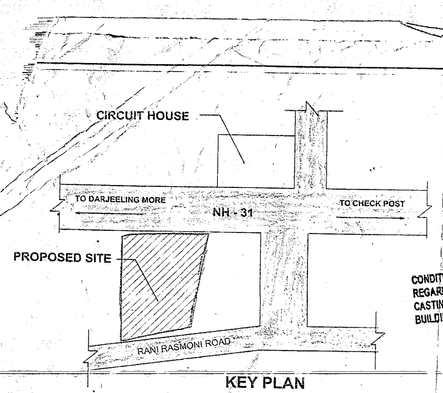
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



KEY PLAN
NTS

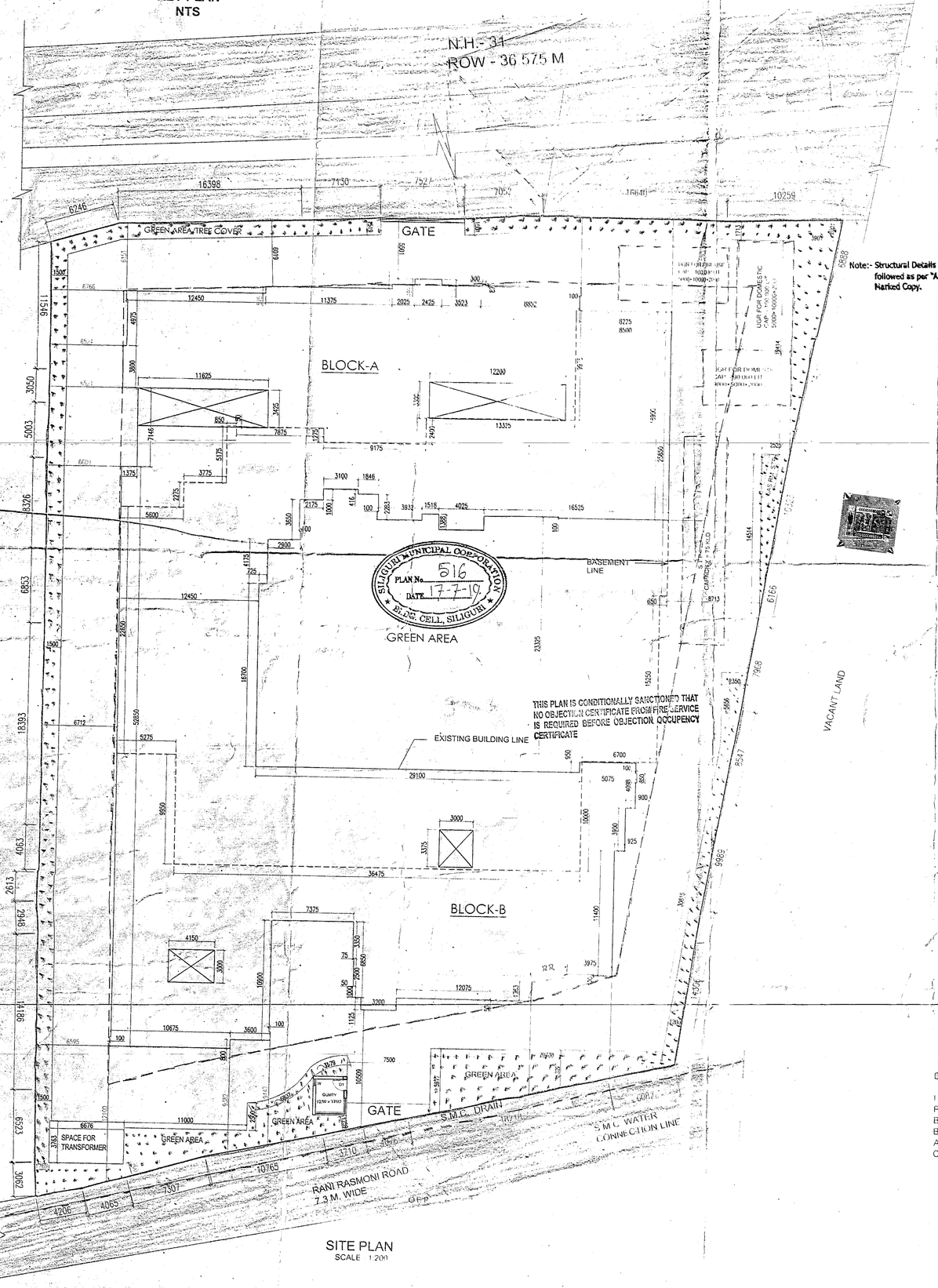
CONDITIONALLY APPROVED THE PLAN AND NOTICE REGARDING INSPECTION BEFORE LAY OUT PLAN & CASTING OF FOUNDATION & ROOF CASTING OF BUILDING IS ATTACHED

PLACED IN THE BUILDING COMMITTEE MEETING HELD ON 25-7-19 & RECOMMENDED

Passed in the MIC Meeting Held on 26-7-19

Passed in the Board Meeting Held on 31-7-19

N



SITE PLAN
SCALE 1:200

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 OCCUPENCY CERTIFICATE

PROJECT

REVISED PLAN FOR EXISTING & PROPOSED PARTLY BASEMENT + 11 & BASEMENT + 12 STORIED RESIDENTIAL CUM COMMERCIAL BUILDING AT BESIDE NH-31, NEAR CIRCUIT HOUSE AND CHAMPASARI MORE, PRADHAN NAGAR, SILIGURI. (W.B)

NAME OF THE OWNER'S

1. SRI. ASHOKE KUMAR AGARWALA, S/O SRI. DEWAKI NANDAN,RESI. OF K.C.DEY ROAD, SLG.,DI- DARJELING
2. SRI, ANANDA KUMAR AGARWALA, S/O SRI. DEWAKI NANDAN AGARWALA,RESI. OF K.C.DEY ROAD, SLG.,DI-DARJELING,
3. UNIQUE ABASAN (P) LTD.REG. OFF. SETH SRILAL MARKET SLG.DI- DARJELING

REPRESENTS BY MR. NARESH KUMAR AGARWAL S/O LATE RAM NIWAS AGARWAL, PRADHAN NAGAR, SILIGURI.

TITLE

SITE PLAN

Valid for Three Years From the Date of Sanctioned 07.01.2021

TENEMENT AREA -

BLOCK - A :	
FIRST FLOOR	TYPICAL FLOOR
A - 165.71 SQ.M. B - 169.15 SQ.M. C - 166.71 SQ.M. D - 162.50 SQ.M. TOTAL - 664.07 SQ.M.	A - 165.71 SQ.M. B - 169.15 SQ.M. C - 166.71 SQ.M. D - 167.68 SQ.M. TOTAL - 669.25 × 9 = 6023.25 SQ.M.
TOTAL TENEMENT AREA - 6687.32 SQ.M.	

BLOCK - B :	
FIRST FLOOR	TYPICAL FLOOR
A - 107.46 SQ.M. B - 116.72 SQ.M. C - 82.08 SQ.M. D - 93.75 SQ.M. E - 101.11 SQ.M. F - 120.84 SQ.M. TOTAL - 623.96 SQ.M.	A - 105.62 SQ.M. B - 93.75 SQ.M. C - 107.46 SQ.M. D - 116.72 SQ.M. E - 82.08 SQ.M. F - 101.11 SQ.M. G - 120.84 SQ.M. TOTAL - 729.58 × 9 = 6566.22 SQ.M.
TOTAL TENEMENT AREA - 7190.18 SQ.M.	

ALL TOTAL TENEMENT AREA - (6687.32+7190.18)
= 13877.50 SQ.M.

CAR PARKING REQUIRED - 13877.50 / 130 = 107 NOS

May be Sanctioned
Asst. Engr. 12.11.2020
Sub-Asstt. Engineer
Siliguri Municipal Corporation

12.11.2020
ASST. ENGINEER
SILIGURI MUNICIPAL CORPORATION

12.11.20
Executive Engineer
Siliguri Municipal Corporation
Siliguri

SANCTIONED
7/1/21
Commissioner
Siliguri Municipal Corporation

DECLARATION BY STRUC. ENGINEER

I DO HEREBY CERTIFY THAT THE FOUNDATION AND THE SUPERSTRUCTURE OF THE BUILDING PROPOSED FOR CONSTRUCTION ON PLOT NO.-562(P), 561(P), AT PRADHAN NAGAR, WARD NO. - 45, UNDER JURISDICTION OF THE SILIGURI MUNICIPAL CORPORATION, HAVE BEEN PERSONALLY INSPECTED BY ME AND I/WE MARE SUCH FOUNDATION AND SUPERSTRUCTURE IS SAFE IN ALL RESPECT INCLUDING THE CONSIDERATION OF THE BEARING CAPACITY AND SETTLEMENT OF SOIL AND OTHER CONDITIONS. IF ANY CONFIRMING TO ALL STIPULATION OF ALL RELEVANT IS CODE OF PRACTICE & NATIONAL BUILDING CODE OF INDIA.

SANJIV J. PAREKH
M.E. (STRUC.) PGCOM. C. (ENG.) - I
MSCE ASCE, AM - 053212
E. S. E. -A-13 S. M. C.

SIGN. OF STRUC. ENGINEER

DECLARATION OF OWNER

I DO HEREBY DECLARE THAT FOR THE BUILDING PROPOSED CONSTRUCTION SHALL BE SUPERVISED BY THE L.B.A / L.B.S SIGNING THE BUILDING PLAN APPLICATION OR IN HIS ABSENCE BY ANY OTHER L.B.A/L.B.S OF THE APPROPRIATE CATEGORY AND AS APPROVED BY THE AUTHORITY.

SRI NARESH KUMAR AGARWAL
S/O. Late R/M NIWAS AGARWAL
CONSTITUTE POWER OF ATTORNEY
ON BEHALF OF
ASHOK KUMAR AGARWAL
ANAND KUMAR AGARWAL
UNIQUE ABASAN (P) LTD.

SIGNATURE OF OWNER

SCHEDULE OF LAND :-

MOUZA - MANDHLAGURI,
PARAGANA - PATHARGHATA,
J.L.NO. - 107
KHATIAN NO - 61/1 & 61/2 ,
PLOT NO. - 562(P), 561(P),
P.S. - PRADHAN NAGAR,
DIST. - DARJEELING,
S.M.C. WARD NO. - 45

APPROVED L.U.C.C. MEMO NO.-372/LUCC/SLG/AP/SJDA DT.- 21.02.2013
PREV. APVD SITE PLAN NO.-1010, DT.-24/12/13
PREV. APVD BUILDING PLAN NO.-936, DT.-26/12/13
S.M.C. HOLDING NO. - VL/100/A, VL/100/B, VL/100/C

REVISED APVD. L.U.C.C. MEMO NO.-2012/SJDA DT.- 16.11.2017
REVISED APVD. SITE PLAN NO. - 575 DT.- 17.07.2019

LAND AREA AS PER DEED	6109.46 SQ.M.
LAND AREA AS PER SITE	5228.788 SQ.M.
PERM. GR. COVERAGE	50% OR 2614.394 SQ.M.
PROP. GR. COVERAGE	40.546% OR 2120.055 SQ.M.
PERM. HT. OF BUILDING	NO RESTRICTION
PROP. HT. OF BUILDING	36.00 M.

FLOOR AREAS

BASEMENT (EXIST).	
CAR PARKING AREA	1859.599 SQ.M.
STAIR CASE AREA	5.40 SQ.M.
TOTAL AREA (FREE FROM F.A.R.)	1864.999 SQ.M. (A)

BLOCK - A

GROUND FLOOR (EXIST).	
CAR PARKING AREA	220.020 SQ.M.
COMMON AREA	96.833 SQ.M.
COMMERCIAL AREA	344.333 SQ.M.
SERVICE AREA	50.047 SQ.M.
TOTAL AREA	711.233 SQ.M.
FIRST FLOOR	
RESIDENTIAL AREA (EXIST)	699.275 SQ.M.
STAIR CASE AREA	25.763 SQ.M.
CUP-BOARD AREA	8.114 SQ.M.
TOTAL AREA	733.152 SQ.M.
2ND TO 10TH FLOOR	
RESIDENTIAL AREA (707.029 × 9)(EXIST).	6363.261 SQ.M.
STAIR CASE AREA (25.763 × 9)	231.867 SQ.M.
CUP-BOARD AREA (8.114 × 9)	73.026 SQ.M.
TOTAL AREA (740.906 × 9)	6668.154 SQ.M.
TOTAL BUILT-UP AREA	8112.539 SQ.M.

AREA FREE FROM F.A.R.

CAR PARKING AREA	220.02 SQ.M.
STAIR COVER	287.715 SQ.M.
GROUND FLOOR	30.085 SQ.M.
TYPICAL FLOOR (1st - 10th)	257.63 SQ.M.

LIFT LOBBY - 2 NOS. × 6 SQ.M. × 11 FLS. - 132 SQ.M.
SERVICE AREA - 50.047 SQ.M.
CUP-BOARD AREA - 81.14 SQ.M.

TOTAL FREE AREA (BLOCK - A) - 704.922 SQ.M. (B)

BLOCK - B

GROUND FLOOR (EXIST).	
CAR PARKING AREA	725.038 SQ.M.
COMMON AREA	72.176 SQ.M.
SERVICE AREA	45.40 SQ.M.
TOTAL AREA	842.614 SQ.M.
1ST & 2ND FLOOR (EXIST).	
RESIDENTIAL AREA 660.683 × 2	1321.366 SQ.M.
STAIR CASE AREA 24.00 × 2	48.00 SQ.M.
CUP-BOARD AREA 9.168 × 2	18.338 SQ.M.
TOTAL AREA 693.452 × 2 SQ.M.	1386.304 SQ.M.
3RD TO 10TH FLOOR (EXIST) AND 11 TH FLOOR (PROP.)	
RESIDENTIAL AREA (763.261 × 9)	6869.349 SQ.M.
STAIR CASE AREA (24.00 × 9)	216.00 SQ.M.
CUP-BOARD AREA (11.309 × 9)	101.781 SQ.M.
TOTAL AREA (798.57 × 9)	7187.13 SQ.M.
TOTAL BUILT-UP AREA	9416.048 SQ.M.

AREA FREE FROM F.A.R.

CAR PARKING AREA	725.038 SQ.M.
STAIR COVER	286.625 SQ.M.
GROUND FLOOR	22.625 SQ.M.
TYPICAL FLOOR (1st - 11th)	264.00 SQ.M.

LIFT LOBBY - 2 NOS. × 6SQ.M × 12 FLS. - 144 SQ.M.
SERVICE AREA - 45.40 SQ.M.
CUP-BOARD AREA - 120.119 SQ.M.
TOTAL FREE AREA (BLOCK - B) - 1249.182 SQ.M. (C)

CLUB -

GROUND FLOOR	388.729 SQ.M.
FIRST & 2ND FLOOR (102.528 × 2)	205.056 SQ.M.
TOTAL AREA (FREE FROM F.A.R.)	593.785 SQ.M. (D)

ALL TOTAL BUILT-UP AREA	- 19987.371 SQ.M.
BASEMENT - 1864.999 SQ.M.	
BLOCK - A - 8112.539 SQ.M.	
BLOCK - B - 9416.048 SQ.M.	
CLUB - 593.785 SQ.M.	
TOTAL COMMERCIAL AREA (1725.5)	- 344.333 SQ.M.
TOTAL EXISTING AREA	- 19188 SQ.MT.
TOTAL PROPOSED AREA	- 798.57 SQ.MT.

TOTAL NOS. OF TENEMENT - 115 NOS.

ALL TOTAL FREE AREA (1864.999+704.922+1249.182+593.785)SQ.MT
= 4412.888 SQ.M.
TOTAL AREA FOR F.A.R. = (19987.371 - 4412.888) SQ.M.
= 15574.483 SQ.M.

PROPOSED F.A.R. - 15584.692 / 5228.788 = 2.98
PERMISSIBLE F.A.R. - 3.0

TOTAL NOS. OF CAR PARKING REQUIRED - 111 NOS.
COMMERCIAL - 04 NOS.
RESIDENTIAL - 107 NOS

TOTAL NOS. OF CAR PARKING PROVIDED - 119 NOS.
GROUND FL. - 54 NOS.
BASEMENT - 65 NOS.

DECLARATION OF L.B.S./L.B.A.

I DO HEREBY CERTIFY THAT THE PLANS, ELEVATION AND SECTIONS AND OTHER STRUCTURAL DETAIL OF THE PROPOSED BUILDING ON PLOT NO. - 562(P), 561(P), AT PRADHAN NAGAR, WARD NO. - 45 UNDER THE JURISDICTION OF SILIGURI MUNICIPAL AUTHORITY HAVE BEEN PREPARED IN CONFORMITY WITH ALL RELEVANT PROVISIONS UNDER THE WESTBENGAL 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 CONTROL BOARD, TELECOMMUNICATION DEPARTMENT, ETC. AS APPLICABLE IN THIS REGARD, ARE ALSO ENCLOSED WITH THE APPLICATION FOR SEEKING OF THE PLAN TO CONSTRUCT/RE-CONSTRUCT/ADDITION TO ALTERATION ON THE SAID PLOT.

Anirban Bhaduri Mondal
CA/2003/31394

SIGNATURE OF ARCHITECT
ANIRBAN BHADURI MONDAL
CA/2003/31394

ARCHITECT
26/2, BALLYGUNGE CIRCULAR ROAD
UDAYAN PARK, FLAT NO.-7, 3RD FLOOR, KOL-19
TEL : (033) 4000 6426

INNATE

TREE COVERED AREA REQUIRED - 15% OR 784.32 SQ.M.
TREE COVERED AREA PROVIDED - 15.48% OR 809.42 SQ.M.

ERS NO. - IN/1192/CORP./01 OF 12