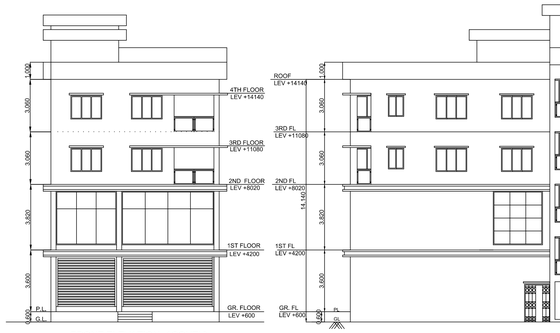
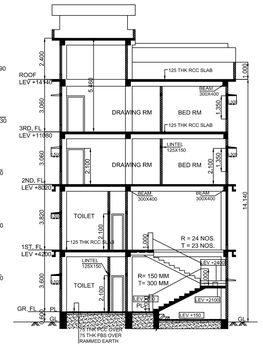
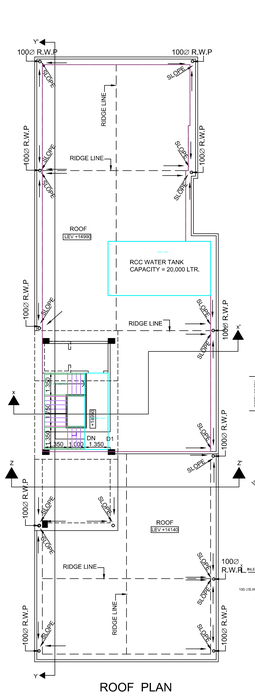


FRONT ELEVATION (SOUTH)

SIDE ELEVATION (EAST)

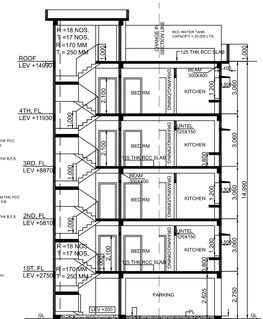


SECTION AT Z-Z'



ROOF PLAN
TERRACE FLOOR

SECTION AT Y-Y'



SECTION AT X-X'

OCCUPANCY LOAD CALCULATION FOR RESIDENTIAL FLATS :

DWELLING TYPE	NO. OF TENEMENT	PERSONS
4BHK	2 NOS	28 (@7PER)
3BHK	2 NOS	12 (@6PER)
2BHK	4 NOS	20 (@5PER)
	10 NOS	60

FLOATING POPULATION = 10 PERSONS
(@20% OF TOTAL POPULATION)

OCCUPANCY LOAD CALCULATION FOR COMMERCIAL AREA @ GROUND & FIRST FLOOR :

ASSUMING @ 6 SQM PER PERSON = (199.36/06) = 33.22
= 33 PERSONS

FIXED POPULATION =9.9= 10 PERSONS (@30%)
FLOATING POPULATION = 23.1= 23 PERSONS (@70%)

WATER DEMAND CALCULATION :

DOMESTIC WATER REQUIREMENT @135lpcd = 135X60 = 8100 L

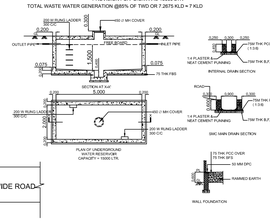
COMMERCIAL WATER REQUIREMENT @45lpcd = 10X45 = 450 L

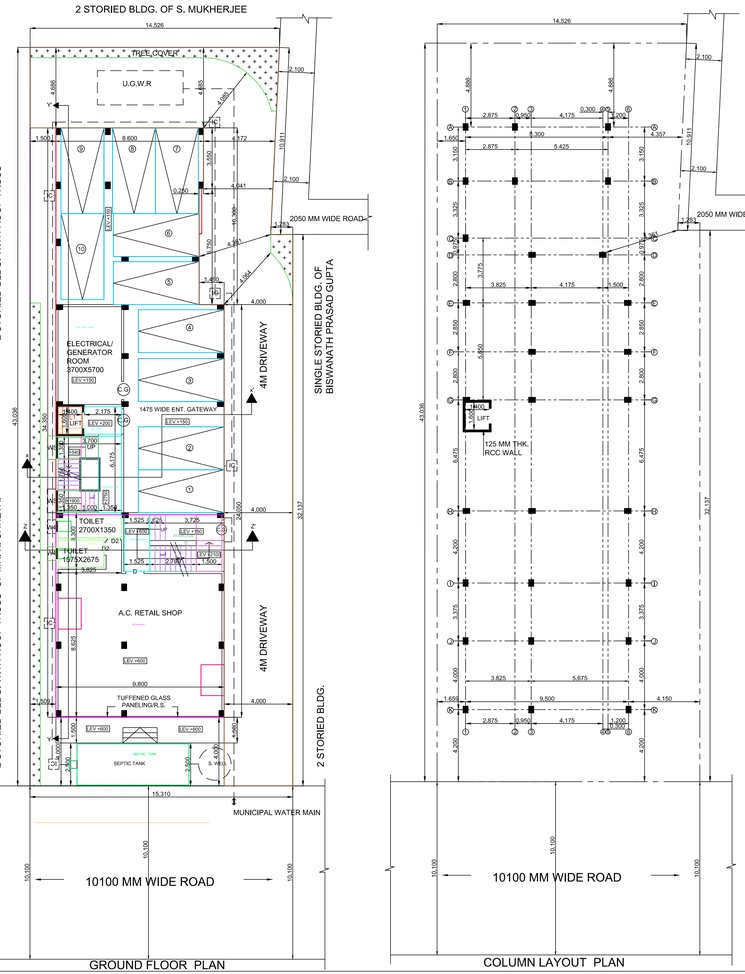
TOTAL WATER DEMAND (TWD) = 8550 L

= 8.55 KLD

PROVISION FOR U.G.W.R IS 10000 LTR.

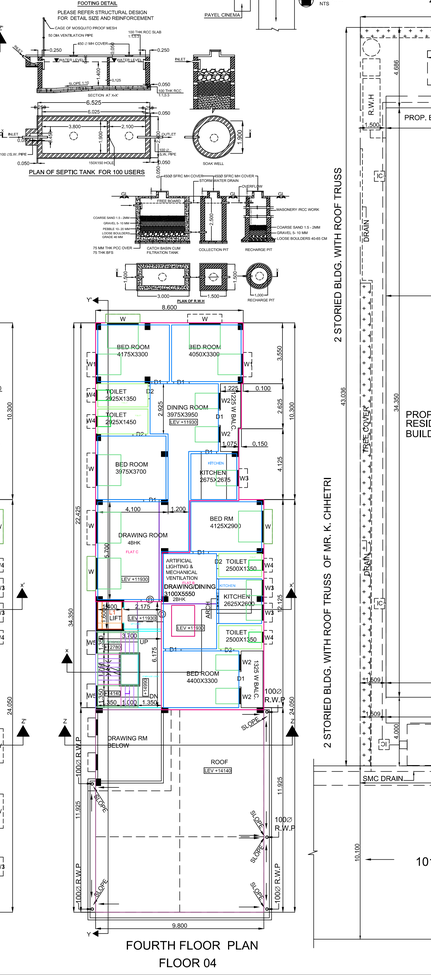
TOTAL WASTE WATER GENERATION @85% OF TWD OR 7.2675 KLD = 7 KLD



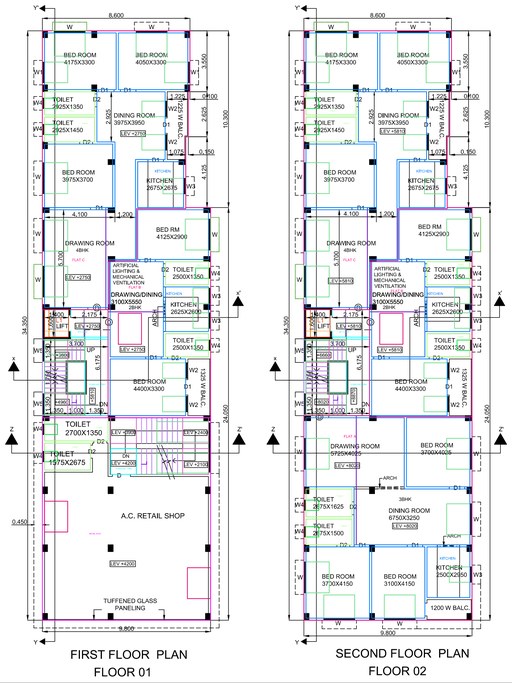


GROUND FLOOR PLAN

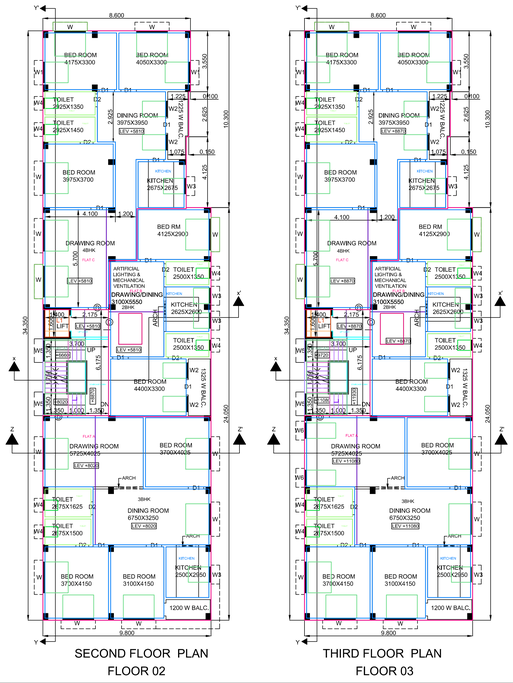
COLUMN LAYOUT PLAN



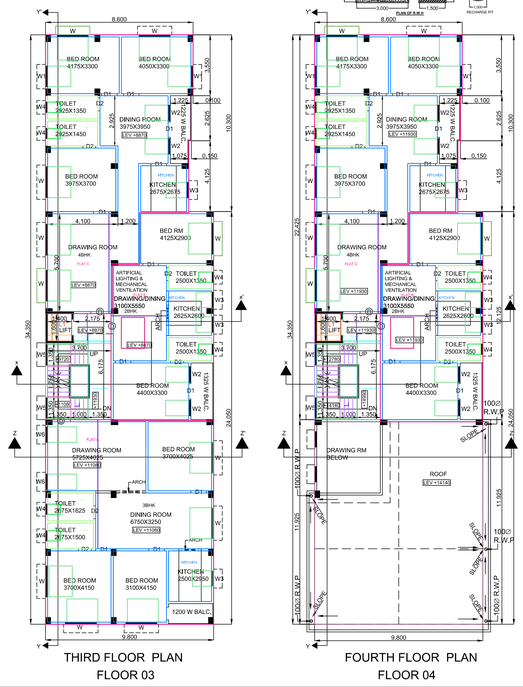
SITE PLAN



FIRST FLOOR PLAN
FLOOR 01



SECOND FLOOR PLAN
FLOOR 02



THIRD FLOOR PLAN
FLOOR 03

FOURTH FLOOR PLAN
FLOOR 04

PROJECT TITLE :

PLAN FOR PARTLY GROUND+3 & PARTLY PARKING+4 STORIED RESIDENTIAL CUM COMMERCIAL BUILDING FOR SGCON REALTY LLP REPRESENTED BY ITS PARTNER

1. MRS. RAVINDER KAUR. W/O MR. GURCHARAN SINGH HORA.
2. MRS. RANJANA KEDIA. W/O MR. KAMAL KUMAR KEDIA.
3. MR. GOPAL DUDANI, S/O MR. OMPRAKASH DUDANI.
4. MRS. ANUJA DUTTA, W/O MR. SAMEER KUMAR DUTTA.
5. MR DEBARSHI SARKAR, S/O MR. DEBABRATA SARKAR.

AS REPRESENTED BY ONE OF THE PARTNER MR. DEBARSHI SARKAR AT ISKAN MANDIR ROAD, WARD NO - 41 (SMC) SILIGURI P.S. BHAKTINAGAR,DIST - JALPAIGURI

SPECIFICATION :

1. ALL DIMENSIONS ARE IN METRE.
2. SCALE - 1:1
3. ALL CONCRETE WORK SHALL BE AS PER IS :456 (LATEST REVISION)
4. ALL STRUCTURAL REINFORCED CONCRETE WORK SHALL BE L WITH DESIGN MIX CONCRETE OF GRADE M-25
5. ALL PCC WORK M-10 CONCRETE
6. GRADE AT STEEL FE - 500
7. TOR DENOTED Hysd BARS CONFORMING TO IS CODE 1786.
8. LMR REFER TO LIFT MACHINE ROOM.
9. 0.125 M THK DPC WITH CC (1:2:4) WITH 5% WPC.
10. THE ROOF OF A BUILDING SHALL BE SO CONSTRUCTED OR TIED AS TO PERMIT EFFECTUAL DRAINAGE OF THE RAIN WATER BY MEANS OF A SUFFICIENCY RAIN WATER PIPE OF ADEQUATE SIZE SO ARRANGED, JOINED AND FIXED TO ENSURE THAT THE RAIN WATER IS CARRIED AWAY FROM THE BUILDING WITHOUT CARRYING DAMPNESS TO ANY PART OF WALL OR FOUNDATION AT THE BUILDING OR THOSE OF AN ADJUCENT BUILDING.

SCHEDULE OF LAND :

MOUZA : DABGRAM
PARGANA : BAIKUNTHAPUR
KHATIAN NO.: 316/1, 421 (L.R.),
PLOT NO. : 433/1070 & 433/ 1077 (R.S.) 22,23 (L.R.)
JL NO. : 02
SHEET NO. : 8 (R.S.), 39 (L.R.)
KHATIAN NO. (RS) : 316/1
KHATIAN NO. (LR) : 421
HOLDING NO.: 28/1/ 2004
PS : BHAKTINAGAR
DIST : JALPAIGURI
WARD NO. : 41 (SMC)

L.U.C.C. MEMO NO. - 4468/S.UDA/17-08-2020

DOOR/WINDOW SCHEDULE :

D : 1050 X 2100
D1 : 900 X 2100
D2 : 750 X 2100

FRAME SIZE : 75 X 125

COLLAPSIBLE GATE : **C.G.**

W : 1800 X1350
W1: 1200 X 1350
W2: 900 X 1350
W3: 900 X 1200
W4: 600 X 750
W5: 1200 X 2350
W6: 900 X 1700

AREA STATEMENT SUMMERY :

LAND AREA AS PER DEED : 647.4976 SQM.
LAND AREA AS PER LUCC : 647.46 SQM.
LAND AREA AS PER SITE : 647.46 SQM.

SL. NO.	PARTICULARS	PERMISSIBLE	PROPOSED
1.	PLOT AREA		647.46 SQM
2.	ROAD WIDTH		10.1 M
3.	MINIMUM WIDTH OF PLOT		15.31 M
4.	BUILDING HEIGHT	40 M	14.99 M
5.	GROUND COVERAGE	50 %	47.27 %
6.	COVERED AREA (TOTAL BUILT UP AREA (without deduction/exemption)	323.73 SQM	306.04 SQM 1521.13 SQM
8.	TOTAL FLOOR AREA (As per F.A.R)	1456.79 SQM	1188.49 SQM
9.	F.A.R	2.25	1.84
10.	NO. OF TENEMENTS		10
11.	NO. OF CAR PARKING		10
12.	TOTAL RESIDENTIAL AREA		992.88 SQM
13.	TOTAL COMMERCIAL AREA		195.61 SQM

FLOOR WISE BREAKUP

BLOCK NAME	FLOOR NAME	TOTAL AREA	DEDUCTION	EXEMPTION	EXEMP. FOR GOV. PARKING	FLOOR AREA FOR FAR
SINGLE BUILDING	FLOOER 01	322.99	2.24	33.52		287.23
	FLOOER 02	322.99	2.24	14.71		306.04
	FLOOER 03	322.99	2.24	14.71		306.04
	FLOOER 04	207.30	2.24	14.71		190.40
	FLOOER-PARKING	322.99	-	30.56	193.65	98.78
	FLOOER-TERRACE	21.82	-	-		-
	TOTAL	1521.13	9.96	130.03	193.65	1188.49

OCCUPANCY DETAILS

BLOCK NAME	FLOOR NAME	OCCUPANCY	OCCUPANCY AREA (GROSS)	OCCUPANCY AREA (NET)
SINGLE BLDG.	FLOOER- PARKING	MERCANTILE- RETAIL	113.64	98.78
	FLOOER 01	MERCANTILE- RETAIL	110.64	96.83
		RESIDENTIAL	207.35	190.40
	FLOOER 02	RESIDENTIAL	322.99	306.04
	FLOOER 03	RESIDENTIAL	322.99	306.04
	FLOOER 04	RESIDENTIAL	207.34	190.04
TOTAL			1291.95	1188.49

TENEMENT DETAILS

BLOCK NAME	FLOOR NAME	TENEMENT REFERENCE	SINGLE/ DUPLEX	TENEMENT AREA
SINGLE BLDG.	FLOOER 01	FLAT B	SINGLE	67.71
		FLAT C	SINGLE	115.54
			TOTAL	183.25
	FLOOER 02	FLAT A	SINGLE	116.50
		FLAT B	SINGLE	67.33
		FLAT C	SINGLE	115.54
			TOTAL	299.37
	FLOOER 03	FLAT A	SINGLE	116.50
		FLAT B	SINGLE	67.33
		FLAT C	SINGLE	115.54
			TOTAL	299.37
	FLOOER 04	FLAT B	SINGLE	67.71
		FLAT C	SINGLE	115.54
			TOTAL	183.25
TOTAL NO OF TENEMENTS		10	GRAND TOTAL	969.24

PARKING DETAILS

BLOCK NAME	NO. OF TENEMENT ABOVE 60 SQM.	AREA FOR PARKING	CAR	
			REQUIRED	PROVIDED
SINGLE BUILDING	10	RESIDENTIAL	08	08
		MERCANTILE -RETAIL	02	02
		TOTAL	10	10

TREE COVER CALCULATION

AREA CALCULATION FOR TREE COVER = 15% OF 6000 SQM. = 24.621 SQM X 647.46 x 1521.13 SQM

REQUIRED 32.395 SQM

PROVIDED 32.395 SQM

I DO HEREBY CERTIFY THAT PLANS,ELEVATIONS AND SECTIONS AND OTHER STRUCTURAL DETAILS OF THE PROPOSED BUILDING ON PLOT NO - 433/ 1070 & 433/ 1077 (RS),22,23 (LR), STREET - ISKAN MANDIR ROAD, WARD NO 41(SMC), UNDER THE JURISDICTION OF SILIGURI MUNICIPAL CORPORATION HAVE BEEN PREPARED IN CONFORMITY WITH ALL RELEVANT PROVISIONS UNDER THE WEST BENGAL MUNICIPAL (BUILDING) RULES,2007. THIS ALSO TO CERTIFY THAT ALL RELEVANT 'NO OBJECTION' CERTIFICATES FROM THE RESPECTIVE AUTHORITIES SUCH AS : FIRE AND EMERGENCY SERVICES DEPARTMENT, AIRPORT AUTHORITY, POLLUTION CONTROLBOARD, TELECOMMUNICATION DEPARTMENT ETC. AS APPLICABLE IN THIS REGARD, ARE ALSO ENCLOSED WITH THE APPLICATION FOR SEEKING APPROVAL OF THE PLAN TO CONSTRUCT OF THE BUILDING ON THE SAID PLOT.

SIGNATURE OF ARCHITECT

I WE HEREBY CERTIFY THAT THE FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING PROPOSED FOR CONSTRUCTION ON PLOT NO. 433/ 1070 & 433/ 1077 (RS), 22,23 (LR), STREET - ISKAN MANDIR ROAD, WARD NO. - 41 UNDER THE JURISDICTION OF SILIGURI MUNICIPAL CORPORATION HAVE BEEN PERSONALLY INSPECTED AND SO DESIGNED BY ME/US WILL MAKE SUCH FOUNDATION AND SUPERSTRUCTURE SAFE IN ALL RESPECT INCLUDING THE CONSIDERATION OF BEARING CAPACITY AND SETTLEMENT OF SOIL AND OTHER CONDITIONS, IF ANY, CONFORMING TO ALL STIPULATIONS OF ALL RELEVANT IS CODE OF PRACTICE AND NATIONAL BUILDING CODE.

SIGNATURE OF STRUCTURAL ENGINEER

SIGNATURE OF GEO - TECH ENGINEER

I DO HEREBY DECLARE THAT THE BUILDING FOR CONSTRUCTION SHALL BE SUPERVISED BY THE ARCHITECT/LBS. SIGNING THE BUILDING PLAN APPLICATION OR IN HIS ABSENCE BY ANY OTHER ARCHITECT / LBS / LBA OF APPROVED CATEGORY AS APPROVED BY THE AUTHORITY.

SIGNATURE OF OWNER

N

SCALE :

DATE : 26-11-2022

UNITECH
ARCHITECTS & ENGINEERS

Signature Not Verified
Digitally signed by Name: Somnath Mishra
Date: 02 May 2023 15:07:29
Reason: Building Permit
Location: SMC