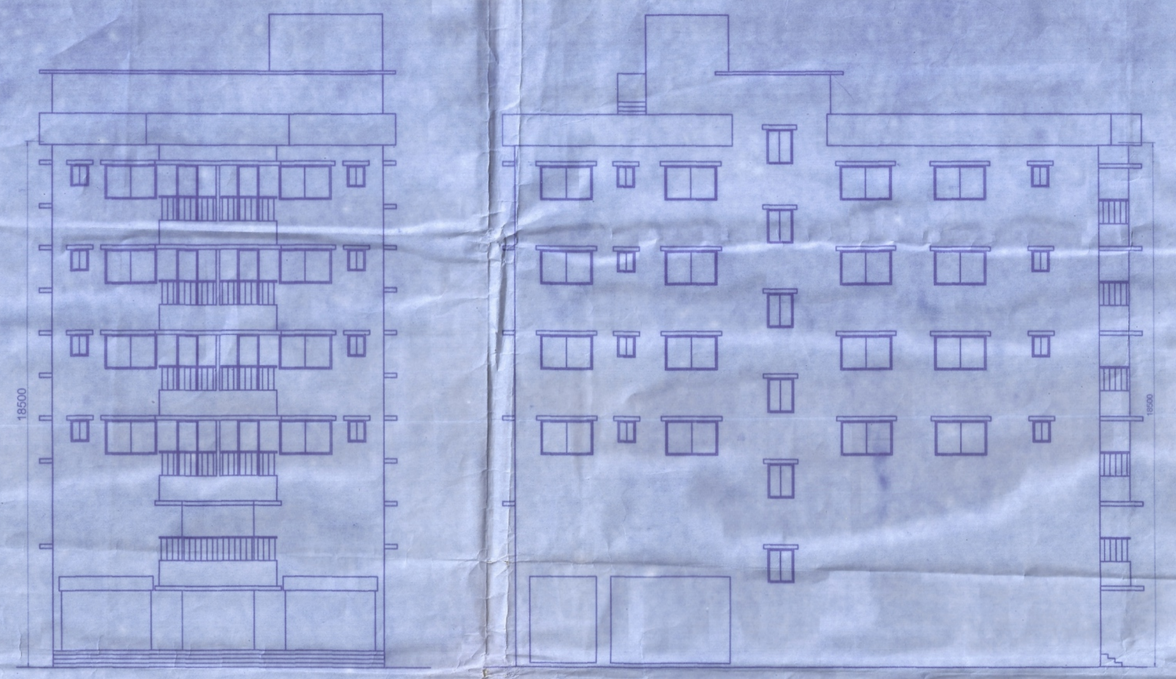

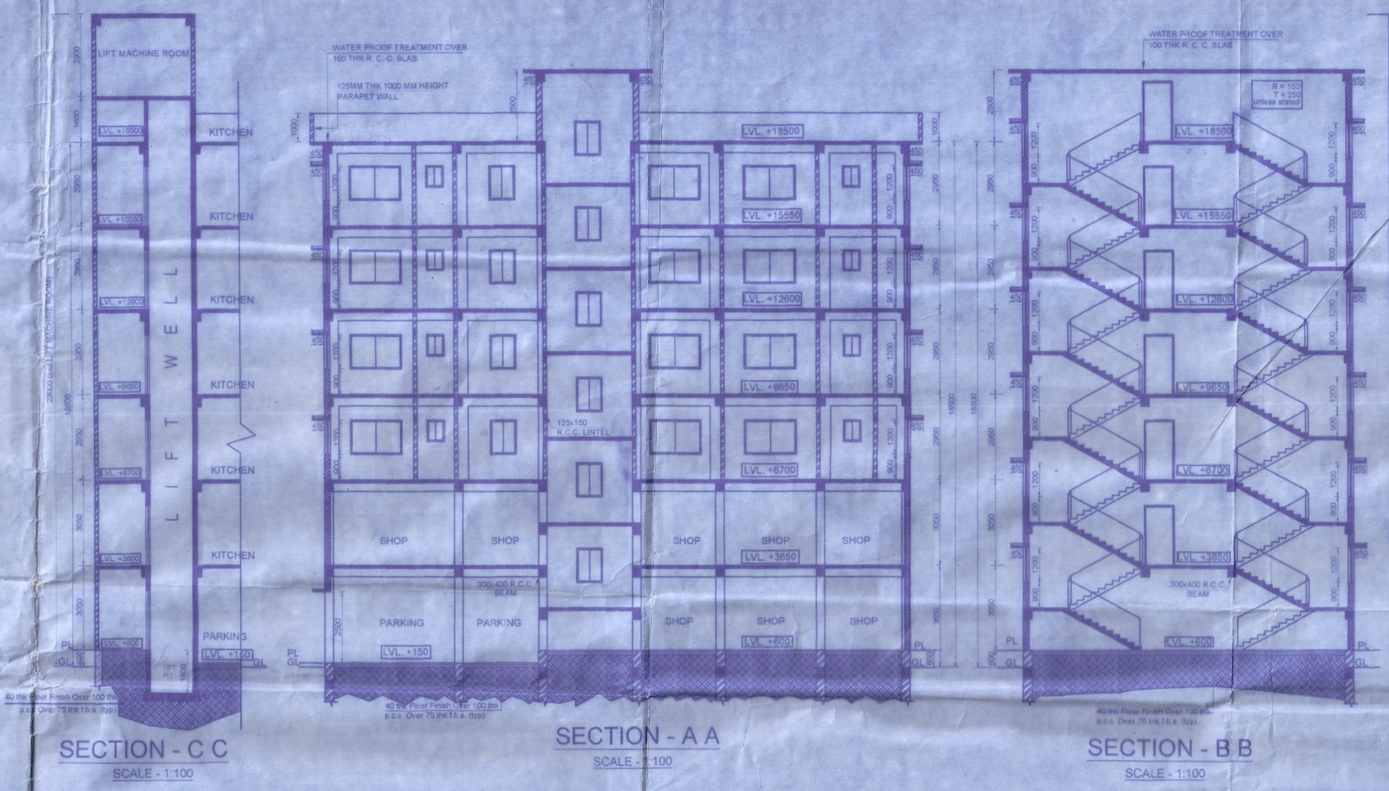

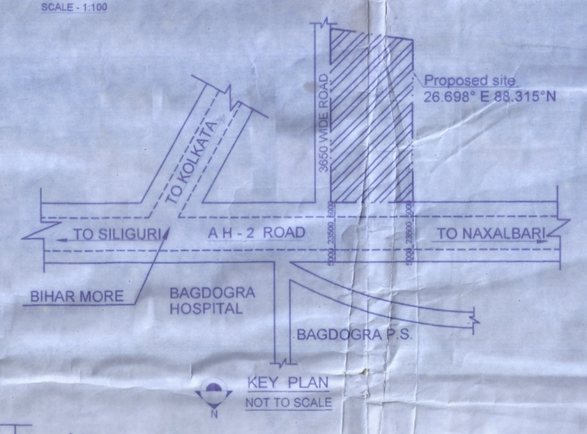

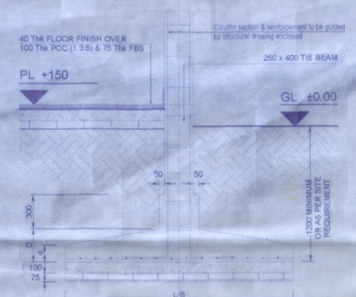

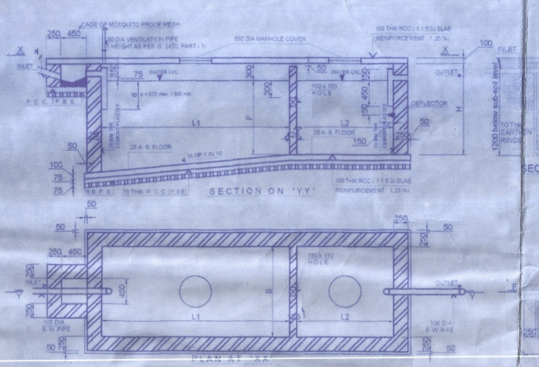

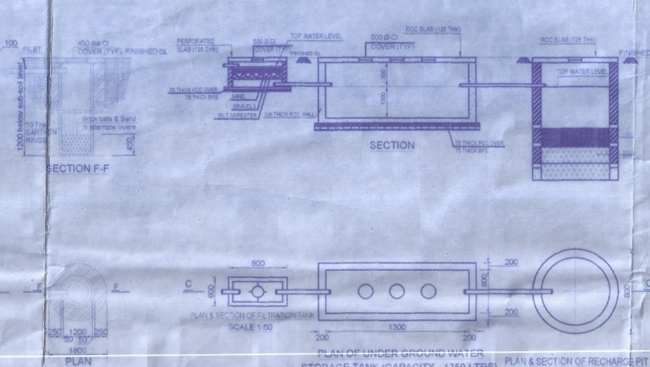

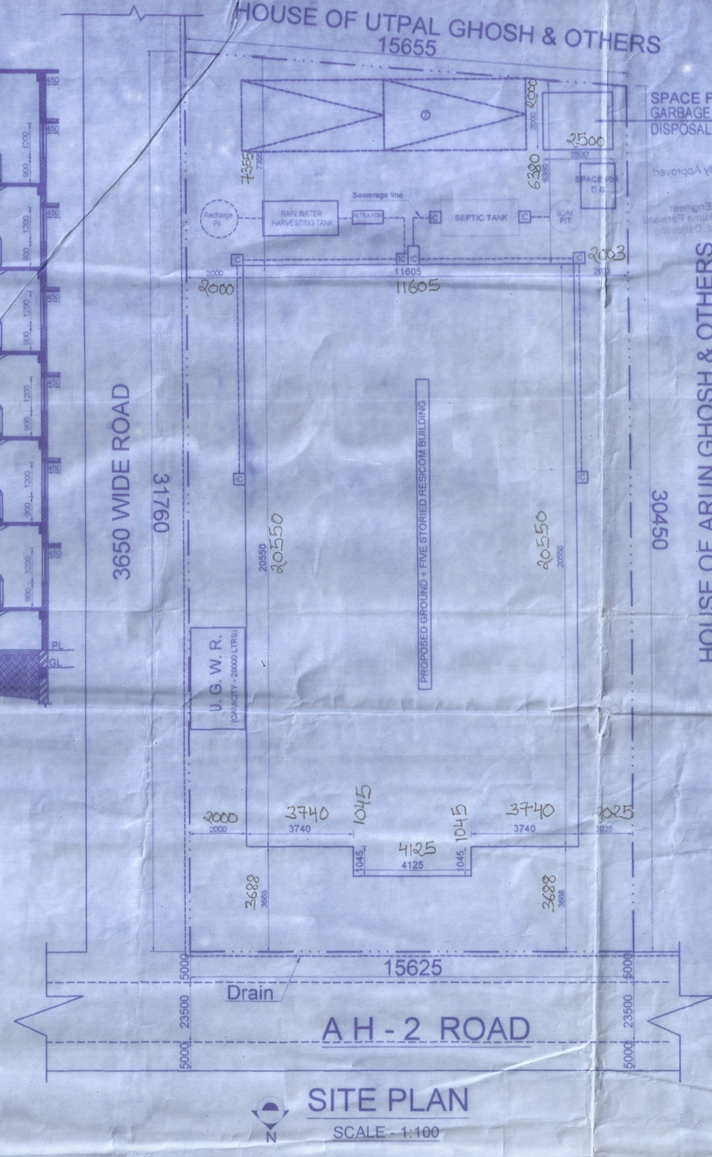

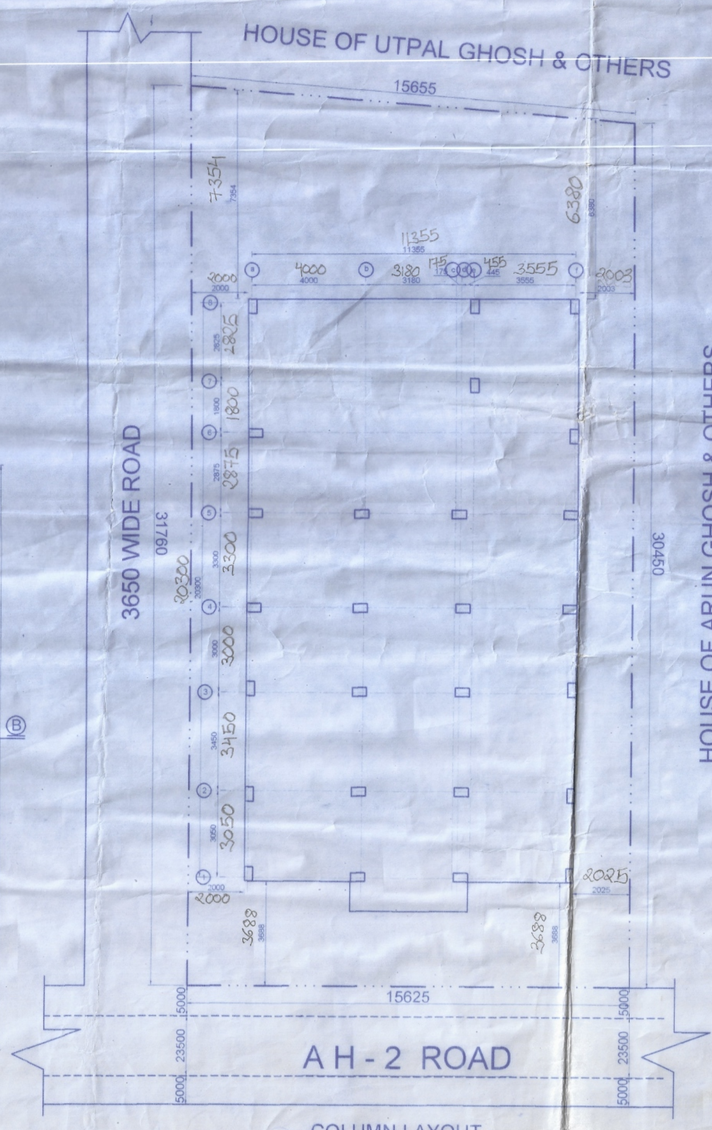

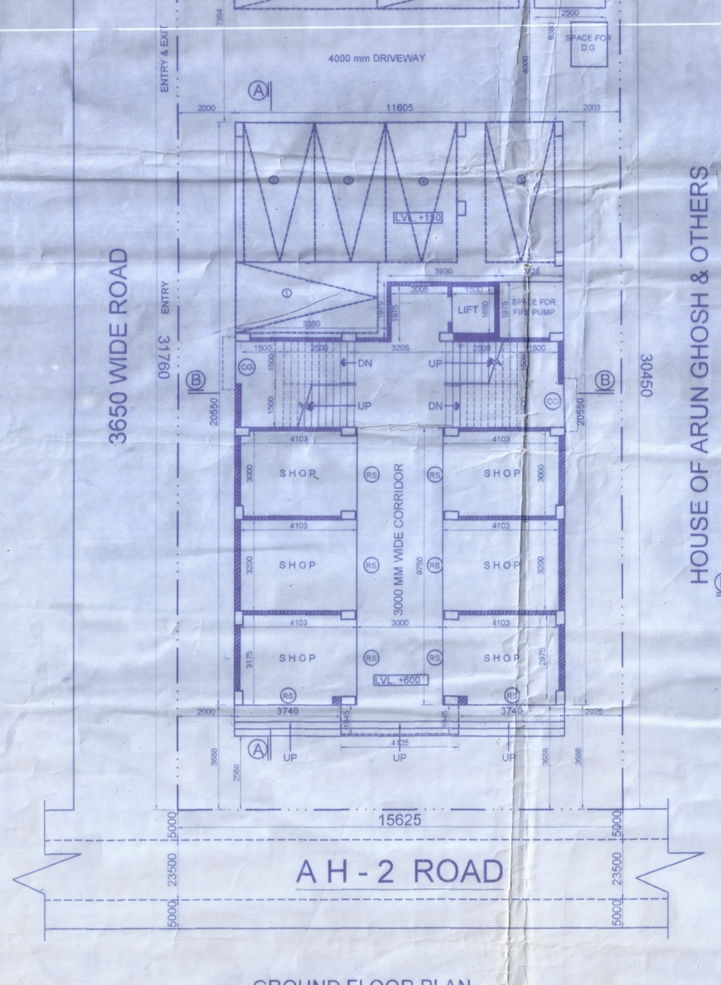

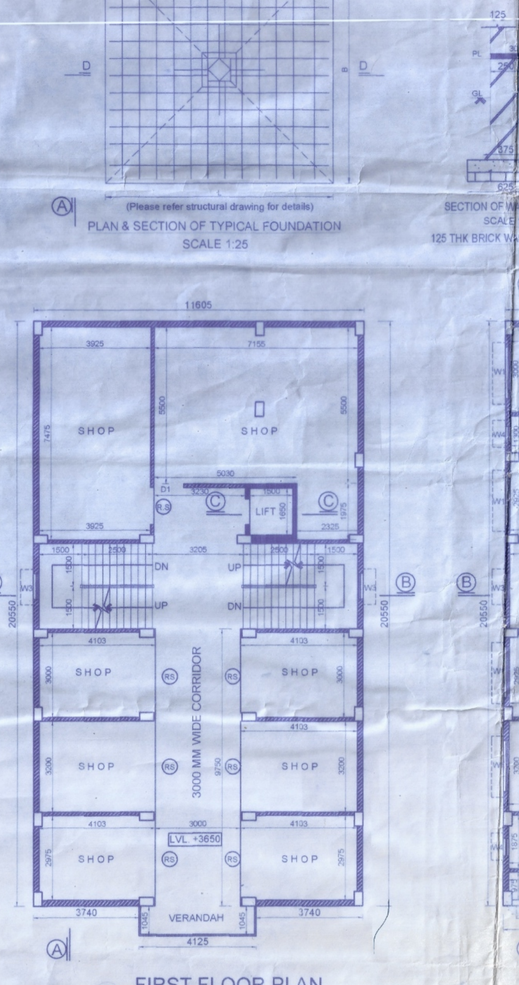

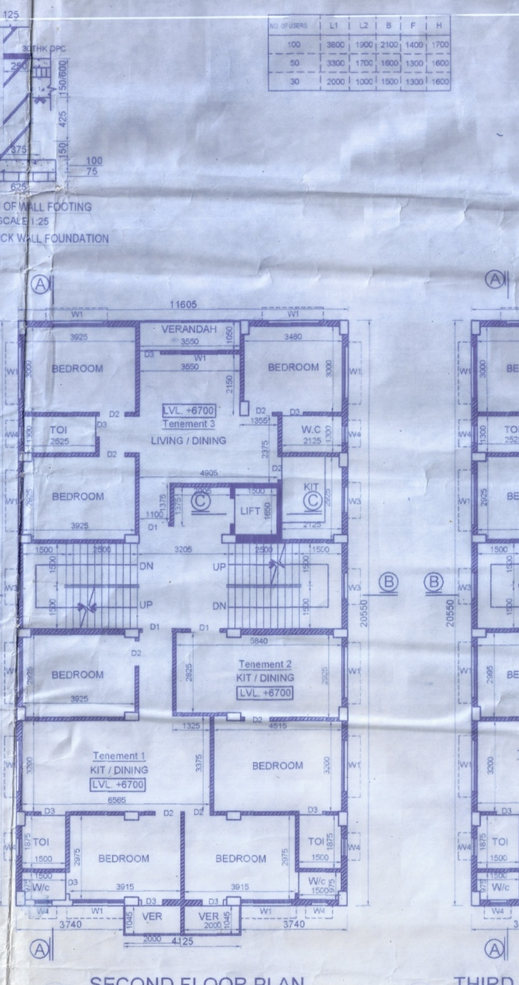

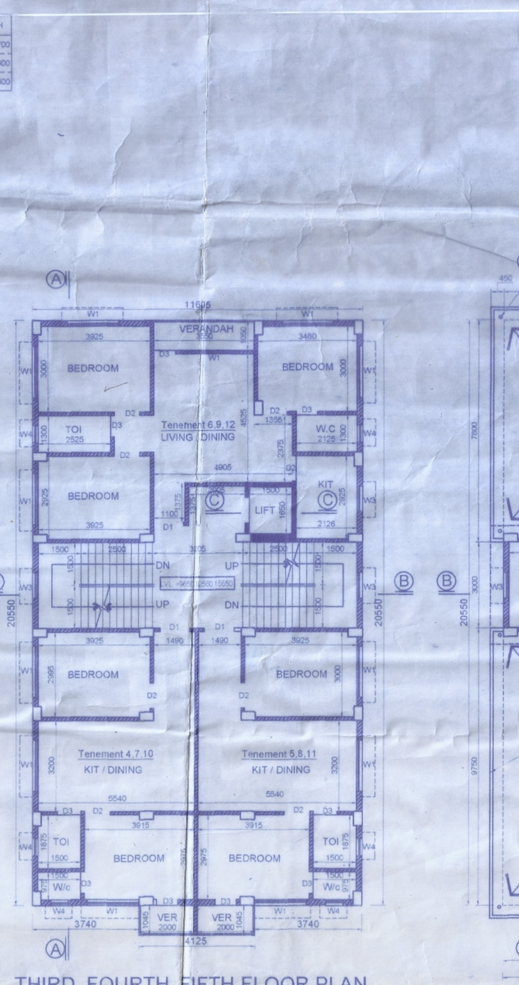

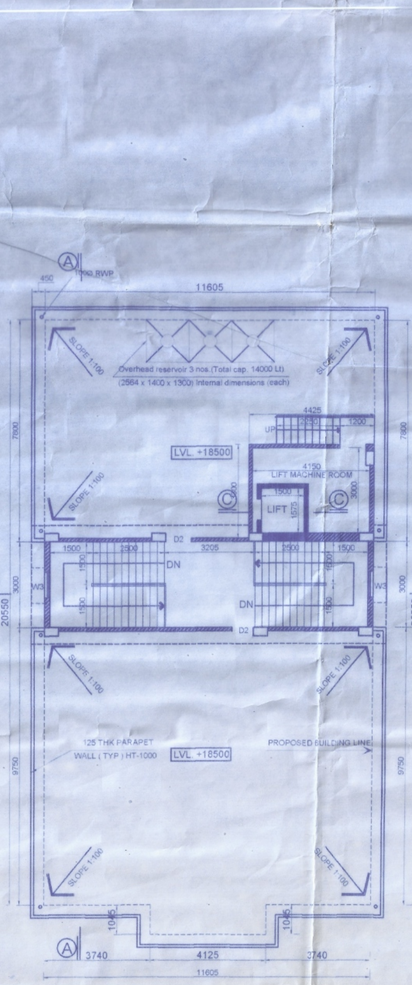

The Construction of this Building must be supervised by the Licensed Building Surveyor/Architect signing the plan/ application. Unless otherwise approved by the Authority vide Regulation no. 50 the Building Permission granted vide memo no. 2021/ Dated 31/12/2021 and Valid for a period of 5(FIVE) years i.e. up to 26-08-2026.

Conditions as regards the Sanctioned entry vide memo no. 2021/ Dated 31/12/2021 and Valid for a period of 5(FIVE) years i.e. up to 26-08-2026.

Executive Officer
Naxalbari Panchayat Samiti
Naxalbari Darjeeling

APPROVED

Sub Assistant Engineer (BPC)
Naxalbari Development Block

Executive Officer
Naxalbari Development Block
Dist.:- Darjeeling

PROPOSED GROUND + FIVE STORIED RESI COM BUILDING AT OF SMT SARBANI MAJUMDER, SMT NABANITA DAS (MAJUMDER) & SRI KAUSHIK MAJUMDER AT AH-2, VIVEKANANDA PALLY, UNDER UPPER BAGDOGRA G.P.

SCHEDULE OF LAND :-

KHATIAN NO		PLOT NO.	
R.S.	L.R.	R.S.	L.R.
15	429/1 65/1 197/1	342	1043

TOUZI NO : 91
J.L NO : 93
MOUZA : UTTARBAGDOGRA
PS : BAGDOGRA
PARGANA : PATHARGHATA
DIST :DARJEELING
UPPER BAGDOGRA GRAM PANCHAYET

AREA STATEMENT :-

AREA OF PLOT :- 486.623 SQM (AS PER DEED)
AREA OF PLOT :- 485.619 SQM (AS PER SITE)
PERMISSIBLE GROUND COVERAGE = 50.000% = 242.809 SQM
PROPOSED GROUND COVERAGE = 49.997% = 242.794 SQM
PERMISSIBLE HEIGHT = 18.5 M
PROPOSED HEIGHT = 18.5 M
USE / OCCUPANCY = RESICOM
LEFT OPEN SPACE AREA = 242.825 SQM.
LUCC (MEMO NO) = 930/PlanNPS Dated=04/07/19
TOTAL NOS OF TENEMENTS = 12 NOS.
PERMISSIBLE F.A.R = 4.00
PROPOSED F.A.R = 3.00

FLOOR AREA DIVISION :-

GROUND FLOOR
STAIR & LIFT LOBBY = 43.735 Sq M
COMMERCIAL (incl vet & steps)= 116.734 Sq M
PARKING = 82.325 Sq M
TOTAL AREA = 242.794 Sq M

FIRST FLOOR FLOOR
COMMERCIAL (SHOP) = 196.540 Sq M
STAIR & LIFT LOBBY = 46.194 Sq M
TOTAL AREA = 242.794 Sq M

SECOND FLOOR
TENEMENT 1 = 78.493 - 17.299 (Prop Share of Stair) = 60.091 Sq M
TENEMENT 2 = 39.369 + 8.930 (Prop Share of Stair) = 48.299 Sq M
TENEMENT 3 = 81.575 + 18.299 (Prop Share of Stair) = 99.874 Sq M
TOTAL AREA = 242.794 Sq M

THIRD, FOURTH & FIFTH FLOOR
TENEMENT 4,7,10 = 58.367 + 13.093 (Prop Share of Stair) = 71.460 Sq M
TENEMENT 5,8,11 = 58.367 + 13.093 (Prop Share of Stair) = 71.460 Sq M
TENEMENT 6,9,12 = 81.575 + 18.299 (Prop Share of Stair) = 99.874 Sq M
TOTAL AREA = 242.794 Sq M

TOTAL FLOOR AREA = 1456.764 Sq M
Total Residential area (without parking, stair & Lift) = 793.230 Sq M
Total Commercial area (incl proportionate share of stair & Lift) = 359.525 Sq M
Total Stair Cover Area With Projection = 49.35 Sq M
Total Roof Area With Projection = 270.800 Sq M
Lift Machine Room Area = 15.156 Sq M
Total no. of parking required - 7 nos & provided - 7 nos.
Parking Calculation
50 = Tenement area < 75 - 0 Nos - 2 Reqd and 2 provided.
75 = Tenement area < 100 - 4 Nos - 1 Reqd, 1 provided.
Commercial - 2 Reqd and 4 Provided.

NOTES

DOORS & WINDOWS

TYPE	DIMENSION	SECTION	REMARKS
D1	1000 x 2100	- do -	
D2	900 x 2100	- do -	
D3	1500 x 2100	- do -	
W1	1800 x 1200	125 x 65	GLAZED WINDOW
W2	1800 x 1200	- do -	
W3	900 x 1200	125 x 65	GLAZED WINDOW
W4	600 x 900	125 x 65	GLAZED WINDOW
W5	900 x 900	125 x 65	GLAZED WINDOW
FW	WIDTH x 1100	- do -	FULLY GLAZED STATE
C/S	WIDTH x 2100	- do -	ROLLING SHUTTER
RS	1500 x 2100	- do -	
RS	2500 x 2100	- do -	

NAME OF OWNER (S)
1. SMT SARBANI MAJUMDER
W/o LATE PIJUSH KANTI MAJUMDER
2. SMT NABANITA DAS (MAJUMDER)
W/o SRI NABINA NANDA DAS
3. SRI KAUSHIK MAJUMDER
S/o LATE PIJUSH KANTI MAJUMDER

DECLARATION BY OWNER & ARCHITECT

Declared that I shall not alter or make any addition or alteration to this plan. Declared that I have gone through the rules and regulations for the relevant matters and shall abide by the same. Declared that I have kept regulation during and after the construction of the building I will appoint a L.B.S Technical person for supervision during construction.

Signature of Owners

Certified that the plan has been designed & drawn up strictly according to the National Building Code (N.B.C) 2005 & Relevant authority. Also certified that the foundation & superstructure of the building have been so designed by me as is safe in all respects including the consideration of bearing capacity & settlement of soil.

ANIRUDDHA SANYAL, M.Arch. (*)
Architect & Town Planner
COA Regd. No.CA/96/22665
EL MAGIC HOUSE, PIN-734 007 (WEST BENGAL)
PO: RAIKHANA, Kalimpong, INDIA
PH:8509047459 EMAIL: anirudsanyal@gmail.com
Signature of Architect

ANIRUDDHA SANYAL
40 Ex PALLY, SILIGURI (M Corp)
Siliguri - 734006
COA Regd. No. CA/96/22665

Er. AVIJIT GHOSH
Structural Engineer, Class-I
S.M.C. Empanelment No. I / 07
Bidhan Road, Siliguri. Mob No. 98323 75155
consultavijit@rediffmail.com
Signature of Structural Engineer

AVIJIT GHOSH
ARSEE LODGE, BIDHAN MARKET
SILIGURI - 734006
Regd. No. A-07

SCALE 1:25,1:50,1:100, 1:200, N.T.S	JOB NO. 18 - 49 (SMC)
DATE 11-06-2018	SHEET NO. 1949 - R - SMC/ A-11
DEALT PANKAJ BARAI	REVISION
CHECKED ANIRUDDHA SANYAL	