



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 05-10-2019 & RECOMMENDED

Passed in the meeting of Board of Administrations Held on 05-01-21

Valid for Three Years from the date of sanctioned 05-01-21

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 OCCUPANCY CERTIFICATE

PROJECT:  
PROPOSED GROUND+5 STORED RESIDENTIAL CUM COMMERCIAL BUILDING AT KALCHAKRA MANDIR ROAD, SALUGARA, SILIGURI.

OWNERS DETAIL:  
1. SRI. SATISH GOYAL  
2. SRI. RATAN AGARWAL  
3. SMT. SUNITA AGARWAL  
4. PREMBHO FOOD PRODUCTS PRIVATE LIMITED

SCHEDULE OF LAND:

MOUZA	- DABGRAM;
J.L. NO.	- 02;
P.L.O. NO.	- R.S. - 109,119 L.R. - 96,97
KHATIAN NO.	- R.S. - 116
WARD NO.	- 42
HOLDING NO.	- VL/100/E/77, 3122/11/51
SHEET NO.	- 3(R.S.), 4(L.R.)
PARGANA	- BAIKUNTHAPUR;
P.S.	- BHAKTINAGAR;
DIST.	- JALPAIGURI;

AREA STATEMENT

1. AREA OF LAND (AS PER DEED)	- 5660.200 SQ.MT
2. AREA OF LAND (AS PER SITE)	- 5623.099 SQ.MT
3. PERMISSIBLE GROUND COVERAGE	- 2811.55 SQ.MT (50.00%)
4. PROPOSED GROUND COVERAGE	- 2784.51 (49.52%)
5. GROUND FLOOR AREA	- 2716.92 SQ.M.
6. TYPICAL FLOOR (1ST TO 4TH) AREA	- 2629.52 SQ.M.(EACH)
7. 5TH FLOOR AREA	- 2521.00 SQ.M.
8. PUMP ROOM AREA	- 22.557 SQ.M.
9. TOTAL FLOOR AREA	- 16758.09 SQ.M.
10. PERMISSIBLE F.A.R.	- 2.25
11. PROPOSED F.A.R.	- 2.2486
12. TOTAL RESIDENTIAL AREA	- 15553.865 SQ.M.
13. TOTAL TENEMENT AREA	- 11341.15 SQ.M.
14. TOTAL COMMERCIAL AREA	- 202.135 SQ.M (1.26% OF T.F.A.) AT GROUND FLOOR)
15. PARKING REQUIRED	- 106 NOS.
16. PARKING PROVIDED	- 106 NOS. (COVERED-105, OPEN-1)
17. PERMISSIBLE HEIGHT OF BUILDING	- 40.90 M.
18. PROPOSED HEIGHT OF BUILDING	- 43.975 M.
19. NO. OF TENEMENT	- 132 NOS.
20. GREEN AREA REQUIRED	- 843.464 SQ.M.(15.00%)
21. GREEN AREA PROPOSED	- 843.883 SQ.M.(15.00%)
22. OCCUPANCY USE OF LAND	- RESIDENTIAL CUM COMMERCIAL
23. OCCUPANCY USE OF BUILDING	- RESIDENTIAL
24. L.U.C.C. MEMO NO.	- 3856/S.J.A. DATED - 11.12.2019
25. SITE PLAN NO.	- DATED -

GENERAL NOTES -

- ALL DIMENSIONS ARE IN MM. UNLESS OTHERWISE MENTIONED.
- ALL EXTERNAL WALLS ARE 200 THK & INTERNAL WALLS ARE 125 THK.
- ALL CHALUIS ARE 150 THK & 450 MM. PROJECTED.
- DEPTH OF UNDERGROUND WATER RESERVOIR SHOULD NOT EXCEED THE DEPTH OF FOUNDATION.
- GRADE OF CONCRETE & GRADE OF STEEL TO BE USED AS PER STRUCTURAL ENGINEER'S SPECIFICATION.
- R.C.C. FRAMED STRUCTURE.
- ANY DISCREPANCY IN SCALE, THE WRITTEN DIMENSION SHALL GOVERN.
- FOR SPECIFICATION OF MATERIALS & WORKMANSHIP N.E.C. TO BE FOLLOWED.
- OPEN TERRACE WITH LIME TERRACING OF RATIO 2:2:7.
- DAMP PROOF COURSE TO BE PROVIDED WITH P.C.C. (1:2:4).

CERTIFICATE OF BUILDING PLAN

I/We do hereby certify that plans, elevations and other structural details of the proposed building on Plot no.-109,119(R.S.), 96,97(L.R.) Street - Kalchakra mandir road, Ward no.-42, under the jurisdiction of S.M.C. 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 & Emergency Services Department, Airport Authority, Pollution Control Board, Telecommunication Department etc. as applicable in this regard, are also enclosed with the application for seeking approval of the plan to construct/reconstruct/ addition to/alteration of the building on the said plot.

THIS PLAN IS CONDITIONALLY SANCTIONED THAT NO OBJECTION CERTIFICATE FROM FIRE SERVICE IS REQUIRED BEFORE OCCUPANCY CERTIFICATE

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

SIGNATURE OF ARCHITECT

CERTIFICATE OF STRUCTURE STABILITY

I/We do hereby certify that the foundation and superstructure of the proposed building on Plot no.-109,119(R.S.), 96,97(L.R.) Street - Kalchakra mandir road, Ward no.-42, under the jurisdiction of S.M.C. have been personally inspected and also design by me/us will make such foundation and super structure safe in all respect including the consideration of bearing capacity and settlement of soil and other condition, if any, conforming to all stipulations of all relevant IS Code of Practice and National Building Code.

SANTU J. PAREKH  
M.E.(STRUCT.), M.E.(CONST. ENG.)  
B.C.E., FIE-(F-018202-4)  
S.E. NO. 104(I) K.M.C.  
STRUC/ENGR/1-27 S.M.C.

SIGNATURE OF STRUCTURAL ENGINEER

Somendra Bhadra  
Geo-Technical Engineer, Class-I  
5940 Enrolment Number-1-09  
457, Bidan Road, Siliguri  
Ph. No. 97330-45915  
e-mail - sbhadra68@gmail.com

SIGNATURE OF GEO-TECH.

DECLARATION OF OWNER

I do hereby declare that the building proposed for construction shall be supervised by the B.A./L.B.S. signing the building plan application or in his absence by any other B.A./L.B.S. of the Appropriate Category and as approved by the Authority.

Sunita Agarwal  
Johal Agpal.  
Prem Bhoj Food Products Pvt. Ltd.  
Johal Agpal.  
Director

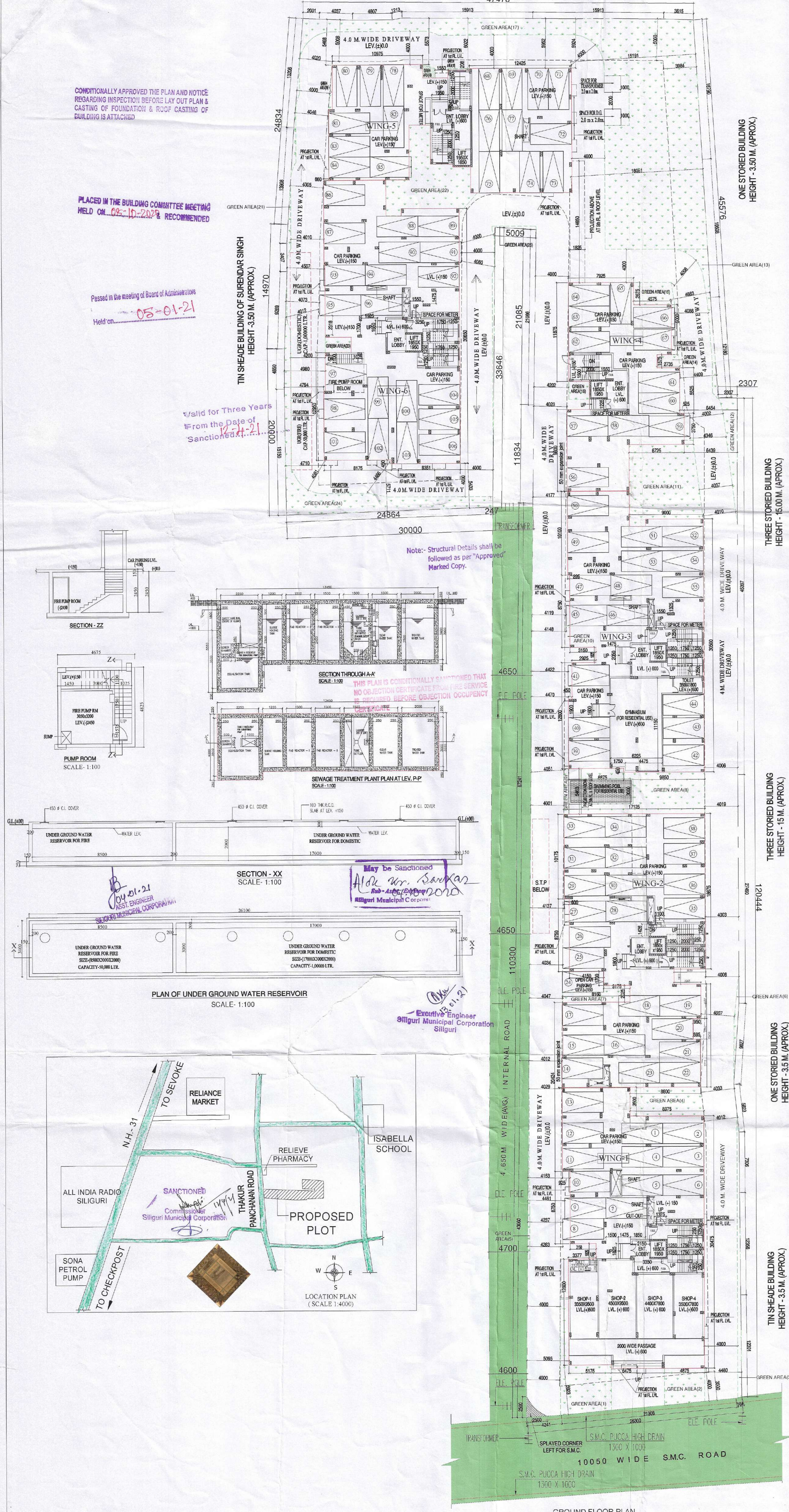
SIGNATURE OF OWNER

SHEET NO. 01/10

TITLE:  
OVERALL GROUND FLOOR PLAN, SITE PLAN, LOCATION PLAN, U.G.W.R. DETAIL, SEPTIC TANK DETAIL & FIRE PUMP ROOM DETAIL

SCALE: 1:200	DRAWN BY:	CHECKED BY:
	HAIMANTY	PAPITA
	DATE-26.12.2019	DRG. NO. :- MAVA/284/SMC/01

MASS & VOID  
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ONE STORED BUILDING HEIGHT - 3.50 M. (APPROX.)

THREE STORED BUILDING HEIGHT - 15.00 M. (APPROX.)

THREE STORED BUILDING HEIGHT - 15 M. (APPROX.)

ONE STORED BUILDING HEIGHT - 3.5 M. (APPROX.)

TIN SHADE BUILDING OF SURENDAR SINGH HEIGHT - 3.50 M. (APPROX.)

GROUND FLOOR PLAN SCALE - 1:200