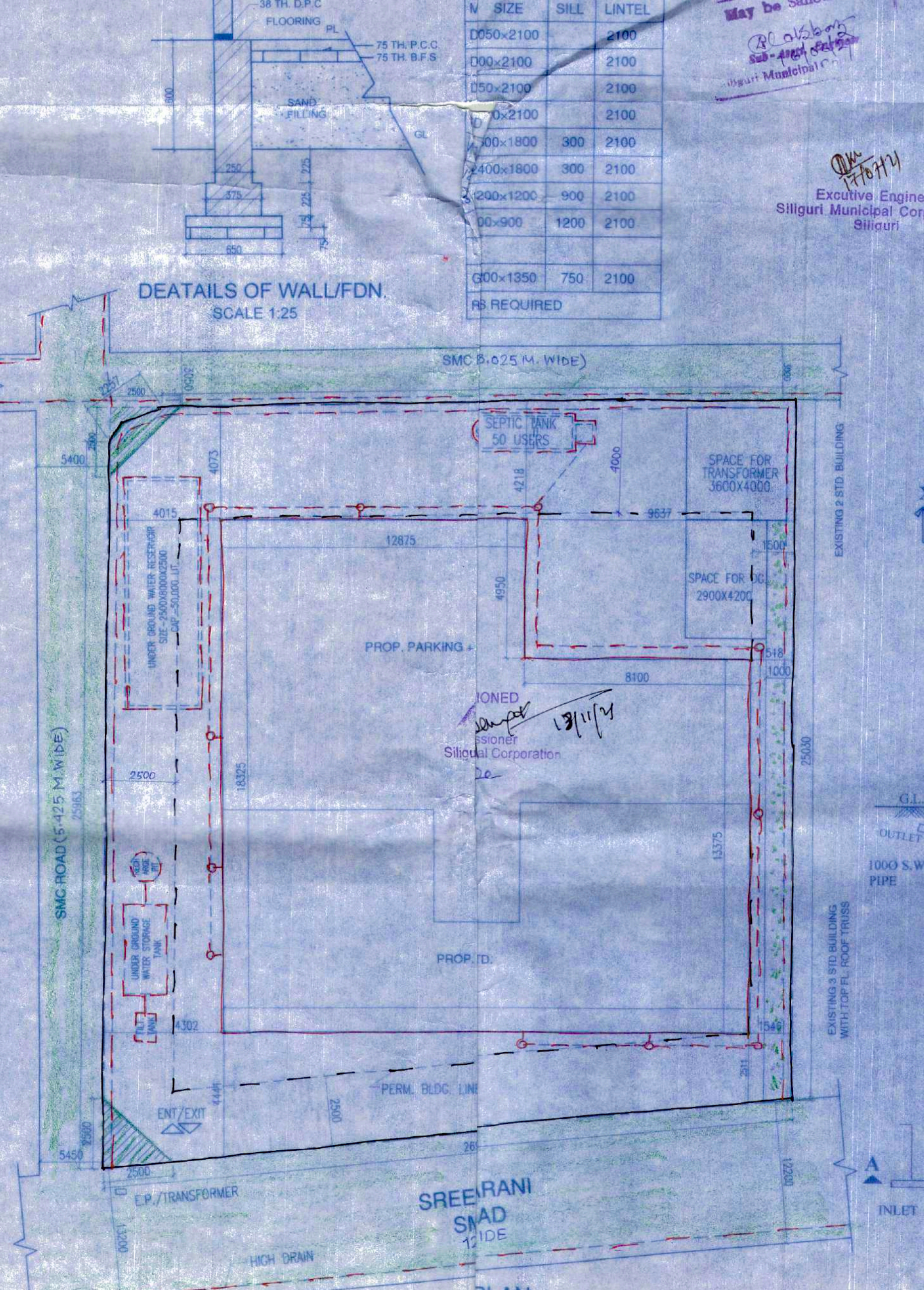
N	SIZE	SILL	LINTEL
005	0x2100	2100	
006	0x2100	2100	
007	0x2100	2100	
008	0x2100	2100	
009	0x1800	300	2100
010	0x1200	300	2100
011	0x900	1200	2100
012	0x1350	750	2100
013	0x1350	750	2100
014	0x1350	750	2100



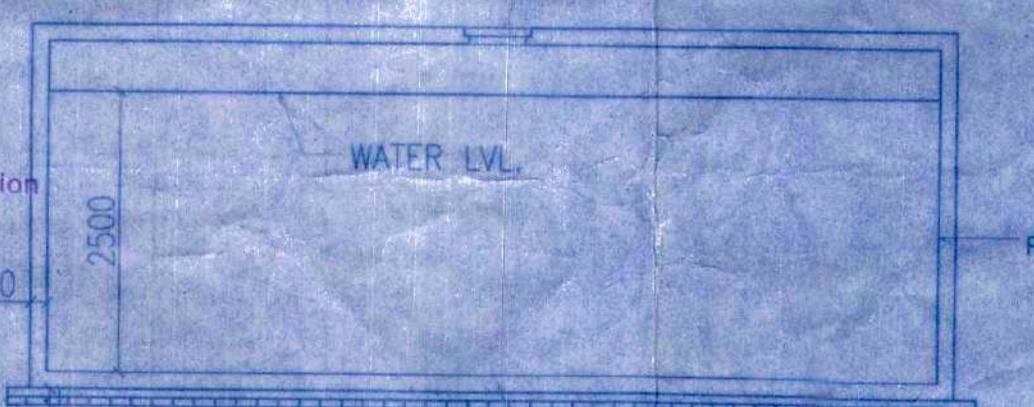
DETAILS OF WALL/FDN SCALE: 1:25



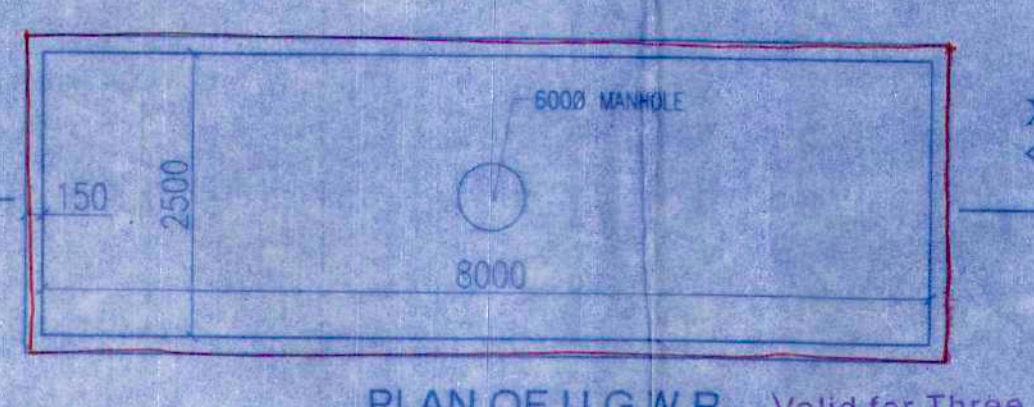
GROUND FLOOR PLAN SCALE: 1:100



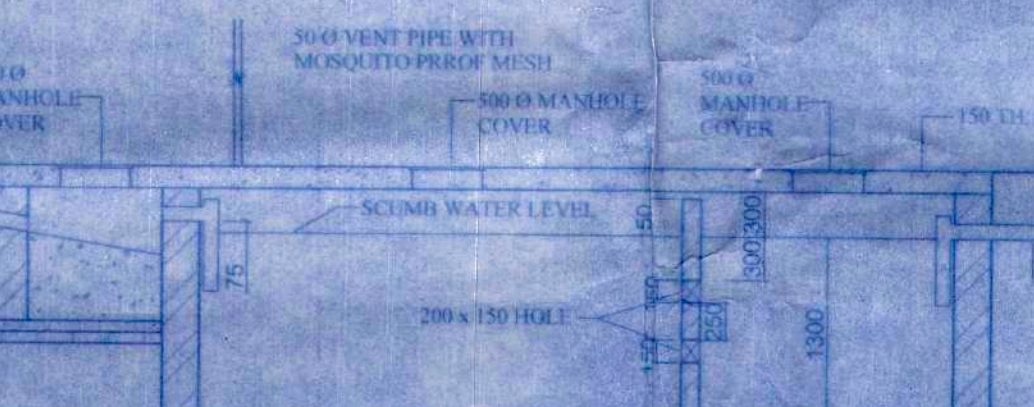
PLAN SCALE: 1:150



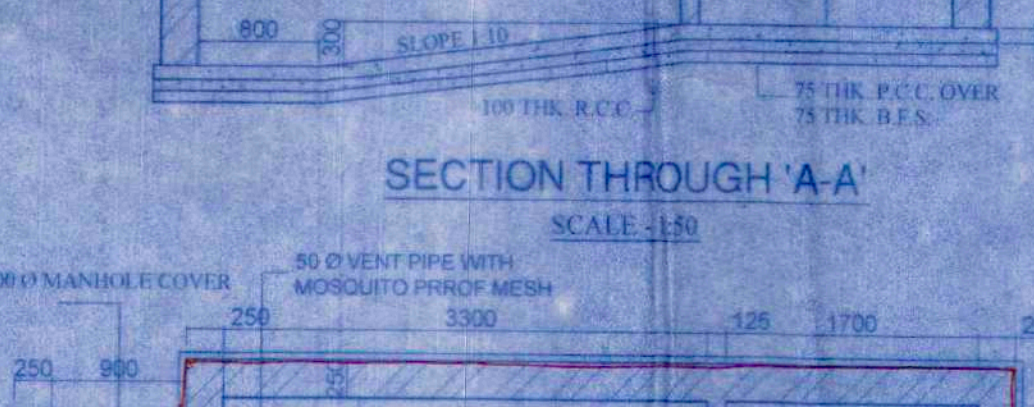
SECTION THROUGH XX SCALE: 1:50



PLAN OF U.G.W.R. Valid for Three Years CAPACITY - 50,000 LIT. From the Date of Sanctioned 13/11/2021 SCALE: 1:50



SECTION THROUGH 'A-A' SCALE: 1:50



PLAN SEPTIC TANK FOR 50 USERS